ORDINANCE NO. 20-1001

AN ORDINANCE of the City Council of the City of SeaTac, Washington adding a new Chapter 11.50 to SeaTac Municipal Code regarding transportation concurrency.

WHEREAS, the City has a responsibility under State law (RCW 36.70A.070(6)(b)) to measure, monitor, and maintain locally adopted level of service (LOS) standards for the multimodal transportation network; and

WHEREAS, The Transportation Element of the SeaTac Comprehensive Plan adopts Corridor Travel Speed and Non-Motorized System Completeness as the City's LOS standard for the multimodal transportation network; and

WHEREAS, the 2015 Puget Sound Regional Council Comprehensive Plan Certification process identified opportunities for the City to increase alignment with the Growth Management Act, including revisions to the City's transportation concurrency policies; and

WHEREAS, the City is required to adopt transportation concurrency measures to ensure that adequate transportation facilities exist or are provided concurrently with development, according to local land use priorities and LOS standards, or that funding to provide the transportation facilities is in place within a six-year time period; and

WHEREAS, a revised transportation concurrency management policy and program is needed to reflect the City's Transportation Element of the Comprehensive Plan, as well as to provide certainty to the development community; and

WHEREAS, as required by RCW 36. 70.106, notice of the City's intent to adopt a new Transportation Concurrency Management Ordinance was filed with the Department of Commerce on December 9, 2019; and

WHEREAS, the City's SEPA Official has reviewed this Ordinance and related environmental checklist and has issued a Determination of Non-Significant (DNS) environmental impact (SEP19-0017) under the State Environmental Policy Act; and

WHEREAS, the City published a legal notice in the Seattle Times on December 30, 2019 of the SEPA DNS finding and provided a public comment period; and

WHEREAS, after published notice of the proposed additions to SMC Title 11, the City Council held a public hearing on the proposed amendments on January 28, 2020; and

WHEREAS, the Transportation & Public Works Committee has reviewed the concurrency program on March 16, 2017, May 18, 2017, November 27, 2017, July 19, 2018 and September 19, 2019, and forwarded its recommendation to the City Council for review and adoption on November 7, 2019; and

WHEREAS, the proposed additions to SMC Title 11 are consistent with the goals and policies of the SeaTac Comprehensive Plan, the Countywide Planning Policies, and the Washington Growth Management Act;

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

Section 1. A new Chapter 11.50 of the SeaTac Municipal Code is added to read as set forth in Exhibit A.

Section 2. Appendix I of Title 16A of the SeaTac Municipal Code is hereby amended to add "Concurrency Determination" as a Type I action in the Engineering Review Division section.

Section 3. The City Council finds the amendments adopted pursuant to Section 1 of this Ordinance are consistent with the requirements of RCW 36.70A.070, as they apply to these amendments.

Section 4. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 6. This Ordinance shall be in full force and effect thirty (30) days after passage and publication as required by law, or on April 6, 2020, whichever is later.

ADOPTED this 28th day of January 2020, and signed in authentication thereof on this 28th day of January, 2020.

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: 4/6/2020]

Exhibit A

Title 11: Streets, Sidewalks, And Public Thoroughfares

Chapter 11.50: Transportation Concurrency Management

Sections:

11.50.010 Authority.

11.50.020 Purpose.

11.50.030 Definitions.

11.50.040 Applicability.

11.50.050 Level of Service Standards.

11.50.060 Application for Concurrency Review.

11.50.070 Concurrency Evaluation and Determination.

11.50.080 Concurrency Approval and Temporary Certificates of Concurrency.

11.50.090 Final Certificate of Concurrency.

11.50.100 Denial of Concurrency.

11.50.110 Concurrency Management Program Administration - Purpose and Procedure

11.50.120 Relationship to Street Standards.

11.50.130 Relationship to SEPA.

11.50.140 Relationship to Transportation Impact Fees.

11.50.150 Reconsiderations and Appeals.

11.50.160 Fees.

Exhibit A

11.50.010 Authority.

This chapter is enacted to implement the concurrency provision of the Transportation Element of the City's Comprehensive Plan, in accordance with RCW 36.70A.070 (6)(e), consistent with WAC 365-195-510 and 365-195-835. No Development Permit or Project Permit shall be issued except in accordance with this chapter, which shall be cited as the Concurrency Management Ordinance, unless exempted in SMC 11.50.040.

11.50.020 Purpose.

The purpose of this chapter is to establish procedures for ensuring that adequate transportation facilities are available to serve proposed development activity.

A. The Director shall be responsible for implementing and enforcing this chapter, including conducting concurrency evaluations, making concurrency determinations, issuing Temporary and Final Certificates of Concurrency, and monitoring and updating the program.

B. The Director's determination of concurrency and the issuance or non-issuance of Temporary or Final Certificates of Concurrency shall be integrated, insofar as possible, with any applicable decision making processes on permits, applications, and proposals submitted to the City for review and decision. For each application subject to concurrency review and evaluation and the requirement for a Certificate of Concurrency, the Director shall determine how the review can be best integrated with the decision making process.

11.50.030 Definitions.

For the purpose of this chapter the terms, phrases, words and their derivations have the following definitions. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory. The word "may" is permissive. The Director, as defined herein, shall have the authority to resolve questions of interpretation or conflicts between definitions.

"Adequate transportation facilities" means transportation facilities are in place or that a financial commitment is in place to provide the transportation facilities within six years of the time of development to meet the City of SeaTac’s adopted level of service standard.

"Adopted Level of Service (LOS) standards" means the level of service (LOS) standards as described and adopted in the Transportation Element of the SeaTac Comprehensive Plan.

"Applicant" means a person seeking a concurrency determination under this chapter and who is the owner of the subject property or the authorized agent of the property owner.

"City" means the City of SeaTac, Washington.

"Concurrency application" means the completed form submitted to the City requesting a determination of concurrency and issuance of a Temporary Certificate of Concurrency. It is otherwise known as an Application for Concurrency Review.

"Concurrency approval" means a determination by the Director that adequate transportation facilities are available to serve a Development Activity based on a concurrency evaluation and the adopted level of service standards.

"Concurrency corridor" means a transportation facility that, together with other identified facilities, best identifies how the City's transportation network is impacted by development. Concurrency corridors are the corridors upon which concurrency analysis is based.

"Concurrency denial letter'' means a letter issued by the Director which summarizes the results of the concurrency evaluation and the reason for denying the request for a Temporary or Final Certificate of Concurrency.

"Concurrency determination" means a determination by the Director whether adequate transportation facilities are available or are not available to serve a Development Activity based on a concurrency evaluation.

"Concurrency District" means a defined geographic area used to identify the concurrency corridors upon which concurrency analysis is based. The City is divided into three concurrency districts: North, Central, and South.

"Concurrency evaluation" means the process used by the Director to determine if adequate transportation facilities are available to serve a Development Activity.

