ORDINANCE NO. 18-1001

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending, adding, and repealing certain Sections of Title 15 of the SeaTac Municipal Code related to the Zoning Code.

WHEREAS, from time to time, the City considers amendments to the Zoning Code in order to eliminate redundancies, repeal outdated provisions, provide clarification and greater efficiencies, and/or to respond to changing community concerns and needs; and

WHEREAS, certain provisions of the Zoning Code are no longer applicable or necessary; and

WHEREAS, certain procedures can be improved to provide greater certainty to the public and development community; and

WHEREAS, it is preferable for discretionary decisions to either be administratively approved or considered by the Hearing Examiner; and

WHEREAS, on August 17, 2017, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency; and

WHEREAS, this proposed code amendment is exempt from SEPA review pursuant to WAC 197-11-800; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding these proposed changes on September 19, 2017, after which it rendered a recommendation of approval on the proposed amendments contained herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Section 15.600.070 (F) of the SeaTac Municipal Code is hereby repealed:

~~F. Economic Stimulas Sign.~~

~~1. **Perforated Window Film Sign.** In order to improve local economic conditions, one (1) perforated window film sign may be installed per building during the time a property is for sale, lease, or rent and shall relate to the sale, lease, or rental of the property. The size of the sign shall meet the requirements of SMC 15.600.030(B)(2), Commercial/Office/Industrial Zone Classification Signs. Because of the special circumstances of these signs, the graphics of such signage must be artistically pleasing and shall be approved by the Director of Community and Economic Development.~~

~~2. For purposes of this subsection, a perforated window film sign is defined as a see-through window graphic, is a vinyl window film made with small holes throughout so you can see through the material, which is affixed to the window(s).~~

~~3. This subsection shall expire on December 31, 2015, at which time signs pursuant to this subsection shall be removed.~~

Section 2. Section 15.100.020 of the SeaTac Municipal Code is hereby amended to read as follows:

15.100.020 Requirement of Code Conformity

A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with the Municipal Ceode. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Where feasible, locate buildings away from soils that provide effective infiltration; site LID BMPs (as defined in SMC 12.10) in areas with good infiltration capacity; reduce impervious surfaces; and retain native vegetation.

~~1. **Permits Required.** To ensure that code requirements are met, any action that establishes or changes a use or structure, or alters site conditions such as landscaping or parking, shall be subject to review through submittal of an application for a permit for such action in accordance with the requirements of SMC Title 16A, Development Review Code.~~

~~2. Site Plan Review.~~

~~a. Building permits, grading permits, and other applicable nonplanning permits requiring compliance with zoning code standards shall be reviewed through a by the Planning Division site plan review to ensure compliance with the requirements of this code.~~

~~b. In the event that no other permit application applies to the review of an action requiring zoning code compliance, a "site plan review" permit shall be obtained from the Department. The requirements for the site plan review permit are outlined in an application form available from the Department. The site plan~~

~~review shall be a Type I permit, unless deemed by the Director to warrant Type II review with public notification.~~

~~e. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Where feasible, locate buildings away from soils that provide effective infiltration; site LID BMPs in areas with good infiltration capacity; reduce impervious surfaces; and retain native vegetation.~~

Section 3. A new Section 15.115.055 is hereby added to the SeaTac Municipal Code to read as follows:

SMC 15.115.055 Preliminary Site Plan.

A. **Purpose**. Preliminary Site Plan provides an administrative process by which a development project is reviewed to ensure conformance with applicable policies, codes and development standards. The process is separate from and precedes initial building or engineering permit review and issuance.

B. **Authority and Application**.

1. **Projects which require SEPA**. At a minimum, preliminary site plan review is required for all projects subject to SEPA review per SMC 16A.23, provided that no other land use approval is required. SEPA review shall occur concurrently with the preliminary site plan review process.
2. **Projects which do not require SEPA**. The Director may establish administrative standards for projects to be subject to preliminary site plan review versus those more minor projects which can be approved through standard permit review/issuance.

C. **Approval**. Upon the filing of a complete application, the Director or designee shall have the authority, subject to the provisions of this section, to approve, approve with conditions or deny a preliminary site plan application. Approval may be subject to conditions as deemed necessary to ensure conformance with policies, codes and development standards.

D. **Notice of Decision**. Upon completion of review of the application, a written notice of decision shall be issued pursuant to SMC 16A.15. The date of the decision constitutes the date of approval of the preliminary site plan.

E. **Voiding of Approval**. A preliminary site plan approval shall become null and void if a complete application for a building permit, or engineering permit when no building permit is required, is not filed within one year of the date of approval.

F. **Appeals**. The applicant or any party of record may appeal the Director's decision pursuant to SMC 16A.17.

G. **Extensions**. Upon written request of the property owner or his/her authorized representative, the Director may grant an extension of time up to but not exceeding six (6) months. Such extension shall be based upon finding that there has been no material change of in applicable polices, codes and development standards, and that granting an extension would not be detrimental to the public health, safety or general welfare.

Section 4. Section 15.205.040 of the SeaTac Municipal Code is hereby amended to read as follows:

LAND USE	UL	UM	UH	UH - UC R	T	M HP	NB	O/ C/ MU	O/ CM	CB	CB -C	AB C	BP	I	P	ADDITIONAL STANDARDS
RECREATIONAL & CULTURE																
Amusement Park									C	C	C		C		C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)			P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drive-In Theater										P						
Golf Course	C									C			P		P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	P	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C	C		P	P	P	P	P	P	C			
Museum		C	C	C			P		P	P	P	P	C			
Nonprofit Organization	P(1)/ C(2)	P(1)/ C(2)	P	P			P	P	P	P	P	P			P(1)/ C(2)	(1) Permitted as subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020 (E) Conditional Use Permit (CUP).
Park	P															
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P(3)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on

LAND USE	UL	UM	UH	UH - UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to 8:00 a.m. or lightning that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (3) Site must be adjacent to an improved arterial.
Religious Use Facility	~~P(1)~~/C(2)	~~P(1)~~/C(2)	P	P	C		P	P	P	P	P	P	P(3)		P(1)/C(2)	~~(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).~~

LAND USE	UL	UM	UH	UH - UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																~~(3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).~~
Religious Use Facility Accessory	C (1,2)	C (1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)			P(3)/C(4)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (3) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E)

LAND USE	UL	UM	UH	UH - UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	ABC	BP	I	P	ADDITIONAL STANDARDS
																Conditional Use Permit (CUP).
Sports Club	P(1)/ C(2)						C			P	P	P		P		(1) Permitted as a subsidiary use, subject to criteria in SMC Ch. 15.470 Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.200(E) Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		P	C	C	

Section 5. Section 15.700.060 of the SeaTac Municipal Code is hereby amended to read as follows:

SMC 15.700.060 Exceptions

A. If the application of this chapter would prohibit a development proposal by a public agency or public utility, the agency or utility may apply for an exception ~~pursuant to this subsection~~as follows:

1. The public agency or utility shall apply to the Department and shall make available to the Department other related project documents such as permit applications to other agencies, special studies and SEPA documents. The application shall be processed as a Type II application pursuant to SMC 16A.03.~~The Department shall prepare a recommendation to the Hearing Examiner;~~

2. The ~~Hearing Examiner~~Director shall review the application and issue a decision, ~~conduct a public hearing pursuant to the provisions of Chapter 15.115 SMC, Land Use Actions and Procedures. The Hearing Examiner shall make a recommendation to the City Council~~ based on the following criteria:
   a. There is no other practical alternative to the proposed development with less impact on the critical area; and
   b. The proposal minimizes the impact on critical areas;

3. This exception shall not allow the use of the following critical areas for regional retention/detention facilities except where there is a clear showing that the facility will protect public health and safety or repair damaged natural resources:
   a. Class 1 streams or buffers;
   b. Class I wetlands or buffers with plant association of infrequent occurrence; or
   c. Class I or II wetlands or buffers which provide critical or outstanding habitat for herons, raptors or State or Federal designated endangered or threatened species unless clearly demonstrated by the applicant that there will be no impact on such habitat.
   d. See SMC 15.700.290(L)(2) for additional criteria.

B. If the application of this C~~c~~hapter would deny all reasonable use of the property, the applicant may apply for a~~n~~ Reasonable Use E~~e~~xception pursuant to this subsection:

1. The applicant shall apply to the Department, which shall process the application as a Type II application pursuant to SMC 16A.03. ~~who shall prepare a recommendation to the Hearing Examiner.~~ The applicant may apply for a R~~r~~easonable ~~u~~Use e~~E~~xception without first having applied for a variance if the requested exception includes relief from standards for which a variance cannot be granted pursuant to the provisions of this Chapter.~~is code.~~
2. The ~~Hearing Examiner~~Director shall review the application ~~in consultation with the City Attorney and shall conduct a public hearing pursuant to the provisions of Chapter 15.115 SMC, Land Use Actions and Procedures. The Hearing Examiner shall~~ and make a final decision based on the following criteria:
   a. The application of this C~~c~~hapter would deny all reasonable use (as defined in SMC 15.105.180) of the property;
   b. There is no other reasonable use with less impact on the critical area;

c. The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this ~~c~~Chapter and the public interest; and

d. Any alterations permitted to the critical area shall be the minimum necessary to allow for reasonable use of the property.

3. Any authorized alteration of a critical area under this subsection shall be subject to conditions established by the ~~Hearing Examiner~~Director including, but not limited to, mitigation under an approved mitigation plan.

Section 6. Section 15.400.100 of the SeaTac Municipal Code is hereby amended to read as follows:

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
MINIMUM LOT AREA	15,000 SF (1)	9,600 SF (1)	7,200 SF (1)	3,600 SF of lot area per unit (2)(3) (6)	2,400 SF of lot area per unit (2)(3) (6)	1,800 SF of lot area per unit (2)(3)(5)(6)	900 SF of lot area per unit (2)(3)(5)(6)	7,200 SF (3)	10-24 d.u./acre (4)	N/A	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot single-family minimum lot size is 3,000 square feet. (4) 10-18 units/acre outside of overlay districts. Within the City Center,

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10-24 units/acre applies. (5) Assisted Living Facilities and Continuing Care Retirement Communities are permitted at twice (2X) the density of the zone, measured per room. (6) Retirement Apartments are permitted at one and one-half (1.5X) the density of the

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											zone, measured per unit.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14,400 SF	3 acres	
MINIMUM LOT WIDTH	50'	50'	50'	N/A	N/A	N/A	N/A	N/A	180' (1)	N/A	(1) One hundred eighty feet of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	20' (1)	20' (1)	20' (1)	20'	20'	10'	10'	0'	10' (2)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											(1) For new single-family dwellings, minimum setback is 20 feet for the garage and 15 feet for all other portions of the structure. This does not apply to additions to existing single-family homes. (2) Within the City Center, S.154th St. Station Area, and Angle Lake Station Area overlay districts, may be zero lot line with approved design

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											and not adjacent to a UL Comprehensive Plan Designation.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10' (1) (2) (3) (4)	20' (5)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCR

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											zone outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts. (2) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.310 for additional standards. (3) Within the S. 154th St. Station Area Overlay District,

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.305.310 for additional standards. (4) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional standards. (5) Within City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											Districts, maximum setback is 10 feet.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5' (1)	5' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone. (2) May be zero lot line with approved design and not adjacent

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet.
MINIMUM REAR YARD SETBACK	15'	15'	15'	15' (1)	15' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											(2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MAXIMUM BUILDING LOT COVERAGE	35%	35%	35%	45%	45%	75%	75%	90%	55% (1)	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	30' (2)	30' (2)	30' (2)	40' (2)	40'(2)	55'	55'	(1)	35'	N/A	(1) Limited by FAA and Fire Department regulations.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
											(2) Conditionally permitted uses shall have their height limit established as a condition of CUP approval.

Section 7. Section 15.215.030 of the SeaTac Municipal Code is hereby amended to read as follows:

15.215.030 Preliminary Development Plan.

A. **Preliminary Development Plan – Filing Requirements.** The applicant shall file a preliminary development plan with the Director including, at a minimum, the following information:

1. A legal description and site location map of the property;
2. A proposed site plan and/or drawings with five (5) foot contour intervals showing the principal topographic contours; individual trees over eight (8) inches in diameter measured three (3) feet above the base of the trunk in areas to be developed or otherwise disturbed; designated placement, location, and principal dimensions of buildings, streets, parking areas, recreation areas and other open space and landscaping areas; and all property within the area determined by the Director to be relevant for comprehensive planning and environmental assessment purposes; together with a conceptual plan for its development;
3. Drawing and/or text showing scale, bulk, and architectural character of structures;
4. Special features;
5. Text describing conditions or features which cannot be adequately displayed on maps or drawings;
6. A description of plans for covenants, uses and continuous maintenance provisions for the project;
~~7. Names of all property owners within five hundred (500) feet of the exterior boundaries of the subject property, as determined from the records of the County Treasurer, their mailing addresses, the addresses of the parcels within said area if different from the owner's mailing address, and preaddressed, prestamped envelopes for the mailing of notice as required by SMC 15.115.060(C), Procedural Notice Requirements;~~
~~8~~7. A conceptual landscape plan;
~~9~~8. A circulation diagram indicating the proposed movement of vehicles and pedestrians within the PUD, and to and from existing and programmed thoroughfares; and special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern.

B. **Preliminary Development Plan – Staff Recommendation to the Hearing Examiner.** After receiving the preliminary development plan, the Director shall route the same to all appropriate City departments, and each department shall submit to the Director comments and recommendations. After receiving such information from the City departments, the Director shall present recommendations and conclusions before the Hearing Examiner at the public hearing for the preliminary development plan.

C. **Preliminary Development Plan – Hearing.** The preliminary development plan will be considered at a public hearing before the Hearing Examiner after notice is given in the manner required by SMC 15.215.260, Notice of Public Hearing.

D. **Preliminary Development Plan – Hearing Examiner Review.** The Hearing Examiner shall use the following minimum criteria when making a ~~recommendation to City Council~~ decision:

1. The proposed project will not be detrimental to present and potential surrounding land use;

2. Land surrounding the proposed development can be planned in coordination with the proposed development and can be developed so as to be mutually compatible;

3. Streets and sidewalks, existing and proposed, are in accordance with adopted City development standards to carry anticipated traffic within the proposed project and in the vicinity of the proposed project, in light of the criteria set forth in SMC 15.215.150, Access to Development;

4. Utility services and other improvements, existing and proposed, are adequate for the development and are to be completed by the estimated completion date of the PUD;

5. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, recreation spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment. Such requirements may be reduced through requested permissive variations as outlined in SMC 15.215.170, Permissive Variations in Requirements; provided, that the proposed development sustains a desirable and stable environment;

6. The project conforms with the basic intent of this code;

7. The project conforms to the SeaTac Comprehensive Plan, and any applicable area plan that has been adopted by the City pursuant to ordinance or resolution; and

8. If a subdivision application is being processed concurrently, conformance with the requirement of the Subdivision Code.

Following the public hearing, the Hearing Examiner may ~~recommend approval~~approve the application as proposed, ~~recommend~~ approve~~al~~ with ~~changes~~ modifications and/or ~~upon~~ conditions, or ~~disapprove~~ deny the application and the accompanying development plan.

~~E. **Preliminary Development Plan – City Council Review.**~~

~~1. The Hearing Examiner shall make his recommendation to the City Council within thirty (30) days of the hearing.~~

~~2. The Hearing Examiner's recommendation shall be considered by the City Council at a public meeting, or, at the request of City Council, a public hearing with notice given as provided in SMC 15.215.260, Notice of Public Hearing, may be held. After consideration of the recommendation, the City Council shall:~~

~~a. Approve the preliminary development plan as recommended;~~

~~b. Approve the preliminary development plan as recommended with minor modifications;~~

~~c. Deny the plan; or~~

~~d. Remand the plan for reconsideration by the Hearing Examiner.~~

~~The City Council shall not approve a major change in the plan as recommended by the Hearing Examiner without first holding a public hearing upon the plan with notice given as provided in SMC 15.215.260, Notice of Public Hearing.~~

~~3. Approval shall be by resolution.~~

~~4. The City Council shall base its action upon criteria set forth in subsection (D) of this section, Preliminary Development Plan – Hearing Examiner Review.~~

~~5. The decision of the City Council shall be final. (Ord. 15-1018 § 1)~~

Section 8. Section 15.215.040 of the SeaTac Municipal Code is hereby amended to read as follows:

15.215.040 Final Development Plan

A. **Final Development Plan – Failure to File, Termination.**

1. In the event the development plan or any required attendant papers are not filed within twelve (12) months for permits in the applicable phases, the approval of the development plan shall lapse, and the approval shall be deemed null and void and without force or effect.

2. When it is determined as part of the PUD approval that the development plan is to be phased, then the development plan for the first phase must be submitted within twelve (12) months. In no case shall the total phasing of the project exceed five (5) years from the time of the development plan.

3. The time period for filing of final development plans shall not include periods of time during which progress on the final development plan is reasonably halted or delayed due to the filing and pendency of legal actions challenging an approval granted by the City pursuant to this chapter; provided, that in all cases when more than two (2) years have elapsed subsequent to the date of approval of a preliminary plan, whether due to the pendency of litigation, City-approved extensions of time for filing or otherwise, the permittee shall be required to comply with all current building, construction, subdivision and other applicable standards of the City prior to being granted approval of the final development plan.

B. **Final Development Plan – Extension of Time for Filing.** For good cause shown, the City Council in its discretion, may grant a one (1) year extension of time for filing the final development permits and required accompanying papers.

C. **Final Development Plan – Hearing Examiner ~~Recommendation~~Approval.** After the public hearing, the Hearing Examiner shall ~~recommend~~ approve ~~al, approve with conditions, or disapproval~~ deny ~~of~~ the final development plan. The Hearing Examiner shall enter reasons for such action in the records. The Hearing Examiner shall ~~recommend approval of the~~approve the final development plan if determined that it conforms to the standards, including minor changes approved pursuant to SMC 15.215.100, Adjustments – Procedures. For the purpose of this section, "substantially conforms" means that, as compared to the preliminary development plan, the final development plan contains no significant revisions in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the Hearing Examiner opinion, a significant revision.

~~D. **Final Development Plan – City Council Consideration.** The final development plan, together with the Hearing Examiner recommendation thereon, shall be transmitted to the City Council within thirty (30) days of the Hearing Examiner making a recommendation. The City Council shall consider the final development plan and the Hearing Examiner recommendation at a regular meeting or at its discretion may hold a public hearing thereon, with notice to be given as provided in SMC 15.215.260, Notice of Public Hearing. The City Council shall approve the final development plan by ordinance if it determines that the plan substantially conforms to the standards. For purposes of this section, "substantially conforms" means that, as compared to the approved preliminary development plan, the final development plan contains no significant revision in density, uses, design or development standards in the site plan, and that there is not such a quantity of insignificant revisions that the cumulative effect thereof constitutes, in the opinion of the City Council, a significant revision.~~

~~E~~D. **Final Development Plan – Bond Required.** No final development plan shall be implemented until the applicant files with the City ~~Finance Department~~ an approved bond ~~approved by the City,~~ executed by a surety company authorized to do business in the State of Washington or other equivalent security approved by the City ~~Attorney~~, in an amount equal to one hundred fifty percent (150%) of the Department's estimate of the cost of all public improvements, utilities, and all landscaping portions of the final development plan, conditioned upon the permittee's completion of such portions of the project according to the submitted final development plan and the provisions of this chapter, and, in addition, providing that no change, extension of time, alteration or addition to the project will in any way affect the obligation on bond. Said bond, or an additional bond or other equivalent security, shall also be conditioned upon full restoration of the site in the event that grading, clearing or any other site preparation or work is begun and abandoned, and in the determination of the City, it will better serve the public health, welfare, and safety to restore the site rather than to require completion of public improvements, utilities and landscaping. If the PUD is also being subdivided, the bonds required to be posted by the Department policies/standards, to the extent that they satisfy the requirements of this section, shall be accepted as full or partial fulfillment of the requirements hereof.

~~F~~E. **Installation of Improvements.** In lieu of providing a bond or other suitable security for all required improvements, the applicant may install all such improvements in a manner as approved by the Department.

~~G~~F. **Final Development Plan – Effect.** Approval by the ~~City Council~~ Hearing Examiner of the final development plan for a PUD and filing of the bond for installation of improvements as provided in subsection (E) of this section, Final Development Plan – Bond Required, and subsection (F) of this section, Installation of Improvements, shall authorize the owner(s) of the parcel(s) to be developed as a unit to proceed with the project, acting in concert, and shall bind such owner(s) to the implementation of such final development plan and to the construction and maintenance of the PUD in strict accordance with such approved plan and the provisions of this chapter.

Section 9. Section 15.515.100 (H) of the SeaTac Municipal Code is hereby amended to read as follows:

15.515.100 Standards Common to the ABC, CB-C, UH-UCR and O/CM Zones

H. **Development Incentives – Lot Coverage Bonuses.** Upon finding that the request for lot coverage bonuses meets the purpose of the zone, the ~~Planning Commission~~Hearing Examiner shall ~~recommend to the City Council whether or not to~~ accept the benefit option. The benefit options include the following:

1. **Park Fund.** A lot coverage bonus up to three percent (3%) may be granted upon contribution of five thousand dollars ($5,000) per acre of land developed. For the purpose of this bonus, "per acre of land" shall be determined as total parcel area minus any portions of the property that may be constrained due to wetlands, steep slopes, etc. Land may be dedicated to the City for the purpose of parks and/or open space in lieu of payment. Payments may be phased over a five (5) year period with a ten percent (10%) surcharge on all phased payments. Proof of payment or method of payment must be approved prior to the issuance of a building permit. Funds will be administered by the Department and must be spent on projects consistent with an adopted City Parks and Recreation Plan;

2. **Child Care.** A lot coverage bonus up to five percent (5%) may be granted for development which provides child care facilities for employees. The facility shall be available to all employees of the development in conformance with the State Department of Social and Health Services requirements. A cooperatively managed child care facility established and run by employees is allowed;

3. **Art Exhibit Area.** A lot coverage bonus of one percent (1%) may be granted for each one thousand (1,000) square feet designated for an outdoor art exhibit. A minimum of two thousand (2,000) square feet for exhibiting art must be granted in order to use this option. A maximum bonus of three percent (3%) may be ~~established upon recommendation~~granted by the ~~Planning Commission~~Hearing Examiner. The art exhibit areas must be established in building and site plans that are submitted for permits. The art exhibit must be easily accessible to the general public;

4. **Transit Center.** A lot coverage bonus up to ten percent (10%) may be granted for property dedicated for a transit center. Land donated shall be transferred to and accepted by the local agency and transit operator who will be responsible for development of the transit center site. Proof of an acceptable site must be furnished at the time of submittal of the permit applications. Land area dedicated may be included to determine the maximum lot coverage for the development;

5. **Structured Parking.** A lot coverage bonus up to five percent (5%) may be granted for projects that include a parking structure with a minimum of two hundred seventy-five (275) stalls;

6. **Mobile Home Relocation Assistance.** A lot coverage bonus up to ten percent (10%) shall be granted for redevelopment projects that provide relocation assistance to residents of mobile home parks consistent with an approved relocation plan. The City shall include any lot coverage bonus as part of an approved relocation plan.

Section 10. Section 15.105.050 of the SeaTac Municipal Code is hereby amended to repeal the definition of "Efficiency Unit."

15.105.050 "E" Definitions.

~~**Efficiency Unit**~~
~~Living quarters consisting of one (1) habitable space as defined in the Building Code.~~

Section 11. Section 15.455.700 of the SeaTac Municipal Code is hereby amended to read as follows:

15.455.700 Single-Family Parking

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (UL-5,000; UL-7,200; UL-9,600; and UL-15,000). These standards shall be applicable to new and existing parking areas.

~~A. **Definitions.**~~

~~1. **Driveway.** For purposes of this section, a driveway is considered a parking surface or parking area if the driveway is used for the parking of motor vehicles.~~

~~2. **Nonconforming Circular Driveway.** For purposes of this section, a nonconforming circular driveway is "a circular driveway in which the driveway and parking surface exceed 800 square feet of surface area or more than fifty percent (50%) of the front yard, as described in SMC 15.455.700(C)(2)."~~

~~B~~A. **Approved Surfaces.** All motor vehicles, trailers, boats and RVs must be parked on one (1) of the approved surfaces listed below:

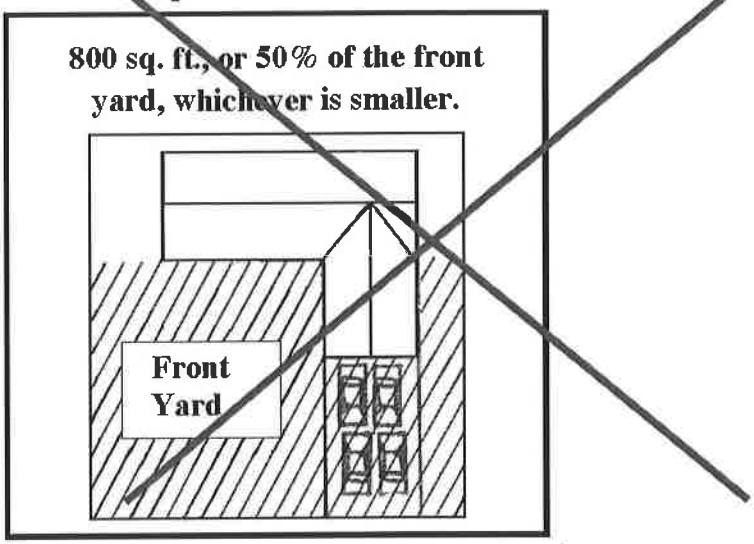
1. Concrete (four (4) inch Portland cement concrete over compact native soils); or
2. Blacktop (two (2) inch asphalt concrete pavement over gravel section as described under subsection (~~B~~A)(3) of this section); or
3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material does not work its way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City;
4. Permeable pavement such as pervious concrete, permeable pavers, or porous asphalt designed in accordance with the Surface Water Design Manual; or
5. Any other configuration or materials, approved by the City, that maintains a durable uniform surface.

~~C~~B. **Off-Street Parking Surface Maximums.**

1. Off-street parking surfaces outside of structures on ~~site~~ a lot may cover a maximum of one thousand two hundred (1,200) square feet or ten percent (10%) of the lot ~~surface~~ area, whichever is greater.

2. **Front Yard Maximum for Driveway/Off-Street Parking Surface.** No more than fifty percent (50%) of the front yard ~~or eight hundred (800) square feet, whichever is smaller,~~ can be driveway or off-street parking surface. For the purposes of this section, the front yard shall be the area between the right-of-way and the portion of the house frontage that is farthest from the right-of-way. The width of the front yard shall extend to each side property line.

~~(see Figure: MAXIMUM FOR FRONT YARD DRIVEWAY/OFF-STREET PARKING SURFACE).~~



~~Figure: MAXIMUM FOR FRONT YARD DRIVEWAY/OFF-SITE PARKING SURFACE~~

~~a. **Properties Facing Multiple Public Rights-of-Way.** On properties facing on two (2) or more public rights-of-way, the total off-street parking surfaces for all front yards shall not be greater than eight hundred (800) square feet. All remaining areas of the front yards not constructed as driveway or parking area shall be landscaped as provided in subsection (E)(1) of this section.~~

~~D~~C. **Off-Street Parking and Side/Rear Yard Setbacks.** Off-street parking is allowed in ~~the~~ a side yard setback and within five (5) feet of ~~the~~ a rear yard property line. ~~Screening of vehicles parked in the side yard setback, or within five (5) feet of the rear property line, shall be required if requested by the adjacent property owner(s). If screening is requested, the screening shall be Type I landscaping (SMC 15.445.110(A)), a solid wood fence or made of an alternate material, as approved by the City. Fences shall conform with the maximum height requirements of Chapter 15.435 SMC, Fences.~~

~~E~~D. **Circular Driveways.**

1. For circular driveways, the minimum width of the apex of the landscape area between the front property line and circular drive shall be ~~a minimum of~~ five (5) feet ~~in width,~~ perpendicular to the front property line. Any portion of the front yard not constructed as driveway or parking surface shall be landscaped. (See Figure: CIRCULAR DRIVEWAYS.)

2. Any new circular driveway connection to the public right-of-way shall meet the requirements of Chapter 11.10 SMC, Right-of-Way Use Code, and Chapter 11.05 SMC, Road Standards.

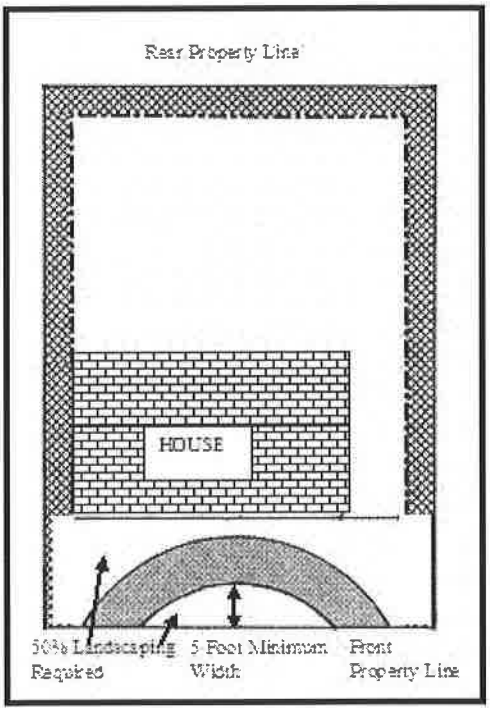


Figure: CIRCULAR DRIVEWAYS

~~F~~E. **Existing Nonconforming Circular Driveways.**

1. **Driveway Surface Composed of Gravel.** The driveway surface of an existing nonconforming circular driveway composed of gravel may be upgraded to a higher quality surface (either asphalt, concrete, or permeable pavement in accordance with subsection (B) of this section); provided, that the location and size of the circular driveway does not change and any connections to the public right-of-way conform with Chapter 11.10 SMC, Right-of-Way Use Code.

2. **Driveway Surface Composed of Sod or Grass.** The driveway surface of an existing nonconforming circular driveway composed of sod or grass shall be upgraded to a higher quality surface (gravel, asphalt or concrete); provided, that the location and size of the circular driveway does not change and any connections to the public right-of-way meet all adopted right-of-way use codes pursuant to Chapter 11.10 SMC.

~~G~~F. **Unique Front Yard Configurations.** Other unique front yard configurations may be allowed subject to approval by the Director. The remainder of the front yard not used for parking shall be landscaped. For the purpose of this section, landscaping shall either be one (1), or a combination of, the following:

1. Grass or sod;
2. Trees;
3. Groundcover; and
4. Shrubs.

~~H~~G. **Two (2) Track Driveways.** Two (2) track driveways (or ribbon driveways) are permitted and consist of two (2) parallel strips of approved paving materials (per subsection (B~~A~~) of this section) with an open, unpaved space between the two (2) paved strips that is planted with grass or other groundcover, or filled with landscaping rocks or gravel.

Section 12. Section 15.445.160 of the SeaTac Municipal Code is hereby amended to read as follows:

15.445.160 Bonds/Security Requirements

A. Prior to issuance of ~~any construction, grading, or building permits~~ a final certificate of occupancy within the multi-family, commercial, business park, and industrial zones and within long subdivisions (for street trees only), all required landscaping shall be installed or a landscape bond or other suitable financial guarantee as approved by the City ~~Attorney~~ shall be submitted to the Department. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the required landscaping.

B. ~~Prior to issuance of a final certificate of occupancy~~Upon final inspection of required landscaping in the multi-family, commercial, business park, or industrial zones, or before ~~a final inspection~~issuance of a certificate of occupancy for ~~of~~ the last home in a long subdivision, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the required landscaping shall be submitted. The bond shall be maintained for a three (3) year period, at which point the ~~Building Official and the~~ Director will determine if the bond ~~shall~~ will be released or is needed for maintenance within the landscaped areas.

Section 13. Section 15.445.170 of the SeaTac Municipal Code is hereby repealed:

~~**15.445.170 Deferral of Landscape Improvements**~~

~~The installation of required landscaping prior to occupancy may be deferred by the Director if drought conditions have been declared by the State. If the installation of landscaping is deferred due to drought conditions, the applicant shall submit a landscape performance bond, or other suitable financial guarantee, equal to one hundred fifty percent (150%) of the estimated cost of the landscaping, labor and irrigation system prior to occupancy. Landscaping shall be installed at a reasonable time following cessation of the drought conditions, as mutually agreed upon between the City and the applicant. (Ord. 15-1018 § 1)~~

Section 14. Section 15.310.900 of the SeaTac is hereby repealed.

~~15.310.900 Development Incentives~~

~~Development incentives listed in Chapter 15.425, Development Incentives, are not applicable within the Angle Lake Station Area Overlay District.~~

Section 15. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after its adoption, and to the King County Assessor.

Section 16. If any provision of this Ordinance or its application to a person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 17. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 13th day of February, 2018, and signed in authentication thereof on this 13th day of February, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

3/23/18
Effective Date

ORDINANCE NO. 18-1002

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the City's 2017-2018 Biennial Budget for miscellaneous items.

WHEREAS, the City Council passed Resolution No. 17-021, authorizing the city to enter into an Interlocal Agreement with the Port of Seattle, effective February 17, 2018; and

WHEREAS, in order to implement the Interlocal Agreement, it is necessary for the City Council to amend the City's 2017-2018 Biennial Budget to provide additional appropriation authority to fund certain expenditures; and

WHEREAS, the Administration and Finance Committee, on February 1, 2018, reviewed the proposed amendment submitted by the City Manager and Finance and Systems Director which details recommended changes in various revenue and expenditure line items in the 2017-2018 Biennial Budget; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A listing of the adjustment requests is included by line item, amount and fund in summary format as shown in the attached Exhibit A.

Section 2. The 2017-2018 Biennial Budget for the City of SeaTac, covering the period from January 1, 2017, through December 31, 2018, is hereby amended with a total 2018 ending fund balance in the amount of $54.7 million for all budgeted funds. The City's 2017-2018 biennial budget is attached as Exhibit B, and includes budgeted revenues and expenditures for the 2017-2018 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of February, 2018, and signed in authentication thereof on this 27th day of February, 2018.

CITY OF SEATAC

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 3/10/18]

[2017-2018 Biennial Budget Amendment Ordinance February 2018]

EXHIBIT A

2017-2018 Biennial Budget Amendment

		Transfers & Reimbursements	
Revenue			
001	001.345.83.00.018	$226,600	POS Permitting Fees
105	105.338.95.00.000	$1,400,000	Community Relief Funds
403	403.343.10.00.005	$1,274,953	Storm Drainage Services
		$2,901,553	

Expenditures

FUND #	To Acct #	2018 TOTAL Request	Description
001	001.000.13.558.50.Series	$69,035	Additional FTE - Permit Coordinator (9 mos)
	Subtotal General Fund (001)	***$69,035***	
105	105.000.04.515.30.41.000	$75,000	Professional Services (Joint Agreement - SAMP)
	105.000.08.521.20.51.006	$937,986	Police Services - King County (10 mos)
	Subtotal Port ILA Fund (105)	***$1,012,986***	
	Grand Total - ALL FUNDS	**$1,082,021**	

CITY OF SEATAC, WASHINGTON
2017-2018 BIENNIAL BUDGET: EXHIBIT B
2/27/2018

2017-2018 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =					$ 195,381,706
	FUND	BEGINNING BALANCE 2017-2018	REVENUES & OTHER SOURCES 2017-2018	EXPENDITURE APPROPRIATION 2017-2018	ENDING BALANCE 2017-2018
001	General Fund	$ 17,471,668	$ 74,073,954	$ 78,366,561	$ 13,179,060
102	Street Fund	11,176,559	17,868,396	15,934,938	13,110,017
105	Port ILA	1,270,323	1,405,000	1,508,456	1,166,867
106	Transit Planning	214,981	-	184,315	-
107	Hotel/Motel Tax	7,315,221	2,996,200	2,288,051	8,023,370
108	Building Management	2,547,333	2,460,680	1,475,303	3,532,710
110	Facility Repair & Replacement	429,170	1,206	430,376	-
111	Des Moines Creek Basin ILA	1,873,484	664,000	651,616	1,885,868
206	2009 LTGO Bond Fund	12,974	689,200	689,200	12,974
207	SCORE Bond Servicing	258,636	419,459	419,459	258,636
301	Municipal Capital Improvements	6,622,676	3,789,699	8,006,522	2,405,853
306	Municipal Facilities CIP	1,364,518	5,200	341,495	1,028,223
307	Transportation CIP	3,836,481	20,769,287	20,324,977	4,280,791
308	Light Rail Station Areas CIP	1,873,520	5,000	1,750,000	128,520
403	SWM Utility	3,354,416	7,355,917	6,124,530	4,585,803
404	Solid Waste & Environmental	-	550,200	550,200	-
501	Equipment Rental	1,291,408	1,445,608	1,598,515	1,138,501
	TOTAL BIENNIAL BUDGET	**$ 60,913,366**	**$ 134,499,006**	**$ 140,644,514**	**$ 54,737,192**

ORDINANCE NO. 18-1003

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a contract with Coast to Coast Turf for the Valley Ridge Park Sportfields Improvements and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City Council authorizes the construction of improvements at Valley Ridge Park;

WHEREAS, the City Council would like to appropriate additional funds to install synthetic turf and lights on field 4 and to replace the soccer screens on fields 1, 2, and 3; and

WHEREAS, the Administration and Finance Committee, on February 1, 2018, reviewed the proposed amendment submitted by the Parks, Community Programs and Services Director and Finance and Systems Director which details the additional components of the project and funding sources;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute a contract with Coast to Coast Turf in an amount not to exceed $4,535,761.

Section 2. The 2017-2018 Biennial Budget shall be amended to increase the expenditures in the Municipal Improvements Fund (301) by $1,171,572.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of February, 2018, and signed in authentication thereof on this 27th day of February, 2018.

CITY OF SEATAC

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 3/10/18]

[2017-2018 Biennial Budget Amendment Ordinance February 2018]

ORDINANCE NO. 18-1004

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Title 16A of the SeaTac Municipal Code, regarding Development Review.

WHEREAS, from time to time, the City considers amendments to the Municipal Code in order to provide clarification and greater efficiencies; and

WHEREAS, certain procedures can be improved to provide greater certainty to the public and development community; and

WHEREAS, on August 17, 2017, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency; and

WHEREAS, this proposed code amendment is exempt from SEPA review pursuant to WAC 197-11-800 (19)(a)(b); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding these proposed changes on September 19, 2017, after which it rendered a recommendation of approval on the proposed amendments contained herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. SeaTac Municipal Code Title 16A is hereby amended as follows:

Chapter 16A.03
GENERAL PROVISIONS

Sections:

16A.03.010 Purpose
16A.03.020 Definitions

16A.03.030 Administration and Review Authority

16A.03.040 Permit Assistance Staff

16A.03.010 Purpose

These procedures describe how the City of SeaTac will process applications for project and other construction and land use permits. This title applies to all Type I, II and III permits for development, as outlined on Appendix I. These procedures are intended to implement, and shall be applied in a manner consistent with Chapter 36.70B RCW. It is the intent of these procedures to provide for the effective processing and review of project permits and to inform the public about how and when to provide timely comment during their consideration.

16A.03.020 Definitions

A. "Applicant" means the property owner and/or the person or entity who submits a permit application.

B. "Days" means calendar days, unless otherwise specified.

C. "Development standards" means standards, rules and regulations set forth in the following titles of the SeaTac Municipal Code:

1. SMC Title 12, Public Utilities.
2. SMC Title 13, Buildings and Construction.
3. SMC Title 14, Subdivisions.
4. SMC Title 15, Zoning Code.
5. SMC Title 17, Crime Prevention Through Environmental Design.
6. SMC Title 18, Shorelines Management Code.

D. "Open record hearing" means a hearing, conducted by a single hearing body or officer authorized by the local government to conduct such hearings, that creates the local government's

record through testimony and submission of evidence and information under procedures prescribed by the local government by ordinance or resolution. An open record hearing may be held prior to a local government's decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.

E. "Preapplication meetings" means meetings between City staff, affected agencies, and an applicant or their representatives prior to formal submission of a detailed application. They are intended to acquaint the applicant with an overview of the regulatory requirements, application process and procedural submission requirements.

F. "Procedural submission requirements" means requirements for the submittal of a permit application, as specified by this and other applicable ordinances regulating the application.

G. "Project permit or project permit application" means any land use or environmental permit required for a project action, such as building permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by the City's critical area ordinances, site-specific rezones authorized by a comprehensive plan or subarea plan or other Type I through III permits listed in Appendix II, excluding mechanical, electrical, plumbing, and fire code permits. (Adoption or amendment of a comprehensive plan, subarea plan or development regulation are also not considered project permits.)

H. "Public meeting" means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or community council meeting, or a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the local government's project permit application file.

I. Type of Permit. Permits are divided into category based on the required review process. See Appendix II for a list of permits by types.

1. Type I permits are permits and actions not required to provide notice to the public under State law, such as building permits where environmental review is not required or was done under another permit application (see Appendix I).

2. Type II permits are permits required under State law to provide a notice of application to surrounding properties.

3. Type III permits are permits that require a public hearing before the City's Hearing Examiner.

16A.03.030 Administration and Review Authority

Responsibility for the administration, application and interpretation of City development standards and these procedures rests with the applicable City department as outlined in the SeaTac Municipal Code and Appendix I, and as follows:

A. The Building Official or designee for those sections of the City of SeaTac Municipal Code or other development regulations under his/her responsibility such as, but not limited to, those pertaining to building, sign, electrical, plumbing, and mechanical permits.

B. The Engineer Review Manager or designee for those sections of the City of SeaTac Municipal Code or other development regulations under his/her responsibility such as, but not limited to, those pertaining to grading and drainage, erosion and sediment control, stormwater utility, right-of-way use and improvement permits, and King County Road Standards.

C. The Director of Community and Economic Development for those sections of the City of SeaTac Municipal Code and other development regulations under his/her responsibility, including Chapter 16A.23 SMC, Environmental Rules and Procedures, SMC Title 14, Subdivisions, SMC Title 15, Zoning Code, SMC Title 18, Shorelines Management Code and approvals and permits authorized by these sections such as short plats, lot line adjustments, shoreline exemption permits and permits or approvals required by the critical areas ordinance.

D. The City Manager shall determine the review authority where it is not apparent or when organizational changes modify the above responsibilities.

The City Manager or designee shall also review and act on the following:

1. Variances to the provisions of SMC Titles 14 and 15 where the change does not exceed twenty percent (20%) of the distance, area, or other measure of the requirement of City Code, pursuant to the criteria in SMC 15.115.010(C);

2. Minor conditional use permits (CUP) which conform to the criteria in SMC 15.115.020(B).

E. The City Council shall review and act on development agreementsand rezones initiated by the City, and may review and act on essential public facilities as determined by the City Council.

F. The Planning Commission shall review and make recommendations on amendments to the Comprehensive Plan, amendments to this title, amendments to SMC Title 14, Subdivisions, amendments to SMC Title 15, Zoning Code and amendments to Title 18, Shorelines Management Code .

G. The Hearing Examiner shall review and act on Type III permits, and appeals of Type I and Type II permits.

H. Requests for code interpretations shall be made in writing to the responsible City official. Interpretations of regulations will be issued by the City within thirty (30) days of a written request for such an interpretation.

16A.03.040 Permit Assistance Staff

The City shall designate permit assistance staff pursuant to RCW 36.70B.220, whose function it is to assist permit applicants. Permit assistance staff designated under this section shall:

A. Make available to permit applicants all current regulations and adopted policies of the City of SeaTac that apply to the subject application. The City shall provide counter copies thereof and, upon request, provide copies according to Chapter 42.17 RCW. The City shall also make available procedures, checklists and information to facilitate the permit process; and

B. Establish and make known to the public the means of obtaining the handouts and related information; and

C. Provide assistance regarding the application of the regulations adopted by the City of SeaTac in particular cases.

Chapter 16A.05
PROJECT PERMIT APPLICATIONS

Sections:

16A.05.010 General
16A.05.020 Preapplication Meetings
16A.05.030 Procedural Submission Requirements and Submittal
16A.05.040 Expiration of Application
16A.05.050 Standard of Review

16A.05.010 General

A. Project permit applications shall be processed as Type I, II, or III applications. A current listing of permit applications subject to these procedures is contained in Appendix I. The following generally describes the permit types:

1. Type I permits are permits and actions not required to provide notice to the public, under State law such as building permits, where environmental review is not required or was done under another permit application (see Appendix I).

2. Type II permits are permits required under State law to provide a notice of application to surrounding properties.

3. Type III permits are permits that require a public hearing before the City's Hearing Examiner.

B. Where a project action requires more than one application, all applications required may be submitted at one time under a consolidated review process specified in Chapter 16A.19 SMC.

16A.05.020 Preapplication Meetings

Applicants for all Type III permits are required to attend a preapplication meeting. Additionally, applicants for some Type I and II permits may be required, or may request, to undergo preapplication review, depending on the magnitude and impact of the proposal.

16A.05.030 Procedural Submission Requirements and Submittal

A. A completed application for a project permit, which meets the procedural submission requirements, shall be submitted to the City on forms and/or in a manner provided by the City.

B. General procedural submission requirements are defined in SMC 16A.07.030(B). Application forms for each project type and specific submittal requirements related to each application are available from the responsible City department.

16A.05.040 Expiration of Application

Absent statute or ordinance provisions to the contrary, any application for which no substantial step has been taken to meet project approval requirements for a period of one hundred eighty (180) days after receipt, or for a period of one hundred eighty (180) days after the City has requested additional information studies, will expire by limitation and become null and void. The City may grant a one hundred eighty (180) day extension on a one-time basis per application if the failure to take a substantial step was due to circumstances beyond the control of the applicant.)

16A.05.050 Standard of Review

Absent statute or ordinance provisions to the contrary, the regulations in effect on the date a complete application is submitted and applicable fees are paid will be the standard of review.

Chapter 16A.07
DETERMINATION OF COMPLETENESS

Sections:

16A.07.010 Applicability
16A.07.020 Contents
16A.07.030 Procedural Submission Requirements

16A.07.010 Applicability

This section shall apply to all Type II and III permit applications.

16A.07.020 Contents

Within twenty-eight (28) days after submission of a permit application, the City shall provide a written determination (determination of completeness) to the applicant, stating either:

A. That the application is complete; or

B. The application is incomplete and what is necessary to make the application complete.

16A.07.030 Procedural Submission Requirements

A. A permit application is complete for the purposes of this section when it meets the procedural submission requirements of the City and is sufficient for continued processing even though additional information may be required subsequently. Note that once a permit application is submitted, substantial project modifications may require submittal of a new permit application. The determination of completeness shall not preclude the City from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur. The issuance of a determination of completeness shall not be construed to mean the permit application or any of its components have been approved.

B. A project application shall be declared complete only when it contains all of the following minimum materials:

1. A fully completed, signed, and acknowledged permit application with all required materials and information and all applicable review fees. The property owner and/or applicant shall provide all the information as specified on the applications checklists and forms as provided by the City. In all cases, the City shall determine if the information being submitted with an application is sufficient and in such detail as to warrant the acceptance of the application.

2. A fully completed, signed and acknowledged environmental checklist for projects subject to review under the State Environmental Policy Act.

3. The information specified for the desired project as established by the Director.

4. Any supplemental information or special studies identified as necessary for the review.

C. An application shall be deemed complete if the City does not provide a written determination to the applicant that the application is incomplete as provided in this section.

D. Within fourteen (14) days after an applicant has submitted additional information identified by the City as being necessary for a complete application, the City shall notify the applicant whether the application is complete or what additional information is necessary.

Chapter 16A.09
NOTICE OF APPLICATION

Sections:

16A.09.010 General
16A.09.020 Contents
16A.09.030 Distribution

16A.09.010 General

A. Applicability. Within fourteen (14) days after issuance of a determination of completeness, a notice of application (NOA) shall be provided for Type II and Type III project permit applications in accordance with this section.

B. If the City has made a SEPA threshold determination under Chapter 43.21C RCW concurrently with the notice of application, the notice of application may be combined with the SEPA threshold determination and/or the scoping notice for a determination of significance (DS). Nothing in this section prevents a DS and scoping notice from being issued prior to the notice of application.

16A.09.020 Contents

The NOA shall include the following:

A. The designation of the City contact person, associated telephone numbers, date of application submittal, date the determination of completeness was issued, and the date of the notice of application;

B. The place, days, and times where information about the application and studies may be examined;

C. The name, address and telephone number of the applicant and/or agent;

D. A description of the proposed project action, a list of project permits included with the application, a list if applicable of any further studies requested by the City, and identification of other permits not included in the application, to the extent known by the City;

E. A description of the site, including current zoning classification, nearest road intersection and site address, if available, reasonably sufficient to inform the reader of the general location;

F. Identification of existing environmental documents that evaluate the proposed project and the location where such documents can be reviewed if other than that of the City;

G. A statement of the comment period, inviting the public and agencies to comment on the application within fourteen (14) days of the notice date, and stating that any person has a right to receive notice and participate in any hearings, to request a copy of the decision once made, and describing any appeal rights, along with the deadline for submitting a SEPA appeal (if applicable). Additionally, the statement should include a notice that this may be the only comment period if the optional determination of nonsignificance (DNS) process for combined notice of application and the DNS comment period identified in WAC 197-11-355 is used;

H. Any other information determined appropriate by the City.

16A.09.030 Distribution

The notice of application shall be distributed as follows:

A. The NOA shall be posted on the subject property. The notice on the property shall be posted on a "notice board" at a conspicuous place. It must be visible from the public right-of-way and to persons passing by the property. Such "notice board" may be located adjacent to the property upon approval of the City Manager or his designee.

1. The City Manager or his designee may require additional notice boards when a site does not about a public right-of-way or as determined to be necessary.

2. The posting shall be on site for at least thirty (30) days.

3. The "notice board" shall be of a size and design as specified by the City Manager or designee.

4. The property owner or his/her representative shall be responsible for the installation of the "notice board." An affidavit shall be submitted to the City by the property owner or his/her representative stating when the "notice board" has been installed and the location of the "notice board."

5. Failure to post a site in accordance with these provisions for the required time frame may require extending the comment period and/or the re-initiation of the notice process.

B. The NOA shall be posted in three (3) public places where ordinances are posted.

C. The NOA shall be published once in a newspaper of general circulation.

D. The NOA shall be mailed via first class mail to adjacent property owners within three hundred (300), five hundred (500) or one thousand (1,000) feet of the exterior property line, based on the standards set forth in Appendix II.

1. The City may exercise discretion to expand the mailing to include areas adjacent to access easements and to areas on the opposite sides of rights-of-way, streams, and other physical features.

2. The notice shall be deemed mailed when deposited in the U.S. mail, postage prepaid and properly addressed.

E. The notice shall additionally be distributed by the City to:

1. The applicant and/or agent;

2. Such internal review offices as needed;

3. Adjacent municipal corporations or organizations which may be affected by the proposal;

4. Other persons, organizations or entities the City may determine or who request in writing such notice.

Chapter 16A.11
PERMIT APPLICATION REVIEW

Sections:

16A.11.010 General
16A.11.020 Review for Consistency
16A.11.030 SEPA Review

16A.11.010 General

A. The purpose of the application review process is to review complete applications for consistency and conformance with applicable development regulations prior to proceeding to hearing or rendering permit decisions.

B. Additional information, corrected or revised plans, or studies may be requested during the review, if determined to be needed. Any time period during which the applicant has been requested to provide such information is excluded from the time frames outlined in Chapter 16A.15 SMC.

16A.11.020 Review for Consistency

A. A proposed project's consistency with the City's development standards and regulations adopted under Chapter 36.70A RCW, or, in the absence of applicable development regulations, the appropriate elements of the Comprehensive Plan adopted under Chapter 36.70A RCW, shall be determined by the City during project review by consideration of:

1. The type of land use;

2. The level of development, such as units per acre or other measures of density;

3. Infrastructure, including public facilities and services needed to serve the development;

4. The characteristics of the development, such as building design standards and adherence to all applicable life safety standards; and

5. The design of the project in conformity with the City's standards.

Upon determination by the City that a complete application contains sufficient information to determine consistency and conformance with City regulations, the project permit application will be reviewed and can proceed to hearing or a project permit decision rendered administratively.

During project review, the City or any subsequent reviewing body shall not reexamine alternatives to or hear appeals on the items identified in this section, except for issues of code interpretation. Nothing in this section limits the City's authority to approve, condition, or deny a project as provided in its development regulations and its policies adopted under RCW 43.21C.060. Project review shall be used to identify specific project design and conditions relating to the character of development, such as the details of site plans, curb cuts, drainage swales, transportation demand management, or other measures, to mitigate a proposal's probable adverse environmental impacts, if applicable.

B. Review Procedure. The general procedure for review of an application is for the receiving department to route the application to all other departments that will contribute to the review. After each department has reviewed the application with respect to their applicable regulations and standards, comments will be compiled and a comment letter sent to the applicant. Subsequent reviews will be required until all comments have been addressed in revised plans and documents.

For procedures specific to a permit type, please see instructions attached to the permit application.

16A.11.030 SEPA Review

A. Development subject to the provisions of the State Environmental Policy Act (SEPA) shall be reviewed in accordance with the policies and procedures contained in Chapter 16A.23 SMC.

B. Timing of Review. SEPA review will generally be conducted at the preliminary design phase of a project, allowing for site plan review prior to the submittal of detailed building plans. This will allow the applicant to integrate required mitigations into the project design with less cost.

Despite the general advantage to an applicant of submitting for SEPA review at the preliminary design phase, prior to submittal of detailed building plans, the City will accept and review building permit applications concurrently with SEPA review if a developer chooses to sign a specific authorization for such joint review.

Chapter 16A.13
PUBLIC HEARINGS

Sections:

16A.13.010 Notice of Public Hearing
16A.13.020 Procedure for Public Hearing

16A.13.010 Notice of Public Hearing

A. A notice of public hearing is required for all Type III project permits. Notice shall be provided at least fourteen (14) days prior to the scheduled hearing.

B. The written notice shall consist of only that information approved and provided by the City. The notice shall include the following information:

1. The application/project file number;

2. Project summary/description of each project permit application;

3. The date, time and place of the hearing and a statement that the hearing will be conducted in accordance with the rules of procedure adopted by the Hearing Examiner;

4. General project location, vicinity and address and parcel number(s), if applicable;

5. The name, address and telephone number of the owner, applicant and designated contact;

6. The SEPA threshold determination or description thereof (determination of nonsignificance (DNS) or mitigated determination of nonsignificance (MDNS) if other than a DS), shall be contained in the notice, along with any appropriate statement regarding any shared or divided lead agency status and phased review, and stating the end of any final comment period;

7. The date when the staff report will be available and the office where it can be reviewed.

C. Distribution.

1. The public hearing notice shall be posted on the property and mailed to adjacent property owners pursuant to the procedures described in SMC 16A.09.030.

2. Failure to properly post the site or complete the required notice may result in re-initiation of the notice process.

16A.13.020 Procedure for Public Hearing

A. Public hearings shall be conducted in accordance with the Hearing Examiner's rules of procedure and shall serve to create or supplement an evidentiary record upon which the Examiner will base his/her decision.

Chapter 16A.15
NOTICE OF DECISION

Sections:

16A.15.010 General
16A.15.020 Contents
16A.15.030 Distribution

16A.15.010 General

A. Applicability. The City will issue a notice of decision for all Type II and III permit applications.

B. A notice of decision is issued by a City department or the Hearing Examiner at the conclusion of the permit application review process. The notice of decision may be the decision report or the issuance of the project permit. The purpose of the notice of decision is to inform the applicant and any person who, prior to rendering of the decision, requested notice of the decision, or submitted comments on the application. The notice of decision also marks the beginning of any appeal period which may be set forth herein or in other ordinances governing the project permit.

1. Except as provided in subsection (B)(3) of this section, a notice of decision on a project permit should be issued as soon as possible but no more than one hundred twenty (120) days after issuance of the determination of completeness.

a. The issuance of a Type II permit or administrative decision will constitute a notice of decision.

b. If a determination of significance is issued, then the City or Hearing Examiner shall issue a project permit decision not sooner than seven (7) days after a final environmental impact statement is issued.

c. The applicant may agree in writing to extend the time frame for issuance of a decision.

2. In general, a Notice of Decision shall be issued within one hundred twenty (120) days after a determination of completeness has been issued, unless an alternative time period is otherwise specified in the SeaTac Municipal Code. 3. The time limit established by subsections (B)(1) and (2) of this section do not apply if a project permit application:

a. Requires an amendment to the comprehensive plan or a development regulation;

b. Requires approval of a new fully contained community as provided in RCW 36.70A.350, a master planned resort as provided in RCW 36.70A.360, or the siting of an essential public facility as provided in RCW 6.70A.200;

c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete under Chapter 16A.07 SMC.

4. If the review authority is unable to issue its final decision within the time limits provided for in this section, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of final decision.

16A.15.020 Contents

The following must be included on all notices of decision except when the issuance of a permit serves as the notice of decision:

A. A notice of decision shall include a statement of the decision and that the decision and SEPA determination made under Chapter 43.21C RCW are final but may be appealed.

B. The appeal closing date shall be listed.

C. The statements shall include how a party may appeal the project permit decision and/or the SEPA determination.

D. The notice of decision may be optionally included in the written decision, a decision on the permit application or provided as a separate document.

E. The notice of decision shall also state that affected property owners may request a change in valuation for property tax purposes not withstanding any program of revaluation.

16A.15.030 Distribution

A. The review authority shall provide notice of decision by first class mail to the applicant and to any person who prior to the rendering of the decision, requested notice of the decision or submitted comments on the application or testified at the public hearing.

B. The review authority shall also provide the notice of decision to the County Assessor's Office.

Chapter 16A.17
APPEALS

Sections:

16A.17.010 Standing
16A.17.020 State Environmental Policy Act (SEPA) Appeals
16A.17.030 Appeal of Administrative Interpretations, Approvals and Project Permit Decisions
16A.17.040 Appeal of Hearing Examiner Decisions
16A.17.050 Appeal to the City Council – Filing
16A.17.060 Contents
16A.17.070 Appeal Briefs
16A.17.080 Notice of Appeal Hearings
16A.17.090 Motion for Reconsideration
16A.17.100 Judicial Appeal

16A.17.010 Standing

Standing to appeal a decision pursuant to this section is limited to the following:

A. The applicant or owner to which the permit or decision is directed.

B. A person aggrieved or adversely affected by the permit decision or action, or who would be aggrieved or adversely affected by a reversal or modification of the permit or decision. A person is aggrieved or adversely affected within the meaning of this section only when all of the following conditions are present:

1. The permit decision or action has prejudiced or is likely to prejudice that person; and

2. That person's asserted interests are among those that the decision maker was required to consider when the decision was made; and

3. A judgment in favor of that person would substantially eliminate or redress the prejudice to that person caused or likely to be caused by the decision; and

4. The petitioner has exhausted his or her administrative remedies to the extent required by law.

16A.17.020 State Environmental Policy Act (SEPA) Appeals

An appeal of a SEPA decision shall be governed by SMC 16A.23.150-240.

16A.17.030 Appeal of Administrative Interpretations, Approvals and Project Permit Decisions

Administrative interpretations, administrative approvals, and Type I and Type II permit decisions may be appealed to the Hearing Examiner. Such appeals shall be filed with the City Clerk only on forms provided by the City Clerk, together with the required filing fee, within fourteen (14) days of the date of the decision.

16A.17.040 Appeal of Hearing Examiner Decisions

Decisions of the Hearing Examiner may be appealed to King County Superior Court pursuant to this section.

16A.17.060 Contents

The notice of appeal shall contain a concise statement identifying:

A. The decision being appealed;

B. The name and address of the appellant and his/her interest(s) in the matter;

C. The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong;

D. The desired outcome or changes to the decision;

E. The appeal fee.

16A.17.070 Appeal Briefs

If a notice of appeal has been filed, the appellant shall file with the City Clerk any supplemental written reports, arguments, or briefs within twenty-one (21) days of filing the appeal.

16A.17.080 Notice of Appeal Hearings

If an administrative decision is appealed to the Hearing Examiner, notice of the appeal hearing shall be provided a minimum of thirty (30) days in advance of an appeal hearing. The notice shall be distributed to the applicant, appellant, and parties of record. The notice may be distributed to other parties listed under subsection SMC 16A.09.030(E), as deemed necessary by the City. Additionally, the notice shall be posted on the notice board if required to be displayed on site pursuant to Chapter 16A.09 SMC.

16A.17.090 Motion for Reconsideration

A party may seek reconsideration of a final decision by filing a written request with the Hearing Examiner within five (5) working days of the final decision. The Hearing Examiner shall consider the request and issue a decision within ten (10) working days of receipt. . If the request is denied, the previous action shall become final. If the request is granted, the r Hearing Examiner may immediately revise and reissue his/her decision. Reconsideration may be granted only when an obvious legal error has occurred or a material factual issue has been overlooked that would change the previous decision.

16A.17.100 Judicial Appeal

A. A final land use decision of the Hearing Examiner may be appealed to King County Superior Court within twenty-one (21) days by filing a land use petition meeting the requirements set forth in Chapter 36.70C RCW.

B. Notice of the appeal and any other pleadings required to be filed with the court shall be served on the City Clerk, City Manager or his designee, and City Attorney within the applicable time period. This requirement is jurisdictional.

C. The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The appellant shall post with the City Clerk prior to the preparation of any records an advance fee deposit in the amount specified by the City Clerk. Any overage will be promptly returned to the appellant.

Chapter 16A.19
OPTIONAL CONSOLIDATED PROJECT REVIEW PROCESS

Sections:

16A.19.010 General
16A.19.020 Contents

16A.19.010 General

This optional process allows for the consideration of all discretionary land use, environmental, engineering and building permits issued by the City, together with project permits requiring a public hearing as a single project, if so desired and requested in writing by the applicant. Permit decisions of other agencies are not included in this process; but public meetings and hearings for other agencies may be coordinated with those of the City.

16A.19.020 Contents

Where multiple permits are required for a single project, the optional consolidated project review process is available and is composed of the following:

A. A preapplication meeting.

The preapplication meeting process will be adapted by the review authority to accommodate the consolidated project permit review of applications. The consolidated process will generally follow the path of the highest level type permit application.

B. A permit coordinator, designated from the most appropriate department based on the applications submitted.

C. A single application packet based on the project permits requested to be consolidated.

D. A single determination of completeness.

Upon acceptance of a consolidated application, all appropriate City staff and relevant other agency staff may meet to determine, within twenty-eight (28) days, whether the accepted application is complete and whether a consolidated determination of completeness should be issued consistent with Chapter 16A.07 SMC.

E. A single notice of application.

When the application is deemed complete, a consolidated notice of application will be issued and/or posted consistent with the provisions of Chapter 16A.09 SMC.

F. A single comment period.

The combined, affected staff may meet as needed with the applicant and/or interested public prior to the issuance of a decision.

G. A consolidated administrative decision for applicable Type I or Type II project permit.

The review authority will issue decisions for Type I and Type II nonhearing administrative permits. Any administrative decisions will be issued with sufficient time for appeal period(s) to place appeals on the same Hearing Examiner agenda date as any companion Type III land use permit requiring a public hearing. Appeals of Type I or Type II administrative permits will be heard in a single, consolidated open record appeal hearing before the Hearing Examiner, unless otherwise specified by statute.

H. A single notice of hearing and open record public hearing, if required.

1. A consolidated report and recommendation will be developed for the Type III open record hearing portion of the project permit application;

2. A consolidated report will be developed which will summarize Type I or Type II administrative project permit decisions (if any) and provide an appropriate consolidated response to any appeals of administrative Type I or Type II project permits. To the extent possible, appeal hearings of administrative Type I or Type II project permits shall be consolidated with open record public hearings for Type III project permit applications.

If the Hearing Examiner's deliberations include an open record appeal hearing or an appeal of an engineering or building/construction administrative permit, the Hearing Examiner may keep the record open for a period not to exceed ninety (90) days, unless agreed to in writing by both the Hearing Examiner and the applicant, and may request submission of a recommendation from one or more neutral, technical advisory boards or other sources chosen by the Hearing Examiner. Alternatively, technical issues may, by statute, necessarily be heard by special boards.

I. A single consolidated public hearing decision.

1. The Hearing Examiner will issue a consolidated decision and a consolidated notice of decision regarding all administrative Type I and Type II project permit applications requiring an open record public hearing, consistent with the provisions of these procedures.

2. The Hearing Examiner's decision is appealable only to Superior Court. Shoreline permit appeals are appealable only to the State Shoreline Hearings Board.

Chapter 16A.21
DEVELOPMENT REGULATIONS – AMENDMENT PROCEDURES

Sections:

16A.21.010 Development Regulations
16A.21.020 Development Regulations – Review Procedures

16A.21.010 Development Regulations

The City shall consider suggested amendments to its development regulations by any interested person, including applicants, citizens, the SeaTac Hearing Examiner, and staff of other agencies, pursuant to the requirements of RCW 36.70A.130.

A. "Development regulations," as stated in RCW 36.70A.130, means the controls placed on development or land use activities by a County or City including, but not limited to:

1. Zoning ordinances.
2. Critical areas ordinances.
3. Shoreline master programs.
4. Official controls.
5. Subdivision ordinances.

B. A development regulation does not include a project permit or project permit application as defined in RCW 36.70B.020, including:

1. Building permits.
2. Subdivisions.
3. Binding site plans.
4. Planned unit developments.
5. Conditional uses.
6. Shoreline substantial development permits.
7. Site plan review.
8. Permits or approvals required by critical area ordinances.
9. Site-specific rezones.

16A.21.020 Development Regulations – Review Procedures

A. Suggested amendments from interested persons, including citizens, applications, the SeaTac Hearing Examiner and the staff of other agencies shall be docketed and considered on a biennial basis. The Department of Community and Economic Development shall establish a procedure for review that generally implements the following:

1. Provides public notice of the opportunity to propose amendments.

2. Evaluates the proposed list of changes against preliminary criteria.

3. Eliminates proposed amendments that do not satisfy preliminary criteria.

4. Prepares a final list of proposed changes.

5. Evaluates the final list against final criteria and conduct additional review (including SEPA) on the proposed amendments.

6. Adopts proposed amendments by action of the City Council.

B. Suggested amendments by the City Council, Planning Commission, and City staff need not be docketed under this procedure, and may be considered on a more frequent basis than provided under this procedure.

Chapter 16A.23
ENVIRONMENTAL RULES/PROCEDURES

Sections:

16A.23.010 Authority
16A.23.020 Adoption by Reference
16A.23.030 Additional Definitions
16A.23.040 Responsible Official Designated
16A.23.050 Timing of Environmental Review
16A.23.060 Determination of Categorical Exemption
16A.23.065 Critical Areas Categorical Exemptions – No Longer Exempt
16A.23.070 Environmental Checklist Required

16A.23.075 Fees and Costs
16A.23.080 Environmental Impact Statement
16A.23.090 Public Notice
16A.23.100 Internal Circulation of Environmental Documents
16A.23.110 Timing of Decision on Nonexempt Action
16A.23.120 Authority to Condition or Deny Proposals
16A.23.130 Substantive Authority
16A.23.140 City Responsibilities as Consulted Agency
16A.23.150 Environmental Appeals
16A.23.155 Content of Appeals
16A.23.160 Time Limitation on Appeals
16A.23.170 Fee to Accompany Notice of Appeal
16A.23.180 Notice of Hearing
16A.23.190 Public Hearing
16A.23.200 Testimony – Recording
16A.23.210 Substantial Weight – Burden of Proof
16A.23.220 Decision of the Hearing Examiner
16A.23.230 Dismissal of Appeal
16A.23.240 *Repealed*
16A.23.250 Superior Court Review – Limitations for Appeal

16A.23.010 Authority

These procedures are adopted under authority of the State Environmental Policy Act (SEPA), RCW 43.21C.120, and the SEPA rules, WAC 197-11. (

16A.23.020 Adoption by Reference

The following sections of Chapter 197-11 of the Washington Administrative Code (WAC), as presently existing and as may subsequently be amended, are hereby adopted by reference, as if fully set forth herein:

WAC

197-11-040 Definitions.
197-11-050 Lead agency.

197-11-055 Timing of the SEPA process.
197-11-060 Content of environmental review.
197-11-070 Limitations on actions during SEPA process.
197-11-080 Incomplete or unavailable information.
197-11-090 Supporting documents.
197-11-100 Information required of applicants.
197-11-158 GMA project review – Reliance on existing plans, laws and regulations.
197-11-164 Planned actions – Definition and criteria.
197-11-168 Ordinances or resolutions designating planned actions – Procedures for adoption.
197-11-172 Planned actions – Project review.
197-11-210 SEPA/GMA integration.
197-11-220 SEPA/GMA definitions.
197-11-228 Overall SEPA/GMA integration procedures.
197-11-230 Timing of an integrated GMA/SEPA process.
197-11-232 SEPA/GMA integration procedures for preliminary planning, environmental analysis, and expanded scoping.
197-11-235 Documents.
197-11-238 Monitoring.
197-11-250 SEPA/Model Toxics Control Act integration.
197-11-253 SEPA lead agency for MTCA actions.
197-11-256 Preliminary evaluation.
197-11-259 Determination of nonsignificance for MTCA remedial action.
197-11-262 Determination of significance and EIS for MTCA remedial actions.
197-11-265 Early scoping for MTCA remedial actions.
197-11-268 MTCA interim actions.
197-11-300 Purpose of this part.
197-11-305 Categorical exemptions.
197-11-310 Threshold determination required.
197-11-315 Environmental checklist.
197-11-330 Threshold determination process.
197-11-335 Additional information.
197-11-340 Determination of nonsignificance (DNS).

197-11-350 Mitigated DNS.
197-11-360 Determination of significance (DS)/initiation of scoping.
197-11-390 Effect of threshold determination.
197-11-400 Purpose of EIS.
197-11-402 General requirements.
197-11-405 EIS types.
197-11-406 EIS timing.
197-11-408 Scoping.
197-11-410 Expanded scoping.
197-11-420 EIS preparation.
197-11-425 Style and size.
197-11-430 Format.
197-11-435 Cover letter or memo.
197-11-440 EIS contents.
197-11-442 Contents of EIS on nonproject proposals.
197-11-443 EIS contents when prior nonproject EIS.
197-11-444 Elements of the environment.
197-11-448 Relationship of EIS to other considerations.
197-11-450 Cost-benefit analysis.
197-11-455 Issuances of DEIS.
197-11-460 Issuances of FEIS.
197-11-500 Purpose of this part.
197-11-502 Inviting comment.
197-11-504 Availability and cost of environmental documents.
197-11-508 SEPA register.
197-11-510 Public notice.
197-11-535 Public hearings and meetings.
197-11-545 Effect of no comment.
197-11-550 Specificity of comments.
197-11-560 FEIS response to comments.
197-11-570 Consulted agency costs to assist lead agency.
197-11-600 When to use existing environmental documents.
197-11-610 Use of NEPA documents.

197-11-620 Supplemental environmental impact statement – Procedures.
197-11-625 Addenda – Procedures.
197-11-630 Adoption – Procedures.
197-11-635 Incorporation by reference – Procedures.
197-11-640 Combining documents.
197-11-650 Purpose of this part.
197-11-655 Implementation.
197-11-660 Substantive authority and mitigation.
197-11-680 Appeals.
197-11-700 Definitions.
197-11-702 Act.
197-11-704 Action.
197-11-706 Addendum.
197-11-708 Adoption.
197-11-710 Affected tribe.
197-11-712 Affecting.
197-11-714 Agency.
197-11-716 Applicant.
197-11-718 Built environment.
197-11-720 Categorical exemption.
197-11-721 Closed record appeal.
197-11-722 Consolidated appeal.
197-11-724 Consulted agency.
197-11-726 Cost-benefit analysis.
197-11-728 County/city.
197-11-730 Decision maker.
197-11-732 Department.
197-11-734 Determination of nonsignificance (DNS).
197-11-736 Determination of significance (DS).
197-11-738 EIS.
197-11-740 Environment.
197-11-742 Environmental checklist.
197-11-744 Environmental document.

197-11-746 Environmental review.
197-11-750 Expanded scoping.
197-11-752 Impacts.
197-11-754 Incorporation by reference.
197-11-756 Lands covered by water.
197-11-758 Lead agency.
197-11-760 License.
197-11-762 Local agency.
197-11-764 Major action.
197-11-766 Mitigated DNS.
197-11-768 Mitigation.
197-11-770 Natural environment.
197-11-772 NEPA.
197-11-774 Nonproject.
197-11-775 Open record appeal.
197-11-776 Phased review.
197-11-778 Preparation.
197-11-780 Private project.
197-11-782 Probable.
197-11-784 Proposal.
197-11-786 Reasonable alternative.
197-11-788 Responsible official.
197-11-790 SEPA.
197-11-792 Scope.
197-11-793 Scoping.
197-11-794 Significant.
197-11-796 State agency.
197-11-797 Threshold determination.
197-11-799 Underlying governmental action.
197-11-800 Categorical exemptions.
197-11-880 Emergencies.
197-11-890 Petitioning DOE to change exemptions.
197-11-900 Purpose of this part.

197-11-902 Agency SEPA policies.
197-11-908 Critical areas.
197-11-916 Application to ongoing actions.
197-11-920 Agencies with environmental expertise.
197-11-922 Lead agency rules.
197-11-926 Lead agency for governmental proposals.
197-11-928 Lead agency for public and private proposals.
197-11-930 Lead agency for private projects with one agency with jurisdiction.
197-11-932 Lead agency for private projects requiring licenses from more than one agency, when one of the agencies is a county/city.
197-11-934 Lead agency for private projects requiring licenses from a local agency, not a county/city, and one or more state agencies.
197-11-936 Lead agency for private projects requiring licenses from more than one state agency.
197-11-938 Lead agencies for specific proposals.
197-11-940 Transfer of lead agency status to a state agency.
197-11-942 Agreements on lead agency status.
197-11-944 Agreements on division of lead agency duties.
197-11-946 DOE resolution of lead agency disputes.
197-11-948 Assumption of lead agency status.
197-11-950 Severability.
197-11-960 Environmental checklist.
197-11-965 Adoption notice.
197-11-970 Determination of nonsignificance (DNS).
197-11-980 Determination of significance (DS) and scoping notice.
197-11-985 Notice of assumption of lead agency status.
197-11-990 Notice of action.

16A.23.030 Additional Definitions

In addition to those definitions set forth in SMC 16A.23.020, the following words and terms shall have the following meanings, unless the context indicates otherwise:

A. "Advisory body" means any body, established by the City Council, the responsibilities of which include review of development proposals for the purpose of making recommendations to the Council.

B. "Department" means the Department of Community and Economic Development.

C. "Development" means the rezoning of property, the subdivision of land, the construction of buildings, or any physical alteration of the land which is subject to City approval and to the requirements of SEPA.

D. "Hearing Examiner" means the City Hearing Examiner as codified in Chapter 1.20 SMC.

E. "SEPA" means Chapter 43.21C RCW, as now existing or as may subsequently be amended.

F. "SEPA rules" means Chapter 197-11 WAC adopted by the Department of Ecology, as now existing or as may subsequently be amended.

G. "Final staff evaluation of checklist" means that documentation and report of City staff's analysis of the checklist and any identified impacts. The report identifies any necessary findings, policies and the type of determination.

16A.23.040 Responsible Official Designated

The City Manager, or designee, shall be the SEPA responsible official for the City, and shall carry out the duties and functions of the City when it is acting as the lead agency or as a consulted agency under SEPA and the SEPA rules.

16A.23.050 Timing of Environmental Review

A. Subject to the provisions of subsection (B) of this section, the timing of environmental review shall be determined by the responsible official on a case-by-case basis, consistent with the requirements of SEPA and the SEPA rules. In general, the environmental review process shall take place at the conceptual stage of a project, rather than at the detailed design stage. If the City's only action will be a decision on a building permit or other license that requires detailed project plans and specifications, the applicant or perspective applicant shall be given the opportunity for environmental review under SEPA prior to submittal of such detailed project plans and specifications. An applicant or prospective applicant wishing to take advantage of the

opportunity for preapplication environmental review shall submit a completed environmental checklist to the department, except as otherwise provided by WAC 197-11-315(a).

B. At the latest, the City shall begin the environmental review process when a completed application for City approval of a nonexempt action has been received.

16A.23.060 Determination of Categorical Exemption

A. Any City department which receives an application for a proposal, or initiates a proposal which is potentially subject to the requirements of SEPA, shall forward that proposal to the Responsible Official, who shall make the following determinations:

1. Whether the proposal is an "action" as defined by WAC 197-11-704; and

2. If the proposal is an "action," whether it is categorically exempt from the requirements of SEPA; and

3. If the proposal is a nonexempt action, whether appropriate environmental review of the project has been conducted or commenced.

B. It is recognized that a particular development or land use, though otherwise consistent with City regulations and policies, may create adverse impacts upon facilities, services, natural systems or the surrounding area when aggregated with the impacts of prior or reasonably anticipated future developments. The City shall evaluate such cumulative environmental impacts and make its environmental determinations and substantive decisions accordingly.

C. Proposed actions shall be categorically exempt from threshold determinations and EIS requirements if they do not exceed the levels of activity identified in WAC 197-11-800(b), except as provided as follows, to respond to the local conditions and needs:

1. The construction or location of nine (9) detached single-family residential units.

2. The construction or location of twenty (20) multi-family residential units.

3. The construction of an office, school, commercial, recreational, service or storage building with twelve thousand (12,000) square feet of gross floor area, and with associated parking facilities designed for fifty (50) automobiles. This exemption includes stand-alone parking lots.

4. Any landfill or excavation of seven hundred fifty (750) cubic yards throughout the total lifetime of the fill or excavation.

16A.23.065 Critical Areas Categorical Exemptions – No Longer Exempt.

The following categorical exemptions, listed under WAC 197-11-800 and 197-11-908, shall not apply if there are critical areas located on-site as defined in SMC Title 15:

WAC

197-11-800(1)
197-11-800(2)(a)
197-11-800(2)(b)
197-11-800(2)(d)
197-11-800(2)(e)
197-11-800(2)(f)
197-11-800(2)(g)
197-11-800(6)(a)
197-11-800(14)(c)
197-11-800(24)(a) through (g)

16A.23.070 Environmental Checklist Required

A. Whenever the department determines that a proposal is a nonexempt action for which appropriate environmental review has not been conducted or commenced, the department shall prepare or shall require the action proponent to prepare and submit an environmental checklist.

B. The environmental review process shall not begin until a complete application (an environmental checklist and requested supporting materials) is received. Incomplete environmental checklist applications will be returned to the applicant for completion.

C. A department initiating a nonexempt City action may request that the responsible official, or designee, assist the department in preparing the necessary environmental checklist.

D. The provisions of this section shall not apply when the responsible official and the proponent of a nonexempt action agree in writing that the proposal is likely to have significant adverse environmental impacts, and further agree that an environmental impact statement (EIS) will be prepared.

E. The responsible official may determine that the City will complete all or part of an environmental checklist for a private proposal with its own staff, or may contract with one or more consultants to prepare or assist in preparation of a checklist, and may charge and collect fees from the applicant to cover costs incurred by the City in preparation of the checklist, if either of the following circumstances exist:

1. The City has technical information on a question or questions that is unavailable to the applicant; or

2. The applicant has provided inaccurate or incomplete information on previous proposals or on proposals currently under consideration.

If fees are to be collected, the applicant shall be advised of the estimated costs and shall be required to make payment of such costs prior to the actual preparation of all or part of the environmental checklist.

16A.23.075 Fees and Costs

In addition to the fees and costs provided in SMC 16A.23.070 and elsewhere in this chapter, the applicant shall be responsible for and shall reimburse the City for all costs and expenses incurred by the City in enforcing the provisions of this chapter relative to his/her application or permit, and for any legal costs, including attorney's fees, incurred by the City in taking steps to defend or support a position or decision in connection with his/her application for or issuance of a permit pursuant to this chapter.

16A.23.080 Environmental Impact Statement

A. Whenever the responsible official has issued a determination of significance (DS) for a nonexempt action, it shall be the responsibility of the individual, corporation, agency or City

department initiating or proposing the action to prepare a draft EIS and a final EIS under the supervision of the responsible official. Consultants shall be selected based on their expertise and knowledge related to the scoped environmental elements to be analyzed in the EIS documents. Regardless of who prepares an EIS, it is the EIS of the City and the responsible official must be satisfied that the EIS complies with this chapter, with SEPA and with the SEPA rules prior to issuance of the EIS.

B. The responsible official may determine that City staff will complete all or part of an EIS for a private proposal, or the City may contract with one or more consultants to prepare or assist in preparation of an EIS, and may charge and collect fees from the applicant to cover costs incurred by the City in preparation of the EIS, if one or more of the following circumstances exist:

1. The City has technical information on a question or questions that is unavailable to the applicant;

2. The applicant has provided inaccurate or incomplete information on previous proposals or on proposals currently under consideration;

3. The responsible official and the applicant agree that the City will be responsible for completing the EIS.

If fees are to be collected, the applicant shall be advised of estimated costs, and shall be required to secure payment of such costs prior to the actual preparation of the EIS.

16A.23.090 Public Notice

A. Whenever public notice is required under the SEPA rules, the responsible official shall cause notice to be given in the following manner:

1. By posting the subject property (site specific proposals only); and

2. By publishing notice in the official newspaper of the City.

B. Additional public notice may be provided for proposals having, or potentially having, unusually widespread, unique or significant adverse impacts, or, for other proposals, at the discretion of the responsible official.

16A.23.100 Internal Circulation of Environmental Documents

Relevant environmental documents shall accompany proposals through existing City project review processes. The responsible official shall ensure that environmental documents are provided to decision makers in the following manner:

A. Where a nonelected City official is to make a final decision on a nonexempt action, the responsible official shall provide that deciding official with a copy of a final staff evaluation, a determination of nonsignificance (DNS), a mitigated determination of nonsignificance (MDNS) or a final EIS upon issuance of the DNS or FEIS.

B. Where the Hearing Examiner is to make a decision on a nonexempt action, the responsible official shall transmit to the Examiner a copy of the following:

1. Environmental checklist.

2. The final environmental determination, except for when a Determination of Significance (DS) has been issued, both a copy of the Draft and Final Environmental Impact Statements shall be provided.

16A.23.110 Timing of Decision on Nonexempt Action

A. For nonexempt actions, the procedural requirements of SEPA, the SEPA rules and this chapter shall be completed prior to the City's issuance of a license, permit, or other approval, and prior to the City committing to a particular course of action, or prior to the City making a decision which would either have adverse environmental impacts, or limit the choice of reasonable alternatives.

B. A final decision on a nonexempt action for which a DNS has been issued or an EIS has been required shall not be made until after expiration of the environmental appeal period. Notwithstanding the foregoing, a final decision need not be made during pendency of any appeal if deemed appropriate by the City or if an injunction be issued by a court of competent jurisdiction.

16A.23.120 Authority to Condition or Deny Proposals

A. The policies and goals set forth and referenced by this chapter are supplementary to other zoning, land use, and regulatory ordinances of the City.

B. The City may attach conditions to a permit or approval so long as:

1. Such conditions are necessary to mitigate probable significant adverse environmental impacts identified in environmental documents prepared pursuant to this chapter; and

2. Such conditions are in writing; and

3. The mitigation measures included in such conditions are reasonable and capable of being accomplished; and

4. The City has considered whether other local, state, or federal mitigation measures applicable to the proposal are sufficient to mitigate the identified impacts; and

5. Such conditions are based on one or more policies, plans, rules or regulations designated in SMC 16A.23.130 as a basis for the exercise of substantive SEPA authority, and cited in the license, permit, ordinance, or other decision document.

C. The City may deny a permit or approval for a proposal on the basis of SEPA so long as:

1. A finding is made that approval would result in probable significant adverse environmental impacts which are identified in a final EIS prepared pursuant to this chapter; and

2. A finding is made that there are no reasonable mitigation measures capable of being accomplished which are sufficient to make the identified impacts nonsignificant; and

3. The denial is based on one or more policies, plans, rules, or regulations designated in SMC 16A.23.130 as a basis for the exercise of substantive SEPA authority, and cited in the license, permit, ordinance or other decision document.

D. If the City determines, after the initial review of a project, that a proposed action could not comply with adopted plans, policies, rules or regulations, and where the City has authority other than SEPA to deny the proposal, the project can be denied outright without making a threshold determination, which denial shall be in writing. Proposed actions which are subsequently

modified, amended, or deemed to be consistent with adopted plans, policies, rules or regulations shall not receive final approval until the proposed action is in full compliance with SEPA, the SEPA rules, and this chapter.

E. Where the responsible official has issued a mitigated DNS, the decision maker shall not approve the proposal until:

1. The proponent has modified the proposal, either through modification of plans and other application materials or through a separate written instrument attached to the application, such that the mitigating measures of the mitigated DNS become part of the proposal; or

2. The decision maker has incorporated the mitigating measures of the mitigated DNS into the license, permit, ordinance or other approval; or

3. A combination of the aforesaid.

F. Where mitigating measures are agreed to, or imposed, and where the proponent fails to implement such mitigating measures, the City shall have the authority to revoke any permit, license or other approval granted on the basis of such mitigating measures.

16A.23.130 Substantive Authority

The City adopts by reference the following policies, plans, rules and regulations, as now existing or as may subsequently be amended, as a basis for the exercise of substantive authority to approve, condition or deny proposed actions under RCW 43.21C.060 of SEPA:

A. City of SeaTac Comprehensive Plan;

B. City of SeaTac Shoreline Management Master Program;

C. City of SeaTac Municipal Code;

D. King County Surface Water Design Manual, together with City of SeaTac Addendum;

E. King County Road Construction Standards;

F. Des Moines Creek Restoration Plan;

G. State Growth Management Legislation or Initiatives;

H. City of SeaTac Parks, Recreation and Open Space Plan;

I. City of SeaTac Transportation Master Plan;

J. SeaTac Subarea Plans and Policies.

16A.23.140 City Responsibilities as Consulted Agency

In carrying out the City's duties as a consulted agency, the responsible official shall request information from any department potentially affected by or having expertise on a proposal. Information timely received by the responsible official in response to such request shall be transmitted to the lead agency. The responsible official may transmit such information by forwarding copies of any department responses, or by consolidating all department responses into a single City response.

16A.23.150 Environmental Appeals

Any person aggrieved by a final threshold determination of significance, final determination of nonsignificance, or inadequacy of a final EIS may file an appeal with the City of SeaTac Hearing Examiner. Appeal of intermediate steps under SEPA (e.g., lead agency determination, scoping, draft EIS adequacy) shall not be allowed.

16A.23.155 Content of Appeals

All appeals shall be in writing and contain the following information:

A. The basis for the appellant's standing, including:

1. How the appellant's interests are arguably within the zone of interests protected by SEPA; and

2. How the SEPA decision being appealed will cause the appellant injury-in-fact. If the alleged injury-in-fact has not already occurred, the appellant must set forth facts establishing the immediate, concrete, and specific future injury-in-fact that will occur to the appellant as a result of the SEPA determination under appeal.

B. The specific alleged errors in the SEPA decision being appealed;

C. The relief requested; and

D. The signature, address, and phone number of the appellant and the name and address of the petitioner's designated representative, if any.

16A.23.160 Time Limitation on Appeals

A written notice of appeal identifying the grounds for appeal must be filed with the City Clerk within ten (10) days of the date of issuance of the final threshold determination of significance, final determination of nonsignificance, or final EIS.

A. An appellant intending to offer additional written documentation in support of its position must file any such material with the City Clerk's office within fourteen (14) days of filing the initial appeal. Documents not so filed with the City Clerk's office shall not be admitted at the time of the hearing.

B. Any party, other than the appellant, wishing to submit written documentation either in support of, or in opposition to, the appeal shall file any written material with the City Clerk's office within ten (10) days of publication of the public hearing notice.

16A.23.170 Fee to Accompany Notice of Appeal

A fee as specified in the City's schedule of fees shall accompany the written notice of appeal and be filed within the appeal period with the City Clerk. No notice of appeal shall be accepted unless accompanied by full payment of the filing fee. This fee shall be utilized to cover publication costs, mailing, and other costs directly associated with the appeal.

16A.23.180 Notice of Hearing

Notice of appeal, timely filed, shall be transmitted by the City Clerk to the Hearing Examiner and the SEPA responsible official. The public hearing notice shall be published, posted, and mailed to parties of record, and, if applicable, to adjacent property owners, not less than thirty (30) days prior to the public hearing.

16A.23.190 Public Hearing

A public hearing upon appeal of a threshold determination shall be conducted by the Hearing Examiner.

16A.23.200 Testimony – Recording

All testimony taken at any public hearing shall be taken under oath. The hearing shall be recorded electronically.

16A.23.210 Substantial Weight – Burden of Proof

A threshold determination by the responsible official is entitled to substantial weight. The burden shall be on the appellant to establish that the determination is in error.

16A.23.220 Decision of the Hearing Examiner

Upon the basis of all of the information received in public hearing, and all information relied upon by the responsible official, the Hearing Examiner shall prepare a written decision, including findings of fact and conclusions.

16A.23.230 Dismissal of Appeal

The Hearing Examiner may summarily dismiss an appeal without hearing when such appeal is determined by the Hearing Examiner to be without merit on its face, frivolous, or brought merely to impede a proposal or secure a delay.

16A.23.240 Council Review – Limitations for Appeals

Repealed by Ord. 98-1052.

16A.23.250 Superior Court Review – Limitations for Appeal

The decision of the Hearing Examiner on appeal from a threshold determination may be appealed only to Superior Court in conjunction with an appeal of the underlying action in accordance with RCW 43.21C.075, the State Environmental Policy Act. Any such appeal must be brought within the timelines specified in RCW 36.70C.040.

Chapter 16A.25
COMPREHENSIVE PLAN

Sections:

16A.25.010 Purpose
16A.25.020 Comprehensive Plan Adopted
16A.25.030 Early and Continuous Public Participation

16A.25.040 Amendments and Exceptions

16A.25.010 Purpose

The City of SeaTac Comprehensive Plan establishes the principles, goals, objectives and policies guiding future development of the City in compliance with Chapter 36.70A RCW, the Washington State Growth Management Act. The purpose of this chapter is to identify those elements that comprise the Comprehensive Plan and to provide for the establishment of procedures for review and amendment of the Plan.

16A.25.020 Comprehensive Plan Adopted

A. The City of SeaTac Comprehensive Plan, initially adopted in December 1994 to comply with the Growth Management Act and as periodically amended thereafter, is hereby adopted by reference.

B. The Comprehensive Plan consists of the following:

1. City of SeaTac Comprehensive Plan, Volumes 1 and 2;
2. City of SeaTac Shoreline Master Program;
3. City Center Plan;
4. South 154th St. Station Area Action Plan;
5. Angle Lake District Station Area Plan;
6. City of SeaTac Parks, Recreation and Open Space Plan;
7. City of SeaTac Transportation Master Plan.

16A.25.030 Early and Continuous Public Participation

A. The City of SeaTac encourages early and continuous public participation in the comprehensive planning process and in other City-initiated planning programs that may be carried out under the overall framework of the plan.

B. The Community and Economic Development Director shall establish and broadly disseminate information regarding the Comprehensive Plan amendment process.

16A.25.040 Amendments and Exceptions

A. Pursuant to Resolution 97-001, the Comprehensive Plan may only be amended pursuant to procedures established by the Community and Economic Development Director and no more frequently than once each calendar year, except as provided in subsection (C) of this section.

B. All amendments shall be considered concurrently so as to assess their cumulative impact.

C. Exceptions. Pursuant to Chapter 35A.70 RCW, under the following circumstances, amendments to the Comprehensive Plan may be processed separately and in addition to the established amendment cycle:

1. If an emergency exists, which is defined as an issue of community-wide significance that addresses the public health, safety, and general welfare;

2. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court;

3. To adopt or amend the Shoreline Master Program under the procedures set forth in Chapter 90.58 RCW;

4. The initial adoption of a subarea plan or new element to the Comprehensive Plan;

5. An amendment of the Capital Facilities Plan may occur concurrently with the adoption or amendment to the City budget.

APPENDICES

Appendix I – City of SeaTac Permits by Department and Type

Permits/Actions	Type I	Type II	Type III
Building Services Division			
Electrical	**X**		
Mechanical	**X**		
Plumbing	**X**		

Permits/Actions	Type I	Type II	Type III
Building	X		
Engineering Review Division			
Grading and Drainage (STE permit)	X		
Right-of-Way Use	X		
Engineering Variance	X		
Fire Department			
Fire Alarm Permits	X		
Fire Suppression System	X		
Fuel Storage Tank	X		
Other Fire Code Permits	X		
Planning Division			
Home Occupation	X		
Lot Line Adjustment	X		
Separate Lot Determination	X		
Shorelines Exemption	X		
Sign	X		
Site Plan Review, Type I	X		
Temporary Use	X		
Administrative Variance		X	
Conditional Use Permit (CUP) Minor, Administrative		X	
Preliminary Site Plan		X	
Public Utility Exception to CAO		X	
Short Plat		X	

Permits/Actions	Type I	Type II	Type III
Special Home Occupation (SHOP)		X	
Reasonable Use Exception to CAO		X	
Conditional Use Permit (CUP) Major			**X**
CUP – Essential Public Facility (EPF)			**X**
Planned Unit Development (PUD)			**X**
Rezone: Owner-Initiated			**X**
Shoreline Substantial Development			**X**
Subdivision			**X**
Variance			**X**
Variance (Sign)			**X**

Appendix II – City of SeaTac Permit Review and Public Notice Procedures

Permit Type		Determination of Completeness RCW 36.70B.070	Notice of Application RCW 36.70B.110	Notice of Public Hearing SMC 16A.13.010	Decision Made by	Notice of Decision RCW 36.70B.130	Appeal Heard by
Type I		No	No	N/A	City staff	No	Hearing Examiner
Type II		Yes	within 300 feet	N/A	City staff	Yes	Hearing Examiner
Type III		Yes	within 500 feet	within 500 feet	Hearing Examiner	Yes	Superior Court

Section 2. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after its adoption, and to the King County Assessor.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. This Ordinance shall be effective thirty (30) days after adoption and publication as required by law.

ADOPTED this 27th day of February, 2018, and signed in authentication thereof on this 27th day of February, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo

Mary Mirante Bartolo, City Attorney

Effective Date: 4/4/18

[Amendments to Title 16A]

ORDINANCE NO. 18-1005

An ORDINANCE of the City Council of the City of SeaTac, Washington, amending the City's Official Zoning Map.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of SeaTac is required to develop and adopt development regulations, including the Official Zoning Map; and

WHEREAS, pursuant to SeaTac Municipal Code (SMC) 1.20.120, the City of SeaTac Hearing Examiner held a public hearing on October 25, 2017 to consider rezoning a 2.06 acre parcel (parcel number 092204-9084 (21212 International Boulevard) from Urban High Density Residential (UH-900) to Urban High-Urban Center Residential (UH-UCR); and

WHEREAS, the City's Hearing Examiner granted the requested rezone to UH-UCR on November 7, 2017 and no appeals were filed; and

WHEREAS, SeaTac Municipal Code, section 15.200.020 Official Zoning Map, requires amendments to the Official Zoning Map be made by Ordinance of the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1: The City's Official Zoning Map, is hereby amended from UH-900 to UH-UCR as shown in Exhibit A – Legal Description and Exhibit B – Location Map.

Section 2: This Ordinance shall be in full force and effect five (5) days after passage and publication.

ADOPTED this 27th day of February, 2018, and

Signed in authentication thereof on this 27th day of February, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo

Mary Mirante Bartolo, City Attorney

Effective Date: 3/10/18

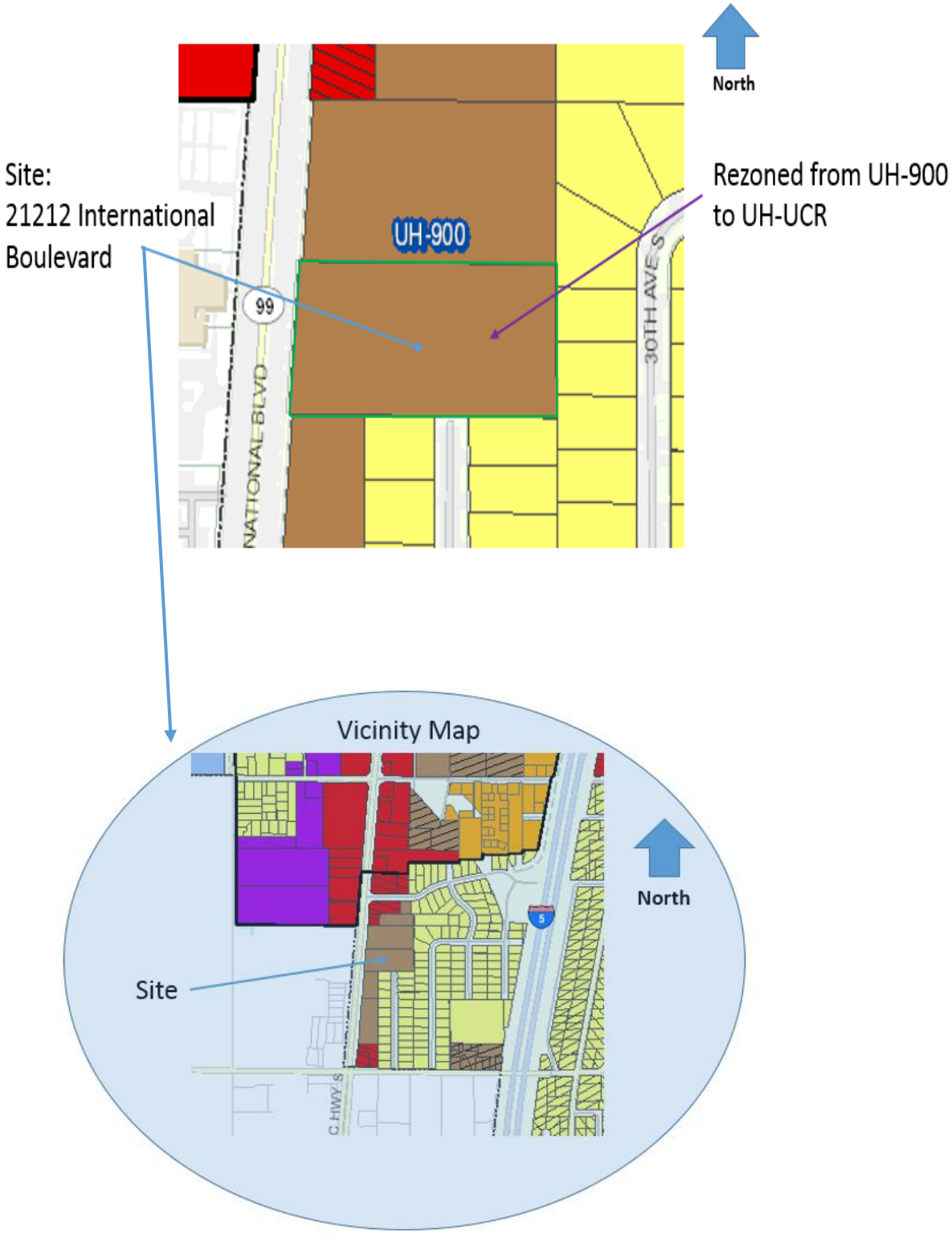
[Amending the Zoning Map]

EXHIBIT A – LEGAL DESCRIPTION

THE NORTH 200 FEET OF THE SOUTH 450 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

AND THAT PORTION OF THE NORTH 200 FEET OF THE SOUTH 450 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF PACIFIC HIGHWAY.

EXHIBIT B – LOCATION MAP



ORDINANCE NO. 18-1006

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapters 13.150 and 15.210 of the SeaTac Municipal Code to implement the terms of the 2018 Interlocal Agreement with the Port of Seattle.

WHEREAS, it is necessary to update the City's Fire Code (Chapter 13.150) and Land Use Standards for the AVO and AVC Airport Zones (Chapter 15.210), in order to implement the 2018 Interlocal Agreement between the City and the Port of Seattle;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Chapter 13.150 of the SeaTac Municipal Code is hereby amended to read as follows:

Chapter 13.150
FIRE CODE

Sections:

13.150.010 **Adoption**
13.150.020 **Amendments to the International Fire Code – Chapter 1, Scope and Administration.**
13.150.030 **Amendments to the International Fire Code – Chapter 2, Definitions.**
13.150.040 **Amendments to the International Fire Code – Chapter 3, General Requirements**
13.150.050 ***Reserved.***
13.150.060 **Amendments to the International Fire Code – Chapter 5, Fire Service Features.**
13.150.070 **Amendments to the International Fire Code – Chapter 6, Building Services and Systems.**
13.150.080 **Amendments to the International Fire Code – Chapter 7, Fire and Smoke Prevention Features.**
13.150.090 **Amendments to the International Fire Code – Chapter 9, Fire Protection Systems.**
13.150.100 **Amendments to the International Fire Code – Chapter 11, Construction Requirements for Existing Buildings.**
13.150.110 **Amendments to the International Fire Code – Chapter 80, Reference Standards.**
13.150.120 **Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings.**
13.150.270 **Automatic location identifier – Enhanced 911.**

13.150.010 Adoption.

The International Fire Code with Appendix B, 2015 Edition, as published by the International Code Council, as amended in Chapters 51-54A WAC, together with amendments, additions, and deletions adopted by reference, and together with SeaTac modifications, is adopted as the City of SeaTac Fire Code, and referred to as "this Code" in this chapter. At least one (1) copy of the adopted edition of the International Fire Code as published by the International Code Council shall be on file in the office of the Building Official on behalf of the City Clerk.

13.150.015. Applicability of Port of Seattle Fire Codes.

A. With the exception of SMC 13.150.020, should the Port of Seattle Fire Codes, as set forth in the Rules for Airport Construction, conflict with this Chapter, the conflict shall be resolved in favor of the Port of Seattle Fire Codes.

B. SMC 13.150.015 (A) only applies for parcels identified as "Inside AAA" or "Addition" on Appendix 3A—Airport Activity Area Map, pursuant to the 2018 Interlocal Agreement between the City and the Port of Seattle (dated December 20, 2017 and effective February 17, 2018).

13.150.020. Amendments to the International Fire Code – Chapter 1, Scope and Administration. The following local amendments to Chapter 1 of the International Fire Code, entitled "Scope and Administration," are hereby adopted and incorporated into the International Fire Code:

A. A new subsection 104.1.1 is added to read as follows:

> **104.1.1. Retained authority – Additional conditions.** The fire code official retains the authority to impose additional conditions where the official determines it necessary to mitigate identified fire protection impacts and problematic fire protection systems. These conditions may include, by way of example and without limitation, increased setbacks, use of fire retardant materials, installation and/or modification of standpipes, fire sprinkler and fire alarm systems.

B. A new subsection 105.1.4 is added to read as follows:

> **105.1.4. Term.** Operational permits issued in accordance with this code shall be valid for a 12-month period and are renewable at the end of that 12-month term.

C. Subsection 105.6 of the International Fire Code is amended to read as follows:

> 105.6 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.55.

D. A new subsection 105.6.50 is added to read as follows:

105.6.50. Commercial Kitchen. An operational permit is required for all commercial kitchens with type I hood systems.

E. A new subsection 105.6.51 is added to read as follows:

105.6.51. Emergency and standby power systems. An operational permit is required for code required emergency or standby power systems identified in NFPA 110.

F. A new subsection 105.6.52 is added to read as follows:

105.6.52 Powder Actuated Fasteners. For parcels zoned Aviation Operations ("AVO") or Aviation Commercial ("AVC), an operational permit is required for any activities utilizing powder actuated fasteners.

G. A new subsection 105.6.53 is added to read as follows:

105.6.53 Food Trucks. For parcels zoned Aviation Operations ("AVO") or Aviation Commercial ("AVC), an operational permit is required for any activities utilizing food trucks.

H. A new subsection 105.6.54 is added to read as follows:

105.6.54 Use of Aircraft Hangers or Warehouses for an event. For parcels zoned Aviation Operations ("AVO") or Aviation Commercial ("AVC), an operational permit is required for any activities utilizing an aircraft hanger or warehouse for an event with more than 100 people.

I. A new subsection 105.6.55 is added to read as follows:

105.6.55 Fuel Storage Tanks. For parcels zoned Aviation Operations ("AVO") or Aviation Commercial ("AVC), an operational permit is required for any activities utilizing fuel storage tanks.

J. A new subsection 105.7.21 is added to read as follows:

105.7.21. Emergency and standby power systems. A construction permit is required for the installation of a code required emergency or standby power systems identified in NFPA 110.

K. Section 108 of the International Fire Code is amended to read as follows:

108 Appeals. The Hearing Examiner shall constitute the board of appeals for all matters concerning the application of the technical codes. Appeals to the hearing examiner shall be made pursuant to Chapter 13.100.100 SMC.

L. Subsection 109.4 of the International Fire Code is amended to read as follows.

> **109.4 Violation Penalties**. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand (1,000) dollars or by imprisonment of not more than 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

M. Subsection 111.4 of the International Fire Code is amended to read as follows.

> **111.4 Failure to comply**. Any person who shall continue any work after having been served with a stop work order, except such as that person is directed, by the City, to perform or remove a violation or unsafe condition, shall be liable to a fine of not less than one hundred ($100.00) dollars or more than double the amount.

N. Subsection 113.3 of the International Fire Code is amended to read as follows.

> **113.3 Work commencing before permit issuance**. When work is started or proceeded prior to obtaining approval or required permits, the ordinary fees shall be doubled. The payment of such double fee shall not relieve any persons from fully complying with the requirement of this code in the execution of the work nor from any other penalties prescribed by this code.

13.150.030. Amendments to the International Fire Code – Chapter 2, Definitions. The following local amendment to Chapter 2 of the International Fire Code, entitled "Definitions," is hereby adopted and incorporated into the International Fire Code:

A. The following definitions is added to Section 202 of the International Fire Code to read as follows:

> **OUTDOOR STORAGE.** The storage of materials on-site which are not in transit.
>
> **PROBLEMATIC FIRE PROTECTION SYSTEM.** A fire protection system that generates repeated preventable alarms.

13.150.040. Amendments to the International Fire Code – Chapter 3, General Requirements. The following local amendment to Chapter 3 of the International Fire Code, entitled "General Requirements," is hereby adopted and incorporated into the International Fire Code:

A. A new subsection 308.1.6.3 is amended to read as follows:

308.1.6.3 Sky lanterns. The use of sky lanterns is prohibited.

B. A new subsection 315.4.3 to read as follows:

315.4.3 Idle Pallets. Idle pallets shall be stored in accordance with Sections 315.4.3.1 through 315.4.3.4.

315.4.3.1 Buildings protected with automatic sprinklers. The storage of idle pallets shall be in accordance with NFPA 13 Table A12.12.1.1.

315.4.3.2 Buildings without sprinkler protection. The storage of idle pallets shall be in accordance with Table 315.4.3.2.

Table 315.4.3.2 Clearances[1] Between Storage and Buildings

Wall Construction Type	Openings	0-50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry	None	5	5	10
Masonry	1 hour protected openings	5	10	20
Masonry	3/4 hour protected openings	10	20	30
Masonry	Non protected openings	20	30	50
Other		20	30	50

1. All distances measured in feet.

315.4.3.3 Separation from other storage. The storage of idle pallets shall be in accordance with Table 315.4.3.3.

Table 315.4.3.3 Clearance to Other Storage

Pile Size	Minimum Distance[1]
0-50	20
51-200	30

Over 200	50

1. All distances measured in feet.

315.4.3.4 Stacks. Pallet stacks shall be arranged to form stable piles. Pile shall be limited to an area not greater than 400 square feet. A distance half the pile height or not less than 8 ft. shall separate stacks.

13.150.050. Amendments to the International Fire Code – Chapter 4, Emergency Planning and Preparedness. This section is reserved.

13.150.060. Amendments to the International Fire Code – Chapter 5, Fire Service Features. The following local amendments to Chapter 5 of the International Fire Code, entitled "Fire Service Features," are adopted and incorporated into the International Fire Code:

A. Section 503 of the International Fire Code is adopted.

B. Subsection 503.2.1 is amended to read as follows:

503.2.1 Dimensions. The following minimum dimensions shall apply for fire apparatus access roads:

1. *Fire apparatus access roads* shall have an unobstructed width of not less than 20 feet, except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

2. All *fire apparatus access road* routes shall be approved.

C. Subsection 503.2.3 is amended to read as follows:

503.2.3 Surface. Facilities, buildings, or portions of buildings constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete, or other approved all-weather driving surface capable of supporting the imposed load of fire apparatus weighing at least 30 tons in accordance with the King County Road Standards.

D. Subsection 503.2.5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround.

E. Subsection 503.2.6 is amended to read as follows:

> **503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with specifications established by the fire code official and the public works director, or their designees; at a minimum, however, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of 30 tons or more ton fire apparatus, the total imposed load to be determined by the fire code official. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

F. Subsection 503.2.7 of the International Fire Code is amended to read as follows:

> **503.2.7 Grade.** Fire apparatus access roads shall not exceed 15 percent longitudinally and/or 6 percent laterally in grade. Approach and departure angle for fire access shall be as determined by the fire code official.

G. A new subsection 503.2.9 is added to read as follows:

> **503.2.9 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, for 20 feet on either side of the operating nut the minimum road width shall be 26 feet and may be marked as a fire lane per Section 503.3.