"Construction Permit" means any permit identified under either the Building Services Division or the Engineering Review Division in Appendix I of SMC Title 16A.

"Concurrency Study" means a report on whether the City's transportation system is keeping up with development within the City.

"Development activity" means any proposal or action for which a Land Use Permit or a Construction Permit is required.

"Development Permit" is either a Land Use Permit or a Construction Permit, as defined in this chapter.

"Director" means the Director of the Department of Public Works of the City of SeaTac or her/his designee.

"Final Certificate of Concurrency" means the certificate issued by the Director based on the approved development permit reserving the number of PM peak hour trip generation based on the densities and intensities of an approved development permit.

"Financial commitment" means in the City's sole discretion, that sources of public or private funds or combinations thereof have been identified which shall be sufficient to finance transportation improvements necessary to support development and that there is reasonable assurance that such funds shall be timely used. Grants, loans and bond funds shall be considered to be committed only if they have been fully approved by the appropriate body.

"Forecast PM peak hour traffic" means the projected weekday PM peak hour traffic volume that includes existing traffic, general increases in traffic not associated with developments within the City of

SeaTac, traffic from developments that have a valid Temporary or Final Certificate of Concurrency issued by the City, plus traffic from the subject development.

“Land Use Permit” means any permit identified under the Planning Division in Appendix I of SMC Title 16A.

"Level of service (LOS)" means the standards and criteria established in the City's Comprehensive Plan to measure adequacy of transportation facilities, pursuant to the Washington State Growth Management Act.

"Net new PM peak hour trips" means the trip generation of the development activity less any allowable credit for existing activity that will be replaced, demolished or abandoned as part of the proposal.

"Owner" means the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser is considered the owner of the real property if the contract is recorded.

"PM Peak hour" means the highest volume of traffic for a continuous hour between 4:00 PM and 6:00 PM during a typical weekday.

"Six-Year Transportation Improvement Program (TIP)" means the annually updated transportation improvement program which identifies the City's programed transportation system funding over the next six years. The projects included within the TIP are based upon, but do not reflect the entirety of, improvements identified within the Transportation Element of the Comprehensive Plan.

"Temporary Certificate of Concurrency" means the certificate issued by the Director confirming that each concurrency corridor would meet the adopted level of service standards with the addition of traffic from the subject development consistent with the concurrency evaluation and reserving the number of PM peak hour trip generation for the densities and intensities of development activity on that site within the time frame designated on the certificate.

"Traffic impact study" means a study prepared by a competent professional according to the format and content established by the Director.

"Transportation Element" means the Transportation Element of the City's Comprehensive Plan.

"Transportation Facilities" means and refers to streets and roads, but includes all publicly owned streets, roads, alleys and right-of-ways within the City and street services, traffic control devices, curbs, gutters, sidewalks and related facilities and improvements.

"Trip generation" means the number of PM peak hour trips estimated to be produced by the development activity using Institute of Traffic Engineers (ITE) Trip Generation manual, current edition, other recognized national standard, or trip generation studies accepted by the Director.

"Trip generation credit" means a reduction in the number of new PM peak hour trips attributed to a Development Activity, equal to the number of PM peak hour trips currently being generated on the site from uses that will not continue if the development permit is granted.

11.50.040 Applicability.

A. All construction or change in use initiated pursuant to a Development Permit for which a development permit, concurrency approval, or a Certificate of Concurrency was issued prior to the effective date of the ordinance codified in this chapter shall be continued. However, if the City determines that a previously issued Development Permit for which the concurrency approval was granted has lapsed or expired, pursuant to the applicable development regulations, then no subsequent Development Permit shall be issued except in accordance with this chapter.

B. All Development Activities that generate an increase in PM peak hour trips are required to apply for concurrency review as part of applying for the associated land use permit. Upon approval of the land use permit, the City will issue a Temporary Certificate of Concurrency that is valid as long as the Land Use Permit is valid as provided in this chapter.

C. No concurrency evaluation shall be required if the Director determines that a change of use does not generate an increase of PM peak hour trips compared to the previous use. For the purpose of this paragraph, "previous use" shall mean:

    1. The use existing on the site when a concurrency evaluation is applied for; or

    2. The most recent use on the site, within the one-year period prior to the date of application for development activity that had previously been approved for concurrency.

D. For the purposes of this chapter, application for a Development Permit shall include consideration of the cumulative impacts of all Development Permit applications for contiguous properties that are owned or under the control of the same person, firm or corporation, when one or more Development Permits would be issued, or, in the judgment of the Director may be issued, within two years of the date of issuance of a Development Permit for such contiguous property.

E. The Director shall have sole authority to define development permits and activities that are exempt from concurrency management review on a case by case basis. The following types of Development Permits are typically exempt from the Concurrency Management Ordinance and the requirements of this chapter because they do not generate additional PM peak hour trips. This type of development includes, but is not limited to the following:

    1. Access Permit;

    2. Demolition Permit;

    3. Right-of-Way permit;

    4. Clearing and Grading (STE) Permit

    5. Fire Permit;

    6. Interior alterations with no change of use;

    7. Mechanical Permit;

    8. Plumbing Permit;

9. Sign Permit;
10. Single-family remodeling with no change of use;
11. Building permit for fences or retaining walls;
12. Single family homes built on lots created by a final plat or final short plan that received a Final Certificate of Concurrency within the last 5 years.

11.50.050 Level of Service Standards.

The Director shall use the level of service standards set forth in the Transportation Element of the City's Comprehensive Plan to make concurrency evaluations as part of the review of any application for a concurrency certificate issued pursuant to this chapter.

11.50.060 Application for Concurrency Review.

A. An applicant shall submit a completed Application for Concurrency Review when submitting an application for any Land Use Permit. A Temporary Certificate of Concurrency is issued after 1) a complete application for a Land Use Permit, and 2) necessary concurrency review by the City. If no Land Use Permit is required for the development activity, an application for concurrency review shall be submitted in conjunction with a Construction Permit.

B. All developments not exempt per 11.50.040 shall submit a complete Application for Concurrency Review to the City.

C. The application will include, as a minimum, the project name, address, type and size of the proposed Development Activity, and type of land use permit that will be sought upon approval of concurrency.

D. The Director may require the application to include an analysis of Development Activity trip generation and distribution for review and approval by the Director prior to conducting the concurrency evaluation.

E. If a change of use shall result in an increase in PM peak hour traffic generation than the previous use, then the Application for Concurrency Review shall be required for the net increase only; provided, that the applicant provides reasonably sufficient evidence, to the satisfaction of the Director, that the previous use has been continuously maintained on the site during the five-year period prior to the date of application, or since the previous use was permitted, if that period is five years or less, for the concurrency evaluation.

11.50.070 Concurrency Evaluation and Determination

A. To the greatest extent possible, the City will seek to identify concurrency-related issues as part of the Preliminary Application meeting.