H. Subsection 503.3 is amended to read as follows:

> **503.3 Marking.** *Fire apparatus access roads* shall be marked whenever necessary to maintain the unobstructed minimum required width of roadways. Subject to the *fire code official*'s prior written approval, marked *fire apparatus access roads*, or *fire lanes*, may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy. Only those *fire apparatus access roads* established by the *fire code official* can utilize red marking paint and the term *fire lane*. *Fire lanes* shall be marked as directed by the *fire code official* with one or more of the following types of marking in accordance with the City of SeaTac Design and Construction Standards:

503.3.1 Type 1. Type 1 marking shall be installed to identify *fire lanes* on commercial and multi-family developments or as directed by the *fire code official*. The following shall apply to Type 1 marking:

1. Curbs shall be identifiable by red traffic paint with a 6 inch wide stripe on the top and front, extending the length of the designated fire lane.
2. Rolled curbs shall be identified by red traffic paint with a 6 inch wide stripe on the upper most portion of the curb, extending the length of the designated fire lane.
3. Lanes without curbs shall be identified by red traffic paint with a 6 inch wide stripe on the pavement, extending the length of the designated fire lane.
4. The words "NO PARKING – FIRE LANE" shall be in 3 inch stroke white letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. Locations and intervals will be designated by the fire code official; marking will not exceed 50 feet apart. In most cases, both sides of the access road shall be marked. Where long drives are to be marked, the repetition shall alternate sides of the drive.

503.3.2 Type 2. Type 2 marking shall be installed to identify *fire lanes* in one- and two-family dwelling developments, or as directed by the *fire code official*. The following shall apply to Type 2 marking:

1. Type 2 marking requires metal signs stating "NO PARKING – FIRE LANE" to be installed at intervals or locations designated by the fire code official; signage will not exceed 150 feet apart.
2. The signs shall measure 12 inches in width and 18 inches in height and have red letters on a white background. Bottom of sign shall be a minimum of 7 feet from the curb. Signs shall be nominally parallel to the road, facing the direction of travel.
3. The sign shall be installed on an approved metal post.

   Exception: On construction sites, approved portable or temporary sign posts and bases may be used.

4. Where fire lanes are adjacent to buildings or structures and when approved or directed by the fire code official, the signs may be placed on the face of the building or structure.

503.3.3. Type 3. Type 3 marking shall be installed to address situations where neither Type 1 or 2 marking are effective or as directed by the fire code official.

1. Specific areas designated by the fire code official shall be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red traffic paint, parallel with each other, at least 6 inches in width, and 24 inches apart. Lettering shall occur as with Type 1 marking.

I. Subsection 503.7 is added to read as follows:

503.7 Establishment of fire lanes. Fire lanes in conformance with this code shall be established by the Fire Chief or his/her authorized designee, and shall be in accordance with 503.7.1 through 503.7.9.

503.7.1 Obstruction of fire lanes prohibited. The obstruction of a designated fire lane by a parked vehicle or any other object is prohibited and shall constitute a traffic hazard as defined in State law and an immediate hazard to life and property.

503.7.2 Existing fire lane signs and markings. The following signs and markings shall be provided:

1. Signs (minimum nine-inch by 16-inch) may be allowed to remain until there is a need for replacement and at that time the sign shall the requirements of section 503.3.2

2. Markings may be allowed to remain until there is a need for repainting and at that time the provisions outlined in 503.3 shall be complied with.

503.7.3 Maintenance. Fire lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane.

503.7.4 Towing notification. At each entrance to property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location and shall clearly state that vehicles parked in fire lanes may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

503.7.5 Responsible property owner. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstructions in such fire lanes.

503.7.6 Violation – Penalty. Any person who fails to mark or maintain the marking of a designated fire lane as prescribed herein, or who obstructs or allows the obstruction of a designated fire lane, other than the parking of a vehicle, shall be deemed to have committed a Class 2 civil infraction. The penalty for violation of this section shall be a maximum monetary penalty of one hundred twenty-five dollars ($125.00), not including statutory assessments.

503.7.7 Violation – Civil penalty. In addition to, or as an alternate to, the penalties specified above, the City is authorized to enforce all provisions of this chapter, specifically including civil penalties, pursuant to Chapter 1.15 SMC.

503.7.8 Impoundment. Any vehicle or object obstructing a designated fire lane is declared a traffic hazard and may be abated without prior notification to its owner by impoundment pursuant to the applicable State law. The owner or operator shall be responsible for all towing and impound charges.

J. A new subsection 503.8 is added to read as follows:

503.8 Commercial and Industrial Developments. The *fire apparatus access roads* serving commercial and industrial developments shall be in accordance with Sections 503.8.1 through 503.8.3.

503.8.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

503.8.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet shall be provided with two separate and *approved fire apparatus access roads*.

Exception: Projects having a gross *building area* of up to 124,000 square feet that have a single *approved* fire apparatus

access road when all buildings area equipped throughout with *approved automatic sprinkler systems*.

503.8.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the *fire code official* and the *fire chief*.

K. A new subsection 503.9 is added to read as follows:

503.9 Aerial fire apparatus roads. The *fire apparatus access roads* that accommodate aerial fire apparatus shall be in accordance with Sections 503.9.1 through 503.9.3.

503.9.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department access shall be provided with *approved fire apparatus access roads* that are capable of accommodating fire department aerial apparatus.

503.9.2 Width. *Fire apparatus access roads* shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

503.9.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned parallel to one entire side of the building. The location of the parallel access route shall be *approved*.

L. A new subsection 503.10 is added to read as follows:

503.10 Multi-family residential developments. The *fire apparatus access roads* serving multi-family residential developments hall be in accordance with Sections 503.10.1 through 503.10.3.

503.10.1 Projects having more than 100 dwelling units. Multi-family residential projects having more than 100 *dwelling units* shall be provided with two separate and *approved fire apparatus access roads*.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout

with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

503.10.2 Projects having more than 200 dwelling units. Multi-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved fire apparatus access roads* regardless of whether they are equipped with an *approved automatic sprinkler system.*

503.10.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the *fire code official* and *fire chief.*

M. A new subsection 503.11 is added to read as follows:

503.11 One- and Two-family residential developments with more than 30 dwelling units. The *fire apparatus access roads* serving one- and two-family residential developments with more than 30 dwelling units shall be in accordance with Sections 503.11.1 and 503.11.2.

503.11.1 Projects having more than 30 dwelling units. Developments of one- or two-family dwellings where the number of *dwelling units* exceed 30 shall be provided with two separate and *approved fire apparatus access roads.*

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of dwelling units on a single *fire apparatus access road* shall not be increased unless *fire apparatus access roads* will, within a reasonable time, connect with future development, as determined by the *fire code official.*

503.11.2 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line

between accesses or as approved by the *fire code official* and *fire chief.*

N. A new subsection 503.12 is added to read as follows:

503.12 Underground structures. Installation of underground structures under or within 10 feet of *fire apparatus access roads* shall be designed using *approved* criteria. The criteria shall accommodate for the loading of fire department aerial apparatus unless otherwise *approved.*

O. A new subsection 507.5.2.1 is added to read as follows:

507.5.2.1. Records. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for three years; copies shall be delivered to the fire code official within 30 calendar days of each test, inspection, or maintenance of the system.

P. A new subsection 507.5.6 is amended to read as follows:

507.5.6. Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts shall be designed and installed in accordance with the local water purveyor's design and construction standards.

Q. A new subsection 507.5.7 is amended to read as follows:

507.5.7. Fire hydrant. Fire hydrants shall be designed and installed in accordance with the local water purveyor's design and construction standards.

R. A new subsection 507.5.8 is amended to read as follows:

507.5.8. Backflow prevention. All private fire systems shall be isolated by an approved method from the local water purveyor.

S. A new subsection 507.6 is amended to read as follows:

507.6. Capacity for residential areas. All hydrants installed in single family residential areas shall be capable of delivering 1,500 gpm fire flow over and above average maximum demands at the farthest point of the installation.

T. A new subsection 507.7 is amended to read as follows:

507.7. Spacing. The spacing of hydrants shall be in accordance with Sections 507.7.1 through 507.7.5.

507.7.1. Single family. The maximum fire hydrant spacing serving single family residential areas shall be 600 feet.

507.7.2. Commercial, industrial and multi-family. The maximum fire hydrant spacing serving commercial, industrial, multi-family or other areas shall be 300 feet.

507.7.3. Medians. Where streets are provided with median dividers which cannot be crossed by firefighters pulling hose lines hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.4. Arterials. Where arterial streets are provided with four or more traffic lanes hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.5. Transportation. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at a spacing not to exceed 1,000 feet to provide for transportation hazards.

U. A new subsection 507.8 is amended to read as follows:

507.8. Required hydrants. The number of hydrants required for a property shall be based on the calculated fire flow. The first hydrant will be calculated for up to 1,500 gpm. An additional hydrant is required for every 1,000 gpm, or fraction thereof. The required hydrants shall be within 600 feet of the property on a fire apparatus road, as measured by an approved method.

V. A new subsection 507.9 is amended to read as follows:

507.9. Notification. The owner of property on which private hydrants are located and the public agencies that own or control public hydrants must provide the *fire code official* with the following written service notifications in accordance with 507.9.1 and 507.9.2.

507.9.1. In-service notification. The *fire code official* shall be notified when any newly installed hydrant is placed into service.

507.9.2. Out-of-service notifications. Where any hydrant is out of service or has not yet been placed in service, the hydrant shall be identified as being out of service and shall be appropriately marked as out of service, by a method *approved* by the *fire code official*.

W. A new subsection 507.10 is amended to read as follows:

507.10. Water main standards. The installation of water mains shall be in accordance with 507.10.1 and 507.10.2.

507.10.1. Minimum pipe size. All water mains serving fire hydrants shall be eight (8) inches in diameter for dead-end mains and six (6) inches inside diameter for circulating mains.

Exception: Hydrant leads less than fifty (50) feet in length may be six (6) inches in diameter.

507.10.2. Adopted standards. All water mains shall meet applicable engineering and health standards adopted by the State of Washington or the water purveyor.

X. A new subsection 507.11 is amended to read as follows:

507.11. Water purveyor authority. Nothing in this section shall be construed to prohibit water purveyors from imposing more stringent requirements for the construction of water mains and fire hydrants.

Y. Subsection 508.1 is amended to read as follows:

508.1 **General.** Where required by other sections of the code and in all buildings classified as high-rise or those buildings used as an airport terminal, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

Z. A new section is added to read as follows:

511 Automatic External Defibrillators

AA. A new subsection 511.1 is added to read as follows:

511.1 **Where required.** Automatic External Defibrillators (AED) shall be installed on Port properties in accordance with 511.1.1 through 511.1.3.

511.1.1 **Terminals.** AED's shall be located in all public circulation spaces and holdrooms with a maximum travel distance of 150 feet.

511.1.2 **Accessory Terminal Spaces.** A minimum of (1) AED shall be located in each airline lounge, club, or tenant breakroom designed to serve more than 50 occupants.

511.1.3 **Other Buildings on Port property.** A minimum of (1) AED shall be located in an obvious location such as an elevator lobby/entrance.

13.150.070. Amendments to the International Fire Code – Chapter 6, Building Services and Systems. The following local amendments to Chapter 6 of the International Fire Code, entitled "Building Services and Systems," are hereby adopted and incorporated into the International Fire Code:

A. Subsection 606.6 is amended to read as follows:

> **606.6. Testing of equipment.** Refrigeration equipment and systems having a refrigerant circuit more than 220 pounds of Group A1 or 30 pounds of any other group refrigerant shall be subject to periodic testing in accordance with Section 606.6.1. A written record of the required testing shall be maintained on the premises for a minimum of three years; a copy shall be submitted to the *fire code official* within 30 calendar days of the testing; and a label or tag shall be affixed to the individual system identifying the date of the testing. Tests of emergency devices or systems required by this chapter shall be conducted by persons trained and qualified in refrigeration systems.

B. Subsection 609.2 is amended to add the following two subsections to read as follows:

> **609.2.2. Permit Required.** Permits shall be required as set forth in Section 105.6.
>
> **609.2.3. Approved drawing.** The stamped and approved cook line drawing shall be displayed adjacent to the suppression system pull station prior to the final inspection.

C. Subsection 609.3.3.3 is amended to read as follows:

> **609.3.3.3 Records.** Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning, maintained on the premises for a minimum of three years; a copy shall be sent to the *fire code official* within 30 days of the inspection or cleaning.

13.150.080. Amendments to the International Fire Code – Chapter 7, Fire and Smoke Prevention Features. The following local amendments to Chapter 7 of the International Fire Code, entitled "Fire and Smoke Prevention Features," are hereby adopted and incorporated into the International Fire Code:

A. Subsection 703.4 is amended to read as follows:

703.4. Testing. Horizontal, vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. A written record shall be maintained on the premises for a minimum of three years; a copy shall be sent to the *fire code official* within 30 calendar days of the inspection or test; and a label or tag shall be affixed to the individual assembly identifying the date of scheduled confidence test.

13.150.090. Amendments to the International Fire Code – Chapter 9, Fire Protection Systems. The following local amendments to Chapter 9 of the International Fire Code, entitled "Fire Protection Systems," are hereby adopted and incorporated into the International Fire Code:

A. Subsection 901.6.2 is amended to read as follows:

901.6.2. Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for three years; a copy shall be sent to the *fire code official* within 30 calendar days of each test, inspection, or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled confidence test.

B. Subsection 901.11 is added to read as follows:

901.11. Emergency contacts. It shall be the responsibility of the owner of a/any monitored fire protection system to provide and maintain a minimum of three emergency contacts that are capable of responding to the system location with their monitoring company.

C. The following term is added to subsection 902.1:

PROBLEMATIC FIRE PROTECTION SYSTEM.

D. Subsection 903.2 of the International Fire Code is amended to read as follows:

903.2 Where required. An automatic sprinkler system shall be provided for when one of the following conditions exist:

1. In all buildings without adequate fire flow as required by this code.

Exception: Miscellaneous Group U Occupancies.

2. All new buildings and structures regulated by the International Building Code 6,000 square feet and greater and requiring 2,000 gallons per minute or more fire flow, or with a gross floor area of 10,000 or more square feet, or where this code provides a more restrictive floor/fire area requirement, and shall be provided in all locations or where described by this code.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2 hour *horizontal assemblies* constructed in accordance with Section 712 of the *International Building Code*, or both.

3. Where this code requires the installation of an automatic sprinkler system to protect an occupancy within an otherwise non-sprinklered building, then automatic sprinkler protection will be required throughout the entire building.

4. When the required fire apparatus access roadway grade is 12 percent or greater.

E. A new subsection 903.2.9.3 is added to read as follows:

903.2.9.3 Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed to protect not less than Class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.

F. A new subsection 903.3.8 is added to read as follows:

903.3.8. Check valve. All automatic sprinkler system risers shall be equipped with a check valve.

G. A new subsection 903.7 is added to read as follows:

903.7 Riser Room Access. All risers shall be located in a dedicated room with an exterior door, interior lighting and heat.

H. Subsection 907.1.3 is amended to read as follows:

907.1.3 Equipment. Systems and their components shall be listed and approved for the purpose for which they are installed. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at a UL Central Station.

I. A new subsection 907.6.3 is amended to read as follows:

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exception: Special initiating devices that do not support individual device identification.

J. A new subsection 907.8.5.1 is amended to read as follows:

907.8.5.1. Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for three years; a copy shall be sent to the *fire code official* within 30 calendar days of each test, inspection, or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled confidence test.

K. A new subsection 907.11 is added to read as follows:

907.11. Latched alarms. All signals shall be automatically "latched" at the alarm panel until their operated devices are returned to normal condition, and the alarm panel is manually reset.

L. A new subsection 907.12 is added to read as follows:

907.12 Resetting. All fire alarm panels shall be reset only by an approved person.

907.12.1. Reset Code. The reset code for the fire alarm panel or keypad shall be 3-7-1-2-3-4. The reset code shall not be changed without approval of the fire code official.

M. A new subsection 907.13 is added to read as follows:

907.13 Fire Alarm Control Panel. All fire alarm control panels shall be located in the riser room designed and installed in accordance with Section 903.7 or an approved location.

N. Subsection 909.20.2 is amended to read as follows:

909.20.2 Written record. The records shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replacement. The written record of smoke control system testing and maintenance shall be maintained on the

premises for three years; copied copy shall be sent to the fire code official within 30 days of each test or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled testing.

O. Subsection 912.5 is amended to read as follows:

912.5 Signs. Fire department connections shall be clearly identified in an approved manner.

All fire department connections shall have an approved sign attached below the Siamese clapper. The sign shall specify the type of water-based fire protection system, the structure, and the building areas served.

13.150.100. Amendments to the International Fire Code – Chapter 11, Fire Safety Requirements for Existing Buildings. The following local amendments to Chapter 11 of the International Fire Code, entitled "Fire Safety Requirements for Existing Buildings," are hereby adopted and incorporated into the International Fire Code:

A. A new subsection 1103.5.3 is added to read as follows:

1103.5.3 Substantial Alterations. The provisions of this chapter shall apply to substantial alterations to existing buildings regardless of use when a substantial alteration occurs in a structure equaling 10,000 or greater square feet. For the purpose of this section, a substantial alteration shall be defined as an alteration that costs 50% or more of the current assessed value of the structure and impacts more than 50% of the gross floor area.

B. A new subsection 1103.7.8 as follows:

1103.7.8 Fire alarm control unit. If an existing fire alarm control unit is replaced with identical equipment it shall be considered maintenance.

13.150.110. Amendments to the International Fire Code – Chapter 80, Reference Standards. The following local amendments to Chapter 80 of the International Fire Code, entitled "Reference Standards," are hereby adopted and incorporated into the International Fire Code:

A. Section NFPA of the International Fire Code is amended by modifying the Standard reference number dates of publication as follows:

12-15	Carbon Dioxide Extinguishing Systems
12-15A	Halon 1301 Fire Extinguishing Systems
13-16	Installation of Sprinkler Systems

13D-16	Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes
13R-16	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height
14-16	Installation of Standpipe and Hose Systems
20-16	Installation of Stationary Pumps for Fire Protection
24-16	Installation of Private Fire Service Mains and Their Appurtenances
72-16	National Fire Alarm and Signaling Code
110-16	Emergency and Standby Power Systems
111-16	Stored Electrical Energy Emergency and Standby Power Systems
400-16	Hazardous Materials Code
407-17	Aircraft Fuel Servicing
409-16	Aircraft Hangers
410-15	Aircraft Maintenance
415-16	Airport Terminal Buildings, Fueling Ramp Drainage, and Loading Walkways
720-15	Installation of Carbon Monoxide (CO) Detection and Warning Equipment
750-15	Water Mist Fire Protection Systems
2001-15	Clean Agent Fire Extinguishing Systems

B. Chapter 80 – Reference Standards is amended by adding a new heading and publications as follows:

Other	
2018	Port of Seattle – City of SeaTac Interlocal Agreement
2018	Rules for Airport Construction

13.150.120. Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings. The following local amendments to Appendix B to the International Fire Code, entitled "Fire-Flow Requirements for Buildings," are hereby adopted and incorporated into the International Fire Code:

A. Subsection B103.1 is amended to read as follows:

B103.1 Increases. The fire chief is authorized to increase the fire flow requirements where exposures could be impacted by fire. An increase shall not be more than twice that required for the building under consideration.

B103.1.1 One- and two-family dwellings. The fire chief is authorized to increase the fire flow requirements by 500 gallons per minute for homes less than 10 feet apart measured from the face of the foundation.

B. Subsection B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. Fire-flow requirements for one- and two-family *dwellings* shall be in accordance with Sections B105.1.1 through B105.1.3.

B105.1.1 Buildings not exceeding 3,600 square feet. The minimum fire-flow and flow duration requirements shall be 1,000 gallons per minute for 1 hour.

Exception: A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

B105.1.2 Buildings greater than 3,600 square feet and less than 4,800 square feet. The minimum fire-flow and flow duration requirements shall be 1,500 gallons per minute for 2 hour.

Exception: A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is equipped with an *approved automatic sprinkler system*.

B105.1.3 Buildings 4,800 square feet and greater. The minimum fire-flow and flow duration requirements for shall not be less than that specified in Table B105.1(2).

Exception: A reduction of fire-flow and flow duration to 1,000 gallons per minute for 1 hour, as *approved*, is allowed when the building is equipped with the following;

1. An *approved automatic sprinkler system*

2. 1-hour fire resistant rated exterior walls tested in accordance with ASTM E 119 or UL 263 with exposure on the exterior side and projections with 1-hour underside protection, fire blocking installed from the wall top plate to the underside of the roof sheathing and no gable vent openings.

   Exception: Walls with a distance greater than 11' to the nearest exposure or face an unbuildable lot, tract or buffer. The distance shall be measured at right angles from the face of the wall.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1(2).

Exception: A reduction in required fire-flow of 50 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system*. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in Table B105.1(2).

B105.2.1 Tents and Membrane structures. No fire flow is required for tents and membrane structures.

B105.2.2 Accessory residential Group U buildings. Accessory residential Group U buildings shall comply with the requirements of B105.1.

C. Section B105 is amended by deleting the following:

Table B105.1(1) Required Fire-Flow for One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses

Table B105.2 Required Fire-Flow for Other than One- and Two-family Dwellings, Group R-3 and R-4 Buildings and Townhouses

13.150.270 Automatic location identifier – Enhanced 911.

A. The definitions set forth in WAC 118-68-020 are hereby amended to read as follows:

1. "Authority having jurisdiction" is defined as the Fire Chief for the City of SeaTac, or designee.

2. "Building unit identifier" means room number or equivalent designation of a specific portion of a structure, or an apartment number in multi-family residences.

3. "Call back telephone number" means a phone number which can be called from the public switched network to be used by the public safety answering point to recontact the location from which the 911 call was placed. The number may or may not be the number of the station used to originate the 911 call.

4. "Determination of noncompliance" means written notification that a system is not in compliance with this section. Information contained therein shall include, but not be limited to, system deficiencies requiring correction to bring the system into compliance and a date by which noted corrections shall be made.

5. "Director of Fire Protection" means the State Fire Marshal or his/her designee.

6. "Emergency location identification number (ELIN)" means a valid North American Numbering Plan format telephone number assigned to the MLTS operator by the appropriate authority that is used to route the call to a PSAP and is used to retrieve the ALI for the PSAP. The ELIN may be the same number as the ANI. The North American Numbering Plan number may in some cases not be a dialable number.

7. "Emergency response location" means a location to which a 911 emergency response team may be dispatched. The location should be specific enough to provide a reasonable opportunity for the emergency response team to quickly locate a caller anywhere within it.

8. "Fire Official" means the City of SeaTac Fire Chief or designee.

9. "MLTS" means a multi-line telephone system comprised of common control units, telephones and control hardware and software. This includes network and premises based systems and includes systems owned or leased by governmental agencies and nonprofit entities, as well as for-profit businesses.

10. "On-site notification" means a system capability whereby a call to 911 is directed through the 911 network to a public safety answering point and simultaneously to a display unit colocated with the fire alarm annunciator panel for the building which will display the caller's location to a minimum of the building unit identifier.

11. "Public safety answering point (PSAP)" means a facility equipped and staffed to receive 911 calls.

B. WAC 118-68-030 pertaining to "Applicability," as now in effect or subsequently amended, is hereby adopted.

C. WAC 118-68-040 pertaining to "Compliance," as now in effect or subsequently amended, is hereby adopted.

D. WAC 118-68-050 pertaining to "Inspection," as now in effect or subsequently amended, is hereby adopted.

E. Violations of this section shall be remedied in accordance with SMC 1.15.045 through 1.15.075 and by way of correction agreement and/or notice of infraction.

Section 2. Chapter 15.210 of the SeaTac Municipal Code is hereby amended to read as follows:

Chapter 15.210
USES AND STANDARDS FOR THE AVO AND AVC AIRPORT ZONES

Sections:

15.210.005 Purpose
15.210.010 Authority and Application
15.210.020 Administration

~~15.210.030 Interpretation~~
~~15.210.040 Rezoning~~
15.210.0~~4~~50 ~~Zones and Map Designations Established~~Planning and Zoning
15.210.0~~5~~60 AVO/AVC Zone Classification Use Chart
15.210.0~~6~~70 AVO/AVC Zone Classification Standards
15.210.0~~7~~80 Landscape Standards
~~15.210.090 Design Guidelines~~
~~15.210.100 Critical Areas~~

15.210.005 Purpose

~~The purpose of this chapter is to coordinate the City's zoning with the Port of Seattle's current Master Plan and Comprehensive Development Plan anticipated to be adopted by the Port of Seattle's Commission in 2007; to implement the 2005 Interlocal Agreement (2005 ILA) between the Port of Seattle and the City of SeaTac, dated February 16, 2006; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for property along the perimeter of the airport.~~ The purpose of this chapter is to implement the 2018 Interlocal Agreement (2018 ILA) between the Port of Seattle and the City, as approved on December 12, 2017; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for Port owned property within the City.

15.210.010 Authority and Application

The provisions of this Cehapter shall apply to the uses and development standards for Port-owned property within the City, that ~~and~~ relate~~d~~ to either Aviation Operations (AVO) or Aviation Commercial (AVC) uses, as specified in the ~~2005~~ 2018 ILA.

15.210.020 Administration

The City shall administer this Cehapter consistent with the terms of the ~~2005~~ 2018 ILA and other City ordinances, when applicable.

~~**15.210.030 Interpretation**~~

~~A. Where changes are proposed to or uncertainties exist as to the location of the zone boundaries or other provisions of this chapter, the procedures contained in the 2005 ILA regarding joint consultation and/or dispute resolution shall apply.~~

~~B. For proposed developments that are not listed as "permitted" in the zone classification use chart of this chapter, the provisions of this title shall apply, except as otherwise stated in the 2005 ILA.~~

~~**15.210.040 Rezoning**~~

~~Except as specified in the Interlocal Agreement (2005 ILA), the proposed rezoning of property under this chapter shall be subject to the provisions of this title.~~

15.210.0~~3~~50 ~~Zones and Map Designations Established~~Planning and Zoning

A. Comprehensive Plan Designation

1. Port-owned property located within the City shall be designated as "Airport" under the City's Comprehensive Plan.

B. ~~In order to accomplish the purposes of the code, T~~the following zone classifications and zoning map symbols are established:

Zone	Map Symbol
Aviation Operations	AVO
Aviation Commercial	AVC

1~~A~~. **Aviation Operations (AVO).** ~~The purpose of this zoning designation is to provide for sa~~fe and efficient commercial aviation operations and support, together with security, access, the needs and convenience of the traveling public, and the handling of air cargo. ~~Note: those properties in the aviation operations zone that were formerly designated "Busin~~ess Park" as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.The Aviation Operations zone is designated for facilities or structures that provide safe and efficient movement of the traveling public, employees, and goods and services associated with airport operations.

2~~B~~. **Aviation Commercial (AVC).** ~~The purpose of this zoning designation is to allow for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and the City of SeaTac while maintaining compatibility with airport operations and activities. Note: those properties in the aviation commercial zone that were formerly designated "Business Park" as indicated on map Attachment A-6 of the 2005 ILA are subject to certain~~ ~~in development standards as provided for in Attachment A-4 of the 2005 ILA. (Ord. 15-1018 § 1)~~ The Aviation Commercial zone is designated for airport related and non-airport related commercial, industrial or light manufacturing use, while maintaining compatibility with airport operations and activities.

15.210.0460 AVO/AVC Zone Classification Use Chart

The land uses identified in the table below are allowed in the Aviation Operations (AVO) and Aviation Commercial (AVC) zones. Uses not specified with a "P" (Permitted) shall not be allowed. ~~If this chart does not specify that a proposed land use is permitted, then the proposed land use shall be considered a prohibited land use within the airport zones.~~

LAND USE	AVO	AVC
ANIMALS		
Apiary	P	P
Kennel/Cattery		P
Veterinary Clinic		P
AVIATION		
Aircraft Fueling Facilities	P	
Aircraft Maintenance Facilities	P	
Aircraft Storage Area	P	

LAND USE	AVO	AVC
Airport Airfield Facilities	P	P (1)
Airport Cargo Facilities	P	P
Airport Landside Facilities	P	P
Airport Support Facilities	P	P
Airport Terminal Complex	P	
Consolidated Rental Car Facility	P	P
Helipad/Heliport and Facilities	P	P
Inter/Intra Terminal Transfer Facilities	P	P
BUSINESS SERVICES		
Commercial/Industrial Accessory Uses	P	P
Conference/Convention Center		P
Construction/Landscaping Yard	P	P
Distribution Center/Warehouse	P	P
Equipment Repair, Large	P (2)	P
Equipment Repair, Small		P
Professional Office		P
Truck Terminal		P
CIVIC AND INSTITUTIONAL		
Fire Facility	P	P
High Capacity Transit	P	P
Police Facility	P	P
Public Agency Office	P	P
Public Agency Yard	P	P
MANUFACTURING		
Batch Plants	P (3)	P
Biomedical Product Facility		P
Food Processing	P	P
Laboratories, Research, Development and Testing	P	P
Manufacturing, Light		P
Manufacturing, Medium		P
Off-Site Hazardous Waste Treatment and Storage Facilities	P	P
Recycling Processing		P
Winery/Brewery/Distillery		P
MOTOR VEHICLES		
Automotive Service Center		P
Electric Vehicle Infrastructure	P	P

LAND USE	AVO	AVC
Fueling/Service Station	P	P
Mobile Refueling Operations	P	
Public/Private Parking	P	P
Vehicle Repair, Large	P (4)	P (4)
Vehicle Repair, Small	P	P
RECREATIONAL AND CULTURE		
Health Club		P
Nonprofit Organization		P
Recreational Center		P
Sports Club		P
Stadium/Arena		P
RETAIL AND COMMERCIAL		
Dry Cleaner		P
Financial Institution		P
Restaurant		P
Restaurant, Fast Food		P
Retail, Big Box		P
Retail, General	P	P
UTILITIES		
Communications Facility	P	P
Utility Substation	P	P
Utility Use	P	P
Wireless Communications Facilities	P	P

Land Use Table Notes:

1. Airport Airfield Facilities are limited in AVC to only facilities and aids that support airport and aircraft operations whose location is fixed by function or FAA requirements.
2. Equipment Repair, Large also includes the parking and storage of large equipment if located within AVO and the AOA.
3. Batch Plant is allowed as a temporary facility, in support of construction only, if located within AVO.
4. Vehicle Repair, Large also includes the parking and storage of large vehicles if located within AVO or AVC.

Land Use		Zone Classifications	
		AVO	AVC
1	Access, Parking, Transfer and Holding Areas, Intermodal Connections for Public Transit, High Capacity Transit, Buses, Taxis, Shuttles, and Other Forms of Transportation	P	P
2	Aids for Airport and Aircraft Operations	P	P
3	Air Cargo Aircraft Loading and Unloading	P	-
4	Air Cargo Warehousing and Customer Service Facilities	P	P
5	Aircraft Fueling Systems	P	-
6	Aircraft Ramp and Parking Areas	P	-
7	Aircraft Run-Up Areas	P	-
8	Airfield Control Towers and FAA Air Traffic Control Facilities	P	-
9	Airfield Crash/Fire/Rescue (ARFF) Facilities, Including Staff Quarters and Offices	P	-
10	Airfield Infrastructure	P	P
11	Airfield Lighting	P	-
12	Airfield Security Facilities such as Fencing, Gates, and Guard Stations	P	P
13	Airfield Service Roads and Access Improvements to Those Roads	P	P
14	Airport Access Roadways	P	-
15	Aviation, Communication and Landing	P	-
16	Communications Equipment, if Directly Related to the Operation of the Airport	P	P
17	Controlled Storage of Hazardous Wastes Generated by Permitted Uses and Temporarily Stored Prior to Disposal in Accordance with Federal and State Regulations	P	-
18	Designated Airfield Safety Areas, Clear Zones and Runway Protection Zones	P	P
19	Employee Support Facilities Such as Cafeterias, Locker Rooms, Rest Areas, Restrooms and Exercise Areas Directly Related to the Operation of the Airport	P	P
20	Facilities for the Maintenance of Aircraft	P	-
21	Facilities for the Maintenance of Airline Equipment	P	-
22	Facilities for the Maintenance of Airport and Airfield Facilities	P	P(4)
23	Flight Kitchens Directly Related to the Operation of the Airport	P	P(4)

Land Use		Zone Classifications	
		AVO	AVC
24	Hotel Facilities, Convention and Conference Facilities	P(1)	P(4)
25	Infrastructure and Utilities Serving Uses Permitted in Other Zones or Areas	P	P
26	Inter/Intra Terminal Transfer Facilities for People, Baggage, and Cargo	P	P
27	Meteorological Equipment	P	-
28	Offices and Work and Storage Areas for Airline and Aviation Support	P	P
29	Other Aviation Activities or Facilities Whose Location Within the AVO Zone Is Fixed by FAA Requirements	P	-
30	Other Aviation Activities or Facilities Whose Location Within the AVO Zone Is Fixed by FAA Requirements Related to the Operation of the Airport	-	P
31	Other Uses Not Directly Related to the Operation of the Airport	-	P(5)
32	Parking and Storage for Airline and Airfield Ground Service Equipment (GSE); Provided, that Parking and Storage for Heavy Equipment (e.g., Fuel Trucks, Runway Snowplows) Shall Be Permitted Only in the AVO Zone and is Directly Related to the Operation of the Airport	P(2)	-
33	Parking and Storage for Airfield Ground Service Equipment (GSE)	P	P(2)
34	Parking for Employees Directly Related to the Operation and Construction of the Airport	P	P
35	Parking Facilities Immediately Adjacent and Providing Direct Physical Access to Passenger Terminal Facilities	P	P
36	Parking (Commercial) NOT Connected to the Airport	-	P
37	Passenger Terminal Facilities, Including Passenger and Baggage Handling, Ticketing, Security Checkpoints, Waiting Area, Restrooms, Aircraft Loading Gates, Restaurants, Conference Facilities, Newsstands, Gift Shops, and Other Commercial Activities Providing Goods and Services for the Traveling Public	P	-
38	Passenger Vehicle Rental, Including Parking, Service and Preparation, and Customer Facilities to Be Owned and Operated by the Airport	P	-
39	Public Parks, Trails, and Viewpoints	P(3)	P(3)
40	Public Transportation Facilities Related to the Operation of the Airport	P	-
41	Public Transportation Facilities (to Be Owned and Operated by Another Agency)	P	P

Land Use		Zone Classifications	
		AVO	AVC
42	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses Are not Directly Related to the Operation of the Airport	-	P
43	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses Are Directly Related to the Operation of the Airport	P	P
44	Retail Sales Inside Air Operations Area (AOA)	P	-
45	Retail Sales Outside AOA, Airport Controlled Safety Areas and Airport-Operated Facilities	-	P
46	Roadways and Public Transportation Facilities that Provide Access to the Airport for its Customers, Commercial Vehicles and Ground Transportation Services	P	P
47	Runways, Taxiways, and Safety Areas	P	-
48	Those Clean Light Industrial and Manufacturing Facilities Permitted in the City's BP Zone as it Existed on the Date of the 1997 Interlocal Agreement	-	P(5)
49	Utilities Serving Uses Permitted in the Zone	P	P
50	Warehousing and Distribution Facilities, Excluding Truck Terminals, with Direct Airfield Access, or Delivery to Secure Area of the Airport	-	P
51	Warehousing and Distribution Facilities, Excluding Truck Terminals	-	P
52	Wholesale Sales and Distribution Facilities	-	P

(1) Limited to hotel facilities immediately adjacent and providing direct physical access to passenger terminal facilities.

(2) Provided that maintenance of heavy equipment (e.g., fuel trucks, runway snowplows) shall be permitted only in the AVO zone and is directly related to the operation of the airport.

(3) The following special conditions shall apply to any AVO and AVC zone areas which are designated for public access parks, trails, or viewpoints:

- Public access or recreational uses shall be limited as necessary to assure compatibility with airport and aviation activities. If use of Port-owned property by the public for access and recreation is permitted, it shall be considered compatible with airport operations, including noise and other impacts, and shall not establish a recreation use or other public activity under the U.S. Department of Transportation 4(f) provisions.
- Public use and access shall be generally of low intensity. Density guidelines for numbers of people may be established by the Port and FAA, with input from the public and City of SeaTac.
- Public use and access shall be subject to the requirements and needs of airport and aviation activities, including security, as determined by the Port and/or the FAA.

~~(4) Permitted use only if approved by the City Council, on a case-by-case basis.~~
~~(5) Permitted on a case-by-case determination by the Port and City per the 2005 Interlocal Agreement.~~

15.210.0570 AVO/AVC Zone Classification Standards

~~Development standards for setbacks, setback projections, lot coverage, height restrictions, parking, signage, illumination, transportation, and noise shall be covered under the 2005 ILA as specified in Attachment A-4, "Development Standards for Port Projects Affecting the City of SeaTac."~~
~~A.~~ Development standards for projects within the AVO and AVC zones shall comply with the standards in the 2018 ILA.

15.210.0680 Landscape Standards

Landscape design standards for projects within the AVO and AVC zones shall comply with the standards identified in the 2018 ILA. ~~Seattle-Tacoma International Airport Landscape Design Standards (STIA)~~

~~**15.210.090 Design Guidelines**~~

~~All development within the AVO and AVC zones are subject to the design standards as specified in the 2005 ILA under "Design Standards," Attachment A-4, pages four through eight, and Seattle-Tacoma International Airport Landscape Standards found in the 2005 ILA, Attachment A-4, "Landscaping," pages 10 through 15, except that City of SeaTac design standards as listed under SMC 15.525.200(E), Design Standards, shall also apply to all properties formerly designated as "Business Park" as provided for in Attachment A-4 of the 2005 ILA.~~
~~If either the Port or the City believe the standards in Attachment A-4 of the 2005 ILA are not satisfied, then "joint consultation" shall take place under Section 2.2.2, subject to more specific requirements for the Port Master Plan and Comprehensive Development Plan (CDP) Projects on Port Property in Section 2.2.1.6.~~

~~**15.210.100 Critical Areas**~~

~~The City's critical area regulations and standards shall apply to Port projects. However, the City's critical area provisions shall not apply to the third runway or other portions of the Port Master Plan projects as follows: (A) wetland mitigation being done in Auburn, Washington; (B) Miller Creek stream location as shown in the Port's Section 404 Corps Permit Application; and (C) for the Port Master Plan projects not eligible for joint consultation as shown in the 2005 ILA, Attachment A-1, the Port shall implement the mitigation measures set forth in the Master Plan Final EIS and Final Supplemental EIS (as set forth in the 2005 ILA, Attachment A-5), and the City's critical area regulations (including flood plains, seismic hazards, erosion and vegetation) shall not apply so long as those mitigation measures are implemented. The City's standards and regulations shall be flexibly applied or modified on a case-by-case basis to recognize Federal regulations, circulars or similar provisions affecting airports or the special circumstances presented by the operation of an airport. If the Port and City disagree on the critical area standards, then dispute resolution under Section 1.3 of the 2005 ILA shall apply.~~

Section 3. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance, as adopted, to the Department of Commerce within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620.

Section 4. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make necessary corrections to this Ordinance, including the correction of clerical errors, references to other local, state or federal laws, codes, rules, or regulations, or Ordinance numbering and section/subsection numbering.

Section 6. This Ordinance shall be effective thirty (30) days after passage and publication as required by law.

ADOPTED this 27th day of February, 2018, and signed in authentication thereof on this 27th day of February, 2018.

CITY OF SEATAC

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

City of SeaTac Legal Department

[Effective Date: 4/4/18]

[Amend 13.150 and 15.210 for ILA Implementation]

ORDINANCE NO. 18-1007

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a professional services contract with Gray & Osborne to design the South 200th Street and Des Moines Memorial Drive Intersection Improvement Project and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City Council authorizes the design of the South 200th Street and Des Moines Memorial Drive Intersection Improvement Project;

WHEREAS, the City Council would like to appropriate additional funds to fully fund the design of the project; and

WHEREAS, the Transportation and Public Works Committee, on November 27, 2017, approved the project scope as presented by the City Engineer;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute a contract with Gray & Osborne in an amount not to exceed $231,000.

Section 2. The 2017-2018 Biennial Budget shall be amended to increase expenditures in the Transportation CIP Fund (307) by $31,000 to fund this project.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of March, 2018, and signed in authentication thereof on this 13th day of March, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 3/24/18]

[2017-2018 Transportation CIP Amendment February 2018]

ORDINANCE NO. 18-1008

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Title 14 of the SeaTac Municipal Code relating to Subdivisions.

WHEREAS, from time to time, the City considers amendments to the Municipal Code in order to provide clarification and greater efficiencies; and

WHEREAS, certain procedures can be improved to provide greater certainty to the public and development community; and

WHEREAS, City staff invited input from surveyors and engineers who had worked on subdivisions and short plats within SeaTac during the past three years; and

WHEREAS, on January 3, 2018, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency; and

WHEREAS, this Ordinance is exempt from SEPA review pursuant to WAC 197-11-800 (19)(a)(b); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding this Ordinance on February 6, 2018, after which it rendered a recommendation of approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Title 14 of the SeaTac Municipal Code is hereby amended as follows:

Title 14

SUBDIVISIONS*

Chapters:

14.15	Authority and Purpose
14.16	Definitions
14.17	General Standards and Procedures
14.18	Short Subdivision
14.19	Short Subdivision – Mandatory Improvements
14.20	Long Subdivision
14.21	Long Subdivision – Mandatory Improvements
14.22	Binding Site Plans
14.23	Binding Site Plans – Mandatory Improvements
14.24	Lot Mergers and Lot Line Adjustments
14.25	Alterations and Vacations
14.26	Common Standards
14.27	Dedication and Improvement of Streets
14.28	Deferral of Conditions for Approval and Site Improvements

Chapter 14.15

AUTHORITY AND PURPOSE

Sections:

14.15.010 Purpose
14.15.020 Authority, Scope, ~~and~~ Exceptions and Administration
14.15.030 Violations and Remedies
14.15.040 Liberal Construction
14.15.050 Additional Administrative Authority

14.15.010 Purpose

The purpose of this title is to advance the orderly and efficient use of land resources within the City; to accomplish the goals of the City's Comprehensive Plan; to promote the public health, safety, and general welfare of City residents and landowners; to establish clear and consistent standards and procedures for the platting, subdivision, and dedication of real property and for adjustment of lots and boundaries; and to ensure consistency with Chapter 58.17 RCW.

14.15.020 Authority, Scope, ~~and~~ Exceptions and Administration

A. Authority. This title is adopted pursuant to the authority of Chapters 35A.10, 35A.58 and 58.17 RCW.

B. Scope. The dimensions, configuration, improvement and method of creating all subdivisions, lot mergers, and adjustment of property boundaries within the corporate limits of the City, except where exempted by subsection (C) of this section, shall conform to this title and all applicable provisions of the SeaTac Municipal Code, including but not limited to: SMC Titles 11, 12, 13, and 15. Each division of land, merger of lots, or adjustment of property boundaries within the corporate limits of the City shall further comply with all applicable provisions of the Revised Code of Washington. In any case where conflict arises between provisions of this title or~~,~~ the SeaTac Zoning Code, ~~the Revised Code of Washington, or other applicable state administrative regulations,~~ the most recently adopted provision shall prevail.

C. Exceptions. The provisions of this title shall not apply to divisions of land as listed under RCW 58.17.040.

D. Administration. The Director of the Department of Community and Economic Development shall be responsible for the administration of this title.

14.15.030 Violations and Remedies

A. No land shall be divided, nor ownership thereof changed or transferred, in a way that creates a substandard lot or in any other way violates this title. The City shall not allow as a building site any resulting lot that is inconsistent with the SeaTac Municipal Code, access/road standards, fire code, building code or established King County health requirements.

B. No person, firm or corporation proposing to divide land, or having divided land, shall enter into any contract to sell, lease or transfer any lot or part of the subject division until such division has been recorded with King County.

C. Each sale, lease, or transfer of any one (1) lot, tract, or parcel of land in violation of this title shall be deemed a separate and distinct offense, and each day during which such sale, lease, or transfer continues unabated shall be considered an additional violation.

D. Except as provided herein, the City shall not issue any building permit affecting any part of a subdivision until that subdivision has been approved by the City and has been recorded with King County. One (1) building permit may be issued for any lot undergoing the short or long subdivision process, provided no existing structures are located on the property.

E. The City shall defer any application under this title that involves land subject to dispute between the City and the applicant, or between the applicant and any other public agency, until such dispute is resolved.

F. Where the City demonstrates that an applicant has willfully omitted, contrived or otherwise misrepresented any portion of an application, subdivision, or plat submitted under this title, that misrepresentation shall void the entire application. Any fees paid to the City for the review procedure shall be forfeited and any fees due and owing shall remain an outstanding debt subject to collection. Where an error, omission or representation is demonstrated to be a willful falsification, the City shall not consider a subsequent land use action involving the same applicant and any portion of the subject property for the period of one (1) year. Any such action after that period shall require a new application.

14.15.040 Liberal Construction

The provisions of this title shall be liberally construed to give full effect to the objectives and purposes for which it was enacted.

14.15.050 Additional Administrative Authority

The Director of the Department of Community and Economic Development ~~and the Director of the Public Works Department~~ shall have the authority to modify recognized standards and conditions, with regard to lot dimensions and configuration, public streets, private roads, or any signage required under this title, as may be necessary to:

A. Preserve the intent and purpose of this title, the SeaTac Municipal Code, including the Zoning Code, and ensure compliance with the SeaTac Comprehensive Plan;

B. Assure that development preserves the compatibility of existing and potential properties and uses;

C. Preserve natural and cultural features;

D. Protect the public health, safety and general welfare; and

E. Help reduce the cost of development.

Chapter 14.16

DEFINITIONS

Sections:

14.16.002 Access, Panhandle
14.16.006 Alteration, Subdivision
14.16.010 Applicant
14.16.014 Application
14.16.016 Binding Site Plan
14.16.018 Block (Street)
14.16.022 Block Length
14.16.026 Bond (Financial Instrument)
14.16.028 Building Footprint
14.16.030 Buffer Strip
14.16.040 Common Open Space
14.16.042 Comprehensive Plan
14.16.050 Cul-De-Sac
14.16.054 Dedication
14.16.058 Density, Base Lot
14.16.066 Department
14.16.070 Development
~~14.16.074 Development Engineer~~
~~14.16.078 Development Review Committee (DRC)~~
14.16.082 Director
~~14.16.086 Directors~~
~~14.16.090 Division~~
14.16.094 Easement
14.16.098 Environmental Impact Statement (EIS)
14.16.102 Floodplain
14.16.106 Hammerhead Turnaround
14.16.110 Hearing Examiner
14.16.114 Improvements
14.16.118 Land Surveyor, Professional
14.16.122 Lot
14.16.126 Lot, Separate
14.16.130 Lot Area
~~14.16.134 Lot Area, Net~~
14.16.138 Lot Line Adjustment
~~14.16.140 Lot Numbering~~
14.16.142 Lot of Record
14.16.143 Low Impact Development (LID) Best Management Practices (BMP)
14.16.144 Material Error
~~14.16.146 Merger, Lot~~
14.16.150 Modification, Substantial
14.16.154 Monument
14.16.156 Open Space
14.16.158 Ordinary High Water Mark
14.16.162 Owner

14.16.170 Plat, Preliminary
14.16.174 Plat, Final
14.16.178 Responsible Official
14.16.180 Reviewing Authority
14.16.182 Road or Street, Public
14.16.186 Road or Street, Private
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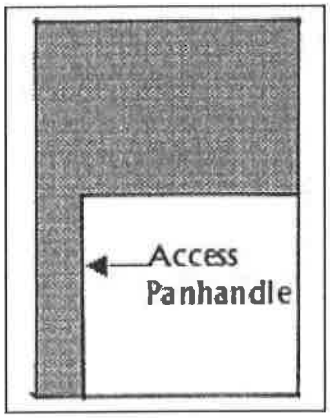
14.16.196 Short Plat
14.16.200 *Repealed*
14.16.202 Site Plan, Graphic
14.16.206 *Repealed*
~~14.16.210 State Environmental Policy Act (SEPA)~~
~~14.16.216 Street Naming~~
14.16.218 Subdivision
14.16.222 Subdivision, Long
14.16.226 Subdivision, Short
14.16.230 Tract
14.16.232 Vegetated LID BMPs
14.16.234 Zoning Code

14.16.002 Access, Panhandle
A strip or branch of land that is fifteen (15) feet in length or greater and is thirty (30) feet or less in width and that extends from the major portion of a lot to provide access to a public or private street.

Fig. 14.16.002a



14.16.006 Alteration, Subdivision
The process by which a recorded short subdivision, long subdivision or binding site plan may be modified.

14.16.010 Applicant
Any owner, or duly authorized agent of the owner, of a given lot or tract who applies for a subdivision, ~~lot merger~~ or lot line adjustment under this title.

14.16.014 Application
All of the forms, surveys, maps, plans and accompanying documents required by this title for any particular short subdivision, long subdivision, binding site plan, ~~lot merger~~ or lot line adjustment.

14.16.016 Binding Site Plan
An alternative method for the division or redivision of land where the resulting lots, tracts, or parcels will be planned, managed and/or operated as parts of an integrated project, whether commercial, industrial, mobile home or condominium projects.

14.16.018 Block (Street)
A physically distinct land area comprising one (1) or more lots, parcels or tracts of land, and generally separated by streets, alleys or similar rights-of-way.

14.16.022 Block Length
The distance from one (1) corner of a given street block to another corner of the same. This distance shall be measured along the centerline of a given abutting street, alley or similar right-of-way between the points at which it intersects the centerlines of other abutting streets, alleys or rights-of-way.

14.16.026 Bond (Financial Instrument)
A surety bond, irrevocable letter of credit, cash deposit, escrow account, or assignment of funds required of a given applicant to ensure:

A. Satisfaction of any and all conditions placed on an approved project;

B. Performance of specified maintenance; or

C. Installation or warranty of any and all mandatory improvements.

14.16.028 Building Footprint
That area of a lot, exclusive of the following, where a structure can be constructed on the lot:

A. Access easements;

B. Utility easements;

C. Sensitive areas easements and buffers;

D. That area within the drip-line of any tree; or

E. Required building setbacks pursuant to SMC 15.400.100 and 15.400.200.

14.16.030 Buffer Strip
A linear land area designed and established to minimize the visual, noise and other environmental impacts a given land use may have on others. A buffer strip may include, but is not limited to, preserved natural vegetation, native and drought tolerant vegetation, evergreen trees, shrubs and tree plantings, vegetated LID BMPs, or landscape berms.

14.16.040 Common Open Space
Any open space area, as defined in Chapter 15.105 SMC, available to all residents of the subject property that is appropriate for a variety of passive or active recreational activities.

14.16.042 Comprehensive Plan
The officially adopted City of SeaTac Comprehensive Plan~~, including all the components thereof adopted by reference or lawfully incorporated parts thereof. It includes, but is not limited to, components required by State law, State growth management and subdivision law as referenced in the RCW. (Ord. 09-1012 § 1 (Exh. A))~~ as referenced in SMC 16A.25.

14.16.050 Cul-De-Sac
A short street having one (1) end open to an intersecting through street and the opposite end terminated by a circular turnaround, in accordance with Chapter 11.05 SMC.

14.16.054 Dedication
The deliberate appropriation of land by an owner for any general and public uses or purposes, reserving to him/herself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

14.16.058 Density, Base Lot
A measure of the number of primary land uses present on all lands subject to a given land use application but not including any "sensitive areas" as defined by SMC 15.700.015, Definitions. As applied within this title, base lot density refers to a base or minimum land area required by the Zoning Code for every one (1) primary use, e.g., seven thousand two hundred (7,200) square feet per single-family residence – six (6) units per acre – in the UL-7200 zone.

14.16.066 Department
The Department of Community and Economic Development.

14.16.070 Development
An action making any physical alteration to land, or constructing any structure or assembly on land, for the purpose of increasing its suitability for direct human use. Development includes, but is not limited to, subdivision and the placement of survey monuments; clearing, filling, cutting, grading, drilling and dumping; the construction of roads, storm drainage systems, utilities and pedestrian facilities; the creation of parks and landscape installations; and the construction or alteration of residential, commercial and industrial structures and appurtenances. (See SMC 14.16.114, "Improvements.")

~~**14.16.074 Development Engineer**~~
~~The Director of Public Works or designee authorized to oversee the review, conditioning, inspection and acceptance of off-site improvements, on-site improvements, right-of-way use permits for roads, and drainage projects. (Ord. 09-1012 § 1 (Exh. A))~~

~~**14.16.078 Development Review Committee (DRC)**~~
~~The City's interdepartmental committee established by SMC 16A.05.020 which provides informal and formal reviews of subdivisions, lot mergers, and other development projects to ensure compliance with City codes. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.082 Director
The Director of the Department of Community and Economic Development or his/her designee.

~~**14.16.086 Directors**~~
~~Unless otherwise specified, the Director of the Department of Community and Economic Development and the Director of the Department of Public Works, acting separately or together. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

~~**14.16.090 Division**~~
~~The Development Review Division of the Department of Community and Economic Development. (Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

14.16.094 Easement
Land on which specific air, surface or subsurface rights have been conveyed for use by a person other than the owner, or to benefit some property other than the subject property.

14.16.098 Environmental Impact Statement (EIS)
A document prepared under the State Environmental Policy Act (Chapter 43.21C RCW) and/or its successor statutes to assess the environmental impacts of a given development proposal.

14.16.102 Floodplain
The total area subject to inundation by the base flood.

14.16.106 Hammerhead Turnaround
The area at the end of an access easement or closed road that provides intersecting space in which a vehicle may turn, back up, and then return to the primary street in accordance with the dimensional standards of Chapter 11.05 SMC. An emergency vehicle hammerhead turnaround constitutes a fire lane as defined in SMC 13.150.030.

14.16.110 Hearing Examiner
The City of SeaTac Hearing Examiner as established under Chapters 1.20 ~~and 15.115 SMC~~ to serve as the quasi-judicial reviewing authority for preliminary long subdivisions, preliminary binding site plans and other land use actions as set forth by ordinance.

14.16.114 Improvements
Any of a range of structures, assemblies or modifications to land required by the City as a condition for final plat or site plan approval. Such improvements generally include, but are not limited to, the construction or installation of survey monuments, streets, sidewalks, landscaping, streetlights, fire hydrants, storm water facilities, and utilities.

14.16.118 Land Surveyor, Professional
A person registered in accordance with Chapter 18.43 RCW and licensed to perform land surveys within the State of Washington.

14.16.122 Lot
A legal parcel of land for building purposes which shall have sufficient size to meet minimum requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have access to an improved public street, or to an approved private access.

14.16.126 Lot, Separate
A physically separate and distinct parcel of property, established through:

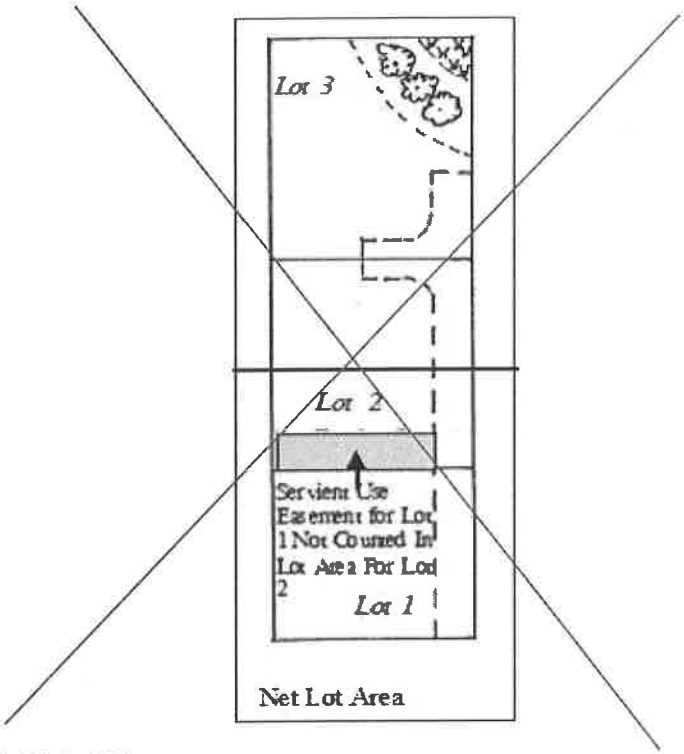
A. Subdivision conducted according to all state statutes and local subdivision codes applicable at the time the lot, tract or parcel was created; or

B. Partition from a legally established parent lot by the dedication of public right-of-way or condemnation.

14.16.130 Lot Area
The total horizontal area within the boundary lines of a lot, as defined under SMC 15.105.120, Lot Area.

~~**14.16.134 Lot Area, Net**~~
~~The lot area described in SMC 14.16.130, minus any areas precluded from regular use by any provision of the SeaTac Municipal Code. Such precluded areas may include, but are not limited to, servient use easement areas. Private easements are included within the net lot area (see Figure 14.16.134a).~~

~~Fig. 14.16.134a~~



~~(Ord. 09-1012 § 1 (Exh. A))~~

14.16.138 Lot Line Adjustment
Any relocation of one (1) or more lot boundary lines of two (2) or more lots where such action does not result in the creation of additional lots, or the creation of any substandard lot as defined by SMC 15.105.120, Lot, Substandard. (Ord. 16-1007 § 20; Ord. 09-1012 § 1 (Exh. A))

~~**14.16.140 Lot Numbering**~~
~~All new proposed lots within subdivisions shall be numeric. Lots within lot line adjustments shall be alphabetic. (Ord. 09-1012 § 1 (Exh. A)~~

14.16.142 Lot of Record
A lot recorded with King County and appearing on official County Assessor maps.

14.16.143 Low Impact Development (LID) Best Management Practices (BMP)
Distributed stormwater management practices, integrated into a project design, that emphasize natural hydrologic processes of infiltration, filtration, storage, evaporation and transpiration while protecting against off-site flooding and soil instability. LID BMPs include, but are not limited to, bioretention, permeable pavement, cast in place pavers, limited infiltration systems, roof downspout controls, dispersion, soil amendments, and minimal excavation foundations.

14.16.144 Material Error
Errors in the information provided with the application or the oversight or misuse of facts that existed at the time the application was prepared.

~~**14.16.146 Merger, Lot**~~
~~The aggregation of formerly separate lots or parcels into a single lot or parcel. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.150 Modification, Substantial
A threshold for changes that terminate previous approval of an unrecorded subdivision and compel the applicant to file a new action. Substantial modifications generally include changes to the dimensions of an approved proposed lot, tract or parcel in excess of ten percent (10%) of those originally proposed.

14.16.154 Monument
A permanent marker or post installed pursuant to RCW 58.17.240.

14.16.156 Open Space
A variety of lands which are created and preserved for open space purposes, including:

A. Natural areas with outstanding scenic or recreational (active or passive) value;

B. Public access areas to creeks, rivers, lakes or Puget Sound;

C. Lands that create corridors between natural features;

D. Areas defined as critical areas under the critical areas ordinance;

E. Any landscaped area that exceeds the minimum adopted landscape requirements;

F. Active outdoor recreation areas;

G. Multi-purpose green spaces;

H. LID BMPs, including rain gardens, bioretention, vegetated roofs with roof access, and dispersion; and/or

I. Pedestrian and bicycle-only corridors separate from the public or private roadway system and dedicated to passive recreation, including access links in sensitive area buffers. The square footage (length times width) of pedestrian and bicycle-only corridor shall be counted as usable open space.

14.16.158 Ordinary High Water Mark
~~A line on the bed and banks of any water body, where the action of waters is so common and usual as to have distinctly segregated aquatic soils and/or vegetation from those of the abutting upland. Where this line cannot be discerned visually, the line of mean high water may be substituted. For Angle Lake, the line of mean high water has been determined to be generally analogous to the three hundred forty-seven (347) foot NAVD 88 derived elevation of the high water release structure on the lake's eastern shore. The actual position of ordinary high water may vary between properties. (Ord. 09-1012 § 1 (Exh. A))~~ The definition of Ordinary High Water Mark shall be the same as defined in SMC 18.200.

14.16.162 Owner
A person, as defined by SMC 1.01.050, who is the fee owner of, or otherwise retains a controlling interest in, a given property.

14.16.170 Plat, Preliminary
A neat and scaled map or similar drawing of a proposed subdivision ~~, lot merger~~ or lot line adjustment that portrays the general layout of lots, blocks, topography, streets and alleys, utility lines, fire hydrants and other elements prescribed by this title and City application forms.

14.16.174 Plat, Final
An accurate technical survey and representation of a subdivision ~~, lot merger~~ or lot line adjustment that portrays the final layout of streets, lots, blocks, ingress/egress easements, utility easements, public dedications, building envelopes and any other elements required as conditions of approval in a form satisfactory for recording with King County.

14.16.178 Responsible Official
The City official responsible for local administration of the State Environmental Policy Act (SEPA), the City's SEPA rules and all locally adopted environmental policies.

14.16.180 Reviewing Authority
The Departments of Community and Economic Development, ~~Public Works,~~ Parks and Recreation, Police Services, Fire Services and the Hearing Examiner ~~and City Council~~ where applicable under SMC 1.20.090.

14.16.182 Road or Street, Public
All publicly owned streets, highways, freeways, avenues, alleys, courts, places, or other public ways in the City, whether improved or unimproved, held in public ownership and intended to be open as a matter of right to public vehicular and pedestrian access.

14.16.186 Road or Street, Private
Any improved easement or tract or street for vehicular and pedestrian ingress and egress which is not a public street but as to which individual abutting property owners retain responsibility for construction and maintenance. Driveways shall not be considered private roads or streets where they serve only one (1) residence. Private roads or streets may constitute fire lanes in accordance with SMC 13.150.030.

14.16.194 Setback
~~The required distance from the base of a structure, support structure, or the edge of a wireless telecommunications facility equipment shelter to the property line of parcel on which the structure, support structure, support shelter, or wireless telecommunication facility equipment shelter is located. (Ord. 09-1012 § 1 (Exh. A))~~The definition of Setback shall be the same as defined in SMC 15.105.190.

14.16.196 Short Plat
The map or representation of a short subdivision prepared by a Washington State licensed professional surveyor in accordance with this title.

~~**14.16.200 Side-by-Side Short Subdivisions**~~
~~*Repealed by Ord. 15-1012.* (Ord. 09-1012 § 1 (Exh. A))~~

14.16.202 Site Plan, Graphic
A preliminary or final survey or representation of lands subject to a binding site plan, which portrays:

A. All items of information otherwise required of a subdivision plat.

B. The location of all existing and proposed uses, improvements, open spaces, landscaping, environmentally sensitive areas and any other elements required by this title and other provisions of the SeaTac Municipal Code.

C. Limitations and conditions on the future use of all depicted lots and tracts.

D. Provisions to ensure conformity of the development and improvements with the approved site plan.

14.16.206 Stacked Short Subdivision
Repealed by Ord. 15-1012. (Ord. 09-1012 § 1 (Exh. A))

~~**14.16.210 State Environmental Policy Act (SEPA)**~~
~~The State Environmental Policy Act (Chapter 43.21C RCW) and adopted City environmental policies, as constituted and thereafter amended. The City adopts SEPA by reference and administers environmental review during all subdivision, lot merger or lot line adjustment actions to identify, analyze, and seek mitigation of any adverse impacts that may result. (Ord. 09-1012 § 1 (Exh. A))~~

~~**14.16.216 Street Naming**~~
~~Street naming shall be done in the manner as prescribed in Chapter 11.40 SMC. (Ord. 09-1012 § 1 (Exh. A))~~

14.16.218 Subdivision
Any delineation and legal segregation of real property into lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership through the process for long subdivision, short subdivision or binding site planning.

14.16.222 Subdivision, Long
A division or redivision of land into ~~five (5)~~ ten (10) or more lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership.

14.16.226 Subdivision, Short
A division or redivision of land into nine (9) or fewer lots, tracts, parcels, or sites for the purpose of development, sale, lease, or transfer of ownership.

14.16.230 Tract
A physically separate piece of real property reserved for access, open space, conservation, drainage or another specialized purpose, and not considered a buildable lot or site for residential, commercial or industrial construction.

14.16.232 Vegetated LID BMPs
LID BMPs that utilize landscaping.

14.16.234 Zoning Code
SMC Title 15, as constituted and thereafter amended.

Chapter 14.17

GENERAL STANDARDS AND PROCEDURES

Sections:

14.17.010 Purpose
14.17.020 General Provisions
14.17.030 Lot Configuration and Access
14.17.040 Complete Application Required
14.17.050 Public Notice Requirements
14.17.060 General Application Review
14.17.080 Criteria for Approval of Subdivision Application
14.17.090 Filing
14.17.095 Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan
14.17.100 Variances
14.17.110 Appeals

14.17.010 Purpose

This chapter establishes the general standards and procedures for dividing land through the short subdivision, long subdivision, and binding site plans process. Additional and specific requirements for short subdivisions, long subdivisions and binding site plans follow in succeeding chapters.

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide ~~each responsible agency~~the reviewing authorities reasonable access to the subject property~~. The applicant shall provide such access~~ so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation.

14.17.030 Lot Configuration and Access

A. The type of development contemplated, the topography of the site, ~~its solar exposure, and its natural features~~the presence of critical areas shall be jointly considered within the configuration of any short subdivision, long subdivision or binding site plan. Where possible, the size, shape and orientation of lots shall reflect these considerations.

B. To the maximum extent possible, lots shall be configured to assure the minimum prescribed frontage on a public street, except as provided in subsection (D) of this section.

C. Where local topography or other preexisting conditions prevent direct frontage, a private road may connect a lot to a public street. The applicant shall bear the burden of demonstrating that no reasonable configuration would allow direct access to a public street

D. Lots shall be configured to prevent direct lot access to ~~highways or~~ arterial streets. If no other alternative exists, lot access may be provided by frontage on a minor arterial or collector arterials. The applicant shall bear the burden of demonstrating the necessity for direct access to a minor arterial or collector arterial.

E. Where an applicant proposes to create ten (10) or more lots, ~~all lots~~ the subdivision shall be configured to provide for public streets to facilitate further division.

F. Where an applicant proposes to create three (3) or more lots, or has sufficient land under current zoning to create three (3) or more lots, all lots shall be configured so that no more than two (2) panhandle lots are located adjacent to each other.

G. Lots shall be configured consistent with the natural topography of the site, shall assure drainage away from existing/proposed buildings, and prevent any increase of runoff toward adjacent properties.

14.17.040 Complete Application Required

A. ~~The City shall require a~~A complete application shall be required before taking review action on any proposed subdivision.

B. All applications for subdivision shall be submitted on the appropriate forms to the Department. The Department shall prescribe the format of all application forms and shall provide the same to applicants. The application shall include all information deemed necessary by the Director to make a decision consistent with State and City standards.

C. In addition to any other submissions required under SMC 16A.07.030, applications for subdivision shall be considered complete only after the City verifies that the applicant has provided all items required by the application checklist. ~~These items shall include, but are not limited to:~~

~~1. One (1) copy of the DRC comments.~~

~~2. Five (5) signed and complete copies of the appropriate subdivision application form.~~

~~3. Water and sewer availability certifications from each utility district serving the property. Where provided, all lots shall be served by public water and sewer systems.~~

~~4. Five (5) copies of a title report, dated within thirty (30) days of application submission.~~

~~5. Five (5) paper copies of a preliminary plat or preliminary development plan, prepared according to SMC 14.20.030 and certified by a professional land surveyor.~~

~~6. Five (5) paper copies of a tree survey showing the location of all trees eight (8) inches in caliper as measured four (4) feet from its base. The tree survey shall provide the common name for each tree.~~

~~7. Three (3) copies of a conceptual storm drainage and site grading plan, prepared in accordance with Chapters 12.10 and 13.190 SMC.~~

~~8. Five (5) copies of written consent to allow the City access to the subject land under SMC 14.17.020(C).~~

~~9. Five (5) copies of any other documentation required by the City to support its decision.~~

~~10. Appropriate fee for review, as established in the City fee schedule.~~

~~11. One (1) set of envelopes with labels and postage for all adjacent property owners within one thousand (1,000) feet of the subject property's boundaries. An additional set of envelopes may be required if SEPA review is required with the short plat. (Ord. 09-1012 § 1 (Exh. A))~~

14.17.050 Public Notice Requirements

Subdivision actions shall be subject to the public notice procedures established by Title 16A SMC. ~~Chapters 16A.09, 16A.13 and 16A.15 SMC and any other applicable notice provisions of this title or the SeaTac Municipal Code. (Ord. 09-1012 § 1 (Exh. A))~~

14.17.060 General Application Review

A. A proposed subdivision will be reviewed under the provisions of this title and all other zoning and land use control ordinances in effect at the time a fully completed application is submitted.

B. ~~Pursuant to SMC 16A.05.020, a~~Any applicant proposing a subdivision shall schedule and participate in no less than one (1) pre-application meeting ~~with the Development Review Committee (DRC)~~ prior to the submission of an application. ~~Prior to this meeting, the prospective applicant shall, at a minimum, present a conceptual drawing to the Department portraying the proposed subdivision or binding site plan. The drawing shall describe the approximate locations and dimensions of both the existing and proposed lots, the existing and proposed street layout and other information necessary to determine the general characteristics of the site.~~

C. Upon issuance of a Determination of Completeness, ~~the Director or his designee shall transmit~~ copies of the subject preliminary plat or graphic site plan and any accompanying documents shall be transmitted to the ~~following~~ City O~~o~~fficials or City D~~d~~epartments as deemed appropriate by the Director.

1. The Director ~~, or designee,~~ shall review and prepare findings that the proposed subdivision conforms with the applicable elements of ~~the State's Growth Management Act, the State Environmental Policy Act,~~ the City Comprehensive Plan, the Zoning Code, the City Shoreline Master Program, adopted City traffic and infrastructure plans; its adequacy regarding storm drainage, streets, alleys, rights-of-way, its conformance with any applicable improvement standards and specifications, local SEPA rules, and this T~~t~~itle.

~~2. The City EngineerDirector, or designee, shall review the proposed subdivision for its conformance with adopted City traffic and infrastructure plans; its adequacy regarding storm drainage, streets, alleys, rights-of-way, and its conformance with any applicable improvement standards and specifications.~~

~~3~~2. The City Fire Marshal or designee shall review the proposed subdivision for conformance with the Fire Code ~~as adopted by the City~~.

43. The Director ~~, or designee,~~ may forward the application materials to any other City department, utility provider, school district or other public or private entity deemed appropriate with a request for review and comment.

14.17.080 Criteria for Approval of Subdivision Application

Whether subdivision is proposed by short subdivision, long subdivision or binding site plan, the reviewing authorities shall base their evaluations, recommendations and decisions on the criteria below.

A. Each reviewing authority shall assess the proposal's general compliance with all state and city statutes, regulations and other standards in effect on the date ~~the Director, or designee, determined~~ the application is determined to be complete. Such standards include, but are not limited to, the following:

1. This title and the ~~City~~ Zoning Code;

2. ~~Growth Management Act and~~ the City Comprehensive Plan;

~~3. State Environmental Policy Act and SEPA rules;~~

43. Shoreline Management Act and applicable shoreline programs;

~~5~~4. Surface Water Management Code, Comprehensive Storm Drainage Plan, and Basin Plans, as may be applicable;

~~6~~5. Fire Code as adopted by the City;

~~7~~6. Comprehensive Transportation Plan, City Road Standards and Right-of-way Use Code; and

~~8~~7. Clearing and Grading Code.

B. Where applicable, each reviewing authority shall assess the adequacy of existing and proposed lots, tracts, streets, sidewalks, parking facilities, utilities and general improvements to accommodate subsequent land uses.

~~C. The Director or designee shall assess the proposed subdivision or binding site plan's compatibility with adjacent land uses. (Ord. 09-1012 § 1 (Exh. A))~~

14.17.090 Filing

A. ~~The applicable City departments officials shall sign~~ Approval for each final subdivision plat or graphic site plan ~~to certify approval~~shall be certified by the Director, the Engineering Review Manager, and any other City Official as deemed appropriate by the Director. ~~by the appropriate authorities.~~

B. The applicant shall pay the City or otherwise designate funds to King County as necessary to cover all costs for filing the final plat with King County.

C. The Department shall forward the signed final plat, with all appropriate copies and documentation, to the King County Recorder for recording.

14.17.095 Time Limits on Preliminary Approval – Long Subdivision and Binding Site Plan

Where a subdivision or binding site plan is considered concurrently with a planned unit development, the final plat or graphic site plan must be recorded no later than the date on which the first phase development plan or comprehensive development plan is submitted to the City. Failure to meet this requirement shall void any approval under this title.

14.17.100 Variances
Subject to Hearing Examiner review and the criteria established under SMC 15.115.010, an applicant may request a variance from the dimensional standards and improvement requirements of this title, the Zoning Code, and other provisions of the SeaTac Municipal Code.

14.17.110 Appeals
Any person aggrieved by any administrative decision under this title may appeal that decision consistent with the procedures prescribed in ~~Chapters 15.115 and~~ 16A.17 SMC.

Chapter 14.18

SHORT SUBDIVISION

Sections:

14.18.010 Purpose
14.18.020 General Limitations
14.18.030 Material Errors
14.18.040 Changes to Proposed or Approved Short Plats
14.18.050 Short Subdivision Review
14.18.060 Preliminary Plat Format and Content Requirements
14.18.070 Final Short Plat Format and Content Requirements
14.18.080 Time Limits on Preliminary Approval

14.18.010 Purpose

This chapter establishes specific review procedures and approval criteria for the short subdivision of land into nine (9) or fewer lots. This chapter shall at a minimum implement the requirements of state law.

14.18.020 General Limitations

The following general limitations shall apply to all short subdivision applications:

A. Only a separate lot, as defined by SMC 14.16.126, or a combination of two (2) or more contiguous separate lots may be short subdivided;

B. A maximum of nine (9) lots may be created by any single application;

~~C. A maximum of nine (9) lots may be created from two (2) or more contiguous lots;~~

~~D~~C. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than nine (9) lots, a short plat alteration may be requested to create additional lots up to a maximum of nine (9) within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application.

14.18.030 Material Errors

Applications found to contain and be based upon significant material errors shall be deemed incomplete and subsequent resubmittals shall be treated as new applications, as determined by the Director ~~or designee~~.

14.18.040 Changes to Proposed or Approved Short Plats

A. Applicant generated modifications or requests for revision(s) to short subdivisions which are not made in response to staff review or public appeal which result in substantial changes as determined by the Director, or designee, including but not limited to the creation of additional lots ~~and elimination of open space requirements~~, shall be treated as new applications for the purpose of vesting.

B. Proposals to amend an approved final short plat shall be treated as an alteration pursuant to the provisions of this chapter and Chapter 14.25 SMC regarding alterations.

14.18.050 Short Subdivision Review

A. Short subdivisions ~~involving nine (9) or less resulting lots~~ shall be subject to administrative review with notice, as established within SMC Title 16A and hereafter amended.

B. Upon receipt of a complete application, staff will conduct a review of the proposed short subdivision pursuant to the provisions of SMC Title 16A and shall issue a notice of decision (NOD) within ninety (90) days on the preliminary short subdivision. The notice of decision shall have one (1) of the following effects:

1. Approve the preliminary short subdivision without conditions; or

2. Approve the preliminary short subdivision with conditions; or

3. Deny the preliminary short subdivision.

C. The notice of decision (NOD) shall ~~specifically~~ cite ~~each applicable City department's~~ findings of fact regarding the proposed subdivision's compliance with all state and city statutes, regulations, or other standards. The notice shall directly relate these findings to any conditions of approval or reasons for denial.

~~D. Once the NOD is issued, the applicant may submit for final short plat review. (Ord. 15-1012 § 8; Ord. 09-1012 § 1 (Exh. A))~~

14.18.060 Preliminary Plat Format and Content Requirements

A. The preliminary short plat shall serve as the primary reference by which the City evaluates any proposal for short subdivision, and as the basis for any subsequent conditions for approval.

B. The preliminary short plat shall be prepared by a professional land surveyor and drawn to specifications as established by the Director.~~a scale of not less than one (1) inch equals fifty (50) feet. The preliminary short plat shall, at a minimum, consist of the following:~~

~~1. The stamp of the professional land surveyor registered in the State of Washington who prepared the plat.~~

~~2. Shall be drawn on an eighteen (18) inch by twenty-four (24) inch sheet with a two (2) inch margin on the left edge and one-half (1/2) inch margin on other edges.~~

~~3. The names and the addresses of the developer and the licensed land surveyor who prepared the preliminary plat.~~

~~4. North point, graphic scale and date of drawing.~~

~~5. Existing off-site subdivision lots, blocks, streets and easements shown as dotted lines.~~

~~6. Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.~~

~~7. The location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.~~

~~8. Streets, building structures, watercourses, and bridges.~~

~~9. Any recorded public or private utility and drainage easements, both on the land to be subdivided and on adjoining lands to a distance of twenty-five (25) feet from the edge of the subject property division, including the recording numbers of each easement.~~

~~10. The location of existing trees (over eight (8) inches in diameter as measured four (4) feet from its base) on the property. The location of existing trees over eight (8) inches diameter as measured four (4) feet from its base to a distance of twenty-five (25) feet from the edge of the subject property division may be requested based upon a site inspection; provided, that the adjacent property owner/s grant permission to enter their properties. If no permission is granted, only the location of the trees on the property shall be located.~~

~~11. Topographic contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent (5%) to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a land surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Requests for off-site topographic contours shall be based upon on-site inspections of the proposed plat. If no permission is granted by adjacent property owners to enter their property to allow the survey of off-site topographic contours, only topographic contours to the property line are required. Where permission cannot be obtained for off-site contours, the applicant shall provide off-site contours as provided by the City of SeaTac Geographical Information System (GIS). A note shall be placed on the face of the preliminary plat that contours generated by GIS are not surveyed contours and that the City does not guarantee their accuracy.~~

~~12. Identity and location of any existing and/or abandoned well(s) on the property.~~

~~13. The location of existing, or proposed, rockeries and other types of walls on the property. The location of rockeries and other types of walls located within twenty-five (25) feet of the property lines of the plat may be requested based upon a site inspection of the property, provided the adjacent property owner/s grant permission to enter their properties. If no permission is granted, only rockeries and other types of walls on the property shall be located.~~

~~14. The location and identification of any visible physical appurtenances, such as fences or structures, which may indicate encroachment, lines of dispute, or conflict of title.~~

~~15. Source and date of topographic data referenced on the plat.~~

~~16. Acreage of the land to be subdivided, the numeric designation of each proposed lot, and the area as square footage of each individual lot.~~

~~17. Bearings and dimensions of each lot line.~~

~~18. Bearings, angles, or azimuths shown in degrees, minutes, and seconds.~~

~~19. Radius, delta, arc length and long chord bearing and distance of curves shown.~~

~~20. The location, width, and names of existing streets or easements abutting or providing access to the short subdivision. If access is by private street, the public street providing access to the private street shall be shown.~~

~~21. Legal description and tax lot (parcel) number of the property to be subdivided.~~

~~22. The legal description of each lot within the proposed short subdivision.~~

~~23. Dedication statement with signature lines and notary block with minimum text size of eight-hundredths (0.08) inches and line widths not less than eight-thousandths (0.008) inches (vicinity maps, seals and certificates are excluded).~~

~~24. The date of the last recorded segregation.~~

~~25. Indicate basis of bearing shown.~~

~~C. All areas and dimensions shall be portrayed to the nearest one-hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds. (Ord. 09-1012 § 1 (Exh. A))~~

14.18.070 Final Short Plat Format and Content Requirements

A. The final plat shall serve as the primary legal record of any approved short subdivision. City staff shall conduct conclusive review of all final plats to assure compliance with all state statutes and city ordinances, regulations and other standards, and with all conditions established through the preliminary review process. The final plat shall be substantially in the form ~~illustrated in Figure 14.18.070a~~ established by the Director.

~~B. The applicant shall submit one (1) complete final plat to the City for recording.~~

~~C. Final plats shall satisfy all content and format requirements specified for preliminary plats under SMC 14.18.060(B). In addition, final plats shall conform to the following:~~

~~1. Be drawn on an eighteen (18) inch by twenty-four (24) inch sheet with a two (2) inch margin on the left edge and one-half (1/2) inch margin on the other edges to an appropriate (twenty (20) or thirty (30) feet to one (1) inch) engineering scale and stamped by a professional land surveyor registered in the State of Washington.~~

~~2. Permanent black ink on mylar with a fixed halide base, or equivalent shown.~~

~~3. Final short plat name, file number and City logo in a block in the upper left hand corner of the short plat drawing.~~

~~4. Numerical scale, graphic scale and north arrow shown on drawing.~~

~~5. Section, township, and range shown on drawing.~~

~~6. Surveyor's certification, date and stamp shown on drawing.~~

~~7. Surveyor's name and address block shown on drawing.~~

~~8. All found monuments (description, type, and size) labeled and referenced to an existing County Survey and/or Survey of Record.~~

~~9. All curve information including central angle (delta), radius, tangent length, length of arc, and long cord bearing and distance clearly shown.~~

~~10. Basis of bearing shown on drawing with bearings and distances on all lot sides.~~

~~11. Existing public rights-of-way with name, width and surface type shown.~~

~~12. Existing easements shown with recording numbers.~~

~~13. Legend showing symbols for monuments found and monuments set shown.~~

~~14. A house address system shall be provided by the City for short subdivisions and the house number(s) must be clearly shown on the short plat at the time of approval for each lot.~~

~~15. The location of all significant trees to be saved on each lot, if applicable.~~

~~16. The location of the building envelope for each lot.~~

~~17. King County Department of Assessments signature block shown.~~

~~18. City of SeaTac approval signature blocks for Community and Economic Development and Department of Public Works and date.~~

~~19. King County Recorder's signature block located on the bottom or right edge of the plat.~~

~~20. The face of the short plat containing a private road easement shall bear the statement: "Warning: The City of SeaTac has no responsibility to build, improve, maintain, or otherwise service the private roads contained within, or providing service to, the property described in this plat."~~

~~21. Name of property owner and final short plat address shown.~~

~~22. Quarter section vicinity map showing section number and plat site.~~

~~23. Short plat mylar shall be suitable for microfilming with uniform contrast.~~

~~24. Five (5) paper copies submitted for review prior to the submittal of the mylar drawing.~~

~~(The applicant will be contacted for one (1) mylar copy of the final short plat, after City review is completed.)~~

~~25. The legal description of the land to be subdivided shown on the final short plat mylar the same as the title report.~~

~~26. Legal descriptions for the proposed lots and easements shown on the plat map.~~

~~27. Dedication statement (including owner's acknowledgement) and property owner signature lines with names under the signature line(s) and date.~~

~~28. Notary declaration of property owner's signature(s).~~

~~29. Datum per SMC 14.26.050.~~

~~30. All monuments have been installed prior to the recording of the final short plat and tied to section monumentation.~~

~~31. Short plat closure calculations.~~

~~32. One (1) original as-built engineering mylar drawing for all required improvements within the short subdivision with three (3) copies.~~

~~33. All lot corners staked correctly on the ground prior to recording of the final short plat.~~

~~34. Deed legal description at variance with survey identified and submitted.~~

~~35. Certification by the City of SeaTac Finance Department that all delinquent and current special assessments outstanding on property are paid in full.~~

~~36. Certification by the King County Finance Department that all property taxes have been paid. (RCW 58.08.030—58.08.040)~~

~~37. In the case where more than one (1) mylar page is submitted, the graphic representation of the short subdivision shall be shown on the first mylar page.~~

~~D. In addition to the above, the following additional information may be required:~~

~~1. Short plat restrictive covenants submitted to be recorded with the plat.~~

~~2. Mutual maintenance agreement for private road submitted for recording.~~

~~3. Mutual maintenance agreement for surface water drainage facilities submitted for recording.~~

~~4. Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.~~

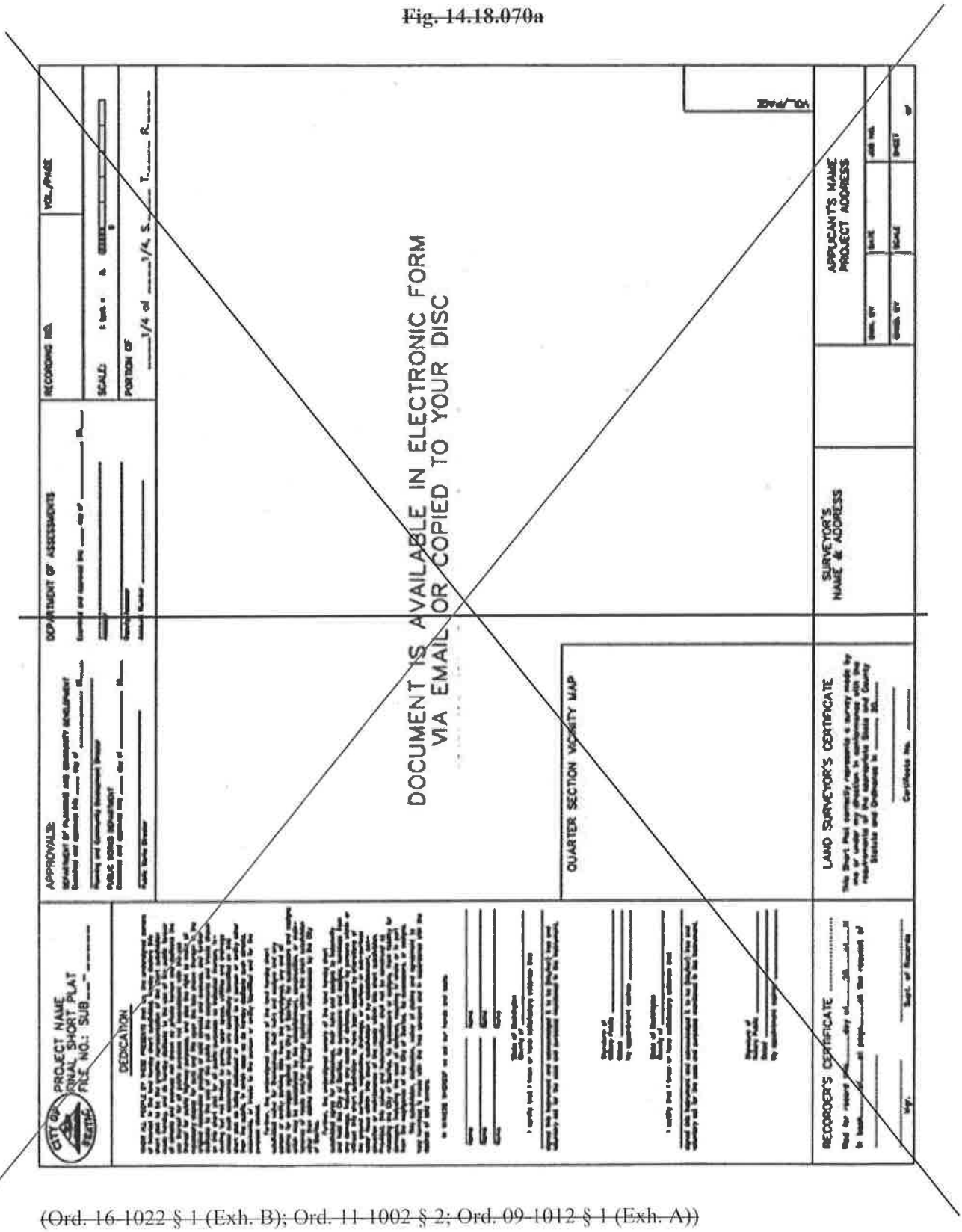
~~5. One (1) year maintenance bond for streets and storm drainage to be submitted at the completion of improvements.~~

~~6. Two (2) copies of any documentation necessary to demonstrate the existence or installation of all sewer and water facilities necessary to adequately serve each approved lot and to demonstrate the intent of the applicable district or purveyor to serve the proposed plat. If a septic system on site is proposed, two (2) copies of the approved septic system by the King County Health Department shall be submitted.~~

~~7. Two (2) copies of any documentation necessary to demonstrate that the present or planned water systems serving the property shall be able to supply adequate minimum water flow for fire fighting purposes. This documentation shall be approved by and presented in a form prescribed by the Fire Marshal.~~

~~E~~B. Final plats shall be approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period.

~~Fig. 14.18.070a~~



~~(Ord. 16-1022 § 1 (Exh. B); Ord. 11-1002 § 2; Ord. 09-1012 § 1 (Exh. A))~~

14.18.080 Time Limits on Preliminary Approval

A. Once granted preliminary approval for any short subdivision, the applicant shall have three (3) years in which to file a final short plat with the City. Where any conditions for approval are not satisfied, required improvements not constructed or financial surety provided, or the final short plat ~~not recordedis~~ not filed within those three (3) years, the preliminary approval shall be null and void.

B. Where all required improvements have been constructed or financial surety provided, all conditions satisfied, and all required documents have been submitted within the three (3) year filing period, the Director may grant a single extension of up to one hundred eighty (180) days for the processing and recording of the final short plat. Applicants shall have a maximum of thirty (30) days to comply with any additional requests for information that the City may make during the extension period.

Chapter 14.19

SHORT SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

14.19.010 Private Road Width and Construction Standards
14.19.030 *Repealed*
14.19.050 Hammerhead Turnaround – Emergency Vehicles
~~14.19.060 Private Roads – Screening from Adjacent Property~~
14.19.070 Storm Drainage Improvements

14.19.010 Private Road Width and Construction Standards

In short subdivisions where more than two (2) lots will have access from a private road/access easement, the private access easement shall conform to, and be constructed to, the following standards:

A. The private access road shall be constructed to the standards in Chapter 11.05 SMC, Road Standards.

B. At the request of the applicant, the width of the private access easement and the paved width of the roadway, as specified in Chapter 13.150 SMC, may be decreased subject to the approval of ~~both~~ the Directors under the following circumstances:

1. Where an existing house constricts the access easement.

2. The access easement may be reduced to save trees of eight (8) inches in caliper or greater, as measured four (4) feet from their base, on the properties.

~~3. Where roads only serve two (2) residences.~~

4~~3~~. Where fire sprinklers are installed and circumstance ~~6~~ 5 (below) is demonstrated.

5~~4~~. Unique conditions on the property as determined by the Directors.

6~~5~~. Approval of the request does not adversely impact the health, safety, and welfare of the residents within the short subdivision and the operations of the public road, nor conflicts with any other adopted code.

~~14.19.030 Private Road Construction – Stacked Short Subdivisions~~

~~*Repealed by Ord. 15-1012.*~~

14.19.050 Hammerhead Turnaround – Emergency Vehicles

A turnaround for emergency vehicles shall be required within a short subdivision without access to public streets pursuant to Chapter 11.05 SMC, Road Standards. The hammerhead turnaround shall be paved and shall be constructed to the dimensions in accordance with Chapter 11.05 SMC, Road Standards.

~~14.19.060 Private Roads – Screening from Adjacent Property~~

~~In short subdivisions of three (3) or more lots, a fence or a minimum five (5) foot wide Type I landscaping buffer as identified in SMC 15.445.110(A), as approved by the Director, shall be installed between the private access easement and adjacent single-family lot/s along the length of the easement. Two-thirds (2/3) of the cost of the fence shall be borne by the developer of the short plat, with the adjacent property owner responsible for one-third (1/3) of the cost of the fence. The height of the fence~~

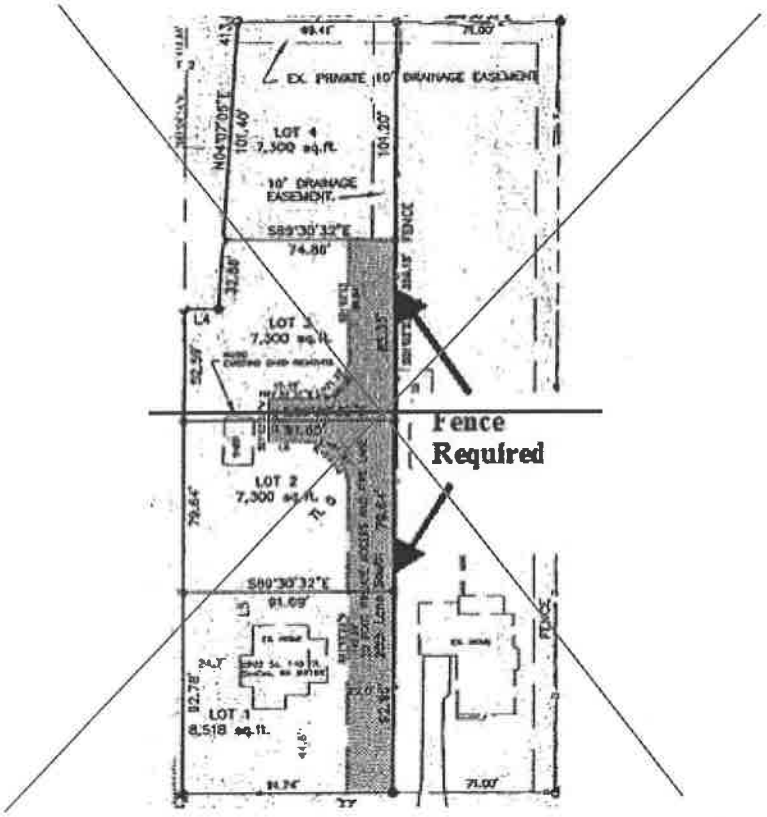
~~shall conform to the requirements of Chapter 15.435 SMC. No fence shall be required under the following circumstances:~~

~~A. If the fence will result in the need to remove existing trees or landscaping.~~

~~B. If the adjacent property owner/s state in writing that they do not want a new fence installed.~~

~~C. If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence. Adjacent property owners shall be notified by the City by certified mail requesting a response whether or not they want to pay for the fencing.~~

~~If the adjacent property owner/s do not want to pay for one-third (1/3) of the cost of the fence, and the applicant/developer still wants to install a fence, then the cost of fence shall be borne by the applicant/developer.~~



~~(Ord. 16-1022 § 1 (Exh. B); Ord. 16-1007 § 23; Ord. 09-1012 § 1 (Exh. A))~~

14.19.070 Storm Drainage Improvements

Storm drains and stormwater facility improvements shall be provided pursuant to SMC Title 12.

Chapter 14.20

LONG SUBDIVISION

Sections:

14.20.010 Purpose
~~14.20.020 SEPA/Environmental Checklist~~
14.20.030 Preliminary Plat Format and Content Requirements
14.20.050 Preliminary Review of Long Subdivision
14.20.055 Criteria for Review of Long Subdivisions
14.20.057 Hearing Examiner Review
14.20.060 Final Administrative Review for Long Subdivisions
14.20.070 Final City Council Review of Long Subdivision
14.20.080 Effective Period for Terms of Approval
14.20.090 Certification of Plat for Recording
14.20.100 Substantial Modification to Approved Subdivisions

14.20.010 Purpose

This chapter establishes specific review procedures and approval criteria for the division of land into ~~five (5)~~ten (10) or more lots. This chapter shall at a minimum implement the requirements of state law.

~~**14.20.020 SEPA/Environmental Checklist**~~

~~A. In addition to the general application requirements established by Chapter 14.17 SMC, the applicant shall submit five (5) copies of the prescribed environmental checklist before a long subdivision application will be considered as complete.~~

~~B. Where information obtained in the DRC meeting indicates the need to pursue an environmental impact statement and the applicant agrees with this determination, the environmental checklist will not be required for a determination of completeness. The application will include a record of the applicant obligation to complete an environmental impact statement. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.030 Preliminary Plat Format and Content Requirements

A. The preliminary plat shall serve as the primary reference by which the City evaluates any proposal for subdivision, and as the basis for any subsequent conditions for approval.

B. The preliminary plat shall be prepared by a professional land surveyor in accordance with the standards established by the Director. ~~and drawn to a scale of not less than one (1) inch per thirty (30) feet. The preliminary plat shall at a minimum portray:~~

~~1. Names of the property owner, the licensed land surveyor, and the licensed civil engineer submitting and preparing the application.~~

~~2. Legal description of the subject property referenced to section, township, and range, and to the nearest established street lines or monuments.~~

~~3. Datum, basis of bearings, and ties to a minimum of two (2) existing section monuments.~~

~~4. North point and a graphic scale.~~

~~5. Existing government survey section lines.~~

6. Complete documentation of the recording number, date and method of each immediately preceding subdivision or binding site plan affecting the subject property.

7. Complete documentation of the recording number, date and method of any immediately preceding lot merger or lot line adjustment affecting the property.

8. Location of all existing survey monuments.

9. Location of existing property lines, indicated by heavy broken lines.

10. Location of proposed property lines, indicated by heavy solid lines.

11. Bearings and lengths of each property line.

12. Area and other dimensions of each lot, tract or parcel.

13. Total acreage of the land to be subdivided.

14. Proportion of total acreage to be maintained as common open space, where applicable.

15. Topographic contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent (5%) to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a land use surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Requests for off-site topographic contours shall be based upon on-site inspections of the proposed plat. If no permission is granted by adjacent property owners to enter their property to allow the survey of off-site topographic contours, only topographic contours to the property line are required. Where permission cannot be obtained for off-site contours, the applicant shall provide off-site contours as provided by the City of SeaTac Geographical Information System (GIS). A note shall be placed on the face of the preliminary plat that contours generated by GIS are not surveyed contours and that the City does not guarantee their accuracy.

16. Existing buildings and structures.

17. Alleys and streets, the latter identified by name.

18. Statement of soil types and a Level 1 drainage analysis conducted pursuant to SMC Title 12.

19. Ordinary high water mark and other boundaries of lakes, ponds, streams, or wetlands, where applicable.

20. Trees with a diameter in excess of eight (8) inches in caliper as measured four (4) feet from their base. The location of trees shall be surveyed and shown on the preliminary plat plan.

21. Any recorded use limitations or abatements.

22. Recorded public or private rights-of-way, access, utility or other easements.

23. Other lines of ingress/egress.

24. Location of any on-site fire hydrants, or the nearest hydrant from lots without hydrants.

C. All areas and dimensions shall be portrayed to the nearest one-hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds. (Ord. 09-1012 § 1 (Exh. A))

14.20.050 Preliminary Review of Long Subdivision

Where a long subdivision or binding site plan is proposed, the City shall publish a written report summarizing its own findings, comments and recommendations, and those of any other agency or district that has previously reviewed the proposal. This report shall specifically address the criteria established by SMC 14.20.055 and 14.22.020(A) and shall document any conditions of approval or the factual basis for denial. ~~City staff shall forward the report to the applicant and the Hearing Examiner no later than fourteen (14) days prior to the public hearing. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.055 Criteria for Review of Long Subdivisions

In addition to project evaluation required under SMC 14.17.080, the staff report shall specifically consider any and all supplementary provisions, conditions and fees required to ensure the public health, safety, and general welfare as related to:

A. Streets shall conform in effect to the City of SeaTac Comprehensive Transportation Plan as adopted and/or to the general pattern of the ~~highway~~ street system of SeaTac.

~~B. The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the areas and the subdivider shall present evidence to this effect when requested.~~

~~C~~B. Adequate storm drains and stormwater facility improvements shall be provided in accordance with Chapter 12.10 SMC.

~~D. Street trees are provided between the sidewalk and curbing within the subdivision.~~

~~E~~C. Sidewalks or walkways shall be required for all proposed streets including perimeter streets in business and residential subdivisions.

~~F. Recreation space is provided as required pursuant to SMC 14.21.010(E).~~

~~G~~D. Pedestrian circulation is provided for children for access to school facilities or school bus stops.

~~H~~E. All lots conform to the minimum lot area and width requirements of the Zoning Code.

~~I~~F. Water and sewer service is available to the subdivision.

~~J~~G. Variances and Exceptions. Variations and exceptions from the dimensional standards and improvement requirements, as herein set forth, may be made by the Director ~~of Community and Economic Development~~ in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as the Director considers necessary to maintain the intent and purpose of these regulations and requirements.

~~K~~H. Bonding of improvements.

~~L~~I. Subdivision layout and design.

Where appropriate, staff recommendations shall recommend conditions for approval or document any factual basis for denial.

14.20.057 Hearing Examiner Review

A. Following comprehensive administrative review and notice of any application for long subdivision, and within ninety (90) days of the project determination of completeness, (unless a longer time period is requested by the applicant), the Hearing Examiner shall conduct ~~the scheduled~~ a public hearing and issue

a notice of decision (NOD) on the preliminary long subdivision. The notice of decision shall include specific review of all criteria listed in SMC 14.17.080 and 14.20.055. The Hearing Examiner shall address any other issue raised in the staff report or by the applicant. Within the notice of decision, the Hearing Examiner shall:

1. Approve the application ~~for preliminary long subdivision~~; or

2. Approve the application ~~for preliminary long subdivision~~ with conditions; or

3. Deny the application; or

4. Return the application to the applicant for additional information or modifications.

B. Where the notice of decision requires additional information or modifications, deadlines shall be set forth in writing for both the applicant's return of the revised application and the timing of the subsequent decision by the Hearing Examiner. The latter decision shall only consider approval, approval with conditions, or denial of the application. The Hearing Examiner shall not thereafter return the application to the applicant for modifications.

14.20.060 Final Administrative Review for Long Subdivisions

A. The applicant shall file for final plat approval within five (5) years of preliminary approval. The ~~City Council~~Hearing Examiner may approve a one (1) time extension, not exceeding one (1) year, to file the final plat, subject to the following criteria:

1. The applicant has applied for permits and has begun substantial work to install improvements as conditioned by the preliminary plat approval; or

2. The applicant has bonded for all improvements.

B. In addition to any other requirements established under Chapter 14.17 SMC and SMC 14.20.020(A), the applicant will also submit with the final plat:

1. Certification by the County that all taxes have been paid in accordance with RCW 58.17.160(4).

2. All final subdivisions shall be recorded with surveys consistent with Chapter 58.09 RCW. All lot corners shall be staked correctly on the ground. In all subdivisions, at least two (2) off-site existing or newly set monuments shall be referenced in the survey.

C. Upon receipt of a final plat and all supporting documents, the Department shall forward those documents to ~~the~~ applicable ~~City departments~~staff for review. Each department shall determine if the final plat remains in compliance with the preliminary approval for long subdivision, the required improvements and conditions, and applicable City codes. Final plats shall be administratively approved, disapproved, or returned to the applicant within thirty (30) days from the date of filing thereof, unless the applicant consents to an extension of such time period.

D. Upon notice from each applicable City department that the final plat complies with the preliminary conditions for approval, the Director shall place the final subdivision on the next available ~~Council~~ Hearing Examiner agenda.

E. Prior to the date at which the ~~City Council~~Hearing Examiner will consider the final subdivision, the Department shall issue a report and recommendation to the ~~Council~~ Hearing Examiner concerning the conformity of the final subdivision with the established conditions for preliminary approval.

14.20.070 Final ~~City Council~~Hearing Examiner Review of Long Subdivision

A. The ~~City Council~~Hearing Examiner shall have the sole authority to finalize long subdivisions. Following review of staff reports, the original application and the, final plat, ~~and~~ the Hearing Examiner~~'s decision, the Council~~ shall approve, disapprove, or return the proposed final subdivision to the applicant for further modifications or corrections.

B. The ~~City Council~~Hearing Examiner shall not approve a proposed long subdivision without ~~its own~~ written findings that the applicant has adequately addressed each of the criteria and issues listed under SMC 14.17.080 and 14.20.055.

~~C. Long subdivision approval shall be conferred by City Council resolution. (Ord. 09-1012 § 1 (Exh. A))~~

14.20.080 Effective Period for Terms of Approval

A. A long subdivision shall be governed for a period of five (5) years by any and all conditions established for it on the date of preliminary approval. The five (5) year period shall begin on the date of final approval pursuant to RCW 58.17.170.

B. Pursuant to RCW 58.17.170, the City ~~Council~~ reserves the authority to alter any original conditions for subdivision approval should a serious threat to the public health or safety arise.

14.20.090 Certification of Plat for Recording

In addition to the departmental signatures required under SMC 14.17.090, the City Manager shall sign the final plat of each long subdivision to certify approval by the ~~City Council~~Hearing Examiner.

14.20.100 Substantial Modification to Approved Subdivisions

A. Where an applicant requests substantial modifications to an approved preliminary or unrecorded final subdivision, and where those substantial modifications are not in response to staff review or public appeal, that request shall be treated as a new application for the purpose of vesting. The City shall determine modifications to be substantial wherever the applicant proposes:

1. The creation of additional lots; or

2. The reduction or elimination of open space; or

3. Changes to conditions of approval on an approved preliminary subdivision.

B. Where the City determines a substantial modification has been proposed, the applicant may proceed with the original plat, request lesser modifications, or abandon the original application for a new proposal.

C. Any applicant seeking substantial modifications through a new action shall initiate and complete the application process required under this title as if no earlier application had been made.

D. The City shall review no more than one (1) subdivision and/or binding site plan application on any property at one (1) time. In seeking substantial modification under a new proposal, the applicant abandons all prior applications.

Chapter 14.21

LONG SUBDIVISION – MANDATORY IMPROVEMENTS

Sections:

14.21.010 Mandatory Improvements

14.21.010 Mandatory Improvements

All approvals for long subdivisions, except those proposed and approved under the Small Lot Single-Family Special District Overlay, shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject subdivision. All sidewalks shall at a minimum conform to the standards established under the SeaTac Municipal Code and SMC Title 11 applicable regulations.

~~B. Where any residential subdivision is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and a covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.~~

~~C. Where any residential subdivision is located adjacent to adjacent residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Department.~~

~~D. New subdivisions shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip.~~

~~E. In subdivisions of ten (10) or more lots, a minimum of seven percent (7%) of the gross land area shall be reserved as common recreation open space. Active common recreational open space shall not include any critical areas as defined in Chapter 15.700 SMC. Critical areas shall be preserved per Chapter 15.700 SMC.~~

~~F. The specific location and design of any common recreation open space required under this title shall be determined by criteria established under the Zoning Code.~~

~~G. Where an applicant proposes residential subdivision, he or she shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.~~

~~1. Land reserved pursuant to a residential subdivision shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision. A covenant shall be placed on all lots within the residential subdivision informing the property owners of the requirement to maintain the private recreational tract.~~

~~2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.060 and 14.26.070. The City shall not be responsible for the maintenance of such tracts.~~

~~H~~B. Public streets shall be provided within the long subdivision pursuant to the standards of Chapter 11.05 SMC, Road Standards.

~~I~~C. Required cul-de-sacs shall be constructed to the standards of Chapter 11.05 SMC, Road Standards.

~~J~~D. Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.

Chapter 14.22

BINDING SITE PLANS

Sections:

14.22.010 Purpose
14.22.020 General Provisions, Requirements and Limitations
14.22.030 Vacation or Dissolution
14.22.040 Graphic Site Plan
14.22.050 Permissive Variations in Requirements
14.22.060 Substantial Modifications to Approved Binding Site Plans

14.22.010 Purpose

This chapter is established to:

A. Provide an optional subdivision process by which consolidated commercial, industrial, mobile home or condominium uses may be developed in a manner that is qualitatively equivalent to, or better than, traditional lot-by-lot development.

B. Integrate planned unit development procedures specified under Chapter 15.215 SMC with a complementary subdivision process so that resulting lots, tracts, or parcels may be better planned and operated as parts of a single commercial, industrial, mobile home or condominium development.

C. Allow the Director flexibility in the application of specific zoning and lot configuration requirements as they may apply interior to the site, provided all resulting development is consistent with applicable health, fire and building codes.

D. Allow the Director to authorize the sharing of open space, parking, access and other improvements between contiguous properties where developed for the same purpose.

E. Minimize the need for variances or other special regulatory procedures where development sites are characterized by peculiar geographic, topographic or dimensional features.

14.22.020 General Provisions, Requirements and Limitations

A. Except as provided in this chapter, the review procedures and criteria established under Chapter 14.20 SMC shall apply to binding site plan applications.

B. Each lot established or modified consistent with this chapter shall be considered a legal lot of record under this title.

C. A binding site plan establishes or alters lots, tracts, or parcels and determines specific requirements for their future coordinated development. Approval of a binding site plan shall not in itself authorize the establishment of any specific use thereon.

~~D. The City shall only consider a binding site plan concurrent with a planned unit development application or building permit.~~

~~E~~D. Binding site plan applications may be considered for either vacant properties or for the redevelopment of sites that support ongoing uses.

~~F~~E. Binding site planning shall result in no less than two (2) contiguous lots.

~~G~~F. The binding site plan shall ensure that the collective lots continue to function as one (1) site with respect to, but not limited to, lot access, interior circulation, open space, landscaping, drainage facilities, facility maintenance and parking.

~~H~~G. The approved lot configuration of a binding site plan, and all associated provisions, conditions and requirements, shall be legally enforceable upon each current and subsequent owner, purchaser, lessee or other person acquiring an ownership interest of any subject lot, parcel, or tract.

~~I~~H. The site plan shall be supported by written covenants, descriptions and similar instruments, in a format determined by the Director. These instruments shall set forth all applicable limitations and conditions, including dedications of property, and shall contain provisions assuring that any development of the site shall remain in conformity with the approved binding site plan.

~~J~~I. The applicant's decision to participate in binding site planning is optional. The City may ask binding site plan applicants to provide a written waiver of the ninety (90) day time limit for review associated with subdivisions. In such a case, the City and applicant shall arrive at a written agreement as to the appropriate duration of site plan review. Nothing in this provision shall be construed as compelling the applicant to provide such a waiver.

14.22.030 Vacation or Dissolution

A. Where a binding site plan is considered concurrently with a planned unit development, pursuant with Chapter 15.215 SMC, the applicant must receive preliminary approval of the binding site plan no later than the date on which a first phase development plan or comprehensive development plan is submitted to the City. Failure to meet this requirement shall void any approval under this chapter.

B. Where any portion of a concurrent planned unit development or building permit expires or is otherwise voided, the corresponding binding site plan shall be vacated in direct proportion.

C. Where any portion of a binding site plan is vacated, expires or is otherwise voided, that vacated portion shall constitute a single and legally separate lot. This lot shall revert to the original zoning of the site and all associated standards shall apply.

D. Once a binding site plan is recorded, the approved lot configuration and all related provisions shall apply until such time as a subsequent subdivision or binding site plan is approved for the site. The City shall not consider a subsequent subdivision or binding site plan application for five (5) years following the original date of recording.

E. Any subdivision or binding site plan application under subsection (D) of this section shall require the written consent of parties representing no less than sixty-six percent (66%) ownership interest in the entire site.

14.22.040 Graphic Site Plan

Graphic site plans shall serve substantively the same functions as the preliminary and final plats of a proposed subdivision. The applicant shall submit a preliminary graphic site plan to the City to provide for review by staff and the Hearing Examiner. The site subject to an approved site plan shall be surveyed by a professional land surveyor. The professional land surveyor shall prepare a final graphic site plan for recording. Site plans shall portray:

A. All items of information required of a preliminary or final subdivision plat.

B. Proposed topography and landscaping of the entire site.

C. The delineation of all potential building envelopes or proposed footprints.

D. The location and area of all proposed utilities, drainage features, general improvements, open space, environmentally sensitive areas, water bodies and streams, setbacks, buffers and any other elements required by this title and the SeaTac Municipal Code.

E. Inscriptions, certifications, references or attachments prescribing all use limitations and conditions established under the binding site planning process.

F. All other items necessary to ensure conformity of development with the approved site plan.

G. One (1) of the following statements shall be recorded on the face of every final binding site plan.

1. Regarding commercial, industrial or mobile home site plans:

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

2. Regarding condominium site plans:

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

14.22.050 Permissive Variations in Requirements

An applicant may negotiate for permissive variations in the underlying dimensional standards, consistent with the standards established for planned unit developments under SMC 15.215.170 through 15.215.250.

14.22.060 Substantial Modifications to Approved Binding Site Plans

A binding site plan shall be substantially modified when it exceeds the criteria outlined as follows.

A. Any modification to a binding site plan that will, in the judgment of the Director, cause any one (1) lot to function separately from the whole with respect to lot access and circulation, open space, landscaping, drainage facilities, facility maintenance or parking; and/or

B. Any modification of a binding site plan that, in the judgment of the Director, would provide for an activity not anticipated by the original site plan agreement.

Chapter 14.23

BINDING SITE PLANS – MANDATORY IMPROVEMENTS

Sections:

14.23.010 Mandatory Improvements

14.23.010 Mandatory Improvements

All approvals for binding site plans shall at a minimum be conditioned on the following mandatory improvements:

A. Sidewalks shall be required for all streets bordering and within the subject binding site plan. All sidewalks shall at a minimum conform to the performance standards established under the SeaTac Municipal Code and other applicable regulations.

~~B. Where any residential binding site plan is located adjacent to a business, commercial or industrial zone classification, a minimum twenty (20) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.~~

~~C. Where any residential binding site plan is located adjacent to residential property, a minimum ten (10) foot buffer shall be provided. The buffer may be a natural buffer area, vegetated LID BMPs, native and drought tolerant landscaping, berms and/or approved fences, or a combination thereof, and shall be provided prior to the issuance of building permits. The buffer shall be noted as an easement on the face of the plat and covenant shall be placed on each lot containing the buffer stating that the buffer cannot be altered by the property owner unless otherwise approved by the Director.~~

~~D. New binding site plans shall provide street trees along all public rights-of-way, including the cul-de-sac pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Director based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Director based on site conditions. No impervious surfaces shall be allowed within the planter strip. Irrigation shall be provided for the street trees.~~

~~E~~B. In binding site plans containing ten (10) or more lots, a minimum of ten percent (10%) of the gross land area shall be reserved as common open space. Active common open space shall not include any critical areas as defined in Chapter 15.700 SMC. Critical areas shall be preserved per Chapter 15.700 SMC.

~~F~~C. The specific location and design of any common open space required under this title shall be determined by criteria established under the Zoning Code.

~~G~~D. Where an applicant proposes residential binding site plan, the applicant shall substantially improve the common recreation open space consistent with the projected maximum future occupancy of the overall site.

1. Land reserved pursuant to a residential binding site plan shall be established as a private recreational tract. The ownership of that tract shall be allocated equally between all buildable lots created as a result of the subdivision.

2. The original and subsequent owners of any property or properties served by a private recreation tract established under this section shall maintain that tract consistent with SMC 14.26.070. The City shall not be responsible for the maintenance of such tracts.

~~H~~E. Where an applicant proposes a planned unit development (PUD), the City may decrease the minimum land area required for each buildable lot in direct proportion to the amount of common open space reserved and improved for owners, tenants and/or public use.

1. The applicant may dedicate or reserve through easement up to forty percent (40%) of the net site area as common open space, and decrease minimum lot areas to sixty percent (60%) of the minimum lot size prescribed by underlying zoning. At a minimum, ten percent (10%) common open space is required pursuant to SMC 15.215.160.

2. Any common open space so reserved may be used to satisfy directly related conditions for permit approval; provided, that these dedications shall not satisfy, and shall be in addition to, any action otherwise required under the Surface and Stormwater Management Code (Chapter 12.10 SMC), Chapter 15.700 SMC, and SMC Titles 13 and 15.

3. Any common open space created under this subsection shall be reserved and improved in a manner consistent with the standards established under subsection (B~~E~~) or (C~~F~~) of this section.

4. With regard to any application involving this subsection, the City shall not accept fees in lieu of common open space, unless approved by the City under SMC 15.510.560.

5. To the greatest extent possible, maximize contiguous open space by placing common open space adjacent to environmentally critical or sensitive areas as defined in Chapter 15.700 SMC.

~~I~~F. Storm drains and stormwater facility improvements shall be installed pursuant to Chapter 12.10 SMC.

Chapter 14.24

~~LOT MERGERS AND~~ LOT LINE ADJUSTMENTS

Sections:

14.24.010 Purpose
14.24.020 General Provisions, Requirements and Limitations
14.24.040 Complete Application Required
14.24.050 Lot Line Map Format and Content Requirements
14.24.060 Review of ~~Lot Merger and~~ Lot Line Adjustment Applications
14.24.070 Recording and Filing

14.24.010 Purpose

This chapter provides for the minor alteration of property where such alterations are consistent with all applicable state statutes and municipal ordinances, codes and regulations. It establishes the general procedures ~~for merging up to four (4) commonly owned lots, tracts or parcels, and~~ for adjusting the boundaries and dimensions of ~~up to four (4)~~ legal lots, tracts or parcels.

14.24.020 General Provisions, Requirements and Limitations

~~A. No single application under this chapter shall affect more than four (4) lots.~~

~~B~~A. No action or series of actions taken under this chapter shall:

1. Create any additional lot, tract or parcel;

2. Result in a lot, tract or parcel that fails to meet the minimum performance standards established for lots under this title and the Zoning Code;

3. Cause an existing building or structure to fail any applicable standard of the Zoning Code;

4. Cause a subject lot to have more than one (1) zoning designation;

5. Adversely affect lot access, easements or drain fields; or

6. Increase the nonconforming aspects of any existing lot or structure.

~~C~~B. Where an applicant requests any modification to an approved but unrecorded ~~lot merger and~~ lot line adjustment, and where that modification is not in response to staff review, that request shall be treated as a new application for the purpose of vesting. The applicant shall initiate and complete a new application as if no earlier application had been made.

~~D~~C. Once approval is granted for any ~~lot merger or~~ lot line adjustment, the applicant shall have ~~one (1) year~~ six (6) months in which to file the final lot line maps with the City. If the final lot line maps are not filed with the City in that period, the approval shall be null and void.

~~E. The City shall not review any subsequent application on land adjusted under this chapter until the final plat of such adjustment is recorded with King County.~~

~~F. Where a proposed lot line adjustment creates new buildable lots, adjacent property owner/s shall be notified of the lot line adjustment in accordance with the noticing procedures for short plats as stated under Chapter 16A.09 SMC. (Ord. 09-1012 § 1 (Exh. A))~~

14.24.040 Complete Application Required

A. A complete application is required before the City may take an action on any proposed ~~lot merger or~~ lot line adjustment.

B. All applications for ~~lot mergers or~~ lot line adjustments shall be submitted to the Department on the appropriate forms. The Department shall prescribe the format of all application forms and provide the same to applicants.

~~**14.24.050 Lot Line Map Format and Content Requirements**~~

~~A. The lot line adjustment map shall serve as the primary reference by which the City evaluates any proposal for lot merger or lot line adjustment. The lot line adjustment plat shall be substantially in the format illustrated in Figure 14.24.050a.~~

~~B. The lot line adjustment map shall be drawn to a scale of not less than one (1) inch per thirty (30) feet.~~

~~C. The complete lot line adjustment map shall include an index sheet as a first page any time the map consists of more than two (2) sheets.~~

~~D. When submitted for final approval, each sheet shall comprise an original drawing in black ink on one (1) or more eighteen (18) inch by twenty-four (24) inch mylar sheets. Each mylar sheet shall be a minimum of three (3) millimeters thick.~~

~~E. The drawings on each sheet shall have a two (2) inch border for binding on the left eighteen (18) inch side and one-half (1/2) inch borders on the other three sides.~~

~~F. All areas and dimensions shall be portrayed to the nearest one-hundredth (1/100) of a foot. Angles and bearings shall be portrayed in degrees, minutes and seconds.~~

~~G. The lot line map shall at a minimum portray:~~

~~1. The case number, date and location of the subject merger or lot adjustment;~~

~~2. Name of the property owner/s;~~

~~3. A full legal description of the subject properties as they exist;~~

~~4. A full legal description as they will be configured following the lot merger or lot line adjustment;~~

~~5. Datum, basis of bearings, and ties to section monumentation;~~

~~6. North point and a graphic scale;~~

~~7. Existing government survey section lines;~~

~~8. Complete documentation of the recording number, date and method of each immediately preceding subdivision or binding site plan affecting the subject property;~~

~~9. Complete documentation of the recording number, date and method of any immediately preceding lot merger or lot line adjustment affecting the property;~~

~~10. Location of all existing survey monuments;~~

~~11. Location of existing property lines, indicated by heavy broken lines;~~

~~12. Location of proposed property lines, indicated by heavy solid lines;~~

~~13. Bearings and lengths of each property line;~~

~~14. Proposed area and other dimensions of each lot, tract or parcel following the proposed merger or adjustment, to include total acreage;~~

~~15. Proportion of total acreage to be maintained as common open space, where applicable;~~

~~16. All buildings and structures existing on the affected lots;~~

~~17. Accurate recorded or approved location and boundaries of all streets, roads and alleys; public or private rights-of-way; easements, abatements or deed covenants; or any area otherwise dedicated or reserved for a common purpose. Where applicable, each of the preceding shall be annotated by name, public or private ownership, purpose of dedication, and any limitations;~~

~~18. Position of all required permanent survey control monuments. The Public Works Director or designee shall determine the precise number and location of all monuments. However, monuments shall generally be established at each controlling corner of the divided parcel. All monuments established within a public right-of-way shall be set on the intersection or street centerline. Any required interior monuments shall be installed prior to the release of any related bond;~~

~~19. Designation of all new lots by letter;~~

~~20. Supplemental data sufficient to determine and estimate on the ground the location, bearing and length of each street, easement line, lot line, boundary line and block line;~~

~~21. Notarized signatures of all owners of the property to be adjusted, to include acknowledgement of any dedications, deed restrictions, encumbrances or notes associated with the current lot line adjustment;~~

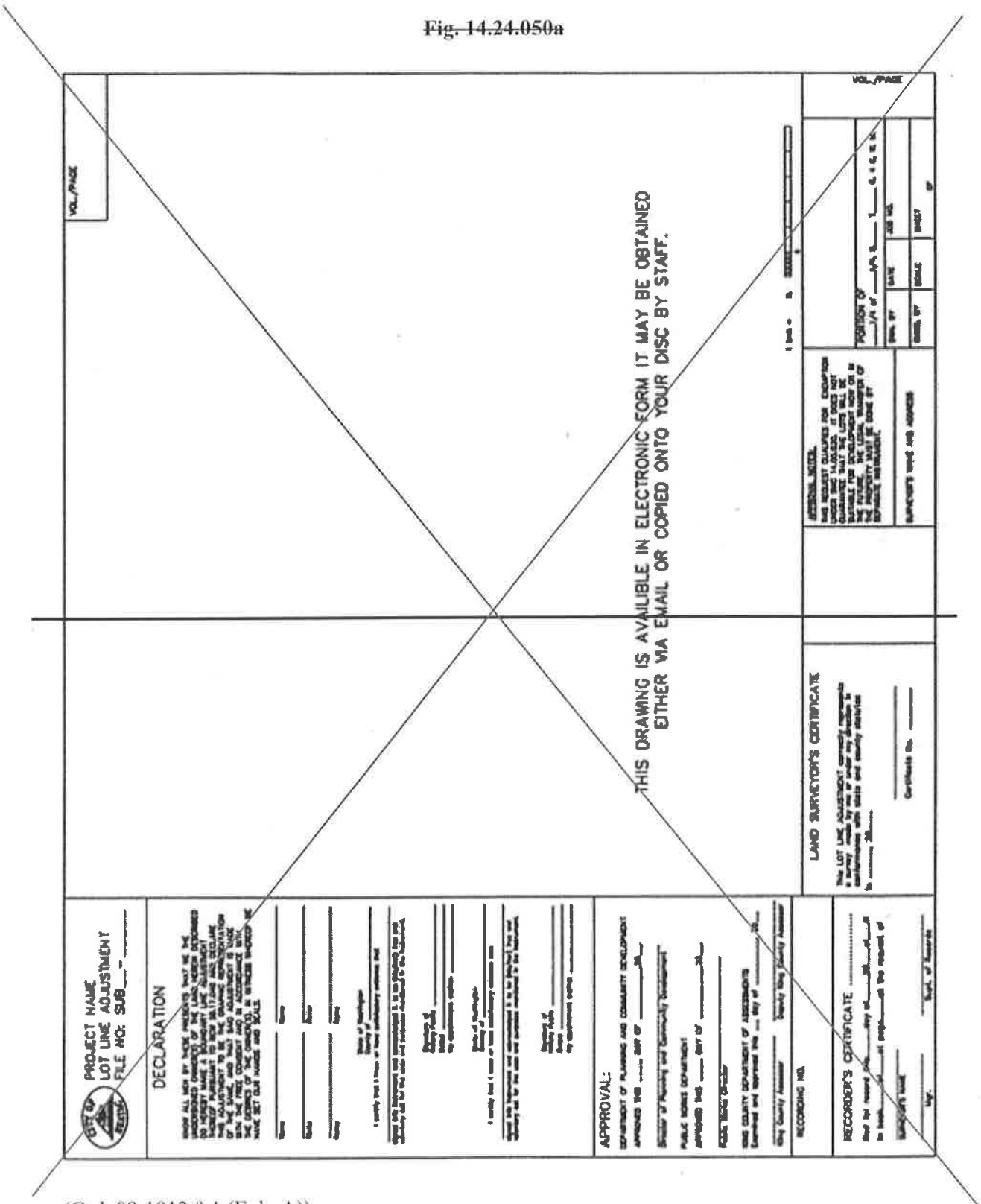
~~22. Surveyor's certificate, seal and signature consistent with RCW 58.09.080 and all certificates and other information required by Chapter 58.09 RCW;~~

~~23. Approval and signature blocks for the Directors, the King County Department of Assessments and the King County Finance Division;~~

~~24. Recording certificate and signature block for the King County Records and Elections Division.~~

~~H. Final submission of the lot line adjustment maps shall include two (2) copies of a final printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys, easements and boundaries.~~

~~Fig. 14.24.050a~~



~~(Ord. 09-1012 § 1 (Exh. A))~~

14.24.060 Review of ~~Lot Merger and~~ Lot Line Adjustment Applications

A. Lot ~~merger and lot~~ line adjustment applications shall be subject to administrative review as established within this title and hereafter amended. ~~Public notice shall not be required except as provided for under SMC 14.24.020(F).~~

~~B. Any applicant proposing a lot line adjustment shall schedule and participate in no less than one (1) meeting with the Development Review Committee (DRC) prior to the submission of an application. Prior to this meeting, the prospective applicant shall, at a minimum, present a conceptual drawing to the Department portraying the proposed lot line adjustment or merger. The drawing shall describe the approximate locations and dimensions of both existing and proposed lots, street layout and other information necessary to determine the general characteristics of the site.~~

C. Following comprehensive administrative review, and within ninety (90) days of ~~the determination of completeness~~ submittal of a complete application, the Director ~~or a designee~~ shall issue a notice of decision (NOD) on the proposed ~~lot merger or~~ lot line adjustment. Within the notice of decision the Director ~~or designee~~ shall:

1. Approve the ~~lot merger or~~ lot line adjustment;

2. Deny ~~lot merger or~~the lot line adjustment; or

3. Return the application to the applicant for additional information or modifications.

D. The notice of decision shall specifically cite the City's findings of fact regarding the proposal's compliance with applicable statutes, regulations and standards. The notice shall directly relate these findings to any conditions for approval or reasons for denial.

E. Where the notice of decision requires additional information or modifications, deadlines shall be set forth in writing for both the applicant's return of the revised application and a subsequent decision by the City. That latter decision shall only consider approval, approval with conditions, or denial of the application.

14.24.070 Recording and Filing

A. The applicant shall submit ~~two (2)~~a complete lot line maps to the City for final recording.

B. The applicable City ~~departments~~ authorities shall sign each lot line map to certify approval ~~by the appropriate authorities~~.

C. The applicant shall pay the City or otherwise designate funds to King County as necessary to cover all costs for recording and filing the final plat with King County.

D. The Department shall forward the signed plat, with all the appropriate copies and documentation, to the King County Assessor for recording.

Chapter 14.25

ALTERATIONS AND VACATIONS

Sections:

14.25.010 Alterations to a Recorded Subdivision
14.25.020 Vacation of a Final Short Plat
14.25.030 Vacation of a Final Plat

14.25.010 Alterations to a Recorded Subdivision

A. The majority of those persons having an ownership interest in the subject lots, tracts, or parcels of a recorded ~~short or~~ long subdivision may petition the ~~City Council~~ Hearing Examiner for alterations to any portion thereof, or to any conditions for final approval.

B. The City shall not reconsider its original approval and related conditions except where new or previously unrecognized circumstances (such as the discovery of new sensitive areas on site) exist regarding the subject property.

C. The City shall consider no application for alteration that would in its effect substitute an appeal under Chapters 15.115 and 16A.17 SMC.

D. The Hearing Examiner shall not consider any application under this section that might otherwise be reviewed under Chapter 14.20 SMC.

E. Applications for the alteration of an approved subdivision shall be made on the forms and in the manner prescribed by the Director, and shall be otherwise consistent with the requirements of this chapter

1. An application for alteration shall at a minimum include all items required for preliminary ~~short~~ subdivision review ~~under SMC 14.18.060 and 14.18.070~~.

2. Preliminary and final plats submitted with an application for alteration shall portray the entire subdivision as it will be amended. Partial plats shall not be considered.

3. The application shall further include the authorizing signatures representing ~~of~~ the majority ~~of those persons having an ownership interest~~ of lots, tracts, parcels or sites in the subject subdivision or portion to be altered.

4. Where the subdivision or portion to be altered is subject to restrictive covenants, and alteration would result in the negation or violation of one (1) or more covenants, the application shall only be considered once it includes a written agreement by which all parties agree to the termination or alteration of such covenants. All owners of land subject to the covenants must sign the agreement for it to be considered valid.

F. Upon receipt of an application for alteration, the applicant shall provide notice of the application to all owners of property subject to the original subdivision or binding site plan, and as otherwise provided under Chapter 16A.09 SMC. The notice shall indicate the date and location of the public hearing during which the Hearing Examiner shall receive testimony on the alteration.

G. The staff report on the application shall include specific review concerning the nature of the proposed changes and their general consistency with the original approval.

H. The Hearing Examiner shall approve or deny the proposed alteration following its consideration of the public interest, testimony, the staff report and any other information deemed appropriate. The Hearing Examiner shall approve or deny a proposed alteration within ninety (90) days of the submittal of a complete application.

I. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration.

J. Where any land subject to alteration contains a tract for the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

K. Following approval of the alteration, the applicant shall provide a revised final plat of subdivision. ~~This revised plat shall be consistent with SMC 14.20.090~~. Following certification of the revised plat by signature of the City Manager, it shall be filed with ~~the county auditor~~King County and become the lawful plat of the property.

~~**14.25.020 Vacation of a Final Short Plat**~~

~~A. Plat and short plat vacations shall be processed as follows and in accordance with the provisions of RCW 58.17.212.~~

~~B. All short plat vacation applications shall be referred to the hearing examiner for public hearing and consideration pursuant to SMC 1.20.090 and RCW 58.17.212. Following the public hearing the hearing examiner shall determine if the proposed short plat vacation is consistent with the required findings of RCW 58.17.212. If the proposal is found to serve such purposes, the hearing examiner shall approve the application for a short plat vacation.~~

~~C. Notice of a vacation of a final short plat shall be the same as required for notice of a preliminary short plat under SMC Title 16A. (Ord. 09-1012 § 1 (Exh. A))~~

14.25.030 Vacation of a Final Plat

A. Plat ~~and short plat~~ vacations shall be processed as follows and in accordance with the provisions of RCW 58.17.212.

B. All plat vacation applications shall be referred to the hearing examiner for public hearing and consideration pursuant to SMC 1.20.090 and RCW 58.17.212. Following the public hearing the hearing examiner shall determine if the proposed plat vacation is consistent with the required findings of RCW 58.17.212. ~~If the proposal is found to serve such purposes, the hearing examiner may recommend approval of the application for a plat vacation to the City Council.~~

C. Notice of a vacation of a final plat shall be the same as required for notice of a preliminary plat under SMC Title 16A.

D. Applications for vacations of roads may be processed pursuant to this chapter only when such road vacations are proposed in conjunction with the vacation of the plat. Vacations limited to city roads shall be processed in accordance with Chapter 36.87 RCW.

Chapter 14.26

COMMON STANDARDS

Sections:

14.26.010 Purpose
~~14.26.030 Preservation of Natural and Cultural Features~~
14.26.040 Lot Status
14.26.050 Vertical and Horizontal Survey Controls
14.26.060 Requirements for Dedications, Easements or Improvements
14.26.070 Owners to Maintain Private Streets, Easements and Utilities

14.26.010 Purpose

This chapter establishes minimum standards, criteria and administrative procedures common to all subdivisions, lot mergers and lot line adjustments. These provisions shall apply to all actions taken under this title.

~~**14.26.030 Preservation of Natural and Cultural Features**~~

~~A. Except where the applicant demonstrates that impacts are unavoidable, all subdivision activity, lot mergers and lot line adjustments shall ensure the preservation of scenic spots, historic sites, and other outstanding natural and cultural features.~~

~~B. The applicant shall bear the burden for demonstrating that impacts on such features are unavoidable.~~

~~C. Where unavoidable impacts are demonstrated, they shall be minimized to the maximum extent possible.~~

~~D. The Directors shall have the authority to modify recognized standards and conditions, as may be necessary to implement this section. (Ord. 09-1012 § 1 (Exh. A))~~

14.26.040 Lot Status

A. A lot, tract or parcel shall be considered legally created or adjusted where public records demonstrate it was:

1. Divided in compliance with all state statutes and local subdivision codes applicable at the time the lot, tract or parcel was created; or

2. Separated from a legally established parent lot by the dedication of public right-of-way.

B. The City shall allow ~~general~~ use of legally established substandard lots; provided, that such use remains otherwise consistent with the Zoning Code and any other applicable provisions of the SeaTac Municipal Code.

C. The City shall bar any land use or development application that involves one (1) or more illegally created or adjusted lots, tracts or parcels; provided, that applicants may seek to correct the action by which such properties were allegedly created.

D. The Director shall have the authority to determine the legal status of any lot, tract or parcel.

E. ~~Members of the public~~Any individual may request a determination from the Director whether a lot, tract or parcel was legally established. Acceptable evidence of legal establishment may include, but is not limited to:

1. Recorded subdivision plats, binding site plans or lot line maps bearing a verifiable recording number;

2. Previous determinations of lot status or other authenticated documents indicating approval of a subdivision, lot merger or lot line adjustment by King County or the City of SeaTac;

3. Recorded deeds, contracts, or similar documents describing the subject property either individually or as part of a conjunctive legal description (e.g., Lot 1 and Lot 2);

4. Historic tax records or other similar evidence, describing the lot as an individual parcel; or

5. Other records as would be acceptable to the City for a determination of lot status.

F. Any recorded subdivisions or tax lots created before 1937 under Chapter 58.08 RCW shall be reviewed in accordance with Chapter 58.17 RCW and the provisions of SMC Titles 14 and 15. The Director may make a positive determination of separate tax lot status for any separate lot not meeting the dimensional standards of SMC Title 15, provided the lot is not impacted by the following:

1. Sensitive areas and their buffers as defined under SMC Title 15.

2. Structures encroaching over property lines of any proposed separate tax lot, as defined under SMC Title 15.

14.26.050 Vertical and Horizontal Survey Controls

A. All plats, binding site plans and lot line maps submitted with any application under this title shall reference the North American vertical datum of 1988 and shall be tied to at least one (1) King County Survey Control Network benchmark. The subject plat, binding site plan or lot line maps will portray the benchmark to be used. Where a King County Survey Control Network benchmark does not exist within one-half (1/2) mile of the subject property, or where the total vertical difference between the starting benchmark and the project is equal to or greater than two hundred fifty (250) feet, the City may specify an alternate vertical datum.

B. All plats, binding site plans and lot line maps submitted with any application under this title shall use the North American datum of 1983/91 as their coordinate base and the basis for bearings. All horizontal control for these projects shall be referenced to a minimum of two (2) King County Survey horizontal control monuments. Where two (2) horizontal control monuments do not exist within one (1) mile of the subject property, the City may specify an alternate coordinate base and basis of bearings.

14.26.060 Requirements for Dedications, Easements or Improvements

Where dedications of property or easements are required under this title, the applicant shall make general improvements as necessary to prepare the subject property for transfer and subsequent development. Such improvements shall at a minimum include the removal of construction debris and any other reasonable action required to ensure public safety.

14.26.070 Owners to Maintain Private Streets, Easements and Utilities

A. The owners of any property or properties served by private streets, tracts, easements, or community utilities/drainage facilities shall at all times maintain such streets, tracts, easements or facilities in good repair. The City shall not be responsible for the maintenance of private streets, tracts, easements or facilities.

B. The joint responsibility of each private owner for the maintenance of private streets, tracts, easements, or facilities shall be noted on the face of every affected plat.

C. The following notice shall be recorded on the face of the final plat or lot line adjustment as prescribed by the City:

THE CITY OF SEATAC BEARS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS, TRACTS, EASEMENTS OR OTHER COMMON FACILITIES CONTAINED WITHIN, OR PROVIDING SERVICE TO, THE PROPERTY DESCRIBED IN THIS DOCUMENT.

Chapter 14.27

DEDICATION AND IMPROVEMENT OF STREETS

Sections:

14.27.010 Purpose
14.27.020 Street Dedication and Alignment
14.27.030 Private Streets
14.27.040 Method of Naming Streets
14.27.050 Street Trees

14.27.010 Purpose

This chapter establishes minimum standards for the dedication and improvement of streets as related to any and all subdivision applications. These provisions shall apply in addition to any others adopted under the SeaTac Municipal Code.

14.27.020 Street Dedication and Alignment

A. The City shall require dedications of new street rights-of-way within and/or along the boundaries of subdivisions or binding site plans as necessary to:

1. Implement the requirements of the City Transportation Plan;

2. Support development of local access streets and the completion of an unobstructed traffic grid; and

3. Accommodate potential demand for public transportation, sidewalks and bikeways.

B. The City shall have the authority to require the widening of, or additional dedications to, established public rights-of-way where it determines that:

1. Such dedication is necessary to aid the completion of an unobstructed traffic grid; or.

2. The proposed subdivision will likely create transportation demand in excess of existing capacity.

C. Where any right-of-way width or portion is required, that right-of-way width or portion shall be dedicated to the City and recorded on the face of the final plat.

D. All streets shall conform in effect to the City Transportation Plan and street classification layout, as adopted and hereafter amended. To the maximum extent possible, streets shall otherwise conform to the general ~~highway~~ street system pattern established within and around the City. ~~Any proposed variation shall be subject to the review and approval of the Director of Public Works and the Fire Prevention Bureau.~~

E. To the maximum extent possible, all roads proposed to terminate within a given subdivision shall be aligned so that they may potentially connect public collector streets and aide the completion of an unobstructed traffic grid.

14.27.030 Private Streets

~~A. Except where the applicant demonstrates that a public street cannot adequately serve a proposed lot, private streets shall not be permitted.~~

~~B~~A. Any private street that is permitted shall at a minimum comply with the City's Transportation Plan, stormwater management per SMC 12.10.010~~, SeaTac Road Standards~~ and International Fire Code.

~~C~~B. All private streets shall be designed to minimize impervious surface coverage, where feasible.

~~D~~C. Where any short subdivision or binding site plan comprises three (3) or more lots, and where any two (2) or more of those lots must be served by one (1) or more private roads, all such roads shall be identified by a sign portraying their name and indicating private ownership.

1. The ~~Public Works Department~~City shall install each required sign.

2. The owner(s) of the subject property shall pay a sum to the City for each sign. That sum shall be set forth in the City's fee schedule.

3. The sign fee shall be paid in addition to any other applicable fee and shall be paid prior to the approval of the affected subdivision or binding site plan.

~~4. The sign fee shall be deposited in the Street Maintenance Fund. (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))~~

14.27.040 Method of Naming Streets

Streets shall be named pursuant to the requirements of Chapter 11.40 SMC.

~~**14.27.050 Street Trees**~~

~~Street trees shall be required pursuant to Chapter 11.05 SMC. Street trees shall be deciduous and should be planted at a maximum of thirty (30) feet on center. Spacing shall be determined by the Directors based on site conditions. The minimum size of the street trees should be no less than one and one-half (1-1/2) inches in caliper. The size of street trees shall be determined by the Directors based on site conditions. No impervious surfaces shall be allowed within the planter strip. (Ord. 16-1022 § 1 (Exh. B); Ord. 09-1012 § 1 (Exh. A))~~

Chapter 14.28

DEFERRAL OF CONDITIONS FOR APPROVAL AND SITE IMPROVEMENTS

Sections:

14.28.010 Purpose
14.28.020 Conditions for Approval Met
14.28.030 On-Site and Off-Site Improvements Required
14.28.040 Application to Defer Improvements or Conditions
14.28.050 Bond to Defer Improvements or Conditions
14.28.060 Deferral Period
14.28.070 Security in Lieu of Bond
14.28.080 Action Against the Bond
14.28.090 Substitution of Parties
14.28.100 Restrictive Covenant to Defer Improvements
14.28.110 Maintenance Bond

14.28.010 Purpose

This Cehapter establishes the City's authority to require improvements, describes the administrative process by which improvements may be secured, and provides the procedure by which financial guarantees of improvement may be posted, converted or recovered.

14.28.020 Conditions for Approval Met

A. No subdivision shall receive final approval until any and all conditions for approval are met to the satisfaction of the City.

B. Notwithstanding any other provision of this title, the Directors shall have the power to authorize an applicant to defer the fulfillment of conditions; provided, that deferral may only be permitted in accordance with this chapter.

14.28.030 On-Site and Off-Site Improvements Required

A. Except as provided in B and C, below, ~~N~~no subdivision shall receive final approval until any and all required on-site and off-site improvements are constructed in the manner prescribed by the City. This requirement shall apply equally with regard to either public or private improvements.

B. Notwithstanding any other provision of this title, the Director ~~of the Department of Public Works~~ shall have the power to authorize the deferral of required improvements; provided, that deferral may only be permitted in accordance with this chapter.

C. The Director ~~of the Department of Public Works~~ shall only permit the deferral of improvements when associated with an application for short subdivision. No other form of subdivision shall be eligible.

14.28.040 Application to Defer Improvements or Conditions

A. The ~~Public Works~~ Director may defer on-site and off-site improvements or the fulfillment of conditions upon receipt of a ~~compete~~complete application for deferral.

B. The application for deferral shall be made in the form specified by the City. _Applications for the deferral of improvements shall include full and complete engineering drawings of the required improvements.

C. The Director's approval or denial of any deferral, as well as the amount of any applicable bond or financial security, shall be conclusive.

14.28.050 Bond to Defer Improvements or Conditions

A. Where preliminary approval for a deferral is granted, the applicant shall furnish a performance bond or financial guarantee to the City in an amount no less than one hundred twenty percent (120%) of the estimated value of the required improvements or conditions. The Directors shall only provide the applicant with final approval of the deferral following the City's receipt of bond. Only a final deferral agreement shall be binding upon the City.

B. The bond shall specify the exact work to be performed or conditions to be met, and shall provide that no change, extension of time, alteration or addition shall otherwise affect the obligation on bond.

C. The bond shall specify the City's right to enter onto any subject property and install any necessary improvements should the City take action against the bond.

D. The applicant shall provide the bond or financial guarantee prior to final approval of the applicable short subdivision.

E. The City shall only release such a bond or financial guarantee once the Directors determines that all required improvements have been made and all conditions have been satisfied.

F. The bond or financial guarantee shall be further conditioned on the full restoration of the site in the event that ~~grading,~~ clearing, grading or any other site preparation or work is begun and abandoned.

G. When determining the value of conditions and improvements, the Directors shall consider all funds necessary for the City to construct improvements or satisfy conditions in place of the applicant. In addition, the ~~respective~~ Directors shall consider all resources necessary to rectify any reasonably foreseeable impact on the public health, safety or general welfare that may arise from the applicant's failure to comply with this title. Such costs may include, but are not limited to, materials, general labor, legal and consulting expenses, and public health costs.

14.28.060 Deferral Period

A. The bond shall specify that all work shall be completed and conditions met within a period of time set by the City. When no such period is determined, all work shall be completed and conditions met no later than one (1) year of the date on which the original deferral was granted. All off-site and on-site improvements shall be substantially completed prior to issuance of a certificate of occupancy for any building permit permitted within the short plat.

B. Not later than thirty (30) days to the end of the established period as determined under subsection (A) of this section, or thirty (30) days to the end of the one (1) year, the applicant may

apply to the City for extension of the deferral. The applicant shall bear the burden for demonstrating cause for the extension.

C. Should the Directors determine that the applicant has demonstrated sufficient cause, the deferral may be extended for an additional period of up to two (2) years.

D. No improvement or condition shall be deferred for a period in excess of three (3) years from the date on which the original deferral was granted. Where any improvement is not constructed or any condition is not met within three (3) years, the City shall either take action against the bond or financial guarantee or vacate the short subdivision.

E. Upon review and a written substantiation of need, the bond may be decreased as necessary to ensure the completion or satisfaction of any remaining improvements or conditions. In every case, the bond shall remain at an amount no more than one hundred twenty percent (120%) of the estimated value of any remaining improvements or conditions.

14.28.070 Security in Lieu of Bond

The Director may authorize the substitution of a certified check, cashier's check, or other adequate security in lieu of a bond. Any such check or other security shall be made payable to the City, and shall be in the same amount as that established for the bond.

14.28.080 Action Against the Bond

The City shall retain the right, in addition to all other remedies available by law, to proceed against the bond, or other security in lieu thereof.

14.28.090 Substitution of Parties

A. The requirement of posting of any bond or other security for deferral shall be binding on the applicant, and upon on all heirs, successors and assigns of the applicant.

B. No release of the applicant, owner or developer on the bond shall be granted except where an assignee or substitute party is obligated to construct or satisfy any remaining improvements or conditions through the posting of a new bond or other security with the City.

C. Where any such new bond is to be provided by a condominium owners' association or property owners' association, then it shall be necessary for the association to have voted to assume the obligation and a copy of the minutes of the association, duly certified, shall be filed with the new bond prior to approval by the City.

14.28.100 Restrictive Covenant to Defer Improvements

Where the applicant proposes a residential short subdivision only, a restrictive covenant running with the land may be substituted for the bond or other financial security normally required for a deferral of improvements. The restrictive covenants shall be rendered in a form acceptable to the City and the following standards shall apply:

A. Approval of restrictive covenants in place of a bond or other security shall require a determination by the Director ~~of the Department of Public Works~~ that:

1. No similar improvements exist within the vicinity;

2. It is unlikely that the specified improvements will be necessary within the following five (5) year period;

3. The lack of improvements shall cause no detrimental effect on the public health, safety or welfare; and

4. It is unlikely that the zoning of the site, or of properties adjacent to the site, will change to a higher classification within the following five (5) year period.

B. The restrictive covenant shall require the current or future property owners to join in any future local improvement district (LID) established to construct the required improvements, and that they pay their pro-rata share of the final assessment for that district.

1. Their pro-rata share of that final assessment shall be computed by determining the assessment applicable to the original undivided parcel, and then proportionately allocating that assessment between each lot created by short subdivision;

2. Nothing in this provision shall be construed to restrain any right on the part of the current or future property owners to object to individual assessments.

C. The restrictive covenant shall require that, upon a determination by the Director ~~of the Department of Public Works~~ that the deferred improvements have become necessary, the current or future property owners immediately construct the improvements at their own expense.

D. The restrictive covenant shall require that, in the event the City decides to construct the improvements as part of a public works project, the current or future property owners pay the City their pro-rata share of the cost of the project.

1. Their pro-rata share of that project shall be computed by determining the assessment applicable to the original undivided parcel, and then proportionately allocating that assessment between each lot created by short subdivision.

14.28.110 Maintenance Bond

As a condition of plat approval, the Director ~~of the Department of Public Works~~ shall have the authority to require the posting of a bond to the City warranting the operation, maintenance and repairs of all required on-site and off-site improvements. Any such condition shall apply for the period of two (2) years following final long subdivision plat approval and one (1) year for final short plat approval.

Section 2. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after its adoption, and to the King County Assessor.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. This Ordinance shall become effective five (5) days after passage and publication as required by law.

ADOPTED this 13th day of March, 2018, and signed in authentication thereof on this 13th day of March, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

Effective Date: 3/24/18

[Title 14 Amendments – 2018]

ORDINANCE NO. 18-1009

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Title 15 of the SeaTac Municipal Code regarding mobile food vending.

WHEREAS, from time to time, the City considers amendments to the Zoning Code in order to respond to changing community concerns and needs; and

WHEREAS, mobile food vending (food trucks) have shown interest in conducting business within the City; and

WHEREAS, mobile food vending can provide more options to individuals seeking to purchase freshly prepared food products; and

WHEREAS, on January 5, 2018, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency; and

WHEREAS, environmental review was conducted pursuant to SEPA and an Determination of Nonsignificance was issued on January 29, 2018; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding these proposed changes on February 6, 2018, after which it rendered a recommendation approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Section 15.105.030 of the SeaTac Municipal Code is hereby amended to add the following definition:

Concession sales

Sales of ready-to-eat pre-packaged food products to the general public at a temporary stationary location, from a motor vehicle that does not incorporate a kitchen or food preparation area (e.g., ice cream vendors, sales at construction sites, etc.). This includes the selling of goods, services, merchandise or food products as authorized pursuant to the Park Code, SMC 2.45.520.

Section 2. Section 15.105.130 of the SeaTac Municipal Code is hereby amended to add the following definition:

Mobile Food Vending

Sales of ready-to-eat food to the general public at a temporary stationary location, from a motor vehicle that incorporates a kitchen or food preparation area. Mobile food vendors may also sell pre-packaged food products as a secondary activity.

Section 3. Section 15.205 of the SeaTac Municipal Code is hereby amended to add the following Land Uses to read as follows:

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Concession Sales							P	P	P	P	P	P	P	P	
Mobile Food Vending							P	P	P	P	P	P	P	P	See SMC 15.415.300 Mobile Food Vending

Section 4. Section 15.300 of the SeaTac Municipal Code is hereby amended to add the following Land Uses to read as follows:

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RETAIL AND COMMERCIAL										
Concession sales				P	P	P	P	P	P	
Mobile Food Vending				P	P	P	P		P	See SMC 15.415.300 Mobile Food Vending

Section 5. Section 15.305 of the SeaTac Municipal Code is hereby amended to add the following Land Use to read as follows:

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
RETAIL AND COMMERCIAL								
Concession sales					P		P	

LAND USE	UL	UM	UH	UH-UCR	CB-C	T	P	Additional Regulations
Mobile Food Vending					P		P	See SMC 15.415.300 Mobile Food Vending

Section 6. Section 15.310 of the SeaTac Municipal Code related to the Land Use of Mobile Vending is hereby amended to read as follows:

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	P	Additional Regulations
RETAIL AND COMMERCIAL								
Concession Sales				P	P	P	P	
Mobile Food Vending				P ~~(1)~~	P ~~(1)~~	P	P	See SMC 15.415.300 Mobile Food Vending ~~(1) Permitted outside the public right-of-way within the District Center. See map in SMC 15.310.010.~~

Section 7. A new Section 15.415.005 of the SeaTac Municipal Code is hereby added to read follows:

15.415.005 Purpose
The purpose of this Chapter is to delineate regulations that apply to the following commercial uses: fueling/service stations, sexually oriented businesses and mobile food vending.

Section 8. Section 15.415.005 of the SeaTac Municipal Code is hereby amended to read as follows:

15.415.010 Authority and Application
The provisions of this Chapter shall apply to all fueling/service stations, sexually oriented businesses and mobile food vending uses, regardless of where located.

Section 9. A new Section 15.415 of the SeaTac Municipal Code is hereby added to read as follows:

15.415.300 Mobile Food Vending

A. **Application.** The provisions of this section shall apply to all mobile food vending businesses in all zones where such use is permitted.

B. **Exemptions.** These provisions do not apply to catered, private events or permitted concession sales ~~the sale of packaged food products from motorized vehicles (e.g., ice cream vendors, sales at construction sites, etc.).~~

C. **Mobile Food Vending as Permitted Uses.** Mobile food vending may be permitted as follows:

1. Mobile food vending may be permitted as a primary or accessory use in applicable zones.
2. Mobile food vending may be allowed within parks, plazas, or schools as part of a special event, approved pursuant to either a Temporary Use Permit or ~~a Special Use Permit.~~by concession contract or special use permit pursuant to SMC 2.45.520.

3. Mobile food vending shall not be located within any public right-of-way unless approved through a ~~Class A~~ right-of-way use permit pursuant to SMC 11.10.

D. **Standards for Mobile Food Vending.**

1. Mobile food vendors shall obtain a City of SeaTac business license and conform to all King County – Seattle Health Department standards.

2. All mobile food vending operations shall be self-contained, provided that outdoor seating may be provided.

3. Parking & Circulation.
   i. Drive-up and/or drive-through facilities are prohibited.
   ii. All mobile vending shall be located on an approved surface and maintain adequate pedestrian and vehicular circulation through parking lots.
   iii. Mobile food vending as a primary use shall provide paved parking adequate to serve customers.

4. Signage. In addition to advertising on the mobile vending vehicle, secondary signage shall also be allowed pursuant to SMC 15.600.070.

E. **Expiration.** The provisions of this section shall expire on March 31, 2020.

Section 8. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after its adoption, and to the King County Assessor.

Section 9. If any provision of this Ordinance or its application to a person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 10. This Ordinance shall be effective five (5) days after passage and publication as required by law.

ADOPTED this 27th day of March, 2018, and signed in authentication thereof on this 27th day of March, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary M. Bartolo

Mary Mirante Bartolo, City Attorney

Effective Date: 4/7/18

[Mobile Food Vending – Zoning Code]

ORDINANCE NO. 18-1010

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a new Chapter 5.55 to the SeaTac Municipal Code regarding mobile food vending.

WHEREAS, mobile food vendors (food trucks) have shown interest in conducting business within the city; and

WHEREAS, mobile food vending can provide more options to individuals seeking to purchase freshly prepared food products; and

WHEREAS, amendments to Title 15 (Zoning Code) of the SeaTac Municipal Code are under concurrent consideration to allow mobile food vending within non-residential zones in the city; and

WHEREAS, the addition of business licensing requirements as contained herein is exempt from environmental (SEPA) review pursuant to WAC 197-11-800 (13); and

WHEREAS, the proposed regulations been reviewed and recommended for adoption by the Administration and Finance Committee;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. A new Chapter 5.55 of the SeaTac Municipal Code is added to read as follows:

Chapter 5.55
MOBILE FOOD VENDORS

Sections:

5.55.010 Purpose.
5.55.020 Definitions.
5.55.030 Mobile Food Vending – Additional License Requirements.
5.55.040 Display of City Business License.
5.55.050 Restrictions applicable to all mobile food vendors.
5.55.060 General regulations.
5.55.070 Penalties
5.55.080 Expiration

5.55.010 Purpose.

The purpose of this Chapter is to allow mobile food vendors to conduct business within the City that will accommodate new businesses and support entrepreneurship.

5.55.020 Definitions.

A. "Mobile Food Preparation Vehicle" (aka "Food Trucks") means a commercially manufactured motorized vehicle or trailer vending unit in which ready-to-eat food is cooked, wrapped, packaged, processed or portioned for service, sale or distribution.

B. "Mobile Food Vendor" means a seller of food from a mobile food preparation van, truck or other vehicle or conveyance. Sales of only pre-packaged food products does not constitute mobile food vending.

5.55.030 Mobile Food Vending – Additional License Requirements.

A. A separate business license shall be required for each Mobile Food Preparation Vehicle.

B. A Mobile Food Vendor shall obtain and provide written proof of permission from the property owner for each location at which the Mobile Food Vendor conducts business, which shall include a diagram of the Mobile Food Vendor's location on the property. Written permission for the Mobile Food Vendor's staff to use the property owner's restrooms is also required. It is the responsibility of the Mobile Food Vendor to comply with all requirements of this Subsection prior to conducting any business at a particular location.

5.55.040 Display of City Business License.

A valid City Business License shall be prominently displayed upon all vehicles from which a mobile food vendor sells products.

5.55.050 Restrictions applicable to all mobile food vendors.

A. Mobile food vending on public streets and/or public rights-of-way within the City shall require issuance of any applicable right-of-way use permits pursuant to SMC 11.10.

B. A mobile food vendor shall not obstruct or cause to obstruct the passage of any pedestrian or vehicle on any sidewalk, street, fire lane, or any parking area, including obstructions caused by customer queues or customers consuming any food sold by the mobile food vendor at or near the place where the items are being offered for sale.

5.55.060 General regulations.

A. The Mobile Food Vendors shall leave the property in which they conduct business clean and vacant each day, including picking up trash and litter generated by the mobile food vendor's customers.

B. The owner of real property on which a mobile food vendor is located shall be responsible for overall site maintenance. The property owner shall be responsible for the mobile food vendor's compliance with the provisions of this chapter with respect to the mobile food vendor's operation on the owner's property.

C. All exterior trash receptacles not intended for customer use shall be screened from public view and securely covered.

D. The use of any portion of the vending unit as living or sleeping quarters is prohibited.

E. All attachments to the vending unit, including but not limited to signs, lights, overhangs, and awnings, shall be maintained in such a manner as to not create a hazard to pedestrians, customers or vehicles. Flashing lights and similar displays are prohibited.

F. One portable pop-up tent or umbrella, not to exceed 10 feet by 12 feet in size, or up to three tables with beach type umbrellas, may be used for cover for patrons. Cooking shall not take place under any tent. Umbrellas and canopies must be removed at the end of each day.

G. Grease and Wastewater.

1. A grease trap shall be installed and maintained on all Mobile Food Preparation Vehicles.
2. Grease and wastewater shall be properly disposed of per adopted State and local health regulations.

H. Except for special events or activities authorized by a temporary use permit, no portable restrooms for use in connection with a mobile food vendor shall be allowed on a site.

I. Mobile food vendors shall not sell or serve alcoholic beverages.

J. For any property in which the Mobile Food Vendor conducts business, Mobile Food Preparation Vehicles shall not occupy for more than 18 hours during any 24-hour period.

K. All Mobile Food Vendors shall comply with all laws, rules and regulations regarding food handling, and all Mobile Food Preparation Vehicles used by Mobile Food Vendors shall comply with all applicable laws, rules and regulations respecting such vehicles as established by Public Health – Seattle & King County, State and local traffic laws, and the provisions of the SeaTac Municipal Code.

L. The Fire Marshal review and issue any applicable permits when a Mobile Food Vendor utilizes an external propane tank that is not mounted on the Mobile Food Preparation Vehicle or external power connections and/or tent structures.

M. Mobile Food Vendors shall comply with the City Electrical Code (SMC 13.180), including any electrical service to a Mobile Food Preparation Vehicle. In no event shall a Mobile Food Vendor locate electrical lines or extension cords overhead or on the ground in any location in which the public has access.

5.55.070 Penalties

Any person or persons who violate or fail to comply with any of the provisions of this Chapter shall be subject to the provisions of SMC 5.05.200.

5.55.080 Expiration
The provisions of this chapter shall expire on March 31, 2020.

Section 2. If any provision of this Ordinance or its application to a person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. This Ordinance shall be effective five (5) days after passage and publication as required by law.

ADOPTED this 27th day of March, 2018, and signed in authentication thereof on this 27th day of March, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

Effective Date: 4/7/18

[Mobile Food Vending – Business Licenses]

ORDINANCE NO. 18-1011

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to sign an interagency agreement between the City of SeaTac and Washington State University (WSU) for the development and implementation of the 2019 Municipal Stormwater Conference and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City was awarded a grant from the Department of Ecology to develop and implement the 2019 Washington State Municipal Stormwater Conference; and

WHEREAS, the proposed interagency agreement allows the City and WSU to partner in order to implement the grant; and

WHEREAS, the City will reimburse WSU for the costs associated with grant implementation in accordance with the terms of this agreement; and

WHEREAS, the City has not appropriated the funds necessary to expend the grant funds, and therefore an amendment to the 2017-2018 Biennial Budget is necessary; and

WHEREAS, this issue was recommended for approval at the March 7, 2018 Transportation and Public Works Committee meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute an interagency agreement with Washington State University in substantially similar form as attached hereto as Exhibit A.

Section 2. The City's 2017-2018 Biennial Budget shall be amended to increase expenditures in the Surface Water Management Fund (Fund #403) by $141,252 in order to appropriate the funds needed to reimburse WSU for their work under this agreement.

Section 3. The City's 2017-2018 Biennial Budget shall be adjusted by $141,252 to account for grant revenues received by the City that will be used to pay for the expenditures listed in Section 2 of this Ordinance.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of March, 2018, and signed in authentication thereof on this 27th day of March, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4/7/18]

[Interagency Agreement with WSU for Stormwater Conference]

INTERAGENCY AGREEMENT
Between the City of SeaTac and Washington State University

THIS AGREEMENT is made and entered into between the governing authorities of CITY OF SEATAC (the City) and WASHINGTON STATE UNIVERSITY (WSU), an institution of higher education and an agency of the State of Washington (the Parties), and it is authorized by Title 39, Chapter 34 of the Revised Code of Washington (RCW 39.34 *The Interlocal Cooperation Act*).

The purpose of this agreement is to enable WSU to act as a sub-grantee under the FY2017-19 Biennial Municipal Stormwater Grants of Regional or Statewide Significance awarded to the City for the development and implementation of the 2019 Washington State Municipal Stormwater Conference. This agreement will allow the City to reimburse WSU for their work under this grant for the 2019 Municipal Stormwater Conference to be held in SeaTac.

The Parties acknowledge and agree to the following obligations and responsibilities:

1) The City is the recipient of a Department of Ecology (ECOLOGY) grant designated as *FY2017-19 Biennial Municipal Stormwater Grants of Regional or Statewide Significance*.

2) The City, as the recipient of the grant, is subject to the provisions of the grant, including the grant agreement, the attachments to the grant agreement, ECOLOGY's administrative requirements, associated funding guidelines, and applicable statues and regulations.

3) The City must ensure that all sub-grantees and contractors comply with terms and conditions of the grant agreement.

4) WSU and the City have agreed to have WSU perform certain activities related to the tasks that are identified or described in the grant agreement.

Scope of Work. In consideration of the mutual promises identified herein, the parties agree that WSU, in support of the City, will work to complete specific activities for the Project in support of the Grant Agreement. Specifically, WSU will conduct activities related to the tasks, which will support the City in achieving or performing the Project goals and outcomes as described in the full Grant Agreement document.

Term and Termination. This contract shall be effective immediately after the signing of this agreement and will terminate when WSU completes the required tasks required by the grant, or by July 31, 2019, whichever is earlier. Either party may terminate this contract if notice on the basis for termination is given to the offending party and an opportunity to remediate is provided. Such notice must be given at least 10 days prior to termination being effective.

Compensation and Payment Procedure. The grant amount awarded for this project by ECOLOGY is **$155,252**. The City agrees to compensate WSU in an amount not to exceed **$141,252**, or **91%** of the finalized Grant Agreement amount unless additional written permission to exceed is received from the City. More specifically, the Grant funds will be allocated in aggregate as follows:

City of SeaTac:	9%	$14,000
WSU:	91%	$141,252

Payment shall be made on a reimbursable basis as specified in the Grant Agreement and no more often than once per month. Each request for payment shall be submitted by WSU to the City along with supporting documentation. Payments shall be made for activities completed on the project, or portion thereof, as set out in the Scope of Work, when completed by WSU and approved as satisfactory by the City. The payment request and supporting documents must itemize all allowable costs, charges or expenses by major elements as described in the Grant Agreement Scope of Work.

Reports and Information. WSU shall maintain records that fully and accurately reflect the contract work, and any costs, charges, expenses, or other matters related to the performance of the interagency agreement. WSU, at such times and in such forms as the City may require, including after the cessation of the work or termination of this interagency agreement, shall make available to the City for audit and inspection any and all records that relate to the work. WSU shall maintain accounting records in accordance with generally accepted accounting principles and practices.

Work Product. Any right to Copyright in materials created by WSU and paid for by the City as part of this agreement shall be the property of the both City and WSU. Both the City and WSU may use these materials, and permit others to use them, for any purpose consistent with their respective mission royalty free as agencies of the State of Washington. These materials include, but are not limited to: books, computer programs, documents (to include legal templates), films, pamphlets, reports, sound reproductions, studies, surveys, tapes, and/or training materials. Material which WSU provides and uses to perform this agreement, but which is not created for or paid for by the City, shall be owned by WSU or such other party as determined by Copyright Law and/or WSU's internal policies; however, for any such materials, WSU herby grants a perpetual, unrestricted, royalty free, non-exclusive license to the City to use the material for the City internal purposes.

Confidentiality. WSU may use confidential information and other sensitive information gained by reason of its provisions of services to the City, or by access to its property, only for City purposes. WSU shall not disclose, transfer, or sell any such information to any third-party, except as required release by court order. In the case of personal information, release can only occur with prior written consent of the person to whom the personal information pertains. WSU shall maintain the confidentiality of all personal information and other information gained by reason of its provision of services to the City, or by access to its property. Confidential information furnished in any form shall not be duplicated by WSU except for furtherance of the purposes of this interagency

agreement. Upon request of the City, WSU shall immediately return all confidential information received in any form, including copies or reproductions to the City.

Qualifications. WSU represents that its employees or those persons or entities that perform the Grant Agreement work have sufficient education, training, skills, knowledge, ability, and experience to competently perform the contract work. WSU further warrants that its employees or those persons or entities that perform the contract work have satisfied all statutory and regulatory requirements that are necessary to perform the Grant Agreement Work.

Independent Contractor(s). WSU is acting as an independent contractor for all federal, state, and other purposes. Any contractor employed through WSU for work related to the Grant Agreement shall be considered WSU employees and are not entitled to any of the rights or benefits or privileges accorded by the City to its own city employees.

Indemnification. To the extent allowable under Title 51 RCW (Contractor's Waiver of Employer's Immunity), WSU intends that its indemnification, defense, and hold harmless obligations set forth in this agreement shall operate with full effect regardless of any provision to the contrary in Title 51 RCW, Washington's Industrial Insurance Act. Accordingly, with respect to any action brought by any employee of WSU against the City and its officers, employees, agents, and volunteers, WSU specifically and to the fullest extent allowed by law waives any immunity granted under Title 51 RCW. The parties have mutually negotiated this waiver. WSU shall similarly require that its subcontractors, and anyone directly or indirectly employed or hired by WSU, and anyone for whose acts are in behalf of WSU may be liable in connection with its performance of this Agreement will comply with the terms of this paragraph, waive any immunity granted under Title 51 RCW, respect to any action brought by any employee of the subcontractor against the City or any of its officers, employees, agents, and volunteers. The provisions of this section shall survive the expiration or termination of this Agreement.

Notices. Any notices given by the City to WSU or by WSU to the City shall be in writing and delivered to the parties at the following addresses:

City of SeaTac	**Washington State University**
Don Robinett Stormwater Compliance Manager 4800 South 188th St. SeaTac, WA 98118 Telephone: (206) 973-4722 Email: drobinett@ci.seatac.wa.us	Laurie Larson, Program Assistant WSU Puyallup Research Center Washington Stormwater Center 2606 W. Pioneer Puyallup, WA 98371-4500 Telephone: (253) 445-4593 Email: laurie.larson-pugh@wsu.edu Matthew Michener, Grant and Contract Lead Research Support and Operations Lighty SVS 280d PO Box 641060 Pullman, WA 99164-1060 Telephone: (509) 335-1960 Email: matthew.michener@wsu.edu

Applicable Law; Venue. The venue for any legal action arising from this Agreement shall be King County Superior Court, Maleng Regional Justice Center, and will be governed, construed, and interpreted according to the laws of the State of Washington.

Discrimination Prohibited. In all WSU services, programs, or activities, and all hiring and employment made possible, directly, indirectly, by or resulting from this interagency agreement, WSU shall not discriminate against any protected class or on any basis prohibited by federal or state law, including, but not limited to, sex, race, color, creed, religion, national origin, disability, use of a guide dog or service animal by a person with a disability, HIV/AIDS or hepatitis C status, sexual orientation, gender identity, or honorably discharged veteran and military status.

Assignments and Subcontract. WSU shall not assign or subcontract any portion of the service contemplated by this interagency agreement without the written consent of the City.

Mediation. If a dispute arises from or relates to his contract or the breach thereof and if the dispute cannot be resolved through direct discussions, the parties agree to endeavor first to settle the dispute through mediation before resorting to litigation. The mediator shall be selected by agreement of the parties.

If a dispute arises between WSU and the undersigned (Parties), and the dispute cannot be resolved by direct negotiation, either party may request a dispute resolution panel (DRP). A request for a DRP must be in writing, state the disputed issue(s), state the relative positions of the parties, and be sent to all parties. Parties must provide a response within thirty (30) days unless the Parties mutually agree to an extension of time. Each party shall designate a representative. The representative shall mutually select an additional member. The DRP shall evaluate the facts, interagency agreement terms, and applicable statutes and rules, and make a determination by majority vote. The decision is binding on the Parties.

Nothing in this interagency agreement shall be constructed to limit the Parties' choice of mutually acceptable dispute resolution method in addition to the dispute resolution procedure provided in this agreement.

Severability. The invalidity or unenforceability agreement shall be constructed to limit the Parties' choice of mutually acceptable dispute resolution method in addition to the dispute resolution procedure provided in this agreement.

Washington State University

_____ _____

Dan Nordquist Date
Its: AOR

City of SeaTac

_____ _____

Joseph Scorcio Date
City Manager, City of SeaTac

Approved as to Form:

_____

City of SeaTac Legal Department

ORDINANCE NO. 18-1012

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager execute a construction contract with Kar-Vel Construction, Inc. for the construction of the 12th Place South and 13th Avenue South Overlay and AC Water Main Replacement Project (ST-886), amending the City's 2017-2018 Biennial Budget, and authorizing project expenditures.

WHEREAS, the City of SeaTac implements a pavement preservation program to ensure the preservation and functionality of its pavement infrastructure; and

WHEREAS, the 12th Place South and 13th Avenue South Overlay Project (Project), part of the pavement preservation program, has been fully designed, advertised and bid; and

WHEREAS, the City has agreed to perform water main and service replacements for the Highline Water District within the project footprint in order to achieve cost savings and avoid conflicts; and

WHEREAS, Highline Water District will reimburse the City for all costs associated with their scope of work as outlined in an Interlocal Agreement approved by the City Council on March 13, 2018; and

WHEREAS, an amendment to the City's 2017-2018 Biennial Budget is necessary in order to appropriate additional expenditures for the added work being performed on behalf of the Highline Water District, even though these expenses will be reimbursed in full;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to award and execute a contract with Kar-Vel Construction, Inc. in an amount of $1,633,535.60 for the construction of the 12th Place S and 13th Avenue South Overlay and AC Water Main Replacement Project (ST-886).

Section 2. The City Council authorizes total project expenditures in the amount of $1,817,000 that includes the contract amount, a 10% contingency, material testing, and inspector overtime.

Section 3. The City's 2017-2018 Biennial Budget is amended to increase expenditures in the Transportation CIP Fund (Fund #307) by $697,000, and revenues shall be adjusted to account for the corresponding reimbursement from the Highline Water District.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of March, 2018, and signed in authentication thereof on this 27th day of March, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4/7/18]

[2018 Overlay Project (ST-886) and Budget Amendment]

ORDINANCE NO. 18-1013

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the establishment of a neighborhood mailbox replacement program and amending the City's 2017-2018 Biennial Budget.

WHEREAS, mail theft and the subsequent fallout crimes are responsible for consuming a significant amount of City resources and causes undue harm to residents and businesses; and

WHEREAS, the City Council believes that mail theft can be reduced through the increased use of locking mailboxes within our neighborhoods; and

WHEREAS, this issue was recommended for approval at the March 8, 2018 Public Safety and Justice Committee;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to create a program in the City to encourage the replacement of non locking mailboxes with locking mailboxes.

Section 2. The City's 2017-2018 Biennial Budget shall be amended to increase expenditures in the General Fund by $50,000 to fund this program in 2018.

Section 3. The City's 2017-2018 Biennial Budget shall be amended to account for $25,000 of increased General Fund revenue as reimbursement for the purchase of locking mailboxes by City property owners.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of March, 2018, and signed in authentication thereof on this 27th day of March, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4/7/18]

[Mailbox Program and Budget Amendment]

ORDINANCE NO. 18-1014

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a professional services contract with CWA Consultants for structural plan review services, and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City requires the services of a qualified structural engineer to conduct plan review services for certain types of construction projects; and

WHEREAS, the City has selected CWA Consultants to perform this work based upon their approach and for providing excellent service to jurisdictions that rely on their service; and

WHEREAS, it is necessary to amend the City's 2017-2018 Biennial Budget to appropriate funds for contract; and

WHEREAS, this issue was recommended for approval at the March 21, 2018 Administration and Finance Committee meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute professional services contract with CWA Consultants for structural plan review services, in an amount not to exceed $220,000.

Section 2. The City's 2017-2018 Biennial Budget shall be amended to increase expenditures in the General Fund by $220,000 in order to appropriate the funds needed for this contract.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 10th day of April, 2018, and signed in authentication thereof on this 10th day of April, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary Mirante Bartolo, City Attorney

[Effective Date: 4/21/18]

[CWA Consultants with budget amendment]

ORDINANCE NO. 18-1015

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending SeaTac Municipal Code Sections 2.15.020, 2.15.100, and 2.15.170 related to Citizen Advisory Committees, Commissions, and Boards.

WHEREAS, RCW 35A.13.080(2) authorizes the City Council to provide for appointment of certain citizens' committees, commissions, and boards advisory to the City Council; and

WHEREAS, pursuant to the said authority, the City Council, by Resolutions and Ordinances created certain advisory committees, commissions, and boards; and

WHEREAS, Council previously adopted Ordinance 17-1010 in order to provide clarity and consistency, and additional clarification is required;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. SeaTac Municipal Code Section 2.15.020 is hereby amended to read as follows:

SMC 2.15.020 - Appointment. All members will be appointed by the Mayor and confirmed by the City Council, unless otherwise specified by law. All members to be appointed or re-appointed must provide an updated application, including background check form.

All applicants will be interviewed by the Mayor and/or other Councilmembers or staff as determined by the Mayor, except any person that was interviewed for the same position by the current Mayor may be re-appointed without being interviewed. This Section shall not apply to sitting Councilmembers.

All appointed or re-appointed members will be subject to a background check unless one was conducted, and passed, within the previous 12 months.

Section 2. SeaTac Municipal Code Section 2.15.100 is hereby amended to read as follows:

SMC 2.15.100 - Absences. If a member is absent, without prior notification and excuse, from three consecutive regularly scheduled meetings, the ~~Council~~ Administration & Finance (A&F) Committee shall be notified by the City Manager of the circumstances. In such circumstances, the ~~City Council~~ A&F Committee may declare the position held by that member vacant and allow a new member to be appointed by the Mayor for the remainder of the unexpired term, subject to confirmation by the City Council.

Section 3. SeaTac Municipal Code Section 2.15.170 is hereby amended to read as follows:

SMC 2.15.170 - Community Services Advisory Committee.

A. Duties and Responsibilities. The Community Services Advisory Committee acts in an advisory capacity to the City Council with the following purposes:

1. Make reports and recommendations to the City Council concerning community service issues;

2. Bring committee members, leaders and businesses to address issues related to community service;

3. Review City actions which may affect the accessibility or quality of community services available to City residents;

4. Seek volunteers who are interested in performing service in our community;

5. Evaluate funding requests, and based on Council priorities, make recommendations on funding human service agencies and organizations to the Parks and Recreation Committee;

6. Help volunteers find projects in which that can serve the community;

7. Connect volunteers with agencies or groups who conduct community service projects in the City;

8. Connect agencies or groups with service projects in our community;

9. Address other community service issues as deemed ~~approximate~~ appropriate by the Committee;

10. Review and recommend community service plans and policies, including the human service element of the City's comprehensive plan; and

11. Participate in collaborative planning efforts involving citizen groups, human service agencies and local organizations.

B. Membership. The Community Services Advisory Committee shall consist of seven (7) members composed of:

1. Individuals who work or reside in the City, one of which can be a youth member.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors, references to other local, state or federal laws, codes, rules, or regulations, or Ordinance numbering and section/subsection numbering.

Section 5. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 10th day of April, 2018, and signed in authentication thereof on this 10th day of April, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 5/16/18]

[Citizen Advisory Committees]

ORDINANCE NO. 18-1016

AN ORDINANCE of the City Council of the City of SeaTac, Washington, approving the Sidewalk Advisory Committee's sidewalk project selection recommendation for 2019 & 2020 and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the Sidewalk Advisory Committee provides recommendations to City Council regarding the selection of sidewalk projects for construction;

WHEREAS, the committee has reviewed and prioritized a sidewalk project list and identified the top two projects based on selection criteria established and approved by the Committee and Council;

WHEREAS, the Committee has recommended that the 34th Ave S. and S. 200th St. sidewalk projects be selected for design in 2018 and construction during the 2019 – 2020 timeframe;

WHEREAS, additional funding will be required in 2018 to allow for both sidewalk projects to the designed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The 2017-2018 Biennial Budget shall be amended to appropriate $250,000 of unallocated funds in the Transportation CIP Fund (307) to this project.

Section 2. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of April, 2018, and signed in authentication thereof on this 24th day of April, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 5/5/18]

[2017-2018 Biennial Budget Amendment Ordinance February 2018]

ORDINANCE NO. 18-1017

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing a new full-time position, increasing an existing half-time position to full-time, and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City Manager recommends the creation of a new position of Government Relations and Communication Manager within the City Manager's Office; and

WHEREAS, the City Manager also recommends that the position of Administrative Assistant II – Graphics Design Specialist be increased from 0.5 FTE to 1.0 FTE; and

WHEREAS, RCW 35A.13.090 provides that the City Council may create such employments as it may find necessary or advisable; and

WHEREAS, the Administration and Finance Committee recommended approval at their April 12, 2018 meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A new position of Government Relations and Communication Manager is hereby created and added to the City's Classification and Compensation Plan at a salary range 67.

Section 2. The current position of Administrative Assistant II – Graphics Design Specialist is reclassified from 0.5 FTE to 1.0 FTE, with the salary remaining unchanged at range 40.

Section 3. The City's 2017 – 2018 Biennial Budget shall be amended to increase expenditures in the General Fund (Fund #001) by $125,000. This increased expenditure is designed to pay for the salaries of the positions identified in Sections 1 and 2 of this Ordinance, commencing June 1, 2018, and additional expenses associated with adding an additional FTE.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

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ADOPTED this 24th day of April, 2018, and signed in authentication thereof on this 24th day of April, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mark S. Johnsen, Senior Assistant City Attorney

[Effective Date: 5/5/18]

[Creation of positions and 2017-2018 Budget Amendment]

ORDINANCE NO. 18-1018

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 2.45.155 related to amending Section 2.45.155 of the SeaTac Municipal Code related to special events involving boats or other watercraft on Angle Lake.

WHEREAS, SMC 2.45.155 provides that the Director of Parks, Community Programs & Services ("Director) may grant a Special Use Permit for special events involving boats and other watercraft on Angle Lake; and

WHEREAS, it is appropriate to specify that the only temporary waivers of City Codes that may be granted by the Director of Parks, Community Programs & Services pursuant to SMC 2.45.155 are for noise (SMC 8.05.360), boat speed limits (SMC 2.45.220), and boat occupancy limits (SMC 2.45.260); and

WHEREAS, it is appropriate to make other revisions to SMC 2.45.155 in order to improve clarity;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Section 2.45.155 of the SeaTac Municipal Code is hereby amended to read as follows:

2.45.155 Temporary waiver of boat speeds, boat occupancy limits and noise standards – Angle Lake – Special use permits.

A. The Director may authorize a special event involving boats or other watercraft on Angle Lake, at speeds in excess of five (5) knots per hour, no more than one (1) weekend per rolling ten (10) month period; provided, that a special use permit is obtained in accordance with SMC 2.45.050. Special use permits may cover use of both Angle Lake and City facilities, and will be issued on a first come, first served basis.

B. Any special use permit issued pursuant to this section must be obtained by submitting a written application, along with a non-refundable application fee as established in the City's fee schedule, to the Parks, Community Programs & Services ~~and Recreation~~ Department at least ninety (90) calendar days prior to the first day of the intended use, unless a shorter time period is allowed by the Director. The application shall contain such information as the Director shall deem necessary.

C. Any special use permit issued pursuant to this section may provide for a temporary waiver of ~~City ordinances as determined by the Director, including, but not limited to~~City Codes related to~~,~~ noise (SMC 8.05.360), boat speed limits (SMC 2.45.220), and boat occupancy limits (SMC 2.45.260).

D. In Order to prevent interference with summer activities on Angle Lake, n~~N~~o special use permit ~~that authorizes a waiver of the boat speeds, boat occupancy limits and noise standards~~ shall be issued pursuant to this Section for activities ~~proposed to be~~ conducted between the Monday preceding Memorial Day and the Friday after Labor Day~~, to prevent interference with summer activities at the lake~~.

E. Any applicant for a special use permit issued pursuant to this section must furnish liability insurance as follows:

1. The minimum limits for such insurance policies shall be:

$5,000,000 general liability;

$5,000,000 automobile liability;

$5,000,000 watercraft liability.

2. General liability and watercraft insurance must not have any watercraft racing exclusions.

3. An approved certificate of insurance must be filed with the City prior to the issuance of any special use permit. The certificate of insurance must name the City and its employees, directors, officers, officials, and volunteers as primary, non-contributory additional insureds.

4. All insurance policies must be underwritten by insurance companies which have an A.M. Best's rating of A VII or better, and be licensed to do business in the State of Washington. The insurance must be non-cancelable unless ten (10) calendar days' written notice has been provided to the City.

5. The minimum coverage and minimum limits required do not limit or cap the applicant's liability.

6. Notice of cancellation of insurance required under this subsection is grounds for immediate revocation of any issued special use permit.

F. A special use permit may not be issued pursuant to this section without a signed waiver and hold harmless agreement, as approved by the City's Risk Manager and Legal Department.

G. The Director shall have authority to approve a permit subject to the applicant meeting reasonable conditions as deemed appropriate, in the Director's sole discretion. Such conditions

may include payment of any additional costs incurred for holding a permitted event. At a minimum, the permit shall provide that excess boat speeds, boat occupancy limits or noise standards may not occur for more than a thirty-six (36) consecutive hour period.

H. No less than thirty (30) days after receipt of an application, the Director shall either deny or issue preliminary approval of an application. A preliminary decision of approval, with proposed conditions, shall be mailed to all property owners within three hundred (300) feet of the ordinary high water mark of Angle Lake and shall provide a fifteen (15) day public comment period. Based upon public comment, the Director may modify proposed conditions of approval or deny the application.

I. Applications will be denied, approved or approved with conditions no less than thirty (30) calendar days prior to the date scheduled for the event. Denial of applications may be based on one (1) or more of the following:

1. Non-compliance with any of the provisions of this ~~s~~Section.

2. The event for which the permit is sought would, because of its time, place or nature, obstruct or substantially interfere with the enjoyment and use of ~~the~~ Angle L~~l~~ake and/or City facilities by the general public.

3. The event or assembly for which a permit is sought is in violation of any applicable ordinances, laws or regulations in which the Director determines, in his/her sole discretion, that a waiver is not appropriate.

4. The event conflicts with other events being held on or near Angle Lake, or at City facilities.

J. The Director's decision to approve, approve with conditions, or deny a special use permit under this ~~s~~Section is final.

Section 2. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 8th day of May, 2018, and signed in authentication thereof on this 8th day of May, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to form:

Mary Mirante Bartolo

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 5/19/18]

[Amend SMC 2.45.155]

ORDINANCE NO. 18-1019

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending Sections 15.300.055, 15.300.730 and 15.310.055, and adding a new Section 15.310.730 to the SeaTac Municipal Code regarding ground floor commercial space requirements for multi-family and retirement apartment uses in the City Center and Angle Lake Station Area overlay districts.

WHEREAS, from time to time, the City Planning Commission considers amendments to the Zoning Code (Title 15, SeaTac Municipal Code) in order to provide clarification, greater efficiencies and to respond to changing needs; and

WHEREAS, SeaTac's Comprehensive Plan assumes that a significant portion of the City's adopted residential growth target will be accommodated in new multi-family development; and

WHEREAS, Comprehensive Plan policies related to housing access include Policy 2.2F, "Foster high quality, diverse, and affordable housing;" and

WHEREAS, Comprehensive Plan policies related to access to neighborhood services include Policy 2.2I, "Allow commercial uses that serve neighborhood needs on the ground floors of residential buildings in the high density zones;" and

WHEREAS, the City Center Sub Area Plan's urban design principles related to mixed use development includes Urban Design Principle-Mix of Uses: "Development should involve a mixture of different uses both within the same building and in adjacent buildings within a single parcel/development;" and

WHEREAS, the City Center Sub Area Plan's urban design principles related to ground floor commercial uses includes Urban Design Principle-Pedestrian Orientation: "The ground floor of development should be designed to support pedestrian circulation and activity and, to the greatest extent possible, contain visible and accessible commercial uses;" and

WHEREAS, the Angle Lake District Station Area Plan's key land use strategies include "Promote active ground floor uses (retail, commercial or community spaces) on streets and pedestrian routes in the District Center;" and

WHEREAS, on March 12, 2018, the City was granted expedited review of the proposed code amendments by the Washington State Department of Commerce, pursuant to RCW 36.70A.106; and

WHEREAS, on March 12, 2018, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) for the proposed amendments, with no comments being received or an appeal filed; and

WHEREAS, the Planning Commission reviewed the aforesaid amendments to the Municipal Code at duly-noticed open public meetings on February 6 and February 20, 2018, and conducted a duly-noticed public hearing on March 20, 2018, continued to April 3, 2018, after which it rendered a recommendation of approval; and

WHEREAS, the Land Use and Parks Committee (LUP) reviewed the aforesaid amendments at a duly-noticed open public meeting on April 5, 2018; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DOES ORDAIN as follows:

Section 1. ~~Section 15.300.055 of the SeaTac Municipal Code is hereby amended to read as follows~~The multi-family and retirement apartments land uses, as set forth in Section 15.300.055 of the SeaTac Municipal Code are hereby amended to read as follows:

15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium
UH – Urban High
UH-UCR – Urban High-Urban Center Residential
NB – Neighborhood Business
CB-C – Community Business in the Urban Center
O/CM – Office/Commercial Medium
O/C/MU – Office/Commercial/Mixed Use
T – Townhouse
P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
RESIDENTIAL										
Multi-Family	P	P~~(1)~~	P~~(1)~~	C	P(~~2~~1)	P(~~2~~)	P~~(2)~~			~~(1) Ground floor retail/commercial or service uses, as described in SMC~~ 15.300.730~~, Ground Floor Uses in Mixed Use Projects, are allowed, but not required in the UH and UH-UCR zones.~~ (~~2~~1) ~~Permitted only as part of a mixed use development,~~ For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730. ~~Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.~~
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Retirement Apartments	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd, S 176th St, or S 188th St (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
										commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.

Section 2. Section 15.300.730 of the SeaTac Municipal Code is hereby amended to read as follows:

15.300.730 Ground Floor Uses in Mixed Use Projects

~~(For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures.)~~ *(Editor's Note: This code relocated to 15.300.730E.)*

The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.300.720, Definition of Mixed Use, for definitions of mixed use types):

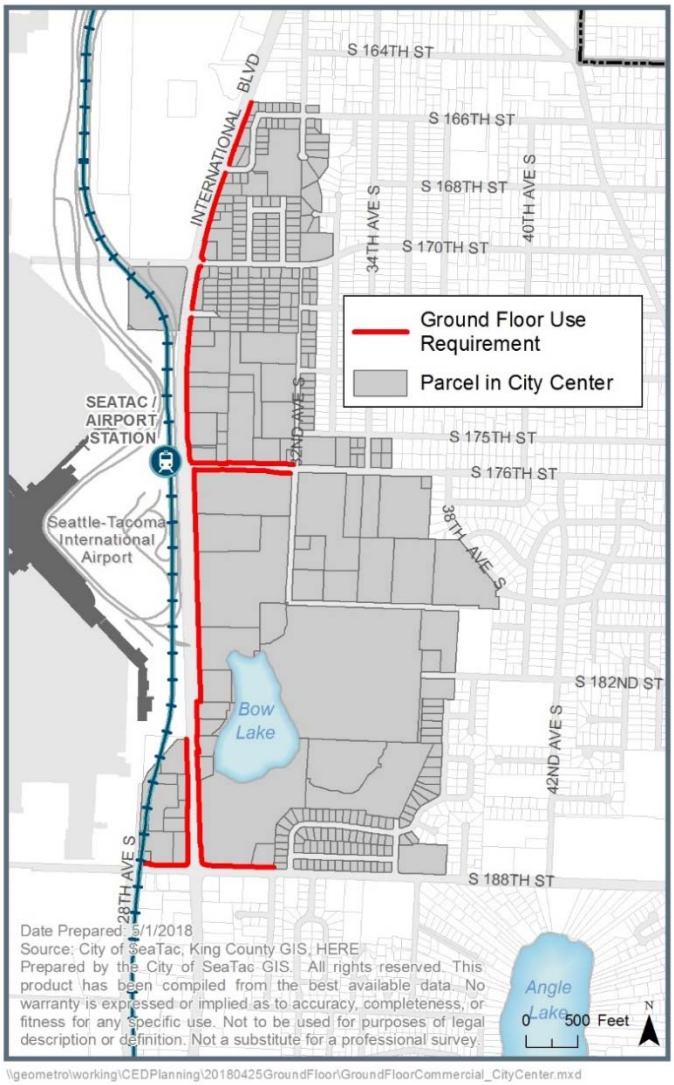
A. **Minimum Ground Floor Use Requirements**. A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street(s), excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.300.730A.

~~The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.~~ *(Editor's Note: This requirement relocated to "C(1)" of this section.)*

B. **Permitted Retail/Commercial/Service Uses.** A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the City City Center use charts):

1. **Retail/Commercial**. Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels/motels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.

Figure 15.300.730A: Required Ground Floor Uses



2. **Services**. General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. **Design Requirements**.

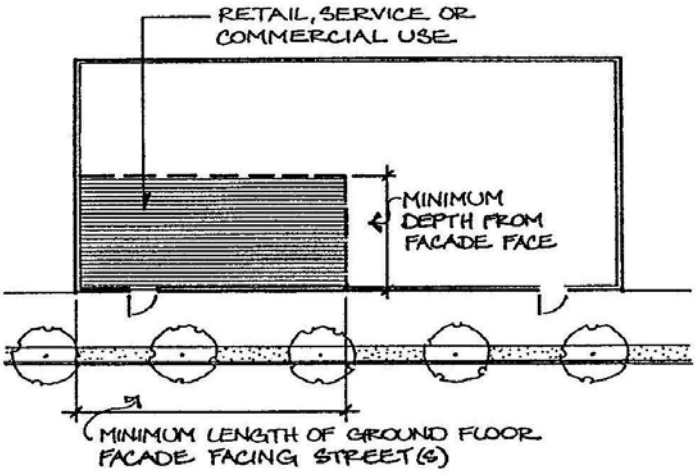
1. **Depth**. The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet. *(Editor's Note: This is existing code relocated from 15.300.730(A))*

2. ~~B.~~**Ceiling Heights.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of mixed use buildings shall be a minimum ten (10) feet for all street level building space.

~~C~~3. **Architecture and Entrances**. Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. **Signs**. Ground floor businesses shall provide business identity signs that fit with the architectural character of the site and shall conform to all other applicable sign requirements identified in the SeaTac Municipal Code.

E. **Ground Floor Uses in Parking Structures.** For ground floor use requirements relative to parking structures, see SMC 15.300.460(D), Ground Floor Uses in Parking Structures. *(Editor's Note: This is existing code relocated from 15.300.730.)*



Section 3. Section 15.310.055 of the SeaTac Municipal Code is hereby amended to read as follows:

15.310.055 Angle Lake Station Area Overlay District Use Chart

ZONES:

UM – Urban Medium
UH – Urban High
UH-UCR – Urban High-Urban Center Residential
RBX – Regional Business Mix
CB-C – Community Business in the Urban Center
I – Industrial

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
RESIDENTIAL							
Multi-Family	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Retirement Apartments	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.

Section 4. A new Section 15.310.730 is hereby added to the SeaTac Municipal Code to read as follows:

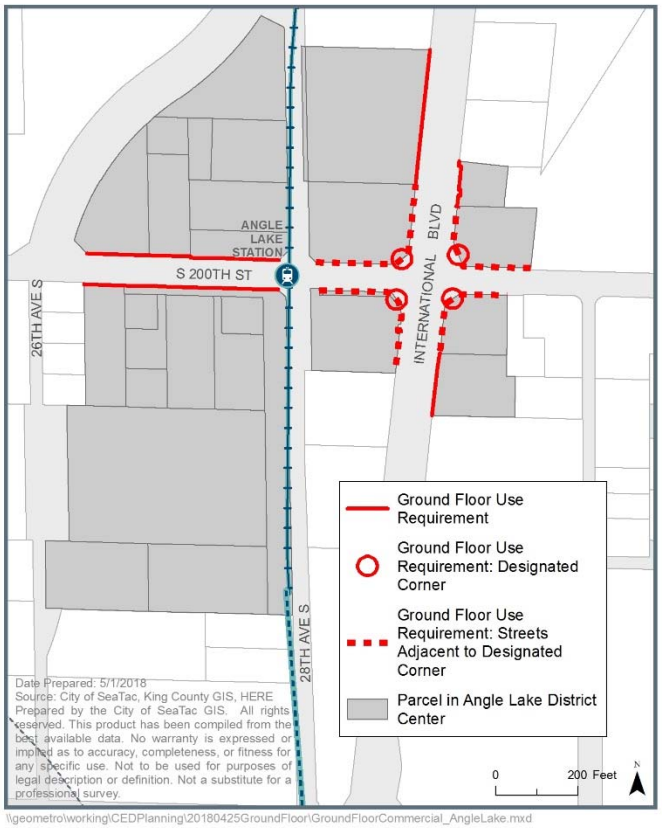
15.310.730 Ground Floor Uses in Mixed Use Projects

The following shall apply to vertically mixed use buildings, as well as structures in horizontal mixed use projects sited within the maximum front yard setback (see SMC 15.310.720, Definition of Mixed Use, for definitions of mixed use types):

A. **Minimum Ground Floor Use Requirements**. A minimum of fifty percent (50%) of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys, shall be designed to be occupied by a retail/commercial or service use on street frontages identified in Figure 15.310.730A.

1. **Corner Lot Ground Floor Use Requirements.** For corner lots identified in Figure 15.310.730A, the 50% minimum retail/commercial/service use may be allocated to either or both streets adjacent to the designated corner, and must include the corner.

Figure 15.310.730A: Required Ground Floor Uses



B. **Permitted Retail/Commercial/Service Uses**. A partial list of permitted retail/commercial or service uses are specified below (for a detailed listing of permitted uses, refer to the Angle Lake Station Area Overlay District use chart):

1. **Retail/Commercial.** Retail/commercial uses such as retail food shops, groceries, drug stores, florists, apparel and specialty shops, hotels, restaurants, and other retail/commercial uses that are not specifically auto-oriented in scale or nature.

2. **Services**. General offices, such as professional, financial, insurance and real estate services; or personal services, such as beauty salons, dry cleaners, shoe repair shops, banks, health and social services, libraries and health clubs.

C. **Design Requirements.**

1. **Minimum Depth and Ceiling Heights.** See 15.310.610(B), Minimum Depth and Ceiling Heights for Street Nonresidential Uses.

2. **Architecture and Entrances**. Pedestrian-level commercial uses in vertical mixed use projects shall be distinguished architecturally from attached residential units and shall utilize separate entrances where feasible.

D. **Ground Floor Uses in Parking Structures**. For ground floor use requirements relative to parking structures, see SMC 15.310.460(B), Ground Floor Uses in Parking Structures.

Section 5. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance, as adopted, to the Department of Commerce within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620.

Section 6. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 7. This Ordinance shall be effective five (5) days after passage and publication as

ADOPTED this 22nd day of May, 2018, and signed in authentication thereof on this 22nd day of May, 2018.

CITY OF SEATAC

Erin Sitterley for
Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

Effective date: June 3, 2018

[Ordinance Amending Commercial Requirements for Multi-Family Uses in the City Center and Angle Lake Station Area Overlay Districts]

ORDINANCE NO. 18-1020

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to award and execute a construction contract with R.W. Scott Construction Company for the construction of the 2018 Overlay Project and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City of SeaTac implements a pavement preservation program to ensure the preservation and functionality of its pavement infrastructure;

WHEREAS, the 2018 Overlay Project (Project), part of the pavement preservation program, has been fully designed, advertised and bid;

WHEREAS, additional funding for the project is necessary due to the added work being performed for Sound Transit and increased project complexity and scope;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to award and execute a contract with R.W. Scott Construction Company in an amount of $2,615,958.25 including $124,041.75 for contingency, material testing and inspector overtime, for the construction of the 2018 Overlay Project.

Section 2. The 2017-2018 Biennial Budget shall be amended to appropriate and allocate $1,750,088 of unallocated funds in the Street Fund (102) to this project.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 12th day of June, 2018, and signed in authentication thereof on this 12th day of June, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 6/23/18]

[2017-2018 Biennial Budget Amendment Ordinance June 2018]

ORDINANCE NO. 18-1021

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a 0.5 FTE in the Finance and Systems Department by reclassifying and increasing an existing half-time position to full-time.

WHEREAS, the City Manager recommends that the current 0.5 FTE GIS Coordinator/Analyst position be reclassified and increased to a 1.0 FTE GIS Project Coordinator position; and

WHEREAS, the Administration and Finance Committee recommended approval at their May 24, 2018 meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The current 0.5 FTE GIS Coordinator/Analyst position is reclassified and increased to a 1.0 FTE GIS Project Coordinator position with the salary range 60.

Section 2. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 12th day of June, 2018, and signed in authentication thereof on this 12th day of June, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo, City Attorney

[Effective Date: 6/23/18]

ORDINANCE NO. 18-1022

AN ORDINANCE of the City Council of the City of SeaTac, Washington granting a non-exclusive franchise to Seattle SMSA Limited Partnership authorizing limited use of the public road rights-of-way in the City of SeaTac, Washington.

WHEREAS, Seattle SMSA Limited Partnership (d/b/a Verizon Wireless, or "Verizon"), has applied to the City for a non-exclusive franchise to construct, maintain, operate, replace and repair telecommunications facilities in, on, across, over, along, under, and/or through public rights-of-way within the City; and

WHEREAS, Section 35A.47.040 RCW and Chapter 5.25 of the SeaTac Municipal Code specify requirements for franchises in the City of SeaTac rights-of-way; and

WHEREAS, a franchise is a legislative authorization to use public rights-of-way, however, actual construction and activities in the rights-of-way will also be subject to approved permits after review of specific plans; and

WHEREAS, the SeaTac City Council held a public hearing on June 12, 2018, to solicit comments from the public and to consider whether to grant the requested franchises; and

WHEREAS, it has been found to be in the public interest that a franchise, authorizing use of public rights-of-way for wireless telecommunications facilities, be granted;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Council hereby grants a telecommunications franchise to Seattle SMSA Limited Partnership (d/b/a Verizon Wireless, or "Verizon") authorizing limited use of the public

road rights-of-way in substantially similar form as set forth in the Franchise Agreements attached as Exhibit A.

Section 2. The City Manager is authorized to execute the Franchise Agreement in substantially similar form as attached hereto as Exhibit A.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 26th day of June, 2018, and signed in authentication thereof on this 26th day of June, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 7/7/18]

[Small Cell Franchises]

EXHIBIT A

After Recording Return to:
City of SeaTac
Attn.: City Clerk's Office
4800 S. 188th Street
SeaTac, WA 98188-8605

Grantor:	City of SeaTac
Grantee:	Seattle SMSA Limited Partnership d/b/a Verizon Wireless
Tax Account No:	Not Assigned
Legal Description:	City of SeaTac
Ref. # of Docs. Affected:	N/A
Document Title:	An Ordinance of SeaTac City Council Granting a Non-exclusive Franchise Authorizing Limited Use of Public Road Rights-of-Way in the City of SeaTac, Washington to Seattle SMSA Limited Partnership d/b/a Verizon Wireless

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Section 1. Grant of Franchise

1.1 Pursuant to Sections 35A.11.020 and 35A.47.040 of the Revised Code of Washington ("RCW") the City of SeaTac, a political subdivision of the State of Washington (the "City"), hereby grants to Seattle SMSA Limited Partnership d/b/a Verizon Wireless, (the "Grantee"), a non-exclusive franchise to use those portions of the City's rights-of-way described in Section 1.3 below, for the purposes described in Section 1.2 below, subject to compliance with all applicable provisions of the SeaTac Municipal Code ("SMC" or "City Code"), City policies and the terms and conditions contained in this franchise ordinance (the "Franchise").

1.2 This Franchise grants the Grantee the right, privilege and authority to use portions of the Public Rights-of-Way (as such term is defined below) of the City for the sole purposes of constructing, digging, maintaining, operating, replacing, upgrading, removing, restoring and repairing its wireless telecommunications facilities and uses incidental thereto (the "Permitted Use") and for no other purpose or use whatsoever. Grantee hereby warrants that it expects to provide the following services within the City: small cell network consisting of a collection of interrelated Small Cell Facilities designed to deliver personal wireless services. The term "Public Rights-of-Way" or "Rights-of-Way" as used in this Franchise shall mean all public streets, roads, ways, or alleys of the City as now or hereafter laid out, platted, dedicated or improved. Pursuant to this Franchise, the Grantee is authorized to install, locate, construct, operate, maintain, use, replace, restore, upgrade and/or remove such equipment and facilities as may be reasonably necessary or convenient for the conduct of the Permitted Use (the "Grantee Facilities"), in, on, across, over, along, under or through certain Public Rights-of-Way of the City, subject to all applicable provisions of the SeaTac Municipal Code (including any City Engineering Standards), the City's Comprehensive Plan, Sections 35A.11.020 and 35A.47.070 RCW, and the terms and conditions of City right-of-way use permits issued pursuant to the SMC and Section 4 of this Franchise. This Franchise merely authorizes the Grantee to occupy and use the Public Rights-of-Way at issue, and does not transfer, convey or vest any easement, title, servitude, or other real property interest in or to any Public Right-of-Way or portion thereof in or to the Grantee.

1.3 This Franchise covers all Public Rights-of-Way located within the City of SeaTac as now or hereafter laid out, platted, dedicated or improved.

Section 2. Non-exclusive Franchise

2.1 This Franchise is granted upon the express condition and understanding that it shall be a non-exclusive franchise which shall not in any manner prevent or hinder the City from granting to other parties, at other times and under such terms and conditions as the City, in its sole discretion, may deem appropriate, other franchises or similar use rights in, on, to, across, over, upon, along, under or through any Public Rights-of-Way. Owners, whether public or private, of any authorized facilities or equipment installed in, on, across, over, along, under, and/or through a Public Right-of-Way prior to the construction and/or installation of Grantee's Facilities in the same location, shall have preference as to positioning and location of their facilities. The position and location of all Grantee's Facilities in the Public Rights-of-Way shall be subject to the authority of the City Engineer.

2.2 This Franchise shall in no way prevent, inhibit or prohibit the City from using any of the Public Rights-of-Way covered or affected by this Franchise, nor shall this Franchise affect the City's jurisdiction, authority or power over any of them, in whole or in part. The City expressly retains its power to make or perform any and all changes, relocations, repairs, maintenance, establishments, improvements, dedications, or vacations of, or to any of the Public Rights-of-Way as the City may, in its sole and absolute discretion, deem fit, including the dedication, establishment, maintenance and/or improvement of new Public Rights-of-Way, thoroughfares and other public properties of every type and description.

Section 3. Term; Early Termination

3.1 The initial term of the Franchise shall be for a period of approximately five (5) years (the "Term"), beginning on the Effective Date (as such term is defined in Section 32 of this Franchise) of the Franchise, and continuing until September 30, 2023 (the "Term Expiration Date"), unless earlier terminated, revoked or modified pursuant to the provisions of this Franchise.

3.2 If any federal, state, or local laws or regulations and any binding judicial interpretations thereof (collectively, "Laws") that govern any aspect of the rights or obligations of the parties under this Franchise shall change after the Effective Date and such change makes any aspect of such rights or obligations inconsistent with the then-effective Laws, then the parties agree to promptly reopen the terms of this Franchise in order to make amendments as reasonably required to accommodate and/or ensure compliance with any such legal or regulatory change.

3.3 Grantee may terminate the Franchise for any reason or no reason in Grantee's sole discretion upon thirty (30) days written notice to the City, in which case Grantee shall remove Grantee Facilities within ninety (90) days of termination of the Franchise or, with the approval of the City Engineer, abandon in place such equipment, as provided in Section 14.

Section 4. Regulation of Use; Permits Required

4.1 The installation, location, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities occurring in, on, across, over, along, under, and/or through any Public Right-of-Way covered by this Franchise, shall be performed in a safe and workmanlike manner, in such a way as to minimize interference with the free flow of traffic and the use of adjacent property, whether such property is public or private.

4.2 The Grantee shall not commence any work within Public Rights-of-Way until a right-of-way use permit authorizing such work has been issued by the City pursuant to the SMC. In addition to any standards of performance imposed by this Franchise, any and all work performed by Grantee pursuant to this Franchise shall be performed in accordance with all City Codes and standards applicable to such work, including the City-approved plans and specifications for the work, and the terms and conditions of any right-of-way use permit and/or other permits and/or approvals required under the SMC in order to accomplish the work (e.g., lane closure or road detour permits). Grantee understands and acknowledges that some or all of Grantee's activities may require additional project permits and approvals under City land use codes and development regulations, and Grantee accepts full responsibility for obtaining and complying with same.

4.3 In addition to any criteria set forth in Chapter 5.25 of the SMC, the City Engineering Standards, and the City's utility accommodation policies, in reviewing the Grantee's application for any right-of-way use permit pursuant to this Franchise, the City Engineer may, but is not required to, apply the following criteria in reviewing proposed utility routes and in the issuance, conditioning, or denial of such permit:

(i) the capacity of the Public Rights-of-Way at issue to accommodate the proposed Grantee Facilities;
(ii) the capacity of the Public Rights-of-Way at issue to accommodate additional utility, cable, telecommunications, or other public facilities if the right-of-way use permit is granted;
(iii) the damage or disruption, if any, to public or private facilities, improvements, service, travel, or landscaping if the right-of-way use permit is granted;
(iv) the public interest in minimizing the cost and disruption of construction within the Public Rights-of-Way at issue, including, but not limited to, coordination with future utility installation or City projects;
(v) recent and/or proposed construction and/or improvements to the Public Rights-of-Way at issue;
(vi) the availability of alternate routes, locations, and/or methods of construction or installation for the proposed Grantee Facilities, including, but not limited to, whether other routes are preferred; and
(vii) whether the Grantee has received all requisite licenses, certificates, and authorizations from applicable federal, state, and local agencies with jurisdiction over the activities proposed by the Grantee.

4.4 Prior to commencing any work in a critical area as defined by City Code, the Grantee shall comply with all applicable requirements of the City's critical areas regulations, and shall obtain any and all required permits and approvals. The granting of this Franchise shall in no way relieve the Grantee from its responsibility for avoiding "take" of any threatened or endangered species as defined by the Endangered Species Act of 1973, 16 U.S.C. § 1531, et seq., as amended, in the performance of any work authorized by this Franchise and/or any right-of-way use permits.

Section 5. Emergency Work

5.1 Should any of the Grantee Facilities in the Public Rights-of-Way break or become damaged such that an immediate danger to the property, life, health or safety of any individual is presented, or should any site upon which the Grantee is engaged in construction or maintenance activities pursuant to this Franchise for any reason be in such a condition that an immediate danger to the property, life, health or safety of any individual is presented, the Grantee shall immediately take such measures as are reasonably necessary to repair the Grantee Facilities at issue or to remedy the dangerous conditions on the site at issue so as to protect the property, life, health or safety of individuals. In the event of an emergency described above, the Grantee may take corrective action immediately, without first applying for or obtaining any permits or other authorizations that might otherwise have been required by the City Code and/or this Franchise. However, the emergency provisions contained in this Section 5 shall not relieve the Grantee from its obligation to obtain

any permits necessary for the corrective actions taken, and the Grantee shall apply for all such permits by the next business day after the emergency. In the event of any emergency described in this Section 5, the Grantee shall also notify the City of the emergency as soon as may be reasonably feasible after the Grantee discovers the emergency (such notice may be telephonic or email communication), but no later than the next business day.

Section 6. Compliance with Applicable Laws; Performance Standards

6.1 The Grantee shall at all times during the Term of the Franchise undertake the Permitted Use in compliance with all federal, state and local laws, rules and regulations (including, but not limited to, the City's comprehensive plan, zoning code, and other development regulations) that are applicable to any and all work or other activities performed by Grantee pursuant to or under authority of the Franchise.

6.2 During any period of installation, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities subject to this Franchise, Grantee shall use industry accepted best-practices to ensure that, to the extent reasonably feasible, such work does not impede: (i) public use of the Public Rights-of-Way at issue for vehicular and pedestrian transportation; (ii) construction and/or maintenance within Public Rights-of-Way and other authorized facilities, equipment and improvements; (iii) the operation, maintenance or improvement by the City of the Public Rights-of-Way or other public property impacted by Grantee's work; or (iv) use of the Public Rights-of-Way for other governmental purposes.

6.3 During any periods of construction within the Public Rights-of-Way, the Grantee shall at all times post and maintain proper barricades and comply with all applicable safety regulations as required by the City Code, the City Engineering Standards, or the laws of the State of Washington, including, but not limited to, RCW 39.04.180 for the construction of trench safety systems.

6.4 Before the Grantee commences any work under this Franchise which may affect any existing monuments or markers of any nature relating to subdivisions, plats, roads, or other surveys, Grantee shall reference all such monuments and markers using a method or methods approved by the City Engineer, and a complete set of reference notes for monument and other ties shall be filed with the City prior to the commencement of construction. Reference points shall be so located that they will not be disturbed during Grantee's operations. The replacement of all such monuments or markers disturbed during construction shall be made as expeditiously as conditions permit, as directed by the City Engineer, and to federal, state and local standards. All costs incurred pursuant to this Section 6.4 shall be borne by Grantee.

6.5 If the Grantee shall at any time plan to make excavations in any area covered by the Franchise, the Grantee shall, upon receipt of a written request to do so, provide an opportunity for the City and/or any other grantees or authorized users of the Public Right-of-Way at issue to participate in such excavation, and shall coordinate the location and installation of its Grantee Facilities with the City or such other grantees or authorized entities, PROVIDED THAT, Grantee need not permit the City or any other parties to participate in an excavation if the City Engineer reasonably determines that any of the following are true:

(i) such joint use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions for accomplishing such joint use; or
(iii) valid safety reasons exist for denying a request for such joint use.

6.6 If the Grantee shall at any time plan to include communication facilities in furtherance of the Permitted Use, the Grantee shall provide an opportunity for the City to enter into negotiations for shared use of such communication facilities, and shall coordinate negotiation of shared use of its communication facilities with the City if such shared use is reasonably feasible; PROVIDED THAT, Grantee need not permit the City to participate in shared use of communication facilities if any of the following are true, in the reasonable judgment of the City and the Grantee:

(i) such shared use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions, including but not limited to allocation of costs amongst various parties, for accomplishing such shared use;
(iii) valid safety reasons exist for denying a request for such shared use and/or the proposed facilities of the third party are in conflict with the best practices employed by the Grantee; or
(iv) the installation of communication facilities is for the purpose of an emergency action to protect the property, life, health or safety of individuals.

Section 7. Restoration of Public Rights-of-Way

7.1 Promptly after completing any work in, on, under, over, across or upon any Public Rights-of-Way, including, but not limited to any excavation, installation, construction, relocation, maintenance, repair or removal of any Grantee Facilities, Grantee shall, at Grantee's sole cost and expense, restore the Public Rights-of-Way and any adjacent affected areas to a like condition or better, or as otherwise required by the City Engineering Standards. Grantee shall also comply with any and all restoration conditions contained in applicable permits or approvals, and the City Engineer shall have final authority to determine in each instance of restoration whether adequate restoration has been performed, reasonable wear and tear excepted.

Section 8. Record Plans, Record Drawings, and Records of Grantee Facility Locations

8.1 The Grantee shall maintain adequate records to document obligations performed under this Franchise. The Grantee agrees and covenants that it shall, within 120 days after completion of any construction project involving a Public Right-of-Way, provide to the City, at no cost to the City, a copy of all as-built plans, maps and records revealing the approximate final locations and conditions of the Grantee Facilities located within such Public Right-of-Way. Additionally, the City may, at any time, deliver a written request to the Grantee for copies of maps and records showing the approximate location of all or any portion of the Grantee Facilities. In such event, the Grantee shall, within thirty (30) days after receipt of the request, provide the City, at no cost to the City, with copies of the requested record plans, record drawings and other records within a reasonable time after receiving the City's request for same. The City shall have the right to review the Grantee's records regarding the subject matter of this Franchise at reasonable times, upon

reasonable notice. The right to review records shall last for two (2) years from the expiration or earlier termination of this Franchise. In addition to the maps and records of the Grantee Facility locations, the Grantee shall provide the City, upon the City's request, with copies of records of construction, maintenance, operation, inspections, or regulatory compliance for all Grantee Facilities subject to this Franchise as may be deemed necessary by the City, in its sole discretion, to manage the city roads, Public Rights-of-Way, or other property, or to protect the public health, safety, and welfare. Nothing in this Section 8 shall be construed to require Grantee to violate state or federal law concerning customer privacy, nor shall this Section 8 be construed to require Grantee to disclose proprietary or confidential information without adequate safeguards for its confidential or proprietary nature.

8.2 If the Grantee considers any portion of its records provided to the City, whether in electronic or hard copy form, to be protected from disclosure under law, the Grantee shall clearly identify any specific information that it claims to be confidential or proprietary. If the City receives a request under the Public Records Act, Chapter 42.56 RCW, to inspect or copy the information so identified by the Grantee and the City determines that release of the information is required by the Act or otherwise appropriate, the City's sole obligations shall be to notify the Grantee: (a) of the request; and, (b) of the date that such information will be released to the requester unless the Grantee obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If the Grantee fails to timely obtain a court order enjoining disclosure, the City will release the requested information on the date specified. The City has, and by this section assumes, no obligation on behalf of the Grantee to claim any exemption from disclosure under the Act. The City shall not be liable to the Grantee for releasing records not clearly identified by the Grantee as confidential or proprietary. The City shall not be liable to the Grantee for any records that the City releases in compliance with this section or in compliance with an order of a court of competent jurisdiction.

Section 9. Relocation of Grantee Facilities

9.1 The Grantee agrees and covenants that it will promptly, and with as much written notice as is feasible under the circumstances (but in no event less than one hundred twenty (120) days), at its sole cost and expense, protect, support, temporarily disconnect, relocate, or remove from the Public Rights-of-Way any Grantee Facilities when the City Engineer determines after full and fair consideration that such a relocation is necessary for any of the following reasons: (i) traffic conditions; (ii) public safety; (iii) dedications of new Public Rights-of-Way and the establishment and/or improvement thereof; (iv) widening and/or improvement of existing Public Rights-of-Way; (v) vacations of Public Rights-of-Way; (vi) freeway construction; (vii) change or establishment of road grade; or, (viii) the construction of any public improvement or structure by any governmental agency acting in a governmental capacity, PROVIDED that the Grantee shall generally have the privilege to temporarily bypass, in the authorized portion of the same Public Right-of-Way, upon approval by the City Engineer, any Grantee Facilities required to be temporarily disconnected or removed; AND FURTHER PROVIDED that if the City pays for or reimburses the relocation costs of another wireless telecommunications provider, under substantially similar circumstances, it shall pay for or reimburse a proportionate share of Grantee's relocation costs. In the event of a conflict between this Section 9 and the specific terms of any existing real property interests and rights owned by the Grantee, such as a utility easement or other servitude, the terms of this Section 9 shall be subject to the specific terms of the real property interests and rights owned by

the Grantee unless and until those rights are extinguished or amended: (i) by mutual agreement; (ii) pursuant to a judicial condemnation order; (iii) by negotiated sale of said property rights between Grantee and the City in-lieu of condemnation; or, (iv) by any other lawful means.

9.2 Upon the request of the City and in order to facilitate City improvements to Public Rights-of-Way, the Grantee agrees to locate and, if reasonably determined necessary by the City, to excavate and expose, at its sole cost and expense, portions of the Grantee Facilities for inspection so that the location of the facilities may be taken into account in the improvement design.

9.3 Grantee shall, upon reasonable prior written request of any non-governmental person or entity holding a permit issued by the City to move any structure, temporarily move its facilities to allow the moving of such structure, PROVIDED: (i) Grantee may impose a reasonable charge on the permittee for the movement of Grantee's Facilities and such person or entity agrees in writing to pay such charge; (ii) Grantee is granted a permit by the City for such work if a permit is needed; and, (iii) Grantee is given not less than thirty (30) business days notice to arrange for such temporary relocation, EXCEPT in any case where the City Engineer determines Grantee Facilities are not reasonably movable.

9.4 Where the City imposes conditions or requirements on a third party development requiring the relocation of any Grantee Facilities, the City shall not be responsible for paying any costs related to such relocation. Nothing in this Franchise is intended or shall be construed to prohibit the Grantee from assessing on such person or entity, other than the City, the costs of relocation as a condition of such relocation.

9.5 To assist Grantee with anticipating relocations of Grantee Facilities related to City improvements to the Public Rights-of-Way, upon request, the City will provide the Grantee with copies of the most recently adopted Six-Year Transportation Improvement Program and Annual Construction Program.

9.6 If the City determines that a City project necessitates the relocation of existing Grantee Facilities, the parties shall proceed as follows:

(i) The City shall provide the Grantee at least one hundred twenty (120) days written notice prior to the commencement of the construction phase of the City project at issue, PROVIDED, that under the following circumstances the City need only provide the Grantee with written notice as soon as may be reasonably practicable: (a) in the event of an emergency posing a threat to public safety, health or welfare; (b) in the event of an emergency beyond the control of the City and which will result in adverse financial consequences to the City; or, (c) where the need to relocate the Grantee Facilities could not reasonably have been anticipated by the City.

(ii) The City shall provide the Grantee with copies of pertinent portions of the designs and specifications for the City project as well as a proposed new location for the Grantee Facilities at least ninety (90) days prior to the commencement of the construction phase of the City project to enable Grantee to promptly relocate such Grantee Facilities. Upon request of the Grantee, thirty percent (30%), sixty percent (60%), and ninety-percent (90%) design plans shall be provided to the Grantee. The City and the Grantee

shall, upon the request of either party, meet to discuss the plans, specifications and schedule of the City project at issue at a mutually agreed time in a location determined by the City.

(iii) After receipt of such notice and such plans and specifications, the Grantee shall complete relocation of its facilities within the Public Right-of-Way at least ten (10) days prior to commencement of the construction phase of the City project at no charge, cost or expense to the City, unless otherwise agreed to within a separate agreement executed by both Parties. Relocation shall be accomplished in such a manner as to accommodate the City's project. In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

(iv) The City and the Grantee may, for each individual City project, enter into an agreement for costs incurred by the City for relocation of Grantee's Facilities and associated work tied to the relocation.

(v) In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

9.7 The Grantee may, after receipt of written notice requesting a relocation of any Grantee Facilities in accordance with Section 9.6, submit to the City proposed written alternatives to such relocation. The City shall evaluate such alternatives and advise the Grantee in writing if one or more of the alternatives are suitable to accommodate the City project. If so requested by the City, the Grantee shall submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by the Grantee full and fair consideration but the final decision is the sole discretion of the City. Where, upon the request of the Grantee, the City incurs additional costs in performing any maintenance, operation, or improvement of or to public facilities due to measures taken by the City to avoid damaging or to otherwise accommodate one or more Grantee Facilities, the Grantee shall reimburse the City for the full amount of such additional costs promptly upon receiving the City's invoice for same. In the event the City ultimately determines that there is no reasonable or feasible alternative to relocation, the Grantee shall relocate the Grantee Facilities at issue as otherwise provided in this Section 9.

9.8 The provisions of this Section 9 shall in no manner preclude or restrict the Grantee from making any arrangements it may deem appropriate when responding to a request for relocation of any Grantee Facility by any person or entity other than the City, where the facilities to be constructed by said person or entity are not or will not become City-owned, operated or maintained facilities, provided that such arrangements do not unduly delay any City projects. The Grantee shall provide certified record drawings (or as-built drawings) detailing the location of Grantee's Facilities within the Public Right-of-Way required to be relocated or removed for the purpose of the non-City project.