B. Concurrency evaluations shall generally be processed in the order in which the Applications for Concurrency Review are received. The concurrency evaluation shall result in issuance of a Temporary Certificate of Concurrency or issuance of a concurrency denial letter.

C. Issuance of a Temporary Certificate of Concurrency reserves concurrency for the Development Activity as long as the Land Use application remains valid, or for one year, whichever is greater.

D. For a Development Activity that will generate less than 15 net new PM peak hour trips, concurrency is approved automatically. The Development Activity will be issued a Temporary Certificate of Concurrency and the traffic from the development will be accounted for in subsequent concurrency studies or project-specific concurrency evaluations, unless the development is abandoned or expires prior to completion.

E. For Development Activities that are estimated to generate between 15 and 300 net new PM peak hour trips, a concurrency evaluation will be required.

    1. If there are vehicle trips remaining on all concurrency corridors within the concurrency district where the development is occurring, then a Temporary Certificate of Concurrency will be issued per SMC 11.50.060 and the development will be included in future concurrency studies or project-specific concurrency evaluations.

    2. The Director may, at his/her discretion, require a project-specific concurrency evaluation be conducted based on the number and size of development projects that have been approved for concurrency that could impact travel speeds in a concurrency corridor, changes in financial commitments for transportation improvements that were assumed in the concurrency study, or other factors. The Director will document in writing the reasons for requiring a project-specific concurrency evaluation.

    3. If a concurrency corridor within the concurrency district where the development is occurring is below the adopted LOS standard, then concurrency will be denied and a Temporary Certificate of Concurrency will not be issued. Upon determination by the Director that adequate transportation facilities are not available to serve the proposed development, then the applicant can pursue options, including mitigation, per section 11.50.100.

F. For Development Activities that are estimated to generate more than 300 net new PM peak hour trips, a project specific concurrency evaluation shall be required.

G. When a project-specific concurrency evaluation is needed, the City shall prepare an analysis consistent with the procedures used in the concurrency study, to assess the potential impacts of the development on travel speeds and levels of service of the designated concurrency corridors within the development's concurrency district.

    a. If the project-specific concurrency evaluation results in the City's level of service standards being met, then a Temporary Certificate of Concurrency will be issued per 11.50.060 and the development will be included in future concurrency evaluations and annual concurrency studies.

    b. The results of the project-specific concurrency evaluation will supersede the latest concurrency study and shall be the basis for subsequent concurrency evaluations.

    c. If the project-specific concurrency evaluation results in one or more concurrency corridors falling below the adopted level of service standards, then concurrency will be

denied for the development and a Temporary Certificate of Concurrency will not be issued. Upon determination by the Director that adequate transportation facilities are not available to serve the proposed development, then the procedures of section 11.50.100 shall be followed.

11.50.080 Concurrency Approval and Temporary Certificates of Concurrency

A. If the concurrency evaluation shows that adequate transportation facilities exist to serve the new development, then the concurrency application shall be approved. The Director shall issue a finding of concurrency approval and issue a Temporary Certificate of Concurrency.

   1. The Temporary Certificate of Concurrency is put into effect at the point that the Land Use application is approved.

   2. A Temporary Certificate of Concurrency shall expire at the time the associated land use decision expires, or exactly one (1) year after the date of issue by the Director, whichever is greater.

   3. For a Land Use Permit, a Temporary Certificate of Concurrency must be issued prior to determination of complete application for a construction permit.

B. A Temporary Certificate of Concurrency shall apply only to the specific land uses, densities, intensities and development projects described in the approved concurrency application. In no event shall the Director determine concurrency for a greater number of PM peak hour trip generation than is needed for the development proposed in the underlying Land Use Permit application.

C. A Temporary Certificate of Concurrency shall be issued for all phases of a development permit, unless a project phasing plan is approved by the Director. When a phasing plan is approved by the Director, the Temporary Certificate of Concurrency shall be conditioned to note that additional concurrency applications, evaluations, and certificates shall be required for future phases. The certificate shall specifically identify the amount, extent and timing of any required concurrency mitigation.

D. A Temporary Certificate of Concurrency is not transferable to other real property. The Temporary Certificate of Concurrency, once issued, shall become part of the Land Use permit or application and shall be transferred to new owners of the original land, if and only if the land use permit or application is so transferred to the new owners.

E. The applicant may, as part of a land use permit application, designate in writing the amount of trips approved within the Temporary Certificate of Concurrency that are allocated to portions of the property, such as lots, blocks, parcels, or tracts included in the application. Any such allocation shall be reflected in the Temporary Certificate of Concurrency. Trips may be reassigned or allocated within the boundaries of the original property only by application to and approval from the Director. If approval is granted, the Director shall amend the Temporary Certificate of Concurrency accordingly.

F. A Temporary Certificate of Concurrency will be issued prior to the State Environmental Policy Act (SEPA) threshold determination process, if applicable. The Temporary Certificate of Concurrency may be used to inform a SEPA threshold determination.

G. If a Temporary Certificate of Concurrency is issued for a proposed development activity, but the associated land use permit is denied, expires, or is otherwise voided, then the Temporary Certificate of Concurrency will be rescinded and transportation capacity will not be reserved for that development.

H. If a land use permit is not required for a project, concurrency review will still occur. However, a Final Certificate of Concurrency is issued instead of a Temporary Certificate of Concurrency.

I. In the event that a development that has been issued a Temporary Certificate of Concurrency is modified to generate increased PM peak hour trips, a new concurrency application and evaluation shall be required.

J. The determination of concurrency approval shall become final at the time of final construction permit approval as per section 11.50.090.

K. The issue of concurrency approval may be raised as part of any appeal of the land use permit for which the concurrency approval was granted.

11.50.090 Final Certificate of Concurrency

A. A Final Certificate of Concurrency shall be issued upon final approval of the construction permits, or recording of final plat or final short plat, for which a Temporary Certificate of Concurrency was issued.

B. The Final Certificate of Concurrency will only be valid for the type and intensity of development that was approved by the City, unless concurrency approval also covered subsequent project phases, as identified in the Temporary Certificate of Concurrency.

C. The Final Certificate of Concurrency shall be adjusted to account for any reduction in traffic generation previously accounted for and reserved by the Temporary Certificate of Concurrency.

D. If a proposed development project is modified during the review process and results in increased PM peak hour trips, then a new concurrency application, evaluation, approval, and Temporary Certificate of Concurrency shall be required prior to issuance of a Final Certificate of Concurrency.

E. The Final Certificate of Concurrency shall include the following information:

1. The property address and King County Assessor's parcel number(s) for the development project;

2. The number and type of dwelling units, square footage of commercial or industrial floor area, specific uses, densities, and intensities for which permit(s) were approved, including the number of PM peak hour trips generated by the development;

3. Mitigating measures required to ensure adequate transportation capacity for the approved development project, as approved by the Director;

4. An effective date; and

5. An expiration date.

F. A Final Certificate of Concurrency shall be valid for the same time period as the construction permit, or final plat, or final short plat. If the approved construction permit, or plat, subsequently lapses, expires, or is otherwise voided, then the concurrency approval and Final Certificate of Concurrency is rescinded and the project is removed from the concurrency register. If the construction permit approval or short plat does not have an expiration date, the Final Certificate of Concurrency shall be valid for exactly five (5) years from the date issued.