9.9 Should relocation be required for a City project pursuant to this Section 9, the Grantee shall be responsible for timely relocation of the Grantee Facilities at issue and the coordination of such relocation with the City (or the City's contractor for the City project). The Grantee shall be fully responsible for the costs of any delays to City projects resulting from relocations of any Grantee Facilities. The Grantee shall indemnify, defend and hold harmless the City from and against any and all claims, lawsuits, or damages, including those brought by a contractor of the City engaged

in a City project, arising out of or caused in whole or in part by the location or relocation of one or more Grantee Facilities, as more fully set forth in Section 16 of this Franchise, except to the extent such claims or damages may be due to or caused by the sole negligence or willful misconduct of the City or its employees, contractors or agents.

Section 10. Undergrounding of Grantee Facilities

10.1 The undergrounding requirements of this Section 10 shall apply where the Grantee Facilities consist of cable or any other facilities, equipment or systems which are reasonably capable of being placed underground. Where the Grantee Facilities consist of antennae or other facilities, equipment or systems which are required to remain above ground in order to be functional, the terms and conditions of this Section 10 shall not apply.

10.2 In any area of the City in which there are no aerial facilities other than antennae or other facilities required to remain above ground in order to be functional, or in any area in which telephone, electric power wires or other cables have been placed underground, the Grantee shall not be permitted to erect poles or to run or suspend wires, cables or other similar facilities thereon, but shall lay all such wires, cables or other facilities underground in the manner required by the City. The Grantee acknowledges and agrees that, even if the City does not require the undergrounding of all or any portion of the Grantee Facilities at the time the Grantee applies for the applicable right-of-way use permit, the City may, at any time in the future, and in the City's reasonable discretion, require the Grantee to convert all or any portion of the aerial Grantee Facilities to underground installation at the Grantee's sole cost and expense.

10.3 Whenever the City requires the undergrounding of the aerial facilities in any area of the City, the Grantee shall underground the aerial Grantee Facilities in that area of the City in the manner specified by the City, concurrently with the other affected facilities. Where other facilities are present or proposed and involved in the undergrounding project, the Grantee shall only be required to pay its fair share of common costs borne by all facilities, in addition to the costs specifically attributable to the undergrounding of the Grantee Facilities. "Common costs" shall include necessary costs not specifically attributable to the installation or undergrounding of any particular facility, such as costs for common trenching and utility vaults. "Fair share" shall be determined for a project on the basis of the number and size of the Grantee Facilities being installed or undergrounded in comparison to the total number and size of all other utility facilities being installed or undergrounded.

Section 11. Maintenance of Grantee Facilities

11.1 The Grantee shall maintain all Grantee Facilities in good condition and repair, in accordance with industry accepted best practices. This also includes any graffiti removal from Grantee's Facilities.

11.2 The Grantee shall take necessary steps to maintain a reasonably clear area around all Grantee Facilities installed above-ground within Public Rights-of-Way. A minimum of five (5) feet of clearance will be maintained around each such object so as to provide clear visibility from the roadway for City operations and maintenance. Prior to using any chemical sprays within the

Public Rights-of-Way to control or kill weeds and brush, the Grantee must obtain the City's permission. The City may limit or restrict the types, amounts, and timing of applications provided such limitations or restrictions are not in conflict with State law governing utility right-of-way maintenance.

Section 12. Hazardous Materials

12.1 The City understands and agrees that the Permitted Use contemplated by the Grantee involves the use by Grantee of certain chemicals and/or materials within the Public Rights-of-Way that are classified as hazardous or otherwise harmful to life, health and/or safety (any such chemical or material, a "Hazardous Material") under one or more applicable federal, state or local laws, rules, regulations or ordinances (collectively, the "Hazardous Materials Laws"). The Grantee shall be permitted to use such Hazardous Materials within the Public Rights-of-Way as are reasonably necessary for the Grantee's conduct of the Permitted Use and which are customary for the industry in which the Grantee is engaged, PROVIDED, however, that the Grantee's use of any such Hazardous Materials within the Public Rights-of-Way shall at all times be undertaken in full compliance with all Hazardous Materials Laws, including any orders or instructions issued by any authorized regulatory agencies.

12.2 The Grantee covenants and agrees that it will neither cause nor permit, in any manner, the release, seepage or spill of any Hazardous Material upon, into, under, over, across or through any Public Right-of-Way or property adjacent thereto, whether public or private, in violation of any applicable Hazardous Materials Law. Any such release, seepage or spill of any Hazardous Material within the Public Rights-of-Way that is in violation of any applicable Hazardous Materials Law and is caused by Grantee or its directors, officers, agents, employees or contractors, is, referred to as "Release."

12.3 Should a Release occur, the Grantee shall immediately upon receiving notice thereof provide written notice of the Release to the City and the Washington State Department of Ecology. The Grantee agrees it shall indemnify, defend and hold the City, its elected and appointed officials, employees, agents and volunteers (collectively, the "City Parties") harmless from and against any and all claims, lawsuits, actions, judgments, awards, penalties, fines and other damages (including, but not limited to, reasonable attorneys' fees and costs) incurred or suffered by any of the City Parties, to the extent the Release is caused by any act or omission of Grantee or its directors, officers, agents, employees or, contractors (collectively, the "Grantee Parties") within Public Rights-of-Way or property adjacent thereto, whether public or private. Grantee shall be responsible, at its sole cost and expense, for completely cleaning up and remediating, as required by any governmental agency having jurisdiction, any Release caused by any Grantee Party within Public Rights-of-Way or property adjacent thereto, whether public or private. Notwithstanding the Grantee's obligation to completely remediate same, in the event of any Release by a Grantee Party, the City may (but need not), in the interest of protecting the health, safety, welfare and property of the public, immediately take whatever actions it deems necessary or advisable, in its sole discretion, to contain, clean up or remediate the Release at issue. Should the City choose to take any actions pursuant to the preceding sentence, the City shall be entitled to repayment from the Grantee of any and all reasonable costs and expenses incurred by the City in performing such actions.

12.4 Should the Grantee cause a Release as described in Section 12.3 above, failure to promptly comply with all orders or instructions lawfully issued by any authorized regulatory agencies regarding clean-up and remediation shall constitute a material breach of this Franchise, and the City Council may terminate or suspend the Franchise in accordance with Section 23.

Section 13. Dangerous Conditions, Authority for City to Abate

13.1 Whenever the Grantee's excavation, construction, installation, relocation, maintenance, repair, abandonment, or removal of Grantee Facilities authorized by this Franchise has caused or contributed to a condition that, in the reasonable opinion of the City Engineer, substantially impairs the lateral support of the adjoining road or public or private property, or endangers the public, an adjoining public place, road facilities, City property or private property, the City Engineer may direct the Grantee to remedy the condition or danger to the satisfaction of the City Engineer, within a specified period of time and at the Grantee's sole cost and expense.

13.2 In the event that the Grantee fails or refuses to promptly take the actions directed by the City Engineer, or fails to fully comply with such directions, or if emergency conditions exist which require immediate action, in accordance with Section 13.1 above, the City may enter upon the property and take such actions as are reasonably necessary to protect the public, the adjacent roads, or road facilities, or to maintain the lateral support thereof, or actions necessary to ensure the public safety, and the Grantee shall be liable to the City for actual costs and expenses incurred by the City in performing such actions.

Section 14. Removal of Grantee Facilities; Abandonment of Grantee Facilities

14.1 In no event may all or any portion of the Grantee's Facilities located in, on, under, over, across or through the Public Right-of-Way be abandoned or temporarily abandoned in place by the Grantee. In the event of any unauthorized abandonment of all or any portion of the deactivated or abandoned Grantee Facilities by the Grantee, the City may, at its election, and in addition to any other remedies or enforcement options available to the City under this Franchise, at law or in equity, remove all or any portion of the deactivated or abandoned Grantee Facilities on behalf of the Grantee and restore the Public Rights-of-Way following such removal. Should the City choose to perform any such removal and restoration activities on the Grantee's behalf, the City may dispose of the removed Grantee Facilities in any manner it deems fit and in accordance with applicable laws, and the Grantee shall be liable to the City for all costs and expenses incurred by the City in performing such removal and restoration activities.

Section 15. Fees, Compensation for Use of Public Rights-of-Way and Taxes

15.1 The Grantee shall be subject to all permit fees allowed by law associated with activities undertaken within Public Rights-of-Way through the authority granted to the Grantee by this Franchise or under applicable provisions of the City Code.

15.2 Grantee shall pay itemized costs and expenses incurred by the City in the examination and report of the proposed franchise under the City Code.

15.3 In addition, the Grantee shall promptly reimburse the City for any and all documented costs the City reasonably and necessarily incurs in response to an emergency involving any Grantee Facilities. The Grantee shall also promptly reimburse the City, upon submittal by the City of an itemized billing, for the Grantee's proportionate share of all actual, identified costs and expenses incurred by the City in repairing any City facility (including City right-of-way), or altering such City facility if at the Grantee's request, as the result of the presence of any Grantee Facilities in the Public Right-of-Way. Such costs and expenses shall include, but not be limited to, the Grantee's proportionate share of the costs of City personnel assigned to review construction plans or to oversee or engage in any work in the Public Right-of-Way as a result of the emergency and the presence of the Grantee Facilities in the Public Right-of-Way. Any and all costs will be billed on an actual cost basis. The billing may be on an annual or project basis, but the City shall provide the Grantee with the City's itemization of costs at the conclusion of each project for informational purposes.

Section 16. Hold Harmless and Indemnification

16.1 Grantee agrees to indemnify, defend, and hold harmless any City Party (as such term is defined in Section 12 above) from any and all claims, demands, liability, suits, and judgments, including costs of defense thereof, for bodily injury to persons, death, or property damage arising out of the acts or omissions of any of the Grantee Parties (as such term is defined in Section 12 above) in the use of a Public Right-of-Way pursuant to this Franchise, except to the extent caused by the sole negligence or willful misconduct of any City Party. This covenant of indemnification shall include, but not be limited to, any and all claims, demands, liability, suits, and judgments arising out of the placement of Grantee's existing utility fixtures and any and all third party claims, demands, liability, suits, and judgments arising out of any of the Grantee Parties' failure to complete all utility related adjustments, relocations, repairs, or work in accordance with this Franchise and the work plan and schedule agreed to by the City and Grantee, except to the extent caused by the sole negligence or willful misconduct of any City Party. In the event of liability for damages arising out of bodily injury to persons, death or property damage caused by or resulting from the concurrent negligence of Grantee and the City, its officers, employees and agents, Grantee's liability hereunder shall be only to the extent of Grantee's negligence.

16.2 In the event the City incurs attorneys' fees, legal expenses, or other costs to enforce the provisions of this Section 16 against Grantee, all such fees, expenses, and costs shall be recoverable from Grantee to the extent the City prevails in such enforcement action.

16.3. It is specifically and expressly understood that, solely to the extent required to enforce the indemnification, defense and hold harmless obligations contained in this Section 16, Grantee waives its immunity under RCW Title 51; provided, however, the foregoing waiver shall not in any way preclude Grantee from raising such immunity as a defense against any claim brought against Grantee by any of its employees. This waiver has been mutually negotiated by the parties.

16.4 The City shall give Grantee timely written notice of the matter of any claim or of the commencement of any such action, suit or other proceeding covered by the indemnification, defense and hold harmless obligations contained in this Section 16. In the event any such claim

arises, the City or any other indemnified party shall tender the defense thereof to Grantee and Grantee shall have the right and duty to defend, settle or compromise any claims arising hereunder and the City shall cooperate fully therein.

16.5 The City's permitting approval, inspection, lack of inspection, or acceptance of any work performed by the Grantee Parties in connection with work authorized on Grantee Facilities, pursuant to this Franchise or pursuant to any other permit or approval issued in connection with this Franchise, shall not be grounds for avoidance of any of the indemnification, defense and hold harmless obligations contained in this Section 16.

16.6 The indemnification, defense and hold harmless obligations contained in this Section 16 shall survive the expiration, abandonment or termination of this Franchise.

Section 17. Limitation of City Liability

17.1 The City's administration of this Franchise shall not be construed to create the basis for any liability on the part of the City Parties, except for the City's sole negligence or willful misconduct. Neither party will be liable under this Franchise for consequential, indirect, or punitive damages (including lost revenues, loss of equipment, interruption, loss of service, or loss of data) for any cause of action, whether in contract, tort, or otherwise, even if the party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

Section 18. Insurance

18.1 Insurance Requirements

A. Insurance Required

(i) Grantee shall procure, and maintain for the duration of this Franchise, insurance against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of work hereunder by the Grantee or its employees. The Grantee shall pay the costs of such insurance. The Grantee shall require all contractors and subcontractors while working hereunder to obtain and maintain substantially the same coverage as required of Grantee, and furnish separate certificates of insurance from each contractor as evidence of compliance with the insurance requirements of this Franchise.

(ii) The Grantee is responsible for ensuring compliance with all of the insurance requirements stated herein. Failure by the Grantee to comply with the insurance requirements stated herein shall constitute a material breach of this Franchise.

(iii) Each required insurance policy shall be written on an "occurrence" basis.

(iv) Nothing contained within these insurance requirements shall be deemed to limit the scope, application and/or limits of the coverage afforded by said policies, which coverage will apply to each insured to the full extent

provided by the terms and conditions of the policy(ies). Nothing contained in this provision shall affect and/or alter the application of any other provision contained within this Franchise.

B. Risk Assessment by Grantee

By requiring such insurance, the City shall not be deemed or construed to have assessed the risks that may be applicable to the Grantee under this Franchise, nor shall such limits be construed to limit the limits available under any insurance coverage obtained by the Grantee. The Grantee shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

C. Scope and Limits of Insurance; Coverage shall be at least as broad as and with limits the following:

(i) General Liability
Insurance Services Office form or its substantial equivalent covering COMMERCIAL GENERAL LIABILITY including XCU coverage: $5,000,000 combined single limit per occurrence for bodily injury and property damage; and $5,000,000 general aggregate limit including personal and advertising injury.

(ii) Commercial Automobile Liability
Insurance Services Office form number covering all owned, non-owned a d hired vehicles with a limit of $1,000,000 combined single limit per accident for bodily injury and property damage.

(iii) Workers' Compensation
Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington. Qualified self-insurance is allowed.

(iv) Stop Gap/Employers Liability
Coverage shall be at least as broad as the indemnification, protection provided by the Workers' Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the general liability policy: $1,000,000 each accident/disease/policy limit.

D. Limits of Insurance - Construction Period

Prior to commencement of construction and until construction is complete and approved by the Grantee and the City, the Grantee shall cause the construction contractor and related professionals to procure and maintain insurance against claims for injuries to persons or damages to property which may arise from, or in connection with the activities related to this Franchise. The cost of such insurance shall be paid by the Grantee and/or any of the Grantee's contractor/subcontractors.

The Grantee shall cause the construction contractor and related professionals to maintain limits no less than the following, which limits may be satisfied through a combination of primary and umbrella or excess liability coverage:

(i) Commercial General Liability: $5,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and $5,000,000 general aggregate.
(ii) Automobile Liability: $2,000,000 combined single limit per accident for bodily injury and property damage.
(iii) If doing design or engineering work, Professional Liability, Errors & Omissions: $1,000,000, Per Claim and in the Aggregate.
(iv) Workers Compensation: Statutory requirements of the state of residency.
(v) Stop Gap or Employers Liability Coverage: $1,000,000.

E. Other Insurance Provisions

The insurance policies required in this Franchise are to contain the following provisions:

(i) All Liability Policies except Professional and Workers' Compensation.

a. The City, its officers, officials, and employees, shall be included as additional insureds as their interest may appear under this Franchise and with respect to liability arising out of activities performed by the Grantee in connection with this Franchise. Such coverage shall include Products-Completed Operations.
b. To the extent of the Grantee's negligence, the Grantee's insurance coverage shall be primary insurance with respect to the City, its officers, officials, and employees. Any insurance and/or self-insurance maintained by the City, its officers, officials or employees, shall not contribute with the Grantee's insurance or benefit the Grantee in any way.
c. The Grantee's insurance shall apply separately to each insured against whom claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(ii) All Policies
Upon receipt of notice from its insurer, Grantee shall provide the City with thirty (30) days prior written notice of cancellation of any required coverage if not replaced.

F. Acceptability of Insurers
Unless otherwise approved by the City, insurance is to be placed with insurers with a Bests' rating of no less than A-VII.

Professional Liability, Errors, and Omissions insurance may be placed with insurers with a Bests' rating of B+VII.

If, at any time, the foregoing policies shall fail to meet the above requirements, the Grantee shall, upon notice to that effect from the City, promptly obtain a new policy, and shall submit the same to the City, with appropriate certificates and blanket additional insured endorsements, for approval.

G. The Grantee shall furnish the City with certificates of insurance and blanket additional insured endorsements required by this Franchise. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates for each insurance policy are to be on ACORD forms reasonably approved by the City prior to the commencement of activities associated with the Franchise.

H. Subcontractors
The Grantee shall require all subcontractors while working hereunder to obtain and maintain substantially the same coverage with substantially the same limits as required of Grantee and provide certificates of insurance and additional insured endorsements from each subcontractor.

I. Insurance Review
In consideration of the duration of this Franchise, the parties agree that the Insurance section herein, at the discretion of the City Risk Manager, may be reviewed and adjusted with each amendment and within ninety (90) days of the end of the first five (5) year period of the term of this Franchise and the end of each successive five (5) year period thereafter. Any adjustments made as determined by the City Risk Manager, shall be in accordance with reasonably prudent risk management practices and insurance industry standards and shall be effective on the first day of each successive five (5) year period.

Adjustment, if any, in insurance premium(s) shall be the responsibility of the Grantee. Any failure by the City to exercise the right to review and adjust at any of the aforementioned timings shall not constitute a waiver of future review and adjustment timings.

18.2 Grantee shall furnish the City with original certificates and blanket additional insured endorsements evidencing the insurance requirements of the Grantee before commencement of the work.

18.3 In satisfaction of the insurance requirements set forth in this Section 18, Grantee may self-insure against such risks in such amounts as are consistent with good utility practice. Grantee shall provide the City with reasonable written evidence that Grantee is maintaining such self-insurance.

Section 19. Performance Security [OPEN: Amount to be discussed and confirmed.]

19.1 Before undertaking any work, installation, improvements, construction, repair, relocation or maintenance authorized by this Franchise, the Grantee shall, upon the request of the City through its permit process, provide a security device in a sum to be set and approved by the City Engineer in accordance with City Code. Grantee may, upon approval of the City Engineer, provide a Franchise security device or Franchise bond to cover all work performed by Grantee under this Franchise in such amount as the City Engineer deems adequate.

Section 20. Annexation

20.1 If any Public Right-of-Way, or portion thereof, is incorporated into the limits of any city or town, it shall not be subject to the terms of this Franchise.

Section 21. Vacation

21.1 If any Public Right-of-Way, or portion thereof, is vacated, it shall not be subject to the terms of this Franchise. The City may retain a utility easement as allowed under RCW 36.87.140 when a Public Right-of-Way, or portion thereof, is vacated. The Grantee may request the City retain a utility easement; however in no case shall the City be obligated to retain such an easement. The City shall not be liable for any damages or loss to the Grantee by reason of such vacation and termination.

Section 22. Assignment

22.1 Neither this Franchise nor any interest therein shall be leased, sold, partitioned, transferred, assigned, disposed of, or otherwise subject to a change in the identity of the Grantee (each such activity, a "Transfer"), in whole or in part, in any manner, without the prior written consent of the City Council, which consent will not be unreasonably withheld, delayed or conditioned. Should any such Transfer be approved by the City, then each and every one of the provisions, conditions, regulations and requirements contained in this Franchise shall be binding upon the approved transferee beginning on the date of the Transfer, and all privileges, as well as all obligations and liabilities of the Grantee shall inure to such transferee equally as if such transferee was specifically mentioned wherever the Grantee is named herein. Notwithstanding the foregoing, Grantee may, without consent of the City, assign its interest in this Franchise to any person or entity controlling, controlled by, or under common control with Grantee as of the date of such assignment.

22.2 In the case of a Transfer to secure indebtedness, whether by mortgage or other security instrument, the City's consent shall not be required unless and until the secured party elects to realize upon the collateral. The Grantee shall provide prompt, written notice to the City, of any assignment to secure indebtedness.

22.3 Any attempt by Grantee to Transfer this Franchise in violation of this Section 22 shall constitute a material breach by Grantee.

22.4 The parties agree and acknowledge that, notwithstanding anything in this Franchise to the contrary, certain equipment deployed by Grantee in the Public Rights-of-Way pursuant to this Franchise may be owned and/or operated by Grantee's third-party wireless carrier customers

("Carriers") and installed and maintained by Grantee pursuant to license agreements between Grantee and such Carriers. Such equipment shall be treated as Grantee's Facilities for all purposes under this Franchise provided that (i) Grantee remains responsible and liable for all performance obligations under the Franchise with respect to such equipment; (ii) the City's sole point of contact regarding such equipment shall be Grantee; and (iii) Grantee shall have the right to remove and relocate the equipment.

22.5 Notwithstanding any provision in this Franchise to the contrary, Grantee shall have the right to assign this Franchise to any parent, subsidiary, or any person, firm, or corporation that shall control, be under the control of, or be under common control with Grantee, or to any entity into which Grantee may be merged or consolidated or which purchases all or substantially all of the assets of Grantee that are subject to this Franchise.

Section 23. Termination, Revocation, and Forfeiture

23.1 If the Grantee, following written notice from the City of any breach of the Franchise and at least thirty (30) days thereafter to cure such breach: (i) defaults on any material term or condition of this Franchise and all applicable notice and cure periods have expired and such default is continuing; (ii) willfully violates or fails to comply with any of the provisions of this Franchise; or, (iii) through willful misconduct or gross negligence fails to heed or comply with any notice given the Grantee by the City under the provisions of this Franchise, then the Grantee shall, at the election of the City Council, forfeit all rights conferred hereunder and the Franchise may be terminated by the City Council. Grantee may terminate this Franchise for convenience, with thirty (30) days written notice to the City. Upon termination for any such cause, all rights of the Grantee granted hereunder or under any right-of-way use permit shall cease, and the Grantee shall within sixty (60) days of such termination remove or, with approval of the City Engineer, abandon in place all of the Grantee Facilities from the Public Rights-of-Way in accordance with Section 14 above.

Section 24. Remedies to Enforce Compliance; No Waiver

24.1 In lieu of termination, revocation or forfeiture as provided in Section 23, and without prejudicing any of its other legal rights and remedies, the non-defaulting party may elect to obtain an order from the Superior Court or other court, tribunal, or agency having competent jurisdiction compelling the non-defaulting party to comply with the provisions of this Franchise and to recover damages and costs incurred by the non-defaulting party by reason of the non-defaulting party's failure to comply. In addition to any other remedy provided herein, the non-defaulting party reserves the right to pursue any remedy to compel or force the non-defaulting party and/or its permitted successors and assigns to comply with the terms hereof, and the pursuit of any right or remedy by the non-defaulting party shall not prevent the non-defaulting party from thereafter declaring a forfeiture or revocation for breach of the conditions herein.

24.2 Failure of the non-defaulting party to exercise any rights or remedies under this Franchise shall not constitute a waiver of any such right or remedy and shall not prevent the non-defaulting party from pursuing such right or remedy at any future time.

24.3 Nothing in this Franchise is or was intended to confer third-party beneficiary status on any person or entity to enforce the terms of this Franchise.

Section 25. City Ordinances and Regulations - Reservation of Police Power

25.1 Nothing in this Franchise shall restrict the City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of the Franchise, including, but not limited to, any ordinances adopted under the City's police powers in the interest of public safety and for the welfare of the public. The City shall have the authority at all times to control by appropriate regulations, including design standards, and utility accommodation policies, the location, elevation, manner of construction, and maintenance of any Grantee Facilities located within any Public Right-of-Way, and the Grantee shall promptly conform with all such regulations, unless compliance would cause the Grantee to violate other requirements of law. In the event of a conflict between the regulatory provisions of this Franchise and any other ordinance(s) enacted under the City's police power authority, such other ordinance(s) shall take precedence over the provisions set forth herein.

Section 26. Eminent Domain, Powers of the People

26.1 This Franchise is subject to the power of eminent domain and the right of the City Council or the people acting for themselves through initiative or referendum to repeal, amend or modify the Franchise in the interest of the public. In any proceeding under eminent domain, the Franchise itself shall have no value.

Section 27. Survival and Force Majeure

27.1 Until such time as all of the Grantee Facilities have been removed from the Public Rights-of-Way in accordance with Section 14.1 above, or have been deactivated or abandoned in place in accordance with Sections 14.2 and 14.3 above, all of the provisions, conditions and requirements contained in the following sections of this Franchise shall survive the expiration, revocation, forfeiture or early termination of the Franchise: (i) Section 4 (Regulation of Use; Permits Required); (ii) Section 5 (Emergency Work); (iii) Section 6 (Compliance with Applicable Laws; Performance Standards); (iv) Section 7 (Restoration of Public Rights-of-Way); (v) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (vi) Section 10 (Undergrounding of Grantee Facilities); (vii) Section 12 (Hazardous Materials); (viii) Section 13 (Dangerous Conditions, Authority for City to Abate); (ix) Section 14 (Removal of Grantee Facilities; Abandonment of Grantee Facilities); (x) Section 15 (Fees, Compensation for Use of Public Rights-of-Way and Taxes); (xi) Section 16 (Hold Harmless and Indemnification); (xii) Section 17 (Limitation of City Liability); (xiii) Section 18 (Insurance); (xiv) Section 19 (Performance Security); and, (xv) Section 24 (Remedies to Enforce Compliance; No Waiver).

27.2 After such time as all Grantee Facilities have been either removed from the Public Rights-of-Way or abandoned/deactivated in place to the City's satisfaction pursuant to Section 14 above, only the following provisions shall survive the expiration or earlier termination of the Franchise: (i) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (ii)

Section 12 (Hazardous Materials); (iii) Section 16 (Hold Harmless and Indemnification); and (iv) Section 17 (Limitation of City Liability).

27.3 If the Grantee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of a Force Majeure, then Grantee's performance shall be excused during a Force Majeure occurrence. Upon removal or termination of the Force Majeure occurrence the Grantee shall promptly perform its obligations in an orderly and expedited manner using industry accepted best practices. Grantee's performance shall not be excused by economic hardship nor by the misfeasance or malfeasance of its directors, officers, or employees.

27.4 For the purposes of this Franchise, "Force Majeure" means any event or circumstance (or combination thereof) and the continuing effects of any such event or circumstance (whether or not such event or circumstance was foreseeable or foreseen) that delays or prevents performance by the Grantee of any of its obligations under this Franchise, but only to the extent that and for so long as the event or circumstance is beyond the reasonable control of the Grantee and shall include, without limitation; all of the following events and circumstances: (i) acts of nature, including volcanic eruption, landslide, earthquake, flood, lightning, tornado or other unusually severe storm or environmental conditions, perils of the sea, wildfire or any other natural disaster; (ii) acts of public enemies, armed conflicts, act of foreign enemy, acts of terrorism (whether domestic or foreign, state-sponsored or otherwise), war (whether declared or undeclared), blockade, insurrection, riot, civil disturbance, revolution or sabotage; (iii) any form of compulsory government actions, acquisitions or condemnations, changes in applicable law, export or import restrictions, customs delays, rationing or allocations; (iv) accidents or other casualty, damage, loss or delay during transportation, explosions, fire, epidemics, quarantine or criminal acts; (vi) inability, after the use of commercially reasonable efforts, to obtain from any governmental authority any permit, approval, order, decree, license, certificate, authorization or permission to the extent required by applicable law; (vii) inability, after the use of commercially reasonable efforts, to obtain any consent or approval required by the Franchise; and, (viii) third-party litigation contesting all or any portion of the Franchise or Grantee's rights under this Franchise.

Section 28. Governing Law and Stipulation of Venue

28.1 This Franchise and all use of Public Rights-of-Way granted herein shall be governed by the laws of the State of Washington, unless preempted by federal law. Any action relating to this Franchise shall be brought in the Superior Court of Washington for King County, Maleng Regional Justice Center, or in the case of a federal action, the United States District Court for the Western District of Washington at Seattle, unless an administrative agency has primary jurisdiction.

Section 29. Severability

29.1 If any section, sentence, clause, phrase or provision of this Franchise or the application of such provision to any person or entity should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, phrase or provision of this Franchise nor the application of the provision at issue to any other person or entity.

Section 30. Notice and Emergency Contact

30.1 Any notice or information required or permitted to be given to the parties under this Franchise may be sent to the following addresses unless otherwise specified:

CITY OF SEATAC	Seattle SMSA Limited Partnership d/b/a Verizon Wireless
Attn.: Public Works Department	Attn.: Network Real Estate
4800 S. 188th Street	180 Washington Valley Road
SeaTac, WA 98188-8605	Bedminster, NJ 07921
WITH A COPY TO:	WITH A COPY TO:
City of SeaTac	Seattle SMSA Limited Partnership d/b/a Verizon Wireless
Attn.: Legal Department	Attn.: Pacific Market General Counsel
4800 S. 188th Street	15505 Sand Canyon Avenue
SeaTac, WA 98188	Irvine, CA 92618

The Grantee shall also provide the City a current emergency contact name (or title) and phone number available 24-hours a day, seven days a week. The Grantee shall promptly notify the City of any change in the notice address or emergency contact (or title) and phone number.

EMERGENCY CONTACT:

Telephone No.:
Email:

Section 31. Acceptance

31.1 Within ninety (90) days after the passage and approval of this Franchise by the City Council, the Franchise may be accepted by the Grantee by its filing with the City Council an unconditional written acceptance thereof. Failure of the Grantee to so accept the Franchise within said period of time shall be deemed a rejection thereof by the Grantee, and the rights and privileges herein granted shall automatically cease and terminate, unless the time period is extended by ordinance duly passed for that purpose.

Section 32. Effective Date

32.1 This Franchise shall take effect, if at all, on the date on which the last of the following conditions has been met (the "Effective Date"): (i) ten (10) days have passed since the City Manager executed this Franchise, or this ordinance was otherwise enacted; (ii) the Grantee executes a copy of this Franchise and returns it to the City Council within the time provided in Section 31 above; (iii) the Grantee presents to the City acceptable evidence of insurance as required in Section 18 above; and (iv) the Grantee pays all applicable fees as set forth in Section 15 above.

ACCEPTANCE:

The provisions of this Franchise are agreed to and hereby accepted. By accepting this Franchise, Seattle SMSA Limited Partnership d/b/a Verizon Wireless covenants and agrees to perform and be bound by each and all of the terms and conditions imposed by the City of SeaTac, SeaTac Municipal Code, and this Franchise.

DATED this _____ day of June, 2018.

SEATTLE SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS

_____

Printed Name: _____

Title: _____

CERTIFICATION OF COMPLIANCE WITH CONDITIONS AND EFFECTIVE DATE:

I certify that I have received confirmation that: (1) the Grantee returned a signed copy of this Franchise to the City Council within the time provided in Section 31; (2) the Grantee has presented to the City acceptable evidence of insurance as required in Section 18 of this Franchise; and, (3) the Grantee has paid all applicable processing costs and fees as set forth in Section 15 of this Franchise.

ORDINANCE NO. 18-1023

AN ORDINANCE of the City Council of the City of SeaTac, Washington granting a non-exclusive franchise to Mobilitie, LLC, authorizing limited use of the public road rights-of-way in the City of SeaTac, Washington.

WHEREAS, Mobilitie, LLC ("Mobilitie") has applied to the City for a non-exclusive franchise to construct, maintain, operate, replace and repair telecommunications facilities in, on, across, over, along, under, and/or through public rights-of-way within the City; and

WHEREAS, Section 35A.47.040 RCW and Chapter 5.25 of the SeaTac Municipal Code specify requirements for franchises in the City of SeaTac rights-of-way; and

WHEREAS, a franchise is a legislative authorization to use public rights-of-way, however, actual construction and activities in the rights-of-way will also be subject to approved permits after review of specific plans; and

WHEREAS, the SeaTac City Council held a public hearing on June 12, 2018, to solicit comments from the public and to consider whether to grant the requested franchises; and

WHEREAS, it has been found to be in the public interest that a franchise, authorizing use of public rights-of-way for wireless telecommunications facilities, be granted;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Council hereby grants a telecommunications franchise to Mobilitie, LLC, authorizing limited use of the public road rights-of-way in substantially similar form as set forth in the Franchise Agreement attached as Exhibit A.

Section 2. The City Manager is authorized to execute the Franchise Agreement in substantially similar form as attached hereto as Exhibit A.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 26th day of June, 2018, and signed in authentication thereof on this 26th day of June, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 7/7/18]

[Small Cell Franchises]

EXHIBIT A

After Recording Return to:
City of SeaTac
Attn.: City Clerk's Office
4800 S. 188th Street
SeaTac, WA 98188-8605

Grantor:	City of SeaTac
Grantee:	Mobilitie, LLC
Tax Account No:	Not Assigned
Legal Description:	City of SeaTac
Ref. # of Docs. Affected:	N/A
Document Title:	An Ordinance of SeaTac City Council Granting a Non-exclusive Franchise Authorizing Limited Use of Public Road Rights-of-Way in the City of SeaTac, Washington to Mobilitie, LLC

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Section 1. Grant of Franchise

1.1 Pursuant to Sections 35A.11.020 and 35A.47.040 of the Revised Code of Washington ("RCW") the City of SeaTac, a political subdivision of the State of Washington (the "City"), hereby grants to Mobilitie, LLC, a Nevada limited liability company, (the "Grantee"), a non-exclusive franchise to use those portions of the City's rights-of-way described in Section 1.3 below, for the purposes described in Section 1.2 below, subject to compliance with all applicable provisions of the SeaTac Municipal Code ("SMC" or "City Code"), City policies and the terms and conditions contained in this franchise ordinance (the "Franchise").

1.2 This Franchise grants the Grantee the right, privilege and authority to use portions of the Public Rights-of-Way (as such term is defined below) of the City for the sole purposes of constructing, digging, maintaining, operating, replacing, upgrading, removing, restoring and repairing its wireless telecommunications facilities and uses incidental thereto (the "Permitted Use") and for no other purpose or use whatsoever. Grantee hereby warrants that it expects to provide the following services within the City: small cell network consisting of a collection of interrelated Small Cell Facilities designed to deliver personal wireless services. The term "Public Rights-of-Way" or "Rights-of-Way" as used in this Franchise shall mean all public streets, roads, ways, or alleys of the City as now or hereafter laid out, platted, dedicated or improved. Pursuant to this Franchise, the Grantee is authorized to install, locate, construct, operate, maintain, use, replace, restore, upgrade and/or remove such equipment and facilities as may be reasonably necessary or convenient for the conduct of the Permitted Use (the "Grantee Facilities"), in, on, across, over, along, under or through certain Public Rights-of-Way of the City, subject to all applicable provisions of the SeaTac Municipal Code (including any City Engineering Standards), the City's Comprehensive Plan, Sections 35A.11.020 and 35A.47.070 RCW, and the terms and conditions of City right-of-way use permits issued pursuant to the SMC and Section 4 of this Franchise. This Franchise merely authorizes the Grantee to occupy and use the Public Rights-of-Way at issue, and does not transfer, convey or vest any easement, title, servitude, or other real property interest in or to any Public Right-of-Way or portion thereof in or to the Grantee.

1.3 This Franchise covers all Public Rights-of-Way located within the City of SeaTac as now or hereafter laid out, platted, dedicated or improved.

Section 2. Non-exclusive Franchise

2.1 This Franchise is granted upon the express condition and understanding that it shall be a non-exclusive franchise which shall not in any manner prevent or hinder the City from granting to other parties, at other times and under such terms and conditions as the City, in its sole discretion, may deem appropriate, other franchises or similar use rights in, on, to, across, over, upon, along, under or through any Public Rights-of-Way. Owners, whether public or private, of any authorized facilities or equipment installed in, on, across, over, along, under, and/or through a Public Right-of-Way prior to the construction and/or installation of Grantee's Facilities in the same location, shall have preference as to positioning and location of their facilities. The position and location of all Grantee's Facilities in the Public Rights-of-Way shall be subject to the authority of the City Engineer.

2.2 This Franchise shall in no way prevent, inhibit or prohibit the City from using any of the Public Rights-of-Way covered or affected by this Franchise, nor shall this Franchise affect the City's jurisdiction, authority or power over any of them, in whole or in part. The City expressly retains its power to make or perform any and all changes, relocations, repairs, maintenance, establishments, improvements, dedications, or vacations of, or to any of the Public Rights-of-Way as the City may, in its sole and absolute discretion, deem fit, including the dedication, establishment, maintenance and/or improvement of new Public Rights-of-Way, thoroughfares and other public properties of every type and description.

Section 3. Term; Early Termination

3.1 The initial term of the Franchise shall be for a period of approximately five (5) years (the "Term"), beginning on the Effective Date (as such term is defined in Section 32 of this Franchise) of the Franchise, and continuing until September 30, 2023 (the "Term Expiration Date"), unless earlier terminated, revoked or modified pursuant to the provisions of this Franchise.

3.2 If any federal, state, or local laws or regulations and any binding judicial interpretations thereof (collectively, "Laws") that govern any aspect of the rights or obligations of the parties under this Franchise shall change after the Effective Date and such change makes any aspect of such rights or obligations inconsistent with the then-effective Laws, then the parties agree to promptly reopen the terms of this Franchise in order to make amendments as reasonably required to accommodate and/or ensure compliance with any such legal or regulatory change.

3.3 Grantee may terminate the Franchise for any reason or no reason in Grantee's sole discretion upon thirty (30) days written notice to the City, in which case Grantee shall remove Grantee Facilities within ninety (90) days of termination of the Franchise or, with the approval of the City Engineer, abandon in place such equipment, as provided in Section 14.

Section 4. Regulation of Use; Permits Required

4.1 The installation, location, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities occurring in, on, across, over, along, under, and/or through any Public Right-of-Way covered by this Franchise, shall be performed in a safe and workmanlike manner, in such a way as to minimize interference with the free flow of traffic and the use of adjacent property, whether such property is public or private.

4.2 The Grantee shall not commence any work within Public Rights-of-Way until a right-of-way use permit authorizing such work has been issued by the City pursuant to the SMC. In addition to any standards of performance imposed by this Franchise, any and all work performed by Grantee pursuant to this Franchise shall be performed in accordance with all City Codes and standards applicable to such work, including the City-approved plans and specifications for the work, and the terms and conditions of any right-of-way use permit and/or other permits and/or approvals required under the SMC in order to accomplish the work (e.g., lane closure or road detour permits). Grantee understands and acknowledges that some or all of Grantee's activities may require additional project permits and approvals under City land use codes and development regulations, and Grantee accepts full responsibility for obtaining and complying with same.

4.3 In addition to any criteria set forth in Chapter 5.25 of the SMC, the City Engineering Standards, and the City's utility accommodation policies, in reviewing the Grantee's application for any right-of-way use permit pursuant to this Franchise, the City Engineer may, but is not required to, apply the following criteria in reviewing proposed utility routes and in the issuance, conditioning, or denial of such permit:

(i) the capacity of the Public Rights-of-Way at issue to accommodate the proposed Grantee Facilities;
(ii) the capacity of the Public Rights-of-Way at issue to accommodate additional utility, cable, telecommunications, or other public facilities if the right-of-way use permit is granted;
(iii) the damage or disruption, if any, to public or private facilities, improvements, service, travel, or landscaping if the right-of-way use permit is granted;
(iv) the public interest in minimizing the cost and disruption of construction within the Public Rights-of-Way at issue, including, but not limited to, coordination with future utility installation or City projects;
(v) recent and/or proposed construction and/or improvements to the Public Rights-of-Way at issue;
(vi) the availability of alternate routes, locations, and/or methods of construction or installation for the proposed Grantee Facilities, including, but not limited to, whether other routes are preferred; and
(vii) whether the Grantee has received all requisite licenses, certificates, and authorizations from applicable federal, state, and local agencies with jurisdiction over the activities proposed by the Grantee.

4.4 Prior to commencing any work in a critical area as defined by City Code, the Grantee shall comply with all applicable requirements of the City's critical areas regulations, and shall obtain any and all required permits and approvals. The granting of this Franchise shall in no way relieve the Grantee from its responsibility for avoiding "take" of any threatened or endangered species as defined by the Endangered Species Act of 1973, 16 U.S.C. § 1531, et seq., as amended, in the performance of any work authorized by this Franchise and/or any right-of-way use permits.

Section 5. Emergency Work

5.1 Should any of the Grantee Facilities in the Public Rights-of-Way break or become damaged such that an immediate danger to the property, life, health or safety of any individual is presented, or should any site upon which the Grantee is engaged in construction or maintenance activities pursuant to this Franchise for any reason be in such a condition that an immediate danger to the property, life, health or safety of any individual is presented, the Grantee shall immediately take such measures as are reasonably necessary to repair the Grantee Facilities at issue or to remedy the dangerous conditions on the site at issue so as to protect the property, life, health or safety of individuals. In the event of an emergency described above, the Grantee may take corrective action immediately, without first applying for or obtaining any permits or other authorizations that might otherwise have been required by the City Code and/or this Franchise. However, the emergency provisions contained in this Section 5 shall not relieve the Grantee from its obligation to obtain

any permits necessary for the corrective actions taken, and the Grantee shall apply for all such permits by the next business day after the emergency. In the event of any emergency described in this Section 5, the Grantee shall also notify the City of the emergency as soon as may be reasonably feasible after the Grantee discovers the emergency (such notice may be telephonic or email communication), but no later than the next business day.

Section 6. Compliance with Applicable Laws; Performance Standards

6.1 The Grantee shall at all times during the Term of the Franchise undertake the Permitted Use in compliance with all federal, state and local laws, rules and regulations (including, but not limited to, the City's comprehensive plan, zoning code, and other development regulations) that are applicable to any and all work or other activities performed by Grantee pursuant to or under authority of the Franchise.

6.2 During any period of installation, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities subject to this Franchise, Grantee shall use industry accepted best-practices to ensure that, to the extent reasonably feasible, such work does not impede: (i) public use of the Public Rights-of-Way at issue for vehicular and pedestrian transportation; (ii) construction and/or maintenance within Public Rights-of-Way and other authorized facilities, equipment and improvements; (iii) the operation, maintenance or improvement by the City of the Public Rights-of-Way or other public property impacted by Grantee's work; or (iv) use of the Public Rights-of-Way for other governmental purposes.

6.3 During any periods of construction within the Public Rights-of-Way, the Grantee shall at all times post and maintain proper barricades and comply with all applicable safety regulations as required by the City Code, the City Engineering Standards, or the laws of the State of Washington, including, but not limited to, RCW 39.04.180 for the construction of trench safety systems.

6.4 Before the Grantee commences any work under this Franchise which may affect any existing monuments or markers of any nature relating to subdivisions, plats, roads, or other surveys, Grantee shall reference all such monuments and markers using a method or methods approved by the City Engineer, and a complete set of reference notes for monument and other ties shall be filed with the City prior to the commencement of construction. Reference points shall be so located that they will not be disturbed during Grantee's operations. The replacement of all such monuments or markers disturbed during construction shall be made as expeditiously as conditions permit, as directed by the City Engineer, and to federal, state and local standards. All costs incurred pursuant to this Section 6.4 shall be borne by Grantee.

6.5 If the Grantee shall at any time plan to make excavations in any area covered by the Franchise, the Grantee shall, upon receipt of a written request to do so, provide an opportunity for the City and/or any other grantees or authorized users of the Public Right-of-Way at issue to participate in such excavation, and shall coordinate the location and installation of its Grantee Facilities with the City or such other grantees or authorized entities, PROVIDED THAT, Grantee need not permit the City or any other parties to participate in an excavation if the City Engineer reasonably determines that any of the following are true:

(i) such joint use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions for accomplishing such joint use; or
(iii) valid safety reasons exist for denying a request for such joint use.

6.6 If the Grantee shall at any time plan to include communication facilities in furtherance of the Permitted Use, the Grantee shall provide an opportunity for the City to enter into negotiations for shared use of such communication facilities, and shall coordinate negotiation of shared use of its communication facilities with the City if such shared use is reasonably feasible; PROVIDED THAT, Grantee need not permit the City to participate in shared use of communication facilities if any of the following are true, in the reasonable judgment of the City and the Grantee:

(i) such shared use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions, including but not limited to allocation of costs amongst various parties, for accomplishing such shared use;
(iii) valid safety reasons exist for denying a request for such shared use and/or the proposed facilities of the third party are in conflict with the best practices employed by the Grantee; or
(iv) the installation of communication facilities is for the purpose of an emergency action to protect the property, life, health or safety of individuals.

Section 7. Restoration of Public Rights-of-Way

7.1 Promptly after completing any work in, on, under, over, across or upon any Public Rights-of-Way, including, but not limited to any excavation, installation, construction, relocation, maintenance, repair or removal of any Grantee Facilities, Grantee shall, at Grantee's sole cost and expense, restore the Public Rights-of-Way and any adjacent affected areas to a like condition or better, or as otherwise required by the City Engineering Standards. Grantee shall also comply with any and all restoration conditions contained in applicable permits or approvals, and the City Engineer shall have final authority to determine in each instance of restoration whether adequate restoration has been performed, reasonable wear and tear excepted.

Section 8. Record Plans, Record Drawings, and Records of Grantee Facility Locations

8.1 The Grantee shall maintain adequate records to document obligations performed under this Franchise. The Grantee agrees and covenants that it shall, within 120 days after completion of any construction project involving a Public Right-of-Way, provide to the City, at no cost to the City, a copy of all as-built plans, maps and records revealing the approximate final locations and conditions of the Grantee Facilities located within such Public Right-of-Way. Additionally, the City may, at any time, deliver a written request to the Grantee for copies of maps and records showing the approximate location of all or any portion of the Grantee Facilities. In such event, the Grantee shall, within thirty (30) days after receipt of the request, provide the City, at no cost to the City, with copies of the requested record plans, record drawings and other records within a reasonable time after receiving the City's request for same. The City shall have the right to review the Grantee's records regarding the subject matter of this Franchise at reasonable times, upon

reasonable notice. The right to review records shall last for two (2) years from the expiration or earlier termination of this Franchise. In addition to the maps and records of the Grantee Facility locations, the Grantee shall provide the City, upon the City's request, with copies of records of construction, maintenance, operation, inspections, or regulatory compliance for all Grantee Facilities subject to this Franchise as may be deemed necessary by the City, in its sole discretion, to manage the city roads, Public Rights-of-Way, or other property, or to protect the public health, safety, and welfare. Nothing in this Section 8 shall be construed to require Grantee to violate state or federal law concerning customer privacy, nor shall this Section 8 be construed to require Grantee to disclose proprietary or confidential information without adequate safeguards for its confidential or proprietary nature.

8.2 If the Grantee considers any portion of its records provided to the City, whether in electronic or hard copy form, to be protected from disclosure under law, the Grantee shall clearly identify any specific information that it claims to be confidential or proprietary. If the City receives a request under the Public Records Act, Chapter 42.56 RCW, to inspect or copy the information so identified by the Grantee and the City determines that release of the information is required by the Act or otherwise appropriate, the City's sole obligations shall be to notify the Grantee: (a) of the request; and, (b) of the date that such information will be released to the requester unless the Grantee obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If the Grantee fails to timely obtain a court order enjoining disclosure, the City will release the requested information on the date specified. The City has, and by this section assumes, no obligation on behalf of the Grantee to claim any exemption from disclosure under the Act. The City shall not be liable to the Grantee for releasing records not clearly identified by the Grantee as confidential or proprietary. The City shall not be liable to the Grantee for any records that the City releases in compliance with this section or in compliance with an order of a court of competent jurisdiction.

Section 9. Relocation of Grantee Facilities

9.1 The Grantee agrees and covenants that it will promptly, and with as much written notice as is feasible under the circumstances (but in no event less than one hundred twenty (120) days), at its sole cost and expense, protect, support, temporarily disconnect, relocate, or remove from the Public Rights-of-Way any Grantee Facilities when the City Engineer determines after full and fair consideration that such a relocation is necessary for any of the following reasons: (i) traffic conditions; (ii) public safety; (iii) dedications of new Public Rights-of-Way and the establishment and/or improvement thereof; (iv) widening and/or improvement of existing Public Rights-of-Way; (v) vacations of Public Rights-of-Way; (vi) freeway construction; (vii) change or establishment of road grade; or, (viii) the construction of any public improvement or structure by any governmental agency acting in a governmental capacity, PROVIDED that the Grantee shall generally have the privilege to temporarily bypass, in the authorized portion of the same Public Right-of-Way, upon approval by the City Engineer, any Grantee Facilities required to be temporarily disconnected or removed; AND FURTHER PROVIDED that if the City pays for or reimburses the relocation costs of another wireless telecommunications provider, under substantially similar circumstances, it shall pay for or reimburse a proportionate share of Grantee's relocation costs. In the event of a conflict between this Section 9 and the specific terms of any existing real property interests and rights owned by the Grantee, such as a utility easement or other servitude, the terms of this Section 9 shall be subject to the specific terms of the real property interests and rights owned by

the Grantee unless and until those rights are extinguished or amended: (i) by mutual agreement; (ii) pursuant to a judicial condemnation order; (iii) by negotiated sale of said property rights between Grantee and the City in-lieu of condemnation; or, (iv) by any other lawful means.

9.2 Upon the request of the City and in order to facilitate City improvements to Public Rights-of-Way, the Grantee agrees to locate and, if reasonably determined necessary by the City, to excavate and expose, at its sole cost and expense, portions of the Grantee Facilities for inspection so that the location of the facilities may be taken into account in the improvement design.

9.3 Grantee shall, upon reasonable prior written request of any non-governmental person or entity holding a permit issued by the City to move any structure, temporarily move its facilities to allow the moving of such structure, PROVIDED: (i) Grantee may impose a reasonable charge on the permittee for the movement of Grantee's Facilities and such person or entity agrees in writing to pay such charge; (ii) Grantee is granted a permit by the City for such work if a permit is needed; and, (iii) Grantee is given not less than thirty (30) business days notice to arrange for such temporary relocation, EXCEPT in any case where the City Engineer determines Grantee Facilities are not reasonably movable.

9.4 Where the City imposes conditions or requirements on a third party development requiring the relocation of any Grantee Facilities, the City shall not be responsible for paying any costs related to such relocation. Nothing in this Franchise is intended or shall be construed to prohibit the Grantee from assessing on such person or entity, other than the City, the costs of relocation as a condition of such relocation.

9.5 To assist Grantee with anticipating relocations of Grantee Facilities related to City improvements to the Public Rights-of-Way, upon request, the City will provide the Grantee with copies of the most recently adopted Six-Year Transportation Improvement Program and Annual Construction Program.

9.6 If the City determines that a City project necessitates the relocation of existing Grantee Facilities, the parties shall proceed as follows:

(i) The City shall provide the Grantee at least one hundred twenty (120) days written notice prior to the commencement of the construction phase of the City project at issue, PROVIDED, that under the following circumstances the City need only provide the Grantee with written notice as soon as may be reasonably practicable: (a) in the event of an emergency posing a threat to public safety, health or welfare; (b) in the event of an emergency beyond the control of the City and which will result in adverse financial consequences to the City; or, (c) where the need to relocate the Grantee Facilities could not reasonably have been anticipated by the City.

(ii) The City shall provide the Grantee with copies of pertinent portions of the designs and specifications for the City project as well as a proposed new location for the Grantee Facilities at least ninety (90) days prior to the commencement of the construction phase of the City project to enable Grantee to promptly relocate such Grantee Facilities. Upon request of the Grantee, thirty percent (30%), sixty percent (60%), and ninety-percent (90%) design plans shall be provided to the Grantee. The City and the Grantee

shall, upon the request of either party, meet to discuss the plans, specifications and schedule of the City project at issue at a mutually agreed time in a location determined by the City.

(iii) After receipt of such notice and such plans and specifications, the Grantee shall complete relocation of its facilities within the Public Right-of-Way at least ten (10) days prior to commencement of the construction phase of the City project at no charge, cost or expense to the City, unless otherwise agreed to within a separate agreement executed by both Parties. Relocation shall be accomplished in such a manner as to accommodate the City's project. In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

(iv) The City and the Grantee may, for each individual City project, enter into an agreement for costs incurred by the City for relocation of Grantee's Facilities and associated work tied to the relocation.

(v) In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

9.7 The Grantee may, after receipt of written notice requesting a relocation of any Grantee Facilities in accordance with Section 9.6, submit to the City proposed written alternatives to such relocation. The City shall evaluate such alternatives and advise the Grantee in writing if one or more of the alternatives are suitable to accommodate the City project. If so requested by the City, the Grantee shall submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by the Grantee full and fair consideration but the final decision is the sole discretion of the City. Where, upon the request of the Grantee, the City incurs additional costs in performing any maintenance, operation, or improvement of or to public facilities due to measures taken by the City to avoid damaging or to otherwise accommodate one or more Grantee Facilities, the Grantee shall reimburse the City for the full amount of such additional costs promptly upon receiving the City's invoice for same. In the event the City ultimately determines that there is no reasonable or feasible alternative to relocation, the Grantee shall relocate the Grantee Facilities at issue as otherwise provided in this Section 9.

9.8 The provisions of this Section 9 shall in no manner preclude or restrict the Grantee from making any arrangements it may deem appropriate when responding to a request for relocation of any Grantee Facility by any person or entity other than the City, where the facilities to be constructed by said person or entity are not or will not become City-owned, operated or maintained facilities, provided that such arrangements do not unduly delay any City projects. The Grantee shall provide certified record drawings (or as-built drawings) detailing the location of Grantee's Facilities within the Public Right-of-Way required to be relocated or removed for the purpose of the non-City project.

9.9 Should relocation be required for a City project pursuant to this Section 9, the Grantee shall be responsible for timely relocation of the Grantee Facilities at issue and the coordination of such relocation with the City (or the City's contractor for the City project). The Grantee shall be fully responsible for the costs of any delays to City projects resulting from relocations of any Grantee Facilities. The Grantee shall indemnify, defend and hold harmless the City from and against any and all claims, lawsuits, or damages, including those brought by a contractor of the City engaged

in a City project, arising out of or caused in whole or in part by the location or relocation of one or more Grantee Facilities, as more fully set forth in Section 16 of this Franchise, except to the extent such claims or damages may be due to or caused by the sole negligence or willful misconduct of the City or its employees, contractors or agents.

Section 10. Undergrounding of Grantee Facilities

10.1 The undergrounding requirements of this Section 10 shall apply where the Grantee Facilities consist of cable or any other facilities, equipment or systems which are reasonably capable of being placed underground. Where the Grantee Facilities consist of antennae or other facilities, equipment or systems which are required to remain above ground in order to be functional, the terms and conditions of this Section 10 shall not apply.

10.2 In any area of the City in which there are no aerial facilities other than antennae or other facilities required to remain above ground in order to be functional, or in any area in which telephone, electric power wires or other cables have been placed underground, the Grantee shall not be permitted to erect poles or to run or suspend wires, cables or other similar facilities thereon, but shall lay all such wires, cables or other facilities underground in the manner required by the City. The Grantee acknowledges and agrees that, even if the City does not require the undergrounding of all or any portion of the Grantee Facilities at the time the Grantee applies for the applicable right-of-way use permit, the City may, at any time in the future, and in the City's reasonable discretion, require the Grantee to convert all or any portion of the aerial Grantee Facilities to underground installation at the Grantee's sole cost and expense.

10.3 Whenever the City requires the undergrounding of the aerial facilities in any area of the City, the Grantee shall underground the aerial Grantee Facilities in that area of the City in the manner specified by the City, concurrently with the other affected facilities. Where other facilities are present or proposed and involved in the undergrounding project, the Grantee shall only be required to pay its fair share of common costs borne by all facilities, in addition to the costs specifically attributable to the undergrounding of the Grantee Facilities. "Common costs" shall include necessary costs not specifically attributable to the installation or undergrounding of any particular facility, such as costs for common trenching and utility vaults. "Fair share" shall be determined for a project on the basis of the number and size of the Grantee Facilities being installed or undergrounded in comparison to the total number and size of all other utility facilities being installed or undergrounded.

Section 11. Maintenance of Grantee Facilities

11.1 The Grantee shall maintain all Grantee Facilities in good condition and repair, in accordance with industry accepted best practices. This also includes any graffiti removal from Grantee's Facilities.

11.2 The Grantee shall take necessary steps to maintain a reasonably clear area around all Grantee Facilities installed above-ground within Public Rights-of-Way. A minimum of five (5) feet of clearance will be maintained around each such object so as to provide clear visibility from the roadway for City operations and maintenance. Prior to using any chemical sprays within the

Public Rights-of-Way to control or kill weeds and brush, the Grantee must obtain the City's permission. The City may limit or restrict the types, amounts, and timing of applications provided such limitations or restrictions are not in conflict with State law governing utility right-of-way maintenance.

Section 12. Hazardous Materials

12.1 The City understands and agrees that the Permitted Use contemplated by the Grantee involves the use by Grantee of certain chemicals and/or materials within the Public Rights-of-Way that are classified as hazardous or otherwise harmful to life, health and/or safety (any such chemical or material, a "Hazardous Material") under one or more applicable federal, state or local laws, rules, regulations or ordinances (collectively, the "Hazardous Materials Laws"). The Grantee shall be permitted to use such Hazardous Materials within the Public Rights-of-Way as are reasonably necessary for the Grantee's conduct of the Permitted Use and which are customary for the industry in which the Grantee is engaged, PROVIDED, however, that the Grantee's use of any such Hazardous Materials within the Public Rights-of-Way shall at all times be undertaken in full compliance with all Hazardous Materials Laws, including any orders or instructions issued by any authorized regulatory agencies.

12.2 The Grantee covenants and agrees that it will neither cause nor permit, in any manner, the release, seepage or spill of any Hazardous Material upon, into, under, over, across or through any Public Right-of-Way or property adjacent thereto, whether public or private, in violation of any applicable Hazardous Materials Law. Any such release, seepage or spill of any Hazardous Material within the Public Rights-of-Way that is in violation of any applicable Hazardous Materials Law and is caused by Grantee or its directors, officers, agents, employees or contractors, is, referred to as "Release."

12.3 Should a Release occur, the Grantee shall immediately upon receiving notice thereof provide written notice of the Release to the City and the Washington State Department of Ecology. The Grantee agrees it shall indemnify, defend and hold the City, its elected and appointed officials, employees, agents and volunteers (collectively, the "City Parties") harmless from and against any and all claims, lawsuits, actions, judgments, awards, penalties, fines and other damages (including, but not limited to, reasonable attorneys' fees and costs) incurred or suffered by any of the City Parties, to the extent the Release is caused by any act or omission of Grantee or its directors, officers, agents, employees or, contractors (collectively, the "Grantee Parties") within Public Rights-of-Way or property adjacent thereto, whether public or private. Grantee shall be responsible, at its sole cost and expense, for completely cleaning up and remediating, as required by any governmental agency having jurisdiction, any Release caused by any Grantee Party within Public Rights-of-Way or property adjacent thereto, whether public or private. Notwithstanding the Grantee's obligation to completely remediate same, in the event of any Release by a Grantee Party, the City may (but need not), in the interest of protecting the health, safety, welfare and property of the public, immediately take whatever actions it deems necessary or advisable, in its sole discretion, to contain, clean up or remediate the Release at issue. Should the City choose to take any actions pursuant to the preceding sentence, the City shall be entitled to repayment from the Grantee of any and all reasonable costs and expenses incurred by the City in performing such actions.

12.4 Should the Grantee cause a Release as described in Section 12.3 above, failure to promptly comply with all orders or instructions lawfully issued by any authorized regulatory agencies regarding clean-up and remediation shall constitute a material breach of this Franchise, and the City Council may terminate or suspend the Franchise in accordance with Section 23.

Section 13. Dangerous Conditions, Authority for City to Abate

13.1 Whenever the Grantee's excavation, construction, installation, relocation, maintenance, repair, abandonment, or removal of Grantee Facilities authorized by this Franchise has caused or contributed to a condition that, in the reasonable opinion of the City Engineer, substantially impairs the lateral support of the adjoining road or public or private property, or endangers the public, an adjoining public place, road facilities, City property or private property, the City Engineer may direct the Grantee to remedy the condition or danger to the satisfaction of the City Engineer, within a specified period of time and at the Grantee's sole cost and expense.

13.2 In the event that the Grantee fails or refuses to promptly take the actions directed by the City Engineer, or fails to fully comply with such directions, or if emergency conditions exist which require immediate action, in accordance with Section 13.1 above, the City may enter upon the property and take such actions as are reasonably necessary to protect the public, the adjacent roads, or road facilities, or to maintain the lateral support thereof, or actions necessary to ensure the public safety, and the Grantee shall be liable to the City for actual costs and expenses incurred by the City in performing such actions.

Section 14. Removal of Grantee Facilities; Abandonment of Grantee Facilities

14.1 In no event may all or any portion of the Grantee's Facilities located in, on, under, over, across or through the Public Right-of-Way be abandoned or temporarily abandoned in place by the Grantee. In the event of any unauthorized abandonment of all or any portion of the deactivated or abandoned Grantee Facilities by the Grantee, the City may, at its election, and in addition to any other remedies or enforcement options available to the City under this Franchise, at law or in equity, remove all or any portion of the deactivated or abandoned Grantee Facilities on behalf of the Grantee and restore the Public Rights-of-Way following such removal. Should the City choose to perform any such removal and restoration activities on the Grantee's behalf, the City may dispose of the removed Grantee Facilities in any manner it deems fit and in accordance with applicable laws, and the Grantee shall be liable to the City for all costs and expenses incurred by the City in performing such removal and restoration activities.

Section 15. Fees, Compensation for Use of Public Rights-of-Way and Taxes

15.1 The Grantee shall be subject to all permit fees allowed by law associated with activities undertaken within Public Rights-of-Way through the authority granted to the Grantee by this Franchise or under applicable provisions of the City Code.

15.2 Grantee shall pay itemized costs and expenses incurred by the City in the examination and report of the proposed franchise under the City Code.

15.3 In addition, the Grantee shall promptly reimburse the City for any and all documented costs the City reasonably and necessarily incurs in response to an emergency involving any Grantee Facilities. The Grantee shall also promptly reimburse the City, upon submittal by the City of an itemized billing, for the Grantee's proportionate share of all actual, identified costs and expenses incurred by the City in repairing any City facility (including City right-of-way), or altering such City facility if at the Grantee's request, as the result of the presence of any Grantee Facilities in the Public Right-of-Way. Such costs and expenses shall include, but not be limited to, the Grantee's proportionate share of the costs of City personnel assigned to review construction plans or to oversee or engage in any work in the Public Right-of-Way as a result of the emergency and the presence of the Grantee Facilities in the Public Right-of-Way. Any and all costs will be billed on an actual cost basis. The billing may be on an annual or project basis, but the City shall provide the Grantee with the City's itemization of costs at the conclusion of each project for informational purposes.

Section 16. Hold Harmless and Indemnification

16.1 Grantee agrees to indemnify, defend, and hold harmless any City Party (as such term is defined in Section 12 above) from any and all claims, demands, liability, suits, and judgments, including costs of defense thereof, for bodily injury to persons, death, or property damage arising out of the acts or omissions of any of the Grantee Parties (as such term is defined in Section 12 above) in the use of a Public Right-of-Way pursuant to this Franchise, except to the extent caused by the sole negligence or willful misconduct of any City Party. This covenant of indemnification shall include, but not be limited to, any and all claims, demands, liability, suits, and judgments arising out of the placement of Grantee's existing utility fixtures and any and all third party claims, demands, liability, suits, and judgments arising out of any of the Grantee Parties' failure to complete all utility related adjustments, relocations, repairs, or work in accordance with this Franchise and the work plan and schedule agreed to by the City and Grantee, except to the extent caused by the sole negligence or willful misconduct of any City Party. In the event of liability for damages arising out of bodily injury to persons, death or property damage caused by or resulting from the concurrent negligence of Grantee and the City, its officers, employees and agents, Grantee's liability hereunder shall be only to the extent of Grantee's negligence.

16.2 In the event the City incurs attorneys' fees, legal expenses, or other costs to enforce the provisions of this Section 16 against Grantee, all such fees, expenses, and costs shall be recoverable from Grantee to the extent the City prevails in such enforcement action.

16.3. It is specifically and expressly understood that, solely to the extent required to enforce the indemnification, defense and hold harmless obligations contained in this Section 16, Grantee waives its immunity under RCW Title 51; provided, however, the foregoing waiver shall not in any way preclude Grantee from raising such immunity as a defense against any claim brought against Grantee by any of its employees. This waiver has been mutually negotiated by the parties.

16.4 The City shall give Grantee timely written notice of the matter of any claim or of the commencement of any such action, suit or other proceeding covered by the indemnification, defense and hold harmless obligations contained in this Section 16. In the event any such claim

arises, the City or any other indemnified party shall tender the defense thereof to Grantee and Grantee shall have the right and duty to defend, settle or compromise any claims arising hereunder and the City shall cooperate fully therein.

16.5 The City's permitting approval, inspection, lack of inspection, or acceptance of any work performed by the Grantee Parties in connection with work authorized on Grantee Facilities, pursuant to this Franchise or pursuant to any other permit or approval issued in connection with this Franchise, shall not be grounds for avoidance of any of the indemnification, defense and hold harmless obligations contained in this Section 16.

16.6 The indemnification, defense and hold harmless obligations contained in this Section 16 shall survive the expiration, abandonment or termination of this Franchise.

Section 17. Limitation of City Liability

17.1 The City's administration of this Franchise shall not be construed to create the basis for any liability on the part of the City Parties, except for the City's sole negligence or willful misconduct. Neither party will be liable under this Franchise for consequential, indirect, or punitive damages (including lost revenues, loss of equipment, interruption, loss of service, or loss of data) for any cause of action, whether in contract, tort, or otherwise, even if the party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

Section 18. Insurance

18.1 Insurance Requirements

A. Insurance Required

i. Grantee shall procure, and maintain for the duration of this Franchise, insurance against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of work hereunder by the Grantee or its employees. The Grantee shall pay the costs of such insurance. The Grantee shall require all contractors and subcontractors while working hereunder to obtain and maintain substantially the same coverage as required of Grantee, and furnish separate certificates of insurance from each contractor as evidence of compliance with the insurance requirements of this Franchise.

ii. The Grantee is responsible for ensuring compliance with all of the insurance requirements stated herein. Failure by the Grantee to comply with the insurance requirements stated herein shall constitute a material breach of this Franchise.

iii. Each required insurance policy shall be written on an "occurrence" basis.

iv. Nothing contained within these insurance requirements shall be deemed to limit the scope, application and/or limits of the coverage afforded by said policies, which coverage will apply to each insured to the full extent provided

by the terms and conditions of the policy(ies). Nothing contained in this provision shall affect and/or alter the application of any other provision contained within this Franchise.

B. Risk Assessment by Grantee

By requiring such insurance, the City shall not be deemed or construed to have assessed the risks that may be applicable to the Grantee under this Franchise, nor shall such minimum limits be construed to limit the limits available under any insurance coverage obtained by the Grantee. The Grantee shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

C. Minimum Scope and Limits of lnsurance. Coverage shall be at least as broad as and with limits not less than the following, which may be satisfied through a combination of primary and umbrella or excess liability coverage:

(i) General Liability
Insurance Services Office form number (CG 00 01) or its substantial equivalent covering COMMERCIAL GENERAL LIABILITY including XCU coverage: $5,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage; and for those policies with aggregate limits, a $5,000,000 general aggregate limit.

(ii) Automobile Liability
Insurance Services Office form number (CA 00 01) covering BUSINESS AUTO COVERAGE, symbol 1 "any auto"; or the appropriate coverage provided by symbols 2, 7, 8 or 9, or its substantial equivalent for COMMERCIAL AUTOMOBILE LIABILITY covering all owned, non-owned and hired vehicles: $1,000,000 combined single limit per accident for bodily injury and property damage if the use of motor vehicles is contemplated.

(iii) Workers' Compensation
Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington. Qualified self-insurance is allowed.

(iv) Stop Gap/Employers Liability
Coverage shall be at least as broad as the indemnification, protection provided by the Workers' Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the general liability policy: $1,000,000.

D. Limits of Insurance - Construction Period

Prior to commencement of construction and until construction is complete and approved by the Grantee and the City, the Grantee shall cause the construction contractor and related professionals to procure and maintain insurance against claims

for injuries to persons or damages to property which may arise from, or in connection with the activities related to this Franchise. The cost of such insurance shall be paid by the Grantee and/or any of the Grantee's contractor/subcontractors. The Grantee shall cause the construction contractor and related professionals to maintain limits no less than the following, which limits may be satisfied through a combination of primary and umbrella or excess liability coverage:

(i) Commercial General Liability: $5,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and $5,000,000 general aggregate.
(ii) Automobile Liability: $2,000,000 combined single limit per accident for bodily injury and property damage.
(iii) If doing design or engineering work, Professional Liability, Errors & Omissions: $1,000,000, Per Claim and in the Aggregate.
(iv) Workers Compensation: Statutory requirements of the state of residency.
(v) Stop Gap or Employers Liability Coverage: $1,000,000.

E. Other Insurance Provisions

The insurance policies required in this Franchise are to contain, or be endorsed to contain, the following provisions:

(i) All Liability Policies except Professional and Workers' Compensation.

a. The City, its officers, officials, and employees, shall be named as additional insureds as their interest may appear under this Franchise and with respect to liability arising out of activities performed by or on behalf of the Grantee/contractor in connection with this Franchise. Such coverage shall include Products-Completed Operations.
b. To the extent of the Grantee's/contractor's negligence, the Grantee's/contractor's insurance coverage shall be primary insurance with respect to the City, its officers, officials, and employees. Any insurance and/or self-insurance maintained by the City, its officers, officials, employees, or agents shall not contribute with the Grantee's insurance or benefit the Grantee in any way.
c. The Grantee's insurance shall apply separately to each insured against whom claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(ii) All Policies
Upon receipt of notice from its insurer, Grantee shall provide the City with thirty (30) days prior written notice of cancellation of any required coverage if not replaced.

F. Acceptability of Insurers

Unless otherwise approved by the City, insurance is to be placed with insurers with a Bests' rating of no less than A-VII.

Professional Liability, Errors, and Omissions insurance may be placed with insurers with a Bests' rating of B+VII.

If, at any time, the foregoing policies shall fail to meet the above requirements, the Grantee shall, upon notice to that effect from the City, promptly obtain a new policy, and shall submit the same to the City, with appropriate certificates and blanket additional insured endorsements, for approval.

G. Verification of Coverage

The Grantee shall furnish the City with certificates of insurance and blanket additional insured endorsements required by this Franchise. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates for each insurance policy are to be on ACROD forms reasonably approved by the City prior to the commencement of activities associated with the Franchise.

H. Subcontractors

The Grantee shall require all subcontractors while working hereunder to obtain and maintain substantially the same coverage with substantially the same limits as required of Grantee and provide certificates of insurance and additional insured endorsements from each subcontractor; provided, however, this provision may be satisfied by contractors' insurance policies which meet such insurance requirements and insure the activities of their subcontractors in lieu of separate subcontractor insurance policies.

I. Insurance Review

In consideration of the duration of this Franchise, the parties agree that the Insurance section herein, at the discretion of the City Risk Manager, may be reviewed and adjusted with each amendment and within ninety (90) days of the end of the first five (5) year period of the term of this Franchise and the end of each successive five (5) year period thereafter. Any adjustments made as determined by the City Risk Manager, shall be in accordance with reasonably prudent risk management practices and insurance industry standards and shall be effective on the first day of each successive five (5) year period.

Adjustment, if any, in insurance premium(s) shall be the responsibility of the Grantee. Any failure by the City to exercise the right to review and adjust at any of the aforementioned timings shall not constitute a waiver of future review and adjustment timings.

18.2 Grantee shall furnish the City with original certificates and blanket additional insured endorsements evidencing the insurance requirements of the Grantee before commencement of the work.

18.3 In satisfaction of the insurance requirements set forth in this Section 18, Grantee may self-insure against such risks in such amounts as are consistent with good utility practice. Grantee shall provide the City with reasonable written evidence that Grantee is maintaining such self-insurance.

Section 19. Performance Security [OPEN: Amount to be discussed and confirmed.]

19.1 Before undertaking any work, installation, improvements, construction, repair, relocation or maintenance authorized by this Franchise, the Grantee shall, upon the request of the City through its permit process, provide a security device in a sum to be set and approved by the City Engineer in accordance with City Code. Grantee may, upon approval of the City Engineer, provide a Franchise security device or Franchise bond to cover all work performed by Grantee under this Franchise in such amount as the City Engineer deems adequate.

Section 20. Annexation

20.1 If any Public Right-of-Way, or portion thereof, is incorporated into the limits of any city or town, it shall not be subject to the terms of this Franchise.

Section 21. Vacation

21.1 If any Public Right-of-Way, or portion thereof, is vacated, it shall not be subject to the terms of this Franchise. The City may retain a utility easement as allowed under RCW 36.87.140 when a Public Right-of-Way, or portion thereof, is vacated. The Grantee may request the City retain a utility easement; however in no case shall the City be obligated to retain such an easement. The City shall not be liable for any damages or loss to the Grantee by reason of such vacation and termination.

Section 22. Assignment

22.1 Neither this Franchise nor any interest therein shall be leased, sold, partitioned, transferred, assigned, disposed of, or otherwise subject to a change in the identity of the Grantee (each such activity, a "Transfer"), in whole or in part, in any manner, without the prior written consent of the City Council, which consent will not be unreasonably withheld, delayed or conditioned. Should any such Transfer be approved by the City, then each and every one of the provisions, conditions, regulations and requirements contained in this Franchise shall be binding upon the approved transferee beginning on the date of the Transfer, and all privileges, as well as all obligations and liabilities of the Grantee shall inure to such transferee equally as if such transferee was specifically mentioned wherever the Grantee is named herein. Notwithstanding the foregoing, Grantee may, without consent of the City, assign its interest in this Franchise to any person or entity controlling, controlled by, or under common control with Grantee as of the date of such assignment.

22.2 In the case of a Transfer to secure indebtedness, whether by mortgage or other security instrument, the City's consent shall not be required unless and until the secured party elects to realize upon the collateral. The Grantee shall provide prompt, written notice to the City, of any assignment to secure indebtedness.

22.3 Any attempt by Grantee to Transfer this Franchise in violation of this Section 22 shall constitute a material breach by Grantee.

22.4 The parties agree and acknowledge that, notwithstanding anything in this Franchise to the contrary, certain equipment deployed by Grantee in the Public Rights-of-Way pursuant to this Franchise may be owned and/or operated by Grantee's third-party wireless carrier customers ("Carriers") and installed and maintained by Grantee pursuant to license agreements between Grantee and such Carriers. Such equipment shall be treated as Grantee's Facilities for all purposes under this Franchise provided that (i) Grantee remains responsible and liable for all performance obligations under the Franchise with respect to such equipment; (ii) the City's sole point of contact regarding such equipment shall be Grantee; and (iii) Grantee shall have the right to remove and relocate the equipment.

22.5 Notwithstanding any provision in this Franchise to the contrary, Grantee shall have the right to assign this Franchise to any parent, subsidiary, or any person, firm, or corporation that shall control, be under the control of, or be under common control with Grantee, or to any entity into which Grantee may be merged or consolidated or which purchases all or substantially all of the assets of Grantee that are subject to this Franchise.

Section 23. Termination, Revocation, and Forfeiture

23.1 If the Grantee, following written notice from the City of any breach of the Franchise and at least thirty (30) days thereafter to cure such breach: (i) defaults on any material term or condition of this Franchise and all applicable notice and cure periods have expired and such default is continuing; (ii) willfully violates or fails to comply with any of the provisions of this Franchise; or, (iii) through willful misconduct or gross negligence fails to heed or comply with any notice given the Grantee by the City under the provisions of this Franchise, then the Grantee shall, at the election of the City Council, forfeit all rights conferred hereunder and the Franchise may be terminated by the City Council. Grantee may terminate this Franchise for convenience, with thirty (30) days written notice to the City. Upon termination for any such cause, all rights of the Grantee granted hereunder or under any right-of-way use permit shall cease, and the Grantee shall within sixty (60) days of such termination remove or, with approval of the City Engineer, abandon in place all of the Grantee Facilities from the Public Rights-of-Way in accordance with Section 14 above.

Section 24. Remedies to Enforce Compliance; No Waiver

24.1 In lieu of termination, revocation or forfeiture as provided in Section 23, and without prejudicing any of its other legal rights and remedies, the non-defaulting party may elect to obtain an order from the Superior Court or other court, tribunal, or agency having competent jurisdiction compelling the non-defaulting party to comply with the provisions of this Franchise and to recover damages and costs incurred by the non-defaulting party by reason of the non-defaulting party's failure to comply. In addition to any other remedy provided herein, the non-defaulting party reserves the right to pursue any remedy to compel or force the non-defaulting party and/or its permitted successors and assigns to comply with the terms hereof, and the pursuit of any right or

remedy by the non-defaulting party shall not prevent the non-defaulting party from thereafter declaring a forfeiture or revocation for breach of the conditions herein.

24.2 Failure of the non-defaulting party to exercise any rights or remedies under this Franchise shall not constitute a waiver of any such right or remedy and shall not prevent the non-defaulting party from pursuing such right or remedy at any future time.

24.3 Nothing in this Franchise is or was intended to confer third-party beneficiary status on any person or entity to enforce the terms of this Franchise.

Section 25. City Ordinances and Regulations - Reservation of Police Power

25.1 Nothing in this Franchise shall restrict the City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of the Franchise, including, but not limited to, any ordinances adopted under the City's police powers in the interest of public safety and for the welfare of the public. The City shall have the authority at all times to control by appropriate regulations, including design standards, and utility accommodation policies, the location, elevation, manner of construction, and maintenance of any Grantee Facilities located within any Public Right-of-Way, and the Grantee shall promptly conform with all such regulations, unless compliance would cause the Grantee to violate other requirements of law. In the event of a conflict between the regulatory provisions of this Franchise and any other ordinance(s) enacted under the City's police power authority, such other ordinance(s) shall take precedence over the provisions set forth herein.

Section 26. Eminent Domain, Powers of the People

26.1 This Franchise is subject to the power of eminent domain and the right of the City Council or the people acting for themselves through initiative or referendum to repeal, amend or modify the Franchise in the interest of the public. In any proceeding under eminent domain, the Franchise itself shall have no value.

Section 27. Survival and Force Majeure

27.1 Until such time as all of the Grantee Facilities have been removed from the Public Rights-of-Way in accordance with Section 14.1 above, or have been deactivated or abandoned in place in accordance with Sections 14.2 and 14.3 above, all of the provisions, conditions and requirements contained in the following sections of this Franchise shall survive the expiration, revocation, forfeiture or early termination of the Franchise: (i) Section 4 (Regulation of Use; Permits Required); (ii) Section 5 (Emergency Work); (iii) Section 6 (Compliance with Applicable Laws; Performance Standards); (iv) Section 7 (Restoration of Public Rights-of-Way); (v) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (vi) Section 10 (Undergrounding of Grantee Facilities); (vii) Section 12 (Hazardous Materials); (viii) Section 13 (Dangerous Conditions, Authority for City to Abate); (ix) Section 14 (Removal of Grantee Facilities; Abandonment of Grantee Facilities); (x) Section 15 (Fees, Compensation for Use of Public Rights-of-Way and Taxes); (xi) Section 16 (Hold Harmless and Indemnification); (xii)

Section 17 (Limitation of City Liability); (xiii) Section 18 (Insurance); (xiv) Section 19 (Performance Security); and, (xv) Section 24 (Remedies to Enforce Compliance; No Waiver).

27.2 After such time as all Grantee Facilities have been either removed from the Public Rights-of-Way or abandoned/deactivated in place to the City's satisfaction pursuant to Section 14 above, only the following provisions shall survive the expiration or earlier termination of the Franchise: (i) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (ii) Section 12 (Hazardous Materials); (iii) Section 16 (Hold Harmless and Indemnification); and (iv) Section 17 (Limitation of City Liability).

27.3 If the Grantee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of a Force Majeure, then Grantee's performance shall be excused during a Force Majeure occurrence. Upon removal or termination of the Force Majeure occurrence the Grantee shall promptly perform its obligations in an orderly and expedited manner using industry accepted best practices. Grantee's performance shall not be excused by economic hardship nor by the misfeasance or malfeasance of its directors, officers, or employees.

27.4 For the purposes of this Franchise, "Force Majeure" means any event or circumstance (or combination thereof) and the continuing effects of any such event or circumstance (whether or not such event or circumstance was foreseeable or foreseen) that delays or prevents performance by the Grantee of any of its obligations under this Franchise, but only to the extent that and for so long as the event or circumstance is beyond the reasonable control of the Grantee and shall include, without limitation; all of the following events and circumstances: (i) acts of nature, including volcanic eruption, landslide, earthquake, flood, lightning, tornado or other unusually severe storm or environmental conditions, perils of the sea, wildfire or any other natural disaster; (ii) acts of public enemies, armed conflicts, act of foreign enemy, acts of terrorism (whether domestic or foreign, state-sponsored or otherwise), war (whether declared or undeclared), blockade, insurrection, riot, civil disturbance, revolution or sabotage; (iii) any form of compulsory government actions, acquisitions or condemnations, changes in applicable law, export or import restrictions, customs delays, rationing or allocations; (iv) accidents or other casualty, damage, loss or delay during transportation, explosions, fire, epidemics, quarantine or criminal acts; (vi) inability, after the use of commercially reasonable efforts, to obtain from any governmental authority any permit, approval, order, decree, license, certificate, authorization or permission to the extent required by applicable law; (vii) inability, after the use of commercially reasonable efforts, to obtain any consent or approval required by the Franchise; and, (viii) third-party litigation contesting all or any portion of the Franchise or Grantee's rights under this Franchise.

Section 28. Governing Law and Stipulation of Venue

28.1 This Franchise and all use of Public Rights-of-Way granted herein shall be governed by the laws of the State of Washington, unless preempted by federal law. Any action relating to this Franchise shall be brought in the Superior Court of Washington for King County, Maleng Regional Justice Center, or in the case of a federal action, the United States District Court for the Western District of Washington at Seattle, unless an administrative agency has primary jurisdiction.

Section 29. Severability

29.1 If any section, sentence, clause, phrase or provision of this Franchise or the application of such provision to any person or entity should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, phrase or provision of this Franchise nor the application of the provision at issue to any other person or entity.

Section 30. Notice and Emergency Contact

30.1 Any notice or information required or permitted to be given to the parties under this Franchise may be sent to the following addresses unless otherwise specified:

CITY OF SEATAC
Attn.: Public Works Department
4800 S. 188th Street
SeaTac, WA 98188-8605

MOBILITIE
Attn.: Legal Department
660 Newport Center Drive, Suite 200
Newport Beach, CA 92660

WITH A COPY TO:

City of SeaTac
Attn.: Legal Department
4800 S. 188th Street
SeaTac, WA 98188

WITH A COPY TO:

MOBILITIE
Attn.: Asset Management
660 Newport Center Drive, Suite 200
Newport Beach, CA 92660

The Grantee shall also provide the City a current emergency contact name (or title) and phone number available 24-hours a day, seven days a week. The Grantee shall promptly notify the City of any change in the notice address or emergency contact (or title) and phone number.

EMERGENCY CONTACT:
Network Operations Center (NOC)
Telephone No.: (877) 244-7889
Email: mnoc@mobilitie.com

Section 31. Acceptance

31.1 Within ninety (90) days after the passage and approval of this Franchise by the City Council, the Franchise may be accepted by the Grantee by its filing with the City Council an unconditional written acceptance thereof. Failure of the Grantee to so accept the Franchise within said period of time shall be deemed a rejection thereof by the Grantee, and the rights and privileges herein granted shall automatically cease and terminate, unless the time period is extended by ordinance duly passed for that purpose.

Section 32. Effective Date

32.1 This Franchise shall take effect, if at all, on the date on which the last of the following conditions has been met (the "Effective Date"): (i) ten (10) days have passed since the City

Manager executed this Franchise, or this ordinance was otherwise enacted; (ii) the Grantee executes a copy of this Franchise and returns it to the City Council within the time provided in Section 31 above; (iii) the Grantee presents to the City acceptable evidence of insurance as required in Section 18 above; and (iv) the Grantee pays all applicable fees as set forth in Section 15 above.

ACCEPTANCE:

The provisions of this Franchise are agreed to and hereby accepted. By accepting this Franchise, Mobilitie, LLC covenants and agrees to perform and be bound by each and all of the terms and conditions imposed by the City of SeaTac, SeaTac Municipal Code, and this Franchise.

DATED this _____ day of June, 2018.

MOBILITIE, LLC

_____

Printed Name: _____

Title: _____

CERTIFICATION OF COMPLIANCE WITH CONDITIONS AND EFFECTIVE DATE:

I certify that I have received confirmation that: (1) the Grantee returned a signed copy of this Franchise to the City Council within the time provided in Section 31; (2) the Grantee has presented to the City acceptable evidence of insurance as required in Section 18 of this Franchise; and, (3) the Grantee has paid all applicable processing costs and fees as set forth in Section 15 of this Franchise.

ORDINANCE NO. 18-1024

AN ORDINANCE of the City Council of the City of SeaTac, Washington granting a non-exclusive franchise to New Cingular Wireless PCS, LLC, authorizing limited use of the public road rights-of-way in the City of SeaTac, Washington.

WHEREAS, New Cingular Wireless PCS (d/b/a AT&T Wireless, or AT&T) has applied to the City for a non-exclusive franchise to construct, maintain, operate, replace and repair telecommunications facilities in, on, across, over, along, under, and/or through public rights-of-way within the City; and

WHEREAS, Section 35A.47.040 RCW and Chapter 5.25 of the SeaTac Municipal Code specify requirements for franchises in the City of SeaTac rights-of-way; and

WHEREAS, a franchise is a legislative authorization to use public rights-of-way, however, actual construction and activities in the rights-of-way will also be subject to approved permits after review of specific plans; and

WHEREAS, the SeaTac City Council held a public hearing on June 12, 2018, to solicit comments from the public and to consider whether to grant the requested franchises; and

WHEREAS, it has been found to be in the public interest that a franchise, authorizing use of public rights-of-way for wireless telecommunications facilities, be granted;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Council hereby grants a telecommunications franchise to New Cingular Wireless PCS, LLC (d/b/a AT&T Wireless, or AT&T) authorizing limited use of the public road

rights-of-way in substantially similar form as set forth in the Franchise Agreements attached as Exhibit A.

Section 2. The City Manager is authorized to execute the Franchise Agreement in substantially similar form as attached hereto as Exhibit A.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 26th day of June, 2018, and signed in authentication thereof on this 26th day of June, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 7/7/18]

[Small Cell Franchises]

EXHIBIT A

After Recording Return to:
City of SeaTac
Attn.: City Clerk's Office
4800 S. 188th Street
SeaTac, WA 98188-8605

Grantor:	City of SeaTac
Grantee:	New Cingular Wireless PCS, LLC
Tax Account No:	Not Assigned
Legal Description:	City of SeaTac
Ref. # of Docs. Affected:	N/A
Document Title:	An Ordinance of SeaTac City Council Granting a Non-exclusive Franchise Authorizing Limited Use of Public Road Rights-of-Way in the City of SeaTac, Washington to New Cingular Wireless PCS, LLC

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Section 1. Grant of Franchise

1.1 Pursuant to Sections 35A.11.020 and 35A.47.040 of the Revised Code of Washington ("RCW") the City of SeaTac, a political subdivision of the State of Washington (the "City"), hereby grants to New Cingular Wireless PCS, LLC, (the "Grantee"), a non-exclusive franchise to use those portions of the City's rights-of-way described in Section 1.3 below, for the purposes described in Section 1.2 below, subject to compliance with all applicable provisions of the SeaTac Municipal Code ("SMC" or "City Code"), City policies and the terms and conditions contained in this franchise ordinance (the "Franchise").

1.2 This Franchise grants the Grantee the right, privilege and authority to use portions of the Public Rights-of-Way (as such term is defined below) of the City for the sole purposes of constructing, digging, maintaining, operating, replacing, upgrading, removing, restoring and repairing its wireless telecommunications facilities and uses incidental thereto (the "Permitted Use") and for no other purpose or use whatsoever. Grantee hereby warrants that it expects to provide the following services within the City: small cell network consisting of a collection of interrelated Small Cell Facilities designed to deliver personal wireless services. The term "Public Rights-of-Way" or "Rights-of-Way" as used in this Franchise shall mean all public streets, roads, ways, or alleys of the City as now or hereafter laid out, platted, dedicated or improved. Pursuant to this Franchise, the Grantee is authorized to install, locate, construct, operate, maintain, use, replace, restore, upgrade and/or remove such equipment and facilities as may be reasonably necessary or convenient for the conduct of the Permitted Use (the "Grantee Facilities"), in, on, across, over, along, under or through certain Public Rights-of-Way of the City, subject to all applicable provisions of the SeaTac Municipal Code (including any City Engineering Standards), the City's Comprehensive Plan, Sections 35A.11.020 and 35A.47.070 RCW, and the terms and conditions of City right-of-way use permits issued pursuant to the SMC and Section 4 of this Franchise. This Franchise merely authorizes the Grantee to occupy and use the Public Rights-of-Way at issue, and does not transfer, convey or vest any easement, title, servitude, or other real property interest in or to any Public Right-of-Way or portion thereof in or to the Grantee.

1.3 This Franchise covers all Public Rights-of-Way located within the City of SeaTac as now or hereafter laid out, platted, dedicated or improved.

Section 2. Non-exclusive Franchise

2.1 This Franchise is granted upon the express condition and understanding that it shall be a non-exclusive franchise which shall not in any manner prevent or hinder the City from granting to other parties, at other times and under such terms and conditions as the City, in its sole discretion, may deem appropriate, other franchises or similar use rights in, on, to, across, over, upon, along, under or through any Public Rights-of-Way. Owners, whether public or private, of any authorized facilities or equipment installed in, on, across, over, along, under, and/or through a Public Right-of-Way prior to the construction and/or installation of Grantee's Facilities in the same location, shall have preference as to positioning and location of their facilities. The position and location of all Grantee's Facilities in the Public Rights-of-Way shall be subject to the authority of the City Engineer.

2.2 This Franchise shall in no way prevent, inhibit or prohibit the City from using any of the Public Rights-of-Way covered or affected by this Franchise, nor shall this Franchise affect the City's jurisdiction, authority or power over any of them, in whole or in part. The City expressly retains its power to make or perform any and all changes, relocations, repairs, maintenance, establishments, improvements, dedications, or vacations of, or to any of the Public Rights-of-Way as the City may, in its sole and absolute discretion, deem fit, including the dedication, establishment, maintenance and/or improvement of new Public Rights-of-Way, thoroughfares and other public properties of every type and description.

Section 3. Term; Early Termination

3.1 The term of the Franchise shall be for a period of approximately five (5) years (the "Term"), beginning on the Effective Date of the Franchise (as such term is defined in Section 32 of this Franchise), and continuing until September 30, 2023 (the "Term Expiration Date"), unless earlier terminated, revoked or modified pursuant to the provisions of this Franchise.

3.2 If any federal, state, or local laws or regulations and any binding judicial interpretations thereof (collectively, "Laws") that govern any aspect of the rights or obligations of the parties under this Franchise shall change after the Effective Date and such change makes any aspect of such rights or obligations inconsistent with the then-effective Laws, then the parties agree to promptly reopen the terms of this Franchise in order to make amendments as reasonably required to accommodate and/or ensure compliance with any such legal or regulatory change.

3.3 Grantee may terminate the Franchise for any reason or no reason in Grantee's sole discretion upon thirty (30) days written notice to the City, in which case Grantee shall remove Grantee Facilities within ninety (90) days of termination of the Franchise or, with the approval of the City Engineer, abandon in place such equipment, as provided in Section 14.

Section 4. Regulation of Use; Permits Required

4.1 The installation, location, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities occurring in, on, across, over, along, under, and/or through any Public Right-of-Way covered by this Franchise, shall be performed in a safe and workmanlike manner, in such a way as to minimize interference with the free flow of traffic and the use of adjacent property, whether such property is public or private.

4.2 The Grantee shall not commence any work within Public Rights-of-Way until a right-of-way use permit authorizing such work has been issued by the City pursuant to the SMC. In addition to any standards of performance imposed by this Franchise, any and all work performed by Grantee pursuant to this Franchise shall be performed in accordance with all City Codes and standards applicable to such work, including the City-approved plans and specifications for the work, and the terms and conditions of any right-of-way use permit and/or other permits and/or approvals required under the SMC in order to accomplish the work (e.g., lane closure or road detour permits). Grantee understands and acknowledges that some or all of Grantee's activities may require additional project permits and approvals under City land use codes and development regulations, and Grantee accepts full responsibility for obtaining and complying with same.

4.3 In addition to any criteria set forth in Chapter 5.25 of the SMC, the City Engineering Standards, and the City's utility accommodation policies, in reviewing the Grantee's application for any right-of-way use permit pursuant to this Franchise, the City Engineer may, but is not required to, apply the following criteria in reviewing proposed utility routes and in the issuance, conditioning, or denial of such permit:

(i) the capacity of the Public Rights-of-Way at issue to accommodate the proposed Grantee Facilities;
(ii) the capacity of the Public Rights-of-Way at issue to accommodate additional utility, cable, telecommunications, or other public facilities if the right-of-way use permit is granted;
(iii) the damage or disruption, if any, to public or private facilities, improvements, service, travel, or landscaping if the right-of-way use permit is granted;
(iv) the public interest in minimizing the cost and disruption of construction within the Public Rights-of-Way at issue, including, but not limited to, coordination with future utility installation or City projects;
(v) recent and/or proposed construction and/or improvements to the Public Rights-of-Way at issue;
(vi) the availability of alternate routes, locations, and/or methods of construction or installation for the proposed Grantee Facilities, including, but not limited to, whether other routes are preferred; and
(vii) whether the Grantee has received all requisite licenses, certificates, and authorizations from applicable federal, state, and local agencies with jurisdiction over the activities proposed by the Grantee.

4.4 Prior to commencing any work in a critical area as defined by City Code, the Grantee shall comply with all applicable requirements of the City's critical areas regulations, and shall obtain any and all required permits and approvals. The granting of this Franchise shall in no way relieve the Grantee from its responsibility for avoiding "take" of any threatened or endangered species as defined by the Endangered Species Act of 1973, 16 U.S.C. § 1531, et seq., as amended, in the performance of any work authorized by this Franchise and/or any right-of-way use permits.

Section 5. Emergency Work

5.1 Should any of the Grantee Facilities in the Public Rights-of-Way break or become damaged such that an immediate danger to the property, life, health or safety of any individual is presented, or should any site upon which the Grantee is engaged in construction or maintenance activities pursuant to this Franchise for any reason be in such a condition that an immediate danger to the property, life, health or safety of any individual is presented, the Grantee shall immediately take such measures as are reasonably necessary to repair the Grantee Facilities at issue or to remedy the dangerous conditions on the site at issue so as to protect the property, life, health or safety of individuals. In the event of an emergency described above, the Grantee may take corrective action immediately, without first applying for or obtaining any permits or other authorizations that might otherwise have been required by the City Code and/or this Franchise. However, the emergency provisions contained in this Section 5 shall not relieve the Grantee from its obligation to obtain

any permits necessary for the corrective actions taken, and the Grantee shall apply for all such permits by the next business day after the emergency. In the event of any emergency described in this Section 5, the Grantee shall also notify the City of the emergency as soon as may be reasonably feasible after the Grantee discovers the emergency (such notice may be telephonic or email communication), but no later than the next business day.

Section 6. Compliance with Applicable Laws; Performance Standards

6.1 The Grantee shall at all times during the Term of the Franchise undertake the Permitted Use in compliance with all federal, state and local laws, rules and regulations (including, but not limited to, the City's comprehensive plan, zoning code, and other development regulations) that are applicable to any and all work or other activities performed by Grantee pursuant to or under authority of the Franchise.

6.2 During any period of installation, maintenance, operation, relocation, removal or any other work related to any of the Grantee Facilities subject to this Franchise, Grantee shall use industry accepted best-practices to ensure that, to the extent reasonably feasible, such work does not impede: (i) public use of the Public Rights-of-Way at issue for vehicular and pedestrian transportation; (ii) construction and/or maintenance within Public Rights-of-Way and other authorized facilities, equipment and improvements; (iii) the operation, maintenance or improvement by the City of the Public Rights-of-Way or other public property impacted by Grantee's work; or (iv) use of the Public Rights-of-Way for other governmental purposes.

6.3 During any periods of construction within the Public Rights-of-Way, the Grantee shall at all times post and maintain proper barricades and comply with all applicable safety regulations as required by the City Code, the City Engineering Standards, or the laws of the State of Washington, including, but not limited to, RCW 39.04.180 for the construction of trench safety systems.

6.4 Before the Grantee commences any work under this Franchise which may affect any existing monuments or markers of any nature relating to subdivisions, plats, roads, or other surveys, Grantee shall reference all such monuments and markers using a method or methods approved by the City Engineer, and a complete set of reference notes for monument and other ties shall be filed with the City prior to the commencement of construction. Reference points shall be so located that they will not be disturbed during Grantee's operations. The replacement of all such monuments or markers disturbed during construction shall be made as expeditiously as conditions permit, as directed by the City Engineer, and to federal, state and local standards. All costs incurred pursuant to this Section 6.4 shall be borne by Grantee.

6.5 If the Grantee shall at any time plan to make excavations in any area covered by the Franchise, the Grantee shall, upon receipt of a written request to do so, provide an opportunity for the City and/or any other grantees or authorized users of the Public Right-of-Way at issue to participate in such excavation, and shall coordinate the location and installation of its Grantee Facilities with the City or such other grantees or authorized entities, PROVIDED THAT, Grantee need not permit the City or any other parties to participate in an excavation if the City Engineer reasonably determines that any of the following are true:

(i) such joint use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions for accomplishing such joint use; or
(iii) valid safety reasons exist for denying a request for such joint use.

6.6 If the Grantee shall at any time plan to include communication facilities in furtherance of the Permitted Use, the Grantee shall provide an opportunity for the City to enter into negotiations for shared use of such communication facilities, and shall coordinate negotiation of shared use of its communication facilities with the City if such shared use is reasonably feasible; PROVIDED THAT, Grantee need not permit the City to participate in shared use of communication facilities if any of the following are true, in the reasonable judgment of the City and the Grantee:

(i) such shared use would unreasonably delay the performance of Grantee's work;
(ii) despite good-faith efforts, the parties involved are unable to agree upon reasonable terms and conditions, including but not limited to allocation of costs amongst various parties, for accomplishing such shared use;
(iii) valid safety reasons exist for denying a request for such shared use and/or the proposed facilities of the third party are in conflict with the best practices employed by the Grantee; or
(iv) the installation of communication facilities is for the purpose of an emergency action to protect the property, life, health or safety of individuals.

Section 7. Restoration of Public Rights-of-Way

7.1 Promptly after completing any work in, on, under, over, across or upon any Public Rights-of-Way, including, but not limited to any excavation, installation, construction, relocation, maintenance, repair or removal of any Grantee Facilities, Grantee shall, at Grantee's sole cost and expense, restore the Public Rights-of-Way and any adjacent affected areas to a like condition or better, or as otherwise required by the City Engineering Standards. Grantee shall also comply with any and all restoration conditions contained in applicable permits or approvals, and the City Engineer shall have final authority to determine in each instance of restoration whether adequate restoration has been performed, reasonable wear and tear excepted.

Section 8. Record Plans, Record Drawings, and Records of Grantee Facility Locations

8.1 The Grantee shall maintain adequate records to document obligations performed under this Franchise. The Grantee agrees and covenants that it shall, within 120 days after completion of any construction project involving a Public Right-of-Way, provide to the City, at no cost to the City, a copy of all as-built plans, maps and records revealing the approximate final locations and conditions of the Grantee Facilities located within such Public Right-of-Way. Additionally, the City may, at any time, deliver a written request to the Grantee for copies of maps and records showing the approximate location of all or any portion of the Grantee Facilities. In such event, the Grantee shall, within thirty (30) days after receipt of the request, provide the City, at no cost to the City, with copies of the requested record plans, record drawings and other records within a reasonable time after receiving the City's request for same. The City shall have the right to review the Grantee's records regarding the subject matter of this Franchise at reasonable times, upon

reasonable notice. The right to review records shall last for two (2) years from the expiration or earlier termination of this Franchise. In addition to the maps and records of the Grantee Facility locations, the Grantee shall provide the City, upon the City's request, with copies of records of construction, maintenance, operation, inspections, or regulatory compliance for all Grantee Facilities subject to this Franchise as may be deemed necessary by the City, in its sole discretion, to manage the city roads, Public Rights-of-Way, or other property, or to protect the public health, safety, and welfare. Nothing in this Section 8 shall be construed to require Grantee to violate state or federal law concerning customer privacy, nor shall this Section 8 be construed to require Grantee to disclose proprietary or confidential information without adequate safeguards for its confidential or proprietary nature.

8.2 If the Grantee considers any portion of its records provided to the City, whether in electronic or hard copy form, to be protected from disclosure under law, the Grantee shall clearly identify any specific information that it claims to be confidential or proprietary. If the City receives a request under the Public Records Act, Chapter 42.56 RCW, to inspect or copy the information so identified by the Grantee and the City determines that release of the information is required by the Act or otherwise appropriate, the City's sole obligations shall be to notify the Grantee: (a) of the request; and, (b) of the date that such information will be released to the requester unless the Grantee obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If the Grantee fails to timely obtain a court order enjoining disclosure, the City will release the requested information on the date specified. The City has, and by this section assumes, no obligation on behalf of the Grantee to claim any exemption from disclosure under the Act. The City shall not be liable to the Grantee for releasing records not clearly identified by the Grantee as confidential or proprietary. The City shall not be liable to the Grantee for any records that the City releases in compliance with this section or in compliance with an order of a court of competent jurisdiction.

Section 9. Relocation of Grantee Facilities

9.1 The Grantee agrees and covenants that it will promptly, and with as much written notice as is feasible under the circumstances (but in no event less than one hundred twenty (120) days), at its sole cost and expense, protect, support, temporarily disconnect, relocate, or remove from the Public Rights-of-Way any Grantee Facilities when the City Engineer determines after full and fair consideration that such a relocation is necessary for any of the following reasons: (i) traffic conditions; (ii) public safety; (iii) dedications of new Public Rights-of-Way and the establishment and/or improvement thereof; (iv) widening and/or improvement of existing Public Rights-of-Way; (v) vacations of Public Rights-of-Way; (vi) freeway construction; (vii) change or establishment of road grade; or, (viii) the construction of any public improvement or structure by any governmental agency acting in a governmental capacity, PROVIDED that the Grantee shall generally have the privilege to temporarily bypass, in the authorized portion of the same Public Right-of-Way, upon approval by the City Engineer, any Grantee Facilities required to be temporarily disconnected or removed; AND FURTHER PROVIDED that if the City pays for or reimburses the relocation costs of another wireless telecommunications provider, under substantially similar circumstances, it shall pay for or reimburse a proportionate share of Grantee's relocation costs. In the event of a conflict between this Section 9 and the specific terms of any existing real property interests and rights owned by the Grantee, such as a utility easement or other servitude, the terms of this Section 9 shall be subject to the specific terms of the real property interests and rights owned by

the Grantee unless and until those rights are extinguished or amended: (i) by mutual agreement; (ii) pursuant to a judicial condemnation order; (iii) by negotiated sale of said property rights between Grantee and the City in-lieu of condemnation; or, (iv) by any other lawful means.

9.2 Upon the request of the City and in order to facilitate City improvements to Public Rights-of-Way, the Grantee agrees to locate and, if reasonably determined necessary by the City, to excavate and expose, at its sole cost and expense, portions of the Grantee Facilities for inspection so that the location of the facilities may be taken into account in the improvement design.

9.3 Grantee shall, upon reasonable prior written request of any non-governmental person or entity holding a permit issued by the City to move any structure, temporarily move its facilities to allow the moving of such structure, PROVIDED: (i) Grantee may impose a reasonable charge on the permittee for the movement of Grantee's Facilities and such person or entity agrees in writing to pay such charge; (ii) Grantee is granted a permit by the City for such work if a permit is needed; and, (iii) Grantee is given not less than thirty (30) business days notice to arrange for such temporary relocation, EXCEPT in any case where the City Engineer determines Grantee Facilities are not reasonably movable.

9.4 Where the City imposes conditions or requirements on a third party development requiring the relocation of any Grantee Facilities, the City shall not be responsible for paying any costs related to such relocation. Nothing in this Franchise is intended or shall be construed to prohibit the Grantee from assessing on such person or entity, other than the City, the costs of relocation as a condition of such relocation.

9.5 To assist Grantee with anticipating relocations of Grantee Facilities related to City improvements to the Public Rights-of-Way, upon request, the City will provide the Grantee with copies of the most recently adopted Six-Year Transportation Improvement Program and Annual Construction Program.

9.6 If the City determines that a City project necessitates the relocation of existing Grantee Facilities, the parties shall proceed as follows:

(i) The City shall provide the Grantee at least one hundred twenty (120) days written notice prior to the commencement of the construction phase of the City project at issue, PROVIDED, that under the following circumstances the City need only provide the Grantee with written notice as soon as may be reasonably practicable: (a) in the event of an emergency posing a threat to public safety, health or welfare; (b) in the event of an emergency beyond the control of the City and which will result in adverse financial consequences to the City; or, (c) where the need to relocate the Grantee Facilities could not reasonably have been anticipated by the City.

(ii) The City shall provide the Grantee with copies of pertinent portions of the designs and specifications for the City project as well as a proposed new location for the Grantee Facilities at least ninety (90) days prior to the commencement of the construction phase of the City project to enable Grantee to promptly relocate such Grantee Facilities. Upon request of the Grantee, thirty percent (30%), sixty percent (60%), and ninety-percent (90%) design plans shall be provided to the Grantee. The City and the Grantee

shall, upon the request of either party, meet to discuss the plans, specifications and schedule of the City project at issue at a mutually agreed time in a location determined by the City.

(iii) After receipt of such notice and such plans and specifications, the Grantee shall complete relocation of its facilities within the Public Right-of-Way at least ten (10) days prior to commencement of the construction phase of the City project at no charge, cost or expense to the City, unless otherwise agreed to within a separate agreement executed by both Parties. Relocation shall be accomplished in such a manner as to accommodate the City's project. In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

(iv) The City and the Grantee may, for each individual City project, enter into an agreement for costs incurred by the City for relocation of Grantee's Facilities and associated work tied to the relocation.

(v) In the event of an emergency, the Grantee shall relocate the Grantee Facilities at issue within a time period reasonably specified by the City Engineer.

9.7 The Grantee may, after receipt of written notice requesting a relocation of any Grantee Facilities in accordance with Section 9.6, submit to the City proposed written alternatives to such relocation. The City shall evaluate such alternatives and advise the Grantee in writing if one or more of the alternatives are suitable to accommodate the City project. If so requested by the City, the Grantee shall submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by the Grantee full and fair consideration but the final decision is the sole discretion of the City. Where, upon the request of the Grantee, the City incurs additional costs in performing any maintenance, operation, or improvement of or to public facilities due to measures taken by the City to avoid damaging or to otherwise accommodate one or more Grantee Facilities, the Grantee shall reimburse the City for the full amount of such additional costs promptly upon receiving the City's invoice for same. In the event the City ultimately determines that there is no reasonable or feasible alternative to relocation, the Grantee shall relocate the Grantee Facilities at issue as otherwise provided in this Section 9.

9.8 The provisions of this Section 9 shall in no manner preclude or restrict the Grantee from making any arrangements it may deem appropriate when responding to a request for relocation of any Grantee Facility by any person or entity other than the City, where the facilities to be constructed by said person or entity are not or will not become City-owned, operated or maintained facilities, provided that such arrangements do not unduly delay any City projects. The Grantee shall provide certified record drawings (or as-built drawings) detailing the location of Grantee's Facilities within the Public Right-of-Way required to be relocated or removed for the purpose of the non-City project.

9.9 Should relocation be required for a City project pursuant to this Section 9, the Grantee shall be responsible for timely relocation of the Grantee Facilities at issue and the coordination of such relocation with the City (or the City's contractor for the City project). The Grantee shall be fully responsible for the costs of any delays to City projects resulting from relocations of any Grantee Facilities. The Grantee shall indemnify, defend and hold harmless the City from and against any and all claims, lawsuits, or damages, including those brought by a contractor of the City engaged

in a City project, arising out of or caused in whole or in part by the location or relocation of one or more Grantee Facilities, as more fully set forth in Section 16 of this Franchise, except to the extent such claims or damages may be due to or caused by the sole negligence or willful misconduct of the City or its employees, contractors or agents.

Section 10. Undergrounding of Grantee Facilities

10.1 The undergrounding requirements of this Section 10 shall apply where the Grantee Facilities consist of cable or any other facilities, equipment or systems which are reasonably capable of being placed underground. Where the Grantee Facilities consist of antennae or other facilities, equipment or systems which are required to remain above ground in order to be functional, the terms and conditions of this Section 10 shall not apply.

10.2 In any area of the City in which there are no aerial facilities other than antennae or other facilities required to remain above ground in order to be functional, or in any area in which telephone, electric power wires or other cables have been placed underground, the Grantee shall not be permitted to erect poles or to run or suspend wires, cables or other similar facilities thereon, but shall lay all such wires, cables or other facilities underground in the manner required by the City. The Grantee acknowledges and agrees that, even if the City does not require the undergrounding of all or any portion of the Grantee Facilities at the time the Grantee applies for the applicable right-of-way use permit, the City may, at any time in the future, and in the City's reasonable discretion, require the Grantee to convert all or any portion of the aerial Grantee Facilities to underground installation at the Grantee's sole cost and expense.

10.3 Whenever the City requires the undergrounding of the aerial facilities in any area of the City, the Grantee shall underground the aerial Grantee Facilities in that area of the City in the manner specified by the City, concurrently with the other affected facilities. Where other facilities are present or proposed and involved in the undergrounding project, the Grantee shall only be required to pay its fair share of common costs borne by all facilities, in addition to the costs specifically attributable to the undergrounding of the Grantee Facilities. "Common costs" shall include necessary costs not specifically attributable to the installation or undergrounding of any particular facility, such as costs for common trenching and utility vaults. "Fair share" shall be determined for a project on the basis of the number and size of the Grantee Facilities being installed or undergrounded in comparison to the total number and size of all other utility facilities being installed or undergrounded.

Section 11. Maintenance of Grantee Facilities

11.1 The Grantee shall maintain all Grantee Facilities in good condition and repair, in accordance with industry accepted best practices. This also includes any graffiti removal from Grantee's Facilities.

11.2 The Grantee shall take necessary steps to maintain a reasonably clear area around all Grantee Facilities installed above-ground within Public Rights-of-Way. A minimum of five (5) feet of clearance will be maintained around each such object so as to provide clear visibility from the roadway for City operations and maintenance. Prior to using any chemical sprays within the

Public Rights-of-Way to control or kill weeds and brush, the Grantee must obtain the City's permission. The City may limit or restrict the types, amounts, and timing of applications provided such limitations or restrictions are not in conflict with State law governing utility right-of-way maintenance.

Section 12. Hazardous Materials

12.1 The City understands and agrees that the Permitted Use contemplated by the Grantee involves the use by Grantee of certain chemicals and/or materials within the Public Rights-of-Way that are classified as hazardous or otherwise harmful to life, health and/or safety (any such chemical or material, a "Hazardous Material") under one or more applicable federal, state or local laws, rules, regulations or ordinances (collectively, the "Hazardous Materials Laws"). The Grantee shall be permitted to use such Hazardous Materials within the Public Rights-of-Way as are reasonably necessary for the Grantee's conduct of the Permitted Use and which are customary for the industry in which the Grantee is engaged, PROVIDED, however, that the Grantee's use of any such Hazardous Materials within the Public Rights-of-Way shall at all times be undertaken in full compliance with all Hazardous Materials Laws, including any orders or instructions issued by any authorized regulatory agencies.

12.2 The Grantee covenants and agrees that it will neither cause nor permit, in any manner, the release, seepage or spill of any Hazardous Material upon, into, under, over, across or through any Public Right-of-Way or property adjacent thereto, whether public or private, in violation of any applicable Hazardous Materials Law. Any such release, seepage or spill of any Hazardous Material within the Public Rights-of-Way that is in violation of any applicable Hazardous Materials Law and is caused by Grantee or its directors, officers, agents, employees or contractors, is, referred to as "Release."

12.3 Should a Release occur, the Grantee shall immediately upon receiving notice thereof provide written notice of the Release to the City and the Washington State Department of Ecology. The Grantee agrees it shall indemnify, defend and hold the City, its elected and appointed officials, employees, agents and volunteers (collectively, the "City Parties") harmless from and against any and all claims, lawsuits, actions, judgments, awards, penalties, fines and other damages (including, but not limited to, reasonable attorneys' fees and costs) incurred or suffered by any of the City Parties, to the extent the Release is caused by any act or omission of Grantee or its directors, officers, agents, employees or, contractors (collectively, the "Grantee Parties") within Public Rights-of-Way or property adjacent thereto, whether public or private. Grantee shall be responsible, at its sole cost and expense, for completely cleaning up and remediating, as required by any governmental agency having jurisdiction, any Release caused by any Grantee Party within Public Rights-of-Way or property adjacent thereto, whether public or private. Notwithstanding the Grantee's obligation to completely remediate same, in the event of any Release by a Grantee Party, the City may (but need not), in the interest of protecting the health, safety, welfare and property of the public, immediately take whatever actions it deems necessary or advisable, in its sole discretion, to contain, clean up or remediate the Release at issue. Should the City choose to take any actions pursuant to the preceding sentence, the City shall be entitled to repayment from the Grantee of any and all reasonable costs and expenses incurred by the City in performing such actions.

12.4 Should the Grantee cause a Release as described in Section 12.3 above, failure to promptly comply with all orders or instructions lawfully issued by any authorized regulatory agencies regarding clean-up and remediation shall constitute a material breach of this Franchise, and the City Council may terminate or suspend the Franchise in accordance with Section 23.

Section 13. Dangerous Conditions, Authority for City to Abate

13.1 Whenever the Grantee's excavation, construction, installation, relocation, maintenance, repair, abandonment, or removal of Grantee Facilities authorized by this Franchise has caused or contributed to a condition that, in the reasonable opinion of the City Engineer, substantially impairs the lateral support of the adjoining road or public or private property, or endangers the public, an adjoining public place, road facilities, City property or private property, the City Engineer may direct the Grantee to remedy the condition or danger to the satisfaction of the City Engineer, within a specified period of time and at the Grantee's sole cost and expense.

13.2 In the event that the Grantee fails or refuses to promptly take the actions directed by the City Engineer, or fails to fully comply with such directions, or if emergency conditions exist which require immediate action, in accordance with Section 13.1 above, the City may enter upon the property and take such actions as are reasonably necessary to protect the public, the adjacent roads, or road facilities, or to maintain the lateral support thereof, or actions necessary to ensure the public safety, and the Grantee shall be liable to the City for actual costs and expenses incurred by the City in performing such actions.

Section 14. Removal of Grantee Facilities; Abandonment of Grantee Facilities

14.1 In no event may all or any portion of the Grantee's Facilities located in, on, under, over, across or through the Public Right-of-Way be abandoned or temporarily abandoned in place by the Grantee. In the event of any unauthorized abandonment of all or any portion of the deactivated or abandoned Grantee Facilities by the Grantee, the City may, at its election, and in addition to any other remedies or enforcement options available to the City under this Franchise, at law or in equity, remove all or any portion of the deactivated or abandoned Grantee Facilities on behalf of the Grantee and restore the Public Rights-of-Way following such removal. Should the City choose to perform any such removal and restoration activities on the Grantee's behalf, the City may dispose of the removed Grantee Facilities in any manner it deems fit and in accordance with applicable laws, and the Grantee shall be liable to the City for all costs and expenses incurred by the City in performing such removal and restoration activities.

Section 15. Fees, Compensation for Use of Public Rights-of-Way and Taxes

15.1 The Grantee shall be subject to all permit fees allowed by law associated with activities undertaken within Public Rights-of-Way through the authority granted to the Grantee by this Franchise or under applicable provisions of the City Code.

15.2 Grantee shall pay itemized costs and expenses incurred by the City in the examination and report of the proposed franchise under the City Code.

15.3 In addition, the Grantee shall promptly reimburse the City for any and all documented costs the City reasonably and necessarily incurs in response to an emergency involving any Grantee Facilities. The Grantee shall also promptly reimburse the City, upon submittal by the City of an itemized billing, for the Grantee's proportionate share of all actual, identified costs and expenses incurred by the City in repairing any City facility (including City right-of-way), or altering such City facility if at the Grantee's request, as the result of the presence of any Grantee Facilities in the Public Right-of-Way. Such costs and expenses shall include, but not be limited to, the Grantee's proportionate share of the costs of City personnel assigned to review construction plans or to oversee or engage in any work in the Public Right-of-Way as a result of the emergency and the presence of the Grantee Facilities in the Public Right-of-Way. Any and all costs will be billed on an actual cost basis. The billing may be on an annual or project basis, but the City shall provide the Grantee with the City's itemization of costs at the conclusion of each project for informational purposes.

Section 16. Hold Harmless and Indemnification

16.1 Grantee agrees to indemnify, defend, and hold harmless any City Party (as such term is defined in Section 12 above) from any and all claims, demands, liability, suits, and judgments, including costs of defense thereof, for bodily injury to persons, death, or property damage arising out of the acts or omissions of any of the Grantee Parties (as such term is defined in Section 12 above) in the use of a Public Right-of-Way pursuant to this Franchise, except to the extent caused by the sole negligence or willful misconduct of any City Party. This covenant of indemnification shall include, but not be limited to, any and all claims, demands, liability, suits, and judgments arising out of the placement of Grantee's existing utility fixtures and any and all third party claims, demands, liability, suits, and judgments arising out of any of the Grantee Parties' failure to complete all utility related adjustments, relocations, repairs, or work in accordance with this Franchise and the work plan and schedule agreed to by the City and Grantee, except to the extent caused by the sole negligence or willful misconduct of any City Party. In the event of liability for damages arising out of bodily injury to persons, death or property damage caused by or resulting from the concurrent negligence of Grantee and the City, its officers, employees and agents, Grantee's liability hereunder shall be only to the extent of Grantee's negligence.

16.2 In the event the City incurs attorneys' fees, legal expenses, or other costs to enforce the provisions of this Section 16 against Grantee, all such fees, expenses, and costs shall be recoverable from Grantee to the extent the City prevails in such enforcement action.

16.3. It is specifically and expressly understood that, solely to the extent required to enforce the indemnification, defense and hold harmless obligations contained in this Section 16, Grantee waives its immunity under RCW Title 51; provided, however, the foregoing waiver shall not in any way preclude Grantee from raising such immunity as a defense against any claim brought against Grantee by any of its employees. This waiver has been mutually negotiated by the parties.

16.4 The City shall give Grantee timely written notice of the matter of any claim or of the commencement of any such action, suit or other proceeding covered by the indemnification, defense and hold harmless obligations contained in this Section 16. In the event any such claim

arises, the City or any other indemnified party shall tender the defense thereof to Grantee and Grantee shall have the right and duty to defend, settle or compromise any claims arising hereunder and the City shall cooperate fully therein.

16.5 The City's permitting approval, inspection, lack of inspection, or acceptance of any work performed by the Grantee Parties in connection with work authorized on Grantee Facilities, pursuant to this Franchise or pursuant to any other permit or approval issued in connection with this Franchise, shall not be grounds for avoidance of any of the indemnification, defense and hold harmless obligations contained in this Section 16.

16.6 The indemnification, defense and hold harmless obligations contained in this Section 16 shall survive the expiration, abandonment or termination of this Franchise.

Section 17. Limitation of City Liability

17.1 The City's administration of this Franchise shall not be construed to create the basis for any liability on the part of the City Parties, except for the City's sole negligence or willful misconduct. Neither party will be liable under this Franchise for consequential, indirect, or punitive damages (including lost revenues, loss of equipment, interruption, loss of service, or loss of data) for any cause of action, whether in contract, tort, or otherwise, even if the party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including negligence), strict liability, or otherwise.

Section 18. Insurance

18.1 Insurance Requirements

A. Insurance Required

i. Grantee shall procure, and maintain for the duration of this Franchise, insurance against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of work hereunder by the Grantee or its employees or agents. The Grantee shall pay the costs of such insurance.

ii. The Grantee is responsible for ensuring compliance with all of the insurance requirements stated herein. Failure by the Grantee to comply with the insurance requirements stated herein shall constitute a material breach of this Franchise.

iii. Each required insurance policy shall be written on an "occurrence" basis except for coverage specified in D.iii below.

iv. Nothing contained within these insurance requirements shall be deemed to limit the scope, application and/or limits of the coverage afforded by said policies, which coverage will apply to each insured to the full extent provided by the terms and conditions of the policy(ies). Nothing contained in this provision shall affect and/or alter the application of any other provision contained within this Franchise.

B. Risk Assessment by Grantee

By requiring such insurance, the City shall not be deemed or construed to have assessed the risks that may be applicable to the Grantee under this Franchise, nor shall such minimum limits be construed to limit the limits available under any insurance coverage obtained by the Grantee. The Grantee shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

C. Minimum Scope and Limits of Insurance. Coverage shall be at least as broad as and with limits not less than the following, which may be satisfied through a combination of primary and umbrella or excess liability coverage:

(i) General Liability
Insurance Services Office form number (CG 00 01) or its substantial equivalent covering COMMERCIAL GENERAL LIABILITY including XCU coverage: $5,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage; and for those policies with aggregate limits, a $5,000,000 general aggregate limit.

(ii) Automobile Liability
Insurance Services Office form number (CA 00 01) covering BUSINESS AUTO COVERAGE, symbol 1 "any auto"; or the appropriate coverage provided by symbols 2, 7, 8 or 9, or its substantial equivalent for COMMERCIAL AUTOMOBILE LIABILITY covering all owned, non-owned and hired vehicles: $1,000,000 combined single limit per accident for bodily injury and property damage if the use of motor vehicles is contemplated.

(iii) Workers' Compensation
Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington. Qualified self-insurance is allowed.

(iv) Stop Gap/Employers Liability
Coverage shall be at least as broad as the indemnification, protection provided by the Workers' Compensation policy Part 2 (Employers Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the general liability policy: $1,000,000.

D. Limits of Insurance - Construction Period

Prior to commencement of construction and until construction is complete and approved by the Grantee and the City, the Grantee shall cause the construction contractor and related professionals to procure and maintain insurance against claims for injuries to persons or damages to property which may arise from, or in connection with the activities related to this Franchise. The cost of such insurance shall be paid by the Grantee and/or any of the Grantee's contractor/subcontractors. The Grantee

shall cause the construction contractor and related professionals to maintain limits no less than the following, which limits may be satisfied through a combination of primary and umbrella or excess liability coverage:

(i) Commercial General Liability: $5,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and $5,000,000 general aggregate.
(ii) Automobile Liability: $2,000,000 combined single limit per accident for bodily injury and property damage.
(iii) If doing design or engineering work, Professional Liability, Errors & Omissions: $1,000,000, Per Claim and in the Aggregate. Such coverage may be on a claims made basis provided the retroactive date is prior to inception of services and such coverage shall be maintained for at least two (2) years following completion of such work.
(iv) Workers Compensation: Statutory requirements of the state of residency.
(v) Stop Gap or Employers Liability Coverage: $1,000,000.

E. Other Insurance Provisions

The insurance policies required in this Franchise are to contain, or be endorsed to contain, the following provisions:

(i) All Liability Policies except Professional and Workers' Compensation.

a. The City, its officers, officials, and employees, shall be named as additional insureds as their interest may appear under this Franchise and with respect to liability arising out of activities performed by or on behalf of the Grantee/contractor in connection with this Franchise. Such coverage shall include Products-Completed Operations.
b. To the extent of the Grantee's/contractor's negligence, the Grantee's/contractor's insurance coverage shall be primary insurance with respect to the City, its officers, officials, and employees. Any insurance and/or self-insurance maintained by the City, its officers, officials, employees, or agents shall not contribute with the Grantee's insurance or benefit the Grantee in any way.
c. The Grantee's insurance shall apply separately to each insured against whom claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(ii) All Policies
Upon receipt of notice from its insurer, Grantee shall provide the City with thirty (30) days prior written notice of cancellation of any required coverage if not replaced.

F. Acceptability of Insurers

Unless otherwise approved by the City, insurance is to be placed with insurers with a Bests' rating of no less than A-VII.

Professional Liability, Errors, and Omissions insurance may be placed with insurers with a Bests' rating of B+VII.

If, at any time, the foregoing policies shall fail to meet the above requirements, the Grantee shall, upon notice to that effect from the City, promptly obtain a new policy, and shall submit the same to the City, with appropriate certificates and blanket additional insured endorsements, for approval.

G. Verification of Coverage
The Grantee shall furnish verification of insurance if requested by the City

H.

I.

18.2 Grantee shall furnish the City with original certificates and blanket additional insured endorsements evidencing the insurance requirements of the Grantee before commencement of the work.

18.3 In satisfaction of the insurance requirements set forth in this Section 18, Grantee may self-insure against such risks in such amounts as are consistent with good utility practice. Grantee shall provide the City with reasonable written evidence that Grantee is maintaining such self-insurance.

Section 19. Performance Security

19.1 Before undertaking any work, installation, improvements, construction, repair, relocation or maintenance authorized by this Franchise, the Grantee shall, upon the request of the City through its permit process, provide a security device in a sum to be set and approved by the City Engineer in accordance with City Code. Grantee may, upon approval of the City Engineer, provide a Franchise security device or Franchise bond to cover all work performed by Grantee under this Franchise in such amount as the City Engineer deems adequate.

Section 20. Annexation

20.1 If any Public Right-of-Way, or portion thereof, is incorporated into the limits of any city or town, it shall not be subject to the terms of this Franchise.

Section 21. Vacation

21.1 If any Public Right-of-Way, or portion thereof, is vacated, it shall not be subject to the terms of this Franchise. The City may retain a utility easement as allowed under RCW 36.87.140 when a Public Right-of-Way, or portion thereof, is vacated. The Grantee may request the City retain a utility easement; however in no case shall the City be obligated to retain such an easement. The City shall not be liable for any damages or loss to the Grantee by reason of such vacation and termination.

Section 22. Assignment

22.1 Neither this Franchise nor any interest therein shall be leased, sold, partitioned, transferred, assigned, disposed of, or otherwise subject to a change in the identity of the Grantee (each such activity, a "Transfer"), in whole or in part, in any manner, without the prior written consent of the City Council, which consent will not be unreasonably withheld, delayed or conditioned. Should any such Transfer be approved by the City, then each and every one of the provisions, conditions, regulations and requirements contained in this Franchise shall be binding upon the approved transferee beginning on the date of the Transfer, and all privileges, as well as all obligations and liabilities of the Grantee shall inure to such transferee equally as if such transferee was specifically mentioned wherever the Grantee is named herein. Notwithstanding the foregoing, Grantee may, without consent of the City, assign its interest in this Franchise to any person or entity controlling, controlled by, or under common control with Grantee as of the date of such assignment.

22.2 In the case of a Transfer to secure indebtedness, whether by mortgage or other security instrument, the City's consent shall not be required unless and until the secured party elects to realize upon the collateral. The Grantee shall provide prompt, written notice to the City, of any assignment to secure indebtedness.

22.3 Any attempt by Grantee to Transfer this Franchise in violation of this Section 22 shall constitute a material breach by Grantee.

22.4 The parties agree and acknowledge that, notwithstanding anything in this Franchise to the contrary, certain equipment deployed by Grantee in the Public Rights-of-Way pursuant to this Franchise may be owned and/or operated by Grantee's third-party wireless carrier customers ("Carriers") and installed and maintained by Grantee pursuant to license agreements between Grantee and such Carriers. Such equipment shall be treated as Grantee's Facilities for all purposes under this Franchise provided that (i) Grantee remains responsible and liable for all performance obligations under the Franchise with respect to such equipment; (ii) the City's sole point of contact regarding such equipment shall be Grantee; and (iii) Grantee shall have the right to remove and relocate the equipment.

22.5 Notwithstanding any provision in this Franchise to the contrary, Grantee shall have the right to assign this Franchise to any parent, subsidiary, or any person, firm, or corporation that shall control, be under the control of, or be under common control with Grantee, or to any entity into which Grantee may be merged or consolidated or which purchases all or substantially all of the assets of Grantee that are subject to this Franchise.

Section 23. Termination, Revocation, and Forfeiture

23.1 If the Grantee, following written notice from the City of any breach of the Franchise and at least thirty (30) days thereafter to cure such breach: (i) defaults on any material term or condition of this Franchise and all applicable notice and cure periods have expired and such default is continuing; (ii) willfully violates or fails to comply with any of the provisions of this Franchise; or, (iii) through willful misconduct or gross negligence fails to heed or comply with any notice

given the Grantee by the City under the provisions of this Franchise, then the Grantee shall, at the election of the City Council, forfeit all rights conferred hereunder and the Franchise may be terminated by the City Council. Grantee may terminate this Franchise for convenience, with thirty (30) days written notice to the City. Upon termination for any such cause, all rights of the Grantee granted hereunder or under any right-of-way use permit shall cease, and the Grantee shall within sixty (60) days of such termination remove or, with approval of the City Engineer, abandon in place all of the Grantee Facilities from the Public Rights-of-Way in accordance with Section 14 above.

Section 24. Remedies to Enforce Compliance; No Waiver

24.1 In lieu of termination, revocation or forfeiture as provided in Section 23, and without prejudicing any of its other legal rights and remedies, the non-defaulting party may elect to obtain an order from the Superior Court or other court, tribunal, or agency having competent jurisdiction compelling the non-defaulting party to comply with the provisions of this Franchise and to recover damages and costs incurred by the non-defaulting party by reason of the non-defaulting party's failure to comply. In addition to any other remedy provided herein, the non-defaulting party reserves the right to pursue any remedy to compel or force the non-defaulting party and/or its permitted successors and assigns to comply with the terms hereof, and the pursuit of any right or remedy by the non-defaulting party shall not prevent the non-defaulting party from thereafter declaring a forfeiture or revocation for breach of the conditions herein.

24.2 Failure of the non-defaulting party to exercise any rights or remedies under this Franchise shall not constitute a waiver of any such right or remedy and shall not prevent the non-defaulting party from pursuing such right or remedy at any future time.

24.3 Nothing in this Franchise is or was intended to confer third-party beneficiary status on any person or entity to enforce the terms of this Franchise.

Section 25. City Ordinances and Regulations - Reservation of Police Power

25.1 Nothing in this Franchise shall restrict the City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of the Franchise, including, but not limited to, any ordinances adopted under the City's police powers in the interest of public safety and for the welfare of the public. The City shall have the authority at all times to control by appropriate regulations, including design standards, and utility accommodation policies, the location, elevation, manner of construction, and maintenance of any Grantee Facilities located within any Public Right-of-Way, and the Grantee shall promptly conform with all such regulations, unless compliance would cause the Grantee to violate other requirements of law. In the event of a conflict between the regulatory provisions of this Franchise and any other ordinance(s) enacted under the City's police power authority, such other ordinance(s) shall take precedence over the provisions set forth herein.

Section 26. Eminent Domain, Powers of the People

26.1 This Franchise is subject to the power of eminent domain and the right of the City Council or the people acting for themselves through initiative or referendum to repeal, amend or modify the Franchise in the interest of the public. In any proceeding under eminent domain, the Franchise itself shall have no value.

Section 27. Survival and Force Majeure

27.1 Until such time as all of the Grantee Facilities have been removed from the Public Rights-of-Way in accordance with Section 14.1 above, or have been deactivated or abandoned in place in accordance with Sections 14.2 and 14.3 above, all of the provisions, conditions and requirements contained in the following sections of this Franchise shall survive the expiration, revocation, forfeiture or early termination of the Franchise: (i) Section 4 (Regulation of Use; Permits Required); (ii) Section 5 (Emergency Work); (iii) Section 6 (Compliance with Applicable Laws; Performance Standards); (iv) Section 7 (Restoration of Public Rights-of-Way); (v) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (vi) Section 10 (Undergrounding of Grantee Facilities); (vii) Section 12 (Hazardous Materials); (viii) Section 13 (Dangerous Conditions, Authority for City to Abate); (ix) Section 14 (Removal of Grantee Facilities; Abandonment of Grantee Facilities); (x) Section 15 (Fees, Compensation for Use of Public Rights-of-Way and Taxes); (xi) Section 16 (Hold Harmless and Indemnification); (xii) Section 17 (Limitation of City Liability); (xiii) Section 18 (Insurance); (xiv) Section 19 (Performance Security); and, (xv) Section 24 (Remedies to Enforce Compliance; No Waiver).

27.2 After such time as all Grantee Facilities have been either removed from the Public Rights-of-Way or abandoned/deactivated in place to the City's satisfaction pursuant to Section 14 above, only the following provisions shall survive the expiration or earlier termination of the Franchise: (i) Section 8 (Record Plans, Record Drawings, and Records of Grantee Facility Locations); (ii) Section 12 (Hazardous Materials); (iii) Section 16 (Hold Harmless and Indemnification); and (iv) Section 17 (Limitation of City Liability).

27.3 If the Grantee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of a Force Majeure, then Grantee's performance shall be excused during a Force Majeure occurrence. Upon removal or termination of the Force Majeure occurrence the Grantee shall promptly perform its obligations in an orderly and expedited manner using industry accepted best practices. Grantee's performance shall not be excused by economic hardship nor by the misfeasance or malfeasance of its directors, officers, or employees.

27.4 For the purposes of this Franchise, "Force Majeure" means any event or circumstance (or combination thereof) and the continuing effects of any such event or circumstance (whether or not such event or circumstance was foreseeable or foreseen) that delays or prevents performance by the Grantee of any of its obligations under this Franchise, but only to the extent that and for so long as the event or circumstance is beyond the reasonable control of the Grantee and shall include, without limitation; all of the following events and circumstances: (i) acts of nature, including volcanic eruption, landslide, earthquake, flood, lightning, tornado or other unusually severe storm or environmental conditions, perils of the sea, wildfire or any other natural disaster; (ii) acts of public enemies, armed conflicts, act of foreign enemy, acts of terrorism (whether domestic or foreign, state-sponsored or otherwise), war (whether declared or undeclared), blockade,

insurrection, riot, civil disturbance, revolution or sabotage; (iii) any form of compulsory government actions, acquisitions or condemnations, changes in applicable law, export or import restrictions, customs delays, rationing or allocations; (iv) accidents or other casualty, damage, loss or delay during transportation, explosions, fire, epidemics, quarantine or criminal acts; (vi) inability, after the use of commercially reasonable efforts, to obtain from any governmental authority any permit, approval, order, decree, license, certificate, authorization or permission to the extent required by applicable law; (vii) inability, after the use of commercially reasonable efforts, to obtain any consent or approval required by the Franchise; and, (viii) third-party litigation contesting all or any portion of the Franchise or Grantee's rights under this Franchise.

Section 28. Governing Law and Stipulation of Venue

28.1 This Franchise and all use of Public Rights-of-Way granted herein shall be governed by the laws of the State of Washington, unless preempted by federal law. Any action relating to this Franchise shall be brought in the Superior Court of Washington for King County, Maleng Regional Justice Center, or in the case of a federal action, the United States District Court for the Western District of Washington at Seattle, unless an administrative agency has primary jurisdiction.

Section 29. Severability

29.1 If any section, sentence, clause, phrase or provision of this Franchise or the application of such provision to any person or entity should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, phrase or provision of this Franchise nor the application of the provision at issue to any other person or entity.

Section 30. Notice and Emergency Contact

30.1 Any notice or information required or permitted to be given to the parties under this Franchise may be sent to the following addresses unless otherwise specified:

CITY OF SEATAC
Attn.: Public Works Department
4800 S. 188th Street
SeaTac, WA 98188-8605

New Cingular Wireless PCS, LLC
Attn.: Network Real Estate Administration
Re: Cell Site #: _____
Name: _____ (WA)
Fixed Asset #: _____
575 Morosgo Drive NE
Atlanta, GA 30324

WITH A COPY TO:

City of SeaTac
Attn.: Legal Department
4800 S. 188th Street
SeaTac, WA 98188

WITH A COPY TO:

New Cingular Wireless PCS, LLC
Attn.: AT&T Legal Dept. - Network Operations
Re: Cell Site #: _____
Name: _____ (WA)
Fixed Asset #: _____

208 S. Akard Street
Dallas, TX 75202-4206

The Grantee shall also provide the City a current emergency contact name (or title) and phone number available 24-hours a day, seven days a week. The Grantee shall promptly notify the City of any change in the notice address or emergency contact (or title) and phone number.

EMERGENCY CONTACT:
Jared Chapin, Mobility Operations Manager
Telephone No.: (800) 832-6662
Email:

Section 31. Acceptance

31.1 Within ninety (90) days after the passage and approval of this Franchise by the City Council, the Franchise may be accepted by the Grantee by its filing with the City Council an unconditional written acceptance thereof. Failure of the Grantee to so accept the Franchise within said period of time shall be deemed a rejection thereof by the Grantee, and the rights and privileges herein granted shall automatically cease and terminate, unless the time period is extended by ordinance duly passed for that purpose.

Section 32. Effective Date

32.1 This Franchise shall take effect, if at all, on the date on which the last of the following conditions has been met (the "Effective Date"): (i) ten (10) days have passed since the City Manager executed this Franchise, or this ordinance was otherwise enacted; (ii) the Grantee executes a copy of this Franchise and returns it to the City Council within the time provided in Section 31 above; (iii) the Grantee presents to the City acceptable evidence of insurance as required in Section 18 above; and (iv) the Grantee pays all applicable fees as set forth in Section 15 above.

ACCEPTANCE:

The provisions of this Franchise are agreed to and hereby accepted. By accepting this Franchise, New Cingular Wireless PCS, LLC covenants and agrees to perform and be bound by each and all of the terms and conditions imposed by the City of SeaTac, SeaTac Municipal Code, and this Franchise.

DATED this _____ day of June, 2018.

NEW CINGULAR WIRELESS PCS, LLC

_____

Printed Name: _____

Title: _____

CERTIFICATION OF COMPLIANCE WITH CONDITIONS AND EFFECTIVE DATE:

I certify that I have received confirmation that: (1) the Grantee returned a signed copy of this Franchise to the City Council within the time provided in Section 31; (2) the Grantee has presented to the City acceptable evidence of insurance as required in Section 18 of this Franchise; and, (3) the Grantee has paid all applicable processing costs and fees as set forth in Section 15 of this Franchise.

ORDINANCE NO. 18-1025

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a professional services agreement with FCS Group to conduct a feasibility study on the use of trip based stormwater fees and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City of SeaTac implements a stormwater rate structure based on impervious surfaces; and

WHEREAS, the City wishes to examine an alternative rate structure approach, which has a direct correlation to water quality impacts such as the vehicle trip based rate structure; and

WHEREAS, a feasibility study is needed to evaluate the potential impacts and complicating factors of implementing a trip based rate structure within the City; and

WHEREAS, funding for a feasibility study was not included in the 2017-2018 Biennial Budget, and therefore a budget amendment is required to fund this study;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute a professional services agreement with FCS Group to conduct a feasibility study on the use of a trip based stormwater rate structure, in an amount not to exceed $49,785 and in substantially similar form as attached hereto as Exhibit A.

Section 2. The City's 2017 - 2018 Biennial Budget shall be amended to appropriate an additional $49,785 in the Surface Water Management Utility Fund (Fund #403) to fund this study.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of July, 2018, and signed in authentication thereof on this 24th day of July 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8/4/18]

[FCS Group Contract and Budget Amendment]

PUBLIC WORKS PROFESSIONAL SERVICES AGREEMENT
BETWEEN

City of SeaTac
4800 South 188th Street
SeaTac, WA 98188

AND

FCS Group
7525 166th Ave NE, Ste. D-215
Redmond, WA 98052

= =

PROJECT: Feasibility Study of a Trip Based Stormwater Rate Structure

= =

THIS AGREEMENT combines all understandings between the Parties regarding professional services for the Project named above and supersedes all prior proposals, quotations, solicitations, negotiations, representations, agreements or understandings, whether written or oral.

The performance of the professional services described here, as well as payment for such services, shall be on the terms and conditions presented in this Agreement and the following Sections which are attached and incorporated by reference which, taken together, shall constitute the whole Agreement.

#1 Employment
#2 Scope of Services
#3 Time for Beginning & Completion
#4 Professional Standards
#5 Compensation & Reimbursement of Expenses
#6 Records Inspection & Audit
#7 Ownership of Documents
#8 Equal Employment Opportunity
#9 Indemnification
#10 Insurance Requirements
#11 Restriction Against Assignment
#12 Continuation of Performance
#13 Termination of Contract
#14 Contract Administration
#15 Construction & Venue
#16 Merger & Amendment

IN APPROVAL, authorized representatives of the Parties to this Agreement have signed below. This Agreement shall become effective on the date of the last signature made.

CITY OF SEATAC

By: _____

Name: Joseph Scorcio

Title: City Manager

Date: _____

FCS Group

By: _____

Name: John Ghilarducci

Title: President

Date: _____

APPROVED AS TO FORM:

_____
Mary E. Mirante-Bartolo
City Attorney

1. EMPLOYMENT. The City hereby agrees to retain and employ the Consultant, as an independent contractor, and the Consultant hereby agrees to serve the City pursuant to this Contract.

2. SCOPE OF SERVICES. The Consultant shall be responsible for completion of the scope of services detailed in Attachments A to this Contract.

3. TIME FOR BEGINNING AND COMPLETION. The Consultant shall not begin work under this Contract until authorized to do so in writing by the City. A contract amendment is required to extend the established completion date. All work shall be completed by December 31, 2018. The Consultant also shall not begin work on Tasks 4 - 6 under this Contract, unless authorized to do so in writing by the City after the completion and evaluation of Tasks 1 - 3.

4. PROFESSIONAL STANDARDS. The Consultant shall be responsible, to the level of competency presently maintained by other practicing professionals in the same type of work in Consultant's community, for the professional and technical soundness, accuracy, and adequacy of all designs, drawings, specifications, and other work and materials furnished under this Contract.

5. COMPENSATION & REIMBURSEMENT OF EXPENSES. The City shall pay to the Consultant compensation and expenses as provided by Attachment B to this Contract. The Consultant will only be paid for the actual services rendered. The total expenses shall not exceed $49,785.

6. RECORDS INSPECTION AND AUDIT. All compensation payments shall be subject to adjustments for any amounts found upon audit or otherwise to have been improperly invoiced, and all records and books of account pertaining to any work performed under this Contract shall be subject to inspection and audit by the City for a period of up to three (3) years from final payment of work performed under this Contract.

7. OWNERSHIP OF DOCUMENTS. All plans, specifications, designs, reports, records and other documents produced during or as a result of services rendered pursuant to this Contract shall be the property of the City and shall not be property of the Consultant. Any reuse of such documents on or for any project other than that covered under this Contract shall be without liability or legal exposure to the Consultant.

8. EQUAL EMPLOYMENT OPPORTUNITY. The Consultant shall strictly abide by all local, state and federal equal employment opportunity laws and policies relating to the establishment of non-discriminatory requirement in hiring and employment practices, and assuring the service of all clients, customers or involved members of the public without discrimination.

9. INDEMNIFICATION. The Consultant shall defend, indemnify and hold harmless the City, its officers, officials, employees, directors, agents and volunteers from any and all claims, injuries, damages, losses or suits, including all legal costs and attorney fees, arising out of or in connection with the Consultant's performance of this Agreement, except for injuries and damages caused by the City's sole negligence. The City's inspection or acceptance of any of Consultant's work when completed shall not be the grounds to avoid any of these covenants of indemnification. The provisions of this section shall survive the expiration or termination of this Agreement.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, agents and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence.

IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONTRACTOR'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER.

The provisions of this section shall survive the expiration or termination of this Agreement.

10. INSURANCE REQUIREMENTS. The Consultant shall procure and maintain insurance as outlined below for the duration of this Agreement. Any Commercial General Liability and Automobile Liability insurance policies obtained shall be underwritten by insurance companies which have an A.M. Best's rating of A VII or better, licensed to do business in the State of Washington. Liability insurance policies shall specifically name the City, its elected or appointed officials, officers, employees and volunteers as Primary-Non-Contributory Additional Insureds of said policies.

The Consultant shall not begin work under the Agreement until all required insurance has been obtained and until such insurances have been received by the City. The Consultant shall file with the City a certificate of insurance evidencing that the policies are in force. The certificate shall be accompanied by policy endorsements as are necessary to comply with these requirements.

The types and limits insurance are as follows:

COMMERCIAL GENERAL LIABILITY-Comprehensive Form
$1,000,000 per occurrence liability /$2,000,000 annual aggregate.

Coverage to include Premise and Operations Liability
Blanket Contractual
OCP for subcontractors liability
Product and Completed Operations Liability
Stop Gap Liability-$1,000,000/$1,000,000/$1,000,000
Primary-Non Contributory Additional Insured coverage for the City et.al.

AUTOMOBILE LIABILITY
$1,000,000 per accident bodily injury and property damage liability, including any owned, hired or non-owned automobile.

WORKER'S COMPENSATION
Employees of Consultant and its Subconsultants are to be insured under Washington State Industrial Insurance.

The General Aggregate provision of the Contractor's insurance policies shall be amended to show that the General Aggregate Limit of the policies applies separately to this contract.

Failure of the Consultant to fully comply with the requirements regarding insurance will be considered a material breach of contract and shall be cause for immediate termination of the contract.

11. RESTRICTION AGAINST ASSIGNMENT. The Consultant shall not assign this Contract or any interest herein, nor any money due or to become due hereunder without first obtaining the written consent of the City, nor shall the Consultant subcontract any part of the consulting services to be performed hereunder, without first obtaining the consent of the City.

12. CONTINUATION OF PERFORMANCE. In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Consultant agrees that, notwithstanding such dispute or conflict, the Consultant shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

13. TERMINATION OF CONTRACT. Performance of the consulting services under this Contract may be terminated for any cause deemed sufficient by either the City or the Consultant, in whole or in part, at any time, by either party giving the other written notice of such termination, specifying the extent and effective date thereof, but not sooner than thirty (30) days from date of such notice, providing that the Consultant shall complete and be compensated for any project or duties previously assigned and accepted, and shall be compensated for all expenses incurred or committed to, that cannot be canceled.

14. CONTRACT ADMINISTRATION. This Contract shall be administered by the Senior Associate on behalf of the Consultant and by the Public Works Stormwater

Compliance Manager on behalf of the City. Any written notices required by terms of this Contract shall be served or mailed as follows:

If to the City:	If to the Consultant:
Don Robinett	John Ghilarducci, President
Stormwater Compliance Manager	FCS Group
City of SeaTac	Redmond Town Center
4800 South 188th Street	7525 166th Ave NE, Ste. D-215
SeaTac, WA 98188	Redmond, WA 98052

All Consultant communication with the City shall be directed through its contract adminstrator, identified above.

15. CONSTRUCTION AND VENUE. This Contract shall be construed in accordance with laws of the State of Washington. In the event of any litigation regarding the construction or effect of this Contract, or the rights of the parties pursuant to this Contract, it is agreed that venue shall be King County, Washington.

16. MERGER AND AMENDMENT. This Contract contains the entire understanding of the parties with respect to the matters set forth herein and any prior or contemporaneous understandings are merged herein. This Contract shall not be modified except by written instrument executed by all parties hereto.

FCS GROUP
Solutions-Oriented Consulting

Firm Headquarters
Redmond Town Center
7525 166th Ave NE, Ste D-215
Redmond, Washington 98052

Established in
1988
Washington |
425.867.1802
Oregon |
503.841.6543
Colorado |
719.284.9168

ATTACHMENT A

SCOPE OF WORK

FCS GROUP is a financial and management consulting firm with offices in Redmond, Washington; Portland, Oregon; and Boulder, Colorado. Our staff of thirty-two makes us one of the largest independent utility rate and financial management consulting practices in the Northwest. Since the firm's inception in 1988, we have performed more than two hundred stormwater rate and funding studies for public agencies in Washington, Nevada, Arizona, Utah, Montana, Idaho, Alaska, California, British Columbia, and Alberta.

The City of SeaTac wishes to perform a stormwater rate structure feasibility study. It is assumed that the alternative rate structure would be "revenue neutral" with the current structure and revenue requirement. The following task plan would apply.

Phase I

Task 1 – Initiate Study

1.1 Kickoff Meeting: FCS GROUP will participate in a project kickoff meeting with City staff. The meeting will provide an opportunity to review the work scope and schedule, confirm key milestones, discuss data needs, and collect key documents.

1.2 Stakeholder Meeting: FCS GROUP will prepare for and participate in a meeting with stakeholders who would be impacted by a revised stormwater rate structure to both communicate the approach and solicit input.

Task 2 – Policy Framework

2.1 Issues Analysis: We will write a brief issue paper for each of up to two issues. In each paper, we will define and analyze the issue, present alternative solutions (including industry standards and comparable utility practices, if applicable), and recommend a course of action. It is anticipated that the issue papers will include the following topics:

- Rate Structure Alternatives. In this paper, we will evaluate a trip-based stormwater rate structure against other alternatives and propose a rate approach that appropriately utilizes trip generation to recover eligible costs. We will assess the rate basis against several criteria such as equity, legal defensibility, and administrative feasibility.
- Billing. In this paper, we will investigate the ability of the King County billing system to bill a trip-based stormwater rate. We will meet with the County stormwater billing lead to discuss the feasibility of the City's conceptual approach.

Task 3 – Initial Impact Assessment

The consultant will perform an initial analysis of the likely impacts of a trip generation based rate structure. FCS GROUP will:

3.1 Evaluate and discuss the portions of vehicle trips to/from SeaTac Airport via Hwy 518 vs. local city streets and how that would potentially affect a proposed stormwater rate for the Port. [City staff will work with the Port to provide trip numbers.]

3.2 Evaluate and discuss how using vehicle trip rates to determine SWM fees will impact commercial and industrial properties, including hotel and restaurant properties.

3.3 Council Committee Meeting: FCS GROUP will prepare for and participate in a meeting with a Council Committee. We will provide a progress report, as well as a summary of discussion and input received for consideration with the Committee. The Committee will decide at this point whether to continue with the remaining project tasks.

Phase II

Task 4 – Rate Analysis

The rate analysis task includes rate calculation to ensure revenue neutrality. If directed after completion of Tasks 1-3, FCS GROUP will:

4.1 Compile customer data. Work with City staff to compile a list of non-residential customers to be assigned Institute of Transportation Engineers (ITE) codes for determination of trip generation using the ITE Trip Generation Manual and key customer information (e.g., gross square footage). Calculate trip generation totals for use in the rate calculation.

4.2 Design rates and calculations. We will incorporate policy direction from Task 2 and availability of customer data into developing the preferred trip-based rate structure option.

4.3 Meet with City staff to review the rate analysis. This process will take up to two meetings.

Task 5 – Documentation

5.1 Draft report: We will document the study process, results, and recommendations in a draft written report, and we will provide an electronic copy for City review. We will include information on comparable utility rates in the region.

5.2 Final report: We will finalize the report, incorporating the input of City staff and/or the City Council.

Task 6 – Meetings and Presentations

6.1 Stakeholder Meeting: FCS GROUP will prepare for and participate in a second meeting with stakeholders who would be impacted by a revised stormwater rate structure to report on findings and solicit input.

6.2 Council Committee Meeting: FCS GROUP will prepare for and participate in a second meeting with a Council Committee. We will review preliminary and final policy and analytical results and recommendations with the Committee. We will compile the policy and technical recommendations of the Committee into the written report and in the presentation(s) to the Council.

6.2 Council meetings: We will prepare for and present findings in up to two meetings of the full City Council. Additional meetings may be added for a fixed cost per meeting.

Attachment B

Project Budget and Timeline

		Principal *Ghilarducci*	Manager	Consultant	Support	Hours	Cost
Hourly Rate ==>		**$260**	**$175**	**$140**	**$85**		
(Number of meetings by task noted in parentheses)							
Task One: Project Kick-off & Data Collection							
1.1 Kickoff meeting (1 meeting)		**4.0**	**4.0**	**8.0**	-	16.0	$ 2,860
1.2 Stakeholder meeting (1 meeting)		**4.0**	**4.0**	**2.0**	-	10.0	2,020
	Task 1 Total:	8.0	8.0	10.0	-	26.0	$ 4,880
Task Two: Policy Framework							
2.1 Draft issue summaries		**4.0**	**10.0**	**16.0**	-	30.0	$ 5,030
	Task 2 Total:	4.0	10.0	16.0	-	30.0	$ 5,030
Task Three: Initial Impact Assessment							
3.1 Evaluate Port trips		**2.0**	**2.0**	**8.0**	-	12.0	$ 1,990
3.2 Evaluate rate impacts on non-residential		**2.0**	**6.0**	**16.0**	-	24.0	3,810
3.3 Council committee meeting (1 meeting)		**4.0**	**2.0**	**4.0**	-	10.0	1,950
	Task 3 Total:	8.0	10.0	28.0	-	46.0	$ 7,750
Task Four: Rate Analysis							
4.1 Compile customer data		**3.0**	**8.0**	**40.0**	-	51.0	$ 7,780
4.2 Design rates and calculations		**2.0**	**8.0**	**22.0**	-	32.0	5,000
4.3 Staff review meetings (2 meetings)		**8.0**	**8.0**	**12.0**	-	28.0	5,160
	Task 4 Total:	13.0	24.0	74.0	-	111.0	$ 17,940
Task Five: Documentation							
5.1 Draft report		**4.0**	**8.0**	**24.0**	**2.0**	38.0	$ 5,970
5.2 Final report		**1.0**	**2.0**	**4.0**	**2.0**	9.0	1,340
	Task 5 Total:	5.0	10.0	28.0	4.0	47.0	$ 7,310
Task Six: Meetings							
6.1 Stakeholder meeting (1 meeting)		**4.0**	**4.0**	**2.0**	**-**	10.0	$ 2,020
6.2 Council committee meeting (1 meeting)		**4.0**	**2.0**	**4.0**	**-**	10.0	1,950
6.3 Council meetings (2 meetings)		**6.0**	**4.0**	**4.0**	**1.0**	15.0	2,905
	Task 6 Total:	14.0	10.0	10.0	1.0	35.0	$ 6,875
PROJECT TOTALS:	*Hours:*	**52.0**	**72.0**	**166.0**	**5.0**	**295.0**	
	Labor:	**$ 13,520**	**$ 12,600**	**$ 23,240**	**$ 425**		**$ 49,785**

Timeline

Project Phase	Estimated Completion Date
Phase I (Tasks 1 – 3)	October 1, 2018
Phase II (Tasks 4 - 6)	December 31, 2018

ORDINANCE NO. 18-1026

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to award and execute a construction contract with Tucci and Sons, Inc. for the construction of the S 166th Street Safe Routes to School Project and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the City of SeaTac desires to provide safe walking routes within our community; and

WHEREAS, the S. 166th Street Safe Routes to School Project ("Project") will provide much needed pedestrian improvements on both sides of S. 166th Street between 34th Avenue South and Military Road South; and

WHEREAS, the S. 166th Street Safe Routes to School Project has been fully designed, advertised and bid; and

WHEREAS, additional funding for the project is necessary due to the expanded project scope, favorable bidding climate for contractors and need to consult out construction management;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to award and execute a contract with Tucci and Sons, Inc. in the amount of $2,124,414 to construct the Project.

Section 2. Total expenditures are authorized in the amount $2,521,796 for the construction of the Project. This includes the construction contract amount and an additional $397,382 for contingency, construction management, material testing, Washington State Department of Transportation services, and inspector overtime.

Section 3. The City's 2017-2018 Biennial Budget shall be amended as follows:

a. In order to transfer funds from the Streets Fund to the Transportation CIP Fund, the City Council hereby increases expenditures in the Streets Fund (#102) by $1,491,796, and increase revenue by this same amount in the Transportation CIP Fund (307).

b. In order to authorize expenditure of the transferred funds for the Project, the City Council hereby increases expenditures in the Transportation CIP Fund (#307) by $1,491,796.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of July, 2018, and signed in authentication thereof on this 24th day of July, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8/4/18]

[2017-2018 Biennial Budget Amendment Ordinance – South 166th Street Safe Routes to School Project]

ORDINANCE NO. 18-1027

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the City's 2017-2018 Biennial Budget for miscellaneous items.

WHEREAS, it is necessary for the City Council to amend the City's 2017-2018 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A; and

WHEREAS, the Administration and Finance Committee, on July 12, 2018, reviewed the proposed amendment submitted by the City Manager and Finance and Systems Director which details recommended changes in various revenue and expenditure line items in the 2017-2018 Biennial Budget;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A listing of the adjustment requests is included by line item, amount and fund in summary format as shown in the attached Exhibit A.

Section 2. The 2017-2018 Biennial Budget for the City of SeaTac, covering the period from January 1, 2017, through December 31, 2018, is hereby amended with a total 2018 ending fund balance in the amount of $51.5 million for all budgeted funds. The City's 2017-2018 biennial budget is attached as Exhibit B, and includes budgeted revenues and expenditures for the 2017-2018 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of July, 2018, and signed in authentication thereof on this 24th day of July, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8/4/18]

[2017-2018 Biennial Budget Amendment Ordinance 2018]

EXHIBIT A

2017-2018 Biennial Budget Amendment

Revenue

		Transfers & Reimbursements	
108	108.362.50.00.002	$331,537	Retail Rents
	108.362.50.00.003	$2,940	Storage Income
	108.362.20.00.001	$1,800	Signage Income
	108.369.90.09.001	$167,716	Operating Expense Reimbursement
	108.369.90.06.000	$13,280	Real Estate Tax Recovery
	108.369.90.08.000	$716	Insurance Recovery
	108.369.90.07.000	-$85,000	Cam Charges - SeaTac Center
	108.397.12.00.000	$25,000	Transfer In - 001 Fund
		$457,989	

Expenditures

FUND #	To Acct #	2018 TOTAL Request	Description
001	001.000.07.518.10.41.000	-$25,000	HR Relocation to 2nd Floor
	001.000.07.597.12.00.000	$25,000	Transfer Out - 108 Fund
	General Fund (001)	***$0***	
105	105.000.04.515.30.41.000	$50,000	Community Relief Fund
	Port ILA Fund (105)	***$50,000***	
108	108.000.10.518.21.31.001	$2,000	Janitorial Supplies
	108.000.10.518.21.41.000	$63,000	Security Contracted Services
	108.000.10.518.21.41.034	$33,812	Other Janitorial Services
	108.000.10.518.21.41.047	$1,328	Fire/Life/Safety
	108.000.10.518.21.41.094	$3,544	Management Fees
	108.000.10.518.21.42.028	-$2,000	Other Utilities
	108.000.10.518.21.44.003	$4,624	Other Taxes
	108.000.10.518.21.46.000	-$7,265	Insurance
	108.000.10.518.21.47.038	$15,446	Gas
	108.000.10.518.21.47.039	$5,962	Water
	108.000.10.518.21.47.040	-$3,738	Sewer
	108.000.10.518.21.47.041	$48,003	Electricity
	108.000.10.518.21.47.042	$14,768	Trash Removal & Recycling
	108.000.10.518.21.47.043	-$1,288	Real Estate Taxes
	108.000.10.518.21.48.000	$45,375	Repairs & Maintenance
	108.000.10.594.18.62.001	$25,000	HR Relocation to 2nd Floor
	Building Management Fund (108)	***$248,571***	
301	301.000.04.518.88.35.000	$30,000	Small Tools & Minor Equipment
	Municipal Capital Improvement Fund (301)	***$30,000***	
306	306.000.12.594.22.62.002	$14,562	Demolition of F/S 47
	Municipal Facilities CIP Fund (306)	***$14,562***	
	Grand Total - ALL FUNDS	**$343,133**	

CITY OF SEATAC, WASHINGTON
2017-2018 BIENNIAL BUDGET: EXHIBIT B
7/24/2018

2017-2018 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = $ 196,967,954					
	FUND	BEGINNING BALANCE 2017-2018	REVENUES & OTHER SOURCES 2017-2018	EXPENDITURE APPROPRIATION 2017-2018	ENDING BALANCE 2017-2018
001	General Fund	$ 17,471,668	$ 74,098,954	$ 78,761,561	$ 12,809,060
102	Street Fund	11,176,559	17,868,396	17,685,026	11,359,929
105	Port ILA	1,270,323	1,405,000	1,558,456	1,116,867
106	Transit Planning	214,981	-	184,315	-
107	Hotel/Motel Tax	7,315,221	2,996,200	2,288,051	8,023,370
108	Building Management	2,547,333	2,918,669	1,723,874	3,742,128
110	Facility Repair & Replacement	429,170	1,206	430,376	-
111	Des Moines Creek Basin ILA	1,873,484	664,000	651,616	1,885,868
206	2009 LTGO Bond Fund	12,974	689,200	689,200	12,974
207	SCORE Bond Servicing	258,636	419,459	419,459	258,636
301	Municipal Capital Improvements	6,622,676	3,789,699	9,208,094	1,204,281
306	Municipal Facilities CIP	1,364,518	5,200	356,057	1,013,661
307	Transportation CIP	3,836,481	21,731,294	21,302,977	4,264,798
308	Light Rail Station Areas CIP	1,873,520	5,000	1,750,000	128,520
403	SWM Utility	3,354,416	7,497,169	6,265,782	4,585,803
404	Solid Waste & Environmental	-	550,200	550,200	-
501	Equipment Rental	1,291,408	1,445,608	1,598,515	1,138,501
	TOTAL BIENNIAL BUDGET	**$ 60,913,366**	**$ 136,085,254**	**$ 145,423,559**	**$ 51,544,395**

ORDINANCE NO. 18-1028

AN ORDINANCE of the City Council of the City of SeaTac, Washington adding a new Chapter 9.40 to the SeaTac Municipal Code related to through-hauling.

WHEREAS, residents of SeaTac have brought forward concerns about through hauling within their neighborhoods and the associated safety and infrastructure degradation issues that arise from this activity; and

WHEREAS, neighborhood roadways are designed to accommodate mostly light duty and occasionally medium duty vehicles; and

WHEREAS, frequent use of residential roadways by heavy duty vehicles rapidly accelerates deterioration of the roadway and increases the likelihood of damage to ancillary roadway infrastructure due to insufficient room to accommodate safe turning movements; and

WHEREAS, the City Council believes that limiting certain truck traffic on certain City streets will help protect the City's road infrastructure;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A new Chapter 9.40 is added to the SeaTac Municipal Code to read as follows:

Chapter 9.40
THROUGH HAULING

Sections:

9.40.010 Purpose.
9.40.020 Definitions.
9.40.030 Through-Hauling Prohibited--Construction and Commercial Truck--Gross Vehicle Weight.
9.40.040 Exemptions.

9.40.010 Purpose.

A. The purpose of this Chapter shall be to protect and preserve the City's residential and collector street infrastructure by regulating construction and commercial truck through hauling as provided in this Chapter.

9.40.020 Definitions.
For the purposes of this Chapter, the following definitions shall apply:

A. "Arterial Collector Street" shall mean any public street identified by the City as an arterial collector street in the City's Transportation Master Plan.

B. "Construction and Commercial Truck" shall mean any vehicle with a Gross Vehicle Weight Rating greater than 20,000 pounds.

C. "Gross Vehicle Weight Rating" shall have the same meaning as set forth in Section 46.04.1953 of the Revised Code of Washington, as though such Section was fully set forth herein, as currently enacted or as hereafter amended or recodified.

D. "Residential Street" any public street identified by the City as a residential street in the City's Transportation Master Plan.

E. "Public Works Director" shall mean the Director of Public Works or designee.

F. "Through-Hauling" shall mean vehicle travel on a City Arterial Collector Street or Residential Street without intending to make pre-planned stops on said street for the purpose of delivery, receiving, or exchange of goods, materials or equipment.

9.40.030 Through-Hauling Prohibited--Construction and Commercial Truck--Gross Vehicle Weight.
A. It is a traffic infraction, with a monetary penalty of three-hundred dollars ($300.00), including statutory assessments, for any person to drive a Construction and Commercial Truck on a Residential Street, without intending to make pre-planned stops on said Residential Street for the purpose of delivery, receiving, or exchange of goods, materials or equipment.

B. It is a traffic infraction, with a monetary penalty of three-hundred dollars ($300.00), including statutory assessments, for any person to drive a Construction and Commercial Truck with a Gross Vehicle Weight Rating of 30,000 pounds or more on an Arterial Collector Street, without intending to make pre-planned stops on said Arterial Collector Street for the purpose of delivery, receiving, or exchange of goods, materials or equipment.

C. Violation of SMC 9.40.030 (A) or (B) is a traffic infraction, with a monetary penalty of three-hundred dollars ($300.00), including statutory assessments, provided that signage is erected in a conspicuous place at each end of any residential or collector street or the entry to any cul-de-sac, designating that through-hauling is prohibited, subject to the Gross Vehicle Weight provisions established by SMC 9.40.030 (A) or (B).

9.40.040 Exemptions.
A. This Chapter shall not apply to persons driving the following:
1. Any vehicle owned, rented, leased, or operated by or on behalf of the United States Government, the State of Washington, or by any county, city, town, school district, port district,

transit agency, or other political subdivision of the state of Washington and used exclusively by them.

2. Any bus or vehicle owned, rented, leased, or operated by a private school or schools meeting the requirements of RCW 28A.195.010 and used by that school or schools primarily to transport children to and from school or to transport children in connection with school activities.

3. Any vehicle owned, rented, leased, or operated for the purpose of providing public or private emergency medical services.

4. Any vehicle owned, rented, leased, or operated on behalf of or by any private or public utility.

5. Any vehicle utilized for waste collection, if such vehicle is owned or operated by a "Collection Contractor" as defined in SMC 7.40.020.

6. Any vehicle in which a permit from the City of SeaTac has been obtained providing an exemption to this Chapter.

Section 2. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 14th day of August, 2018, and signed in authentication thereof on this 14th day of August, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 9/19/18]

[New Chapter 9.40—Through Hauling]

ORDINANCE NO. 18-1029

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending SeaTac Municipal Code Chapter 15.510, and sections 15.205.040, 15.300.740, 15.305.720, 15.310.740, 15.400.100, 15.400.200, 15.445.010, 15.445.210 and 15.515.200 related to multi-family development.

WHEREAS, from time to time, the City Planning Commission considers amendments to the Zoning Code (Title 15, SeaTac Municipal Code) in order to provide clarification, greater efficiencies and to respond to changing needs; and

WHEREAS, SeaTac's Comprehensive Plan assumes that a significant portion of the City's adopted residential growth target will be accommodated in new multi-family development; and

WHEREAS, Comprehensive Plan policies related to multi-family development include Policy 7.3B, "Require high-quality multifamily building and site design that fosters a sense of community, relates to the street, has unobtrusive parking arrangements, provides usable open space, and ensures compatible transitions between different types of housing;" and

WHEREAS, the City Center Sub Area Plan's policies related to new development includes Policy C1-1A: Improve the City Center's image through high-quality design standards and other features that enhance the City's image;" and

WHEREAS, the South 154th Street Station Area Plan's Station Area Principles include "High Quality Design: Require that all developments within the station area are attractive, designed at neighborhood scale and facilitate an overall aesthetically pleasing environment;" and

WHEREAS, the Angle Lake District Station Area Plan's development concept includes "High Quality Urban Design: New multi-story buildings and other development will be visually appealing with architecturally interesting facades;" and

WHEREAS, on August 6, 2018, the City was granted expedited review of the proposed code amendments by the Washington State Department of Commerce, pursuant to RCW 36.70A.106; and

WHEREAS, on July 26, 2018, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) for the proposed amendments, with no comments being received or an appeal filed; and

WHEREAS, the Planning Commission reviewed the aforesaid amendments to the Municipal Code at eleven duly-noticed open public meetings in 2017 and 2018, and conducted a duly-noticed public hearing on August 7, 2018, after which it rendered a recommendation of approval; and

WHEREAS, the Planning and Economic Development Committee (PED) reviewed the aforesaid amendments at duly-noticed open public meetings on July 5, 2018 and September 6, 2018; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Title 15 of the SeaTac Municipal Code is hereby amended as set forth in Exhibit A.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance, as adopted, to the Department of Commerce within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. This Ordinance shall be effective five (5) days after passage and publication as required by law.

ADOPTED this 11th day of September, 2018, and signed in authentication thereof on this 11th day of September, 2018.

CITY OF SEATAC

Michael J. Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

[Effective date: 9/22/18]

[Ordinance related to development standards for multi-family housing]

EXHIBIT A:
Multi-Family Code Amendments

Chapter 15.510
MULTI-FAMILY HOUSING DESIGN STANDARDS

Sections:

15.510.005 Purpose
15.510.010 Authority and Application
15.510.050 Density Calculation
15.510.100 Site Design and Building Orientation
15.510.110 Building Orientation ~~with Respect to Streetscape~~
15.510.120 Building Placement/Setbacks ~~Site Layout~~
15.510.130 ~~15.510.230~~ Neighborhood Compatibility~~/Relation to Adjacent Development~~
15.510.140 Service Element Location and Design
15.510.150~~15.510.160~~ Exterior Lighting

15.510.200~~15.510.130~~ **Pedestrian Circulation**

15.510.300 Vehicular Access~~, and Circulation~~and Parking
15.510.310 Vehicular Access
~~15.510.320 Traffic Calming~~
~~15.510.330 Buffering Adjacent to Expanded Streets~~
15.510.320~~15.510.140~~ Location of Parking
~~15.510.150 Driveway Entrances~~
15.510.330~~15.510.400~~ Design of Surface and Structured Parking
~~15.510.410 General Considerations~~
15.510.340~~15.510.420~~ ~~Design of~~ Surface Parking ~~Lots~~Design
15.510.350~~15.510.430 Design of~~ Structured Parking Design

15.510.400~~15.510.500~~ Recreation ~~and Open~~ Space
15.510.410~~15.510.510~~ Minimum Recreation Space Requirements ~~Minimum Area Required~~
15.510.420 Outdoor Recreation Space
15.510.430 Indoor Recreation Space
15.510.440 Private Recreation Space
~~15.510.520 Play Space for Children~~
~~15.510.530 Location and Layout of Recreation and Open Space~~
~~15.510.540 Courtyards and Plazas~~
15.510.450~~15.510.550~~ Maintenance of Recreation Space
15.510.460 Recreation Space Reductions
15.510.470~~15.510.560~~ Cash Contribution in Lieu of On-Site Recreation~~al~~ Space

15.510.500~~15.510.600~~ Landscaping and Fences

15.510.600~~15.510.200~~ Building Design

15.510.610 ~~15.510.210~~ Pedestrian Building Entries
15.510.620 ~~15.510.220~~ Character and Massing
15.510.630 ~~15.510.240~~ Privacy
~~15.510.250 Building Security~~
15.510.640~~15.510.260~~ Building Materials

15.510.700~~15.510.800~~ Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, UH-UCR and O/CM Zones ~~Properties in the City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts~~

~~15.510.810 Applicability~~
~~15.510.820 Open Space in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts~~

15.510.800~~15.510.700~~ Incentives

~~15.510.710 Application of Incentives~~
~~15.510.720 Senior Housing~~
~~15.510.730 Mixture of Unit Sizes~~
~~15.510.740 Condominium/Owner-Occupied Housing~~
~~15.510.750 Underground Parking~~
~~15.510.760 Outdoor Recreation/Open Space~~
~~15.510.770 Architectural Design~~

~~**15.510.900 Concept Illustrations**~~

15.510.005 Purpose

The following design standards are intended to implement the City's vision for high quality multi-family ~~housing~~ development as set forth in the City of SeaTac Comprehensive Plan. The standards serve three (3) ~~basic~~ main purposes: to promote quality ~~development~~building and site design~~, to increase neighborhood compatibility, and to enhance security~~, to enhance the streetscape and to ensure compatibility with neighboring communities.

A. **Quality Building and Site Design**. A quality development is ~~one that is~~ functional, safe and pleasant for its residents as well as the public. ~~Such a development starts with an investment in quality materials that will not rapidly decay, and design that ensures ample privacy as well as amenities for residents.~~ Well-designed environments will orient outward to the community, provide high quality architecture and create comfortable and attractive places for residents to meet, ~~and~~ visit and live.~~, open spaces located to take advantage of sunny exposures, and safe places for children to play~~.

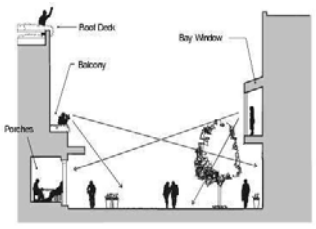
B. **Enhanced Streetscape.** A high quality development ~~will also~~ contributes to an attractive streetscape by connecting to the community and providing buildings with architectural detailing, welcoming and easily identifiable entries ~~that present themselves with an air of pride~~, and landscaping that adds color, texture and comfort to a neighborhood.

~~B~~C. **Neighborhood Compatibility**. Good design ~~also~~ ensures neighborhood compatibility by appropriate scale and massing adjacent to existing housing. Landscaping and the careful placement of windows and balconies for privacy help to create a pleasant environment.

~~C. **Enhanced Security.** Crime Prevention Through Environmental Design (CPTED) is a concept that employs site and building design as a crime prevention strategy intended to reduce the opportunity for criminal behavior, reduce the incidence and fear of crime, reduce calls for police service, and improve the quality of life. It includes four (4) principles:~~

~~1. **Natural Surveillance.** The arrangement of space and buildings that enables residents to observe their surroundings. Natural surveillance increases safety by allowing residents to see trespassers. Making a potential offender feel that they will be seen and reported discourages criminal behavior.~~

~~Example: Windows and balconies overlooking a street contribute to an active and safe streetscape.~~



~~2. **Natural Access Control.** The placement of walkways, building entrances, fences, landscaping, and lighting to discourage access to crime targets and create the~~

~~perception of risk to offenders. Natural access control enhances safety through design, which reduces or supplements the use of more costly access control such as security guards and mechanical devices.~~

~~3. **Territorial Reinforcement**. Extending the sense of ownership from the private residence to the nearby areas outside the dwelling through physical improvements such as fencing, pavement, landscaping and lighting. Clearly defined territory deters entrance by those with criminal intent and makes their actions more visible and likely to be reported by those who recognize the territory as their own.~~

~~4. **Maintenance**. Ensuring that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect building management. Maintenance serves as an expression of ownership and allows for continued use of the space for its intended purpose. Maintenance prevents a reduction of visibility from landscaping and obstructed or inoperative lighting. A clean and well-maintained site tells offenders that residents care about their surroundings and criminal behavior will not be tolerated.~~

~~Multi-family projects subject to the design standards in this chapter are envisioned to create developments that are good places to live. These developments will respond better to existing communities and contribute positively to the emergent urban center of the City of SeaTac.~~

15.510.010 Authority and Application

A. The provisions of this chapter shall apply to all multi-family development of three (3) units or more throughout the City. These standards shall supersede existing regulations elsewhere in SMC Title 15 when in conflict with this chapter, except as provided in SMC 15.510.700, Multi-Family and Mixed Use Projects in the Overlay Districts and the CB-C, UH-UCR and O/CM Zones.

B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:

1. All new construction requiring building permits; and/or

2. **Major Redevelopment.**

a. Additions or alterations to a building, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s), except for the South 154th Street Station Area.

b. **Major Redevelopment in the South 154th Street Station Area.** Additions or alterations to a building, excluding interior-only improvements, which total twenty-five percent (25%) or more of the gross square footage (GSF) of the existing building(s).

c. Only the portions of the building being altered or added to shall be required to integrate multi-family design standards into the design of the alteration or addition.

~~C. **Departures**. In order to provide flexibility and creativity of project designs, departures from these design standards may be permitted, subject to the approval of the Director, providing:~~

~~1. The strict interpretation or application of these Design Standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall goals and objectives of the Comprehensive Plan; or~~

~~2. The departure creates a project design that better meets the overall purpose and intent of the design standards.~~

C. **Departures**. Departures from these standards may be allowed, to promote well designed developments which may not strictly comply with the established standards. Proposed departures from these special standards are subject to the approval of the Director.

1. **Not Applicable**. A departure shall not be granted for height, setbacks, building lot coverage, maximum and minimum parking requirements, minimum lot area, density, lot width or land uses.

2. **Departure Criteria**. The applicant must show that the proposed development requesting a departure(s) meets all of the following criteria:

a. The requested departure meets the intent of the applicable design standard.

b. The requested departure will not have a detrimental effect on adjacent and nearby properties.

c. The requested departure offers a significant improvement over what otherwise could have been built under the minimum design standards.

d. The requested departure is part of an overall, thoughtful and comprehensive approach to the design of the project as whole.

15.510.050 Density Calculation

Intent: Ensure appropriate densities on properties with ~~sensitive~~ environmentally critical areas.

A. The maximum allowable density for a property shall be calculated as follows:

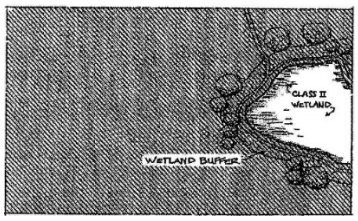
Net Site Area / Minimum Lot Size = Maximum # of Allowed Units

B. For the purposes of this section, the net site area is the total site area minus any areas that are classified as one (1) of the following ~~sensitive~~ critical areas:

1. Class I, II or III wetlands;
2. Class I, II or III streams;
3. Slopes greater than forty percent (40%).

C. **Buffers Included in Net Site Area.** Buffers for the above ~~sensitive~~ critical areas shall be considered part of the net site area but may only be altered per SMC Chapter 15.700 Critical Areas ~~shall not be built on~~. Development on a site with wetlands, streams, or steep slopes shall meet all Federal, State and local laws and regulations. Units shall be clustered on the developable portion of the site.

Example: Net Site Area. The net site area (crosshatched in this illustration) excludes ~~sensitive~~ crtical areas, such as wetlands, but includes ~~sensitive~~ critical area buffers.



D. **Example**. The following example illustrates the calculation of maximum density for a sample property in the UH-900 (urban high residential) zone. The sample property is ten (10) acres in size and contains two (2) acres of wetlands and one (1) acre of wetland buffer:

Net Site Area = Total Site Area – ~~Sensitive~~ Critical Areas
Net Site Area = 10 Acres – 2 Acres = 8 Acres
Net Site Area / Minimum Lot Size = Maximum # of Allowed Units
8 Acres (348,480 Square Feet) / 900 sf = 387 Units

This calculation is the maximum number of allowable units for the site. The actual number of units shall be determined by site design and must meet all required development standards of the zoning and building codes.

15.510.100 Site Design and Building Orientation

Purpose: Design multi-family sites to have both an external orientation to the streetscape, and an internal orientation to the residential environment with unifying ~~open space and~~ pedestrian pathways and recreation ~~open~~ space. Arrange sites to enhance the mutual relationship of buildings, streets, recreation space and other site amenities, in order to create a pedestrian-oriented environment. Design emphasis ~~should~~ shall be given to the pedestrian, rather than the auto environment ~~through placement of parking in a less prominent location~~. The privacy and security of residents must be appropriately addressed and site design shall also promote compatibility with adjacent land uses.

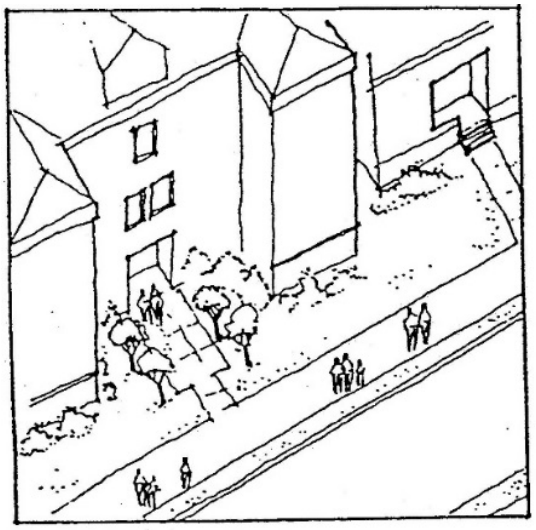
15.510.110 Building Orientation ~~with Respect to Streetscape~~

Intent: Provide a building presence on the street for convenient pedestrian access, to provide "eyes on the street" and to contribute to the streetscape with visually interesting buildings.

A. **Building Orientation/Location of Primary Entrance**. ~~Multi-family buildings shall be oriented in one (1) of the following manners:1. In a complex with one (1) building:a.~~ The front façade of a building shall be oriented to the ~~a~~ street abutting the front property line, with the primary ~~a prominent~~ entrance(s) located on the front façade and clear connections to the sidewalk.

. ~~facing the street with the highest roadway classification as delineated by the SeaTac Comprehensive Plan. In cases where the building is adjacent to private streets only, the location of the primary entrance shall be determined by the Director, taking into consideration pedestrian and vehicle connectivity and the surrounding pattern of development;~~

***Example**: This building is located facing the street with a prominent entrance and pedestrian path to the sidewalk.*



~~b. When physical site limitations such as topography; existing trees or other natural features prevent the main entrance from being located on the street-facing facade, the building may be oriented to a courtyard with a prominent pedestrian entrance and clear connection to the public sidewalk;~~

2. **Multiple Building Complexes.** In complexes with several buildings, buildings shall orient to the street as in (A) above and any additional ~~those~~ buildings ~~shall~~ may be oriented in one (1) of the following manners:

~~a. Buildings shall be oriented to the streetscape with prominent entries and walkways connecting directly to the public sidewalk; or~~

~~b~~a. **Orient to Courtyard/Recreation Space**. Buildings shall be oriented to a ~~an interior~~ courtyard, plaza or other recreation space and include ~~or to a cohesive system of open space and pedestrian pathways with~~ a prominent pedestrian entry to the site and walkways connecting directly to the public sidewalk.

b. **Orient to Pedestrian/Recreation Space System.** Buildings shall be oriented ~~to an interior courtyard, or~~ to a cohesive system of recreation ~~open~~ space and pedestrian ~~pathways~~ walkways with a prominent pedestrian entry to the site and walkways connecting directly to the public sidewalk.

c. **Entries in Multiple Building Complexes.** In multiple building complexes, building entries shall be visible from the street, or if this is not possible, from other buildings and pedestrian walkways

~~b~~B. **Exceptions**. When physical site limitations such as topography~~; existing trees~~ or other natural features prevent the main entrance from being located on the street-facing facade, the building may be oriented to a courtyard with a prominent pedestrian entrance and clear connection to the public sidewalk.~~;~~

15.510.120 Building Placement/Setbacks~~Site Layout~~

Intent: Arrange buildings to create a pedestrian-oriented environment and enhance the relationship of buildings to the street and to each other.~~and open space to define territorial areas and control access.~~

A. **Setbacks/Dimensional Standards.** Building setbacks and other dimensional standards for multi-family projects are located in the standards charts in SMC 15.400.100 and 15.400.200. Special standards for maximum front yard setbacks are also provided in the following sub-sections.

1. **Maximum Front Yard Setbacks within UH-UCR, O/CM and CB-C Zones Outside of Overlay Districts.** For maximum front yard setback standards for multi-family projects outside of overlay districts within the UH-UCR, O/CM and CB-C zones, see SMC 15.515.200(A).

2. **Maximum Front Yard Setbacks within Overlay Districts**. For maximum front yard setback standards for multi-family projects within the City Center, South 154th Street Station Area and Angle Lake Station Area overlay districts, see SMC 15.300.210, 15.305.210 and 15.310.210.

~~A. Arrange the site in a cohesive and planned manner through one (1) or more of the following methods:~~

~~1. Divide large multi-building developments into several smaller usable areas, each with individually designed open space, children's play areas, internal circulation, and parking;~~
~~2. Configure several buildings around a courtyard;~~
~~3. In a development with one (1) building, configure the building around a courtyard or create several smaller areas of open space each near a separate entry;~~
~~4. Provide a secured site with controlled auto and pedestrian access via gates with a security system.~~

~~B. Limit the number of persons accessing buildings by a common entryway.~~

~~1. The number of dwellings using a common, unsecured building entrance shall be limited to not more than four (4);~~
~~2. The number of units using the same access point shall be limited to not more than twelve (12) units in secured buildings, unless a prominent entryway and lobby are provided;~~
~~3. Provide a secured building with a prominent entryway and lobby in buildings of four (4) or more stories. A secured building is one where access is controlled by key or card key on all building entrances.~~
~~The above provisions shall be reviewed and approved by the Director as satisfying the requirement of the territorial reinforcement objective. More than one (1) of the above methods may be required if necessary to achieve the objective.~~

15.510.13015.510.230 Neighborhood Compatibility/Relation to Adjacent Development

Intent: Achieve a compatible transition between two (2) land use designations zones of differing development intensitiesheight, bulk and scale requirements. Consideration shall should be given to the scale and design of surrounding buildings to promote compatibility and complement or enhance the character of existing neighborhoods.

A. **Abutting UL Zone/Residential Low Designation**. Properties Multi-family projects abutting a UL zone, where the UL zone has a Comprehensive Plan designation of Residential Low Comprehensive Plan land use designation, shall incorporate the following:

1. **Side/Rear Setback.** A minimum side and/or rear year building setback of twenty (20)fifteen (15) feet shall apply when if the side or rear property boundaries are adjacent to a property UL zone with a Residential Low residential low Comprehensive Plan designation. Side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

2. **Landscape Buffer Requirements**. Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

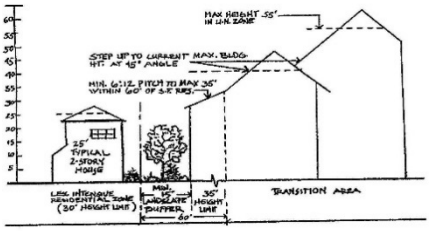
3. **Building Height Step Back Requirements.** A maximum building height of thirty-five (35) feet shall apply to portions of a structure within ten (10) sixty (60) feet of the required side and/or rear setback of a parcel a UL zone with a Residential Low residential low Comprehensive Plan designation.

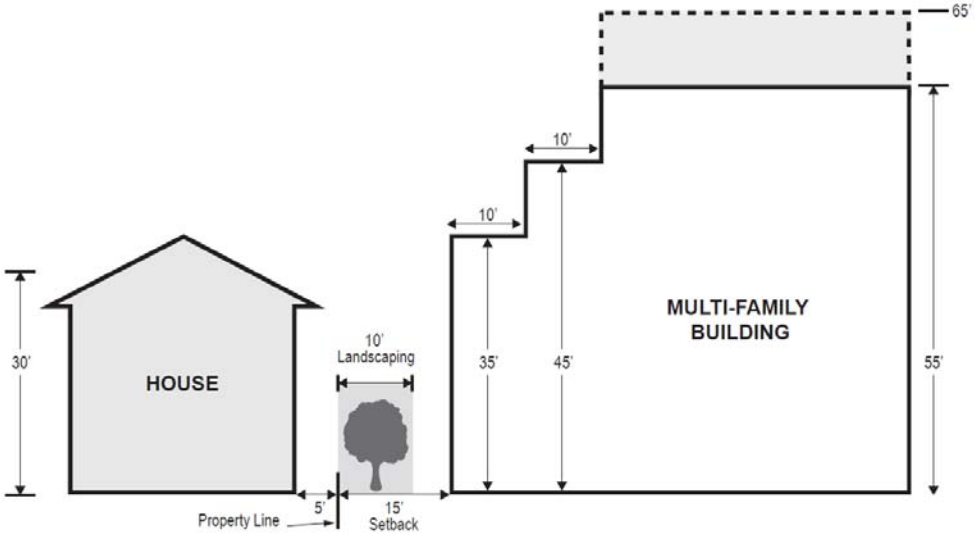
The thirty-five (35) foot height shall be measured from the base elevation of the UL-zoned property to the midpoint of any sloped roof; provided, that if the multi-family grade elevation is higher than the single-family property, in no case shall the height of the multi-family building be limited to less than thirty-five (35) feet as measured per SMC 15.110.070, Structure Height. The base elevation of the UL-zoned property shall be determined by the average of the elevation along the common property line with the subject property opposite the proposed multi-family building(s) at right angles from the property line.

4. **Building Height Transition**. In order to preserve opportunities for light, view and privacy for adjacent houses, The the allowed height shall increase at no more than ten (10) one (1) foot vertical feet for each foot ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. until the maximum allowed height in the zone is reached (see Figure: HEIGHT TRANSITION).

2. A minimum roof pitch of six (6) feet of height for each twelve (12) linear feet of roof shall be required for all portions of multi-family buildings within sixty (60) feet of a UL zone with a Residential Low Comprehensive Plan designation, and for all multi-family

~~buildings fronting on a street directly across from a UL zone with a Residential Low Comprehensive Plan designation.~~



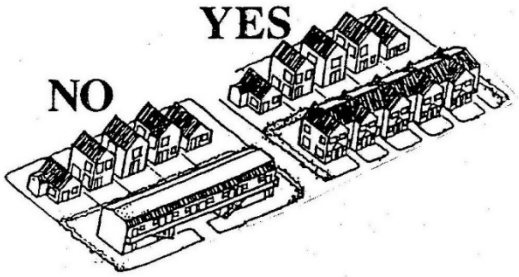


Figure~~: HEIGHT TRANSITION:~~ *Abutting Residential Low. Building height adjacent to a ~~UL zone with a residential~~ Residential ~~low~~ Low Comprehensive Plan designation is limited to thirty-five (35) feet within ten feet of the required side or rear setback~~for the first sixty (60) feet~~, then may increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement.~~ at a forty-five (45) degree angle~~. Height is measured per SMC 15.110.070, Structure Height.*

~~4. Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways:~~

~~a. Similar building proportions, including stepbacks on upper levels;~~
~~b. Similar building articulation;~~
~~c. Similar rooflines, pitches, and shapes;~~
~~d. Similar relationship to the street for entryways and setbacks; and/or~~
~~e. Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.~~

~~*Example: The building on the right shows how a multi-family structure can be designed to complement an existing neighborhood through the use of similar building modulation and setbacks. The building on the right covers roughly the same lot area as the structure on the left, while appearing as if it "fits" in its surroundings.*~~



B. **Abutting ~~Townhouse Zone/~~Townhouse Designation**. Except for multi-family projects within the Urban Medium (UM) zone, ~~Multi-family and mixed use~~ projects abutting ~~a Townhouse (T) zone, or properties with~~ a Townhouse ~~zone~~ Comprehensive Plan land use designation~~,~~ shall incorporate the following:

1. **Side/Rear Setback**. A minimum building setback of fifteen (15) feet shall apply when the side or rear property boundaries are adjacent to a property with a Townhouse Comprehensive Plan designation.

2. **Landscape Buffer Requirements**. Noncompatible side/rear yard landscaping shall occupy all or part of the required building setback, as specified in the landscaping chart in SMC 15.445.210.

3. **Building Height Step Back Requirements**. ~~**Height Requirements within Forty-Five (45) Feet of Townhouse Zone Property.**~~ A maximum building height of forty (40)~~thirty-five (35)~~ feet shall apply to portions of a structure within ten (10) feet of the required side and/or rear setback. ~~forty-five (45) feet of the side and/or rear property line of an adjacent property with a Townhouse zone or Townhouse Comprehensive Plan designation.~~

4. **Building Height Transition.**~~**Height Allowances within Forty-Five (45) Degree Plane of Townhouse Zone Property.**~~ In order to preserve opportunities for light, view and privacy of adjacent townhouses, the allowed height shall increase at no more than ten (10) vertical feet for each ten (10) horizontal feet up to a building height of fifty-five (55) feet. After fifty-five (55) feet, there is no building height transition requirement. ~~the height of a building may increase above thirty-five (35) feet as long as it does not project into a forty-five (45) degree angular plane gradient measured from the side and/or rear property line of the adjacent Townhouse Zone property.~~

~~3. **Height Allowances Beyond Sixty-Five (65) Feet of Townhouse Zone Property.** Building height after sixty-five (65) feet can increase to the maximum allowed by the zone within which the building is located after the requirements in subsection (B)(2) of this section are met.~~

C. **Abutting Residential Medium Designation**. Multi-family projects abutting a Residential Medium Comprehensive Plan land use designation, shall incorporate the neighborhood compatibility standards in SMC 15.510.120(B)(1) through (B)(3).

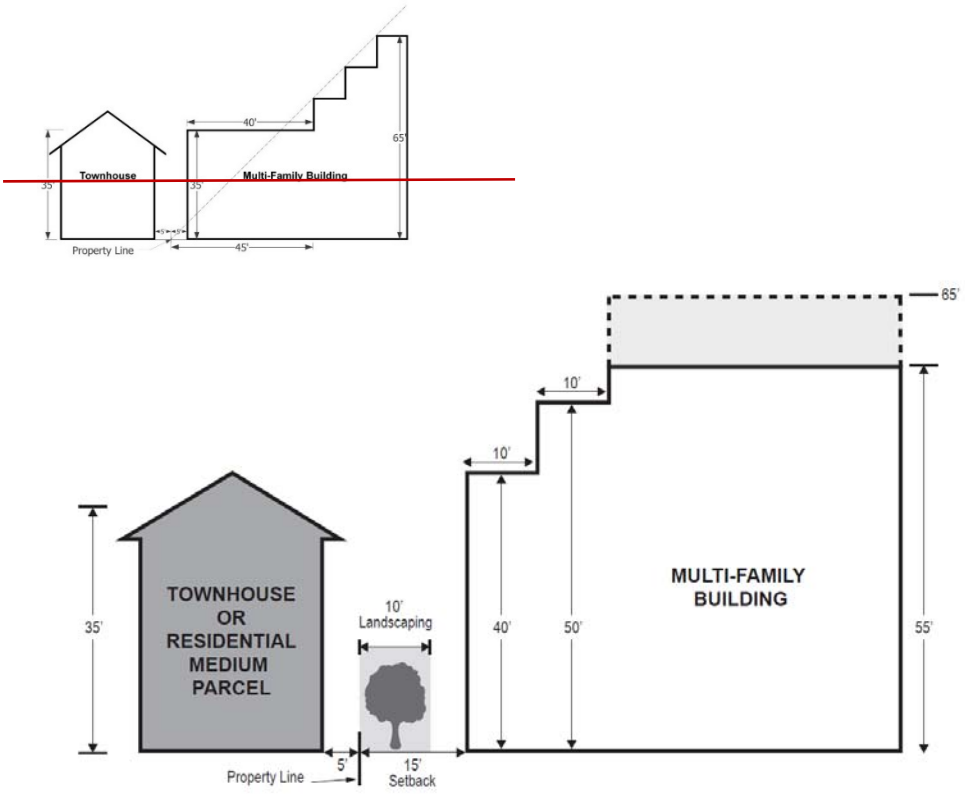


Figure: Abutting Townhouse or Residential Medium Designations~~example~~:. *Diagram ~~showing example of~~ illustrating height requirements and allowances for multi-family and residential mixed use projects abutting parcels with Townhouse and Residential Medium Comprehensive Plan land use designations~~Townhome Zone or townhome properties~~.*

D. **Building Height on Sloped Properties**. In cases where the multi-family property is at a lower elevation than the abutting lower density parcel, building height may be adjusted per this section based on the elevation of the lower density parcel's minimum setback.

~~4. Scale and massing of adjacent residential development shall be considered in the design of new multi-family development. An effective architectural fit within the neighborhood shall be achieved through similarity of design with the adjacent development in one (1) or more of the following ways:~~

~~a. Similar building proportions, including stepbacks on upper levels;~~
~~b. Similar building articulation;~~
~~c. Similar rooflines, pitches, and shapes;~~

~~d. Similar relationship to the street for entryways and setbacks; and/or~~
~~e. Similar architectural details or features such as bay windows, dormers, porches, finish materials, recessed entries, and other elements.~~

15.510.140 Service Element Location and Design

Intent: Reduce the potential negative impacts of service elements on the pedestrian environment and adjacent uses.

A. Service elements shall be located and designed to minimize the negative visual, noise, odor and physical impacts to the street environment, adjacent uses, and on-site pedestrian and recreation areas. Service areas shall also be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.

1. **Garbage/Recycling Collection Areas**. All trash and recycling collection areas shall be enclosed on all sides and be screened around their perimeter by a wall or fence.

a. **Location**.
i. Garbage dumpsters/recycling collection areas must conform to the setback and other standards within SMC 15.445.300 Service Areas Screening and Placement: Garbage Dumpsters/Recycling Bins.
ii. Garbage dumpsters/recycling collection areas shall not be located near children's play space or other recreation or gathering spaces.

b. **Design**.
i. The design of detached service enclosures shall be compatible with the design of the primary structure or structures on the site.
ii. Garbage/recycling collection areas shall be paved.

2. **Mechanical Equipment and Utilities Apparatus**. Locate and screen mechanical equipment, utility meters, and other service utility apparatus to reduce visual impacts from streets, adjacent uses and on-site pedestrian and recreation areas.

15.510.150~~15.510.160~~ Exterior Lighting

Intent: Lighting design should consider the appropriate placement and quantity of light to provide for security and aesthetic appreciation while avoiding glare and excessive brightness. Lighting contributes to a residential community by extending the hours of outdoor use.~~ Common industry standards for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) shall provide guidance for appropriate lighting quantity and design. Additionally, lighting~~ Lighting levels of adjacent uses should be considered to avoid competing light levels. Maximum light levels should be considered adjacent to single-family residential areas. Lighting directed to accent landscaping or architectural features is appropriate, especially at entries.

A. **Location of Lighting**. ~~**Lighting Height.**~~ Lighting standards shall be ~~no greater than sixteen (16) feet in height, and~~ used to illuminate surfaces intended for pedestrians ~~or~~ and vehicles, including ~~as well as~~ building entries, pedestrian walkways, recreation space, common areas, access drives and parking lots.

~~Light fixtures illuminating surfaces intended for pedestrians shall include pedestrian-scale elements a maximum of twelve (12) feet in height.~~

1~~B~~. **Pedestrian Walkways**. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from automobile circulation.

a. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas.

b~~C~~. Effective lighting for pedestrian areas and pathways shall be directed toward the ground.

2~~E~~. **Building Entrances, Common Areas and Recreation Space**. Lighting shall be sited to provide visibility in common areas and building entrances, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and outdoor common areas ~~of the site~~and recreation space.

B. **Lighting Height**.

1. **Vehicle Circulation and Parking**. Lighting standards used to illuminate surfaces intended for vehicles shall be no greater than sixteen (16) feet in height.

2. **Pedestrian Walkways, Building Entrances and Recreation and Common Areas.** Lighting standards used to illuminate surfaces intended for pedestrians shall include pedestrian scale elements a maximum of twelve (12) feet in height.

C~~D.~~ **Glare**. Light fixtures shall be sited and directed to minimize glare around residences and shall conform to the general performance standards in SMC 15.460.030.

15.510.200~~15.510.130~~ Pedestrian Circulation

~~**Intent**~~**Purpose**: Prioritize the pedestrian environment in the design of projects. Enhance pedestrian safety and convenience by providing an integrated pedestrian circulation system throughout the development and into the neighboring community. Contact points between pedestrians and vehicular paths ~~should~~ shall be minimized and~~; where necessary they should be~~ designed to alert drivers to ~~crossing~~ pedestrian~~s~~ activity.

A. **Pedestrian Circulation System**. All developments shall feature a fully integrated pedestrian circulation system that connects buildings, recreation ~~open~~ space, and parking areas with the adjacent street sidewalk system.

1. **Separation from Parking and Vehicular Circulation**. Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise grade-separated from parking and vehicular circulation.

a~~C~~. **Pedestrian Entrances to Site**. Pedestrian entrances to the site from the street shall be clearly defined and designed so as to be separated from and more prominent than driveways and entrances to parking garages.

b. **Crosswalks**. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the vehicle surface by marking with a contrasting paving material such as permeable pavement.

2~~D~~. **Visibility/Security**. To the extent possible, pedestrian walkways ~~Pedestrian paths should~~ shall be visible from buildings or parking lots, and shall be designed to avoid creating "dead ends" or isolated areas.

B. **Pedestrian Walkway Design**.

1. **Width**. ~~B.~~ Sidewalks and pedestrian walkways shall be a minimum of five (5)~~four (4)~~ feet in width, clear of any vehicle overhangs.

2. **Differentiated Materials**. Walkways shall be differentiated from vehicle surfaces by utilizing contrasting materials including stamped concrete, or other paving materials (such as permeable pavement).

15.510.300 Vehicular Access and Parking~~Circulation~~

Purpose: Vehicular access and circulation shall ~~should~~ emphasize the safety of pedestrians, enhance the streetscape in the neighborhood and minimize the traffic impact of new developments on existing neighborhoods. Design emphasis shall be given to the pedestrian, rather than the auto environment through placement of parking in less prominent locations.

15.510.310 Vehicular Access

Intent: Facilitate access that provides adequate capacity while reducing curb cuts and providing for pedestrian safety.

A. **Vehicle Access**. Access to multi-family developments shall be from a major or minor arterial wherever possible.

B. **Driveway Entrances**.

1. **Consolidation of Entrances**. Automobile access to parcels shall be consolidated per SMC 15.455.420 Driveway Entrances.~~Automobile access shall be consolidated with no more than one (1) driveway per one hundred fifty (150) linear feet of street frontage.~~

~~15.510.150 Driveway Entrances~~

2. **Drop-Off Areas.** ~~Intent:~~ Ensure that parking does not dominate the streetscape, while allowing drop-off areas for convenience and accessibility. Driveways serving front yard ~~porte-cochere~~ building entries shall be as approved by the Director, and may include a maximum of three (3) designated short-term parking spaces.

C. **Dead End Streets.** The creation of ~~Dead~~ dead end streets shall be permitted only where there is no feasible connection with an adjacent public and/or private street.

~~D. Developments shall be oriented to transit stops whenever possible. Lighting shall be provided along pedestrian walkway connections and adjacent to transit stop facilities.~~

~~E. In developments over one hundred (100) units, a bicycle circulation path separate from vehicular circulation and pedestrian paths shall connect buildings within the development. Benches, shade trees or other amenities shall be incorporated into the bicycle/circulation path as appropriate.~~

15.510.320~~15.510.140~~ Location of Parking

Intent: Integrate parking into the development in a manner that maximizes accessibility and convenience, while ensuring that parking does not dominate the streetscape and site design. Parking located close to and visible from each unit contributes to convenience and a feeling of security. ~~Effective parking designs include private, secured parking located within each unit, common underground parking areas that are well-designed, or surface parking located to be visible from units and connected by convenient pedestrian ways.~~ Parking accessible from alleys, or located to the sides or rear of buildings, helps to ensure that parking does not dominate the site.

A. **Location of Surface Parking Lots**. No parking shall be located between a building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.510.310(B(2)~~15.510.150~~. Surface parking shall be located behind a building or to the side of a building.

1~~B~~. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parallel parking stalls and one (1) travel lane.

2~~F~~. **Parking in Rear Setback**. Parking may be located in the rear setback area when access is from an alley abutting the rear lot line. On corner lots, such parking may not extend into the portion of the setback area required as a front yard adjacent to the street.

~~C~~B. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

~~D~~C. **Security/Visibility.** To the extent possible, parking~~Parking~~ shall ~~either~~ be ~~secured or~~ visible from surrounding units.

~~E~~D. ~~**Large**~~ **Parking Areas in Multiple Building Complexes.** ~~Large parking~~ Parking areas in multiple building developments shall be broken up into small lots related to the group of buildings served.

~~G. **Parking Located Below Grade.** Parking which is located below grade may be located within a required front or side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below-grade parking structure.~~

~~H. **Tandem Parking.** Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one (1) of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent (50%) of parking spaces within a multi-family development may be placed within a tandem configuration.~~

~~15.510.320 Traffic Calming~~

~~**Intent**: Provide for traffic calming to discourage cut-through traffic and enhance neighborhood safety.~~

~~The following measures may be required on neighborhood streets near a new development if appropriate to control traffic, providing any access restrictions are approved by the City of SeaTac Fire Department as not adversely impacting fire and life safety access:~~

~~A. Crosswalks marked with a change in paving and pedestrian crossing lights;~~

~~B. Chicanes (mid-block narrowing of the street to slow traffic);~~

~~C. Traffic circles (with landscaping where feasible);~~

~~D. A bicycle path adjacent to and in addition to other required street frontage improvements;~~

~~E. The following additional traffic calming measures shall be required upon a petition by seventy-five percent (75%) of property owners on an affected section of street:~~

~~1. "Curb bulbs" or "chokers" (areas of widened sidewalk and curb at street entries and with landscaping or bioretention, where feasible) to restrict turns into existing neighborhood areas.~~

~~2. Streets restricted to one (1) way access, except for fire and life safety vehicles.~~

~~15.510.330 Buffering Adjacent to Expanded Streets~~

~~Intent: Provide for the preservation of neighborhood character and pedestrian safety in areas where a street through an existing neighborhood must be expanded to serve new multi-family development.~~

~~If the capacity of an existing nonarterial street must be increased to serve a new multi-family development, the following shall be required for single-family properties along such street:~~

~~A. Fencing and landscaping of up to five (5) feet of Type II landscaping shall be provided adjacent to existing single-family properties. If significant existing landscaping is displaced,~~

~~it may be required to be relocated or replaced on or adjacent to affected properties to preserve the neighborhood character.~~

~~B. Any access to properties that is adversely affected by a change in road configuration shall be restored at the developer's expense, including relocation of driveways, carports, and garages, if necessary.~~

~~These off-site improvements shall be required of the developer in addition to other street frontage improvements required by the City.~~

15.510.330~~15.510.400~~ Design of Surface and Structured Parking

Intent~~**Purpose**~~: These standards are intended to provide for safety and aesthetic considerations in surface and under-building parking within multi-family developments.

A. ~~**15.510.410**~~ **General Considerations**~~**Intent**~~. Avoid parking layouts that dominate a development. Minimize parking as a visual element of a site and enhance the pedestrian environment. To the extent possible, ~~P~~parking should be visible from living units ~~or have secured entrances~~.

B. **General Parking Design and Construction Standards.** Parking design and construction requirements shall be provided pursuant to SMC 15.455.400, General Design and Construction Standards, and its subsections.

C. ~~15.510.420B.~~ **Lighting**. Lighting levels in surface and structured parking ~~lots~~ facilities shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting, and Chapter 17.28 SMC, Parking Structures.

~~A. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design.~~

~~B. All covered parking shall either be secure parking with electronic entries, or open carport-type structures with roof material of transparent glazing to allow surveillance from above. Unsecured "tuck-under" style parking and carports constructed of solid materials that block visibility of parking areas shall not be allowed.~~

D. ~~B~~. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.

15.510.340~~15.510.420 Design of~~ Surface Parking ~~Lots~~Design

Intent: ~~Locate parking such that unsecured parking areas are visible from living units and safely illuminated~~. Design surface parking to enhance safety and aesthetics. ~~Landscaping should provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater.~~ Pedestrian ~~pathways~~ walkways ~~should~~ shall allow for pedestrian safety from parking areas to residences where the two ~~(2)~~ areas are separated. Landscaping shall provide an aesthetically pleasing treatment, provide for summer shade and absorption of rainwater. ~~Where multiple driveways are necessary, landscaping should be provided to separate and minimize the impact on the streetscape.~~

A. **Pedestrian Circulation and Surface Parking Lots**. See the pedestrian circulation standards in SMC 15.510.200.

1. **Large Parking Lots.** Surface parking lots containing one hundred (100) or more parking spaces, or more than three (3) vehicular circulation lanes, shall provide five (5) foot pedestrian walkways and meet other surface parking standards required in SMC 15.455.500, Surface Parking Standards.

~~A~~B. **Surface Parking Landscaping.**

1. The requirements of this section shall supersede or be in addition to the general standards in SMC 15.445.250, Surface Parking Landscaping.

2. **Landscape Islands**. One (1) landscape island a minimum of six (6) feet in width, exclusive of curbs, shall be required for each seven (7) parking spaces. ~~as specified in SMC 15.300.500(B).~~

a. **Stormwater/LID Modifications**. Landscape island siting and design may be modified to accommodate Low Impact Development Best Management Practices (LID BMPs).

b. **Planting Bed Dimensions**. ~~15.300.500(B)(3)~~ The required width dimension for interior parking area planting beds shall be a measurement of the usable soil area between pavement curb edges.

~~B. Lighting levels in surface parking lots shall conform to the standards in Chapter 17.24 SMC, Parking Lot Lighting.~~

~~C. If carport structures are provided, they shall be designed with transparent glazing to allow views from units above.~~

~~D. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material such as permeable pavement.~~

15.510.3501~~5.510.430 Design of~~ Structured Parking Design

Intent: Locate structured parking under or within multi-family buildings to enhance safety and aesthetics. Aesthetic considerations include appropriate screening and subordination of under-the-building parking.

~~Attention to security features as an integral part of the initial design allows security needs to be met without unduly compromising aesthetics or traffic flow patterns and operations, and without excessive construction or operating costs. The use of CPTED principles in the design of residential parking structures can enhance resident safety. Principles include good lighting, openness to public view, access control, and a security management plan that includes periodic review and updating.~~

~~A. **Lighting of Structured Parking.** Lighting levels in structured parking shall conform with the requirements of Chapter 17.28 SMC, Parking Structures.~~

~~B. **Elevators and Stairs.**~~

~~1. Elevator towers and stairwells shall be open to public view to the maximum extent possible. If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, enclosure shall be with transparent glazing.~~

~~2. Potential hiding places below stairs should be closed off. If used for storage, such areas shall be secured with doors and padlocks.~~

~~3. Directional arrows indicating exits and elevators must be painted on walls.~~

~~4. Remote exterior stairway doors shall be equipped with one (1) way locks allowing people to exit but not to enter the facility at those locations.~~

~~C. **Floors**. Parking decks shall be flat to the maximum extent possible to increase visibility. Openness should be encouraged through methods such as long-span construction and high ceilings.~~

A. **Vehicle Entrances in Parking Structures**. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of location and design.

B~~D~~. **Minimizing Views into the Parking Structure Interior.~~Facades~~**.

1. **Screening**. Parking located at grade under a building shall be attractively screened through a combination of decorative grilles, or trelliswork. Screening shall provide for light, airflow, and natural surveillance into the structure, while limiting access. Since screening is intended to increase security by restricting access to the facility, the screening must be reasonably strong and durable to withstand vandalism and the elements.

2. **Screening of Garages Serving Individual Units**. Separate enclosed garages serving individual units shall be completely enclosed or shall be screened as described above.

C~~2~~. **Underground Structures.** For underground structures, the first level below grade shall be daylighted by either grading the site down or using air wells to allow natural light and ventilation into the structure. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility through the landscaping. Openings shall be adjacent to well-traveled walks or frequently used areas of open space.

D~~3~~. **Stand-Alone Parking Structures**. Stand-alone, multi-level aboveground parking structures shall be avoided in multi-family complexes.

~~a~~1. **General Structured Parking Standards**. Where allowed by a decision of the Director due to special design or site conditions, multi-level above-ground parking structures shall comply with the structured parking standards in SMC 15.455.600 through 15.455.620.~~the top floor variation, character and massing, and minimizing views into the interior requirements of SMC 15.300.460(C)(2), (C)(3) and (C)(4)(b), (c), and (e). Such structures shall be required to comply with SMC 15.300.460(D), Ground Floor Uses in Parking Structures, when adjacent to a public street.~~

2. **Exception: Parking Structure Character and Massing**. Parking structure facades over forty (40) feet in length shall incorporate vertical and/or horizontal variations as required in general standards in SMC 15.455.610(F), except that the vertical façade changes shall be incorporated at least every forty (40) feet over the length of the applicable façade.

~~b. The facade of a stand-alone multi-level parking facility should provide filtered screening that allows visibility to streets and good visibility for patrolling police cars. Stairways on the building's exterior should be visible from the outside. If stairs are to be enclosed, glass or wire glass can be used.~~

~~E. **Circulation and Access Control.**~~

~~1. Vehicle entrances and exits shall be kept to a minimum. All entrances shall be gated, with gates that permit visibility into the garage.~~

~~2. Pedestrian entrances shall be concentrated to bring all pedestrians through one (1) portal, which improves the ability to see and be seen by others.~~

~~3. Emergency exits shall be provided.~~

~~4. Any ground-level pedestrian exits that open into nonsecure areas should be emergency exits only and fitted with panic bar hardware.~~

~~5. Dead end parking areas as well as nooks and crannies in the general design of the parking facility should be avoided.~~

~~F. **Active Security Measures.**~~

~~1. A security management plan shall be submitted and approved prior to building permit issuance. Such plan shall be reviewed and updated every three (3) to five (5) years in cooperation with the City's crime prevention specialist. The plan would include a security audit and proposed CPTED and active security measures.~~

~~2. Active security measures such as emergency phones and closed circuit television (CCTV) shall be provided in large developments if determined to be necessary by the Crime Prevention Officer. At a minimum, a conduit shall be provided for emergency communication and CCTV in stairs, elevator cabs, and elevator lobbies in structured parking for developments containing two hundred (200) or more units.~~

E~~G~~. **Maintenance**. Residential parking structures shall be well-maintained, as trash and graffiti may leave the impression that the facility is not secure.

15.510.400~~15.510.500~~ Recreation ~~and Open~~ Space

Purpose: Enhance livability and quality of life by providing ~~To provide for~~ adequate recreation ~~and open~~ space ~~areas~~ for ~~the~~ residents of multiple-family dwellings, to separate such areas from automobile-oriented space, and to enhance the environmental quality of multiple-family residential districts.

15.510.410 Minimum Recreation Space Requirements
~~15.510.510 Minimum Area Required~~

Intent: Provide opportunities for both passive and active recreation space in new residential development ~~and outdoor areas for passive enjoyment of natural areas~~. Recreation ~~and open~~ space ~~areas should~~ shall include amenities appropriate for the ages of people likely to live in the residences and be located with regard to climate conditions, particularly solar access, and safety.

A. **Application.** Each multi-family building or complex of five (5) or more units shall provide a minimum area of recreation ~~and open~~ space, as designated in this chapter. ~~follows~~:

B. **Minimum Area Required**.

1. ~~**Outside of Overlay Districts**. For developments located outside the designated City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts:~~

Unit Size	Minimum Required Recreation~~Open~~ Space
2 bedroom or larger	200 square feet
1 bedroom	160 square feet
Studio	120 square feet
Overlay Districts (City Center, S 154th & Angle Lake Station Areas)	
Per unit	60 square feet

1. **Cap on Minimum Area Required for Projects Outside of Overlay District.** See SMC 15.510.460(B), Recreation Space Reductions Table.

~~a. In all multi-family developments, at least fifty percent (50%) of the required recreation and open space must be usable outdoor multi-purpose space accessible by all residents as described in subsection (B) of this section.~~

~~b. Up to fifty percent (50%) of the required recreation and open space may be composed of indoor recreational space or outdoor single-purpose recreational facilities as described in subsection (C) of this section.~~

2. ~~**Within Overlay Districts.** For developments located within the designated City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts:~~

~~A minimum of sixty (60) square feet per unit of outdoor space. One hundred percent (100%) of such space shall be allocated for outdoor multi-purpose open space accessible by all residents as described in subsection (B) of this section.~~

C. **Type of Recreation Space Required**. The minimum amount of required recreation space by type is as follows:

	General Requirements	**Overlay Districts** (City Center, South 154th Street & Angle Lake Station Areas)
OUTDOOR RECREATION SPACE		
Outdoor Common Space	Minimum 50%	Minimum75 %~~100%~~
Play Areas	Amount equivalent to 50% of minimum required recreation space for 2-bedroom+ units *Not required for retirement apartments or assisted living facilities	Optional
Outdoor Single-Purpose Space	Up to 50%	Not counted
INDOOR RECREATION SPACE		
Indoor Common Space	Up to 50%	Up to 25%
PRIVATE RECREATION SPACE		
Private Balconies/Patios	Up to 50%	Up to 25%

D. **Required Recreation Space in Phased Developments.** Multiple-family dwelling developments which are built in phases ~~of less than twenty (20) dwelling units~~ shall provide on-site recreation ~~facilities~~ space for each phase or shall provide the total amount of recreation ~~facilities~~ space required for the complete development in the first phase of construction.

~~B. **Multi-Purpose Outdoor Recreation and Open Space.** This requirement shall be satisfied through compliance with one (1) or more of the following elements:~~

~~1. Courtyards, plazas or multi-purpose green spaces which serve to organize the placement of buildings, as described in SMC 15.510.540;~~

~~2. Upper level common decks, patios, terraces, roof gardens, or vegetated roofs;~~

~~3. The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers.~~

~~C. **Indoor Facilities and Outdoor Single-Purpose Facilities – Outside of Overlay Districts.** This recreation and open space allowance, for properties outside the City Center, South 154th Street Station Area, and Angle Lake Station Area Overlay Districts, may be met through one (1) or more of the following:~~

1. Tennis/sports courts;
2. Swimming pools;
3. Designated exercise areas;
4. Game rooms;
5. Lounge areas with food preparation facilities;
6. Permeable pavement trails; or
7. Other similar facilities.

15.510.520 Play Space for Children

Intent: Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas. Retirement apartments and assisted living facilities are exempt from this section.

A. At least fifty percent (50%) of the required outdoor recreation and open space area required for units of two (2) or more bedrooms shall be laid out in a manner that makes it suitable and safe as play space for children. The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director. Sitting or recreation areas for adults shall be located in close proximity.

B. At least fifty percent (50%) of any indoor facilities and outdoor single-purpose facilities required for units of two (2) or more bedrooms shall be appropriate for use by children of various ages. Exercise facilities in complexes containing two (2) or more bedroom units shall provide for adult exercise opportunities with the ability to watch children nearby.

C. Play space for children shall be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways, woods, and parking areas.

D. All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children.

15.510.420 Outdoor Recreation Space
15.510.530 Location and Layout of Recreation and Open Space

Intent: Provide accessible, useable, safe, and maintainable outdoor recreation and open space for all residents. Open space areas should be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, and good lighting.

A. Outdoor Recreation Space-General. Outdoor recreation space includes outdoor common space, outdoor single-purpose space and play areas.

1. **General Criteria.** Outdoor recreation spaceOpen space areas should shall be oriented to sunlight and views, and provide attractive amenities such as paths, picnic areas, seating, active recreation facilities, landscaping and good lighting.

2. **Not Counted.** The following shall not count toward outdoor recreation space requirements.

a. **Vehicle Facilities.** ~~No driveways~~Driveways, parking or other vehicular uses. ~~can be located in the outdoor recreation or open space area.(~~

b. **Critical Areas.** Critical areas and critical ~~sensitive~~ area buffers except for ~~without common access links such as~~ area of approved pedestrian trails ~~shall not be included toward the required recreation and open space requirement~~.

c. **Setbacks and Landscaping.**

i. **Setbacks.** Required front, side and rear yard setback areas. ~~shall not count toward outdoor recreation space.~~

ii. **Landscaping.** ~~Other required~~ Required landscaping ~~(~~such as street frontage landscaping, building facade landscaping, rear/side yard landscaping, ~~including~~ noncompatible use landscape buffers and parking lot landscaping. ~~and sensitive area buffers without common access links such as pedestrian trails shall not be included toward the required recreation and open space requirement.~~

iii. **Pedestrian Corridor Exception.** The five (5) foot landscape strip in pedestrian corridors, designed per the requirements in 15.510.420(D)(2), may be located within side or rear setback areas, and may also count as outdoor recreation space.

Example: Pedestrian corridor with 5' landscape strip within side setback area.

3. **General Location and Design Requirements for Outdoor Recreation Space.**

a. **Location of Outdoor Recreation Space.**

i. **Central/Accessible**. To the extent possible, recreation~~Open~~ space ~~areas~~ shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units.

ii. **Not Adjacent to Service Areas.** Recreation space shall not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.