G. The Final Certificate of Concurrency may be extended by requesting a new issuance from the Director with an updated expiration date. The Final Certificate of Concurrency can be extended to remain in effect for the life of each subsequent construction permit approval for the same property, as long as the applicant obtains the subsequent construction permit approval prior to the expiration of the first construction permit approval.

H. Once a project has received a Certificate of Occupancy for all buildings on the site or is otherwise complete, the Final Certificate of Concurrency is valid for the life of the approved project.

I. The Final Certificate of Concurrency runs with the property for which the certificate was issued and is valid only for subsequent development permit approvals for the same parcel. A Final Certificate of Concurrency cannot be transferred to a different property and shall be limited to uses and intensities for which it was originally issued.

J. If at any point the property becomes vacant or the buildings are demolished, the Final Certificate of Concurrency is valid for no more than five (5) years past the date of vacancy or demolition.

K. A Final Certificate of Concurrency may be voluntarily surrendered or withdrawn by the owner of the property for which the certificate was issued.

11.50.100 Denial of Concurrency and Mitigation

A. If adequate transportation facilities are not available to serve a proposed development as identified in the concurrency evaluation, then the Temporary Certificate of Concurrency shall not be issued.

B. If transportation concurrency is denied, the applicant may select one of the following options:

1. Accept the denial of transportation concurrency. The project will be removed from subsequent concurrency evaluations, and the concurrency application will not be further processed by the Director.

2. Amend and re-submit the concurrency application within 90 calendar-days of the denial.

a. The concurrency application may be amended to:

i. Reduce the scale and impact of the development project so the level of service standards on concurrency corridors are met with development of the project; or

ii. Phase the development project to match future construction of transportation infrastructure or services that will met the level of service standards; or

iii. Voluntarily arrange, by a financial commitment or instrument approved by the Director to implement or construct transportation improvements or transportation demand management strategies needed to achieve concurrency. Transportation mitigation must be acceptable to the City in form and amount, to guarantee the applicant's financial obligation for capital improvements to achieve concurrency approval for the development units.

3. Appeal the denial of concurrency and non-issuance of a Temporary Certificate of Concurrency, pursuant to the provisions of section 11.50.150.

C. If a development that is consistent with the zoning provided in the Comprehensive Plan fails the concurrency evaluation, the City may review whether the underlying zoning is appropriate in the given area, as well as the feasibility of providing increased transportation capacity in the area, consistent with the adopted Comprehensive Plan and projected six-year transportation improvement program funding.

11.50.110 Concurrency Management Program Administration - Purpose and Procedure.

A. The concurrency management program shall be administered by the Director pursuant to this chapter.

B. The Director shall prepare administrative guidelines to assure the requirements of this chapter are implemented in a consistent and systematic process. The guidelines shall provide the basis for conducting the concurrency study and review of development applications including the concurrency application, evaluation, determination, and tracking of concurrency approvals and denials.

C. The director is responsible for reporting on whether the City's transportation system is keeping up with development within the City, as well as reviewing, reassessing, and updating the concurrency program, on an as-needed basis.

11.50.120 Relationship to Street Standards.

Neither compliance with this chapter or the payment of any fee hereunder shall replace the requirements related to City Street standards pursuant to SMC Chapter 11.05.

11.50.130 Relationship to SEPA

This chapter is not intended to limit the application of the State Environmental Policy Act to specific proposals. Each proposal shall be reviewed and may be conditioned or denied under the authority of the State Environmental Policy Act.

11.50.140 Relationship to Transportation Impact Fees

Neither compliance with this chapter or the payment of any fee hereunder shall replace the requirements related to transportation impact fees pursuant to SMC Chapter 11.15.

11.50.150 Reconsiderations and Appeals.

A. The applicant may request an administrative reconsideration of a concurrency determination.

B. Concurrency determinations cannot be reconsidered or appealed for the following reasons:

    1. The methodology of the concurrency test in the comprehensive plan and in this title is incorrect;

    2. The adopted level of service established in the comprehensive plan is incorrect; and

    3. A provision of this title is incorrect or invalid.

C. Reconsiderations

    1. The applicant may request reconsideration of the results of the concurrency evaluation within 15 calendar days of the written notification of the evaluation results by filing a formal request for reconsideration specifying the grounds thereof, using forms authorized by the department.

    2. The director shall reconsider the evaluation results and issue a determination within 30 calendar days of the filing of such request either upholding the original determination or amending it.

D. Appeals

    1. Appeals of the concurrency determination shall first be made to the Director for reconsideration as per subsection (A), above.

    2. If reconsideration is not granted and the original decision is not modified, an applicant or other person aggrieved by a concurrency determination (denial or approval) may file a formal appeal, pursuant to SMC Chapter 16A.17.

    3. The appeal of a concurrency determination will occur after all administrative permits related to the Development Activity are issued.

    4. The concurrency determination appeal will be consolidated with any other administrative appeals as provided for in 16A.19.020(G).

    5. The City's Hearing Examiner shall hear the concurrency determination appeal under the procedures set forth in SMC Chapter 16A.17

11.50.160 Fees

A. The fees charged for reviewing and processing a concurrency application, including the concurrency evaluation, issuance of Temporary and Final Certificates of Concurrency, or appeal

of concurrency evaluation denial shall be as specified in the fee schedule as established by City Council ordinance.

B. Exemption from concurrency review and processing fees: City-owned facilities will be exempted from the concurrency review and processing fees provided in the Unified Fee Schedule. City-owned facilities cannot be exempted from concurrency review by law.

ORDINANCE NO. 20-1002

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the execution of an interlocal agreement between the City of SeaTac and the City of Des Moines; and amending the City's 2019-2020 Biennial Budget to allocate funding for the 24th Avenue South and South 208th Street Intersection Improvements Project (SeaTac Public Works Capital Improvement Project ST-166).

WHEREAS, the City of SeaTac implements a transportation improvement program, which identifies capital improvement projects for the City's transportation network; and

WHEREAS, the 24th Avenue South and South 208th Street Intersection Project ("Project"), Public Works Project ST-166, which is part of the City's transportation improvement program; and

WHEREAS, the City of Des Moines is the lead agency for this project which is programmed for 2020 in their Transportation Improvement Program;

WHEREAS, funding is necessary to fund SeaTac's share of the costs for the design, construction, and management, per the terms of the interlocal agreement between the City of SeaTac and the City of Des Moines;

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

Section 1. The City's 2019-2020 Biennial Budget shall be amended by transferring $300,000 from the Street Fund (#102) to the Transportation CIP Fund (#307), and increase expenditures in the Transportation CIP Fund (#307) by $300,000 to fully fund the Project.