~~15.510.530(A)(9) The square footage in required side and rear yards may be used to meet the recreation and open space requirements, except for the square footage in side and rear yards occupied by required Type I and II buffer landscaping for noncompatible uses. Side and rear yards must be developed as usable recreation or open space as specified in this chapter to count toward the requirement.~~

b. **Design of Outdoor Recreation Space.**

i. **Maximum Slope.** No required recreation ~~or open~~ space ~~area~~ shall have a slope greater than four percent (4%), unless the area has been developed with an enhanced accessibility system of ramps, stairs, terraces, trails, or other site improvements.

ii. **Connectivity**. Recreation space shall be linked with adjacent sidewalks and pedestrian pathways, connected to the pedestrian circulation system and accessible from all residential units.

iii. **Landscape Buffer Requirements.** A Type III landscaping buffer consisting of fencing and plant screening with a minimum width of five (5) feet shall separate ~~the~~ recreation space from ~~public~~ streets, parking areas, and driveways. The square footage of this landscape buffer shall be counted as a component of the recreation space.

B. **Outdoor Common Space.** Outdoor common space shall be usable outdoor multi-purpose space accessible by all residents

1. **Facility Types**. Outdoor common space includes: courtyards, plazas and multi-purpose green spaces~~;~~, and upper level common decks~~, patios~~ or terraces.~~, and publicly accessible pedestrian trails~~.

2 ~~15.510.540~~ **Courtyards~~,~~ ~~and~~ Plazas and Multi-Purpose Green Spaces**. Courtyards, plazas or multi-purpose green spaces shall be utilized as focal points ~~which~~ that serve to organize the placement of buildings.~~, as described in SMC 15.510.540;~~

~~**Intent**: Provide landscaped courtyard, plaza and rooftop garden areas that include adequate seating and focal landscaping~~.

a. **Dimensions.** Courtyards, plazas and multi-purpose green spaces shall have a minimum width of twenty (20) feet and a minimum depth of fifteen (15) feet.

~~A. **Dimensions**. The courtyard/plaza dimension is a measurement of the usable open space between two (2) buildings or to a property line, with a minimum width of at least twenty (20) feet or equal to the height of the building, up to seventy-five (75) feet, as determined by the Director.~~

b. **Design Features for Courtyards and Plazas.** Courtyard/plaza areas shall include:

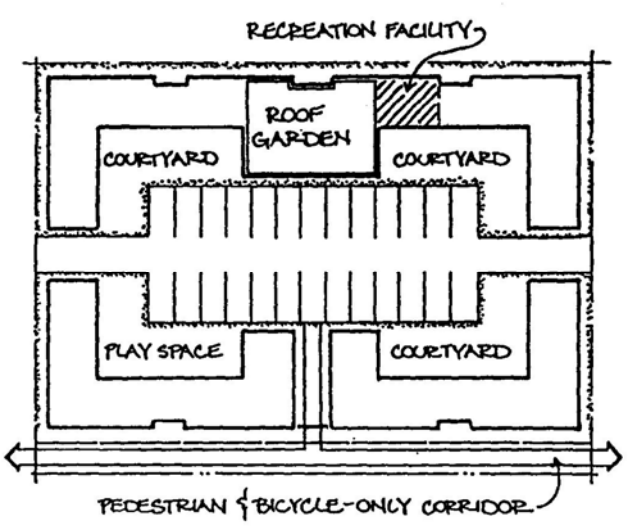
~~B. Publicly accessible courtyards, plazas or multi-purpose green spaces shall link the open space elements with adjacent sidewalks, pedestrian paths, and/or bikeways.~~

~~C~~.i. ~~Courtyard/plaza areas shall include a~~**Trees**. A minimum of one (1) tree for each two hundred (200) square feet of required area~~.~~.

ii. ~~The plaza/focal area shall consist of at~~ **Decorative Paving**. At least fifty percent (50%) decorative paving (such as permeable pavement), and

iii. ~~include~~ **Seating**. Include one (1) lineal foot of seating per each forty (40) square feet of required ~~plaza~~ area.

~~*Example: Sample arrangement of open space areas.*~~



2. **Upper Level Decks or Terraces.** Upper level common decks~~, patios,~~ or terraces, ~~roof gardens, or vegetated roofs;~~shall include the following:

a. **Design Features.** Upper level decks or terraces shall include amenities such as seating areas, barbeques, fireplaces, recreational spaces, roof gardens or landscaping. Decks or terraces shall also include surfacing which enables residents to use the area, and shall incorporate features that provide for the safety of residents such as appropriate lighting levels.

C. Play Areas. Play areas shall provide for adequate, safely located play space for children.

~~**15.510.520 Play Space for Children**~~

~~**Intent**: Provide for adequate, safely located play space for children. Safe locations are ones that are accessible without crossing circulation areas, and provide for observation by parents and caretakers from the main use areas of nearby units, and from nearby seating and recreation areas. Retirement apartments and assisted living facilities are exempt from this section.~~

1. **Play Area Location.** ~~15.510.520(C)~~ Play space for children shall be centrally located, and as follows:

a. Adjacent to main pedestrian paths or near building entrances,

b. Accessible without crossing circulation areas,

c. ~~visible~~ Visible from the dwellings, and

d. ~~away~~ Away from hazardous areas like garbage dumpsters, drainage facilities, streets, other vehicular travel ways~~, woods,~~ and parking areas.

2. **Play Area Design Features**.

a. **Play Equipment Minimum**. The children's play space shall contain a minimum of one (1) set of children's play equipment as approved by the Director.

b. **Play Equipment Standards**. Play equipment shall meet consumer product safety standards for apparatus, soft surfacing and spacing, and shall be located in an area that is at least four hundred (400) square feet in size with no dimension less than twenty (20) feet. Sitting or recreation areas for adults shall be located in close proximity.

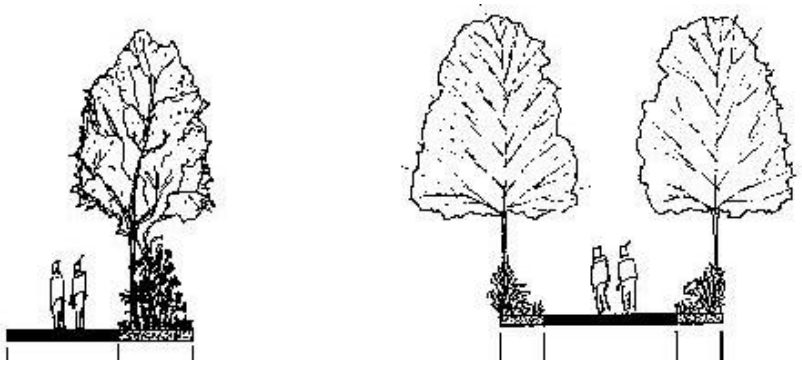
~~D. All units two (2) bedroom units or larger shall be oriented to provide visibility of children's play areas from a kitchen or main living room area. Alternatively, closed circuit TV monitoring of children's play areas shall be installed and access shall be provided by apartment management to tenants with children.~~

D. **Outdoor Single-Purpose Space**. Outdoor single-purpose facilities shall be usable and accessible by all residents.

1. **Facility Types**. Outdoor single-purpose space includes: Swimming pools, tennis/sport courts, pedestrian corridors and pedestrian trails within critical areas. See design requirements for pedestrian corridors and pedestrian trails in the following sub-sections.

2. **Pedestrian Corridors.** Pedestrian corridors shall be separate from the public right of way and shall be a minimum of thirteen (13) feet wide with a minimum eight (8) foot pathway of an approved surfacing material.

Figure: Example of pedestrian corridor configurations.



a. **Pedestrian Corridor Design.** Pedestrian corridors shall be configured with a single five (5) foot landscape strip or with two landscape strips measuring two and one-half (2.5) feet each as shown in the figure above. Per SMC 15.510.420(A)(2)(b)(iii), pedestrian corridors may be located within side or rear setbacks.

b. **Pedestrian Corridor Landscaping.** Pedestrian corridor landscape strips shall include Type IV landscaping, or, if within a side or rear setback, landscaping shall be provided per the landscape standards chart in SMC 15.445.210. If provided within a side or rear setback, the five (5) foot landscape strip may also fulfill the Side/Rear Yard landscaping requirement in SMC 15.445.210.

3. **Pedestrian Trails within Critical Area Buffers.** Pedestrian trails shall be separate from the public street system and function as access links in critical area buffers. Design standards for pedestrian trails are as established within Chapter 15.700 Critical Areas ~~The square footage length and width of publicly accessible pedestrian-only corridors dedicated to passive recreation and separate from the public street system, including access links in sensitive area buffers~~.

15.510.430 Indoor Recreation Space

Intent: Provide accessible, usable, safe, and maintainable indoor recreation space for all residents.

A. Indoor recreation space shall be indoor common space accessible by all residents.

B. Indoor Common Space Design Features. Indoor common space shall be designed for and include amenities and/or equipment for recreational uses for a range of users. Examples include lounge rooms, game rooms and exercise rooms which include such amenities as sofas, tables, common kitchens, televisions, exercise equipment and others. Lobbies and hallways do not count as indoor common space.

15.510.440 Private Recreation Space

Intent: Provide usable private recreation space for residents.

A. Private recreation space is outdoor space and includes balconies, decks or patios which exclusively serve individual units (not including covered porches or stoops).

1. **Dimensions.** To qualify as private recreation space, the space must be at least six (6) feet wide, with no dimension less than five (5) feet.

2. **Screening.**

a. **Upper Level Balconies/Decks**. Balconies or decks shall be fully separated from adjacent private recreation space by walls, screens or partitions.

i. **Screening/Privacy Abutting Residential Low Comprehensive Plan Designation.** Balcony railings shall provide visual screening so that the area below the hand rail is a sight-obscuring solid, or partially solid material.

b. **Ground Floor Patios/Decks.** Ground floor patios or decks shall be physically and visually separated from common or publicly accessible space by railing, fence, wall or landscaping.

15.510.450~~15.510.550~~ Maintenance of Recreation Space.

Intent: Ensure the maintenance of required recreation space~~on-site open space and recreational facilities~~.

Failure to maintain recreation space ~~open space and recreational facilities~~ in a usable manner is a violation of this title. Prior to occupancy, a maintenance program for ~~open space and~~ recreational facilities shall be submitted and approved by the Department. The program shall be secured with a maintenance bond, or other suitable financial guarantee as approved by the City, for a period of three (3) years in an amount equal to the estimated cost of maintenance over three (3) years.

15.510.460 Recreation Space Reductions.

Intent. Allow for reductions to recreation space requirements.

A. The following reductions may be allowed for projects that meet the site/development criteria delineated below. While reductions may be granted, recreation space development and design standards in SMC 15.510.420 through 15.510.450 still apply.

B. **Recreation Space Reductions Table**. Reductions may not be combined.

	Site/Development Criteria	**Reduction**
Play Ground Availability (Outside of Overlay Districts)	Projects within one-quarter mile walking distance of public parks with playgrounds, which are accessible without crossing arterial streets.	Play area requirement waived.
Park Availability (All projects)	Projects within one-quarter mile walking distance of public parks with playgrounds, which are accessible without crossing arterial streets.	**Projects Under 100 Units:** Minimum recreation space requirements in SMC 15.510.410 are met when: • Private recreation space is provided for each unit per SMC 15.510.440. **Projects with 100+ Units:** Minimum recreation space requirements in SMC 15.510.410 are met when: • Fifty (50) percent of the minimum outdoor common space required per SMC 15.510.410 is provided. • Private recreation space is provided for each unit per SMC 15.510.440.

	Site/Development Criteria	Reduction
Small Projects (All projects)	Projects under fifteen (15) units. Phased projects that would result in more than fourteen (14) units are not eligible.	**Option 1**: Minimum recreation space requirements in SMC 15.510.410 are met when: • Outdoor common space is provided as required per SMC 15.510.410. **Option 2**: Minimum recreation space requirements in SMC 15.510.410 are met when: • Private recreation space is provided for each unit per SMC 15.510.440. • Only one option may be utilized.
Mixed Use (All projects)	Projects which meet the mixed use definition and standards in Chapter 15.520 Mixed Use Development Design Standards SMC.	**Projects Under 100 Units:** Minimum recreation space requirements in SMC 15.510.410 are met when: • Private recreation space is provided for each unit per SMC 15.510.440. **Projects with 100+ Units:** Minimum recreation space requirements in SMC 15.510.410 are met when: • Fifty (50) percent of the minimum outdoor common space is required per SMC 15.510.410 provided. • Private recreation space is provided for each unit per SMC 15.510.440.
Projects with Recreation Space Requirements Exceeding 20% of Site Area. (Outside of Overlay Districts)	Projects located outside of overlay districts, where the square footage of the minimum area requirement in SMC 15.510.410(B) exceeds 20% of the project's net site area. **Net Site Area Definition:** • Net site area is defined, per SMC 15.510.050, Density Calculation, as the total site minus any areas that are classified as critical areas. (Buffers for critical areas are not deducted but rather are included as part of the net site area.)	**20% Cap on Recreation Space:** The amount of recreation space required in SMC 15.510.410 is capped at 20% of net site area when the following requirements are met: • Outdoor common space is provided as required per SMC 15.510.410. • Play area space is provided as required per SMC 15.510.410. **When the square footage of the required outdoor common space and play area is less than 20%:** Additional recreation space is required up to 20% of net site area. **When the square footage of the required outdoor common space and play area is more than 20%:** The amount of required recreation space is adjusted to provide a maximum of 20% of net site as outdoor common space, with 1,000 SF configured as play area.

15.510.470~~15.510.560~~ Cash Contribution in Lieu of On-Site Recreation~~al~~ Space

Intent: Allow for the contribution to an existing or future City park in lieu of on-site recreational facilities in smaller developments.

A. **Multi-Family Developments with Less than Twenty (20) Dwellings, Assisted Living Facilities and Retirement Apartments.** For multiple-family developments containing less than twenty (20) dwellings and all assisted living facilities or retirement apartments, the Director may allow in-lieu payment to the City in an amount comparable to the cost of acquisition and installation of recreational facilities as would otherwise be required. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction.

~~1. **Acceptance of Payment In Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.~~

~~2. **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.~~

~~3. **Amount of Payment**. The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on site.~~

B. **Multi-Family Developments with More Than Nineteen (19) Dwellings**. Multiple-family dwelling developments containing twenty (20) or more dwelling units (except for assisted living facilities or retirement apartments) shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty (20) dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the complete development in the first phase of construction. ~~—~~

C~~1.~~ **Acceptance of Payment ~~In~~ in Lieu Contributions.** Acceptance of such a voluntary contribution is discretionary on the part of the City, and shall be permitted only when the size of the development site and its projected population is too small to result in usable, high quality recreational facilities, and the improvement of City park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings.

~~2~~1. **Park Improvement Fund.** Such payments shall be placed in a fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development.

~~3~~2. **Amount of Payment**. ~~The amount of such payment shall be determined by the Director based on a recommendation of the Parks Department Director. The recommendation shall be based on either the actual cost or a reasonable prototype cost of providing park land with quality, durable recreational facilities as would otherwise be required to be provided on site.~~

The fee shall be the equivalent of the monetary value of the required improvements for recreation space plus the monetary value of the land area required to be placed in recreation space. The project applicant shall provide the City with an estimate of the improvement value and an appraisal for the value of the land for the identified intended use with utilities and other non-structural improvements. The total monetary value of the fee-in-lieu shall be approved by the Director.

15.510.500~~15.510.600~~ Landscaping and Fences

Intent: Provide buffering adjacent to noncompatible uses, enhance building facades, create pleasant outdoor spaces for relaxation, contribute to privacy, and help to define public from private space.

A. **General Landscaping**. The standards set forth in this Section and Chapter are in addition to the requirements established in Chapter 15.445 SMC, Landscaping and Tree Retention.

~~B. Landscaping shall be used to soften the form of the building by screening blank walls and fences, terracing retaining walls, and use of foundation planting. Building facade landscaping shall be provided, as required by SMC 15.445.210, Landscaping Standards Chart.~~

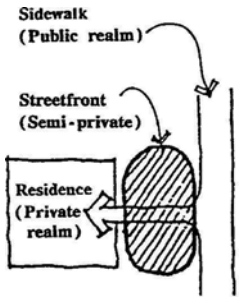
B. **Multi-Family Landscaping**.

1~~D~~. **Building Entry Landscaping**. Distinctive plantings shall be provided to define entries, with a minimum of three (3) feet of Type V landscaping on either side of all building entries. ~~seating areas, and provide accents in areas created by building modulation~~.

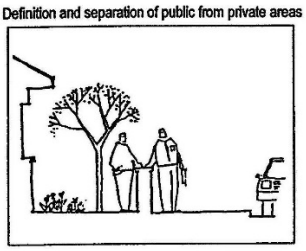
2~~C~~. **Recreation Space Buffers**. Landscape buffers separating recreation space from streets, parking areas and driveways shall be provided as specified in the Outdoor Recreation Space requirements in SMC 15.510.420(A)(3)(b)(iii). ~~Create physical separation and transition from public and semi-public to semi-private and private areas on site through the use of entryways, gates and landscaping.~~

3~~A~~. **Noncompatible Use Buffers**. Landscape buffering adjacent to noncompatible uses shall be provided as specified in SMC 15.445.210, Landscaping Standards Chart.

~~*Example: Defining and separating public from semi-public and private space contributes to both privacy and security.*~~



~~*Example: A small half-wall or fence maintains visibility while creating transition between public and private space.*~~



~~E. **Plaza/Focal Area Requirements.** At least one (1) plaza/focal area with distinctive plantings, a minimum of two hundred (200) square feet, shall be provided for each twelve (12) units.(~~

~~1. Plaza/focal areas shall include a minimum of one (1) tree for each two hundred (200) square feet of required area. The plaza/focal area shall consist of at least fifty percent (50%) decorative paving (such as permeable pavement), and include one (1) lineal foot of seating per each forty (40) square feet of required plaza area.~~

~~2. Such areas may count toward the required front yard landscaping requirement; provided, that the width of the required front yard landscaping may be reduced by a maximum of twenty-five percent (25%). (For instance, in multi-family developments, the required twenty (20) feet of Type III street frontage landscaping may be reduced to no less than fifteen (15) feet of landscaping along the street frontage.)~~

~~F. **Landscaping and Sight Lines.** Landscaping shall be designed and maintained to allow sight lines through the property, except where this code requires Type I landscaping. Shrubs should be chosen and trimmed down to a maximum of three (3) feet in height; trees should be trimmed up to provide visual clearance below six (6) feet in height.~~

C~~G~~. **Fences**. In addition to the standards of this section and chapter, fence requirements shall be provided pursuant to Chapter 15.435 SMC, Fences. ~~Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard located on an arterial street.~~

1. **Prohibited Fences**. The following types of fences and/or materials are prohibited.
   a. Barbed wire/razor wire.
   b. Electric fences.

2. **Chain Link Fences.** Chain link fences shall not be placed in a front yard and shall only be used elsewhere if coated or finished to prevent rust.

~~H. **Compatibility of Plant Materials.** New plant materials shall be positioned in a manner that is compatible with native plants.~~

D~~I~~. **Stormwater Facilities**. Locate stormwater facilities as elements of designed landscaping and pedestrian walkways without impeding pedestrian circulation.

15.510.600~~15.510.200~~ Building Design

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live, while contributing to the pedestrian environment. ~~Traditional residential~~ Residential forms such as porches, gables, bay windows, color and texture add visual interest and provide human scale that contributes to a sense of ownership and comfort.

15.510.610~~15.510.210~~ Building Entry Design~~Pedestrian Building Entries~~

Intent: ~~Provide~~ Design building ~~pedestrian~~ entries that are welcoming, prominent and highly visible from other buildings and public areas. ~~and consider safe alignments of sidewalks and paths. Elevating~~ Separating individual units ~~a short distance above the grade~~ from the street level contributes to privacy and security.

A. **Entries from Street**. Entries from a street shall be clearly marked with weather protection, canopies, architectural elements~~,~~ and/or ornamental lighting. ~~or landscaping.~~Building entry landscaping is required per SMC 15.510.500(B).

B. **Entries from Parking Lots**. Entries from parking lots shall be subordinate to those related to the street.

C. **Individual Entries at Street Level.** Buildings with individual unit entries located at the street level shall be:

1. **Set Back**. Set back from the sidewalk a minimum of ten (10) feet; or

2. **Raised**. Raised above street level for residents' privacy. ~~D. **Raised Entries.** Multi-family buildings shall utilize one-half (1/2) flight up front entries off the street, giving privacy as well as a view of the street and sidewalk.~~

   i. An entry raised two and one-half (2-1/2) feet above the grade shall be considered sufficient to meet this requirement.

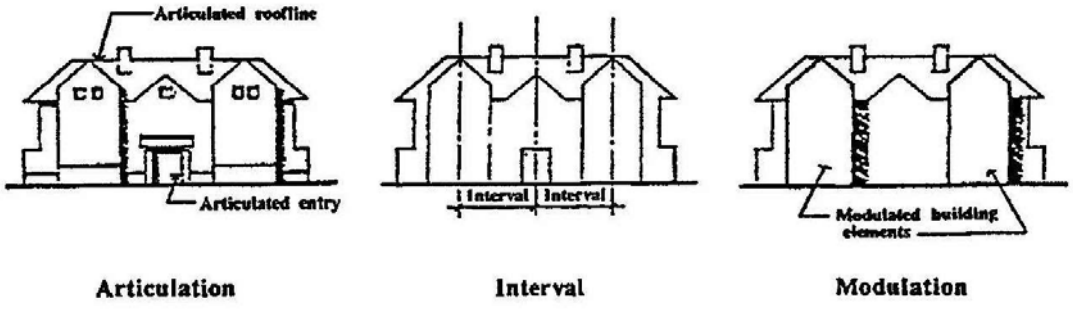
   ii. In units where the grade is a minimum of two and one-half (2-1/2) feet above the adjacent parking, sidewalk or other common areas, the ~~one-half (1/2) flight up entry~~ requirement shall be deemed to have been met.

~~1. The Director may waive this requirement if one-half (1/2) flight-up entries are not feasible or desirable in a given design, such as in senior housing, or where disabled access is required.~~

~~C~~D. **Pedestrian Paths.** Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks per to the design standards in SMC 15.510.200, Pedestrian Circulation. Pedestrian paths shall be illuminated per SMC 15.510.150. ~~pursuant to Chapter 17.40 SMC, Walkway, Bikeway and Park Lighting.~~

15.510.620~~15.510.220~~ Character and Massing

Intent: Reduce the apparent size of new buildings and create visual interest through architectural form and detailing. Architectural features and treatments shall not be restricted to a single facade. ~~All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.~~



~~*Example: Architectural terms used to describe building massing concepts.*~~

~~*Articulation refers to the giving of emphasis to architectural elements (such as windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.*~~

~~*An interval is the measure of articulation – the distance before architectural elements repeat.*~~

~~*Modulation is a measured and proportioned inflexion or setback in a building's face. Together, articulation, modulation and their interval create a sense of scale important to residential buildings.*~~

A. **Building Facade ~~Articulation~~Variation**. Building facades shall be varied ~~articulated~~ with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of architectural quality and interest.

B. **Vertical and Horizontal Variation Requirements.** ~~**Articulation.**~~ Buildings shall employ vertical and/or horizontal façade variation techniques. Vertical ~~articulation~~ variation shall occur at intervals of no more than forty (40) feet.

1. **Methods of Variation** ~~**Methods of Articulation.**~~ Three (3) or more of the following methods of ~~articulation~~ façade variation shall be used such that the combination of features project a residential character:

a. **Vertical Modulation: Projecting/Recessing Façade Elements.** Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. ~~The sum of the modulation depth and modulation width shall be no less than eight (8) feet.~~ ~~c. Providing~~ and may include architectural features such as setbacks, indentations, ~~overhangs~~, projections, ~~cornices~~, bays, ~~canopies,~~ or awnings.

~~Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.~~

b. **Window/Entry/Porch Elements.** ~~a. Providing~~ Provision of a balcony, bay window, porch, patio, deck, or clearly defined entry for each vertical variation interval.

c~~b.~~ **Light Fixture/Landscaping Elements.** ~~Providing~~ Provision of a lighting fixture, trellis, prominent ornamental tree or other landscape feature within each vertical variation interval.

~~c. Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.~~

~~Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width. The sum of the modulation depth and modulation width shall be no less than eight (8) feet.~~

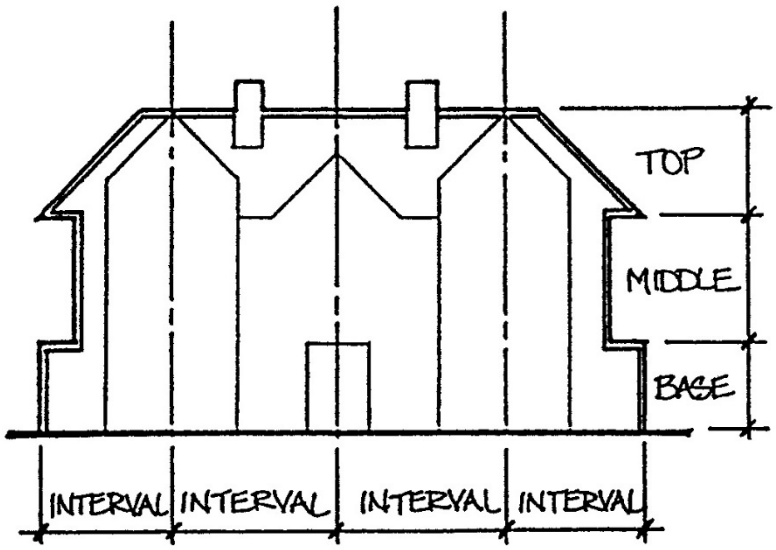
d. **Material Variations.** Use of material variations such as contrasting colors, brick or metal banding, or textural changes within each vertical variation interval.

e. **Horizontal Façade Changes.** ~~Artwork or building ornamentation.~~ Design techniques that differentiate the ground floor from upper floors such as:

i. Stepping back the upper floors from the ground floor building facade;

ii. Changing materials between the building base, middle and top floors;

iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.



C. ~~**Modulation/Articulation**~~ **Variety** **of Façade Variation Techniques.**

1. **Variety of Techniques**. A variety of modulation~~s~~ and articulation~~s~~ façade variation techniques shall be employed. No more than four (4) consecutive uniform ~~modulations~~ techniques shall be used.

2. **Buildings Over 160 Feet in Length.** Buildings greater than one hundred sixty (160) feet in length shall ~~provide~~ include a prominent central feature among the required façade design variations ~~modulations~~.

D. **Window~~s~~ Details**. Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade through one of the following techniques:

1. Recess or project individual windows at least two (2) inches from the façade, or

2. Incorporate window trim at least two (2) inches in width and one (1) inch in depth that features color that contrasts with the base building color.

~~1. A minimum of two (2) of the following requirements for windows shall be met:~~

~~a. Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three (3) inches in height and one (1) inch in depth; sills shall be a minimum of three (3) inches in width. Trim shall be a minimum of two (2) inches in width and one (1) inch in depth;~~

~~b. Windows shall be accented through use of multiple panes;~~

~~c. Windows shall be vertically oriented with a height one and one-half (1-1/2) to two (2) times the width;~~

~~d. Windows shall be accented through the use of contrasting trim color and other detailing.~~

~~E. **Variations in Building Setback**. Front facades incorporating a variation in building setback shall include within the setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.~~

E~~G~~. **Blank Walls.**

1. "Blank walls" (building facade sections without windows or doors) greater than twenty (20) feet in length that are visible from any right-of-way, private road, ~~open~~ recreation space, sidewalk or through-block pathway shall be screened or treated as described in subsection (G)(2) of this section.

2. **Treatment of Blank Walls**. Sections of "blank walls" shall be avoided, but if necessary due to privacy or other design considerations, shall be treated in one (1) of the following manners:

   a. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface;

   b. Provide a decorative masonry pattern, or other architectural feature as approved by the Director, over at least seventy percent (70%) of the blank wall surface that is at the ground level, and over at least thirty percent (30%) of the remainder of the blank wall surface; and/or

   c. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.

3. In no case shall sections of blank walls forty (40) feet or more in length be allowed.

F. **Rooflines**. Rooflines shall be varied through two (2) or more of the following methods. The maximum roof length without a variation shall be forty (40) feet.

1. **Dormers**. A projection from a sloping roof that contains a window.

2. **Roofline with Architectural Focal Point**. A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault or roofline trellis structure.

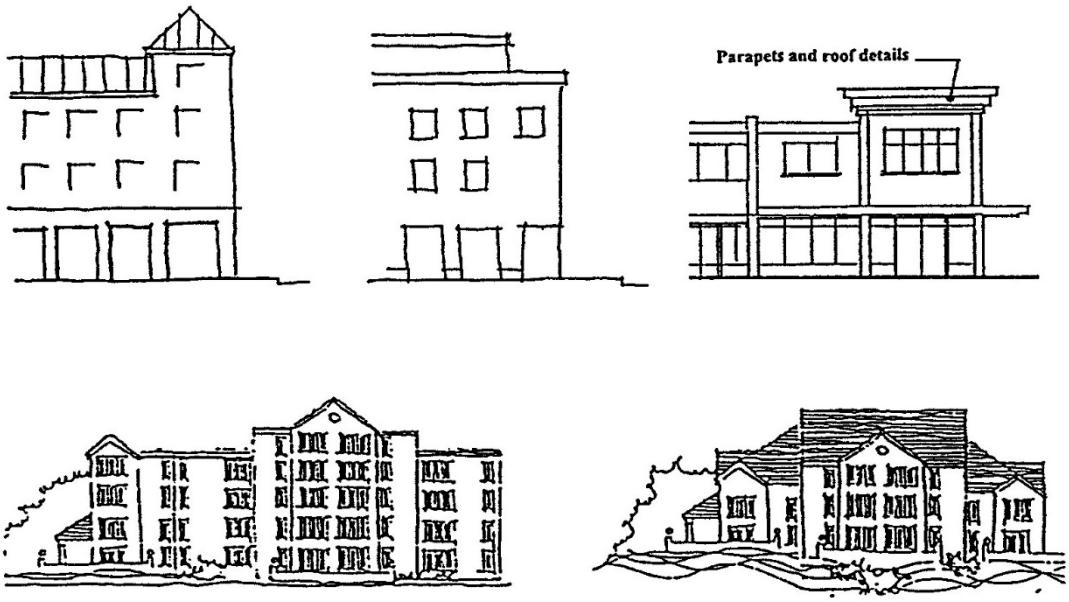
3. **Roofline Variation.** The roofline articulated through a variation or step in roof height or detail, such as:

a. **Projecting Cornice**. Roofline articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.

b. **Articulated Parapet**. Roofline parapets shall incorporate angled, curved or stepped detail elements.

4. **Pitched Roof or Full Mansard.** A roof with angled edges, with or without a defined ridgeline and extended eaves.

5. **Terraced Roof.** A roofline incorporating setbacks for balconies, roof gardens, or patios.



G~~H~~. **Rooftop Design.** Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through one (1) or more of the following methods:

1. A concealing roofline;

2. A terraced facade;

3. A screening wall or grillwork directly surrounding the equipment;

4. Sufficient setback from the facade edge to be concealed from ground-level view; or

5. Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes.

H. **Diversity of Building Types for Multi-Building Developments**. Multi-building developments shall be required to provide each building with differing architectural designs to provide visual interest and variety. Simple changes in building colors or reversal of basic façade designs are not sufficient to comply with this standard. To meet this requirement, changes in one (1) or more of the following architectural features or designs must be employed:

1. Vertical or horizontal façade variation

2. Window placement

3. Building materials

4. Architectural style

5. Roof design

I. **Design of Accessory Structures**. Carports, detached garages, and accessory structures shall be designed as an integral part of the overall project. They should be similar in materials, color, and detail to the principal buildings of a development.

15.510.630~~15.510.240~~ Privacy

Intent: Orient buildings to provide for privacy, to the extent practical, both within the project and for adjacent residential uses. ~~Respect adjacent properties by locating buildings to minimize disruption of privacy.~~ One consideration is the views from upper stories of new buildings into adjacent private yards, especially in less intensive zones. Buildings should also be designed so that units within a development have appropriate private space.

A. Building design shall incorporate the following elements:

1. **Windows**. Stagger windows to avoid alignment with adjacent windows~~;~~ and, to the extent possible, locate windows to enhance privacy of abutting private yards.

   a. ~~15.510.250(A.)~~**Ground Floor Bedroom Windows**. Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:

      i~~1~~. The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;

      ~~2~~ii. Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative architectural features or utilize obscuring glazing. ~~with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening.~~ Dense landscaping, such as hedges, shall not be used in front of windows.

~~2. Reduce the number of windows and decks on the buildings overlooking private yards of neighboring properties; and~~

2~~3~~. **Landscaping/Recreation Space**. Use landscaping and ~~open~~ recreation space to enhance privacy of residents and neighboring properties.

~~15.510.250 Building Security~~

~~**Intent**: Provide for safety in the design of building doors and windows, hallways and common areas.~~

~~A. **Ground Floor Bedroom Windows**. Ground floor bedroom windows of residential units shall be separated from the sidewalk and public areas in one (1) of the following manners:~~

~~1. The ground floor shall be raised above ground level a minimum of four (4) feet and pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows;~~

~~2. Pedestrian paths shall be at least five (5) feet away (horizontal separation) from ground floor bedroom windows, and windows shall be screened with decorative metal grating providing a fifty percent (50%) to seventy percent (70%) screen and landscaping providing filtered screening. Dense landscaping, such as hedges, shall not be used in front of windows.~~

~~B. **Exterior Access Corridors.** Exterior access corridors shall not be located directly adjacent to dwelling windows on upper floors.~~

~~C. **Windows on Street-Front Facades.** Windows on street-front facades shall be provided to allow views of the street.~~

~~D. **Common Areas.** Common areas shall be designed for visibility and security.~~

~~1. Windows and lighting shall be sited to provide visibility of common areas, including mail kiosks, stairwells, parking garages, laundry rooms, exercise rooms, and other common areas of the site.~~

~~2. Doors between common areas shall have through-door viewers with a minimum one hundred eighty (180) degree viewing range, or windowpanes.~~

~~3. Common areas shall have more than one (1) exit.~~

~~E. **Dumpsters and Recycling Containers**. Dumpsters and recycling containers shall be conveniently located for residents, and be screened in a manner that allows sufficient visibility to prevent hiding places for unwanted persons.~~

~~F. **Door and Window Treatment**. The following items are minimum security requirements for door and window treatment for residential units:~~

~~1. For all exterior doors and doors leading from individual units into common areas:~~

~~a. Solid-core wood doors or metal doors;~~

~~b. Through-door viewers with a minimum one hundred eighty (180) degree viewing range;~~

~~c. Single-cylinder deadbolts extending a minimum of one (1) inch into the frame;~~

~~d. Security strikeplates a minimum of three and one-half (3-1/2) inches in height mounted with screws a minimum of three (3) inches in length;~~

~~e. Double locks on sliding doors;~~

~~2. Double locks on ground floor and sliding windows.~~

~~These items shall be inspected and approved by the City of SeaTac Crime Prevention Officer prior to issuance of a certificate of occupancy. The City of SeaTac Crime Prevention Officer may approve alternate designs that provide a similar degree of security.~~

15.510.640~~15.510.260~~ Building Materials and Colors

Intent: Add visual interest and contribute to human scale through texture, color and detailing. Materials should be durable so that the development will continue to be an attractive part of the community over time.

A. **Building Materials.** Quality, durable materials that add visual interest shall be used in building design.

B. **Color and Material Variation**.~~1.~~ Color and materials shall be varied in projects as follows:

1~~b~~. Colors and materials shall be used to visually reduce the size of buildings that are larger than others in the neighborhood, through:

a~~i~~. Contrasting trim detailing; and

b~~ii~~. Contrasting shades or colors to distinguish the ground from upper floors, or one (1) section of building from another~~;~~.

2~~a~~. **Multi-Building Projects.** In multi-building projects, colors or materials shall be varied from structure to structure to differentiate between buildings, and provide variety and individuality~~;~~.

~~c. Bright or intense colors should be reserved for accent or trim.~~

~~2. A color and materials board shall be submitted and approved prior to permit approval.~~

~~B. Materials that have a track record of installation difficulties or lack of durability shall be subject to provision of warranty information from manufacturers and installers, and provision of a maintenance bond or letter of credit for a period of three (3) years. Building materials with a history of problems with installation and rapid decay may be disallowed.~~

15.510.700~~15.510.800~~ Multi-Family and Mixed Use Projects in the Overlay Districts and CB-C, UH-UCR and O/CM Zones. ~~Properties in the City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts~~

Purpose: To define standards for multi-family and residential mixed use properties in the City Center ~~Overlay District~~, Angle Lake Station Area ~~Overlay District~~, and South 154th Street Station Area ~~Overlay District~~overlay districts, and outside of the overlay districts in the CB-C, UH-UCR and O/CM zones. ~~that allow for setback, density and open space standards appropriate to a more urban environment, while still providing for attractive open space amenities and neighborhood compatibility.~~

~~15.510.810 Applicability~~Intent: ~~Ensure~~ An additional purpose is to ensure that multi-family and mixed use developments within the ~~City Center Overlay District, South 154th Street and Angle Lake Station Area Overlay Districts~~overlay districts and higher density zones are subject to the same quality, compatibility ~~and security principles~~ and standards outlined in this chapter unless the specific purposes of ~~the~~ requirements within the overlay districts or Chapter 15.515 SMC, Special Design Standards for the RBX, CB-C, UH-UCR and O/CM Zones, ~~City Center Overlay District, South 154th Street Station Area, or Angle Lake Station Overlay Districts~~ create a need for a modified standard.

A. The following requirements shall supersede or be in addition to the multi-family standards contained in this chapter.

B. ~~15.510.820(B)~~ **Commercial Open Space Requirements in Mixed Use Projects in the Overlay Districts.** For residential mixed use development in the overlay districts~~City Center, South 154th Street and Angle Lake Station Area Overlay Districts~~, the ~~following~~ commercial open space required per the overlay district standards~~requirement~~ shall be located ~~applied to that proportion of the site that is~~adjacent to the commercial/non-residential uses~~, based on building square footage:~~.

1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses ~~specified in SMC 15.300.730 and 15.305.057,~~ at the discretion of the Director~~,~~ to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space.

~~B. **Residential Mixed Use Parking.** Parking for residences on a mixed use site shall be clearly delineated and separate from parking for commercial uses.~~

C. C**ity Center Overlay District.**~~1.~~ The following City Center Overlay District Standards shall apply to all multi-family projects and residential mixed use projects in the designated City Center:

APPLICABLE STANDARDS		
Projects in the City Center		
Circulation	SMC 15.300.100 – 15.300.110	Vehicular circulation requirements
Site Planning	SMC 15.300.200 SMC 15.300.210 SMC 15.300.220 SMC 15.300.230 SMC 15.300.250	Building orientation Building placement/setbacks Abutting two or more streets Relation to adjacent development Layout of streetfront pedestrian zone
Parking	SMC 15.300.400 – 15.300.460	City Center parking standards
Additional Requirements for Residential Mixed Use Projects in the City Center		
Open Space	SMC 15.300.300-15.300.320 SMC 15.300.330-15.300.340	Commercial (publicly accessible) open space requirements
Building Design	SMC 15.300.610 SMC 15.300.620	Required for non-residential components: • Street level design • Pedestrian building entries
Mixed Use Requirements	SMC 15.300.700 – 15.300.730	Mixed use requirements

~~**Circulation:**~~

~~SMC 15.300.100 Circulation~~

~~SMC 15.300.110 Vehicular Circulation Requirements~~

SMC 15.300.120	Pedestrian Circulation Requirements
Site Planning:	
SMC 15.300.200	Site Planning and Building Orientation
SMC 15.300.210	Building Placement/etbacks
SMC 15.300.230	Relation to Adjacent Development
SMC 15.300.250	Layout and Width of Streetfront Pedestrian Zone
Open Space:	
SMC 15.300.325	Incorporating Bow Lake as a Focal Point
Parking:	
SMC 15.300.400	Parking Standards
SMC 15.300.410	Off-Street Parking Requirements and Reductions
SMC 15.300.420	Off-Street Loading Requirements
SMC 15.300.430	Bicycle Parking
SMC 15.300.440	General Parking Design and Construction Standards
SMC 15.300.450	Surface Parking
Landscaping:	
SMC 15.300.500(B)	Surface Parking Lot Landscaping and Treatment of Perimeter

2. The following City Center Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated City Center:

Site Planning:	
SMC 15.300.220	Development Abutting Two (2) or More Street Frontages
Open Space:	
SMC 15.300.300	Open Space and Amenities
SMC 15.300.310	Minimum Open Space Area Required
SMC 15.300.320	Front Yard Open Space
Building Design:	
SMC 15.300.610(A)	Ground Floor Transparency Requirements
SMC 15.300.610(B)	Pedestrian Weather Protection along Building Facades
SMC 15.300.620	Pedestrian Building Entries
SMC 15.300.630(B)	Treatment of Blank Walls
Mixed Use:	
SMC 15.300.710	Mixed Use Development Standards
SMC 15.300.720	Definition of Mixed Use
SMC 15.300.730	Ground Floor Uses in Mixed Use Projects

D. **South 154th Street Station Area Overlay District**. 1. The following South 154th Street Station Area Overlay District Standards shall apply to all multi-family and residential mixed use projects in the designated South 154th Street Station Area:

APPLICABLE STANDARDS		
Projects in the South 154th Street Station Area		
Pedestrian Oriented Uses	SMC 15.305.057	Pedestrian oriented use requirements
Vehicular Circulation	SMC 15.305.100 – 15.300.110	Vehicular circulation requirements
Site Planning	SMC 15.305.200 SMC 15.305.210 SMC 15.305.220	Building orientation Building placement and pedestrian zone Abutting two or more frontages
Parking	SMC 15.305.400 – 15.300.460	S. 154th St. Station Area parking standards
Landscaping	SMC 15.305.500(C)(2) – SMC 15.305.500(C)(3)	Surface parking lot landscaping requirements
Additional Requirements for Residential Mixed Use Projects in the South 154th Street Station Area		
Building Design	SMC 15.305.610 SMC 15.305.620	Required for non-residential components: • Street level design • Pedestrian building entries
Open Space	SMC 15.305.300- 15.305.330	Commercial (publicly accessible) open space requirements
Mixed Use Requirements	SMC 15.305.700 – 15.305.710	Mixed use requirements

~~**Circulation:**~~

~~SMC 15.305.100 Circulation~~

~~SMC 15.305.110 Vehicular Circulation Requirements~~

~~**Site Planning:**~~

~~SMC 15.305.200 Site Planning and Building Orientation~~

~~SMC 15.305.210 Building Placement Setback and Pedestrian Zone Width~~

~~SMC 15.305.230 Projects on or Near the Edge of an Urban Low Density Residential (UL) or Medium Density Residential (UM) Zone~~

~~**Parking:**~~

~~SMC 15.305.400 Parking Standards~~

~~SMC 15.305.410 Off-Street Parking Requirements and Reductions~~

~~SMC 15.305.420 Off-Street Loading Requirements~~

~~**Landscaping:**~~

~~SMC 15.305.500 Landscape Standards~~

~~2. The following South 154th Street Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated South 154th Street Station Area:~~

~~**Open Space:**~~

~~SMC 15.305.300 Open Space and Amenities~~

~~SMC 15.305.310 Minimum Open Space Area Required~~

~~SMC 15.305.320 Location and Design of Open Space~~

~~SMC 15.305.330 Open Space Maintenance~~

~~**Building Design:**~~

~~SMC 15.305.600 Building Design~~
~~SMC 15.305.610 Street Level Design~~
~~SMC 15.305.620 Pedestrian Building Entries~~
~~SMC 15.305.630(D) Treatment of Blank Walls~~
~~**Mixed Use:** -~~
~~SMC 15.305.700 Mixed Use Development Standards~~
~~SMC 15.305.710 Definition of Mixed Use~~

E. **Angle Lake Station Area Overlay District.** ~~1.~~ The following Angle Lake Station Area Overlay District Standards shall apply to all multi-family and residential mixed use projects in the designated Angle Lake Station Area:

APPLICABLE STANDARDS		
Projects in the Angle Lake Station Area		
Circulation	SMC 15.310.100 – 15.300.110	Vehicular circulation requirements
Site Planning	SMC 15.310.200 SMC 15.310.210 SMC 15.310.220 SMC 15.310.250	Building orientation Building placement/setbacks Abutting two or more streets Layout of streetfront pedestrian zone
Parking	SMC 15.310.400 – 15.310.460	Angle Lake Station Area parking standards
Landscaping	SMC 15.310.500(2)-SMC 15.310.500(3)	Surface parking lot landscaping requirements
Additional Requirements for Residential Mixed Use Projects in the Angle Lake Station Area		
Open Space	SMC 15.310.300-15.310.320	Commercial (publicly accessible) open space requirements
Building Design	SMC 15.310.610-15.310.620	Required for non-residential components: • Street level design • Pedestrian building entries
Mixed Use Requirements	SMC 15.310.700 – 15.310.730	Mixed use requirements

~~**Circulation:**~~

~~SMC 15.310.100 Circulation~~
~~SMC 15.310.110 Vehicular Circulation Requirements~~
~~SMC 15.310.120 Pedestrian Circulation Requirements~~
~~**Site Planning:**~~
~~SMC 15.310.200 Site Planning and Building Orientation~~
~~SMC 15.310.210 Building Placement/Setbacks~~
~~SMC 15.310.220 Development Abutting Two (2) or More Street Frontages~~
~~SMC 15.310.250 Layout and Width of Streetfront Pedestrian Zone~~
~~SMC 15.310.260 Driveway Design~~
~~SMC 15.310.280 Exterior Lighting~~
~~**Parking Standards:**~~

~~SMC 15.310.400 Parking Standards~~
~~SMC 15.310.410 Off-Street Parking Requirements and Reductions~~
~~SMC.15.310.430 Bicycle Parking Requirements~~
~~SMC 15.310.440 General Parking Design and Construction Standards~~
~~SMC 15.310.450 Surface Parking~~
~~SMC 15.310.460 Structured Parking~~

~~1. The following Angle Lake Station Area Overlay District Standards shall apply only to ground floor commercial in mixed use residential projects in the designated Angle Lake Station Area:~~

~~**Open Space:**~~
~~SMC 15.310.300 Open Space and Amenities~~
~~SMC 15.310.310 Minimum Open Space Area Required~~
~~SMC 15.310.320 Location and Design of Open Space~~
~~**Building Design:**~~
~~SMC 15.310.610 Street Level Design~~
~~SMC 15.310.620 Pedestrian Building Entries~~
~~SMC 15.310.630 Building Facades~~

~~**Mixed Use:**~~
~~SMC 15.310.710 Mixed Use Development Standards~~
~~SMC 15.310.720 Definition of Mixed Use~~

F. **CB-C, UH-UCR and O/CM Zones Outside of Overlay Districts.** The following standards from Chapter 15.515 SMC, Special Design Standards for the RBX, CB-C, UH-UCR and O/CM Zones, shall apply to all multi-family and residential mixed use projects in the CB-C, UH-UCR and O/CM Zones outside of overlay districts:

APPLICABLE STANDARDS		
Projects in the CB-C, UH-UCR & O/CM Zones		
Maximum Front Yard Setback Requirements	SMC 15.515.200(A)	Abutting two or more streets Through lots Exceptions and waiving requirements
Building Placement	SMC 15.515.200(B)	Building placement
Parking in UH-UCR Zone	SMC 15.515.200(D)	Minimum parking standards for UH-UCR zone
Additional Requirements for Residential Mixed Use Projects in the CB-C, UH-UCR & O/CM Zones		
Landscaping	SMC 15.515.200(C)	Street frontage landscaping modifications

15.510.820 Open Space in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts

Intent: Provide standards for recreation and open space for multi-family properties located within the City Center, South 154th Street and Angle Lake Station Area Overlay Districts that allows achievement of urban densities while still providing an attractive streetscape and comfortable open space amenities for residents, including play space for children.

A. **Minimum Common Open Space**. For developments located within the designated City Center, South 154th Street and Angle Lake Station Area Overlay Districts, a minimum of sixty (60) square feet per unit of common outdoor space shall be required. Such open space shall be allocated according to the requirements of:

SMC 15.510.510(B)	Multi-Purpose Outdoor Recreation and Open Space
SMC 15.510.520	Play Space for Children
SMC 15.510.530	Location and Layout of Recreation and Open Space
SMC 15.510.540	Courtyards and Plazas
SMC 15.510.550	Maintenance
SMC 15.510.560	Cash Contribution in Lieu of On-Site Recreation

B. For residential mixed use development in the City Center, South 154th Street and Angle Lake Station Area Overlay Districts, the following commercial open space requirement shall be applied to that proportion of the site that is commercial, based on building square footage:

Within City Center Overlay District:	
SMC 15.300.310	Minimum Open Space Area Required
Within South 154th St. Station Area Overlay District:	
SMC 15.305.300	Open Space and Amenities
SMC 15.305.310	Minimum Open Space Area Required
SMC 15.305.320	Front Yard Open Space
SMC 15.305.330	Alternative Methods for Meeting Usable Open Space Requirement
SMC 15.305.340	Open Space Design Standards
SMC 15.305.350	Open Space Maintenance
Within Angle Lake Station Area Overlay District:	
SMC 15.310.300	Open Space and Amenities
SMC 15.310.310	Minimum Open Space Area Required
SMC 15.310.320	Location and Design of Open Space

1. **Waiving Commercial Open Space Requirements.** Commercial open space requirements may be waived for ground floor retail, or service uses specified in SMC 15.300.730 and 15.305.057, at the discretion of the Director, to encourage the inclusion of retail and service uses that will serve the multi-family development and immediate neighborhood. The commercial open space requirement shall not be waived for ground floor uses such as hotel/motel and other commercial uses that generate significant demand for open space.

15.510.800~~15.510.700~~ Incentives

Purpose: To encourage types of development that are beneficial for the community, or for which there is a particular need.

~~15.510.710~~ Application of Incentives

Intent: Support the combination of multiple incentives while placing a cap on the total percentage of incentives that keeps the maximum density within a reasonable limit of the underlying zone.

A. The number of allowed units in a development may be increased for incorporation of the incentives in this section.

1. **Maximum Density Incentive.** The maximum density incentive that may be achieved through the application of multiple incentives is a thirty percent (30%) increase in the base number of permitted units.

2. **Maximum Height Incentive**. The maximum height incentive that may be achieved through the application of multiple incentives is a fifteen (15) foot increase in the maximum building height identified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart.

    a. An incentive used to obtain additional height in this chapter may not be used to obtain additional density.

3. **Combining Incentives**. Density incentives as specified in Chapter 15.425 SMC, Development Incentives, may be combined with these incentives, but the total of all incentives may not exceed a thirty percent (30%) increase in the base number of permitted units. The bonuses shall be on a building-by-building basis and are not transferable from one building to another.

B. Multi-Family Development Incentives

BENEFIT	DEVELOPMENT INCENTIVE
~~15.510.720~~ **SENIOR HOUSING** **Intent**: Encourage the provision of senior housing within the community to allow for a variety of housing options to aging persons as their family size and housing needs change. This incentive is not applicable to projects whose sole purpose is housing intended for seniors (age fifty-five (55) years or older) (i.e., adult family homes, assisted living facilities, continuing care retirement communities, retirement apartments, convalescent center/nursing homes, etc.).	~~A.~~ **Density Bonus.** A twenty percent (20%) increase in the allowed number of units shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments. ~~B.~~ **Height Bonus**. A ten (10) foot increase in the maximum allowed height shall be permitted when a minimum of thirty-five percent (35%) of the units within the project are reserved as assisted living units or retirement apartments.
~~15.510.730~~ **MIXTURE OF UNIT SIZES** **Intent**: Promote a mixture of unit sizes within a development, in order to encourage the presence of residents during the daytime. Larger units typically house families, where an adult may be present during the daytime. Having a mixture of unit sizes can contribute to a more secure community.	~~A.~~ **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger. ~~B.~~ **Height Bonus.** A five (5) foot increase in the allowed height shall be permitted with a mixture of unit sizes in a development with at least thirty-five percent (35%) of the units being two (2) bedroom or larger.
~~15.510.740~~ **CONDOMINIUM/OWNER-OCCUPIED HOUSING** **Intent**: Encourage units to be constructed as condominiums, and remain owner-occupied through codes, conditions, and restrictions (CCRs) or other restrictive covenants, contributing to a sense of ownership, investment in the community, and stability in the resident population of multi-family areas.	~~A.~~ **Density Bonus.** A thirty percent (30%) increase in the allowed number of units shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the development and restrict the number of units that may be used as rental properties. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated. ~~B.~~ **Height Bonus.** A fifteen (15) foot increase in the allowed building height shall be permitted for a condominium development, where the codes, conditions, and restrictions (CCRs) of the homeowners' association or other restrictive covenants are set up to maintain home ownership within the condominium and restrict the number of units that may be used as rental units. CCRs shall be reviewed and approved by the Director prior to recording to ensure this provision cannot be modified or eliminated.

BENEFIT	DEVELOPMENT INCENTIVE
~~15.510.750~~ **UNDERGROUND PARKING** **Intent**: Promote the placement of parking underground in order to facilitate urban spaces, pedestrian orientation, and greater efficiency in use of land for housing and open space.	~~A.~~ **Density Bonus**. A ten percent (10%) increase in the allowed number of units shall be permitted for developments where a minimum of seventy-five percent (75%) of the parking is placed underground. ~~B.~~ **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted for developments where a minimum of twenty-five percent (25%) of the parking is placed underground.
~~15.510.760~~ **OUTDOOR RECREATION~~/OPEN~~ SPACE** **Intent**: Encourage the placement of additional recreation~~open~~ space throughout multi-family developments in order to enhance outdoor recreational opportunities for residents.	~~A.~~ **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when at least fifteen percent (15%) additional Outdoor Recreation Space ~~recreation and/or open space~~ over what is required is provided within a multi-family development. ~~B.~~ **Height Bonus**. A five (5) foot increase in the allowed building height shall be permitted when at least fifteen percent (15%) additional Outdoor Recreation Space ~~recreation and/or open space over~~ what is required is provided within a multi-family development.
~~15.510.770~~ **ARCHITECTURAL DESIGN** **Intent**: Promote enhanced building layout and design in multi-family buildings through the incorporation of additional design elements and features. ~~C.~~ The enhanced design elements shall consist of the following: 1. Incorporate all methods of façade variation ~~articulation~~ identified in SMC 15.510.720(B)~~15.510.220(B)(1).~~ ~~2. Utilize all methods of window treatment identified in SMC 15.510.220(D).~~ 3. Incorporate three (3) or more roofline variations identified in SMC 15.510.720(F) ~~15.510.220(F~~).	~~A.~~ **Density Bonus.** A ten percent (10%) increase in the allowed number of units shall be permitted when additional building design is provided within a multi-family development. ~~B.~~ **Height Bonus.** A five (5) foot increase in the allowed building height shall be permitted when additional building design is provided within a multi-family development.

~~15.510.900 Concept Illustrations~~

~~Each standard includes examples and illustrations of ways in which the intent of the design standard could be achieved. The graphic illustrations are meant to be examples, and not the only acceptable means to accomplishing the intent of the standards being illustrated. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standards.~~

~~Illustration: Building Orientation with Respect to Streetscape~~

~~Building entries may be oriented to an interior courtyard if the courtyard has a prominent pedestrian entry and walkway connecting directly to the public sidewalk.~~

~~Buildings may be oriented to a cohesive system of open space and pedestrian pathways where there is a prominent pedestrian entry to the site and walkway connecting directly to the public sidewalk.~~

~~Illustration: Landscaping Design~~

~~Entryways, gates, and landscaping shall define and separate public space from semi-public and private areas within the development.~~

~~Fences more than seventy percent (70%) solid are not allowed in a front yard adjacent to the street unless the front yard is a private yard and is located on an arterial street.~~

~~Illustration: Pedestrian Building Entries~~

~~Entries from the street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping. Entrances shall be prominent, visible from the street, and connected by a walkway to the public sidewalk.~~

~~Multi-family buildings shall utilize one-half (1/2) flight up entries off of the street where feasible.~~

~~Illustration: Character and Massing~~

~~Building facades shall be articulated at intervals of no more than forty (40) feet with architectural elements which break up long blank walls, add visual interest, and enhance the character of the neighborhood.~~

~~Provide architectural features such as setbacks, indentation, overhangs, projections, cornices, bays, canopies, or awnings. Building modulations shall be a minimum of two (2) feet in depth and two (2) feet in width.~~

~~Illustration: Rooflines~~

~~Rooflines shall be varied at least every forty (40) feet through the use of dormers, stepped roofs, gables, towers, or other roof elements. These requirements do not apply to vegetated roofs.~~

~~Illustration: Traffic Calming~~

~~Chicanes (mid-block narrowing of the road to slow traffic) are one (1) method that may be appropriate to enhance pedestrian safety near a new development.~~

~~Illustration: Covered and Structured Parking Facades~~

~~Shared parking at grade under a building shall be screened through decorative grilles or trellis work. The first level below grade shall be daylighted. Such openings shall be barred to prevent access and landscaped in a manner that provides both screening and visibility.~~

~~Illustration: Children's Play Areas~~

~~Children's play areas shall be centrally located, visible from inside dwellings, and located away from hazardous areas like garbage dumpsters, drainage facilities, streets, woods, and parking areas.~~

Chapter 15.200 Establishment of Zones

15.205.040 Use Chart

ZONES:

UL – Urban Low
UM – Urban Medium
UH – Urban High
UH-UCR – Urban High-Urban Center Residential
T – Townhouse
MHP – Mobile Home Park
NB – Neighborhood Business
O/C/MU – Office/Commercial/Mixed Use
O/CM – Office/Commercial Medium
CB – Community Business
CB-C – Community Business in the Urban Center
RBX – Regional Business Mix
I – Industrial
P – Park

P – Permitted Use; C – Conditional Use Permit required

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
ANIMALS															
Multi-Family		P	P	P			C	P	P(1)	P(1)~~(2)~~	P(1)	C(1)			(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300, Mixed Use in Residential Projects. ~~(2) Front yard setbacks for projects fronting International Blvd and S 188th St shall be as follows: 0' minimum/10' maximum. These front yard setbacks supersede those in SMC~~ 15.400.200~~, Commercial, Industrial, Park Standards Chart.~~

Chapter 15.300 City Center Overlay District

15.300.740 Multi-Family Development Standards

Purpose: Design multiple-family units that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space. ~~Townhouse units should be well-designed and architecturally appealing.~~

A. Multi-family and residential mixed use development within the City Center Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards. ~~Additionally, the following sections of the City Center standards shall apply to projects as stated below:~~

~~1. The following standards shall apply to all multi-family projects in the City Center Overlay District:~~

~~Circulation:~~	~~-~~
~~SMC 15.300.100~~	~~Circulation~~
~~SMC 15.300.110~~	~~Vehicular Circulation Requirements~~
~~SMC 15.300.120~~	~~Pedestrian Circulation Requirements~~
~~Site Planning:~~	~~-~~
~~SMC 15.300.200~~	~~Site Planning and Building Orientation~~
~~SMC 15.300.210~~	~~Building Placement/Setbacks~~
~~SMC 15.300.220~~	~~Development Abutting Two (2) or More Street Frontages~~
~~SMC 15.300.230~~	~~Relation to Adjacent Development~~
~~SMC 15.300.250~~	~~The Layout and Width of Streetfront Pedestrian Zone~~
~~Open Space:~~	~~-~~
~~SMC 15.300.325~~	~~Incorporating Bow Lake as a Focal Point~~
~~Parking:~~	~~-~~
~~SMC 15.300.400~~	~~Parking Standards~~
~~SMC 15.300.410~~	~~Off-Street Parking Requirements and Reductions~~
~~SMC 15.300.450~~	~~Surface Parking~~

~~2. The following standards shall apply only to ground floor commercial in mixed use residential projects:~~

~~Building Design:~~	~~-~~
~~SMC 15.300.610~~	~~Street Level Design~~
~~SMC 15.300.620~~	~~Pedestrian Building Entries~~
~~SMC 15.300.630(B)~~	~~Treatment of Blank Walls~~
~~Open Space:~~	~~-~~
~~SMC 15.300.300~~	~~Open Space and Amenities~~
~~SMC 15.300.310~~	~~Minimum Open Space Area Required~~
~~SMC 15.300.320~~	~~Front Yard Open Space~~
~~SMC 15.300.330~~	~~Alternative Methods for Meeting Open Space Requirement~~
~~SMC 15.300.340~~	~~Open Space Design Standards~~
~~Mixed Use:~~	~~-~~
~~SMC 15.300.710~~	~~Mixed Use Development Standards~~
~~SMC 15.300.720~~	~~Definition of Mixed Use~~
~~SMC 15.300.730~~	~~Ground Floor Uses in Mixed Use Projects~~

Chapter 15.305 South 154th Street Station Area Overlay District

15.305.720 Multi-Family Development Standards

Purpose: Design multi-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space.

A. Multi-family development within the South 154th Street Station Area Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards~~, unless superseded by this chapter~~.

Chapter 15.310 Angle Lake Station Area Overlay District

15.310.740 Multi-Family Development Standards

Purpose: Design multiple-family projects that are of high quality, good architectural design, are compatible with adjacent development, especially single-family neighborhoods, and that provide linked open space.

A. Multi-family and residential mixed use development within the Angle Lake Station Area Overlay District shall meet the requirements of Chapter 15.510 SMC, Multi-Family Housing Design Standards. ~~Additionally, the following sections of the Angle Lake Station Area Overlay District standards shall apply to projects as stated below:~~

~~1. The following standards shall apply to all multi-family projects in the Angle Lake Station Area Overlay District:~~

~~Circulation:~~	~~-~~
~~SMC 15.310.100~~	~~Circulation~~
~~SMC 15.310.110~~	~~Vehicular Circulation Requirements~~
~~SMC 15.310.120~~	~~Pedestrian Circulation Requirements~~
~~Site Planning:~~	~~-~~
~~SMC 15.310.200~~	~~Site Planning and Building Orientation~~
~~SMC 15.310.210~~	~~Building Placement/Setbacks~~
~~SMC 15.310.220~~	~~Development Abutting Two (2) or More Street Frontages~~
~~SMC 15.310.250~~	~~Layout and Width of Streetfront Pedestrian Zone~~
~~SMC 15.310.260~~	~~Driveway Design~~
~~SMC 15.310.280~~	~~Exterior Lighting~~
~~Parking:~~	~~-~~
~~SMC 15.310.400~~	~~Parking Standards~~
~~SMC 15.310.410~~	~~Off-Street Parking Requirements and Reductions~~
~~SMC 15.310.440~~	~~General Parking Design and Construction Standards~~
~~SMC 15.310.450~~	~~Surface Parking~~
~~SMC 15.310.460~~	~~Structured Parking~~

~~2. The following standards shall apply only to ground floor commercial in mixed use residential projects:~~

~~Building Design:~~	~~-~~
~~SMC 15.310.610~~	~~Street Level Design~~
~~SMC 15.310.620~~	~~Pedestrian Building Entries~~
~~SMC 15.310.630~~	~~Building Facades~~
~~Open Space:~~	~~-~~

~~SMC 15.310.300~~	~~Open Space and Amenities~~
~~SMC 15.310.310~~	~~Minimum Open Space Area Required~~
~~SMC 15.310.320~~	~~Location and Design of Open Space~~
~~Mixed Use:~~	~~-~~
~~SMC 15.310.710~~	~~Mixed Use Development Standards~~
~~SMC 15.310.720~~	~~Definition of Mixed Use~~

Chapter 15.400 Dimensional Standards and Regulations

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	**UL-9,600**	**UL-7,200**	**UM-3,600**	**UM-2,400**	**UH-1,800**	**UH-900**	**UH-UCR (1)**	**T**	**MHP**	**(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.**
MINIMUM LOT AREA	15,000 SF (1)	9,600 SF (1)	7,200 SF (1)	3,600 SF of lot area per unit (2)(3)(6)	2,400 SF of lot area per unit (2)(3)(6)	1,800 SF of lot area per unit (2)(3)(5)(6)	900 SF of lot area per unit (2)(3)(5)(6)	7,200 SF (3)	10-24 d.u./acre (4)	N/A	(1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot single-family minimum lot size is 3,000 square feet. (4) 10-18 units/acre outside of overlay districts. Within the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10-24 units/acre applies. (5) Assisted living facilities and continuing care retirement communities are permitted at twice (2X) the density of the zone, measured per room. (6) Retirement apartments are permitted at one and one-half (1.5X) the density of the zone, measured per unit.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14,400 SF	3 acres	
MINIMUM LOT WIDTH	50'	50'	50'	N/A	N/A	N/A	N/A	N/A	180' (1)	N/A	(1) One hundred eighty feet of frontage required along primary street.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
MINIMUM FRONT YARD SETBACK	20' (1)	20' (1)	20' (1)	15' ~~20'~~	15' ~~20'~~	10'	10'	0'	10' (2)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) For new single-family dwellings, minimum setback is 20 feet for the garage and 15 feet for all other portions of the structure. This does not apply to additions to existing single-family homes. (2) Within the City Center, S.154th St. Station Area, and Angle Lake Station Area overlay districts, may be zero lot line with approved design and not adjacent to a ~~UL~~ Residential Low Comprehensive Plan Designation.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20’ ~~10'~~ (1) (2) (3)(4)	20' ~~(4)~~ (1)(2)(3)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. ~~(1) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCR zone outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts.~~ (~~2~~1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC ~~15.300.310~~ 15.300.210 for additional standards. (2) Within the S. 154th St. Station Area Overlay District, see SMC 15.305.210 for additional setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional setback standards. ~~(4) Within City Center, S. 154th St. Station Area, and Angle Lake Station Area Overlay Districts, maximum setback is 10 feet.~~ (~~1~~4) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCR zone outside of the ~~City Center, S. 154th Street Station Area, and Angle Lake Station Area~~ overlay districts.

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5' (1)	5' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet.
MINIMUM REAR YARD SETBACK	15'	15'	15'	10' ~~15~~' (1)	10' ~~15~~' (1)	5'	5'	5'	5' (2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a UL zone. (2) May be zero lot line with approved design and not adjacent to a UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is ten (10) feet.
MAXIMUM BUILDING LOT COVERAGE	35%	35%	35%	55% ~~45%~~	55% ~~45%~~	75%	75%	90%	55% (1)	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200	UM-3,600	UM-2,400	UH-1,800	UH-900	UH-UCR (1)	T	MHP	(1) See Ch.15.515 SMC for additional development standards for the UH-UCR zone.
MAXIMUM STRUCTURE HEIGHT	30' (2)	30' (2)	30' (2)	40' (2)	40' (2)	55'	55'	(1)	35'	N/A	(1) Limited by FAA and Fire Department regulations. (2) Conditionally permitted uses shall have their height limit established as a condition of CUP approval.

15.400.200 Commercial, Industrial, Park Standards Chart

DEVELOPMENT STANDARDS	ZONES								ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, CB-C and O/CM zones.
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL zone.
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)	10' (1)(~~24~~)	N/A	~~N/A~~(5)	10' (1) (2) (3) (4)	N/A	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC ~~15.300.310~~ 15.300.210 for additional standards. ~~(2) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the O/CM and CB-C zones outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts.~~

DEVELOPMENT STANDARDS	ZONES								ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, CB-C and O/CM zones.
									(2)~~(3)~~ Within the S. 154th St. Station Area Overlay District, ~~maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See~~ see SMC ~~15.305.310~~ 15.305.210 for ~~additional~~ setback standards. (3)~~(4)~~ Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for ~~additional~~ setback standards. (4)~~(2)~~ Within the O/CM and CB-C zones outside of the overlay districts, maximum setback is 20 feet for multi-family and residential mixed use projects. See SMC 15.515.200 for additional standards and maximum setback waiver requirements. ~~for the O/CM and CB-C zones outside of the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts~~ (5) Maximum setback is 20 feet for multi-family and residential mixed use projects.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75%	75%, 85%	75%	75%	85%	N/A	See Residential/Commercial Density Incentives (Chapter 15.425 SMC).

DEVELOPMENT STANDARDS	ZONES								ADDITIONAL REGULATIONS
	NB	O/C/MU	O/CM (1)	RBX (1)	CB	CB-C (1)	I	P	(1) See Chapter 15.515 SMC for additional development standards for the RBX, CB-C and O/CM zones.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	75'	N/A	(1) Limited by FAA and Fire Department regulations.

Chapter 15.445 Landscaping and Tree Retention

15.445.010 Authority and Application

A. The provisions of this chapter shall apply to:

1. All new developments on vacant land requiring building permits; or

2. When the gross floor area (gfa) of a building/complex expands beyond twenty percent (20%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment. Within the Neighborhood Business (NB) zone, the provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa; or

3. Upon the change in use of any property to public/private parking; or

4. Upon the conversion of any outdoor space of two hundred (200) square feet or greater to a business use or parking, the current landscape standards shall be integrated into that portion of the site to the greatest extent feasible.

B. **Exemptions**. The following uses are exempt from the landscaping requirements of this chapter (SMC 15.445.100 through 15.445.300):

1. Single-family dwellings;

2. Residential accessory uses; and

3. Subdivisions (except as provided under SMC 15.445.260) and short subdivisions in regard to perimeter and street landscape proportions only.

C. **Landscaping Requirements and Increased Setbacks**. Where the width of a required landscape strip exceeds the normally required setback of a zone or specific use, the required setback shall be increased to accommodate the full width of the required landscaping.

1. **Exceptions.**

a. **UH-UCR, CB-C and O/CM Zones Outside of Overlay Districts.** The street frontage landscape strip requirement shall not apply to uses in the Urban High-Urban Center Residential (UH-UCR) zoning category, Community Business in the Urban Center zoning category (CB-C), or Office/Commercial Medium (O/CM) zoning category outside of the overlay districts. Alternative street frontage landscaping requirements are located in SMC 15.515.200(C)(1).

b. **City Center, South 154th Street and Angle Lake Station Area Overlay Districts**. Within the designated City Center, South 154th Street Station Area, and Angle Lake Station ~~Overlay~~ overlay ~~Districts~~districts, front yard open space as per SMC 15.300.320, 15.305.320 and 15.310.300 shall be required in lieu of street frontage landscaping required within this chapter.

2. **Relocation of Required Street Frontage Landscaping**. If the normal required landscaping is reduced through this exception for all applicable zones except in the designated overlay districts, fifty percent (50%) of said landscaping shall be placed into plazas, rooftop gardens and other pedestrian amenities, and street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.

D. **Landscaping and Existing Buildings**. When an existing building precludes installation of the total width of required landscaping, the landscaping shall be installed to the extent possible and the remaining required landscaping shall be installed elsewhere on the site to provide the best possible screening.

E. **Other Standards Applicable**. Except as specified in this section of the Zoning Code, all other relevant standards and requirements in this code shall apply.

15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
RESIDENTIAL						
Multi-Family	III/~~20~~ 10 ft. (1)	IV/5 ft.	III/5 ft.	I/~~15~~ 10 ft.	Yes	~~(1) Pursuant to design standards for multi-family housing, Chapter 15.510 SMC.~~ (1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building façade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Retirement Apartments	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/~~5~~ 10 ft.	Yes	(1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building façade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.

Chapter 15.515 Special Design Standards for the RBX, CB-C, UH-UCR and O/CM Zones

15.515.200 Standards Specific to the CB-C, UH-UCR and O/CM Zones

The following standards apply to properties located outside of the designated City Center, Angle Lake Station Area, and South 154th Street Station Area Overlay Districts that are zoned Community Business in the Urban Center ~~community business in the urban center~~ (CB-C), Urban High – Urban Center Residential ~~urban high-urban center residential~~ (UH-UCR), and Office/Commercial Medium ~~office/commercial medium~~ (O/CM), as specified in this section.

A. **Maximum Front Yard Setback Requirements**. ~~The following~~ In addition to the maximum front yard setback standards specified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart, the following will apply to properties zoned CB-C, O/CM and UH-UCR.

~~1. In addition to the minimum front yard setback specified in SMC 15.400.100, Residential Standards Chart, and 15.400.200, Commercial, Industrial, Park Standards Chart, a maximum front yard setback of ten (10) feet shall be applied to new development and major redevelopment. A maximum front yard setback of ten (10) feet shall mean that the edge of the primary building shall be located no further than ten (10) feet from the property line.~~

~~2~~1. **Abutting Two (2) or More Streets.** If a building is on a corner lot and abuts more than two (2) streets, the maximum front yard setback will apply to two (2) streets only; the setback will apply to the two (2) streets with the highest roadway classification as defined by the SeaTac Comprehensive Plan. If three (3) or more streets have the same roadway classification, then the property owner shall select the two (2) streets to which the maximum front yard setback shall be applied.

~~3~~2. **Through Lots.** For through lots, the maximum front yard setback requirements shall apply to the street with the highest roadway classification as defined by the SeaTac Comprehensive Plan. If both streets have the same roadway classification, then the property owner shall determine the location of the front yard.

~~4~~3. **Exceptions to Maximum Building Setback**. Exceptions to the maximum building setback shall be granted for:

a. Auto sales/rentals, and other outdoor sales; car washes; auto service stations; toll booths;
b. Communications facilities, including wireless telecommunications facilities;
c. Utility substations;
d. Site designs, approved by the Director, that are intended to enhance pedestrian convenience and activity.

~~5~~4. **Waiving Maximum Front Yard Setback.** ~~The~~ In cases where a ten (10) foot maximum front yard setback applies per SMC 15.400.100, Residential Standards Chart,

or 15.400.200, Commercial, Industrial, Park Standards Chart, it may be waived for major redevelopment~~,~~ if the property owner/applicant demonstrates to the Director that this requirement is not feasible due to existing buildings/improvements on site or the property's unique configuration. If the waiver is granted, the property owner/applicant shall incorporate pedestrian amenities that create a physical and design linkage between the building and the sidewalk/street. Examples of such amenities are plazas and covered/landscaped walkways from the sidewalk to the main entrance.

B. **Building Placement.** For properties where the front property line is equal to or wider than the property's depth, then the longest building facade shall be oriented toward the front property line and the main pedestrian entrance shall be located on this facade. For all properties, where the depth is greater than the front property line, the front of the building shall be oriented toward the front property line, to the maximum extent possible or as otherwise approved by the Director.

C. **Landscaping**. Except as otherwise provided in this subsection, landscaping shall be required in conformance with Chapter 15.445 SMC.

1. **Alternative Landscaping on Street Frontages in the CB-C, O/CM and UH-UCR Zones.** In order to create a building-sidewalk relationship that promotes pedestrian access and activity, the following landscaping standards will apply to the street frontages of properties zoned CB-C, O/CM, and UH-UCR.

a. **Street Frontage Landscaping Modifications.** Where the ~~building~~ maximum front yard setback is ~~smaller~~ less than the width of the street frontage landscaping ~~normally~~ required for a use per the landscaping standards chart in SMC 15.445.210, ~~Landscaping Standards Chart~~, the width of the street frontage landscaping shall be reduced to correspond with the building setback, and the following alternative landscaping shall be required:

~~a~~i. The remaining ~~Fifty percent (50%) of the~~ amount of street frontage landscaping ~~normally~~ required per the landscaping standards chart in SMC 15.445.210 ~~along the street frontage~~ shall be placed into plazas, rooftop gardens, and other pedestrian amenities ~~(such as restrooms)~~ accessible to the public during business hours. Additionally, street trees shall be planted within the public right-of-way in locations and amounts to be determined by the Director.

~~b~~ii. A percentage of the street frontage landscaping requirements will be waived for placing parking underground. Excluding the requirement for street trees, up to a maximum of eighty percent (80%) of the alternative landscaping will be waived, on a percentage-by-percentage basis, for placing parking underground (e.g., placing seventy-five percent (75%) of the site's required parking underground would meet seventy-five percent (75%) of the square footage portion of the alternative landscaping requirement).

ORDINANCE NO. 18-1030

AN ORDINANCE of the City Council of the City of SeaTac, Washington vacating a portion of South 140th Street lying westerly of 28th Avenue South to its western terminus.

WHEREAS, the Highline School District has requested vacation of a certain portion of the City street and right-of-way of South 140th Street lying westerly of 28th Avenue South to its western terminus, as described and shown on the attached Exhibits "A" and "B" to this Ordinance; and

WHEREAS, SMC 11.05.090 adopts the street vacation procedures of Chapter 35.79 RCW; and

WHEREAS, RCW 35.79.010 authorizes the City Council to initiate street vacation by resolution setting a public hearing which was, in this case, established by Resolution No. 18-007 fixing the public hearing for May 22, 2018, to be followed by Council action; and

WHEREAS, no apparent municipal use of the said right-of-way exists, and the owner has reason to convert this portion of the right-of-way to its development purposes; and

WHEREAS, no objections to vacation were filed prior to the hearing, and the Council finds that no person has demonstrated special injury due to substantial impairment of access to such person's property; and

WHEREAS, the Council finds that vacation of the aforesaid portion of the right-of-way, as described on Exhibit "A" and as depicted on the map marked Exhibit "B" to this Ordinance, is in the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Vacation of Rights-of-Way. The portion of the right-of-way of South 140th Street lying westerly of 28th Avenue South to its western terminus described on Exhibit "A" to this Ordinance, and depicted on the map marked Exhibit "B" to this Ordinance, within the City of SeaTac, is hereby vacated, subject to payment pursuant to Section 3, below.

Section 2. Reservation of Easements. Notwithstanding Section 1 of this Ordinance, all existing utility easements located within the said portion of the right-of-way of South 140th Street are reserved until release by the Grantees thereof.

Section 3. Compensation Required. The Highline School District, which is the sole landowner of property abutting the aforesaid right-of-way, shall compensate the City $27,400.00, which is an amount equal to an agreed upon value of the total area so vacated based on property appraisals, together with a processing and appraisal fee.

Section 4. Codification. This Ordinance shall not be codified in the SeaTac Municipal Code.

Section 5. Recordation. The City Clerk shall cause a certified copy of this Ordinance to be recorded in the records of the King County Recorder following the effective date hereof.

Section 6. Effective Date. This Ordinance shall be in full force and effect upon receipt of the compensation required by Section 3 of this Ordinance, but in no event sooner than thirty (30) days after passage.

ADOPTED this 11th day of September, 2018, and signed in authentication thereof on this 11th day of September, 2018.

CITY OF SEATAC

Michael Siefkes, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo, City Attorney

[Effective Date: 12/13/18]

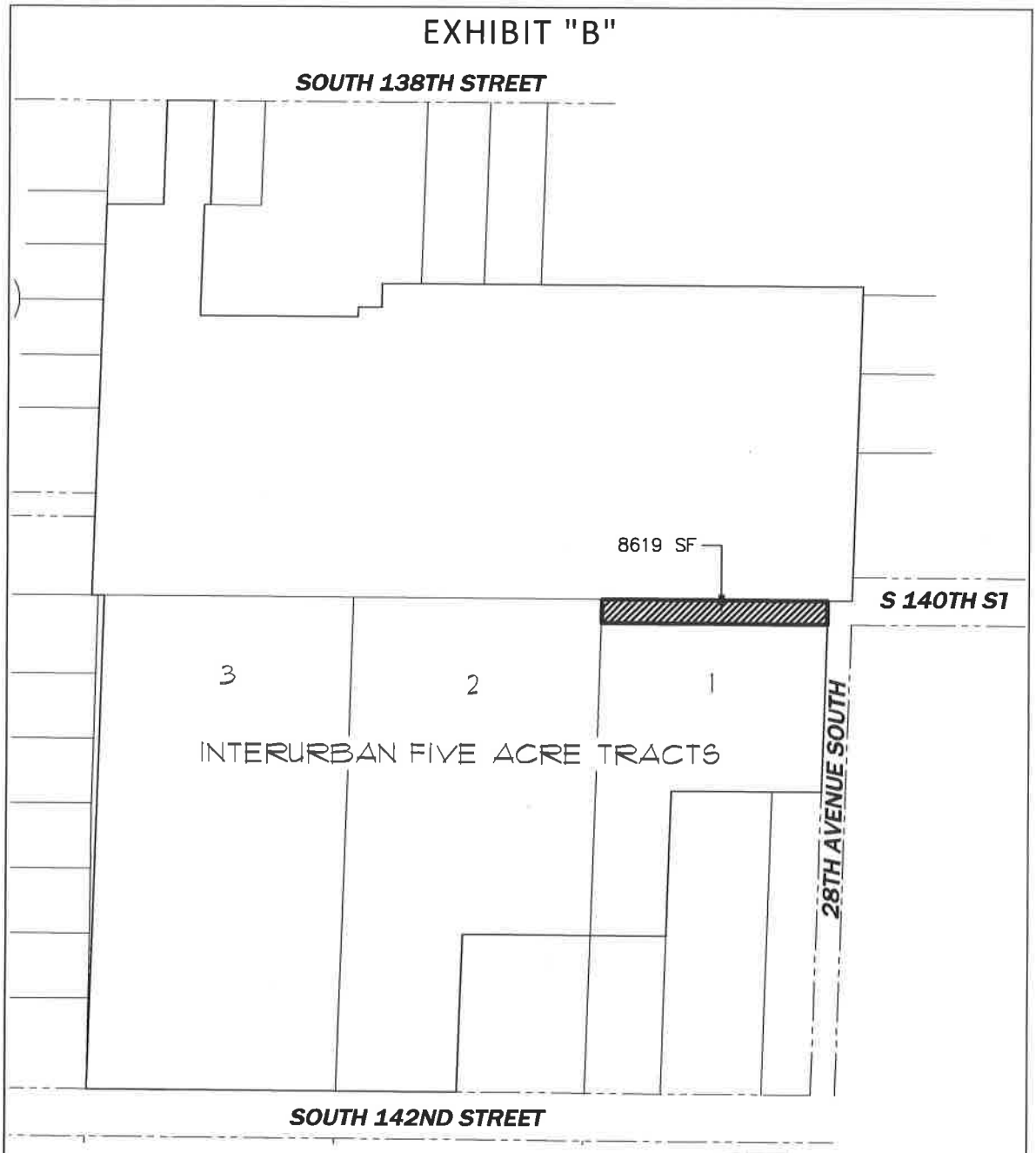
[Vacation of So. 140th St/28th Ave S]

EXHIBIT A

AREA TO BE VACATED

THE NORTH 30 FEET OF TRACT 1, INTERURBAN 5 ACRE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON.

EXHIBIT "B"



N

1"=200'

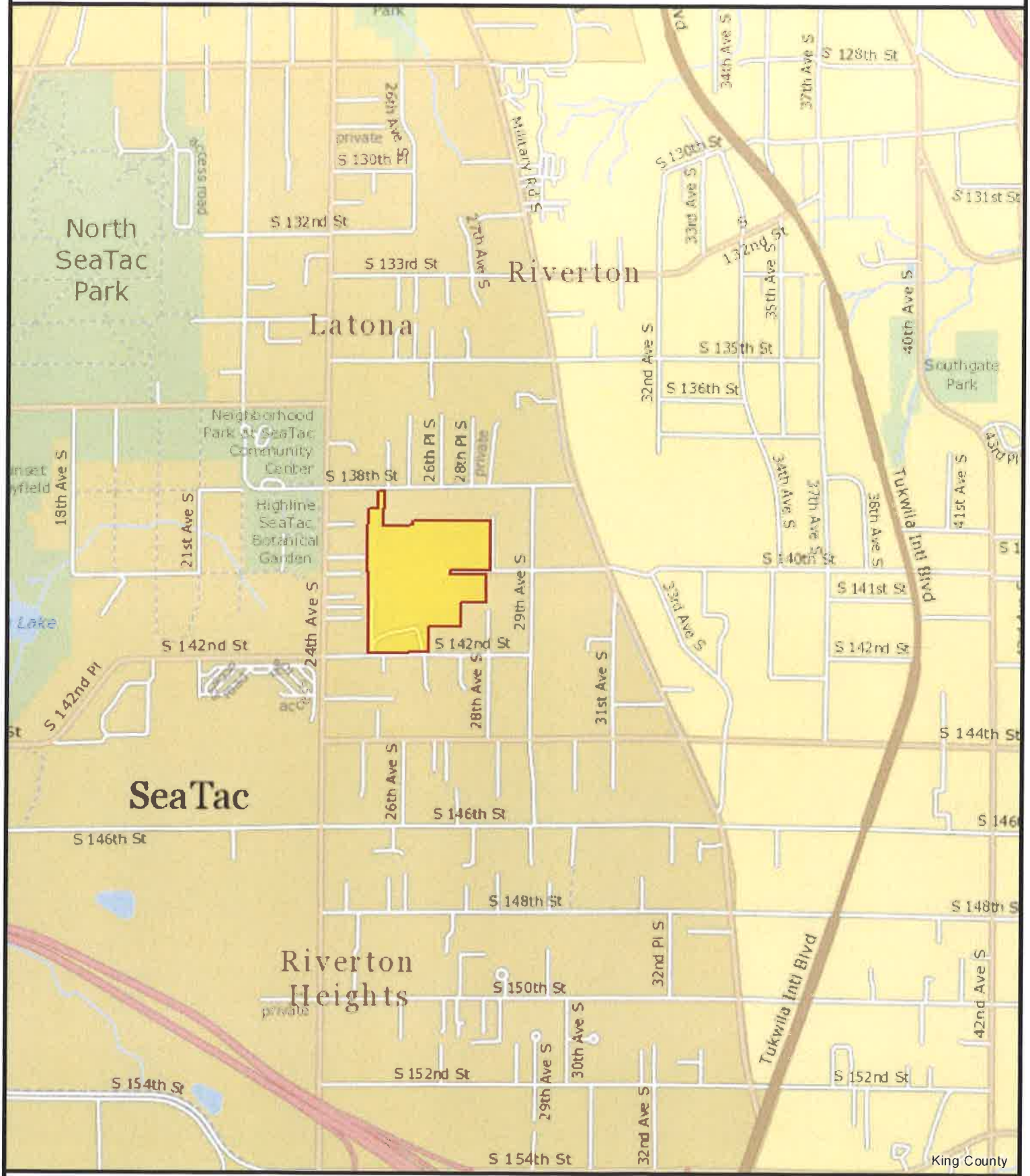
JOB NO. 2150018.50
April 12, 2017
RIGHT OF WAY VACATION
LEGAL BY: DF EXHIBIT BY: TD
w:\sdskproj\2015\2150018\row vacation.dwg

AHBL

2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

King County



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Date: 2/6/2018

N

King County
GIS Center

ORDINANCE NO. 18-1031

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute agreements for the purchase of playground equipment for Angle Lake Park, authorizing project expenditures, and amending the City's 2017-2018 Biennial Budget.

WHEREAS, the existing playground equipment at Angle Lake Park was installed in 1997, and is need replacement; and

WHEREAS, the City may utilize intergovernmental cooperative purchasing, as set forth in SMC 3.31.150, in lieu of conducting its own competitive bidding process; and

WHEREAS, the City is a member of the King County Director's Association (KCDA) intergovernmental purchasing cooperative and has obtained a bid for the proposed playground equipment and installation through the KCDA; and

WHEREAS, the City has $52,575 budgeted in the Municipal Capital Improvement Fund; and

WHEREAS, in order to complete this project, a budget amendment is required that increases expenditures in Fund #301 by $32,000; and

WHEREAS, the City received $32,000 in compensation in exchange for granting and easement through the entrance to Angle Lake Park, and this money will be used to fund the additional expenditure to complete this project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City Manager is authorized to execute agreements for the purchase playground equipment through the King County Director's Association, in an amount not to exceed $84,575, for Angle Lake Park. This includes the cost of equipment, the cost of installation, the cost of playground safety surfacing, and sales tax.

Section 2. The 2017-2018 Biennial Budget shall be amended to increase expenditures in the Municipal Capital Improvement Fund (Fund #301) by $32,000 in order to fully fund this project.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 25th day of September, 2018, and signed in authentication thereof on this 25th day of September, 2018.

CITY OF SEATAC

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 10/6/18]

[2018 Angle Lake Park Equipment & Budget Amendment]

ORDINANCE NO. 18-1032

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapter 5.05 of the SeaTac Municipal Code relating to Business Licenses and Regulations.

WHEREAS, the Washington State Legislature enacted HB 2005 during the 2017 legislative session; and

WHEREAS, HB 2005 requires that municipalities adopt certain model ordinance language that was drafted by the Association of Washington Cities, pertaining to general business licensing requirements; and

WHEREAS, HB 2005 also provides that if the City does not adopt such model ordinance language by January 1, 2019, the City would no longer be able to enforce its business licensing requirements;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Section 5.05.010 of the SeaTac Municipal Code is hereby amended to read as follows:

5.05.010 Definitions.
For purposes of this ~~c~~Chapter, the following definitions shall apply:

~~A. "Business" includes all activities engaged in with the object of gain, benefit, or advantage, directly or indirectly, except non-profit organizations as defined in 5.05.060. The term "business" shall specifically include the letting for rent or lease for residential occupancy on a month-to-month basis, or longer term, of any single-family structure, any multi-family structure containing more than one (1) dwelling unit, or spaces within a mobile home park.~~
A. "Business License" means a license issued by the City authorizing a Person to engage in business within the City.

B. "City" shall mean the City of SeaTac, Washington.

C. "City Manager" shall mean the SeaTac City Manager or designee.

~~B~~D. “Person” means any individual, corporation, company, firm, joint stock company, co-partnership, joint venture, trust, business trust, club, association, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit, or otherwise, receiver, administrator, executor, assignee, or trustee in bankruptcy.

~~C~~E. “License Year” means the twelve (12) month period commencing the first day of the month in which the license was issued.~~April 1st and ending on the following March 31st.~~

5.05.015 Engaging in Business—Defined

(A) The term "engaging in business" means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

(B) This Section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimus business activities in the City without having to pay a Business License fee. The activities listed in this Section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (A). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by the City Manager or designee, considering all the facts and circumstances and applicable law.

(C) Without being all inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a Business License.

(1) Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.
(2) Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.
(3) Soliciting sales.
(4) Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
(5) Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
(6) Installing, constructing, or supervising installation or construction of, real or tangible personal property.
(7) Soliciting, negotiating, or approving franchise, license, or other similar agreements.
(8) Collecting current or delinquent accounts.
(9) Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
(10) Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security

system services, surveying, and real estate services including the listing of homes and managing real property.

(11) Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

(12) Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

(13) Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.

(14) Investigating, resolving, or otherwise assisting in resolving customer complaints.

(15) In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

(16) Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

(D) If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a Business License.

(1) Meeting with suppliers of goods and services as a customer.

(2) Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

(3) Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

(4) Renting tangible or intangible property as a customer when the property is not used in the City.

(5) Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.

(6) Conducting advertising through the mail.

(7) Soliciting sales by phone from a location outside the City.

(E) A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a Business License, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (D). The City expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the license fee under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

5.05.020 ~~Business License~~Business License Required.

A. No ~~p~~Person shall ~~conduct, maintain, operate, or~~ engage in ~~any~~ business within the City without first ~~applying for and obtaining~~ being issued a ~~b~~Business ~~l~~License ~~and paying the fee as prescribed herein.~~

B. ~~The~~ A ~~b~~Business ~~l~~License is not transferable except as provided in 5.05.170. A ~~business owner~~Person acquiring an existing business in the City must obtain a new ~~business license~~Business License.

C. The ~~business license~~Business License issued by the City shall be displayed in a conspicuous place on the premises identified on the license.

D. This Section applies regardless of whether a fee is owed for obtaining a Business License as provided in this Chapter.

5.05.030 Separate License Required.

A separate ~~business license~~Business License shall be obtained for each separate location~~,~~ within the City~~,~~ at which the business is conducted. A separate ~~business license~~Business License shall be obtained for each different and discrete business conducted by any person, whether at the same location, within the City, as another licensed business, or at a different location within the City.

5.05.040 Change in Nature or Location of a Business.

Each ~~business license~~Business License shall authorize a particular type of business at the designated location. Any change in the nature of the business shall necessitate a new application for a ~~business license~~Business License. A change of location shall be reported to the City Manager, or designee, in writing, within ten (10) days of the change and, if in compliance with zoning and business regulatory ordinances, the existing ~~business license~~Business License shall be transferred to the new location.

5.05.050 Exemptions.

Notwithstanding the requirement of SMC 5.05.020, the following shall be exempted from the requirement to apply for and obtain a ~~business license~~Business License:

~~A. Casual or isolated sales made by persons who are not engaged in the business of selling the type of property involved, providing that not more than four (4) such sales are made during any year.~~

~~B. Sales, delivery, or peddling of any fruits, vegetables, berries, eggs, or any farm produce or edibles raised, gathered, produced, or manufactured by any farmer, gardener, or other person; provided, that this exemption shall not apply to any person selling, delivering, or peddling any dairy product, meat, poultry, eel, fish, mollusk, or shellfish.~~

~~C~~A. Persons engage~~d~~ in ~~any~~ taxi cab or for-hire businesses within the City which ~~is~~ are licensed and regulated by King County pursuant to Interlocal Agreement with the City, including the following:

1. Persons engaged in the business of operating taxi cabs and for-hire vehicles within the City, which are subject to SeaTac Ordinance No. 90-1014, codified in Chapter 5.15 SMC, and the "For-Hire Interlocal Agreement" between King County and the City.

However, this subsection does not apply to persons whose taxi cab or for-hire business is registered with the Washington State Department of Revenue with an address located within the City of SeaTac.

~~D~~B. Minors engaged in babysitting, delivery of newspapers, mowing lawns, washing cars, and similar activities.

~~E~~C. Service oriented clubs and organizations such as Rotary, Kiwanis, Soroptimist, Lions, Jaycees, Boy Scouts, Girl Scouts and CampFire, or school sponsored clubs, such as DECA, FBLA, FFA and Key Club involved in special charitable fund-raising events, provided that in order for this exemption to apply, the club must be organized in and regularly meet within the corporate limits of the City, or within the corporate limits of a city immediately adjacent thereto. If requests are received for this exemption for clubs or organizations not specifically listed above, the City Manager or designee shall have the discretion to determine whether or not the exemption applies.

5.05.060 Non-Profit Organization.

A. Non-profit organizations recognized by the Federal Government as a 501(c)(3) organization, with proper documentation are exempted from the requirement to pay fees associated with the issuance of a ~~business license~~Business License as required by this chapter. Applicants shall provide one (1) of the following:

1. Form 1023, Application for Recognition of Exemption; or
2. IRS Determination Letter; or
3. IRS Affirmation Letter

However, non-profit organizations are still required to apply for and obtain a valid ~~business license~~Business License and comply with all other provisions of this ~~c~~Chapter.

B. Failure to register a non-profit organization with the City will result in a penalty as established by the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services.

5.05.070 Application for License.

No ~~business license~~Business License shall be issued except upon application therefor made on forms prescribed by the City Manager, or designee. Upon approval of the application, the ~~business license~~Business License shall be issued by the City and either is mailed to the applicant or available for pick up at SeaTac City Hall during normal business hours. ~~In event of denial, the fee paid shall be returned to the applicant together with notice that the application has been denied.~~

5.05.080 Business License Fees.

A. For purposes of this Chapter, any Person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the City is equal to or less than two-

thousand dollars ($2,000.00) and who does not maintain a place of business within the City, shall submit a Business License registration to the City Manager or designee. The threshold does not apply to regulatory license requirements or activities that require a specialized permit.

~~A~~B. ~~Business license~~Business License fees are established by the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services.

~~B~~C. Appeal fees are established by the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services.

~~**5.05.090 Prorating Fee.**~~
~~The license fee shall be for the year, and each applicant must pay the full license fee for the current year or portion thereof during which the applicant has engaged in business.~~

5.05.100 Term and Renewal of License.
A. All ~~business license~~Business Licenses shall be effective for the year of issuance. Business Licenses issued during a ~~y~~Business License Year shall be effective from the date of issue until the following March 31st. Unless renewed, as provided in this chapter, each such ~~business license~~Business License shall expire and be of no force or effect on April 1st of the ensuing year, unless sooner revoked as provided in this ~~c~~Chapter.

B. All ~~business license~~Business Licenses shall be renewed by the licensee on or before April 1st of the year of issuance, if the business is to be continued. Application for renewal shall be made on forms prescribed by the City Manager, or designee. Each application for renewal shall be accompanied by the license renewal fee for the ensuing year as prescribed by the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services. Applications for renewal shall be processed by the City commencing on February 1st of each year for the ensuing year.

C. A business that is inactive or no longer doing business in the City may request dormant status by indicating so on the "Renewal Notice" and returning the notice to the City. A business that has requested and been granted dormant status, but resumes business activity within the City shall reapply for a ~~business license~~Business License.

5.05.110 Penalty for Late Application.
Any licensee, who shall fail to make application for an original ~~business license~~Business License or for renewal and/or fail to pay the renewal fee, prior to April 1st of the applicable year, shall be subject to a penalty, which shall be added to the prescribed fee:

A. Delinquent as of May 1st:
1. A 30 day penalty letter mailed to the licensee;

2. In addition to the ~~business license~~Business License fee, a penalty will be assessed per the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services.

B. Delinquent as of June 1st:

1. Notify the licensee in writing by certified mail that they have thirty (30) days to apply and obtain a ~~business license~~Business License or be issued a "Notice of Infraction";

2. In addition to the ~~business license~~Business License fee, a penalty will be assessed per the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services;

3. Pay all accrued penalties;

C. Delinquent as of July 1st:

1. Pay all accrued late penalties;

2. A "Notice of Infraction" is issued per SMC 1.15.065;

3. Subject to a Hearing before the Municipal Judge per SMC 1.15.075; and

4. A fine levied by the Municipal Judge up to $250.00

D. Any business that has been granted dormant status is not subject to late penalties unless they resume business activity within the City without reapplying for a ~~business license~~Business License.

5.05.120 Duties of the City Manager or Designee.

The City Manager, or designee, is authorized and directed to enforce the terms and provisions of ~~all business license and regulations ordinances~~this Chapter.

5.05.130 Inspections, Investigations, and Right of Entry.

A. All applications for Business L~~l~~icenses may be investigated by the City Manager, or designee, and the business premises may likewise be inspected.

B. The City Manager, or designee, is authorized to make such inspections of licensed premises and take such action as may be required to enforce the provisions of ~~any business license ordinance~~this Chapter. The City Manager may designate any appropriate City employee as an inspector, to undertake such inspections. Inspections shall, to the extent possible, be in compliance with the following procedure:

1. An inspector may enter any licensed business location or any business location that is required by ordinance to be licensed, at any reasonable time, to inspect the same or perform any duty imposed on the City Manager, or designee, by any ~~business license~~Business License or regulation ordinance.

2. If the place of business is occupied, the inspector shall first present proper credentials and demand entry and right to inspect.

3. If the place of business is unoccupied, the inspector shall first make a reasonable effort to locate the licensee or other person having charge or control of the premises and shall then present proper credentials and demand entry and right to inspect.

4. No licensee, employee or agent, shall fail or neglect, after proper demand, to admit the inspector, acting within the scope of the inspector's employment, to any location licensed for business, or to interfere with the inspector while in the performance of the inspector's duty.

5. Nothing herein shall prevent or prohibit undercover investigations or inspections by appropriate officers in appropriate circumstances.

5.05.140 Basis for License Denial, Suspension or Revocation.

A ~~business license~~Business License may be denied, suspended or revoked by the City Manager, or designee. The City Manager, or designee, shall notify the applicant or licensee in writing of the denial, suspension, or revocation of the ~~business license~~Business License and the grounds thereof. A ~~business license~~Business License may be denied, suspended or revoked for any of the following reasons:

A. The ~~license~~ Business License was procured by fraud or misrepresentation of fact or contains misleading statements or suppression of material facts about the business.

B. The applicant or licensee failed to pay any fee or is in default of any fee, charges or amounts due and payable to the City of SeaTac as outlined in the SeaTac Municipal Code or City's Schedule of License Fees, Permit Fees, Other Fees and Charges.

C. The building structure, equipment, operation or location of the business for which the license was issued does not comply with the requirements or standards of the SeaTac Municipal Code.

D. The applicant or licensee has failed to comply with any of the provisions of this ~~chapter~~Chapter.

E. The applicant or licensee has applied for a ~~business license~~Business License for activities that are prohibited by law.

F. The licensee, owner, or operator of the business is currently operating a business in a manner that is prohibited by law.

G. The applicant or licensee, owner, operator, or an employee has been convicted of a crime involving the business or suffered a civil judgment which bears a direct relationship to the conduct of the business pursuant to this chapter.

H. The licensee, or licensee's employees or agents, have engaged in, have permitted or have acquiesced in unlawful drug related activity on the business premises.

I. The licensee has caused or permitted a public nuisance to exist.

J. The applicant or licensee has failed to pay a civil penalty or to comply with any notice.

K. The applicant or licensee has failed to comply with State or Federal law.

L. It is necessary to deny, suspend, or revoke the license for the protection of the public health, safety, peace or welfare.

M. The Chief of Police has issued a declaration of chronic nuisance property against the business pursuant to SMC Chapter 7.05.

5.05.150 Procedures for a Denial, Suspension or Revocation of a ~~Business License~~Business License.

A. Denial, Suspension or Revocation of license. Any action to deny, suspend or revoke a ~~business license~~Business License applied for or issued shall be commenced by notice of the denial, suspension or revocation. A notice issued under this section shall substantially comply with the following:

1. The notice shall be delivered, by first class mail or certified mail, to the ~~business license~~Business License applicant or the holder of the ~~business license~~Business License as set forth in the most recent ~~business license~~Business License application.

2. The notice shall describe the basis for the denial, suspension or revocation.

3. The notice shall describe corrective action, if any, that may be taken to eliminate the basis for the denial, suspension or revocation.

4. The notice shall specify a date for which an appeal may be filed with the City Clerk. Such a date shall occur thirty (30) days from the date of the notice of denial, suspension or revocation and shall be made on forms provided by the City Clerk. The applicable appeal fee per the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services shall be paid at the time of filing.

5. The notice shall provide that if the applicant or licensee fails to respond within thirty (30) days from the date of the notice of denial, suspension or revocation that shall constitute a waiver of the right to a hearing.

6. The business may continue to operate until such time as the Hearing Examiner issues a decision on the denial, suspension or revocation.

5.05.160 Procedures for an Appeal of a Notice of Denial, Suspension or Revocation.

A. The City Hearing Examiner is designated to hear appeals by applicants or licensees aggrieved by actions of the City Manager, or designee, pertaining to any denial, suspension, or revocation of a ~~business license~~Business License.

B. The Hearing Examiner procedures are found in SeaTac Municipal Code (SMC) Chapter 1.20 Hearing Examiner System.

C. Any licensee may, within thirty (30) days after receipt of a notice denial, suspension or revocation, file with the City Clerk a written notice of appeal containing the following:

1. A heading with the words: "Before the City Manager or designee of the City of SeaTac".

2. A caption reading: “Appeal of _____” giving the names of all appellants participating in the appeal.

3. A brief statement setting forth the legal interest of each of the appellants in the business involved in the notice of denial, suspension or revocation.

4. A brief statement, in concise language, of the specific notice protested, together with any material facts claimed to support the contentions of the appellant or appellants.

5. A brief statement, in concise language, of the relief sought, and the reasons why it is claimed the protested notice or denial, suspension or revocation should be reversed, modified, or otherwise set aside.

6. The signatures of all persons named as appellants, and their official mailing addresses.

7. The verification (by declaration under penalty of perjury) of each appellant as to the truth of the matters stated in the appeal.

D. As soon as practicable after receiving the written appeal, but not greater than thirty (30) days, the City Clerk shall fix a date, time, and place for the hearing of the appeal by the Hearing Examiner. Written notice of the time and place of the hearing shall be given at least ten (10) days prior to the date of the hearing by the City Clerk, by mailing a copy thereof, postage prepaid, by certified mail with return receipt requested, addressed to each appellant at his or her address shown on the notice of appeal.

E. At the hearing, the appellant or appellants shall be entitled to appear in person, and to be represented by counsel and to offer such evidence as may be pertinent and material to the denial, suspension or revocation of the notice. The technical rules of evidence need not be followed.

F. Only those matters or issues specifically raised by the appellant or appellants in the written notice of appeal shall be considered in the hearing of the appeal.

G. Within ten (10) business days following conclusion of the hearing, the Hearing Examiner shall make written findings of fact and conclusions of law, supported by the record, and a decision which may affirm, modify, or overrule the order of the City Manager, or designee, and may further impose terms as conditions to issuance or continuation of a ~~business license~~Business License.

H. Failure of any applicant or licensee to file an appeal in accordance with the provisions of this chapter shall constitute a waiver of the right to a hearing.

I. The decision of the Hearing Examiner is considered final and conclusive per SeaTac Municipal Code (SMC) 1.20.100 (H).

J. Enforcement of any civil penalty, denial, suspension or revocation of any ~~business license~~Business License, or other order of by the City Manager, or designee, shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.

5.05.170 Continuation of License Upon Death of Licensee.
In event of the death of any licensee, his or her duly appointed executor or administrator may continue to conduct business under the license issued to the decedent for the unexpired term thereof, upon filing proof of such appointment with the City Manager or designee.

5.05.180 Assignment of Licenses.
Every ~~business license~~Business License shall be personal to the licensee and shall not be assignable or transferable to any person, except as provided in 5.05.170.

5.05.190 Engaging in Business Without a License or Payment of Fee.
If any person engaged in a business without a license, fails or refuses to pay the prescribed license fee for any year, the City Manager or designee shall follow these procedures:

A. Notify the licensee in writing by first class mail, certified mail or personal service that they are operating a business within the City limits without a ~~business license~~Business License and have thirty (30) days to apply and obtain a ~~business license~~Business License as specified in SMC 5.05.020.

B. If the licensee fails to respond to the letter within thirty (30) days, the licensee will be subject to ~~a fine of a maximum of $250, and the City Manager or designee shall follow the procedures for a Notice of Infraction in SMC 1.15.065 and Hearing before the Municipal Court Judge in SMC 1.15.075~~penalties as set forth in this Chapter.

5.05.200 Violations, Penalties and Enforcement.
A. It is unlawful for any person either directly or indirectly to engage in ~~or conduct~~ business within the City without having first obtained a ~~business license~~Business License as required pursuant to this Chapter.

B. It is unlawful for any person either directly or indirectly to engage in ~~or conduct any~~ business within the City without obtaining a renewed ~~business license~~Business License for the current License Y~~y~~ear as required pursuant to this C~~c~~hapter.

C. Each day that a person engages in ~~or conducts any~~ business without a valid ~~business license~~Business License constitutes a separate offense.

D. It is a civil infraction, subject to a penalty of $300 including costs and assessments, for any Person to violate any provision of this ~~Any violation of~~ this ~~c~~Chapter~~, or failure to comply with any requirements of this cChapter,~~ shall be subject to the penalties prescribed in Chapter 1.15 SMC. The penalties set forth herein are not exclusive. The City Manager or his/her designee may seek civil enforcement~~, civil penalties,~~ and remedies ~~in accordance with~~as allowed by law~~. , in addition to any criminal penalties that may apply for violation of this cChapter.~~

E. The City Attorney's Office shall have the discretion to file criminal charges when a person willfully or knowingly violates, by way of repeat violations, the provisions this chapter. A criminal violation under this Subsection is a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000) or imprisonment for a term not to exceed ninety (90) days, or both.

~~**5.05.210 Pawnbrokers.**~~

~~The following listed sections of Chapter 6.56 King County Code as now in effect, and as may be subsequently amended, are adopted by reference, except that, unless the context indicates otherwise, the words "County" or "King County", and references to occurrences within the geographic boundaries of "King County outside the limits of incorporated cities and towns" shall refer to the City and its geographic boundaries, the word "director" shall refer to the City Manager, or designee, and that the penalties for late payment of license fees shall be as prescribed at SMC 5.05.110.~~

~~6.56.010 License required.~~
~~6.56.020 Pawnbroker and pawnshop defined.~~
~~6.56.030 License fees as established by the City's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services.~~
~~6.56.040 Application for license.~~
~~6.56.050 Personal property tax return.~~
~~6.56.080 Records required.~~
~~6.56.090 Compliance required.~~
~~6.56.100 Transcript to be furnished.~~
~~6.56.110 Records and articles to be available for inspection.~~
~~6.56.120 Seller or consignee to give true name and address.~~
~~6.56.130 Authorized rate of interest – Penalty for violation.~~
~~6.56.140 Prima facie evidence of violation.~~
~~6.56.150 Period of redemption.~~
~~6.56.160 Certain transaction prohibited.~~
~~6.56.170 Pawnshop to be closed during certain hours.~~

~~It is provided, however, that no pawnbroker's license shall be issued which would increase the number of holders of such licenses to more than one (1) for every fifteen thousand (15,000) of population or fractional part thereof, according to the last preceding Federal census, provided that this population limitation shall not operate to prohibit the licensing of any pawnbroker duly licensed prior to the enactment of this chapter, if such pawnbroker is otherwise duly qualified.~~

~~**5.05.220 Charitable Solicitations.**~~

~~The following listed sections of Chapter 6.76 King County Code as now in effect, and as may be subsequently amended, are hereby adopted by reference, except that, unless the context indicates otherwise, the words "County" or "King County", and references to occurrences within the geographic boundaries of "King County outside the limits of incorporated cities and towns" shall refer to the City and its geographic boundaries, the words "director" and "Division of the Comptroller" shall refer to the City Manager, or designee.~~

~~6.76.010 Definitions.~~
~~6.76.020 Soliciting for private needs prohibited.~~

~~6.76.030 Permit – Required – Exemptions.~~
~~6.76.040 Permit – Application – Contents.~~
~~6.76.050 Permit – Application – Investigation.~~
~~6.76.060 Permit – Application – State registration in lieu of.~~
~~6.76.070 Permit – Issuance.~~
~~6.76.080 Permit - Fees, except the fee, refer to the City of SeaTac's Schedule of License Fees, Permit Fees, Other Fees and Charges for City Services~~
~~6.76.090 Permit – Term.~~
~~6.76.100 Credentials.~~
~~6.76.110 Permit – Expiration – Return.~~
~~6.76.120 Written receipts required.~~
~~6.76.140 Permit – Suspension or revocation – Notice to Director of Public Safety.~~
~~6.76.150 Books and records of permit holders.~~
~~6.76.160 Financial reports.~~
~~6.76.170 Religious solicitations – Certificate of registration – Required.~~
~~6.76.180 Religious solicitations – Certificate of registration – Regulations.~~
~~6.76.190 Fraudulent misrepresentation and misstatements prohibited.~~
~~6.76.200 Violation – Penalty.~~
~~6.76.210 Civil penalty.~~
~~6.76.220 Additional enforcement.~~

Section 2. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law, but no sooner than January 1, 2019.

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ADOPTED this 25th day of September, 2018, and signed in authentication thereof on this 25th day of September, 2018.

CITY OF SEATAC

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo, City Attorney

[Effective Date: January 1, 2019]

ORDINANCE NO. 18-1033

AN ORDINANCE of the City Council of the City of SeaTac, Washington repealing Ordinances 89-1006, 99-1002, and 11-1013 and Chapter 3.25 of the SeaTac Municipal Code and replacing it with a new Chapter 3.25 related to Gambling Taxes.

WHEREAS, Chapter 9.46 RCW authorizes local taxation of certain gambling activities; and

WHEREAS, the City Council adopted Ordinance 89-1006 that imposes a tax on gambling activities in the City of SeaTac, which was subsequently amended by Ordinance 99-1002 and 11-1013, and is now codified in SeaTac Municipal Code (SMC) Chapter 3.25; and

WHEREAS, it is necessary to repeal Ordinances 89-1006, 99-1002, and 11-1013 and Chapter 3.25 of the SeaTac Municipal Code, and replace it with a new Chapter 3.25 in order to provide clarity in order to assist with Gambling Tax enforcement; and

WHEREAS, this Ordinance was reviewed by the Administration and Finance Committee on September 13, 2018, and the Committee recommended adoption;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. Ordinances 89-1006, 99-1002, and 11-1013, and Chapter 3.25 of the SeaTac Municipal Code are hereby repealed.

Section 2. A new Chapter 3.25 of the SeaTac Municipal Code is hereby adopted to read as follows:

3.25.010 Definitions.

A. For the purposes of this Chapter, the words and terms used herein shall have the same meaning given to each pursuant to Chapter 9.46 RCW, as same exist or may from time to time be amended; and as set forth under the rules of the Washington State Gambling Commission, WAC Title 230, as the same exists or may hereafter be amended, unless otherwise specifically provided herein.

B. "Director" means the Director of Finance and Information Systems or designee.

3.25.020 Imposition of tax on gambling activities.
In accordance with RCW 9.46.110, there is hereby imposed a tax upon all persons, associations, and organizations, at the rates set forth below, upon the following gambling activities conducted in the City:

A. For punch boards and pull-tabs for commercial stimulant operators, a tax rate of five percent (5%) of the gross receipts from the operation of such games. For punch boards and pull-tabs for bona fide charitable or nonprofit organizations, a tax rate of ten percent (10%) of the gross receipts from the operation of such games, less the amount awarded as cash or merchandise prizes.

B. For bingo games and raffles, a tax rate of five percent (5%) of the gross receipts, less the amount paid as cash or merchandise prizes, received from such bingo games and raffles.

C. For amusement games, two percent (2%) of the gross receipts from the amusement game, less the amount awarded as prizes.

D. For social card games, twenty percent (20%) of the gross revenue from such card games.

3.25.030 Exemptions.
A. No tax shall be imposed under the authority of this Chapter on bingo or amusement games when such activities or any combination thereof are conducted by any bona fide charitable or nonprofit organization as defined in Chapter 9.46 RCW, which organization has no paid operating or management personnel and has gross receipts from bingo or amusement games, or any combination thereof, not exceeding $5,000 per year less the amount awarded as cash or merchandise prizes.

B. No tax shall be imposed under the authority of this Chapter on the first ten thousand dollars ($10,000) of gross receipts, less the amount awarded as cash or merchandise prizes, from raffles conducted by any bona fide charitable or nonprofit organization.

3.25.040 Payment of tax on gambling activities.
A. Every holder of a license issued by the Washington State Gambling Commission who shall conduct any gambling activities within the City shall provide to the Director a copy of each Quarterly License Report filed with the Gambling Commission pursuant to Chapter 230-05 WAC, no later than five days of such filing.

B. Quarterly tax reporting and payment. The taxes imposed by this Chapter shall be due and payable in quarterly installments and remittance therefor, together with the return forms prescribed and provided by the Director, shall be made on or before the final day of the month immediately after the quarterly period in which the tax accrued. Such payments shall be due and payable on January 31st, April 30th, July 31st, and October 31st of each respective year.

1. Whenever any person, association, or organization taxed under this Chapter quits business, sells out, or otherwise disposes of its business, or terminates the business, any tax due shall become due and payable immediately, and such taxpayer shall, within 10 days after the last date the establishment is open for business, file a return and pay the tax due.

3.25.050 Delinquencies.

A. For each payment due, if such payment is not made by the due date thereof, there shall be a penalty assessed as follows:

1. If not paid by the due date, a penalty of ten percent (10%) of the total unpaid tax due, with a minimum penalty of $10.

2. If not paid on or before 30 days after the due date, a penalty of fifteen percent (15%) of the total unpaid tax due (including penalties assed in accordance with the Section), with a minimum penalty of $15.

3. If not paid on or before 60 days after the due date, twenty percent (20%) of the total tax due with a minimum penalty of $20.

4. Failure to make full payment of all taxes and penalties due within 90 days after the due date shall be deemed to be both a criminal and civil violation of this Chapter.

3.25.060 Administration and Collection.

A. The administration and collection of the taxes imposed by this Chapter shall be by the Director or designee, pursuant to the rules and regulations of the Washington State Gambling Commission.

B. The Director may adopt and publish such rules and regulations not inconsistent with the provisions of this chapter as may be reasonably necessary to enforce the provisions of this Chapter. Such rules and regulations may include the form of tax return required to be filed with the City at the time of payment of the tax on gambling activities, and procedures for auditing of the taxpayer's records. A copy of the rules and regulations so adopted shall be on file and available for public examination in the City Clerk's Office.

3.25.070 Declaration of Intent—Filing prior to conducting gambling activities.

A. For the purpose of identifying who shall be subject to the tax imposed by this Chapter, any person, association, or organization intending to conduct or operate any gambling activity authorized by Chapter 9.46 RCW, shall, prior to commencement of such activity file with the Director, a sworn declaration of intent to conduct or operate such activity, together with a copy of the license issued by the Washington State Gambling Commission in accordance with Chapter 9.46 RCW.

3.25.080 Records required to be maintained—inspection by the City.

A. Each person, association, or organization engaging in a gambling activity shall maintain records required to be maintained by the Gambling Commission pursuant to WAC 230-06-070 as now enacted or hereafter amended. Such records shall be made available for review and inspection by the Director or designee.

3.25.090 Taxes, penalties, service charges, and fees constitute debt to municipality.
A. Any tax due and unpaid under this Chapter including any penalties assessed in accordance with SMC 3.25.050, shall constitute a debt to the City. The Director, in conjunction with the City Attorney, is authorized to collect such debt by one or more of the following ways:

1. By action at law and writ of attachment pursuant to RCW 9.46.350, as now enacted or hereafter amended.
2. By use of a collection agency pursuant to Chapter 19.16 RCW, as now or hereafter amended.
3. By instituting legal action in a Court of Law.
4. Seek collection by court proceedings, which remedies shall be in addition to all other existing remedies. Further, as provided for in RCW 9.46.110(4), as now enacted or hereafter amended, taxes and associated penalties and charges imposed under this Chapter shall become a lien upon personal and real property used in the gambling activity in the same manner as provided for under RCW 84.60.010 for property taxes. The lien shall attach on the date the tax becomes due and shall relate back and have priority against real and personal property to the same extent as ad valorem taxes.

3.25.100 Penalties.
Any person who shall fail or refuse to pay the tax as required in this Chapter, or who shall willfully disobey any rule or regulation promulgated under this chapter, shall be guilty of a misdemeanor and upon conviction shall be punished by imprisonment for not more than 90 days or by a fine of not more than $1,000 or by both such fine and imprisonment. Any such fine shall be in addition to the tax required. Officers and directors of any association or organization conducting gambling activities shall be jointly and severally liable for the payment of the tax and for the payment of any fine imposed under this Chapter.

Section 3. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 4. This Ordinance shall be in full force and effect after passage and publication as required by law, but no sooner than January 1, 2019.

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ADOPTED this 25th day of September, 2018, and signed in authentication thereof on this 25th day of September, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Deputy Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo

Mary E. Mirante Bartolo, City Attorney

[Effective Date: January 1, 2019]

[Gambling Tax Ordinance 2018]

ORDINANCE NO. 18-1034

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2017-2018 Biennial Budget for miscellaneous items.

WHEREAS, it is necessary for the City Council to amend the 2017-2018 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A; and

WHEREAS, the Administration and Finance Committee, on October 11, 2018, reviewed the proposed amendment submitted by the City Manager and Finance and Systems Director which details recommended changes in various revenue and expenditure line items in the 2017-2018 Biennial Budget;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A listing of the adjustment requests is included by line item, amount, and fund in summary format as shown in the attached Exhibit A.

Section 2. The 2017-2018 Biennial Budget for the City of SeaTac, covering the period from January 1, 2017, through December 31, 2018, is hereby amended with a total 2018 ending fund balance in the amount of $49.8 million for all budgeted funds. The City's 2017-2018 biennial budget is attached as Exhibit B, and includes budgeted revenues and expenditures for the 2017-2018 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 23rd day of October, 2018, and signed in authentication thereof on this 23rd day of October, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to form:

Mary Mirante Bartolo

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 11/3/18]

[2017-2018 Biennial Budget Amendment Ordinance]

EXHIBIT A

2017-2018 Biennial Budget Amendment

Revenue

		Transfers & Reimbursements	
108	108.397.12.00.000	$22,725	Transfers In - 001 Fund
		$22,725	

Expenditures

FUND #	To Acct #	2018 TOTAL Request	Description
108	108.000.10.594.18.62.001	$22,725	City Hall Improvements
	108.000.10.518.21.41.000	$100,000	Professional Services
	Subtotal Building Management Fund (108)	***$122,725***	
206	206.000.04.592.79.85.007	$150	2009 Hotel/Motel Ref Debt Reg Costs
	Subtotal 2009 LTGO Refunding Bond (206)	***$150***	
	Grand Total - ALL FUNDS	**$122,875**	

CITY OF SEATAC, WASHINGTON
2017-2018 BIENNIAL BUDGET: EXHIBIT B

2017-2018 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =					$ 198,482,475
	FUND	BEGINNING BALANCE 2017-2018	REVENUES & OTHER SOURCES 2017-2018	EXPENDITURE APPROPRIATION 2017-2018	ENDING BALANCE 2017-2018
001	General Fund	$ 17,471,668	$ 74,098,954	$ 78,761,561	$ 12,809,060
102	Street Fund	11,176,559	17,868,396	19,176,822	9,868,133
105	Port ILA	1,270,323	1,405,000	1,558,456	1,116,867
106	Transit Planning	214,981	-	184,315	-
107	Hotel/Motel Tax	7,315,221	2,996,200	2,288,051	8,023,370
108	Building Management	2,547,333	2,941,394	1,846,599	3,642,128
110	Facility Repair & Replacement	429,170	1,206	430,376	-
111	Des Moines Creek Basin ILA	1,873,484	664,000	651,616	1,885,868
206	2009 LTGO Bond Fund	12,974	689,200	689,350	12,824
207	SCORE Bond Servicing	258,636	419,459	419,459	258,636
301	Municipal Capital Improvements	6,622,676	3,789,699	9,240,094	1,172,281
306	Municipal Facilities CIP	1,364,518	5,200	356,057	1,013,661
307	Transportation CIP	3,836,481	23,223,090	22,794,773	4,264,798
308	Light Rail Station Areas CIP	1,873,520	5,000	1,750,000	128,520
403	SWM Utility	3,354,416	7,497,169	6,315,567	4,536,018
404	Solid Waste & Environmental	-	550,200	550,200	-
501	Equipment Rental	1,291,408	1,445,608	1,598,515	1,138,501
	TOTAL BIENNIAL BUDGET	**$ 60,913,366**	**$ 137,599,775**	**$ 148,611,811**	**$ 49,870,664**

ORDINANCE NO 18-1035

AN ORDINANCE of the City Council of the City of SeaTac, Washington, setting the 2019 property tax levy, and establishing the amount to be levied by taxation in 2019 on the assessed valuation of the property of the City.

WHEREAS, the City Council of the City of SeaTac has considered its budget for calendar year 2019 as part of its 2019-2020 Biennial Budget development process; and

WHEREAS, RCW 84.52 requires that, upon fixing of the amount of property taxes to be levied, the City Clerk shall certify the same to the Clerk of the King County Council; and

WHEREAS, RCW 84.55 as amended in 1997 by Referendum 47, requires a statement of any increased tax in terms of both dollar amount and percentage change from the previous year; and

WHEREAS, the King County Assessor, has submitted an estimated assessed valuation of all taxable property situated within the boundaries of the City equal to a $6,624,985,574; and

WHEREAS, the SeaTac City Council, after reviewing and duly considering all relevant evidence and testimony presented, determined that the City of SeaTac requires a regular levy in the amount of $17,114,889, the amount is based on King County Assessor 2018 estimates [$2.583/1000 * $6.6 Billion AV] plus any increase for the amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

WHEREAS, as required by State laws, a public hearing on the City's property tax levy authorization was properly noticed and held on November 13, 2018;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

SECTION 1. Estimated Amount to be Collected by Ad Valorem Taxation.

The amount of revenue to be collected by the City in the fiscal year 2019 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of $17,114,889.

SECTION 2. Increase in Property Tax Revenue From the Previous Year.

The 2019 regular levy amount includes increases from (1) new construction and improvements to property, (2) increase in the value of state-assessed property, and (3) amounts authorized by law as a result of any annexations that have occurred, as well as applicable refunds ($31,228) already made and (4) an increase in the regular property tax levy from the previous year of Zero ($0), or zero percent (0.0%).

SECTION 3. Effective Date.

This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of November, 2018, and signed in authentication thereof on this 13th day of November, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mark S Johnson

Senior Assistant City Attorney

Mary E. Mirante-Bartolo, City Attorney

[Effective Date: 11/24/18]

[2019 Ad Valorem Property Tax Levy]

ORDINANCE NO. 18-1036

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adopting the City's 2019-2020 Biennial Budget.

WHEREAS, the City Council has considered the various department budget requests at a series of public meetings, has heard and made adjustments to the Preliminary Budget as presented by the City Manager; and

WHEARAS, the City Council has reviewed and accepted the corrections presented on the Errata sheet and those corrections have been incorporated into the Preliminary Budget; and

WHEREAS, the City budget set forth anticipated revenues and expenditures for the forthcoming years; and

WHEREAS, the City Council has published notification in advance of a public hearing and held a public hearing on November 13, 2018 at the regular City Council meeting to provide an opportunity for public input; and

WHEREAS, State Law, Chapter 35A.34 RCW requires the adoption of a budget prior to beginning of the next fiscal year;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The 2019-2020 Biennial Budget for the City of SeaTac, covering the period from January 1, 2019, through December 31, 2020, is hereby adopted with a total 2020 ending fund balance in the amount of $78.3 million for all budgeted funds. The City's 2019-2020 biennial budget by fund is attached as Exhibit A, and includes budgeted revenues and expenditures for the 2019-2020 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 2. The 2019-2024 Capital Improvement Plan (CIP), which is attached as Exhibit B, is incorporated as part of the City's 2019-2020 Biennial Budget. The first two years of the CIP were reviewed as part of the setting of the City's 2019-2020 Biennial Budget, and the revenues and expenditures for the 2019-2020 biennium are incorporated in Exhibit A.

Section 3. The 2019-2020 Salary Schedule, which is attached as Exhibit C, is incorporated as part of the City's 2019-2020 Biennial Budget.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of November, 2018, and signed in authentication thereof on this 13th day of November, 2018.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 11/24/18]

[2019-2020 Biennial Budget Ordinance]

ORDINANCE NO. 18-1036

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adopting the City's 2019-2020 Biennial Budget.

WHEREAS, the City Council has considered the various department budget requests at a series of public meetings, has heard and made adjustments to the Preliminary Budget as presented by the City Manager; and

WHEARAS, the City Council has reviewed and accepted the corrections presented on the Errata sheet and those corrections have been incorporated into the Preliminary Budget; and

WHEREAS, the City budget set forth anticipated revenues and expenditures for the forthcoming years; and

WHEREAS, the City Council has published notification in advance of a public hearing and held a public hearing on November 13, 2018 at the regular City Council meeting to provide an opportunity for public input; and

WHEREAS, State Law, Chapter 35A.34 RCW requires the adoption of a budget prior to beginning of the next fiscal year;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The 2019-2020 Biennial Budget for the City of SeaTac, covering the period from January 1, 2019, through December 31, 2020, is hereby adopted with a total 2020 ending fund balance in the amount of $78.3 million for all budgeted funds. The City's 2019-2020 biennial budget by fund is attached as Exhibit A, and includes budgeted revenues and expenditures for the 2019-2020 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 2. The 2019-2024 Capital Improvement Plan (CIP), which is attached as Exhibit B, is incorporated as part of the City's 2019-2020 Biennial Budget. The first two years of the CIP were reviewed as part of the setting of the City's 2019-2020 Biennial Budget, and the revenues and expenditures for the 2019-2020 biennium are incorporated in Exhibit A.

Section 3. The 2019-2020 Salary Schedule, which is attached as Exhibit C, is incorporated as part of the City's 2019-2020 Biennial Budget.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of November, 2018, and signed in authentication thereof on this 13th day of November, 2018.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 11/24/18]

[2019-2020 Biennial Budget Ordinance]

CITY OF SEATAC, WASHINGTON
2019-2020 BIENNIAL BUDGET: EXHIBIT A
11/13/18 ADOPTED BUDGET

		2019-2020 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =			$ 220,941,133
	FUND	BEGINNING BALANCE 2019-2020	REVENUES & OTHER SOURCES 2019-2020	EXPENDITURE APPROPRIATION 2019-2020	ENDING BALANCE 2019-2020
001	General Fund	$ 24,087,825	$ 80,457,131	$ 79,461,708	$ 25,083,247
102	Street Fund	16,827,087	21,642,044	16,719,884	21,749,247
105	Port ILA	1,498,177	2,940,579	3,075,920	1,362,836
106	Transit Planning	362,187	647,282	645,282	364,187
107	Hotel/Motel Tax	8,260,414	3,700,000	2,581,738	9,378,676
108	Building Management	3,222,901	1,610,560	2,048,874	2,784,587
110	Facility Repair & Replacement	-	-	-	-
111	Des Moines Creek Basin ILA	2,395,116	700,000	374,866	2,720,250
206	2009 LTGO Bond Fund	13,527	-	-	13,527
207	SCORE Bond Servicing	470,613	415,463	405,197	480,879
301	Municipal Capital Improvements	4,625,651	3,254,291	3,698,277	4,181,665
306	Municipal Facilities CIP	1,025,167	20,000	-	1,045,167
307	Transportation CIP	9,652,450	11,474,290	19,515,593	1,611,147
308	Light Rail Station Areas CIP	1,869,944	3,004,282	2,995,625	1,878,601
403	SWM Utility	4,421,478	8,719,182	7,952,099	5,188,560
404	Solid Waste & Environmental	223,646	753,240	553,287	423,599
501	Equipment Rental	1,123,471	1,523,134	2,562,756	83,848
	TOTAL BIENNIAL BUDGET	$ 80,079,654	$ 140,861,478	$ 142,591,107	$ 78,350,026

2019 BUDGET PORTION FOR MANAGEMENT PURPOSES

		FY 2019	FY 2019	FY 2019	FY 2019
001	General Fund	$ 24,087,825	$ 40,135,688	$ 39,202,269	$ 25,021,244
102	Street Fund	16,827,087	10,743,739	8,911,145	18,659,681
105	Port ILA	1,498,177	1,481,627	1,588,000	1,391,804
106	Transit Planning	362,187	312,346	311,346	363,187
107	Hotel/Motel Tax	8,260,414	1,840,000	1,299,760	8,800,654
108	Building Management	3,222,901	929,705	1,136,670	3,015,936
110	Facility Repair & Replacement	-	-	-	-
111	Des Moines Creek Basin ILA	2,395,116	350,000	156,058	2,589,058
206	2009 LTGO Bond Fund	13,527	-	-	13,527
207	SCORE Bond Servicing	470,613	208,367	203,234	475,746
301	Municipal Capital Improvements	4,625,651	1,542,000	3,203,483	2,964,168
306	Municipal Facilities CIP	1,025,167	10,000	-	1,035,167
307	Transportation CIP	9,652,450	8,719,290	11,901,988	6,469,752
308	Light Rail Station Areas CIP	1,869,944	510,000	500,000	1,879,944
403	SWM Utility	4,421,478	4,573,716	4,622,627	4,372,567
404	Solid Waste & Environmental	223,646	376,620	270,859	329,407
501	Equipment Rental	1,123,471	815,882	1,365,555	573,798
	TOTAL BUDGET	$ 80,079,654	$ 72,548,980	$ 74,672,994	$ 77,955,640

2020 BUDGET PORTION FOR MANAGEMENT PURPOSES

		FY 2020	FY 2020	FY 2020	FY 2020
001	General Fund	$ 25,021,244	$ 40,321,443	$ 40,259,439	$ 25,083,248
102	Street Fund	18,659,681	10,898,305	7,808,739	21,749,247
105	Port ILA	1,391,804	1,458,952	1,487,920	1,362,836
106	Transit Planning	363,187	334,936	333,936	364,187
107	Hotel/Motel Tax	8,800,654	1,860,000	1,281,978	9,378,676
108	Building Management	3,015,936	680,855	912,204	2,784,587
110	Facility Repair & Replacement	-	-	-	-
111	Des Moines Creek Basin ILA	2,589,058	350,000	218,808	2,720,250
206	2009 LTGO Bond Fund	13,527	-	-	13,527
207	SCORE Bond Servicing	475,746	207,096	201,963	480,879
301	Municipal Capital Improvements	2,964,168	1,712,291	494,794	4,181,665
306	Municipal Facilities CIP	1,035,167	10,000	-	1,045,167
307	Transportation CIP	6,469,752	2,755,000	7,613,605	1,611,147
308	Light Rail Station Areas CIP	1,879,944	2,494,282	2,495,625	1,878,601
403	SWM Utility	4,372,567	4,145,466	3,329,472	5,188,560
404	Solid Waste & Environmental	329,407	376,620	282,428	423,599
501	Equipment Rental	573,798	707,252	1,197,201	83,848
	TOTAL BUDGET	$ 77,955,640	$ 68,312,498	$ 67,918,113	$ 78,350,026

CAPITAL IMPROVEMENT PROGRAM
2019–2024

Cover Photos:

Angle Lake Playground Replacement

Riverton Heights Park Phase II

Valley Ridge Turf Replacement

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CITY OF SEATAC, WASHINGTON

2019 – 2024 CAPITAL IMPROVEMENT PROGRAM

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Overview

Capital Projects

2019 – 2024 CIP

Overview

Capital Projects

2019 – 2024 CIP

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CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

COMBINED CITYWIDE CIP PROJECT & EQUIPMENT SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2019-2024 TOTAL**	**Total Future Years**	**Total Projects**
Plng/Design/Eng	1,416,283	1,910,000	600,000	575,000	740,000	710,000	650,000	5,185,000	-	6,601,283
Land Acquis/Impr	-	400,000	42,348	900,000	-	500,000	-	1,842,348	-	1,842,348
Construction/Impr	1,790,778	12,150,322	8,422,823	2,267,355	4,469,855	5,559,855	4,952,355	37,822,565	-	39,613,343
Other/Equipment	-	15,000	-	-	-	-	-	15,000	-	15,000
Sales Tax (10%)	-	357,501	300,482	16,736	83,236	29,736	30,236	817,927	-	817,927
Contingency (10%)	-	1,253,783	828,511	208,409	430,309	533,959	473,259	3,728,230	-	3,728,230
Total Capital	3,207,061	16,086,606	10,194,164	3,967,500	5,723,400	7,333,550	6,105,850	49,411,070	-	52,618,131
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
Utilities	-	-	5,000	15,000	15,000	20,000	20,000	75,000	-	75,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
Chg in Revenues	-	75,000	150,000	160,000	160,000	175,000	175,000	895,000	-	895,000
Total Op/Rev Adj	-	(75,000)	(140,000)	(135,000)	(135,000)	(145,000)	(145,000)	(775,000)	-	(775,000)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2019-2024 TOTAL**	**Total Future Years**	**Total Projects**
Asset Sales	-	1,250,843	1,783,125	-	-	-	-	3,033,968	-	3,033,968
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	1,792,875	4,888,955	6,515,980	3,690,000	4,711,250	6,473,750	2,990,000	29,269,935	-	31,062,810
REET - 1st Qtr %	-	579,860	-	-	233,400	-	-	813,260	-	813,260
REET - 2nd Qtr %	71,639	350,000	199,768	75,000	425,000	-	-	1,049,768	-	1,121,407
Sales Taxes	-	509,092	-	-	151,250	157,300	163,350	980,992	-	980,992
Storm Drainage Fees	166,424	1,498,000	822,500	202,500	202,500	202,500	202,500	3,130,500	-	3,296,924
Federal Grants	815,600	2,445,600	160,291	-	-	-	-	2,605,891	-	3,421,491
State Grants	-	3,498,690	712,500	-	-	500,000	2,750,000	7,461,190	-	7,461,190
Local Grants	45,000	439,000	-	-	-	-	-	439,000	-	484,000
Fund Balance	64,161	4,805	-	-	-	-	-	4,805	-	68,966
Leases/Fields/Pk Lvy	315,523	20,000	-	-	-	-	-	20,000	-	335,523
Contrib/Util Rei/Eq Rn	-	537,600	-	-	-	-	-	537,600	-	537,600
To Be Determined	-	-	-	-	-	-	-	-	-	-
Total Funding	3,271,222	16,022,445	10,194,164	3,967,500	5,723,400	7,333,550	6,105,850	49,346,909	-	52,618,131

Introduction

The City of SeaTac's *2019 - 2024 Capital Improvement Program (CIP*) is the seventh comprehensive capital projects & equipment plan that has been adopted by the SeaTac City Council. The CIP was reviewed at the Friday, October 12, 2018 City Council special meeting and approved as a part of the Budget Ordinance at the Tuesday, November 13, 2018 City Council meeting.

What is Included in the CIP?

The CIP provides a six year view of the City's proposed capital projects and equipment expenditures and is balanced against accumulated, restricted and unrestricted revenues, fund balances and other projected future revenue sources. The Plan includes all land acquisitions, planning, design, engineering and construction of transportation infrastructure (over $100,000), buildings and building improvements, parks and park improvements, economic development projects (all over $25,000), equipment purchases over $5,000 and computer related hardware and software. In addition to these capital expenditures, the CIP includes estimates on operating expenditure impacts (i.e. salaries, benefits, supplies, utilities, etc.) and estimates for decreases or increases in revenues impacted by the project.

Impacts of Growth Management

The Washington State Growth Management Act (GMA) of 1990 requires cities like the City of SeaTac to prepare a comprehensive plan. The GMA requires each comprehensive plan to contain, at a minimum, elements pertaining to land use, housing, transportation, capital facilities, and utilities. The Capital Facilities Plan (CFP) is a key element for both the Comprehensive Plan and the Capital Improvement Program. Specifically, the CFP must include a six year plan on how the City will finance capital facilities within projected funding capacities and must identify sources of public funding for such purposes. The Capital Improvement Program assists in meeting this requirement by identifying both the projects and the funding sources.

Which Funds are Included in the CIP?

The City's CIP includes all the funds that have capital projects or equipment scheduled for purchase or construction in the next six years. Although most of the funds are capital project funds, there are some projects that will be paid from non-capital project funds. The following describes the funds included in the CIP:

Building Management Fund #108: This Fund accounts for lease revenues received from tenants in both City Hall and SeaTac Center. For the SeaTac Center, capital expenditures will be incurred for tenant improvements that will be paid for with the Center's lease revenues. Tenant improvements are generally negotiated with the tenants in their initial lease agreements. For City Hall, lease revenues from tenants on the second floor will pay for improvements to the building including repaving of the parking lot.

***Municipal Capital Improvements Fund #301*:** The primary revenue sources from this Fund are real estate excise taxes and sales taxes derived from major construction projects in the City. Capital expenditures included in this Fund are diverse and include various park improvement and construction projects, Community Center building improvements, computer hardware and software, and other equipment over $5,000.

Municipal Capital Facilities Fund #306: This Fund is primarily used for the construction of City buildings which are multi-year projects. Funding for these projects typically comes from transfers in from other capital improvement funds.

Transportation CIP Fund #307: The *Transportation CIP Fund* records the expenditures related to major infrastructure projects in the City and includes roads, sidewalks, curbs, gutters, pedestrian facilities, etc. The major source of revenue for this Fund is transfers in of parking taxes from the *Street Fund #102*.

Light Rails Station Areas CIP Fund #308: This Fund was created in 2009 to account for the revenues and expenditures related to projects around the two Sound Transit Light Rail Stations on South 154th Street and South 176th Street.

Surface Water Management Fund #403*:* This Fund utilizes storm drainage user fees to pay for both operating costs and capital projects for surface water infrastructure improvements. Transportation works with Surface Water Management to jointly complete projects where possible.

Equipment Rental Fund #501: The *Equipment Rental Fund* provides a system to replace City vehicles, construction equipment and other small equipment over $5,000. This Fund charges maintenance & operational costs, along with annual replacement charges, to the department using the piece of equipment. Annual replacement charges spread the cost of the future vehicle replacement over the life of the existing vehicle, creating a replacement cash reserve. Old equipment is auctioned off with the proceeds going back into the cash reserve of the new replacement vehicle.

City Council Goals

The following City Council 3 to 5 year goals were incorporated into both the Biennial Operating Budget and the Six Year CIP.

- **City Operations:** Continuously improve the effectiveness and efficiency of city government.
- **Community Engagement:** Actively engage the community to gather input on city governance and issues of concern.
- **Lifelong Learning**: Support and invest in lifelong learning for City's citizens, staff and council.
- **Accountability**: Improve public safety
- **Revenue and Development:** Steward the City's financial resources and promote economic development to ensure sustainability and future growth.

CIP Timeline

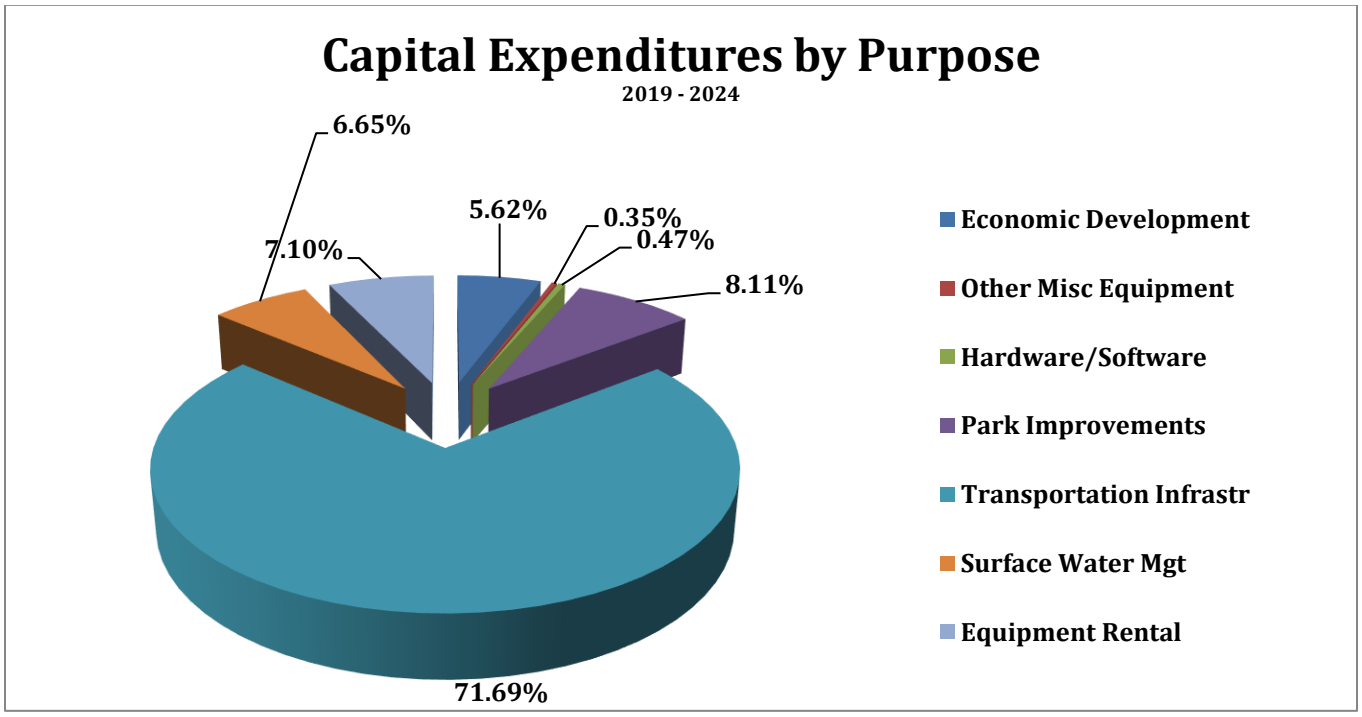
In 2018, the CIP process started around the same time as the biennial operating budget process. There are many departments and staff members involved in the CIP process. An in depth review of each project is completed prior to matching expenditures with revenues. After the CIP is balanced, it is presented to the City Council at a budget workshop. The following CIP timeline outlines the key dates and tasks followed in developing the six year CIP:

Six Year CIP Development Process	
Schedule	**Task**
June 2018	City Council passed resolution #18-013 adopting the Ten-Year Transportation Improvement Program which serves are the starting point for developing the Public Works CIP projects.
August 2018 – Sept 2018	Department completion of CIP forms for all capital projects and equipment Citywide, effective for the six year period of 2019 - 2024. City Manager and Finance staff reviewed CIP requests with departments.
September 2018	Finance Department worked with departments to reconcile available funding sources with capital project expenditures. When projects were not feasible, Finance worked with Departments to: 1) Identify additional revenue sources, 2) Adjust project prioritization and 3) Consider alternative(s) to project.
October 2018	Draft CIP posted to City website and distributed to City Council; Community and Economic Development Department starts incorporating CIP into Capital Facilities Element of the CIP.
October 12, 2018	Plan presented to City Council at special Council meeting; An overview of the major projects scheduled in the next biennium was presented by the City Manager and Finance Director.
November 13, 2018	City Council formally adopted CIP by reference in the 2019-2020 Biennial Budget Ordinance No. 18-XXXX.
Est December 2018	Final docket of Comprehensive Plan Amendments adopted which includes Capital Improvement Program projects in the Capital Facilities Element of the Plan.

Capital Expenditure Summary by Purpose

The following summarizes the 2019 – 2024 capital expenditures by purpose/department (highest to lowest total amount):

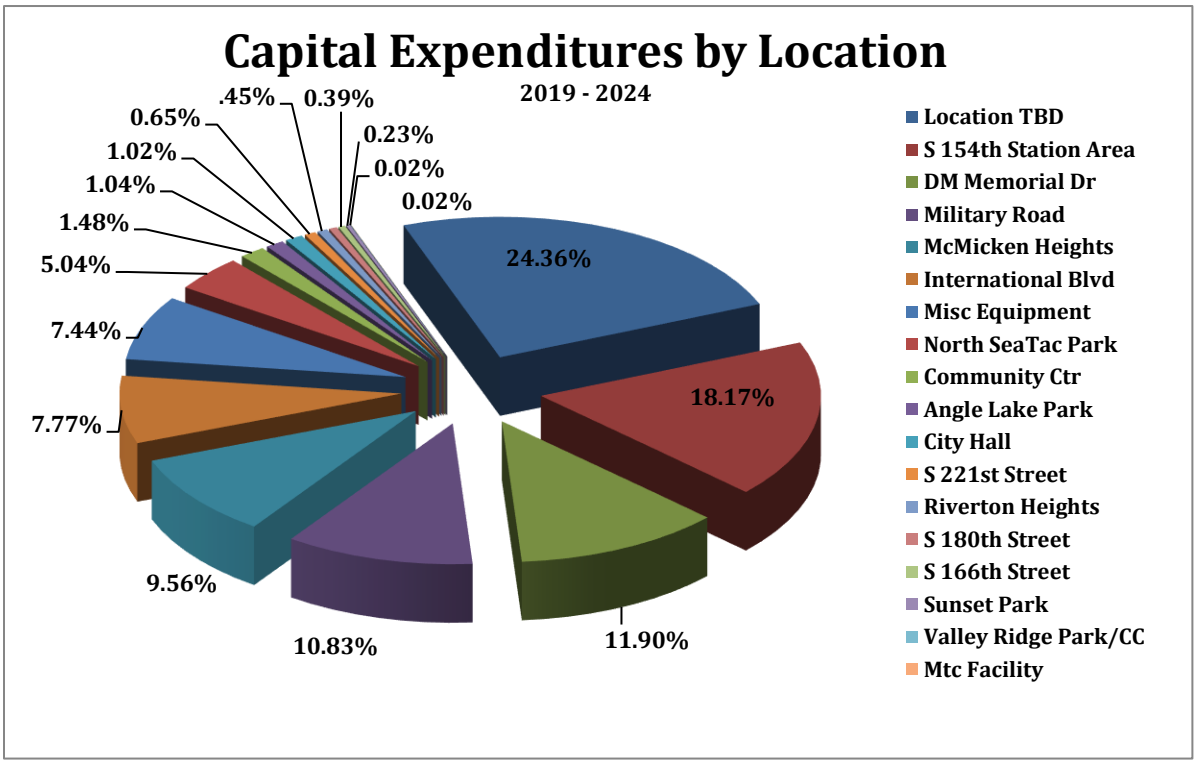
• Transportation Infrastructure/Public Works*	$38,471,825
• Park Improvements/Parks, Recreation & Facilities	4,354,120
• Equipment Rental/Public Works	3,809,860
• Surface Water Management/Public Works	3,569,500
• Economic Development/Community & Economic Development	3,015,625
• Computer Hardware & Software/Information Systems	251,803
• Other Miscellaneous Equipment	190,155
Total 2019 – 2024 Expenditures	**$53,662,888**



Capital Expenditure Summary by Location

The following summarizes the 2019 – 2024 capital expenditures by location (highest to lowest cost):

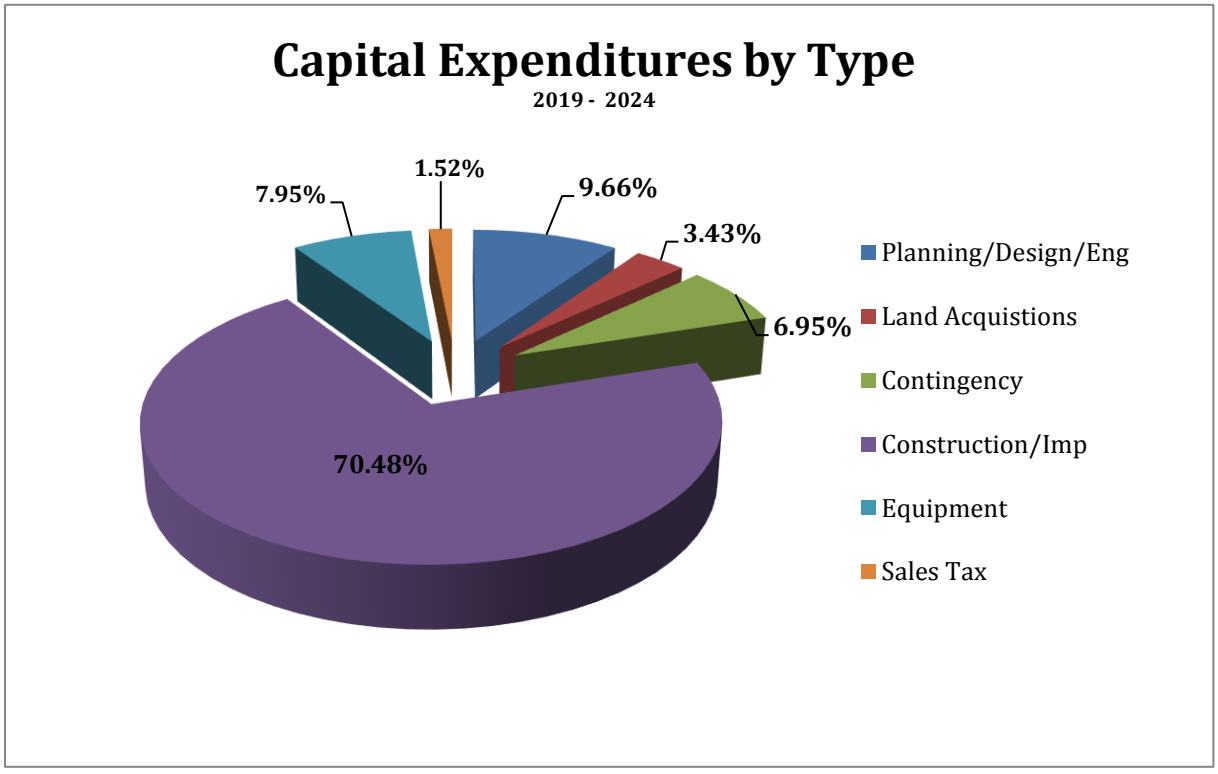
• Sidewalks/Overlays/Drainage-Location To Be Determined	$13,071,020
• South 152nd/South 154th Station Area	9,750,625
• Des Moines Memorial Drive	6,384,480
• Military Road South	5,813,155
• McMicken Heights Area	5,132,690
• International Blvd	4,170,000
• Various Locations-Misc Equipment	3,989,860
• North SeaTac Park	2,190,039
• SeaTac Community Center	794,885
• Angle Lake Park	559,000
• City Hall	545,245
• South 221st Street	351,000
• Riverton Heights Park	311,409
• South 180th Street	250,000
• South 166th Street	209,000
• Sunset Park	121,000
• Valley Ridge Park	11,000
• Maintenance Facility	8,480
Total 2019 – 2024 Expenditures	**$53,662,888**



Capital Expenditure Summary by Type

The following summarizes the 2019 - 2024 capital expenditures by type which have been listed in order by highest category total to lowest category total:

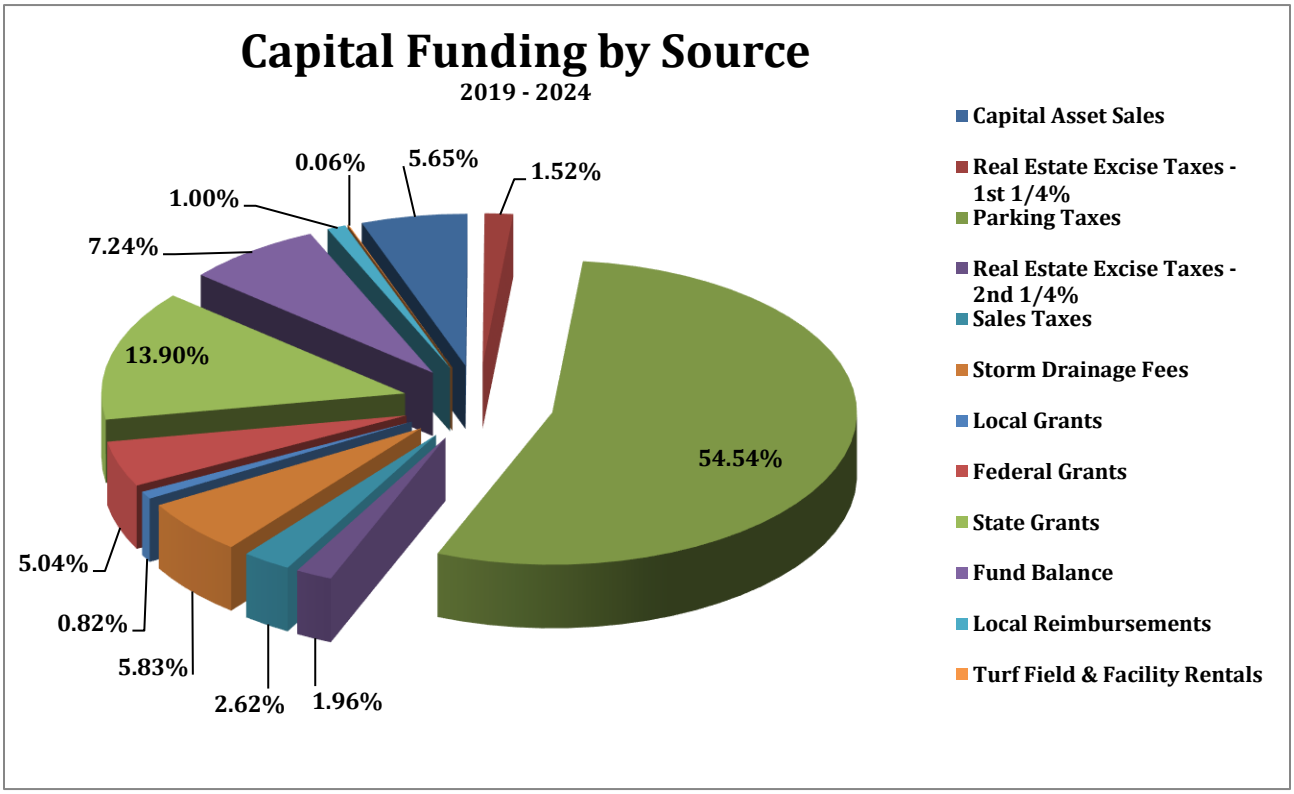
✓	Construction/Improvements	$37,822,565
✓	Planning/Design/Engineering	5,185,000
✓	Equipment/Vehicles	4,266,818
✓	Contingency (10%)	3,728,230
✓	Land Acquisitions	1,842,348
✓	Sales Tax	817,927
	Total 2019 – 2024 Expenditures	**$53,662,888**



Capital Project Funding Source Summary

The following revenue sources (includes prior year accumulations) provide the funding for the six year CIP (in order of dollars allocated):

1.	Commercial Parking Taxes	$29,269,935
2.	State Grants	7,461,190
3.	Fund Balance from Various Funds	3,887,306
4.	Storm Drainage Fees	3,130,500
5.	Capital Asset Sales	3,033,968
6.	Federal Grants	2,605,891
7.	Sales Taxes on Construction	1,403,470
8.	Real Estate Excise Taxes – 2nd Quarter Percent	1,049,768
9.	Real Estate Excise Taxes – 1st Quarter Percent	813,260
10.	Local Reimbursements	537,600
11.	Local Grants	439,000
12.	Facility Lease Revenues	20,000
13.	Synthetic Turf Field Rentals (Valley Ridge Park)	11,000
	Total 2019 – 2024 Funding Sources	**$53,662,888**



Funding Highlights

CIP funding sources are explained in more detail below. The funding sources are listed in alphabetical order.

Capital Asset Sales – For the 2019 - 2024 CIP, the City has included proceeds in the amount of $3,033,968 from the sale of two City properties. The remaining proceeds from the Hughes property sale will be rolled back into North SeaTac Park. Proceeds from the sale of SeaTac Center will help achieve the vision for the South 154th Street Station area in conjuncture with private development

Commercial Parking Taxes (Local Option Transportation Tax) – This revenue source is the largest funding source in the CIP and is dedicated to transportation related projects included in the Comprehensive Transportation Plan. The City collects approximately $9.3 million in parking taxes annually. Additional information on this revenue source can be found in *Chapter 3.70 Local Option Transportation Tax* of the SeaTac Municipal Code. Transportation projects included in this CIP are funded primarily through parking taxes when grants are not available.

Federal Grants – It is anticipated that $191 thousand will be received for a Community Development Block Grant (CDBG) for Recreation. Funds will be used to complete the Riverton Heights Phase II park construction project. In addition, the Safe Routes to School Grants are expected to cover S 166th Street pedestrian improvements at $483,600 and 34th Ave S from S 160th Street to S 166th Street at #1,932,000.

Fund Balance – The CIP has scheduled the use of $3,887,306 ending fund balance reserves to be spent in the six year period. Fund balance will be used from the *Street Fund*, the *Municipal Capital Improvement Fund*, the *Transportation CIP Fund,* and the *Equipment Rental Fund*.

King County Parks Expansion Levy – King County Parks Expansion Levy dollars are restricted for the acquisition of open space and natural lands, the acquisition and development of county regional trails or city trails that are regional in nature. No projects are scheduled at this time meeting these criteria.

Lease Revenues – SeaTac Center, located near the South 154th Station Area (*Tukwila International Boulevard Station*), is currently being leased out. Future plans call for this property to be redeveloped for economic purposes. The revenues from building leases will fund tenant improvements in the Center in the amount of $20,000 until the property is sold.

Local Grants – The CIP includes $439,000 in local grants from King County Flood Control District. These funds will be used to fund the S 221st Street drainage improvements. The City of Des Moines is expected to make a contribution of $537,000 towards the S 200th Street and Des Moines Memorial Drive Intersection project.

Private Contributions – Various private contributions have funded past projects. No contributions are anticipate for the 2019 – 2024 program.

Real Estate Excise Taxes – This tax is calculated as a total of .5 percent of real estate sales and is generally paid by the seller. In 1982, cities and counties were authorized to impose .25 percent to finance capital improvements (RCW 82.46.010(2)). In 1990, the Legislature authorized cities and counties planning under the Growth Management Act to impose an additional .25 percent REET to finance capital projects specified in the capital facilities element of the Comprehensive Plan (RCW 82.46.035(2)). Real estate excise taxes are scheduled to be spent on the following capital park projects for the six year period: Angle Lake Fishing Pier, Community Center Improvements, North SeaTac Park baseball fields and soccer fields, and Sunset Park Tennis Courts.

Sales Taxes on Construction – The City works with Sound Transit and the Port of Seattle to estimate construction costs on capital projects to be completed in the next six years. This total is then multiplied by the City's portion of the sales tax (.85%) and is included in the *Municipal Capital Improvements Fund's* six year revenue estimates. The construction sales taxes are then rolled back into City capital projects and equipment.

State Grants – In the 2019 - 2024 CIP, $7,461,190 has been estimated in State grants. These grants fund a variety of projects including the International Marketplace and street improvements in the 154th Street Station area, a shared bike and pedestrian pathway on S 200th Street and anticipated funds for S 198th Street Improvements.

Storm Drainage Fees – The City's Surface Water Management Utility Fund charges storm drainage fees to residents and businesses. These fees are to be used for the costs of planning, constructing, acquiring, maintaining, operating, and improving the drainage utility facilities. Several surface water projects totaling $3,130,500 are planned for the next six years including Miller Creek Realignment, ongoing small works drainage projects, drainage work completed with overlay projects, and improvements along S 221st St, S 166th St, and S 180th Street.

Synthetic Turf Field Rentals from Valley Ridge Park – The City receives approximately $240,000 per year in revenues from renting the synthetic turf fields out at Valley Ridge Park. Accumulated turf field revenues will help pay for the replacement the original synthetic turf and equipment for the park, including $11,000 to replace soccer nets.

Transportation Impact Fees (GMA Impact Fees) – Transportation impact fees are fees imposed by the City upon development activity as a condition of issuance of a building permit to pay for public facilities needed to serve new growth and development, and to mitigate the impacts of the development activity on the transportation facilities of the City, but does not include any permit or application fees. More information on this fee can be found in *Chapter 11.15 Transportation Impact Fees* of the SeaTac Municipal Code. Projects that are determined to be eligible for to use these revenues will do so as they are available.

To Be Determined – No projects in the 2019-2024 CIP have to be determined funding status. The City anticipates that future revenues or existing fund balance will be able to cover the cost of the projects included in this program.

Utility Reimbursements – The City works jointly with utilities where possible to combine efforts for improvement projects. There are no anticipated utility reimbursements for the 2019-2024 CIP.

Closing

The Capital Improvement Program is a six year "plan" only and is subject to change. Only the first two years of the CIP are adopted by the City Council in the biennial budget ordinance. As additional information becomes available during the year, the budget may be amended via ordinance by the City Council.

Questions or comments regarding the information in this CIP document should be directed to the *City of SeaTac, Finance and Systems Director, 4800 South 188th Street, SeaTac, WA 98188-8605.*

2019 - 2024 CIP by Deparment

Dept	Dept Priority	Project #	Project Title	Project Total	2019	2020	2021	2022	2023	2024	Total 2019-2024	Future Years 2025 & After
			CIP PROJECTS									
CED	1/2	SA154-00003	Intn'l Marketplace	2,995,625	500,000	2,495,625	-	-	-	-	$ 2,995,625	-
CED	2/2	CED-00002	SeaTac Center Improvements	335,523	20,000	-	-	-	-	-	$ 20,000	-
			Subtotal Community & Ec Development	**3,331,148**	**520,000**	**2,495,625**	**-**	**-**	**-**	**-**	**$ 3,015,625**	**-**
PR&F	1/11	FAC-00024	City Hall Parking Lot Repaving	303,736	303,736	-	-	-	-	-	$ 303,736	-
PR&F	2/11	PRK-00027	North SeaTac Park Soccer Fields Renovation	2,077,093	2,077,093	-	-	-	-	-	$ 2,077,093	-
PR&F	3/11	PRK-00030	Riverton Heights Neighborhood Park-Phase II	760,048	30,000	281,409	-	-	-	-	$ 311,409	-
PR&F	4/11	PRK-00013	Sunset Park Tennis Court Renovation	121,000	121,000	-	-	-	-	-	$ 121,000	-
PR&F	5/11	PRK-00028	North SeaTac Park Baseball Field Improvements	112,946	112,946	-	-	-	-	-	$ 112,946	-
PR&F	6/11	PRK-00022	SeaTac Community Center Playground Equip Replcmnt	174,400	-	-	-	174,400	-	-	$ 174,400	-
PR&F	7/11	FAC-00010	City Hall Elevator Hydraulic Control Upgrade	68,966	68,966	-	-	-	-	-	$ 68,966	-
PR&F	8/11	FAC-00025	Rplc Tiles & Benches in SeaTac Comm Cntr Locker Rms	78,650	-	78,650	-	-	-	-	$ 78,650	-
PR&F	9/11	FAC-00029	Refurbish Fishing Pier at Angle Lake Park	559,000	-	-	75,000	484,000	-	-	$ 559,000	-
PR&F	10/11	FAC-00031	Replace HVAC Units at SeaTac Community Center	471,900	-	-	-	151,250	157,300	163,350	$ 471,900	-
PR&F	11/11		Veterans War Memorial	75,020	75,020	-	-	-	-	-	$ 75,020	-
			Subtotal Parks, Community Programs & Services	**4,802,759**	**2,788,761**	**360,059**	**75,000**	**809,650**	**157,300**	**163,350**	**$ 4,354,120**	**$ -**
PW	1/14	ST-125	Military Road S & S 152nd St, S 150th St to IB	4,746,300	3,096,300	1,100,000	-	-	-	-	$ 4,196,300	-
PW	2/14	ST-N78	S166th Street Pedestrian Improvements	2,694,795	1,491,855	-	-	-	-	-	$ 1,491,855	-
PW	3/14	ST-065	DMMD & S 200th St. Intersection Improvements	3,220,371	1,670,000	1,430,000	-	-	-	-	$ 3,100,000	-
PW	4/14	ST-015	34th Ave S, S 160th St to S 166th St	5,433,861	2,932,690	2,200,000	-	-	-	-	$ 5,132,690	-
PW	5/14	ST-N80	South 200th St Ped/Bicycle Shared Pathway Project	2,137,973	1,350,000	685,980	-	-	-	-	$ 2,035,980	-
PW	6/14	ST-126	S 152nd St Imp (30th Ave S to Military Rd S)	6,285,000	-	-	1,050,000	1,811,250	3,423,750	-	$ 6,285,000	-
PW	7/14	ST-887	Intelligent Transportation Systems Program	950,000	100,000	100,000	150,000	200,000	200,000	200,000	$ 950,000	-
PW	8/14	ST-834	Pedestrian Crossing Program	300,000	50,000	50,000	50,000	50,000	50,000	50,000	$ 300,000	-
PW	9/14	ST-162	International Boulevard Safety Improvements	500,000	150,000	350,000	-	-	-	-	$ 500,000	-
PW	10/14	ST-Study	South 200th St Corridor Study	125,000	-	125,000	-	-	-	-	$ 125,000	-
PW	11/14	ST-Study	Military Road South/South 164th St/42nd Ave S Study	125,000	-	125,000	-	-	-	-	$ 125,000	-
PW	12/14		Sidewalk Program	10,110,000	-	350,000	2,440,000	2,440,000	2,440,000	2,440,000	$ 10,110,000	-
PW	13/14	ST-044	S 198th St Improvements	3,670,000	-	-	-	210,000	710,000	2,750,000	$ 3,670,000	-
PW	14/14	ST-148	S 154th St Transit Station Area Improvements	450,000	-	-	-	-	150,000	300,000	$ 450,000	-
			Subtotal Public Works	**40,748,300**	**10,840,845**	**6,515,980**	**3,690,000**	**4,711,250**	**6,973,750**	**5,740,000**	**38,471,825**	**-**
SWM	1/8	SWMCIP # 3	Miller Creek Realignment & Daylighting Project	500,000	500,000	-	-	-	-	-	$ 500,000	-
SWM	2/8		Small Works Drainage Project	1,381,424	202,500	202,500	202,500	202,500	202,500	202,500	$ 1,215,000	-
SWM	3/8	ST-889	2019 Overlay Project Des Moines Memorial Drive	421,000	421,000	-	-	-	-	-	$ 421,000	-
SWM	4/8	ST-N80	S 200th St Shared Use Path - Water Quality Retrofit	202,500	202,500	-	-	-	-	-	$ 202,500	-
SWM	5/8	SWMCIP #11	S 221st St Drainage Improvements	351,000	351,000	-	-	-	-	-	$ 351,000	-
SWM	6/8	SWMCIP #X	S 166th Drainage Improvements	209,000	10,000	199,000	-	-	-	-	$ 209,000	-
SWM	7/8		S 180th St Flood Reduction	250,000	250,000	-	-	-	-	-	$ 250,000	-
SWM	8/8		2020 Annual Overlay Project	421,000	-	421,000	-	-	-	-	$ 421,000	-
			Subtotal Surface Water Management	**3,735,924**	**1,937,000**	**822,500**	**202,500**	**202,500**	**202,500**	**202,500**	**$ 3,569,500**	**-**
			SUBTOTAL CIP PROJECTS	**52,618,131**	**16,086,606**	**10,194,164**	**3,967,500**	**5,723,400**	**7,333,550**	**6,105,850**	**49,411,070**	**-**

2019 - 2024 CIP by Deparment

Dept	Dept Priority	Project #	Project Title	Project Total	2019	2020	2021	2022	2023	2024	Total 2019-2024	Future Years 2025 & After
			CIP EQUIPMENT									
IS	N/A	N/A	Computers & Monitors (35.000)	180,000	30,000	30,000	30,000	30,000	30,000	30,000	$ 180,000	-
IS	N/A	N/A	Network Routers	11,000	-	-	11,000	-	-	-	$ 11,000	-
IS	N/A	N/A	City Virtual Server Hosts	7,000	7,000	-	-	-	-	-	$ 7,000	-
IS	N/A	N/A	Storage Area Networks	30,000	-	-	30,000	-	-	-	$ 30,000	-
IS	N/A	N/A	Color Printer Replacement	4,700	-	-	-	-	4,700	-	$ 4,700	-
IS	N/A	N/A	Color Plotter Replacement	9,845	-	-	-	-	9,845	-	$ 9,845	-
IS	N/A	N/A	Large Monitors for Electronic Plan Review	2,600	-	-	-	2,600	-	-	$ 2,600	
IS	N/A	N/A	Replacement Batteries for City Hall UPS	6,658	-	-	-	6,658	-	-	$ 6,658	
			Subtotal Information Systems	**251,803**	**37,000**	**30,000**	**71,000**	**39,258**	**44,545**	**30,000**	**$ 251,803**	**-**
PR&F	N/A	N/A	Repl Treadmill (SLT146916) (NSPCC)	6,247	-	6,247	-	-	-	-	$ 6,247	-
PR&F	N/A	N/A	Repl Treadmill (SLT146897) (NSPCC)	6,247	-	6,247	-	-	-	-	$ 6,247	-
PR&F	N/A	N/A	Repl Treadmill (SLT146924) (NSPCC)	6,247	-	6,247	-	-	-	-	$ 6,247	-
PR&F	N/A	N/A	Repl Treadmill (SLT124235) (NSPCC)	6,247	-	6,247	-	-	-	-	$ 6,247	-
PR&F	N/A	N/A	Freezer, Model #G12010 (NSPCC)	6,232	-	6,232	-	-	-	-	$ 6,232	-
PR&F	N/A	N/A	Freezer, Model #G12010 (NSPCC)	6,232	-	6,232	-	-	-	-	$ 6,232	-
PR&F	N/A	N/A	Refrigerator, Mod #G20010 (NSPCC)	5,842	-	5,842	-	-	-	-	$ 5,842	-
PR&F	N/A	N/A	Commercial Dishwasher (NSPCC)	13,243	-	13,243	-	-	-	-	$ 13,243	-
PR&F	N/A	N/A	Convection Oven (GS/155C) (NSPCC)	6,699	-	6,699	-	-	-	-	$ 6,699	
PR&F	N/A	N/A	Replace Audio/Visual Equip (SeaTV)	100,740	-	-	100,740	-	-	-	$ 100,740	
PR&F	N/A	N/A	Exercise Equip (Maintenance Shop)	8,480	-	-	8,480	-	-	-	$ 8,480	
PR&F	N/A	N/A	Convection Oven (#X8-10A) (SCC)	6,699	-	6,699	-	-	-	-	$ 6,699	
PR&F	N/A	N/A	Soccer Goals (3 fields) (VR Park)	11,000	11,000	-	-	-	-	-	$ 11,000	-
			Subtotal Parks, Community Programs & Services	**190,155**	**11,000**	**69,935**	**109,220**	**-**	**-**	**-**	**$ 190,155**	**-**
PW	N/A	N/A	Vehicles/Heavy Equipment	2,951,405	$833,650	$518,500	$73,569	$100,726	$804,551	$620,409	$ 2,951,405	-
PW	N/A	N/A	Tools & Equipment	858,455	$35,000	$271,500	$294,543	$38,984	$0	$218,428	$ 858,455	-
			Subtotal Equipment Rental	**3,809,860**	**868,650**	**790,000**	**368,112**	**139,710**	**804,551**	**838,837**	**$ 3,809,860**	**-**
PW	N/A	N/A	Truck & Equipment	-	-	-	-	-	-	-	$ -	
PW	N/A	N/A	Software	-	-	-	-	-	-	-	$ -	
			Subtotal Surface Water Management	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$ -**	
			SUBTOTAL CIP EQUIPMENT	**4,251,818**	**916,650**	**889,935**	**548,332**	**178,968**	**849,096**	**868,837**	**4,251,818**	**-**
			GRAND TOTAL 2019 - 2024 CIP	**56,869,949**	**17,003,256**	**11,084,099**	**4,515,832**	**5,902,368**	**8,182,646**	**6,974,687**	**$ 53,662,888**	**-**

2019 - 2024 CIP by Location

Dept	Project Location/Area	Project Title	Project Total	2019	2020	2021	2022	2023	2024	Total 2019-2024	Future Years 2025 & After
PR&F	Angle Lake Park	Refurbish Fishing Pier at Angle Lake Park	559,000	-	-	75,000	484,000	-	-	$ 559,000	-
		Subtotal Angle Lake Park	**559,000**	**-**	**-**	**75,000**	**484,000**	**-**	**-**	**$ 559,000**	**-**
PR&F	City Hall	City Hall Parking Lot Repaving Project	303,736	303,736	-	-	-	-	-	$ 303,736	-
PR&F	City Hall	City Hall Elevator Hydraulic Control Upgrade	68,966	68,966	-	-	-	-	-	$ 68,966	-
IS	City Hall	City Virtual Server Hosts	7,000	7,000	-	-	-	-	-	$ 7,000	-
IS	City Hall	Storage Area Network	30,000	-	-	30,000	-	-	-	$ 30,000	-
IS	City Hall	Network Routers	11,000	-	-	11,000	-	-	-	$ 11,000	-
IS	City Hall	Large Monitors for Electronic Plan Review	2,600	-	-	-	2,600	-	-	$ 2,600	
IS	City Hall	Replacement Batteries for City Hall UPS	6,658	-	-	-	6,658	-	-	$ 6,658	
PR&F	City Hall	Replace Audio/Visual Equipment (SeaTV)	100,740		-	100,740	-	-	-	$ 100,740	-
IS	City Hall	Color Printer Replacement	4,700	-	-	-	-	4,700	-	$ 4,700	-
IS	City Hall	Color Plotter Replacement	9,845	-	-	-	-	9,845	-	$ 9,845	-
		Subtotal City Hall	**545,245**	**379,702**	**-**	**141,740**	**9,258**	**14,545**	**-**	**$ 545,245**	**-**
PW	DMMD & S 200th	Des Moines Mem Drive & S 200th St Intersec Imp	3,220,371	1,670,000	1,430,000	-	-	-	-	$ 3,100,000	-
PW	DMMD & S 200th	South 200th St. Ped/Bicycle Shared Pathway Project	2,137,973	1,350,000	685,980	-	-	-	-	$ 2,035,980	
PW	DMMD & S 200th	South 200th St Corridor Study	125,000	-	125,000	-	-	-	-	$ 125,000	
SWM	DMMD	S 200th St Shared Use Path - Water Quality Retrofit	202,500	202,500	-	-	-	-	-	$ 202,500	
SWM	DMMD	2019 Overlay Project Des Moines Memorial Drive	421,000	421,000	-	-	-	-	-	$ 421,000	
SWM	DMMD	Miller Creek Realignment & Daylighting Project	500,000	500,000	-	-	-	-	-	$ 500,000	-
		Subtotal Des Moines Memorial Drive	**6,606,844**	**4,143,500**	**2,240,980**	**-**	**-**	**-**	**-**	**$ 6,384,480**	**-**
PW	International Blvd	International Blvd Safety Improvements	500,000	150,000	350,000	-	-	-	-	$ 500,000	-
PW	International Blvd	S 198th St Improvements	3,670,000	-	-	-	210,000	710,000	2,750,000	$ 3,670,000	
		Subtotal International Blvd	**4,170,000**	**150,000**	**350,000**	**-**	**210,000**	**710,000**	**2,750,000**	**$ 4,170,000**	**-**
PR&F	Maintenance Facility	Exercise Equipment	8,480	-	-	8,480	-	-	-	$ 8,480	-
		Subtotal Maintenance Facility	**8,480**	**-**	**-**	**8,480**	**-**	**-**	**-**	**$ 8,480**	**-**
PW	34th Ave S	34th Ave S, S 160th St to S 166th St	5,433,861	2,932,690	2,200,000	-	-	-	-	$ 5,132,690	
		Subtotal McMicken Heights Area	**5,433,861**	**2,932,690**	**2,200,000**	**-**	**-**	**-**	**-**	**$ 5,132,690**	**-**
PW	Military Rd S-S 152nd-S 150th	Military Road S & S 152nd St, S 150th St to IB	4,746,300	3,096,300	1,100,000	-	-	-	-	$ 4,196,300	-
PW	Military Rd S-S164th-42nd Ave S	Military Road S/S 164th St/42nd Ave S Study	125,000	-	125,000	-	-	-	-	$ 125,000	
PW	Military Rd S-S166th-34th Ave S	S166th Street Pedestrian Improvements	2,694,795	1,491,855	-	-	-	-	-	$ 1,491,855	-
		Subtotal Military Road	**7,566,095**	**4,588,155**	**1,225,000**	**-**	**-**	**-**	**-**	**$ 5,813,155**	**-**
PR&F	North SeaTac Park	North SeaTac Park Baseball Field Improvements	112,946	112,946	-	-	-	-	-	$ 112,946	
PR&F	North SeaTac Park	North SeaTac Park Soccer Fields Renovation	2,077,093	2,077,093	-	-	-	-	-	$ 2,077,093	-
		Subtotal North SeaTac Park	**2,190,039**	**2,190,039**	**-**	**-**	**-**	**-**	**-**	**$ 2,190,039**	**-**
PR&F	Riverton Heights Park	Riverton Heights Neighborhood Park-Phase II	760,048	30,000	281,409	-	-	-	-	$ 311,409	-
		Subtotal Riverton Heights Park	**760,048**	**30,000**	**281,409**	**-**	**-**	**-**	**-**	**$ 311,409**	**-**
CED	S 154th Station Area	SeaTac Center Improvements	335,523	20,000	-	-	-	-	-	$ 20,000	-
CED	S 154th Station Area	International Marketplace	2,995,625	500,000	2,495,625	-	-	-	-	$ 2,995,625	-
PW	S 154th Station Area	S 152nd St. Imp (30th Ave S to Military Rd S)	6,285,000	-	-	1,050,000	1,811,250	3,423,750	-	$ 6,285,000	-
PW	S 154th Station Area	S 154th St Transit Station Area Improvements	450,000	-	-	-	-	150,000	300,000	$ 450,000	-
		Subtotal S 154th SA (Tukwila Int'l Blvd Stat)	**10,066,148**	**520,000**	**2,495,625**	**1,050,000**	**1,811,250**	**3,573,750**	**300,000**	**$ 9,750,625**	**-**
SWM	S 166th Street	S 166th Drainage Improvements	209,000	10,000	199,000	-	-	-	-	$ 209,000	-
		Subtotal S 166th Street	**209,000**	**10,000**	**199,000**	**-**	**-**	**-**	**-**	**209,000**	**-**

2019 - 2024 CIP by Location

Dept	Project Location/Area	Project Title	Project Total	2019	2020	2021	2022	2023	2024	Total 2019-2024	Future Years 2025 & After
SWM	S 180th Street	S 180th St Flood Reduction	250,000	250,000	-	-	-	-	-	$ 250,000	
		Subtotal S 180th Street	**250,000**	**250,000**	**-**	**-**	**-**	**-**	**-**	**250,000**	**-**
SWM	S 221st Street	S 221st St Drainage Improvements	351,000	351,000	-	-	-	-	-	$ 351,000	-
		Subtotal S 221st Street	**351,000**	**351,000**	**-**	**-**	**-**	**-**	**-**	**351,000**	**-**
PR&F	SeaTac Community Center	Replcmnt	174,400	-	-	-	174,400	-	-	$ 174,400	-
PR&F	SeaTac Community Center	Rms	78,650	-	78,650	-	-	-	-	$ 78,650	
PR&F	SeaTac Community Center	Replace HVAC Units at SeaTac Community Center	471,900	-	-	-	151,250	157,300	163,350	$ 471,900	
PR&F	SeaTac Community Center	Convection Ovens-NSPCC	6,247	-	6,699	-	-	-	-	$ 6,699	-
PR&F	SeaTac Community Center	Four Treadmills	6,247	-	24,988	-	-	-	-	$ 24,988	-
PR&F	SeaTac Community Center	Two Freezers	6,232	-	12,464	-	-	-	-	$ 12,464	-
PR&F	SeaTac Community Center	Refrigerator	6,232	-	5,842	-	-	-	-	$ 5,842	-
PR&F	SeaTac Community Center	Convection Ovens-SCC	13,243	-	6,699	-	-	-	-	$ 6,699	-
PR&F	SeaTac Community Center	Commercial Dishwasher	5,842	-	13,243	-	-	-	-	$ 13,243	-
		Subtotal SeaTac Community Center	**768,993**	**-**	**148,585**	**-**	**325,650**	**157,300**	**163,350**	**$ 794,885**	**-**
PR&F	Sunset Park	Sunset Park Tennis Court Renovation	121,000	121,000	-	-	-	-	-	$ 121,000	-
		Subtotal Sunset Park	**121,000**	**121,000**	**-**	**-**	**-**	**-**	**-**	**$ 121,000**	**-**
PR&F	To Be Determined	Veterans War Memorial	75,020	75,020	-	-	-	-	-	$ 75,020	
PW	To Be Determined	Sidewalk Program	10,110,000	-	350,000	2,440,000	2,440,000	2,440,000	2,440,000	$ 10,110,000	-
PW	To Be Determined	Pedestrian Crossing Program	300,000	50,000	50,000	50,000	50,000	50,000	50,000	$ 300,000	-
PW	To Be Determined	Intelligent Transportation Systems Program	950,000	100,000	100,000	150,000	200,000	200,000	200,000	$ 950,000	-
SWM	To Be Determined	2020 Annual Overlay Project	421,000	-	421,000	-	-	-	-	$ 421,000	
SWM	To Be Determined	Small Works Drainage Project	1,381,424	202,500	202,500	202,500	202,500	202,500	202,500	$ 1,215,000	-
		Subtotal Location To Be Determined	**13,237,444**	**427,520**	**1,123,500**	**2,842,500**	**2,892,500**	**2,892,500**	**2,892,500**	**$ 13,071,020**	**-**
PR&F	Valley Ridge Park	Soccer Goals (3 Fields)(VR Park)	6,247	-	11,000	-	-	-	-	$ 11,000	-
		Subtotal Valley Ridge Park & Comm Ctr	**6,247**	**-**	**11,000**	**-**	**-**	**-**	**-**	**11,000**	**-**
IS	Various	Computers & Monitors (35.000)	180,000	30,000	30,000	30,000	30,000	30,000	30,000	$ 180,000	-
PW	Various	Vehicles/Heavy Equipment-ER	2,951,405	833,650	518,500	73,569	100,726	804,551	620,409	$ 2,951,405	-
PW	Various	Tools & Equipment-ER	858,455	35,000	271,500	294,543	38,984	-	218,428	$ 858,455	-
		Subtotal Various	**3,989,860**	**898,650**	**820,000**	**398,112**	**169,710**	**834,551**	**868,837**	**$ 3,989,860**	**-**
		GRAND TOTAL 2019 - 2024 CIP	**56,839,304**	**16,992,256**	**11,095,099**	**4,515,832**	**5,902,368**	**8,182,646**	**6,974,687**	**53,662,888**	**-**

Community & Economic Development

Capital Projects

2019 – 2024 CIP

Community & Economic Development

Capital Projects

2019 – 2024 CIP

Community & Economic Development Projects:

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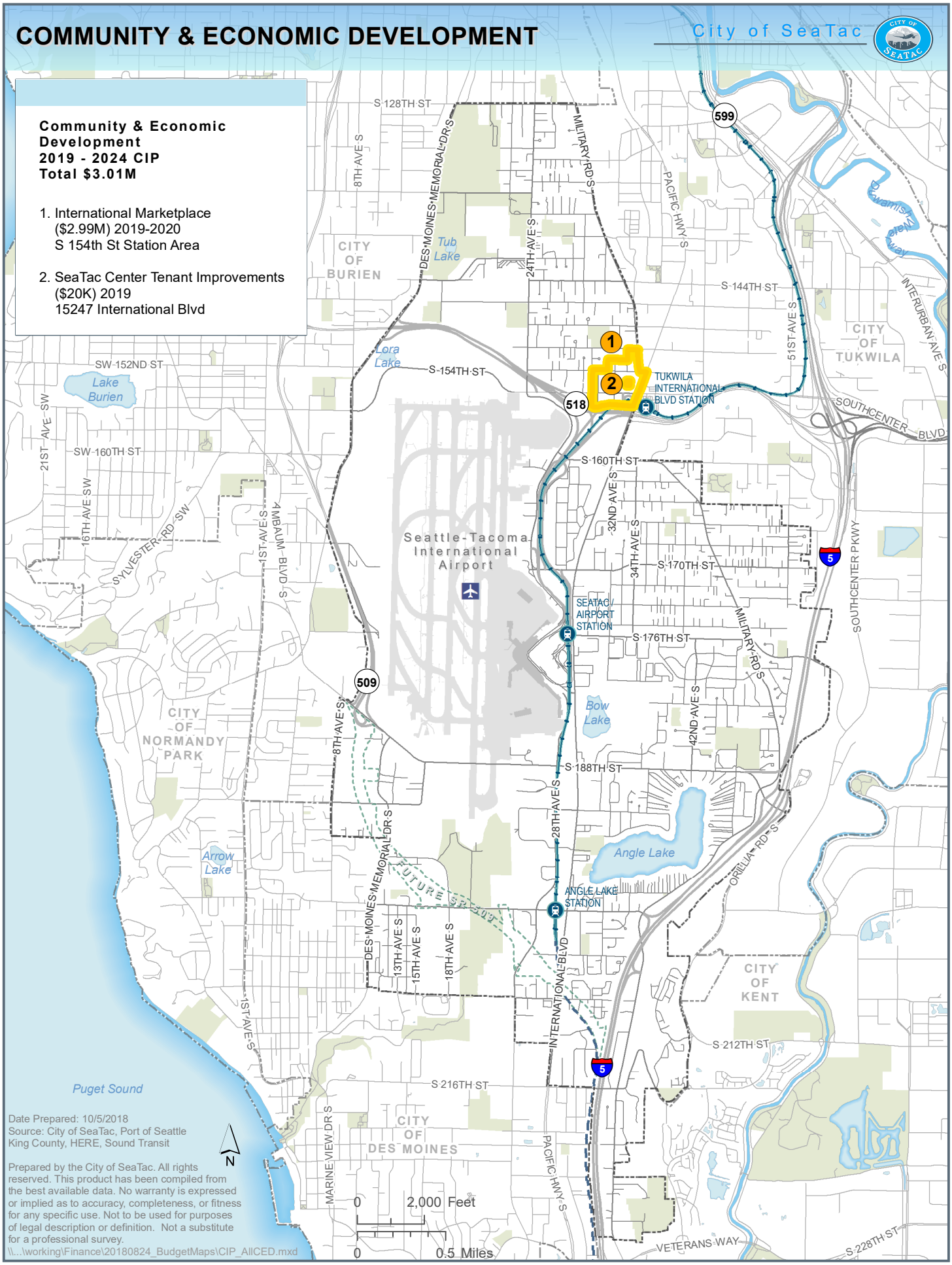
SeaTac Center Improvements 26

COMMUNITY & ECONOMIC DEVELOPMENT

City of SeaTac



Date Prepared: 10/5/2018
Source: City of SeaTac, Port of Seattle
King County, HERE, Sound Transit

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CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

COMMUNITY & ECONOMIC DEVELOPMENT (CED)

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	-	500,000	-	-	-	-	-	500,000	-	500,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	315,523	20,000	2,062,500	-	-	-	-	2,082,500	-	2,398,023
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	206,250	-	-	-	-	206,250	-	206,250
Contingency (10%)		-	226,875	-	-	-	-	226,875	-	226,875
Total Capital	315,523	520,000	2,495,625	-	-	-	-	3,015,625	-	3,331,148
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	-	-	-
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	1,783,125	-	-	-	-	1,783,125	-	1,783,125
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	500,000	712,500	-	-	-	-	1,212,500	-	1,212,500
Local Grants	-	-	-	-	-	-	-	-	-	-
Fund Bal #308	-	-	-	-	-	-	-	-	-	-
Leases/Fields/Pk Lvy	315,523	20,000	-	-	-	-	-	20,000	-	20,000
Contrib/Util Rei/Eq Rn	-	-	-	-	-	-	-	-	-	-
To Be Determined	-	-	-	-	-	-	-	-	-	-
Total Funding	315,523	520,000	2,495,625	-	-	-	-	3,015,625	-	3,331,148

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SA154-00003

Department	Community & Economic Dev
Program	Planning (Transit Area)
Prepared By	Steve Pilcher
Department Priority	1 of 2
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: International Marketplace

LOCATION: S 154th Street Station Area

DESCRIPTION: In conjunction with a private development, this project will help achieve the vision for the S 154th Street Station Area as a thriving mixed-use, transit oriented neighborhood. By showcasing and celebrating the diverse cultural heritage of the area through food, products & art, it will be a focal point for residents, employees & visitors in SeaTac and provide a gathering spot for community events. The interesting mix of shops, restaurants & open space will provide the types of amenities that are essential elements of a successful community while providing additional acitivities for vistors to the city.

BARS NO.: 308.000.13.594.58.62.014

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	500,000	-	-	-	-	-	500,000	-	500,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	2,062,500	-	-	-	-	2,062,500	-	2,062,500
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	206,250	-	-	-	-	206,250	-	206,250
Contingency (10%)		-	226,875	-	-	-	-	226,875	-	226,875
Total Capital	-	500,000	2,495,625	-	-	-	-	2,995,625	-	2,995,625
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	-	-	-
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	1,783,125	-	-	-	-	1,783,125	-	1,783,125
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	500,000	712,500	-	-	-	-	1,212,500	-	1,212,500
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	500,000	2,495,625	-	-	-	-	2,995,625	-	2,995,625

PROJECT TITLE: International Marketplace

PROJECT NUMBER: SA154-00003

POLICY BASIS:Comprehensive Plan: Goal 1.3, Goal 6.2, Policy 1.3B, Policy 1.3C, Policy 6.2D, Goal 7.4, Policy 7.5C; 154th Street Station Area Action Plan (December 2006; City Council 2013-2014 Goals: Goal 4.0 Plan and construct infrastructure improvements in the South 154th Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Not applicable.	☐ High ☐ Medium ☐ Low
Benefit to Residents	SeaTac has a significant immigant population that provides for a broad range of diverse shopping, dining and services. This area currently acts as a center for business and community interactions for the diverse cultures of South King County. The project will help these and other small scale businesses survive and serve SeaTac residents.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	There are a significant number of small businesses in the Station Area that will be vulnerable to rent increases as the area redevelops. This project is intended to help existing businesses remain in the area.	☐ High ☑ Medium ☐ Low
Economic Development	This project is intended to help existing businesses remain in the area and potentially create a platform for new small businesses. Preserving existing businesses will help provide a core for future development to build upon and helps brand the area with an international theme.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

This project is assumed to be part of a larger mixed used development. Construction is assumed to be $135/sf for a subtotal of $1,350,000 (excluding sales tax and a 10% contingency).

TRIGGERS *(Project Prerequisites)*

The development of the International Marketplace is proposed as part of the larger redevelopment of the City-owned parcels in the S 154th Street Station Area. How the project is ultimately structured will depend upon a future Development Agreement assumed to become part of the overall real estate transaction and redevelopment scenario.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

State grant may also be a viable funding option.

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: CED-00002

Department	Community & Economic Dev
Program	Gen Gov Bldg Imp
Prepared By	Steve Pilcher
Department Priority	2 of 2
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: SeaTac Center Tenant Improvements

LOCATION: 15247 International Blvd, SeaTac 98188

DESCRIPTION: These funds are necessary to maintain the SeaTac Center for existing tenants prior to the sale of the property. With plans to sell the property within the year, minimal tenant improvements are anticipated, but property maintenance needs remain.

BARS NO.: 108.000.10.594.58.62.012

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	315,523	20,000		-	-	-	-	20,000	-	335,523
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	315,523	20,000	-	-	-	-	-	20,000	-	335,523
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	-	-	-
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Lease Revenues	315,523	20,000	-	-	-	-	-	20,000	-	335,523
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	315,523	20,000	-	-	-	-	-	20,000	-	335,523

PROJECT TITLE: SeaTac Center Tenant Improvements

PROJECT NUMBER: CED-00002

POLICY BASIS: *Comprehensive* **Plan: Policy 1.1B, Policy 1.1C, Policy 1.3A, Policy 1.3B, Policy 1.3C, Goal 4.1.**

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The need for property maintenance to accmmodate uses in the SeaTac Center should be minimal as the property is expected to sell next year.	☐ High ☑ Medium ☐ Low
Benefit to Residents	Proper property maintenance will ensure the site does not negatively impact the surrounding area.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	The SeaTac Center provides unique shopping offerings to visitors; maintaining this space prior to redevelopment provides a benefit to both the community and visitors.	☐ High ☑ Medium ☐ Low
Economic Development	Maintaining the SeaTac Center as a high quality development, and aesthetically-pleasing and well-maintained property with full tenancy will assist in substantiating the future redevelopment potential of the site and increase its value at the time of disposition. It will also assist with the overall development of the South 154th Street Station Area by making the area more desirable for future redevelopment of other properties in the vicinity.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

Funds will be expended as necessary in order to maintain the SeaTac Center building.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☑ Project included in 2019 Budget document (CIP).

Parks, Community Programs & Services

Capital Projects

2019 – 2024 CIP

Parks, Community Programs & Services

Capital Projects

2019 – 2024 CIP

Parks, Recreation & Facilities Projects:

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City Hall Elevator Hydraulic Control Upgrade 44
Replace Tiles & Benches in SeaTac Comm Cntr Locker Rooms 46
Refurbish Fishing Pier at Angle Lake Park 48
Replace HVAC Units at SeaTac Community Center 50
Veterans War Memorial 52

PARKS, RECREATION, & FACILITIES

City of SeaTac

Parks, Recreation, & Facilities
2019 - 2024 CIP
Total $4.35M

1. City Hall Parking Lot Repaving
   ($303K) 2019
   4800 S 188th St

2. North SeaTac Park Soccer Field Renovation
   ($2.07M) 2019
   S 128th St and 20th Ave S

3. Riverton Heights Neighborhood Park Phase 2
   ($311K) 2019-2020
   3011 S 148th St

4. Sunset Park Tennis Court Renovation
   ($121K) 2019
   13659 18th Ave S

5. North SeaTac Park Baseball Field Improvements
   ($112K) 2019
   S 128th St and 20th Ave S

6. SeaTac Community Center Playground Equipment Replacement
   ($174K) 2022
   13735 24th Ave S

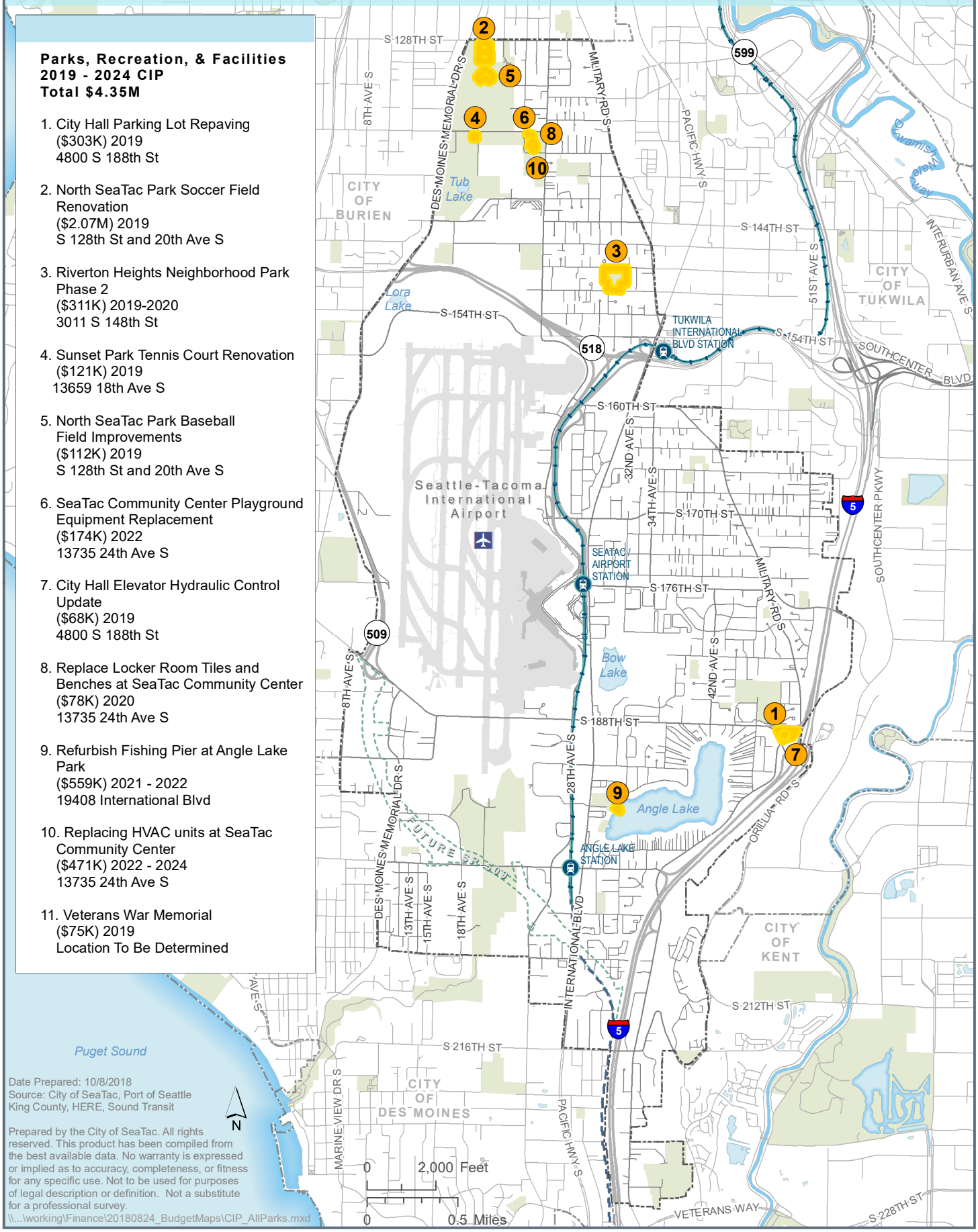
7. City Hall Elevator Hydraulic Control Update
   ($68K) 2019
   4800 S 188th St

8. Replace Locker Room Tiles and Benches at SeaTac Community Center
   ($78K) 2020
   13735 24th Ave S

9. Refurbish Fishing Pier at Angle Lake Park
   ($559K) 2021 - 2022
   19408 International Blvd

10. Replacing HVAC units at SeaTac Community Center
    ($471K) 2022 - 2024
    13735 24th Ave S

11. Veterans War Memorial
    ($75K) 2019
    Location To Be Determined



Date Prepared: 10/8/2018
Source: City of SeaTac, Port of Seattle
King County, HERE, Sound Transit

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CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PARKS, COMMUNITY PROGRAMS & SERVICES DEPARTMENT

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	39,808	140,000	-	75,000	5,000	-	-	220,000	-	259,808
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	408,831	2,189,058	297,569	-	665,000	130,000	135,000	3,416,627	-	3,825,458
Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		218,906	29,757	-	66,500	13,000	13,500	341,663	-	341,663
Contingency (10%)		240,797	32,733	-	73,150	14,300	14,850	375,830	-	375,830
Total Capital	448,639	2,788,761	360,059	75,000	809,650	157,300	163,350	4,354,120	-	4,802,759
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment/Rentals	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	75,000	150,000	160,000	160,000	175,000	175,000	895,000	-	895,000
Total Op/Rev Adj	-	(75,000)	(150,000)	(160,000)	(160,000)	(175,000)	(175,000)	(895,000)	-	(895,000)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Asset Sales	-	1,250,843	-	-	-	-	-	1,250,843	-	1,250,843
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	579,860	-	-	233,400	-	-	813,260	-	813,260
REET - 2nd Qtr %	71,639	350,000	199,768	75,000	425,000	-	-	1,049,768	-	1,121,407
Sales Taxes	-	509,092	-	-	151,250	157,300	163,350	980,992	-	980,992
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	332,000	30,000	160,291	-	-	-	-	190,291	-	522,291
State Grants	-	-	-	-	-	-	-	-	-	-
Local Grants	45,000	-	-	-	-	-	-	-	-	45,000
Fund Balance	64,161	4,805	-	-	-	-	-	4,805	-	68,966
Leases/Fields/Pk Lvy	-	-	-	-	-	-	-	-	-	-
Contrib/Util Rei/Eq Rnt										
To Be Determined	-	-	-	-	-	-	-	-	-	-
Total Funding	512,800	2,724,600	360,059	75,000	809,650	157,300	163,350	4,289,959	-	4,802,759

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00024

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	1 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☑	Construction	☑

PROJECT TITLE: City Hall Parking Lot Repaving

LOCATION: City Hall, 4800 S. 188th Street

DESCRIPTION: City Hall parking lot is older than 30 years with no major improvements. The funding will cover the cost of all labor, materials, equipment and services necessary to prepare the surface by applying asphalt overlay, paint curbing, and stripe parking stalls.

BARS NO.: 301.000.04.594.18.63.215

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	251,022	-	-	-	-	-	251,022	-	251,022
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		25,102	-	-	-	-	-	25,102	-	25,102
Contingency (10%)		27,612	-	-	-	-	-	27,612	-	27,612
Total Capital	-	303,736	-	-	-	-	-	303,736	-	303,736
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	303,736	-	-	-	-	-	303,736	-	303,736
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	303,736	-	-	-	-	-	303,736	-	303,736

PROJECT TITLE: City Hall Parking Lot Repaving

PROJECT NUMBER: PRK-00024

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The parking lot is very old with many patches and the striping has faded. The patches are uneven and for safety reasons, it needs to be repaved.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will help keep our City Hall property looking good and in adequate working order.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	City Hall has many visitors and businesses within the facility and this project will be aesthetically beneficial to the community and tax payers.	☑ High ☐ Medium ☐ Low
Economic Development	Non applicable.	☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00027

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	2 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☑	Construction	☑

PROJECT TITLE: North SeaTac Park Soccer Fields Renovations

LOCATION: 128th and 20th Avenue South

DESCRIPTION: Upgrade and renovate the 2 soccer fields with synthetic turf and retro-fit the existing lighting system to LED. The current playing surface is sand based and no longer suitable for playing. The site is in very poor condition and difficult to rent in order to generate revenue.

BARS NO.: 301.000.04.594.76.63.216

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng		110,000	-	-	-	-	-	110,000	-	110,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr		1,625,696	-	-	-	-	-	1,625,696	-	1,625,696
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		162,570	-	-	-	-	-	162,570	-	162,570
Contingency (10%)		178,827	-	-	-	-	-	178,827	-	178,827
Total Capital	-	2,077,093	-	-	-	-	-	2,077,093	-	2,077,093
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(75,000)	(150,000)	(160,000)	(160,000)	(175,000)	(175,000)	(895,000)	(0)	(895,000)
Total Op/Rev Adj	-	(75,000)	(150,000)	(160,000)	(160,000)	(175,000)	(175,000)	(895,000)	-	(895,000)
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	1,250,843	-	-	-	-	-	1,250,843	-	1,250,843
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	579,860	-	-	-	-	-	579,860	-	579,860
REET - 2nd Qtr %	-	116,054	-	-	-	-	-	116,054	-	116,054
Sales Taxes	-	130,336	-	-	-	-	-	130,336	-	130,336
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	2,077,093	-	-	-	-	-	2,077,093	-	2,077,093

PROJECT TITLE: North SeaTac Park Soccer Fields Renovations

PROJECT NUMBER: PRK-00027

POLICY BASIS: Policy 9.4B from the 2008Parks, Recreation and Open Space Plan. Design, maintain and modify parks and recreational facilities in a manner that ensures the public's safety and accessibility, allows year round use and results in low public maintenance cost whenever effective.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The current fields are under utilized due to the very poor condition of the playing surface and safety is a major concern. The surface is very unlevel and very dangerous to play on. The improvements will enhance the quality of the athletic and sport element of the department and the City. The renovation will reactivate the site and provide safe, quality fields for the community and local sport organizations.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The existing fields are currently in very poor condition due to the sand based playing surface. Renovating and improving the fields to synthetic turf and changing the lights to LED, will upgrade the quality of the fields for the residents within the community.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Renovating these fields will attract regional soccer tournaments in South King County. Tournements will garner a lot of activity in the north end of the City and attract local and regional sport organizations due to the close proximity to hotels and SeaTac International Airport.	☑ High ☐ Medium ☐ Low
Economic Development	With improvements to the soccer fields and lighting system, the fields can generate a minimum of $140,000 annually ($70,000 per field) through rental fees. The cost recovery will be 10-12 years.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00030

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	3 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☑	Construction	☑

PROJECT TITLE: Riverton Heights Neighborhood Park Phase 2

LOCATION: Riverton Heights Park, 3011 South 148th Street

DESCRIPTION: The Riverton Heights site is an eight acre parcel located in a diverse residential neighborhood. Phase 2 of this project will expand the playground equipment for younger aged children, install an irrigation system, and add a second 1/2 basketball court. Staff applied for the 2019 CDBG to fund the basketball court and playground equipment.

BARS NO.: 301.000.04.594.76.63.195

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	39,808	30,000	-	-	-	-	-	30,000	-	69,808
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	408,831		232,569	-	-	-	-	232,569	-	641,400
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	23,257	-	-	-	-	23,257	-	23,257
Contingency (10%)		-	25,583	-	-	-	-	25,583	-	25,583
Total Capital	448,639	30,000	281,409	-	-	-	-	311,409	-	760,048
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	71,639	-	121,118	-	-	-	-	121,118	-	192,757
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: ___CDBG__	332,000	30,000	160,291	-	-	-	-	190,291	-	522,291
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt: __KCD__	45,000	-	-	-	-	-	-	-	-	45,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	448,639	30,000	281,409	-	-	-	-	311,409	-	760,048

PROJECT TITLE: Riverton Heights Neighborhood Park Phase 2 **PROJECT NUMBER:** PRK-00030

POLICY BASIS: Major Issues from the 2008 Parks, Recreation and Open Space plan. Unfunded development of the former Riverton Heights School as a park.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Developing the Riverton Heights property is consistent with the community based plan to help enhance public safety, health and environment. Since the construction of Phase 1, there has been a decrease in crime and more public awareness of the park. Public input demonstrates support for a future open space to enhance recreational opportunities for all ages.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project identified the needs of the community through community engagement and by the number of residents utilizing the new park. A number of residents have requested more amenities be installed and additional programs. These improvements and programs will foster a better quality of life, community pride, and identity.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Improvements to the Riverton Heights property will benefit local businesses, as well as visitors.	☑ High ☐ Medium ☐ Low
Economic Development	The City anticipates redevelopment around the neighboring light rail station which will create approximately 1,450 new housing units in the area increasing the need for open space and recreational opportunities.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00013

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	4 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: Sunset Park Tennis Court Renovation

LOCATION: Sunset Park, 13659 18th Ave. South

DESCRIPTION: The existing tennis courts are at least 25 years old and need to be completely renovated. The surface is cracked and in need of replacement.

BARS NO.: 301.000.04.594.76.63.169

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr		100,000	-	-	-	-	-	100,000	-	100,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		10,000	-	-	-	-	-	10,000	-	10,000
Contingency (10%)		11,000	-	-	-	-	-	11,000	-	11,000
Total Capital	-	121,000	-	-	-	-	-	121,000	-	121,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	121,000	-	-	-	-	-	121,000	-	121,000
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	121,000	-	-	-	-	-	121,000	-	121,000

PROJECT TITLE: Sunset Park Tennis Court Renovation

PROJECT NUMBER: PRK-00013

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The side dimensions of the tennis courts are less than nine feet and the USTA (United States Tennis Association) standard is 12 feet. The surface is cracked, uneven and needs replacing.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project is part of the repair and replacement program for City facilities. The benefit to residents are high quality facilities.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	These courts are used by residents, business employees, and visitors.	☐ High ☐ Medium ☑ Low
Economic Development	Not applicable.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00028

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	5 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: North SeaTac Park Baseball Field Improvements

LOCATION: 128th and 20th Avenue South

DESCRIPTION: This request includes replacement of benches, bleachers, soccer goals and players benches at North SeaTac Park baseball complex. In addition, fence fabric will be replaced and the support structure on ball fields will be repainted.

BARS NO.: 301.000.04.594.76.63.214

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr		93,344	-	-	-	-	-	93,344	-	93,344
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		9,334	-	-	-	-	-	9,334	-	9,334
Contingency (10%)		10,268	-	-	-	-	-	10,268	-	10,268
Total Capital	-	112,946	-	-	-	-	-	112,946	-	112,946
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	112,946	-	-	-	-	-	112,946	-	112,946
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	112,946	-	-	-	-	-	112,946	-	112,946

PROJECT TITLE: North SeaTac Park Baseball Field Improvements

PROJECT NUMBER: PRK-00028

POLICY BASIS: Policy 9.1C from the 2008 Parks, Recreation and Open space plan. With the annual budget process confirm current needs and demands for the year's CIP projects with the City Manager and City Council.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The items to be replaced are almost 20 years old and need to be replaced for safety reasons.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Keeping parks in good repair is beneficial to the residents.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	A rental fee is associated with the use of the fields for organized sporting events.	☑ High ☐ Medium ☐ Low
Economic Development	Maintaining City facilities in good standards follows the City's goals and provides an economic component.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00022

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	6 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: SeaTac Community Center Playground Equipment Replacement

LOCATION: 13735 24th Ave. S.

DESCRIPTION: Replace two sets of playground equipment at the SeaTac Community Center.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	-	5,000	-	-	5,000	-	5,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-		-	-	140,000	-	-	140,000	-	140,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	14,000	-	-	14,000	-	14,000
Contingency (10%)		-	-	-	15,400	-	-	15,400	-	15,400
Total Capital	-	-	-	-	174,400	-	-	174,400	-	174,400
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	174,400	-	-	174,400	-	174,400
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	174,400	-	-	174,400	-	174,400

PROJECT TITLE: SeaTac Community Center Playground Equipment Replacement

PROJECT NUMBER: PRK-00022

POLICY BASIS: Policy 9.4A of the 2008 Parks, Recreation and Open Space plan. Review, peroodically, buildings and other park improvements to determine if the public's needs are being met and make changes as necessary to meeti those needs efficiently.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The City schedules replacement of the playground equipment for the anticipated end of life. Staff inspects the play equipment regularly. When the equipment is at the end of its lifespan, it is monitored closely to ensure safety. Sometimes the equipment can last longer than originally anticipated so it is not replaced until necessary.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New playground equipment rejuvenates the park site and is beneficial to the residents.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Not applicable.	☐ High ☐ Medium ☐ Low
Economic Development	Keeping parks maintained at a high level of service keeps property values high.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00010

Department	PCPS
Program	Facilities Operations
Prepared By	Lawrence Ellis
Department Priority	7 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: City Hall Elevator Hydraulic Control Upgrade

LOCATION: City Hall, 4800 S. 188th Street

DESCRIPTION: Upgrade the hydraulic control systems for the passenger or service elevator at City hall. There is a 15-20 year lifecycle on elevator controls.

BARS NO.: 301.000.04.594.19.62.001

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	-		-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr		56,996	-	-		-	-	56,996	-	56,996
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		5,700	-	-	-	-	-	5,700	-	5,700
Contingency (10%)		6,270	-	-	-	-	-	6,270	-	6,270
Total Capital	-	68,966	-	-	-	-	-	68,966	-	68,966
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-		-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance # 301	64,161	4,805	-	-	-	-	-	4,805	-	68,966
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	64,161	4,805	-	-	-	-	-	4,805	-	68,966

PROJECT TITLE: City Hall Elevator Hydraulic Control Upgrade

PROJECT NUMBER: FAC-00010

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Providing routine replacement will ensure the continued safety of employees, leasees, and visitors accessing the 2nd and 3rd floors.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Ensuring the continued operations of the elevator provides ADA access to visitors to the 2nd and 3rd floors. Excluding the court, parks, and police department, the majority of the city departments are located on the 2nd and 3rd floors.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Ensuring the continued operations of the elevator provides ADA access to visitors to the 2nd and 3rd floors. Excluding the court, parks, and police department, the majority of the city departments are located on the 2nd and 3rd floors.	☑ High ☐ Medium ☐ Low
Economic Development	Not applicable	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00025

Department	PCPS
Program	Facilities Operations
Prepared By	Lawrence Ellis
Department Priority	8 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: Replace Tiles and Benches in SeaTac Community Center Locker Rooms

LOCATION: SeaTac Community Center, 13735 24th Ave. S.

DESCRIPTION: Upgrade and renovate the existing men's and women's locker rooms with new tile floors and benches at the SeaTac Communty Center. The tile and showers are the original shower facility and locker room since the building opened in 1993.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	-		-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr			65,000	-		-	-	65,000	-	65,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	6,500	-	-	-	-	6,500	-	6,500
Contingency (10%)		-	7,150	-	-	-	-	7,150	-	7,150
Total Capital	-	-	78,650	-	-	-	-	78,650	-	78,650
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	78,650	-	-	-	-	78,650	-	78,650
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-		-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	78,650	-	-	-	-	78,650	-	78,650

PROJECT TITLE: Replace Tiles and Benches in SeaTac Community Center Locker Rooms

PROJECT NUMBER: FAC-00025

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The current locker rooms are over 25 years old and need to be replace. There is some leakage from the showers onto the locker room floor. The leakage requires continual repair work.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Proving a clean and healthy enviroment.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Proving a clean and healthy enviroment.	☑ High ☐ Medium ☐ Low
Economic Development	Not applicable.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00029

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	9 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☑

PROJECT TITLE: Refurbish Fishing Pier at Angle Lake Park

LOCATION: Angle Lake Park, 19408 International Boulevard

DESCRIPTION: Refurbish and redesign the existing fishing pier at Angle Lake Park. The proposed project will include revamping the dock to be more ADA compliant, replace damaged and old piles and upgrade the surface. This project has been reviewed on several occasions with the most recent in 2007.

BARS NO.: 301.000.04.594.76.63.217

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng			-	75,000		-	-	75,000	-	75,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr			-	-	400,000	-	-	400,000	-	400,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	40,000	-	-	40,000	-	40,000
Contingency (10%)		-	-	-	44,000	-	-	44,000	-	44,000
Total Capital	-	-	-	75,000	484,000	-	-	559,000	-	559,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	59,000	-	-	59,000	-	59,000
REET - 2nd Qtr %	-	-	-	75,000	425,000	-	-	500,000	-	500,000
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	75,000	484,000	-	-	559,000	-	559,000

PROJECT TITLE: Refurbish Fishing Pier at Angle Lake Park

PROJECT NUMBER: PRK-00029

POLICY BASIS: Through the 2008 Parks, Recreation and Open Space plan, it is recommended to make improvements to the dock at Angle Lake Park.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Upgrading and renovation of the pier has been reviewed for many years and most recently in 2007. There have been some minor improvements including the grade of the entryway but the safety factor is very low. The piles will need to be inspected with the possibility of replacing three to six piles during the renovation.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Many residents fish from the pier everyday of the year and it is heavily used during the spring and summer months.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The location of the pier is very convenient for visitors and businesses to utilize the pier.	☐ High ☑ Medium ☐ Low
Economic Development	Not applicable.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00031

Department	PCPS
Program	Facilities
Prepared By	Lawrence Ellis
Department Priority	10 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☐	P.S.E. Complete	☐
Design	☐	Construction	☑

PROJECT TITLE: Replace HVAC units at SeaTac Community Center

LOCATION: SeaTac Community Center, 13735 24th Ave. S.

DESCRIPTION: Replace the 17 units in the HVAC system located at the SeaTac Community Center. These are the original units from the construction of the community center in 1992. The units need increased maintenance due to the age of the units. Anticipate replacing five units per year for three years.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-		-	-	125,000	130,000	135,000	390,000	-	390,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	12,500	13,000	13,500	39,000	-	39,000
Contingency (10%)		-	-	-	13,750	14,300	14,850	42,900	-	42,900
Total Capital	-	-	-	-	151,250	157,300	163,350	471,900	-	471,900
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	151,250	157,300	163,350	471,900	-	471,900
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	151,250	157,300	163,350	471,900	-	471,900

PROJECT TITLE: Replace HVAC units at SeaTac Community Center

PROJECT NUMBER: FAC-00031

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The units are not adequately regulating the temperature in the community center.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Regulating the temperature is critical since the facility also acts as a cooling and warming shelter.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The Community Center is a multi-purpose facility that hosts many populations and rentals throughout the year. Having consistent temperature to the facility for businesses and visitors when they use the Center for activities, programs and/or rentals provides a quality experience.	☑ High ☐ Medium ☐ Low
Economic Development	The center generates revenue through rentals, programs, and classes.	☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	11 of 11
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Veterans War Memorial

LOCATION: TBD

DESCRIPTION: Design, construct and install a memorial site for Veterans. A site has not been determined at the time preparing this capital project.