Section 2. The City Manager is hereby authorized to execute the interlocal agreement between the City of SeaTac and the City of Des Moines, attached 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 28th day of January, 2020, and signed in authentication thereof on this 28th day of January, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 2/8/2020]

[24th Avenue South and South 208th Street Intersection Improvements Project and Budget Amendment]

INTERLOCAL AGREEMENT
CITY OF DES MOINES AND
CITY OF SEATAC

24th Ave S & S 208th St Intersection Improvements Project

RECITALS

This Agreement is entered into by the City of SeaTac (SEATAC) and the City of Des Moines (DES MOINES), collectively referred to as "Parties" and individually referred to as "Party."

WHEREAS, DES MOINES is planning to construct the 24th Ave S & S 208th St Intersection Improvements Project (PROJECT) that will construct a signalized intersection. The west and south legs of the intersection are located in DES MOINES, while the north and south legs of the intersection are located in SEATAC. No existing roadway elements are expected to be altered with the installation of the signal system except for possible roadway re-channelization and ADA curb ramps. The City of DES MOINES and City of SEATAC has installed the majority of underground facilities to accommodate the signal system as part of the previous Transportation Gateway Project - 24th Ave S and Connecting 28th/24th Ave S Project, respectively; and

WHEREAS, Chapter 39.34 RCW authorizes two or more political subdivisions or units of local government of the State of Washington to cooperate on a basis of mutual advantage to provide for services and facilities; and

WHEREAS, the PROJECT is currently under design by DES MOINES through a professional engineering services contract; and

WHEREAS, the PROJECT will not require right of way (ROW) acquisition within SEATAC and DES MOINES jurisdiction; and

WHEREAS, the PROJECT is programmed by DES MOINES for construction in 2020; and

WHEREAS, construction of the PROJECT benefits both Parties; and

WHEREAS, SEATAC is willing to provide payment to reimburse DES MOINES for the design, and construction costs of PROJECT elements within SEATAC's jurisdiction (WORK), subject to the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the terms, conditions, and performances contained herein, the above recitals that are incorporated herein as if fully set forth below, IT IS MUTUALLY AGREED AS FOLLOWS:

1. PURPOSE

1.1. This Agreement defines the roles and responsibilities between the Parties for construction of the PROJECT, including design, construction, and specifies reimbursement to DES MOINES by SEATAC for the costs of performing the WORK.

2. DES MOINES RESPONSIBILITIES

2.1. DES MOINES shall design the PROJECT to be consistent with existing roadway geometrics, Manual of Uniform Traffic Control Devices (MUTCD), and Washington State Department of Transportation (WSDOT) Standards.

2.2. DES MOINES shall submit to SEATAC, for SEATAC review and written approval of all PROJECT elements to be constructed within SEATAC right of way. Review submittals shall occur at 30%, 90%, and 100% (Bid Ready) for PROJECT design plans, specifications, and cost estimates.

2.3. DES MOINES shall construct the PROJECT in accordance with the approved plans and specifications, as provided in the 100% (Bid Ready) PROJECT design plans and specifications. Prior to constructing the PROJECT, DES MOINES shall:

2.3.1. Provide SEATAC a construction schedule that shall be updated as the construction proceeds; and

2.3.2. Give SEATAC written notice fourteen (14) days prior to the start of PROJECT construction; and

2.3.3. Coordinate with SEATAC on the correction of items identified during construction as not conforming to the final approved PROJECT plans and specifications. DES MOINES shall make the final decision regarding such corrections; and

2.3.4. DES MOINES will notify SEATAC of all change orders for WORK being constructed within the SEATAC ROW. SEATAC may provide DES MOINES with comments related to such change orders, but DES MOINES will proceed with such changes in its sole discretion.

2.4. Within five (5) business days after bid opening, DES MOINES shall provide the bid tabulation to SEATAC for review prior to contract award.

2.5. Within one hundred and eighty (180) days following DES MOINES' final acceptance of the PROJECT, DES MOINES shall submit to SEATAC an electronic copy and a complete set of reproducible as-built plans signed and stamped by the engineer of record.

2.6. Subsequent final acceptance, DES MOINES shall be responsible for all operation, energy costs, maintenance repair, removal, and/or replacement of all PROJECT elements within DES MOINES ROW including the signal system.

3. SEATAC RESPONSIBILITIES

3.1. SEATAC shall review and approve the 30%, 90% and 100% (Bid Ready) plans and specifications, and return written review comments to DES MOINES within ten (10) business days of receipt.

3.2. SEATAC, at its discretion and sole cost, may furnish an inspector during construction of the WORK.

3.2.1. SEATAC Designated Representative specified in Section 5 will provide DES MOINES with the contact information for its inspector. All contact between said inspector and DES MOINES' contractor shall be through DES MOINES' Designated Representative as specified in Section 5.

3.2.2. During construction of the PROJECT, SEATAC shall have the right to inspect the WORK and shall coordinate with DES MOINES on the correction of items identified during construction as not conforming to the final approved PROJECT plans and specifications.

3.3. Subsequent final acceptance, SEATAC shall be responsible for all operation, maintenance, repair, removal, and/or replacement of all PROJECT elements within SEATAC ROW except for the signal system as specified in Section 2.6.

4. FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT

4.1. Final Inspection – DES MOINES shall administer Final Inspection of the PROJECT. SEATAC shall be invited to participate in the Substantial Completion Inspection activities, including any formal PROJECT tours and any formal meetings or discussions. SEATAC will submit to DES MOINES a complete list of concerns or deficiencies within ten (10) days of the date of the Substantial Completion Inspection for inclusion in the formal punch list. DES MOINES shall provide notice of the time and date of the Final Inspection to SEATAC a minimum of fourteen (15) days prior to the Final Inspection.

4.2. SEATAC Final Acceptance of WORK - After Final Inspection and SEATAC's determination of adequate completion of any and all punch list work, SEATAC will issue a letter of final acceptance to DES MOINES for the WORK. If SEATAC determines that any elements of punch list work have not been adequately completed, SEATAC shall provide written notice to DES MOINES, detailing the deficiencies or incomplete WORK within fifteen (15) calendar days after Final Inspection. Failure of SEATAC to issue a notice letter of final acceptance within fifteen (15) days after Final Inspection shall constitute acceptance of the WORK by SEATAC. Final Acceptance of the WORK by SEATAC shall not be unreasonably withheld.

5. DESIGNATED REPRESENTATIVES

5.1. All contact between the Parties, including, but not limited to, invoicing and administration for this Agreement and the WORK will be between the Designated Representatives of each Party, as follows:

5.1.1. For SEATAC:

City of SeaTac
ATTN: Florendo Cabudol, City Engineer
Public Works Department
4800 South 188th Street
SeaTac, WA 98188
(206) 973-4740
fcabudol@ seatacwa.gov

5.1.2. For DES MOINES:

City of Des Moines
ATTN: Transportation & Engineering Services Manager
Andrew Merges, P.E.
21650 11th Avenue South
Des Moines, WA 98198-6317
206-870-6525
amerges@desmoineswa.gov

6. PAYMENT

6.1. SEATAC will provide DES MOINES reimbursement as follows:

6.1.1. TOTAL PAYMENT - a total payment of Three Hundred Thousand Dollars $300,000.00 ("TOTAL PAYMENT") will be made by SEATAC to DES MOINES for the design and construction of the PROJECT.

6.1.1.1. The Parties agree that the $300,000.00 TOTAL PAYMENT is calculated based on each phase outlined below:

- Preliminary Engineering (PE) – $30,000.00
- Construction (CN) - $250,000.00
- Construction Administration (CA) - $20,000.00

6.1.1.2. SEATAC will make the TOTAL PAYMENT to DES MOINES in installments as set forth below:

- Within 30 days of mutual execution of this Agreement - $30,000.00 (PE).

- Within 30 days of DES MOINES issuing its contractor a notice to proceed for construction of the WORK - $270,000 (CN & CA).

7. CLAIMS FOR ADDITIONAL PAYMENT BY CONTRACTOR

7.1. In the event DES MOINES' contractor files any claims for additional payment associated with the WORK, SEATAC shall not be obligated to pay such claims or their cost of defense due to DES MOINES being compensated for solely administering the Construction Contract.

8. RIGHT OF ENTRY

8.1. DES MOINES hereby grants to SEATAC, its employees, authorized agents, contractors, and subcontractors, a right of entry upon all DES MOINES-owned property necessary for SEATAC's design review and construction inspection of the WORK.

8.2. SEATAC hereby grants to DES MOINES and its authorized agents, contractors, subcontractors, and employees, a right of entry upon all public right-of-way in which DES MOINES has an interest for the purpose of performing the WORK.

8.2.1. WORK activities utilizing SEATAC right-of-way shall be reviewed and approved through Right-of-Way permit application. In consideration of the PROJECT mutual benefits, all permit fees shall be waived.

9. TERM

9.1. This Agreement is effective upon mutual execution of the Parties and will terminate upon SEATAC's acceptance of the WORK or the expiration of any contractor warranties of the WORK, whichever is later. This Agreement may also be terminated sooner pursuant to Section 10, TERMINATION.

10. TERMINATION

Neither DES MOINES nor SEATAC may terminate this Agreement without the written concurrence of the other Party.

10.1.1. If this Agreement is terminated by SEATAC prior to the fulfillment of the terms stated herein, SEATAC agrees to reimburse DES MOINES for the actual direct and related indirect expenses and costs it has incurred for the WORK up to the date of termination, as well as the costs of non-cancelable obligations.

10.1.1.1. If payment has been made as outlined in Section 6 above by SEATAC prior to agreement termination, DES MOINES will reimburse SEATAC the Lump Sum Payment minus actual direct and indirect expenses, subject to Section 10.1.1.

10.1.2. If this Agreement is terminated by DES MOINES prior to the fulfillment of the terms stated herein, DES MOINES will be responsible for the actual direct and related indirect expenses and costs it has incurred for the WORK up to the date of termination, as well as the costs of non-cancelable obligations.

10.1.3. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.

11. AMENDMENT

11.1. This Agreement may be amended or modified only by the mutual agreement of the Parties. Such amendments or modifications shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

12. INDEPENDENT CONTRACTOR

12.1. DES MOINES shall be deemed an independent contractor for all purposes and the employees of DES MOINES or any of its contractors or subcontractors, shall not in any manner be deemed to be employees of SEATAC.

13. INDEMNIFICATION AND INSURANCE

13.1. To the extent authorized by law, the Parties shall protect, defend, indemnify, and hold harmless each other and their employees and authorized agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and/or property), arising out of, or in any way resulting from, the work to be performed or performed pursuant to the provisions of this Agreement. The Parties shall not be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and/or property) is caused by the sole negligence of the other Party; provided that, if such claims, suits, or actions result from the concurrent negligence of (a) SEATAC, its employees, authorized agents, contractors and/or subcontractors and (b) DES MOINES, its employees or authorized agents, or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's, its employees, contractors, subcontractors and/or authorized agents own negligence.

13.2. DES MOINES shall require all contractors and subcontractors that construct the PROJECT to carry insurance that names the City of SeaTac and its officers and employees primary non-contributory additional insureds, with minimum policy limits in the following amounts:

Commercial General Liability--$3.0 million.
Automobile Liability--$2.0 million per occurrence.

Worker's Compensation--Employees of Contractors and Subcontractors are to be insured under Washington State Industrial Insurance.

The above policy limits may be obtained through the use of excess liability (umbrella) insurance. DES MOINES shall obtain a certificate of insurance that complies with the requirements above, which must be approved by the SEATAC Risk Management or Legal Department.

13.3. This Section 13 shall survive termination of this Agreement.

14. DISPUTES

14.1. In the event that a dispute arises under this Agreement, it shall be resolved as follows: The Parties shall each appoint a member to a disputes board; these two members shall select a third member not affiliated with either Party. The three-member board shall conduct a dispute resolution hearing that shall be informal and unrecorded. An attempt at such dispute resolution in compliance with the aforesaid process shall be a prerequisite to the filing of any litigation concerning the dispute. The Parties shall equally share in the cost of the third disputes board member; however, each Party shall be responsible for its own costs and fees.

15. VENUE

15.1. In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties agree that any such action or proceedings shall be brought in King County Superior Court, Maleng Regional Justice Center. Further, the Parties agree that each will be solely responsible for payment of its own attorney's fees, witness fees, and costs.

16. RECORDS RETENTION AND AUDIT

16.1. During the progress of the WORK and for a period not less than six (6) years from the date of final payment by SEATAC, the records and accounts pertaining to the WORK and accounting therefore are to be kept available by the Parties for inspection and audit by Washington State and/or the Federal Highway Administration and copies of all records, accounts, documents, or other data pertaining to the WORK will be furnished upon request. If any litigation, claim, or audit is commenced, the records and accounts along with supporting documentation shall be retained until all litigation, claim, or audit finding has been resolved even though such litigation, claim, or audit continues past the six-year retention period. This Section 16 shall survive termination of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Party's date signed last below:

CITY OF SEATAC	CITY OF DES MOINES
By (print):	By (print): MICHAEL MATTHIAS
Signature: City Manager	Signature: City Manager
Date:	Date: 11.15.19
APPROVED AS TO FORM:	APPROVED AS TO FORM:
City Attorney	City Attorney
Date:	Date: 11/15/2019

ORDINANCE NO. 20-1003

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a new Section 11.10.105 and amending Sections 11.10.050, 11.10.090, 11.10.100, and 11.10.150 of the SeaTac Municipal Code related to the issuance of right-of-way permits for Expressive Activities.