BARS NO.: 301.000.04.594.18.63.215

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	62,000	-	-	-	-	-	62,000	-	62,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	6,200	-	-	-	-	-	6,200	-	6,200
Contingency (10%)	-	6,820	-	-	-	-	-	6,820	-	6,820
Total Capital	-	75,020	-	-	-	-	-	75,020	-	75,020
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	75,020	-	-	-	-	-	75,020	-	75,020
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	75,020	-	-	-	-	-	75,020	-	75,020

PROJECT TITLE: Veterans War Memorial

PROJECT NUMBER: PRK-

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	No health and/or safety impacts.	☐ High ☐ Medium ☑ Low
Benefit to Residents	Residents will be able to recognize war veterans in area and United States	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Display that the City recogizes veterans with memorial.	☐ High ☑ Medium ☐ Low
Economic Development	Not applicable.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

Public Works

Capital Projects

2019 – 2024 CIP

Public Works

Capital Projects

2019 – 2024 CIP

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PUBLIC WORKS

City of SeaTac

Public Works
2019 - 2024 CIP
Total $38.47M

1. Military Rd S and S 152nd St
   ($4.19M) 2019-2020
   Military Rd (S 152nd St to S 150th St),
   and S 152nd St (Military to International)

2. S 166th St Pedestrian Improvements
   ($1.49M) 2019
   34th Ave S to Military Rd S

3. Des Moines Memorial Drive and S 200th
   St Intersection Improvements
   ($3.10M) 2019-2020

4. 34th Ave S Improvements
   ($5.13M) 2019-2020
   S 160th St to S 166th St

5. S 200th St Shared Pathway
   ($2.03M) 2019-2020
   DMMD to Des Moines Creek Trailhead

6. S 152nd St Improvements
   ($6.28M) 2021 - 2023
   30th Ave S to Military Rd S

7. Intelligent Transportation System Program
   ($950K) 2019-2024
   Citywide

8. Pedestrian Crossing Program
   ($300K) 2019-2024
   Citywide

9. International Blvd Safety Improvements
   ($500K) 2019 - 2020
   S 170th St to S 188th St

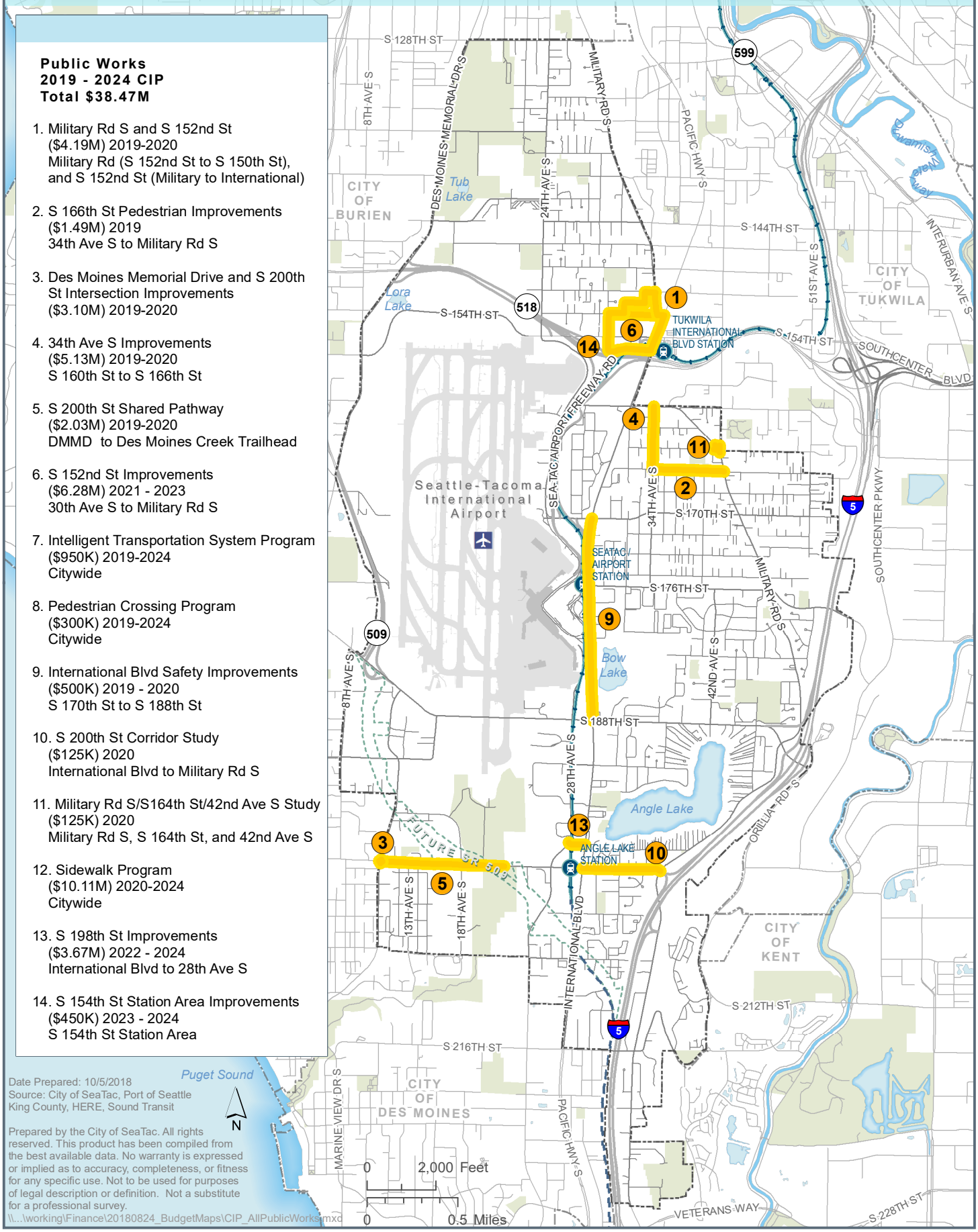
10. S 200th St Corridor Study
    ($125K) 2020
    International Blvd to Military Rd S

11. Military Rd S/S164th St/42nd Ave S Study
    ($125K) 2020
    Military Rd S, S 164th St, and 42nd Ave S

12. Sidewalk Program
    ($10.11M) 2020-2024
    Citywide

13. S 198th St Improvements
    ($3.67M) 2022 - 2024
    International Blvd to 28th Ave S

14. S 154th St Station Area Improvements
    ($450K) 2023 - 2024
    S 154th St Station Area



Date Prepared: 10/5/2018
Source: City of SeaTac, Port of Seattle
King County, HERE, Sound Transit

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0 2,000 Feet

0 0.5 Miles

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS (TRANSPORTATION) SUMMARY

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Plng/Design/Eng	1,376,475	1,010,000	600,000	500,000	735,000	710,000	650,000	4,205,000	-	5,581,475
Land Acquis/Impr	-	400,000	-	900,000	-	500,000	-	1,800,000	-	1,800,000
Construction/Impr	900,000	8,555,314	5,418,000	2,100,000	3,637,500	5,262,500	4,650,000	29,623,314	-	30,523,314
Other/Equipment	-	15,000	-	-	-	-	-	15,000	-	15,000
Sales Tax (10%)	-	-	-	-	-	-	-	-	-	-
Contingency (10%)	-	860,531	497,980	190,000	338,750	501,250	440,000	2,828,511	-	2,828,511
Total Capital	2,276,475	10,840,845	6,515,980	3,690,000	4,711,250	6,973,750	5,740,000	38,471,825	-	40,748,300
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
Utilities	-	-	5,000	15,000	15,000	20,000	20,000	75,000	-	75,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
Chg in Revenues	-	-	-	-	-	-	-	(0)	-	(0)
Total Op/Rev Adj	-	-	10,000	25,000	25,000	30,000	30,000	120,000	-	120,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Projects
Asset Sales-HP & SC	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	1,792,875	4,888,955	6,515,980	3,690,000	4,711,250	6,473,750	2,990,000	29,269,935	-	31,062,810
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	483,600	2,415,600	-	-	-	-	-	2,415,600	-	2,899,200
State Grants	-	2,998,690	-	-	-	500,000	2,750,000	6,248,690	-	6,248,690
Local Grants	-	-	-	-	-	-	-	-	-	-
Fund Bal #105/#307	-	-	-	-	-	-	-	-	-	-
Leases/Fields/Pk Lvy	-	-	-	-	-	-	-	-	-	-
Contrib/Util Rei/Eq Rn	-	537,600	-	-	-	-	-	537,600	-	537,600
To Be Determined	-	-	-	-	-	-	-	-	-	-
Total Funding	2,276,475	10,840,845	6,515,980	3,690,000	4,711,250	6,973,750	5,740,000	38,471,825	-	40,748,300

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-125

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	1 of 14
City Priority	of

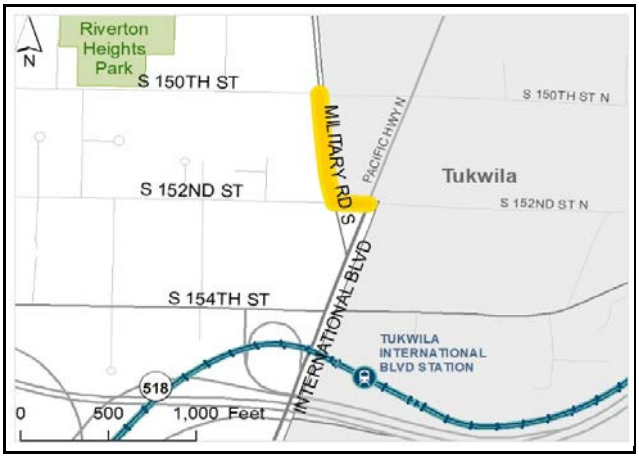
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: Military Road S & S 152nd St, S 150th St to IB

LOCATION: Military Road S (S 150th to S 152nd) & S 152nd St (Military to International Blvd)

DESCRIPTION: This project improves a portion of the 154th Street Light Rail Station area. It includes roadway widening, intersection improvements, pavement overlay, sidewalks, storm drainage, street lighting, undergrounding aerial utilities, and landscaping. Station Area Action Plan Step PI-9.



BARS NO.: 307.000.11.595.30.63.166

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	550,000	100,000	-	-	-	-	-	100,000	-	650,000
Land Acquis/Impr	-	100,000	-	-	-	-	-	100,000	-	100,000
Construction/Impr	-	2,633,000	1,000,000	-	-	-	-	3,633,000	-	3,633,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		263,300	100,000	-	-	-	-	363,300	-	363,300
Total Capital	550,000	3,096,300	1,100,000	-	-	-	-	4,196,300	-	4,746,300
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	550,000	1,068,410	1,100,000	-	-	-	-	2,168,410	-	2,718,410
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: WA TIB	-	2,027,890	-	-	-	-	-	2,027,890	-	2,027,890
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	550,000	3,096,300	1,100,000	-	-	-	-	4,196,300	-	4,746,300

PROJECT TITLE: Military Road S & S 152nd St, S 150th St to IB

PROJECT NUMBER: ST-125

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6; S 154th Street Area Action Plan; Transportation Improvement Plan: Priority #7 in 2019-2024. Project is a designated parking tax project. Identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	This project will provide new infrastructure that promotes a healthy community by encouraging residents, visitors, and employees in the area to leave their cars at home, walk in the neighborhood, use more transit, and seek shopping opportunities locally. The improvements will provide sidewalks and bicycle facilities in a heavily traveled pedestrian corridor. The project will also construct a mid-block crossing.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project will construct infrastructure providing residents with new opportunities for walking, accessing transit, restaurants, and shops. It will improve both the vehicular and pedestrian experience in this area.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure providing employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	This project will construct infrastructure providing new development opportunities for retail, office, commercial, and residential uses by improving access.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The City of Tukwila Justice Center is being built adjacent to this project along the east side of Military Rd S towards S 150th St. Some cost sharing funding may be contributed by Tukwila (this funding is not know nor confirmed at this time).

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Operation costs related to Utilities include irrigation, power for pedestrian/street lighting, maintenance of enhanced lighting crosswalk treatment.

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N78

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	2 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

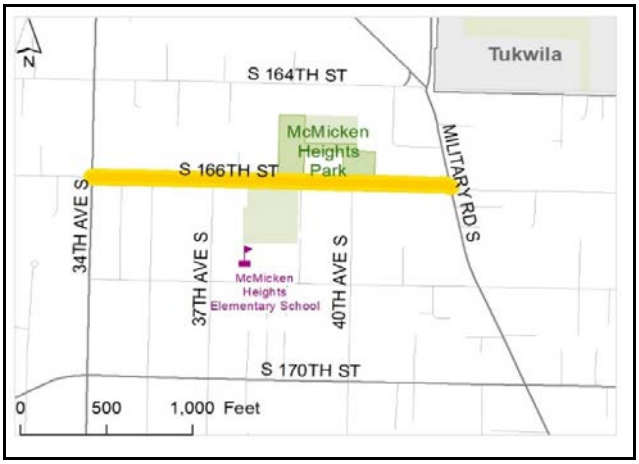
Conceptual Est	☑	P.S.E. Complete	☑
Design	☑	Construction	☐

PROJECT TITLE: S 166th Street Pedestrian Improvements

LOCATION: S 166th St - 34th Ave S to Military Rd S

DESCRIPTION: South 166th Street Safe Routes to School Project includes new sidewalks on both sides of the road, curb and gutter, asphalt overlay and storm drainage. The project limits are between 34th Avenue South and Military Road South. This project will construct 0.39 centerline miles of new sidewalk and will provide a pedestrian connection to McMicken Elementary School. Also includes pedestrian lighting, enhanced crosswalk treatments, and enhanced all-way stop at S 166th St and 34th Ave S.

BARS NO.: 307.000.11.595.69.63.101



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	302,940	130,000	-	-	-	-	-	130,000	-	432,940
Land Acquis/Impr	-		-	-	-	-	-	-	-	-
Construction/Impr	900,000	1,224,414	-	-	-	-	-	1,224,414	-	2,124,414
Other/Equipment	-	15,000	-	-	-	-	-	15,000	-	15,000
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		122,441	-	-	-	-	-	122,441	-	122,441
Total Capital	1,202,940	1,491,855	-	-	-	-	-	1,491,855	-	2,694,795
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:__	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	719,340	1,008,255	-	-	-	-	-	1,008,255	-	1,727,595
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: SRTS	483,600	483,600	-	-	-	-	-	483,600	-	967,200
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	1,202,940	1,491,855	-	-	-	-	-	1,491,855	-	2,694,795

PROJECT TITLE: S 166th Street Pedestrian Improvements

PROJECT NUMBER: ST-N78

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #8 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	This project provides a safe route to school, as well as multi-modal infrastructure encouraging residents to get out of their cars. Specifically, improvements include sidewalks, pedestrian lighting, and enhanced crosswalk treatments in a heavily traveled pedestrian corridor. This project will also provide intersection improvements at 34th Ave South and S. 166th St.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project constructs infrastructure providing residents with new opportunities for walking, accessing transit, elementary school, and businesses. It will provide pedestrian lighting and improve the aesthetics of the community thru landscaping and thoughtful design.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Improves the aesthetics of our neighborhoods	☐ High ☐ Medium ☑ Low
Economic Development	This project is unlikely to contribute to economic development directly, however it will demonstrate a City commitment to building infrastructure that improves our community.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Operation costs related to Utilities include irrigation, power for pedestrian/street lighting, maintenance of enhanced lighting crosswalk treatment and all-way stop treatments.

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-065

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	3 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: **Des Moines Memorial Drive & S 200th Street Intersection Improvements**

LOCATION: Des Moines Memorial Drive and S 200th Street Intersection

DESCRIPTION: This project will widen the roadway to provide left turn lanes on all legs, provide for a right turn lane on the east leg, and construct a traffic signal in partnership with the City of Des Moines.

BARS NO.: 307.000.11.595.30.63.181

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	120,371	90,000	-	-	-	-	-	90,000	-	210,371
Land Acquis/Impr	-	150,000	-	-	-	-	-	150,000	-	150,000
Construction/Impr	-	1,300,000	1,300,000	-	-	-	-	2,600,000	-	2,600,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		130,000	130,000	-	-	-	-	260,000	-	260,000
Total Capital	120,371	1,670,000	1,430,000	-	-	-	-	3,100,000	-	3,220,371
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other: Signal Mtn	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	120,371	1,132,400	1,430,000	-	-	-	-	2,562,400	-	2,682,771
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Other: Des Moines	-	537,600	-	-	-	-	-	537,600	-	537,600
	-	-	-	-	-	-	-	-	-	-
Total Funding	120,371	1,670,000	1,430,000	-	-	-	-	3,100,000	-	3,220,371

PROJECT TITLE: Des Moines Memorial Drive & S 200th Street Intersection Improvements

PROJECT NUMBER: ST-065

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #9 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Improve safety at the intersection with dedicated turn pockets, separated pedestrian facilities, and dedicated bicycle lanes.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Reduce delay/travel time through intersection. Increased efficiency in turning movements at intersections helps reduce traffic queuing and idling at intersection.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Reduction in transportation related delays	☐ High ☐ Medium ☑ Low
Economic Development	Improves the functionality and efficiency of the transportation network.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Pending cost sharing funding from City of Des Moines for west leg of intersection (currently estimated at $537,600). Operation costs related to Utilities include irrigation and power for pedestrian/street lighting.

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-015

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	4 of 14
City Priority	of

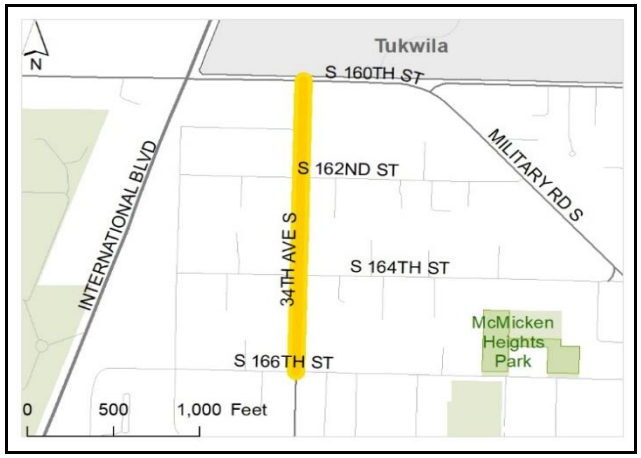
PROJECT STATUS ***(Check all that apply)*** **:**

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: 34th Ave S, S 160th St to S 166th St

LOCATION: 34th Ave S, S 160th St to S 166th St

DESCRIPTION: Reconstruct roadway to collector arterial standards. Construct drainage, curb, gutter, shared bicycle facilities, and sidewalks. Install traffic calming measures. Underground overhead utilities.



BARS NO.: 307.000.11.595.30.63.131

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	301,171	300,000	-	-	-	-	-	300,000	-	601,171
Land Acquis/Impr	-	50,000	-	-	-	-	-	50,000	-	50,000
Construction/Impr	-	2,347,900	2,000,000	-	-	-	-	4,347,900	-	4,347,900
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		234,790	200,000	-	-	-	-	434,790	-	434,790
Total Capital	301,171	2,932,690	2,200,000	-	-	-	-	5,132,690	-	5,433,861
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	301,171	1,000,690	2,200,000	-	-	-	-	3,200,690	-	3,501,861
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_SRTS	-	1,932,000	-	-	-	-	-	1,932,000	-	1,932,000
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	301,171	2,932,690	2,200,000	-	-	-	-	5,132,690	-	5,433,861

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PROJECT TITLE: 34th Ave S, S 160th St to S 166th St

PROJECT NUMBER: ST-015

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #10 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Undergrounding of overhead utilities; Builds dedicated infrastructure for safer pedestrian and bicycle access; builds pedestrian lighting; improves intersection safety	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides safe walking routes with lighting. Provides undergrounding of overhead utilities. Improves frontage along properties and enhances neighborhood aesthetics.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Demonstrates the Citys commitment to making valuable capital improvements. Increases vehicular and pedestrian safety.	☐ High ☐ Medium ☑ Low
Economic Development	Demonstrates the Citys commitment to investing in the community to support a bright future.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Applied for Safe Routes to School Grant. Grant funding is included but not required to build project. Grant funding acceptance may influence project construction schedule. Selected project from Sidewalk Advisory Committee. Operation costs related to Utilities include irrigation and power for pedestrian/street lighting.

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N80

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	5 of 14
City Priority	of

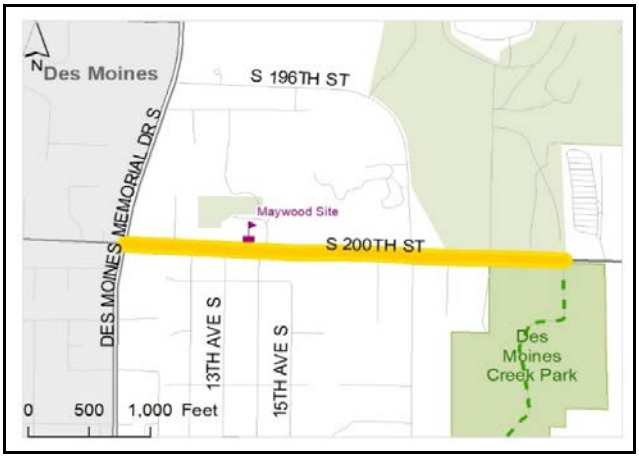
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: South 200th Street Pedestrian and Bicycle Shared Pathway Project

LOCATION: S 200th St - Des Moines Memorial Drive South to Des Moine Creek Trailhead

DESCRIPTION: This project will design and construct approximately 3,500 lineal feet of 10ft wide shared pathway (or sidewalk and bike lane) from Des Moines Memorial Drive S to the Des Moines Creek Trailhead. This project will improve pedestrian connectivity to the Angle Lake lightrail station.



BARS NO.: 307.000.11.595.69.63.102

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	101,993	140,000	-	-	-	-	-	140,000	-	241,993
Land Acquis/Impr	-	100,000	-	-	-	-	-	100,000	-	100,000
Construction/Impr	-	1,000,000	618,000	-	-	-	-	1,618,000	-	1,618,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)				-	-	-	-	-	-	-
Contingency (10%)		110,000	67,980	-	-	-	-	177,980	-	177,980
Total Capital	101,993	1,350,000	685,980	-	-	-	-	2,035,980	-	2,137,973
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	5,000	5,000	5,000	5,000	20,000	-	20,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	101,993	379,200	685,980	-	-	-	-	1,065,180	-	1,167,173
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: Ped/Bike Safet	-	970,800	-	-	-	-	-	970,800	-	970,800
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	101,993	1,350,000	685,980	-	-	-	-	2,035,980	-	2,137,973

PROJECT TITLE: South 200th Street Pedestrian and Bicycle Shared Pathway Project

PROJECT NUMBER: ST-N80

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #11 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	This project creates a safe pathway for pedestrians and cyclists to move between SeaTac neighborhoods in the vicinity of 12th Ave S and S 200th Street, and facilities such as light rail, parks, the Lakes to Sound trail, and SeaTac businesses on International Blvd. This project will encourage walking and cycling, as well as other non-vehicular modes of transportation.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides safe access to Light Rail, city businesses, and parks.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Provides safe access to Light Rail, city businesses, and parks.	☐ High ☐ Medium ☑ Low
Economic Development	Improved connectivity to light rail transit, Rapid Ride bus transit, and to the Lake to Sound Regional Trail will positively impact the neighborhoods in the southwest portion of SeaTac.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Applied for Pedestrian and Bike Safety Grant. Grant funding is included but not required to build project. Grant funding acceptance may influence project construction schedule. Selected project from Sidewalk Advisory Committee. Operation costs related to Utilities include irrigation and power for pedestrian/street lighting.

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-126

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	6 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 152nd St Imp (30th Ave S to Military Rd S)

LOCATION: S 152nd St - 30th Ave S to Military Rd S

DESCRIPTION: This project includes reconstructing S 152nd St from 30th Ave S to Military Rd. The project includes sidewalks, street trees, street and pedestrian lighting, storm drainage improvements, and landscaping. This project will provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment near the new transit station. This project may be designed simultaneously with ST-125. Station Area Action Step PI-4.

BARS NO.: 307.000.11.595.30.63.179

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	150,000	175,000	-	-	325,000	-	325,000
Land Acquis/Impr	-	-	-	900,000	-	-	-	900,000	-	900,000
Construction/Impr	-	-	-	-	1,487,500	3,112,500	-	4,600,000	-	4,600,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	148,750	311,250	-	460,000	-	460,000
Total Capital	-	-	-	1,050,000	1,811,250	3,423,750	-	6,285,000	-	6,285,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	5,000	5,000	10,000	-	10,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	5,000	5,000	10,000	-	10,000
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-				-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	1,050,000	1,811,250	3,423,750	-	6,285,000	-	6,285,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	1,050,000	1,811,250	3,423,750	-	6,285,000	-	6,285,000

PROJECT TITLE: S 152nd St Imp (30th Ave S to Military Rd S) **PROJECT NUMBER:** ST-126

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #14 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Safety is a primary goal and benefit of this project. Safety for vehicles will be improved by improving sight lines through eliminating and /or reducing on-street parking, better illumination, additional turn lanes and larger curb radii, as well as by removing fixed object hazards such as utility poles and trees. Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project will provide sidewalks, bike lanes, and safer travel lanes for use by citywide residents. These important enhancements will enable residents to more safely travel neighborhood streets. It is anticipated that these improvements will positively impact community identity and pride.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☑ High ☐ Medium ☐ Low
Economic Development	This project will construct infrastructure that will suport new development opportunities for multi-family residential projects with possibly some commercial uses.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The schedule for this project is influenced by development of the S 154th St Station Area Plaza.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☑ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-887

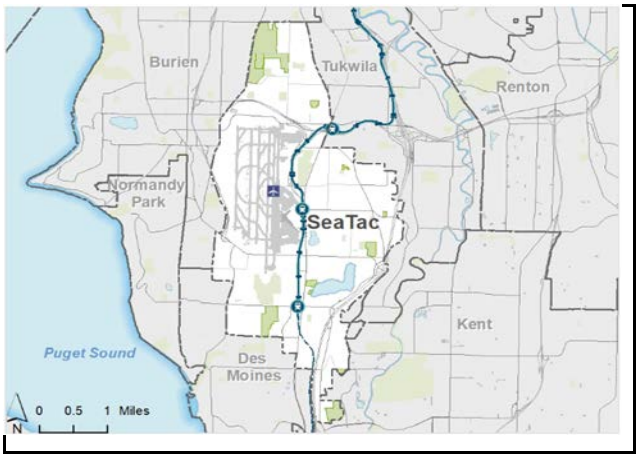
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	7 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Intelligent Transportation Systems (ITS) Program

LOCATION: Citywide



DESCRIPTION: Implement Intelligent Transportation Systems Program to improve signal coordination and management, transit signal priority, roadway monitoring and response, ITS device management, and data collection. System could include communications equipment, traffic signal equipment, video surveillance and monitoring, video detection, or a satellite traffic management center.

BARS NO.: 307.000.11.595.64.63.101

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	100,000		-	-	-	-	100,000	-	100,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-		100,000	150,000	200,000	200,000	200,000	850,000	-	850,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	100,000	100,000	150,000	200,000	200,000	200,000	950,000	-	950,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	100,000	100,000	150,000	200,000	200,000	200,000	950,000	-	950,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	100,000	100,000	150,000	200,000	200,000	200,000	950,000	-	950,000

PROJECT TITLE: Intelligent Transportation Systems (ITS) Program

PROJECT NUMBER: ST-887

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	A more efficient transportation network will reduce pollution form idling, decrease impatience among drivers, and reduce the level of risk being taken by drivers to navigate congested roadways.	☐ High ☑ Medium ☐ Low
Benefit to Residents	Reduces transportation related delays and increases the reliability of the transportation network.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Reduces transportation related delays and increases the reliability of the transportation network.	☑ High ☐ Medium ☐ Low
Economic Development	Highly efficient transportation networks that minimize congestion and delays work to attact businesses and their customers.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-834

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	8 of 14
City Priority	of

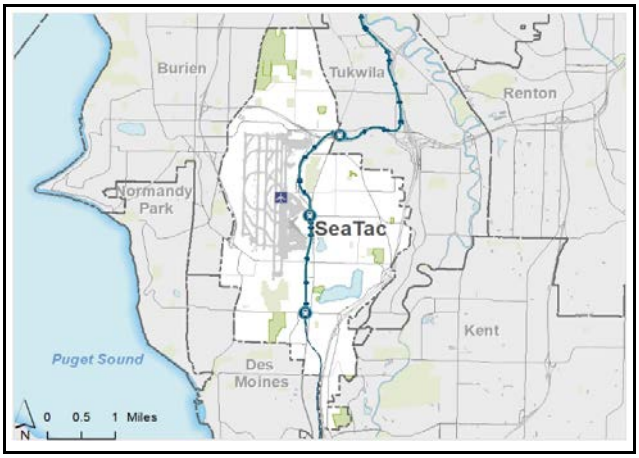
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Pedestrian Crossing Program

LOCATION: Citywide

DESCRIPTION: Develop criteria to enhance or install pedestrian crossings citywide.



BARS NO.: 307.000.11.595.69.63.100

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-		-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000

PROJECT TITLE: Pedestrian Crossing Program

PROJECT NUMBER: ST-834

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Program will identify the need for and install new pedestrian crossings throughout SeaTac.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Enhances the overall pedestrian experience in the City and works to get people out of their cars and walking within the community.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Enhances the overall pedestrian experience in the City and works to get people out of their cars and walking within the community.	☐ High ☑ Medium ☐ Low
Economic Development	Not likely to influence development in the City	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-162

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	9 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: International Boulevard Safety Improvements

LOCATION: International Boulevard, South 170th Street to South 200th Street

DESCRIPTION: Corridor study to evaluate safety improvements for collision reduction. Possible improvements assumed in cost estimates include four near-side traffic signals and improvements to discourage illegal pedestrian crossings.

BARS NO.: 307.000.11.595.64.63.100

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	150,000	-	-	-	-	-	150,000	-	150,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	350,000	-	-	-	-	350,000	-	350,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	150,000	350,000	-	-	-	-	500,000	-	500,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	150,000	350,000	-	-	-	-	500,000	-	500,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	150,000	350,000	-	-	-	-	500,000	-	500,000

PROJECT TITLE: International Boulevard Safety Improvements

PROJECT NUMBER: ST-162

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The program will directly benefit the safety of pedestrians using the International Blvd. corridor by identifying and implementing measures that will reduce pedestrian/vehicular accidents.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Residents willl benefit from a safer pedestrian experience along International Blvd.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Increased pedestrian safety is expected to result in an increase in the number of people choosing to walk; thereby increasing opportunity for retail and commercial business along the street frontages.	☐ High ☑ Medium ☐ Low
Economic Development	Increased pedestrian safety is expected to result in an increase in the number of people choosing to walk; thereby increasing opportunity for retail and commercial business along the street frontages.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST -Study

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	10 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: South 200th Street Corridor Study

LOCATION: South 200th Street, from International Boulevard to Military Road South

DESCRIPTION: Study to determine best use/configuration of S 200th St corridor based on current and future transportation related demands.

BARS NO.: 307.000.11.595.30.63.194

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	125,000	-	-	-	-	125,000	-	125,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	125,000	-	-	-	-	125,000	-	125,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	125,000	-	-	-	-	125,000	-	125,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	125,000	-	-	-	-	125,000	-	125,000

PROJECT TITLE: South 200th Street Corridor Study

PROJECT NUMBER: ST -Study

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	To be determined by study.	☐ High ☐ Medium ☐ Low
Benefit to Residents	To be determined by study.	☐ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	To be determined by study.	☐ High ☐ Medium ☐ Low
Economic Development	To be determined by study.	☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Study outcomes/recommendations will help inform how this corridor should be modified to meet SeaTac's long term transportation needs.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST -Study

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	11 of 14
City Priority	of

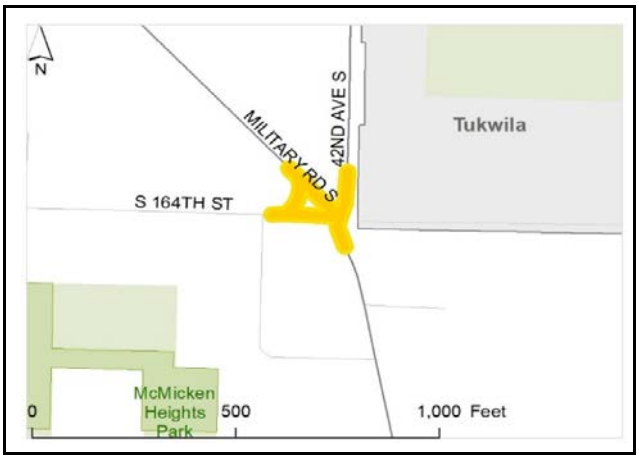
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Military Road South/South 164th Street/42nd Avenue South Study

LOCATION: Intersection of Military Road South, South 164th Street, and 42nd Avenue South

DESCRIPTION: Study to determine best configuration for the intersection of Military Rd S / S 164th St / 42nd Ave S based on current and future demand.



BARS NO.: 307.000.11.595.30.63.195

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	125,000	-	-	-	-	125,000	-	125,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	125,000	-	-	-	-	125,000	-	125,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	125,000	-	-	-	-	125,000	-	125,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	125,000	-	-	-	-	125,000	-	125,000

PROJECT TITLE: Military Road South/South 164th Street/42nd Avenue South Study

PROJECT NUMBER: ST -Study

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	TBD	☐ High ☐ Medium ☐ Low
Benefit to Residents	TBD	☐ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	TBD	☐ High ☐ Medium ☐ Low
Economic Development	TBD	☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Study outcomes/recommendations will help inform how this intersection is econstructed to meet the transportation needs of the community.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N#

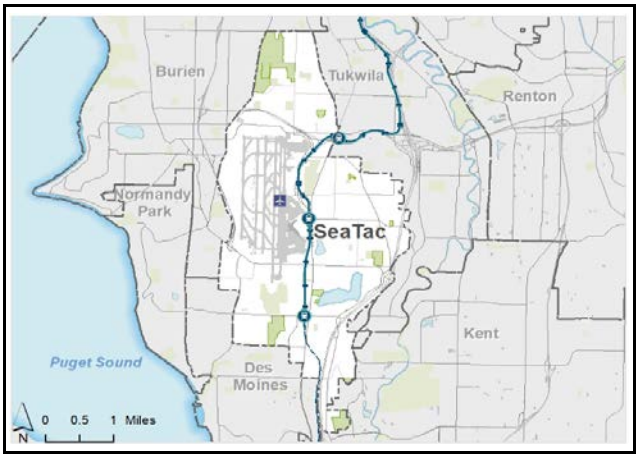
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	12 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Sidewalk Program

LOCATION: Citywide (Specific Project Locations TBD)



DESCRIPTION: Annual project to implement the Safe and Complete Streets Plan to construct pedestrian and bicycle facilities on City streets. Projects are shown in the 2015 Transportation Master Plan . Supplement and connect to arterial sidewalk network. Provide safe connections between neighborhoods, transit, parks, neighborhood businesses. Projects will be selected annually by the Sidewalk Advisory Committee and approved by Council.

BARS NO.: 307.000.11.595.61.63.199; 200; 201; 202; 203

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	350,000	350,000	350,000	350,000	350,000	1,750,000	-	1,750,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	1,900,000	1,900,000	1,900,000	1,900,000	7,600,000	-	7,600,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	190,000	190,000	190,000	190,000	760,000	-	760,000
Total Capital	-	-	350,000	2,440,000	2,440,000	2,440,000	2,440,000	10,110,000	-	10,110,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	350,000	2,440,000	2,440,000	2,440,000	2,440,000	10,110,000	-	10,110,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	350,000	2,440,000	2,440,000	2,440,000	2,440,000	10,110,000	-	10,110,000

PROJECT TITLE: Sidewalk Program

PROJECT NUMBER: ST-N#

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: The sidewalk program is a #1 priority within the Transportation Improvement Plan.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks will promote healthy recreational choices for neighborhood residents and provide safe pedestrian connections to schools, parks, transit and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New sidewalks and infrastructure constructed by these projects will provide residents with new opportunities for walking, accessing transit, elementary school, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to benfit business with communities.	☐ High ☑ Medium ☐ Low
Economic Development	Quality sidewalk connections throughout City neighborhoods will enhance the City's residential image and value.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Each project selected through recommendation by the Sidewalk Advisory Committee and approval from Council. Operation costs related to Utilities include irrigation and power for pedestrian/street lighting.

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-044

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	13 of 14
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 198th St Improvements

LOCATION: New Street - International Blvd to 28th Ave S

DESCRIPTION: Construct a new three lane roadway with sidewalks to provide an additional access point to allow for improved traffic circulation in and around the Angle Lake lightrail station and Aviation Business Center. The project includes making an intersection improvement at the intersection with 28th Ave S.

BARS NO.: 307.000.11.595.30.63.118

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	210,000	210,000	-	420,000	-	420,000
Land Acquis/Impr	-	-	-	-	-	500,000	-	500,000	-	500,000
Construction/Impr	-	-	-	-	-	-	2,500,000	2,500,000	-	2,500,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-		-	-	-
Contingency (10%)		-	-	-	-	-	250,000	250,000	-	250,000
Total Capital	-	-	-	-	210,000	710,000	2,750,000	3,670,000	-	3,670,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	210,000	210,000	-	420,000	-	420,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_TBD	-	-	-	-	-	500,000	2,750,000	3,250,000	-	3,250,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	210,000	710,000	2,750,000	3,670,000	-	3,670,000

PROJECT TITLE: S 198th St Improvements

PROJECT NUMBER: ST-044

POLICY BASIS: Comprehensive Plan: 1.1G, Goal 3.1, Policy 3.2E, Goal 3.3, Policy 3.3A, Goal 3.4, Goal 4.4, Goal 6.1, Policy 6.1C, Goal 6.2, Policies 6.2G, 6.2I, 7.6C, 7.7B, Goal 9.6;Transportation Improvement Plan: Priority #17 in 2019-2024. Project is identified in Transportation Master Plan

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Improves traffic circulation; thereby reducing emissions.	☐ High ☐ Medium ☑ Low
Benefit to Residents	Improves the transportation network; thereby decreasing delays and congestion. Helps to improve the livability of SeaTac.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Improves the transportation network, functionality, and resiliance. Reduces transportation related delays and congestion.	☑ High ☐ Medium ☐ Low
Economic Development	Improves the transportation network, functionality, and resiliance. Reduces transportation related delays and congestion.	☑ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

ROW acquisition may be challenging.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-148

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	14 of 14
City Priority	of

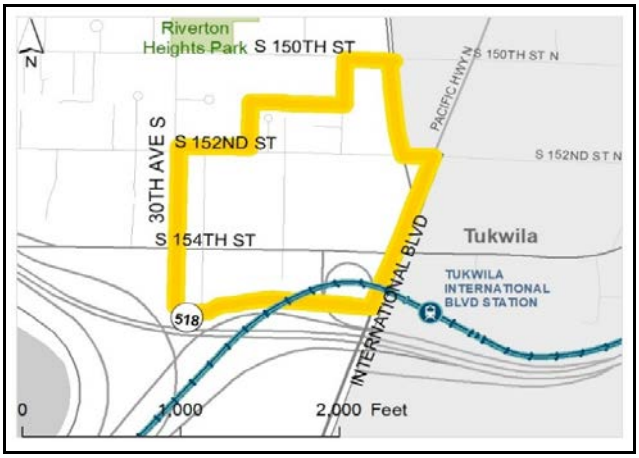
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 154th St Transit Station Area Improvements

LOCATION: S 154th Street Station Area

DESCRIPTION: Construct new streets as envisioned in the South 154th Street Station Area Plan. Area bounded by S 152nd St, SR 518, 30th Ave and International Blvd. This project will provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment near the new transit station.Timing of this project may also be influenced by private redevelopment in the area.



BARS NO.: 308.000.13.595.30.63.191

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-		-	-	150,000	300,000	450,000	-	450,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	150,000	300,000	450,000	-	450,000
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	150,000	300,000	450,000	-	450,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	150,000	300,000	450,000	-	450,000

PROJECT TITLE: S 154th St Transit Station Area Improvements

PROJECT NUMBER: ST-148

POLICY BASIS:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Safety is a primary goal and benefit of this project. Safety for vehicles will be improved by improving sight lines through eliminating on-street parking, better illumination, additional turn lanes and larger curb radii, as well as removing fixed object hazards such as utility poles and trees. Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes.	☑ High ☐ Medium ☐ Low
Benefit to Residents	This project will provide sidewalks, bike lanes, and safer travel lanes for use by citywide residents. These important enhancements will enable residents to safely travel neighborhood streets. It is anticipated that these improvements will positively impact community identity and pride.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	This project will construct infrastructure that will provide employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☑ High ☐ Medium ☐ Low
Economic Development	This project will construct the infrastructure that will provide new development opportunities for multi-family residential projects with the possibility for some commercial uses.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The schedule for this project is dependant on Asset Sales and will be concurrent with the development of the S 154th St Station Area Plaza.

TRIGGERS *(Project Prerequisites)*

Construct improvements concurrently with redevelopment to ensure driveway locations and utility services are coordinated to meet the needs of property developers.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2019 Budget document (CIP).

Surface Water Management Utility

Capital Projects

2019 – 2024 CIP

Surface Water Management Utility

Capital Projects

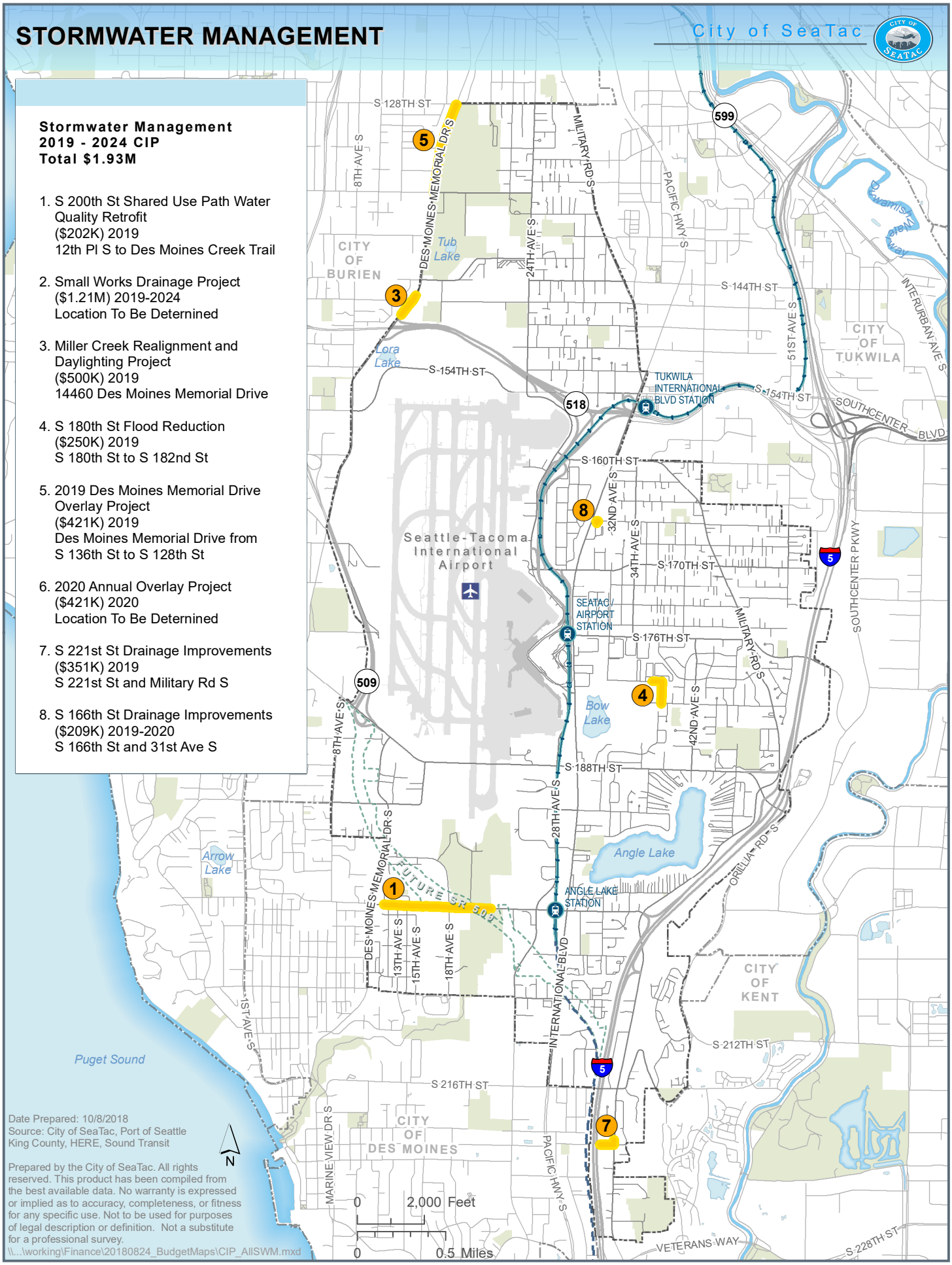
2019 – 2024 CIP

Surface Water Management Projects:

Map of Surface Water Management Projects 88
Surface Water Management Utility Summary 89
Miller Creek Realignment & Daylighting Project 90
Small Works Drainage Project 92
2019 Overlay Project Des Moines Memorial Drive 94
S 200th St Shared Use Path - Water Quality Retrofit 96
S 221st St Drainage Improvements 98
S 166th Drainage Improvements 100
S 180th St Flood Reduction 102
2020 Annual Overlay Project 104

STORMWATER MANAGEMENT

City of SeaTac



Date Prepared: 10/8/2018
Source: City of SeaTac, Port of Seattle
King County, HERE, Sound Transit

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CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS (SURFACE WATER MANAGEMENT) SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2019-2024 TOTAL**	**Total Future Years**	**Total Projects**
Plng/Design/Eng	-	260,000	-	-	-	-	-	260,000	-	260,000
Land Acquis/Impr	-	-	42,348	-	-	-	-	42,348	-	42,348
Construction/Impr	166,424	1,385,950	644,754	167,355	167,355	167,355	167,355	2,700,124	-	2,866,548
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	138,595	64,475	16,736	16,736	16,736	16,736	270,014	-	270,014
Contingency (10%)	-	152,455	70,923	18,409	18,409	18,409	18,409	297,014	-	297,014
Total Capital	166,424	1,937,000	822,500	202,500	202,500	202,500	202,500	3,569,500	-	3,735,924
Operating Costs/Revenue Adjustments										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	-	-	-	-	-	-	-	-	-	-
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2019-2024 TOTAL**	**Total Future Years**	**Total Projects**
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	166,424	1,498,000	822,500	202,500	202,500	202,500	202,500	3,130,500	-	3,296,924
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Loc Grt: KCFCD	-	439,000	-	-	-	-	-	439,000	-	439,000
Fund Bal #307	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Utility Reimb.	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	166,424	1,937,000	822,500	202,500	202,500	202,500	202,500	3,569,500	-	3,735,924

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP003

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	1 of 8
City Priority	of

PROJECT STATUS *(Check all that apply)*:

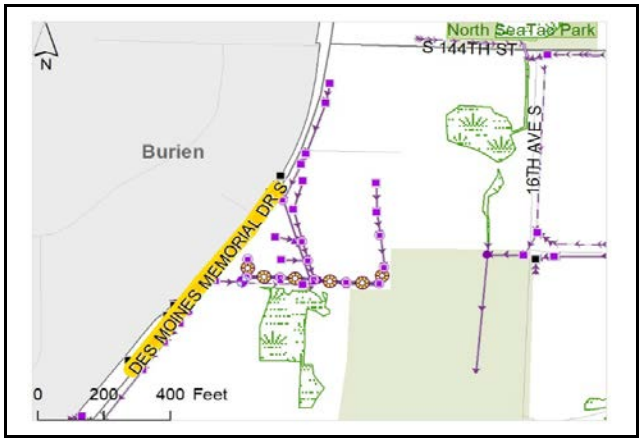
Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: Miller Creek Realignment and Daylighting Project

LOCATION: 14460 Des Moines Memorial Drive

DESCRIPTION: This project will realign Miller Creek to an open channel and box culvert crossing approximately 400 ft south of the current crossing under Des Moines Memorial Drive (DMMD). This will remove the existing culvert crossing and a failing stormwater manhole near Des Moines Way Self Storage and bypass a damaged culvert on private property. The work includes habitat restoration and water quality treatment of runoff from DMMD. Burien and Port of Seattle are providing matching funds for construction, remaining funding will come from grants.

BARS NO.: 403.000.11.595.40.63.211



EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-		-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	413,223	-	-	-	-	-	413,223	-	413,223
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	41,322	-	-	-	-	-	41,322	-	41,322
Contingency (10%)	-	45,455	-	-	-	-	-	45,455	-	45,455
Total Capital		500,000	-	-	-	-	-	500,000	-	500,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	500,000	-	-	-	-	-	500,000	-	500,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	500,000	-	-	-	-	-	500,000	-	500,000

PROJECT TITLE: Miller Creek Realignment and Daylighting Project

PROJECT NUMBER: SWMCIP003

POLICY BASIS: *Comprehensive Plan* : **Goal 6.1**, (Goal 9.2, Policy 9.2C, **Goal 9.9, Policy 9.9A&D**) ; **Surface Water Utility SMC 12.10.225b:**

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Replacing damaged drainage facilities will reduce potential safety issues such as sink holes and flooding caused by failing infrastructure.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve drainage infrastructure and riparian habitat on Des Moines Memorial Drive. Residents will be able to access the creek improvements via the Miller Creek Trail.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Visitors will be able to access the creek improvements via the Miller Creek Trail.	☑ High ☐ Medium ☐ Low
Economic Development	Functional and reliable drainage facilities provide a strong basis on which to attract buisinesses and residents, contributing to quality of life and reliable operations.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The estimated cost of this project is $3,560,000, the City of Burien has committed $565,000, the Port of Seattle has committed $560,000, the City of SeaTac has committed $500,000. The project partners intend to apply for grant funding for the remaining $1,370,000

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER:

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	2 of 8
City Priority	of

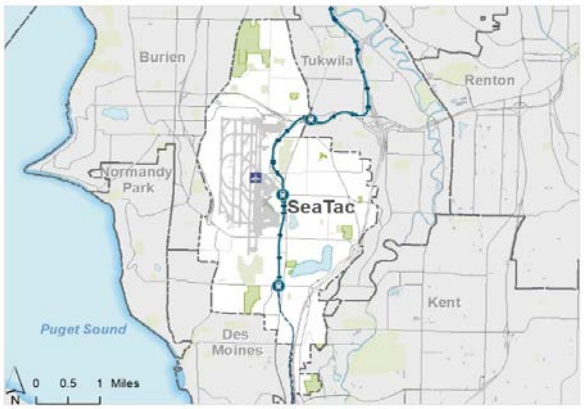
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: Small Works Drainage Project

LOCATION: To be determined

DESCRIPTION: This annual project will repair and replace damaged drainage infrastructure identified through the asset management program. The project will also install improvements to address minor flooding issues throughout the city.



BARS NO.: 403.000.11.595.40.63.201

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-		-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	166,424	167,355	167,355	167,355	167,355	167,355	167,355	1,004,130	-	1,170,554
Other/Equipment	-							-	-	-
Sales Tax (10%)		16,736	16,736	16,736	16,736	16,736	16,736	100,416	-	100,416
Contingency (10%)		18,409	18,409	18,409	18,409	18,409	18,409	110,454	-	110,454
Total Capital	166,424	202,500	202,500	202,500	202,500	202,500	202,500	1,215,000	-	1,381,424
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	166,424	202,500	202,500	202,500	202,500	202,500	202,500	1,215,000	-	1,381,424
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	166,424	202,500	202,500	202,500	202,500	202,500	202,500	1,215,000	-	1,381,424

PROJECT TITLE: Small Works Drainage Project

PROJECT NUMBER:

POLICY BASIS: *Comprehensive Plan* : Goal 6.1 ; **Surface Water Plan** 4.2.1.4.5 Implementation of Asset Management Program;

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Replacing damaged drainage facilities avoids potential safety issues such as sink holes and flooding caused by failing infrastructure.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve existing drainage facilities where problems are observed.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☑ High ☐ Medium ☐ Low
Economic Development	Functional and reliable drainage facilities provide a strong basis on which to attract buisinesses and residents, contributing to quality of life and reliable operations.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Projects/sites will be selected and prioritized to fit the annual budget appropriation. The program will combine repairs to existing facilities, and small scale improvements, each under $100,000. The project will be designed in house.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-889

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	3 of 8
City Priority	of

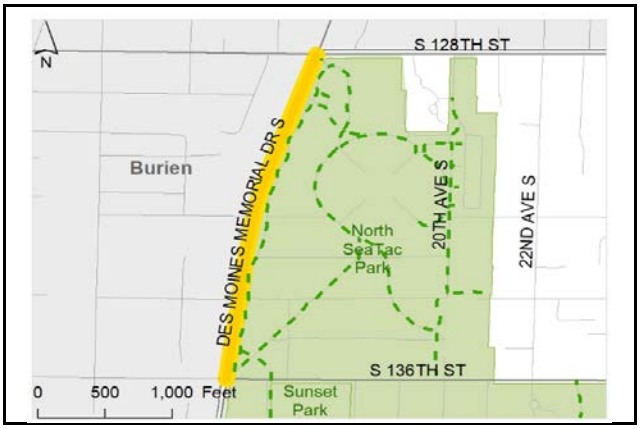
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: 2019 Overlay Project Des Moines Memorial Drive

LOCATION: Des Moines Memorial Drive from South 136th Street to South 128th Street

DESCRIPTION: This project will repair and replace failing drainage pipes and structures within the limits of the annual pavement preservation program. Retrofit stormwater treatment facilities may be constructed where feasible, an additional $200k is included for this work.



BARS NO.: 403.000.11.594.40.63.213

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-		-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	347,934	-	-	-	-	-	347,934	-	347,934
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		34,793	-	-	-	-	-	34,793	-	34,793
Contingency (10%)		38,273	-	-	-	-	-	38,273	-	38,273
Total Capital	-	421,000	-	-	-	-	-	421,000	-	421,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	421,000	-	-	-	-	-	421,000	-	421,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	421,000	-	-	-	-	-	421,000	-	421,000

PROJECT TITLE: 2019 Overlay Project Des Moines Memorial Drive

PROJECT NUMBER: ST-889

POLICY BASIS: Comprehensive Plan: Goal 6.1 ; Surface Water Plan 4.2.1.4.5 Implementation of Asset Management Program;Comprehensive Plan: (Goal 9.3, Policy 9.3B) ; Surface Water Plan: 4.2.2. Water Quality Retrofit Program

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Replacing damaged drainage facilities avoids potential safety issues such as sink holes and flooding caused by failing infrastructure.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve existing drainage facilities where problems are observed.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
Economic Development	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT *(Check all that apply)*	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Design of drainage repairs and stormwater retrofit will be conducted internally in conjunction with overlay design

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N80

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	4 of 8
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 200th St Shared Use Path- Water Quality Retrofit

LOCATION: S 200th St from 12th Pl S to Des Moines Creek Trail

DESCRIPTION: This project will treat runoff from S 200th St by installing a bio filtration swale on the south side of S 200th St.

BARS NO.: 403.000.11.595.40.63.218

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	167,355	-	-	-	-	-	167,355	-	167,355
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		16,736	-	-	-	-	-	16,736	-	16,736
Contingency (10%)		18,409	-	-	-	-	-	18,409	-	18,409
Total Capital	-	202,500	-	-	-	-	-	202,500	-	202,500
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	202,500	-	-	-	-	-	202,500	-	202,500
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	202,500	-	-	-	-	-	202,500	-	202,500

PROJECT TITLE: S 200th St Shared Use Path- Water Quality Retrofit

PROJECT NUMBER: ST-N80

POLICY BASIS: ***Comprehensive Plan*** **:** (Goal 9.3, Policy 9.3B) ; **Surface Water Plan:** 4.2.2. Water Quality Retrofit Program

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The project will treat runoff from S 200th St; reducing stormwater pollution entering Des Moines Creek. The treatment facilities will also form a buffer zone seperating non-motorized users from vehicle traffic.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Improved water quality in Des Moines Creek will improve benficial uses of the creek for recreation.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project will supplement the benefits of the shared use path and contribute to healthy active lifestyles.	☐ High ☑ Medium ☐ Low
Economic Development	The trail and associated infrastructure improvements improve SeaTac's image as a healthy place to live, work, and do business.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

This project funds the construction of water quality retrofit portion of the ST-N80 shared use path project, design will be funded under the trail design contract. The schedule for expenditures will be tied to the path project which may be constructed in 2019 or 2020 depending on grant funding.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP11

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	5 of 8
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 221st St Drainage Improvements

LOCATION: S 221 St and Military Road South

DESCRIPTION: This project will construct a drainage conveyance system to address a flooding issue affecting residents on S 221st St. Under current conditions runoff from Military Road flows across private properties causing flooding and impacting septic systems before discharging to the I-5 right of way. The proposed drainage system will route flows around private properties while maintaining the discharge location to the I-5 right of way. The design will coordinate with the SR509 completion project.

BARS NO.: 403.000.11.595.40.63.215

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	-	-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	290,083	-	-	-	-	-	290,083	-	290,083
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		29,008	-	-	-	-	-	29,008	-	29,008
Contingency (10%)		31,909	-	-	-	-	-	31,909	-	31,909
Total Capital	-	351,000	-	-	-	-	-	351,000	-	351,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	107,000	-	-	-	-	-	107,000	-	107,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt: KCFCD	-	244,000	-	-	-	-	-	244,000	-	244,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	351,000	-	-	-	-	-	351,000	-	351,000

PROJECT TITLE: S 221st St Drainage Improvements

PROJECT NUMBER: SWMCIP11

POLICY BASIS: ***Comprehensive Plan*** **:** Goal 6.1, (Goal 9.3, Policy 9.3B, Goal 9.9, Policy 9.9A&D) ; **Surface Water Plan** 4.2.1.4.5 Implementation of Asset Management Program;

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The project resolves potential impacts to health and safety caused by flooding septic systesms.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve existing drainage facilities resloving flooding issues impacting residents.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
Economic Development	Functional and reliable drainage facilities provide a strong basis on which to attract buisinesses and residents, contributing to quality of life and reliable operations.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The project will be designed in house.

TRIGGERS ***(Project Prerequisites)***

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION ***(As Needed)***

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP_xx

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	6 of 8
City Priority	of

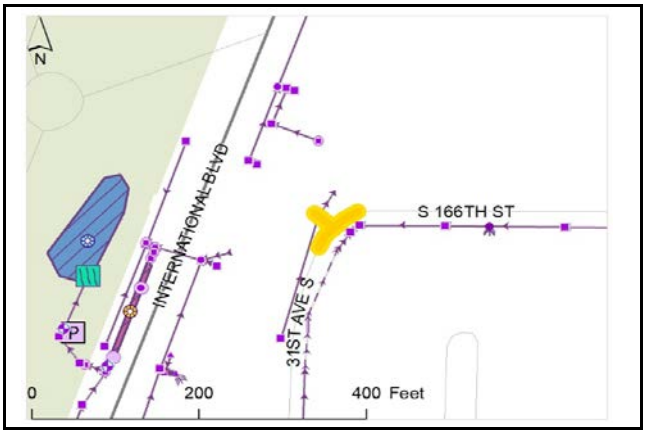
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 166th St Drainage Improvements

LOCATION: Intersection of S 166th St and 31st Ave S

DESCRIPTION: This project will install a piped conveyance system to replace an existing ditch at the northwest corner of S 166th St and 31st Ave S. The ditch is on a steep slope creating erosion and flooding problems for Northwest Auto Body, and creating a potential pedestrian safety hazard on International Boulevard.



BARS NO.: 403.000.11.595.40.63.216

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	10,000	-	-	-	-	-	10,000	-	10,000
Land Acquis/Impr	-		42,348	-	-	-	-	42,348	-	42,348
Construction/Impr	-		129,465	-	-	-	-	129,465	-	129,465
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (9.5%)		-	12,946	-	-	-	-	12,946	-	12,946
Contingency (10%)		-	14,241	-	-	-	-	14,241	-	14,241
Total Capital	-	10,000	199,000	-	-	-	-	209,000	-	209,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	10,000	199,000	-	-	-	-	209,000	-	209,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	10,000	199,000	-	-	-	-	209,000	-	209,000

PROJECT TITLE: S 166th St Drainage Improvements

PROJECT NUMBER: SWMCIP_xx

POLICY BASIS: ***Comprehensive Plan*** **:** Goal 6.1 ; **Surface Water Plan** 4.2.1.4.5 Implementation of Asset Management Program;

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The project will resolve potential safety hazards caused by flooding.	☐ High ☐ Medium ☐ Low
Benefit to Residents	The project will resolve erosion and flooding issues.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors		☐ High ☐ Medium ☐ Low
Economic Development		☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

The project will be designed in house.

TRIGGERS ***(Project Prerequisites)***

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION ***(As Needed)***

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

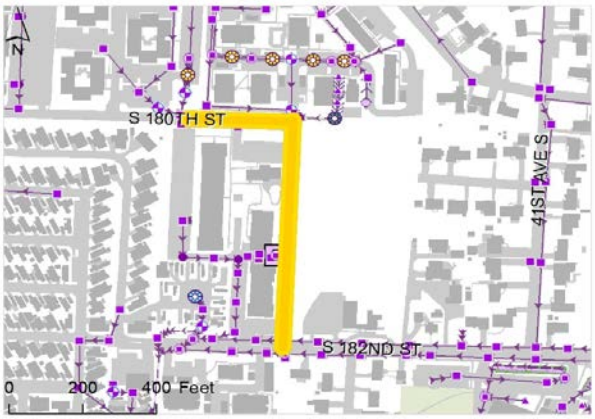
PROJECT NUMBER:

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	7 of 8
City Priority	of

PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☐	Construction	☐

PROJECT TITLE: S 180th St Flood Reduction



LOCATION: S 180th St near the Hunt Club apartment complex

DESCRIPTION: Project to study and conduct preliminary engineering on a longstanding flooding issue on S 180th St near the Hunt Club apartment complex. Flooding is caused by a ditch on private property with inadequate capacity to convey flows resulting in flooding several times a year. Preliminary engineering will include records review, maintenance improvements, topographic survey, hydrologic and hydraulic modeling and CIP options analysis. The project may result in a consultant contract to design a CIP in 2020.

BARS NO.: 403.000.11.595.40.63.217

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-	250,000	-	-	-	-	-	250,000	-	250,000
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	250,000	-	-	-	-	-	250,000	-	250,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	55,000	-	-	-	-	-	55,000	-	55,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt: KC Flood Co	-	195,000	-	-	-	-	-	195,000	-	195,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	250,000	-	-	-	-	-	250,000	-	250,000

PROJECT TITLE: S 180th St Flood Reduction

PROJECT NUMBER:

POLICY BASIS: ***Comprehensive Plan*** **:** Goal 9.3, Policy 9.3B

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety		☐ High ☐ Medium ☐ Low
Benefit to Residents		☐ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors		☐ High ☐ Medium ☐ Low
Economic Development		☐ High ☐ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☐ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

This project assumes preliminary engineering will be conducted in house.

TRIGGERS ***(Project Prerequisites)***

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION ***(As Needed)***

☐ Project funded in 2019 Budget document (CIP).

CITY OF SEATAC

2019 - 2024 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER:

Department	Public Works
Program	SWM
Prepared By	Colum Lang
Department Priority	8 of 8
City Priority	of

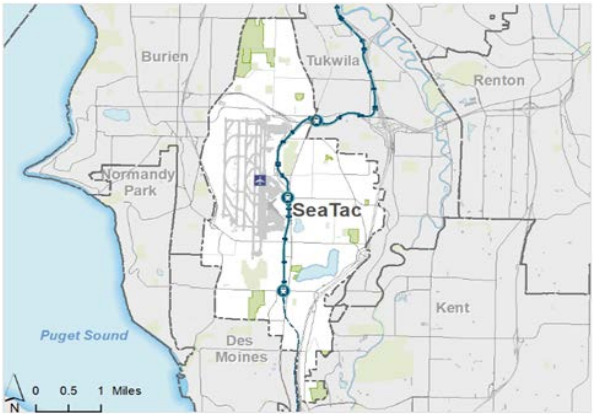
PROJECT STATUS *(Check all that apply)*:

Conceptual Est	☑	P.S.E. Complete	☐
Design	☑	Construction	☐

PROJECT TITLE: 2020 Annual Overlay Project

LOCATION: To be determined

DESCRIPTION: This project will repair and replace failing drainage pipes and structures within the limits of the annual pavement preservation program. Retrofit stormwater treatment facilities may be constructed where feasible, an additional $200k is included for this work.



BARS NO.: 403.000.11.595.40.63.214

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Plng/Design/Eng	-		-	-	-	-	-	-	-	-
Land Acquis/Impr	-	-	-	-	-	-	-	-	-	-
Construction/Impr	-		347,934	-	-	-	-	347,934	-	347,934
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	34,793	-	-	-	-	34,793	-	34,793
Contingency (10%)		-	38,273	-	-	-	-	38,273	-	38,273
Total Capital	-	-	421,000	-	-	-	-	421,000	-	421,000
Operating Costs/Revenue Adjustments:										
Salaries/Benefits	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other:_____	-	-	-	-	-	-	-	-	-	-
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-
New FTE's	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2019	2020	2021	2022	2023	2024	2019-2024 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	421,000	-	-	-	-	421,000	-	421,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
FB #105 Com Relief	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Other/SWM Rates	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	421,000	-	-	-	-	421,000	-	421,000

PROJECT TITLE: 2020 Annual Overlay Project

PROJECT NUMBER:

POLICY BASIS: Comprehensive Plan: Goal 6.1 ; Surface Water Plan 4.2.1.4.5 Implementation of Asset Management Program;Comprehensive Plan: (Goal 9.3, Policy 9.3B) ; Surface Water Plan: 4.2.2. Water Quality Retrofit Program

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Replacing damaged drainage facilities avoids potential safety issues such as sink holes and flooding caused by failing infrastructure.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve existing drainage facilities where problems are observed.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
Economic Development	The project contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☑ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. Amount of new capacity provided:_____ ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Design of drainage repairs and stormwater retrofit will be conducted internally in conjunction with overlay design.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project funded in 2019 Budget document (CIP).

Capital Equipment

Six Year Equipment Purchase/Replacement Schedule

2019 – 2024 CIP

Capital Equipment

Six Year Equipment Purchase/Replacement Schedule

2019 – 2024 CIP

Equipment Purchases/Replacement Schedules:

Citywide Capital Equipment Summary 108
Information Systems Equipment Replacement Schedule 109
Parks, Community Programs & Services 110
Equipment Rental Fund #501 (Vehicles/Equipment) 112

City of SeaTac

2019 - 2024 Citywide Capital Equipment Summary Schedule

Expenditure Schedule	Dept/Div	2019	2020	2021	2022	2023	2024	Total
Information Systems Hardware/Software	Info Sys	37,000	30,000	71,000	39,258	44,545	30,000	$251,803
Parks, Recreation & Facilities Equip	PR&F	11,000	69,935	109,220	-	-	-	$190,155
Equipment Rental	ER	$868,650	$790,000	$368,112	$139,710	$804,551	$838,837	$3,809,860
	TOTAL	**$916,650**	**$889,935**	**$548,332**	**$178,968**	**$849,096**	**$868,837**	**$4,251,818**

Financing Schedule	Fund	2019	2020	2021	2022	2023	2024	Total
Sales Taxes	301-Mun Cap Imp	37,000	99,935	171,740	39,258	44,545	30,000	$422,478
Rental Fees	301-Mun Cap Imp	11,000	-	-	-	-	-	$11,000
Fund Balance Fund #102/403/301	Mtc Facility	-	-	8,480	-	-	-	$8,480
Fund Balance Fund #501	501-Equip Rental	868,650	790,000	368,112	139,710	804,551	838,837	$3,809,860
	TOTAL	**$916,650**	**$889,935**	**$548,332**	**$178,968**	**$849,096**	**$868,837**	**$4,251,818**

City of SeaTac

2019 - 2024 Information Systems Capital Equipment Replacement Schedule

Department:	Finance
Division:	Information Systems
Director:	Bart Perman-Information Systems Manager
Fund/Program Title:	Municipal Capital Improvement Fund #301
BARS Number(s):	301.000.04.518.88.35.000 Hardware < $5K
	301.000.04.594.18.64.094 Capital Hardware

Detailed Description and Justification of Request (including City goal addressed, if applicable):

1) Replacement of 25% of City's desktop and laptop computers which are on a 4 year replacement schedule. 2) Network routers were replaced in 2013 are on an 8 year replacement schedule. 3) The City's original virtual server hardware was purchased in 2009 with an additional server purchased in 2011. These servers are on a 6 year replacement schedule There is a 2019 decision card to replace these as they were not replaced in 2017. 4) The City's Storage Area Network (SAN) was purchased in 2015 is on a 6 year replacement schedule. There is a 2019 decision card for an additional SAN. 5) The color laser printer at City Hall was purchased in 2015 and is on an 8 year replacement schedule. 6) The large format color plotter at City Hall was purchased in 2015 is on an 8 year replacement schedule. 7) Large monitors are to support move to electronic plan review in CED. These monitors are on a 5 year replacement schedule 8) The batteries in the City's datacenter back power system were replaced in 2017 and are on a 5 year life cycle. They are due for replacement in 2022.

What is impact of request denial/delay?

The City relies on this technology in order to perform the duties necessary to serve its citizens. The best way to ensure the stability and availability of our Information Systems environment is to keep our systems current. Denial/delay of these replacements can put that stability and availability in jeopardy.

Expenditure Schedule		2019	2020	2021	2022	2023	2024	Total
1) Computers and Monitors	35.000	30,000	30,000	30,000	30,000	30,000	30,000	180,000
2) Network Routers	35.000	-	-	11,000	-	-	-	11,000
3) City Virtual Server Hosts	64.094	7,000	-	-	-	-	-	7,000
4) Storage Area Network	64.094	-	-	30,000	-	-	-	30,000
5) Color Printer Replacement	64.094	-	-	-	-	4,700	-	4,700
6) Color Plotter Replacement	64.094	-	-	-	-	9,845	-	9,845
7) Large monitors for Electronic Plan Review	35.000	-	-	-	2,600	-	-	2,600
8) Replacement Batteries for City Hall UPS	35.000	-	-	-	6,658	-	-	6,658
	TOTAL	**37,000**	**30,000**	**71,000**	**39,258**	**44,545**	**30,000**	**251,803**

Financing Schedule		2019	2020	2021	2022	2023	2024	Total
Sales Taxes	301	37,000	30,000	71,000	39,258	44,545	30,000	$251,803
	TOTAL	**$37,000**	**$30,000**	**$71,000**	**$39,258**	**$44,545**	**$30,000**	**$251,803**

City of SeaTac

2019 - 2024 Recreation & Facilities Capital Equipment Purchases Schedule

Department:	Parks, Community Programs & Services
Division:	Recreation & Facilities
Director:	Lawrence Ellis, Director of Parks, Community Programs & Services
Fund/Program Title:	Various Funds
BARS Number(s):	102.000.11.594.43.64.097 & 403.000.11.594.31.64.097 & 301.000.04.594.76.64.097 Exercise Eq, Mtc Fac 301.000.04.594.75.64.097 Kitchen Equipment, SeaTac Community Center 301.000.04.594.76.64.097 Park and Sport Field Equipment, Valley Ridge Park 301.000.04.594.76.64.097 Exercise Equipment, SeaTac Community Center 301.000.04.594.28.64.090 Audio/Visual Equipment, SeaTV

Detailed Description and Justification of Request (including City goal addressed, if applicable):

Requesting replacement of exercise equipment, kitchen equipment and park equipment according to an established schedule based on anticipated life. Exercise equipment at the end of its expected life can be unreliable and may require more maintenance. Exercise equipment at the SeaTac Community Center is used by people who pay a fee to work out. They expect the equipment to be in good working condition. The exercise equipment at the Maintenance Facility are used by City staff. They rely on this equipment in order to work out during their lunch breaks or after work for the health benefits. Staff and senior volunteers rely on the convection ovens to prepare meals for the senior congregate meal program at the SeaTac Community Center. The replacement of audio/visual equipment at City Hall is anticipated in order to keep up with changing technology. Soccer goals at Valley Ridge Park are on a replacement schedule to replace before they become a hazard to field users.

What is impact of request denial/delay?

Denying the request to replace fitness equipment at the Maintenance Facility could result in the old equipment being inoperableand unavailable for staff use. It could result in higher maintenance costs for the old equipment. If the request is denied to replace the exercise equipment at the SeaTac Community Center, this could result in having old equipment that may become inoperable and require higher maintenance costs. The fitness room would be less desirable to fitness room users who may chose to workout elsewhere. A fee is charged to use the fitness room and if equipment is not maintained revenue may decrease. The Senior Program relies on two convection ovens to be operable in order to prepare meals for seniors Tuesday through Friday each week. Being limited to one or no convection oven would result in a hardship for staff and senior volunteers who prepare the lunches. The soccer goals at Valley Ridge Park are inspected and only replaced when needed.

City of SeaTac

2019 - 2024 Recreation & Facilities Capital Equipment Purchases Schedule

Department:	Parks, Community Programs & Services
Division:	Recreation & Facilities
Director:	Lawrence Ellis, Director of Parks, Community Programs & Services
Fund/Program Title:	Various Funds
BARS Number(s):	102.000.11.594.43.64.097 & 403.000.11.594.31.64.097 & 301.000.04.594.76.64.097 Exercise Eq, Mtc Fac
	301.000.04.594.75.64.097 Kitchen Equipment, SeaTac Community Center
	301.000.04.594.76.64.097 Park and Sport Field Equipment, Valley Ridge Park
	301.000.04.594.76.64.097 Exercise Equipment, SeaTac Community Center
	301.000.04.594.28.64.090 Audio/Visual Equipment, SeaTV

Expenditure Schedule	Fund	Dept	2019	2020	2021	2022	2023	2024	Total
1) Repl Treadmill (SLT146916) (NSPCC)	301	10	-	6,247	-	-	-	-	6,247
2) Repl Treadmill (SLT146897) (NSPCC)	301	10	-	6,247	-	-	-	-	$6,247
3) Repl Treadmill (SLT146924) (NSPCC)	301	10	-	6,247	-	-	-	-	$6,247
4) Repl Treadmill (SLT124235) (NSPCC)	301	10	-	6,247	-	-	-	-	$6,247
5) Freezer, Model #G12010 (NSPCC)	301	10	-	6,232	-	-	-	-	$6,232
6) Freezer, Model #G12010 (NSPCC)	301	10	-	6,232	-	-	-	-	$6,232
7) Refrigerator, Mod #G20010 (NSPCC)	301	10	-	5,842	-	-	-	-	$5,842
8) Commercial Dishwasher (NSPCC)	301	10	-	13,243	-	-	-	-	$13,243
9) Convection Oven (GS/155C) (NSPCC)	301	10	-	6,699	-	-	-	-	$6,699
10) Replace Audio/Visual Equip (SeaTV)	108	10	-	-	100,740	-	-	-	100,740
11) Exercise Equip (Maintenance Shop)	102/301/403	10	-	-	8,480	-	-	-	8,480
12) Convection Oven (#X8-10A) (SCC)	301	10	-	6,699	-	-	-	-	6,699
13) Soccer Goals (3 fields) (VR Park)	301	10	11,000	-	-	-	-	-	11,000
	TOTAL		**$11,000**	**$69,935**	**$109,220**	**$0**	**$0**	**$0**	**$190,155**

Financing Schedule	Fund	Dept	2019	2020	2021	2022	2023	2024	Total
Sales Taxes			-	69,935	100,740	-	-	-	170,675
Rental Fees			11,000	-	-	-	-	-	11,000
Fund Balance #102/403/301			-	-	8,480	-	-	-	8,480
	TOTAL		**$11,000**	**$69,935**	**$109,220**	**$0**	**$0**	**$0**	**190,155**

City of SeaTac

2019 - 2024 Equipment Rental (Fund #501) Capital Equipment Schedule

Department:	Public Works
Division:	Equipment Rental
Director:	Will Appleton, Public Works Director
Fund/Program Title:	Equipment Rental Fund #501
BARS Number(s):	501.000.11.594.48.64.095 Vehicles/Heavy Equipment
	501.000.11.594.48.64.097 Tools & Equipment

Detailed Description and Justification of Request (including City goal addressed, if applicable):

The Equipment Rental Fund was established by Ordinance #90-1070 in 1990. The purpose of the Fund is to maintain, repair & replace City vehicles and auxiliary equipment, other than for Fire and Police. The Fund charges the appropriate department/fund annually based on estimated expenses. By using the Equipment Rental Fund, the City has an efficient, streamlined and coordinated method of dealing with vehicles and large pieces of equipment.

	2019	2020	2021	2022	2023	2024
Sedans & SUVs	A014, A015, B043	A017, A018				
Trucks & Vans	B036, B037, B044, B047, B054, B053, B057, B062,	B024, B065, B060, B061, B056, B055	B065, B067	B064, B069	B066, B068, B070. B071, B072, B074, B075, B076	B073, B078, B079, B080, B081, B082, B083, B084, B077
Trailers	D033, C018	C013, C016, C021, C024, C022,	C019, C020, C026, D044	C027		C029
Mowers, Dumptrucks & Equipment	D016, S017	D038, D039, D041, D049	D051, D052, D061, D059, D047, D048,	D055, D056, D057	D053, D054	D042, D040, D060, D065, D063
Equipment Parts						

What is impact of request denial/delay?

When equipment is budgeted for replacement, the funding is available and has accumulated over the life of the equipment. Equipment may be purchased earlier or later than initially scheduled due to the specific circumstance surrounding the equipment. Equipment that is not replaced may incur additional repair expenditures, experience increased breakdowns causing delays and become a safety issue for the City.

Expenditure Schedule	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**Total**
Vehicles/Heavy Equipment	$833,650	$518,500	$73,569	$100,726	$804,551	$620,409	$2,951,405
Tools & Equipment	$35,000	$271,500	$294,543	$38,984	$0	$218,428	$858,455
	868,650	**790,000**	**368,112**	**139,710**	**804,551**	**838,837**	**$3,809,860**

Financing Schedule	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**Total**
Equip Rental #501 Fund Balance	868,650	$790,000	$368,112	$139,710	$804,551	$838,837	3,809,860
	$868,650	**790,000**	**368,112**	**139,710**	**804,551**	**838,837**	**3,809,860**

CITY OF SEATAC

2019 Salary Ranges - EXHIBIT C

Effective 1/1/2019

DEPARTMENT/DIVISION	*POSITION*	*RANGE*
Cross-Departmental	Administrative Assistant III	45
	Administrative Assistant II	40
	Administrative Assistant I	34
Municipal Court	Judge	Contract
Judicial	Court Administrator	68
	Lead Judicial Support Specialist	45
	Judicial Support Specialist	39
Probation & Parole	Probation Counselor	53
City Manager's Office	City Manager	Contract
Administration	Senior Management Analyst	64
	Executive Assistant	50
Communications	Government Relations & Communications Manager	67
Finance & Systems	Finance & Systems Director	77
Administration	Treasury Operations Manager	63
	Budget Analyst	57
	Real Property Management Specialist	54
	Accounting Analyst	51
	Payroll Coordinator	48
	Accounting Technician	42
Information Systems	Information Systems Manager	68
	Information Systems Analyst	57
	Information Systems Technician	49
Geographic Information Systems	GIS Project Coordinator	60
	GIS Systems Analyst	54
	GIS Analyst	47
City Clerk	City Clerk	58
	Records Manager	51
	Records Coordinator	42
Legal	City Attorney	79
Administration	Senior Assistant City Attorney	69
	Assistant City Attorney	68
	Prosecuting Attorney	58
	Legal Analyst	54
	Criminal Paralegal	44
	Legal Assistant	40
Legal Domestic Violence	Victim & Crisis Intervention Advocate	46
Human Resources	Human Resources Director	77
	Human Resources Analyst	58
	Human Resources Technician	46
Police	Police Services Specialist	40
	Parking Compliance Officer	33

CITY OF SEATAC

2019 Salary Ranges - EXHIBIT C

Effective 1/1/2019

DEPARTMENT/DIVISION	POSITION	RANGE
Parks, Com. Programs & Svs	Parks, Community Programs & Services Director	77
Facilities	Facilities Manager	59
	Facilities Maintenance Worker II	48
	Custodian	32
Human Services	Human Services Coordinator	51
Recreation Services	Recreation & Cultural Services Manager	61
	Recreation Supervisor	51
	Recreation Program Specialist	42
	Recreation Attendant	33
	Preschool Instructor	25
	Senior Center Attendant	21
Maintenance	Parks Projects & Operations Manager	65
	Park Operations Supervisor	56
	Park Operations Lead	48
	Park Operations Worker	43
Public Works	Public Works Director	77
Maintenance	Public Works Maintenance Supervisor	62
	Maintenance Operations Lead	51
	Maintenance Worker I	44
Administration & Engineering	City Engineer	72
	Engineering Manager	66
	Civil Engineer II	61
	Civil Engineer I	57
	Public Works Inspection Supervisor	57
	Senior Public Works Inspector	51
	CAD Engineering Technician	49
SW Compliance	Stormwater Compliance Manager	61
	Asset Management Coordinator	53
	Water Quality Technician	49
Solid Waste & Environment	Public Works Program Coordinator	54
Community & Economic Development	Community & Economic Development Director	77
Code Compliance	Code Compliance Supervisor (estimated range)	51
	Code Compliance Program Coordinator	49
Building	Building Services Manager	67
	Building Services Supervisor	59
	Plans Examiner/Inspector II	55
	Permit Center Supervisor	51
	Senior Permit Coordinator	47
	Permit Coordinator	41
Planning	Planning Manager	66
	Senior Planner	58
	Associate Planner	52
	Assistant Planner	48
Engineering Review	Engineering Review Manager	68
	Senior Engineering Plans Reviewer	60
	Engineering Plans Reviewer	56
	Engineering Technician	49
Economic Development	Economic Development Strategist	62

CITY OF SEATAC

2019 Salary Ranges - EXHIBIT C

Effective 1/1/2019

HOURLY SALARY AMOUNTS (Per Human Resources control file)

RANGE	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	RANGE
21	$15.31	$16.09	$16.90	$17.76	$18.66	$19.60	**21**
22	$15.69	$16.49	$17.32	$18.20	$19.12	$20.09	**22**
23	$16.09	$16.90	$17.76	$18.66	$19.60	$20.59	**23**
24	$16.49	$17.32	$18.20	$19.12	$20.09	$21.11	**24**
25	$16.90	$17.76	$18.66	$19.60	$20.59	$21.63	**25**
26	$17.32	$18.20	$19.12	$20.09	$21.11	$22.18	**26**
27	$17.76	$18.66	$19.60	$20.59	$21.64	$22.73	**27**
28	$18.20	$19.12	$20.09	$21.11	$22.18	$23.30	**28**
29	$18.66	$19.60	$20.59	$21.64	$22.73	$23.88	**29**
30	$19.12	$20.09	$21.11	$22.18	$23.30	$24.48	**30**
31	$19.60	$20.59	$21.64	$22.73	$23.88	$25.09	**31**
32	$20.09	$21.11	$22.18	$23.30	$24.48	$25.72	**32**
33	$20.59	$21.64	$22.73	$23.88	$25.09	$26.36	**33**
34	$21.11	$22.18	$23.30	$24.48	$25.72	$27.02	**34**
35	$21.64	$22.73	$23.88	$25.09	$26.36	$27.69	**35**
36	$22.18	$23.30	$24.48	$25.72	$27.02	$28.39	**36**
37	$22.73	$23.88	$25.09	$26.36	$27.69	$29.10	**37**
38	$23.30	$24.48	$25.72	$27.02	$28.39	$29.82	**38**
39	$23.88	$25.09	$26.36	$27.69	$29.10	$30.57	**39**
40	$24.48	$25.72	$27.02	$28.39	$29.82	$31.33	**40**
41	$25.09	$26.36	$27.69	$29.10	$30.57	$32.12	**41**
42	$25.72	$27.02	$28.39	$29.82	$31.33	$32.92	**42**
43	$26.36	$27.69	$29.10	$30.57	$32.12	$33.74	**43**
44	$27.02	$28.39	$29.82	$31.33	$32.92	$34.59	**44**
45	$27.69	$29.10	$30.57	$32.12	$33.74	$35.45	**45**
46	$28.39	$29.82	$31.33	$32.92	$34.59	$36.34	**46**
47	$29.10	$30.57	$32.12	$33.74	$35.45	$37.25	**47**
48	$29.82	$31.33	$32.92	$34.59	$36.34	$38.18	**48**
49	$30.57	$32.12	$33.74	$35.45	$37.25	$39.13	**49**
50	$31.33	$32.92	$34.59	$36.34	$38.18	$40.11	**50**
51	$32.12	$33.74	$35.45	$37.25	$39.13	$41.11	**51**
52	$32.92	$34.59	$36.34	$38.18	$40.11	$42.14	**52**
53	$33.74	$35.45	$37.25	$39.13	$41.11	$43.19	**53**
54	$34.59	$36.34	$38.18	$40.11	$42.14	$44.27	**54**
55	$35.45	$37.25	$39.13	$41.11	$43.19	$45.38	**55**
56	$36.34	$38.18	$40.11	$42.14	$44.27	$46.51	**56**
57	$37.25	$39.13	$41.11	$43.19	$45.38	$47.68	**57**
58	$38.18	$40.11	$42.14	$44.27	$46.51	$48.87	**58**
59	$39.13	$41.11	$43.19	$45.38	$47.68	$50.09	**59**
60	$40.11	$42.14	$44.27	$46.51	$48.87	$51.34	**60**
61	$41.11	$43.19	$45.38	$47.68	$50.09	$52.63	**61**
62	$42.14	$44.27	$46.51	$48.87	$51.34	$53.94	**62**
63	$43.19	$45.38	$47.68	$50.09	$52.63	$55.29	**63**
64	$44.27	$46.51	$48.87	$51.34	$53.94	$56.67	**64**
65	$45.38	$47.68	$50.09	$52.63	$55.29	$58.09	**65**
66	$46.51	$48.87	$51.34	$53.94	$56.67	$59.54	**66**
67	$47.68	$50.09	$52.63	$55.29	$58.09	$61.03	**67**
68	$48.87	$51.34	$53.94	$56.67	$59.54	$62.56	**68**
69	$50.09	$52.63	$55.29	$58.09	$61.03	$64.12	**69**
70	$51.34	$53.94	$56.67	$59.54	$62.56	$65.72	**70**
71	$52.63	$55.29	$58.09	$61.03	$64.12	$67.37	**71**
72	$53.94	$56.67	$59.54	$62.56	$65.72	$69.05	**72**
73	$55.29	$58.09	$61.03	$64.12	$67.37	$70.78	**73**
74	$56.67	$59.54	$62.56	$65.72	$69.05	$72.55	**74**
75	$58.09	$61.03	$64.12	$67.37	$70.78	$74.36	**75**

CITY OF SEATAC

2019 Salary Ranges - EXHIBIT C

Effective 1/1/2019

HOURLY SALARY AMOUNTS (Per Human Resources control file)

RANGE	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	RANGE
76	$59.54	$62.56	$65.72	$69.05	$72.55	$76.22	**76**
77	$61.03	$64.12	$67.37	$70.78	$74.36	$78.12	**77**
78	$62.56	$65.72	$69.05	$72.55	$76.22	$80.08	**78**
79	$64.12	$67.37	$70.78	$74.36	$78.12	$82.08	**79**
80	$65.72	$69.05	$72.55	$76.22	$80.08	$84.13	**80**

The 2017-2019 AFSCME represented agreement was reached in October, 2016 (2019 Hourly wage amounts are shown). In setting the 2019-2020 Budget, the City budgeted for a 3% COLA in 2020. The actual COLA is dependent upon actual CPI-W data and the provisions of the current AFSCME agreement. As part of the AFSCME agreement the 2017-2019 COLA has a minimum of 2%, maximum of 5%, and is set at 95% of the June-to-June CPI-W Seattle-Tacoma-Bremerton index.

LONGEVITY PAY & MEDICAL PREMIUMS

Longevity Pay was included in 2019-2020 salary and benefit totals as shown in the Longevity Pay TABLE A. In addition, employee medical premium contributions increased to the higher 2019 amounts shown in TABLE B:

TABLE A

LONGEVITY PAY	**Monthly**	**Semi-Monthly**
Completion of ten (10) years of service	$35.00	$17.50
Completion of fifteen (15) years of service	$45.00	$22.50
Completion of twenty (20) years of service	$60.00	$30.00

TABLE B

MONTHLY EMPLOYEE MEDICAL PREMIUM CONTRIBUTION	**1/1/2018**	**1/1/2019**
Employee Only	$69	$76
Employee & Spouse	$139	$154
Employee, Spouse & 1 Dependent	$171	$188
Employee, Spouse & 2+ Dependents	$196	$216
Employee & 1 Dependent	$101	$111
Employee & 2+ Dependents	$116	$139

NOTE: A Premera High Deductible Plan (HDHP) with Health Saving Account was offered beginning in 2017. The city agreed to pay the full premium of the HDHP and provide a 2:1 match of employee contributions to their Health Savings Accounts up to the prior years IRS limits.

ORDINANCE NO. 18-1037

AN ORDINANCE of the City Council of the City of SeaTac, Washington, creating an Interfund Loan Program.

WHEREAS, the City's revenues do not provide a steady income stream to the City, but rather fluctuate throughout the budget year; and

WHEREAS, the needs of the City are such that present operating expenses may require loans between various funds of the City; and

WHEREAS, such loans are within the statutory authority of the City Council to approve; and

WHEREAS, the State Auditor's Office has set out guidelines within the Washington State Bars Manual as an acceptable option when meeting the minimum acceptable procedures for making and accounting for Interfund Loans; and

WHEREAS, the City Council wishes to provide an orderly process for such loans by authorizing the Finance Director, an individual bonded and insured, to manage such loan processes on a daily basis, without regard to the City Council's meeting schedule in order to minimize interest expense and to carefully tailor such loans and repayment to the revenue needs and expense obligations of the City; and

WHEREAS, the City Council deems it appropriate to authorize the Finance Director to administer an Interfund Loan Program, subject to regular reporting to the City Council, on an "as needed" basis to keep the different funds of the City solvent;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The Interfund Loan Policy that is attached as Exhibit A is hereby adopted.

Section 2. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of November, 2018, and signed in authentication thereof on this 13th day of November, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mark S. Johnson for

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 11/24/18]

City of SeaTac

Interfund Loan Policy

BASIC POLICY STATEMENT

This policy provides an orderly process for Interfund Loans when needed, in order to minimize interest expense and carefully tailor such loans and repayment to the revenue needs and expense obligations of the City.

AUTHORIZATION

1. The Director of Finance and Information Systems shall administer an Interfund Loan program, subject to regular reporting to the Administration & Finance Committee or City Council as appropriate.
2. The Director of Finance and Information Systems shall make Interfund Loans as needed to keep the funds of the City solvent, subject to approval of the City Council.

APPLICATION AND ADMINISTRATION

1. The Director of Finance and Information Systems shall prepare a planned schedule of payment of the loan principal plus applicable interest. The monthly rate of interest will be the same monthly rate of interest paid by the Washington State Local Government Investment Pool and shall be charged by the lending fund, unless the borrowing fund has no other source of revenue other than the lending fund, or is normally funded by the lending fund. In addition, the borrowing fund must anticipate sufficient revenues to be in a positon over the period of the loan to make the specified principal and interest payments.
2. The Director of Finance and Information Systems shall receive Council approval within thirty days of any such loans.
3. Any City Council member may request the Director of Finance and Information Systems to make additional reports as necessary to fully inform the Council of any revenue deficit or Interfund Loan.
4. The Director of Finance and Information Systems is directed and authorized to repay such loans in whole or in part when budgeted revenues are received sufficient to cover the projected foreseeable needs of the City for the following month of the budget year.
5. The loan status should be reviewed by the City Council annually at any open public meeting.

6. Appropriate accounting records should be maintained to reflect the balances of loans in every fund affected by such transactions.

ORDINANCE NO. 18-1038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON ADDING A NEW CHAPTER 9.50 TO THE SEATAC MUNICIPAL CODE ESTABLISHING A PERMIT PARKING PROGRAM.

WHEREAS, some of the City's neighborhoods and business areas, particularly within the McMicken Heights/Sue Linda areas have experienced increased competition for limited on-street parking due to increased traffic brought by the Sound Transit Station, Sea-Tac Airport, and the construction of the pedestrian bridge across International Blvd. that provides access to the Airport Light Rail Station and Sea-Tac Airport; and

WHEREAS, SeaTac Police currently has limited capacity to enforce on-street parking regulations on a constant, 24-hour basis; and

WHEREAS, in December, 2014, the affected residents of SeaTac expressed through a petition the need to have a regulated permit parking program; and

WHEREAS, between January, 2015 and August, 2016, the City staff and residents jointly formed a focus group to discuss, strategize, and recommend solutions to address the on-going parking problem; and

WHEREAS, in July, 2015, the City implemented measures such as: educational outreach to neighboring businesses by distributing flyers to inform users where parking is prohibited, placement of signage to stop littering, and stricter parking enforcement, all of which appeared to yield minimal impact in resolving the parking problems; and

WHEREAS, the residents of affected areas, specifically the residents in McMicken Heights/Sue Linda areas, have utilized cones or barriers to deter parking along their neighborhood streets; and

WHEREAS, in August, 2016, the matter was brought to the Public Safety & Justice Committee for recommendations to address the on-going parking problems; and

WHEREAS, in October, 2016, the Public Safety & Justice Committee recommended that staff conduct a permit parking program study to evaluate the need for such a program in the most heavily-affected areas; and

WHEREAS, in December, 2016, the City Council appropriated $575,000 for the study, design and implementation of a Permit Parking Program; and

WHEREAS, in June, 2017, the Council authorized the City staff to engage with the consulting firm Transpo Group for a thorough review and study of the affected areas; and

WHEREAS, City staff and Transpo Group jointly recommended that the Council authorize development of a Permit Parking Program that restricts parking zones to prioritize the use of publicly available parking through a permit process; and

WHEREAS, the City Council desires that the Permit Parking Program be first implemented in the southwest portion of the McMicken Heights/Sue Linda areas where parking occupancies are higher due to the density of multi-family housing and the close proximity to the pedestrian overpass at South 176th Street; and

WHEREAS, the Permit Parking Program could be expanded into other areas, as desired, to regulate and prioritize the use of public parking through a permit system or incorporate paid parking in areas where demand is high; and

WHEREAS, on May 22, 2018, the City Council accepted the recommendation of the Permit Parking Program study, and authorized the implementation of a Permit Parking Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 9.50 of the SeaTac Municipal Code is hereby added to read as follows:

9.50.010 Purpose.

A. The Program is established with the intent to:

1. Prioritize parking for residents and local businesses;
2. Manage availability of on-street parking supply in designated areas;
3. Implement a process for issuing permits that authorize parking within restricted zones;
4. Establish rules and regulations to implement the program;
5. Provide for a means of enforcement; and
6. Provide for recovery of the costs for the administration of the Program.

9.50.020 Definitions.

For the purposes of this Chapter, the following definitions shall apply:

A. "City Manager" means City Manager or designee.

B. "Permit" means an affirmative authorization issued electronically by a designated City official.

C. "Permit holder" means a resident or business owner who applied and was approved to park within the Permit Parking Zone.

D. "Permit Parking Zone" (PPZ) means a designated area where vehicles are explicitly authorized to park with a parking permit.

E. "Program" means Permit Parking Program.

F. "Resident" means individuals who reside in the City of SeaTac within the Permit Parking Zone.

G. "Vehicle" under this Chapter means any motor vehicle and as further defined under RCW 46.04.670, excluding bicycles.

9.50.030 Authority.

The City has the authority to restrict parking or impose time limits on parking, consistent with SMC 9.05.090.

A. The Parking Compliance Officer(s) is a limited commission officer who shall have the authority to accept permit applications, report violations, and issue a notice of infraction to enforce violations of this Chapter.

9.50.040 Parking Permits.

A. Permits Required. A parking permit must be obtained from the City for any vehicle to park on any city street with posted restrictions requiring such permit.

A parking permit does not guarantee a parking space and does not exempt the permit holder from observing zones where parking is prohibited at all or at specified times for safety reasons or for reasons other than related to the parking permit, including but not limited to, permanent or temporary no parking zones, loading zones, fire zones, and disabled parking areas.

B. Permit Eligibility.

1. Any resident or business owner within a PPZ may apply for up to two (2) parking permits per address for vehicles under his or her control and registered to their SeaTac address within that PPZ.
2. No permit shall be issued for any vehicle referenced in SMC 9.05.050 and 9.05.060.

C. Application.

A permit application shall be submitted electronically or on a form provided by the City. The applicant shall provide and attest to the accuracy of the information provided, and acknowledge the terms and conditions of permit privileges.

1. To obtain a permit, all of the following requirements shall be met:
    a. The applicant must be a current resident or a business owner within the PPZ for which the permit is to be issued; and
    b. The applicant must show proof of residency by submitting one (1) of the following:
        i. A valid driver's license with current address.
        ii. A current property tax statement.
        iii. A current utility bill in the applicant's name dated within 30 days of the date of application.
        iv. A voter registration card with current address, or
        v. Any other documentation deemed acceptable by a designated member of City staff.
    c. The vehicle registration address shall be the same as the address of the applicant's residence or business within the PPZ.
2. Additional Requirement for Business Owners. In addition to the requirements under (C)(1) of this Section, business owners must have a valid business license issued by the City of SeaTac.
3. Additional Requirement for Renters. In addition to the requirements under (C)(1) of this Section, renters/lease holders are required to provide a copy of an executed lease between the owner or an agent of the property owner and the named tenant on the lease.

D. Fees.

1. Fees shall be adopted under the SeaTac fee schedule. The Finance Director may establish an annual system for permit renewal and fee collection.
    a. Permit parking fees shall be paid at the time the application is submitted.
    b. The Program may allow a reduced fee based on the applicant's annual income; provided, any discount is subject to proof of eligibility through supporting financial information submitted to the City.
    c. All permit fees are non-refundable.
2. Reissuance Fee. An administrative fee may be assessed for the reissuance of each permit.

E. Permit Issuance, Expiration, and Renewal.

1. Issuance. A parking permit shall only be issued for a specific vehicle and is non-transferable to any other vehicle.

2. Reissuance or Cancellation of Parking Permit. A resident or business owner within the PPZ shall cancel or request reissuance of a permit in the event a permitted vehicle has been sold, stolen, or destroyed. When a permit has been reissued, the original permit will be deemed inactive and no longer valid.

3. Expiration and Renewal. Parking permits shall be valid for one (1) year from the date the permit was issued. Permits for residents and business owners may be renewed annually.

F. Denial of Permit Application. Permit privileges may be denied for reasons including, but not limited to:

1. Any material misrepresentation on a permit application.

2. The applicant does not satisfy the requirements under subsection C of this Section.

3. An incomplete application.

If a parking permit application is denied, the City shall provide the applicant with the reason(s) for denial in writing. The applicant may remedy the issue(s) by providing supplemental or clarifying information and resubmit the application.

9.50.050 Misuse, Revocation of the Permit and Violations.

A. Any person who has been issued a permit to park in the PPZ shall comply with the provisions of this Chapter. Permit holders who violate this Chapter may have their permit revoked.

1. No person other than a designated City Official is authorized to permit a vehicle to park in any PPZ in excess of the posted time limit.

2. A parking permit(s) may be revoked from any person to whom a parking permit has been issued if such person has violated any provision of this Section. Such violations may include, but are not limited to:

a. Offering or agreeing to authorize or permit any person to park a vehicle in any restricted parking zone for any monetary consideration;

b. Transferring money or any other thing of value in exchange for the unauthorized use of any parking permit or other identification issued by the City; or

c. Allowing a parking permit issued by the City to be used without permission.

9.50.060 Penalty for Misuse of Permit.

A. No parking permit shall be issued to such person found to be in violation SMC 9.50.050.

B. Any person found to be in violation of SMC 9.50.050 is subject to an infraction with a penalty of two-hundred and fifty dollars ($250.00), plus any court costs that may be assessed.

C. The penalties set forth herein are not exclusive. The City may seek remedies in accordance with the law, in addition to any criminal penalties that may be applicable.

9.50.070 Parking Restrictions.

Parking of vehicles in excess of the posted time limits without a City-issued parking permit shall be prohibited in the areas depicted on the map referenced in **Section 2**.

9.50.080 Enforcement and Violation.

No person without authority under this Chapter shall park in excess of the posted time limits within a PPZ without a parking permit.

A. A current and valid permit issued by the City under this Chapter is required as a condition for parking within the PPZ for a period that exceeds the limit of time posted on the signage.

B. The restrictions within the PPZ are enforced twenty-four (24) hours a day, seven (7) days a week, including holidays.

C. A violation of this Chapter shall constitute a parking infraction and is subject to a penalty in the amount of $50.00.

D. The penalties set forth herein are not exclusive. The City may seek remedies in accordance with the law, in addition to any criminal penalties that may be applicable.

9.50.090 Overtime and Repeated Violation, Separate Penalty.

Once a notice of infraction for overtime parking has been issued or affixed to a vehicle, each subsequent period of time (as posted) that lapses shall constitute a separate additional violation.

9.50.100 Establishing, Expanding and Reducing Permit Parking Zones.

A. The City Manager shall consider whether a PPZ within a designated area would promote certain benefits, and may recommend to the City Council to establish the Program in an area where either one of the following instances occur:

   1. Upon receipt of a petition in which 75% of the residents and/or business owners in a designated area support a permit zone and when available parking spaces in the area is routinely below 40% of available on-street spaces used for greater than three (3) hours; or

   2. A finding by the City that there are benefits in establishing or expanding a PPZ which includes but is not limited to:

      a. Increased access for area residents and business owners;

      b. Reduced traffic congestion;

      c. Increased traffic or pedestrian safety;

      d. Reduced air or noise pollution;

      e. Reduced commuter parking in neighborhoods; and

      f. Prevention of blighted areas.

B. Adverse impacts that may prevent establishing, expanding, or reducing a PPZ include but are not limited to:

   1. Inability to effectively enforce the program restrictions;

   2. Lack of alternative transportation modes; and

3. Availability of efficient and more cost effective solutions.

C. If a PPZ is initiated by the City, the residents and/or business owners in the PPZ can oppose the establishment of the Program with a petition of at least 60% of the residents and/or business owners in the proposed permit zone. The residents and business owners in the neighborhood are encouraged to form a committee to provide input to the City on the management of the permit zone.

Section 2.

FIGURE
1

Permit Parking Zone 1

SeaTac Permit Parking Program

Establishment of McMicken Heights/Sue Linda neighborhood PPZ will be on both sides of the following streets:

- 31st Ave South from South 170th street to the end of street near South 168th Place
- 31st Place south from South 170th street to the end of street south 168th Place
- All of South 168th Place
- 32nd Ave South from South 176th street to South 170th street
- 33rd Ave south from South 175th Street to the end of the cul-de-sac past South 169th street
- 34th Ave South from South 176th Street to South 168th Street
- 35th Ave South from South 168th Street to end of cul-de-sac past South 172nd Street
- South 175th Street from 32nd Ave South to 3425 South 175th street
- South 173rd Street from 32nd Ave South to 3417 South 173rd Street
- South 172nd Street from 32nd Ave South to 3511 South 172nd Street
- South 170th Street from 31st Ave South to 37th Ave South
- All of South 169th Street

Section 3. If any provision of this Chapter is held to be invalid for any reason, such decisions shall not affect the validity of remaining provisions of this Chapter, and this Chapter shall be construed and enforced as if such invalid provision had not been contained herein.

Section 4. This Ordinance shall be effective upon passage and publication as required by law, but no sooner than January 1, 2019.

ADOPTED this 13th day of November, 2018, and signed in authentication thereof on this 13th day of November, 2018.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

[Effective date: 1/1/19]

[Ordinance Adding a New Chapter 9.50 to the SeaTac Municipal Code Establishing a Permit Parking Program]

ORDINANCE NO. 18-1039

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 15.700.310 and repealing Section 15.455.260 of the SeaTac Municipal Code related to the Zoning Code.

WHEREAS, from time to time, the City considers amendments to the Zoning Code (Title 15, SeaTac Municipal Code) in order to eliminate redundancies; repeal outdated provisions; provide clarification; provide greater efficiencies; or to respond to changing community concerns and needs; and

WHEREAS, certain provisions of the Zoning Code are no longer applicable or necessary; and

WHEREAS, certain procedures can be added to provide greater flexibility to the development community; and

WHEREAS, on October 16, 2018, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency; and

WHEREAS, on October 23, 2018, a SEPA threshold Determination of Nonsignificance was issued for the proposed amendments and no comments have been received or has an appeal been filed; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding these proposed changes on November 6, 2018, after which it rendered a recommendation of approval on the proposed amendments contained herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Section 15.445.260 of the SeaTac Municipal Code is hereby repealed.

Section 2. Section 15.700.310 of the SeaTac Municipal Code is hereby amended as follows:

15.700.310 Wetlands – Mitigation Requirements

A. **Requirements for Compensatory Mitigation.**

1. Compensatory mitigation for alterations to wetlands shall be used only:

   a. When impacts cannot be addressed by steps 1 through 4 of SMC 15.700.120(A);

   b. And shall not apply to allowed alterations pursuant to SMC 15.700.285(F), (G), or (I);

   c. And shall achieve equivalent or greater biological functions.

2. Compensatory mitigation plans shall be consistent with this chapter and Wetland Mitigation in Washington State, Part 2: Developing Mitigation Plans, Version 1, (Ecology Publication No. 06-06-011b) or as amended, and Selecting Wetland Mitigation Sites Using a Watershed Approach (Western Washington) (Publication No. 09-06-32, Olympia, WA, December 2009), or other best available science as recommended by Dept. of Ecology.

3. A performance bond or other approved financial surety is required before any project permits are issued. The purpose of the financial surety is to hold an applicant accountable for implementing the mitigation and monitoring plans. The release of financial surety is contingent on satisfactory completion by the applicant of the proposed construction mitigation and monitoring plans.

4. Mitigation ratios shall be consistent with subsection (F) of this section.

B. **Compensating for Lost or Affected Functions.** Compensatory mitigation shall address the functions affected by the proposed project, with an intention to achieve functional equivalency or

improvement of functions. The goal shall be for the compensatory mitigation to provide similar wetland functions as those lost, except when either:

1. The lost wetland provides minimal functions, and the proposed compensatory mitigation action(s) will provide equal or greater functions or will provide functions shown to be limiting within a watershed through a formal Washington State watershed assessment plan or protocol; or

2. Out of kind replacement will best meet formally identified regional goals, such as replacement of historically diminished wetland types.

C. **Preference of Mitigation Actions.** Mitigation for lost or diminished wetland and buffer functions shall rely on the types below in the following order of preference:

1. **Restoration (Reestablishment and Rehabilitation) of Wetlands.**

a. The goal of reestablishment is returning natural or historic functions to a former wetland.

b. The goal of rehabilitation is repairing natural or historic functions of a degraded wetland.

2. **Creation (Establishment) of Wetlands on Disturbed Upland Sites Such As Those with Vegetative Cover Consisting Primarily of Non-Native Species or Noxious Weeds.** This should be attempted only when there is an adequate source of water and it can be shown that the surface and subsurface hydrologic regime is conducive to the wetland community that is anticipated in the design.

3. **Enhancement of Significantly Degraded Wetlands in Combination with Restoration or Creation.** Enhancement should be part of a mitigation package that includes replacing the altered area and meeting appropriate ratio requirements. Applicants proposing to enhance wetlands or associated buffers shall demonstrate:

a. How the proposed enhancement will increase the wetland's/buffer's functions and values;

b. How this increase in function will adequately compensate for the impacts; and

c. How all other existing wetland functions and values at the mitigation site will be protected.

4. Preservation of high-quality, at risk wetlands as compensation is generally acceptable when done in combination with restoration, creation, or enhancement; provided, that a minimum of 1:1 acreage replacement is provided by reestablishment or creation. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the quality of the wetlands being altered and the quality of the wetlands being preserved.

D. **Location of Compensatory Mitigation.** Mitigation actions shall be conducted within the same subdrainage basin and on the site of the alteration except when all of the following apply:

1. There are no reasonable on-site or in subdrainage basin opportunities, or on-site and in subdrainage basin opportunities do not have a high likelihood of success due to development pressures, adjacent land uses, or on-site buffers or connectivity are inadequate;

2. On-site mitigation would require elimination of high quality upland habitat;

3. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions; and

4. Off-site locations shall be in the same subdrainage basin and in the same water resource inventory area (WRIA) unless:

a. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions and values have been established and strongly justify location of mitigation at another site; or

b. Credits from a State-certified wetland mitigation bank are used as compensation, and the use of credits is consistent with the terms of the certified bank instrument;

c. If compensatory wetland or wetland buffer mitigation is proposed off site, a signed statement of consent is required from owners of all affected properties. This statement shall be submitted to the City and a notice recorded with the King County Recorder prior to approval of a compensatory mitigation plan.

E. **Responsible Party for Mitigation Site**. Mitigation for lost or diminished critical area functions and values for either wetlands or streams shall use the following options:

1. Applicant-Responsible Mitigation – The applicant is responsible for the implementation, monitoring and success of the mitigation pursuant to this chapter.

2. Non-Applicant Responsible Mitigation – In-Lieu Fee Mitigation

a. Funds are collected from the applicant by the sponsoring agency, nonprofit, private party or jurisdiction. The sponsor is responsible from that point forward for the completion and success of the mitigation. The applicant's fee is based on the project impact and includes all costs for the mitigation, including design, land acquisition, materials, construction, administration, monitoring, and stewardship.

b. Credits purchased by an applicant from an in-lieu fee mitigation program that is certified under federal and state rules may be used as a method of mitigation if approved by the City to compensate for impacts when all of the following apply:

i) The City determines as part of the critical area approval that it would provide equivalent or greater replacement of wetland functions and values when compared to conventional permittee-responsible mitigation;

ii) The City reviews and approves the assessment of debits associated with the proposed impacts calculated by the applicant's qualified professional using the credit assessment method or appropriate method for the impact as specified in the approved instrument for the program;

iii) The proposed use of credits is consistent with the terms and conditions of the in-lieu fee program instrument; and

iv) The compensatory mitigation agreement occurs before the building or grading and clearing permits for the authorized impact.

~~E~~F. **Timing of Compensatory Mitigation.** Mitigation shall be completed immediately following disturbance and prior to use or occupancy of the activity or development causing the wetland alteration. Construction of mitigation projects shall be timed to reduce impacts to existing wildlife and flora.

~~F~~G. **Wetland Mitigation Ratios.** In the following table the first number indicates the acreage of replacement wetlands and the second number indicates the acreage of wetlands altered.

Category and Type of Wetland	Creation or Reestablishment	Rehabilitation	Enhancement
Category I: Mature Forested	6:1	12:1	24:1
Category I: Based on Functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

~~G~~H. **Illegal Alteration.**

1. When a wetland or its buffer has been altered in violation of this chapter, all ongoing development work on the site shall stop and the critical area shall be restored. The City shall have the authority to issue a "stop work" order, pursuant to Chapter 1.15 SMC, to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violating provisions of this chapter.

2. The following minimum requirements shall be met for the restoration of a wetland:

a. The original wetland structure, functions and values of the wetland shall be restored including hydrologic function, water quality and habitat functions;

b. The original soil type and configuration shall be restored;

c. The wetland edge and buffer configuration shall be restored to its original condition; and

d. The wetland, edge and buffer shall be replanted with vegetation native to the regional ecology which replicates the original vegetation in species, sizes and densities.

3. The requirements in subsection (~~G~~H)(2) of this section may be modified if the applicant demonstrates that greater wetland functions can otherwise be obtained

Section 3. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after its adoption, and to the King County Assessor.

Section 4. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 5. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law.

ADOPTED this 27th day of November, 2018, and signed in authentication thereof on this 27th day of November, 2018.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Miranda Bartolo

Mary Miranda Bartolo, City Attorney

[Effective Date: 1/2/2019]

[Miscellaneous provisions of the Zoning Code]