WHEREAS, the City is authorized through its police powers to regulate the use of its right-of-way; and

WHEREAS, the City requires issuance of a right-of-way use permit for anyone to make private use of any public right-of-way; and

WHEREAS, the City's Right-of-Way Use Code (Chapter 11.10 of the SeaTac Municipal Code) provides that Class A and B permits may be issued for use of a right-of-way for seventy-two (72) or less continuous hours for the purposes which do not involve the physical disturbance of the right-of-way; and

WHEREAS, First Amendment jurisprudence provides that governmental permits for use of the right-of-way demands that regulation of protected activity incorporate narrowly drawn, reasonable and definite standards; and

WHEREAS, fees for right-of-way permits for Expressive Activities are only allowed to cover the actual administrative expenses of the permit; and

WHEREAS, the City must provide clear requirements for the issuance of a right-of-way permit for Expressive Activities; and

WHEREAS, it is necessary to amend certain provisions of the City's Right-of-Way Use Code to ensure the constitutionality of time, place and manner regulations of First Amendment protected speech;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 11.10.050 of the SeaTac Municipal Code is hereby amended to read as follows:

11.10.050 Definitions.

As used in this chapter, unless the context or subject matter clearly requires otherwise, the words or phrases defined in this section shall have the indicated meanings.

A. "Citation and notice" means a written document initiating a criminal proceeding issued by an authorized peace officer in accordance with the Criminal Rules for Courts of Limited Jurisdiction.

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

C. "Directive memorandum" means a letter from the City to a right-of-way use permittee, notifying the recipient of specific nonconforming or unsafe conditions and specifying the date by which corrective action must be taken.

D. "Director" means the Director of the Department of Community and Economic Development.

E. "Expressive Activity" means the conduct of activity for which the sole or principal object of which is the expression, dissemination, or communication by verbal, visual, literary, or auditory means of political or religious opinion, views, or ideas and for which no fee or donation is charged or required as a condition of participation in or attendance at such activity. For purposes of this chapter, Expressive Activity also includes activities related to freedom of the press, including but not limited to, press conferences and press coverage of breaking news. For purposes of this chapter, Expressive Activity does not include fairs, festivals, concerts, performances, athletic events, fundraising events, commercial advertising, or events the principal purpose of which is entertainment.

~~E~~F. "Franchised utilities" means utilities that have City approval to use City rights-of-way for the purpose of providing their services within the City, whether by written franchise or otherwise.

~~F~~G. "Hazardous waste" includes any and all such materials as defined by RCW 43.200.015 (radioactive wastes) and RCW 70.105.010(5), (6) and (15) (other hazardous wastes).

~~G~~H. "Nonprofit" means for charitable purposes and not for monetary gain.

~~H~~I. "Notice of violation" means a document mailed to a permittee or unauthorized user and posted at the site of a nonconforming or unsafe condition.

~~I~~J. "One-way trip" means a construction activity related truck trip, whether loaded or empty. engaged in a qualifying material haul that passes a single point in a single direction on a haul route segment. Each passage of the single point in a single direction constitutes a single one-way trip.

~~J~~K. "Permit" means a document issued by the City granting permission to engage in an activity not allowed without a permit.

~~K~~L. "Private use" means use of the public right-of-way, other than as a thoroughfare for ordinary transit of vehicles, pedestrians, or equestrians, for the benefit of a particular person or entity.

~~L~~M. "Qualifying material" means construction materials to include but not be limited to soil, concrete, gravel, building materials and asphalt.

~~M~~N. "Right-of-way" means all public streets, alleys, and property granted or reserved for, or dedicated to, public use for streets and alleys, together with public property granted or reserved for, or dedicated to, public use for walkways, sidewalks, trails, shoulders, drainage facilities, bike ways and horse trails, whether improved or unimproved, including the air rights, subsurface rights, and easements related thereto.

~~N~~O. "Security device" means any and all types of bonds, deeds of trust, security agreements, or other similar instruments.

~~O~~P. "Stop work notice" means a notice posted at the site of an activity that requires all work to be stopped until the City approves continuation of work.

~~P~~Q. "Underground location service" means the underground utilities location center that will locate all underground utilities prior to an excavation.

~~Q~~R. "Unsafe condition" means any condition which the Director reasonably determines is a hazard to health, or endangers the safe use of the right-of-way by the public, or does or may impair or impede the operation or functioning of any portion of the right-of-way, or which may cause damage thereto.

Section 2. Section 11.10.090 of the SeaTac Municipal Code is hereby amended to read as follows:

11.10.090 Application and processing of permits.

A. To obtain a right-of-way use permit the applicant shall file an application with the Department.

B. Every application shall include the location of the proposed right-of-way use, a description of the use, the planned duration of the use, applicant contact information, and all other information which may be required as specified in the procedures adopted under this chapter, and shall be accompanied by payment of the required fees.

C. All Class E applications shall also include numbers and sizes of hauling trucks (single or double beds).

D. The Director or designee shall examine each application submitted for review and approval to determine if it complies with the applicable provisions of this chapter and procedures adopted

under this chapter. Other departments that have authority over the proposed use or activity may be requested to review and approve or disapprove the application. The Director or designee may inspect the right-of-way proposed for use to determine any facts which may aid in determining whether a permit should be granted. If the Director or designee finds that the application conforms to the requirements of this chapter and procedures adopted under this chapter that the proposed use of such right-of-way will not unduly interfere with the rights and safety of the public, and if the application has not been disapproved by a department with authority, the Director or designee shall approve the permit, and may impose such conditions thereon as are reasonably necessary to protect the public health, welfare, and safety and to mitigate any impacts resulting from the use.

E. All applications for permits will be submitted at least fifteen (15) days before the planned need for the permit, or such greater period as may be reasonably required by the Director or designee. If unforeseen conditions require expedited processing the City will attempt to cooperate, but additional fees to cover additional costs to the City may be charged.

F. Notwithstanding SMC 11.10.090 (E), an application for a permit to conduct an Expressive Activity shall be submitted at least seventy-two (72) business hours in advance of the proposed event, unless good cause exists for a shorter time period. Additionally, if a permit request is due to a spontaneous event occasioned by news or affairs coming into public knowledge within forty-eight (48) hours, the applicant shall make application to the City at least twenty-four (24) hours in advance, or as soon as practicable prior to such event.

G. Upon submittal of a completed application, the Department shall collect from the applicant an application fee ~~in the amount set forth in the adopted fee schedule~~as provided in SMC 11.10.100 (A).

Section 3. Section 11.10.100 of the SeaTac Municipal Code is hereby amended to read as follows:

11.10.100 Permit fees and charges.

The fee for each permit shall be set forth in the City's fee schedule.

A. Application Fee. A nonrefundable application fee shall be charged for each right-of-way use permit application that is accepted for processing, counter service, and recordkeeping.

B. Processing of Application Fee. A fee for the processing of applications may be charged. The amount of the fee shall be determined based upon the time and costs required to review, inspect, research, and coordinate the applicant's data for each permit application. The processing fee may be different depending upon the class of right-of-way use permit involved. However, this fee shall not be charged for Class A or Class B permit applications for Expressive Activities.

C. Daily Use Fee. Permits may include a fee for each day (or part thereof) for use of the right-of-way. The fee will compensate the City for monitoring and inspecting the site or activity. The daily use fee may be different depending upon the class of right-of-way use permit involved. A minimum of one (1) daily use fee per day will be charged for all Class E permit applications. This fee is in addition to reimbursement of actual expenses (subsection (D) of this section) and/or repair and

replacement charges (subsection (E) of this section). However, this fee shall not be charged for Class A or Class B permit applications for Expressive Activities.

D. Reimbursement of Actual Expenses. When a permit is issued, the City will impose a charge based on the actual cost to compensate for its time and expenses. These costs may include street crews, signal crews, and police, if required to assist in the activity. A refundable deposit or other security device may also be required. Costs of damage to City property, or expense of assistance by City employees, may be deducted from the deposit, charged against the security device, or billed to the permittee directly. However, cost recovery shall be subject to the limitations set forth in SMC 11.10.105 (A)(3) with respect to Class A or Class B permits issued for Expressive Activities.

E. Repair and Replacement Charges. If the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement shall be charged to the permittee. These charges will be for the actual costs to the City. All hauls in excess of fifty thousand (50,000) CY or hauling for more than one hundred (100) working days will require a walk-through and inspection by Department staff of the haul route prior to approval and issuance of the permit. A final walk-through upon completion of the hauling operation is also required. A comparison of pre- and post-haul route conditions will be performed to determine the extent of damage to City streets and right-of-way. The permittee (contractor and/or the owner) will be responsible for all costs associated with clean up, repair and reconstruction to bring the City streets and right-of-way to the pre-haul conditions or better.

F. Utilities. Utilities shall be charged at an hourly rate for City inspections and other services pursuant to the adopted fee schedule.

G. Waiver of Fees. Franchised utilities which must apply for permits because of City-initiated construction projects may be granted a waiver by the Director of normal permit fees. This provision shall only apply to work that would not normally have been done by the utility.

Section 4. A new Section 11.10.105 is added to the SeaTac Municipal Code to read as follows:

11.10.105 Permits for Expressive Activities.

A. When a Class A or Class B permit is sought for an Expressive Activity the following provisions shall apply:

(1) Where the Expressive Activity will not require street closures, cost recovery shall be limited solely to a non-refundable application fee pursuant to Section 11.10.100 (A).

(2) The deposit, security device, and insurance requirement of Section 11.10.150 shall be waived, provided that the applicant has filed with the application a verified statement that he or she intends the purpose of the activity to be an Expressive Activity.

(3) Where the Expressive Activity will require temporary street closures requiring the City to provide services in the interests of public health, safety, and welfare, the Director or designee may condition the issuance of the permit upon an agreement to pay actual direct

costs incurred by the City to a maximum of five hundred dollars ($500.00), which will be waived if the applicant provides evidence of an inability to pay.

(4) Where a permit is requested for an Expressive Activity, the permit shall presumptively issue except that the City may deny a Class A or Class B permit for an Expressive Activity if the Director or designee makes written findings explaining how any of the following conditions will exist and cannot be reasonably accommodated:

(a) The Expressive Activity will substantially interrupt public transportation or other vehicular and pedestrian traffic in the area of its route; or

(b) The Expressive Activity will cause an irresolvable conflict with construction or development in the public right-of-way or at a public facility; or

(c) The Expressive Activity will block traffic lanes or close streets during peak commute hours on weekdays between 6:00 a.m. to 9:00 a.m. and 3:00 p.m. to 7:00 p.m. on streets classified as Principal Arterials or Minor Arterials by the City's Public Works Department; or

(d) The Expressive Activity will result in the concentration of persons, animals, or vehicles will unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets; or

(e) The Expressive Activity will substantially interfere with another activity or event for which a permit has already been granted or with the provision of city services in support of other scheduled activities or events; or

(f) The Expressive Activity will have significant safety impact upon residential or business access and traffic circulation.

(5) With regard to the permitting of Expressive Activities where the provisions in this Section conflict with the provisions in any other section of this Chapter, the provisions of this Section shall prevail.

Section 5. Section 11.10.150 of the SeaTac Municipal Code is hereby amended to read as follows:

11.10.150 Performance deposits, security devices, and insurance.

A. If the Director or designee determines that there is a potential for injury, damage, or expense to the City as a result of damage to persons or property arising from an applicant's proposed use of any right-of-way, the applicant shall be required to make a cash deposit, or to provide a security device or insurance in a form acceptable to the Director or designee for the activities described in the subject permit. The amount of the deposit, security device, or insurance shall be determined by the Director or designee. However, this Section shall not apply for Class A or Class B permit applications for Expressive Activities.

B. The requirements for performance deposits, security devices, and insurance are based on considerations of permittee's prior performance, permittee's ability to pay, nature of the proposed

use, costs of the activity, length of use, public safety, potential damage to right-of-way, and potential liability or expense to the City.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 28th day of January 2020, and signed in authentication thereof on this 28th day of January 2020.

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: 2/8/2020]

[Amend Title 11 for Expressive Activities]

ORDINANCE NO. 20-1004

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a new Chapter 3.95 of the SeaTac Municipal Code, authorizing the maximum capacity of a local sales and use tax to fund investments in affordable and supportive housing as authorized under RCW 82.14.540, and establishing an Affordable Housing Sales Tax Fund.

WHEREAS, in the 2019 Regular Session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 (chapter 338, Laws of 2019), now codified in RCW 82.14.540; and

WHEREAS, RCW 82.14.540 authorizes the governing body of a city with a population of 100,000 or less to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing; for the operations and maintenance costs of affordable or supportive housing; or for providing rental assistance to tenants; and

WHEREAS, the tax will be credited against state sales taxes collected within the City and, therefore, will not result in higher sales and use taxes within the City; and

WHEREAS, the credit against state retail sales or use taxes can be in place for a maximum of twenty (20) years and will represent an additional source of funding to address housing needs in the City; and

WHEREAS, the tax must be used on projects that serve persons whose income is at or below sixty percent (60%) of the City's median income; and

WHEREAS, the tax is considered to be restricted revenue subject to reporting requirements and audit review for compliance; and

WHEREAS, RCW 82.14.540 requires the City to adopt an Ordinance by July 28, 2020, authorizing the tax be imposed; and

WHEREAS, on October 8, 2019, the City Council passed Resolution 19-011, declaring its intent to adopt legislation authorizing a sales and use tax for affordable and supportive housing in accordance with SHB 1406;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 3.95 is added to the SeaTac Municipal Code to read as follows:

CHAPTER 3.95
SALES AND USE TAX FOR AFFORDABLE HOUSING

Sections:

3.95.010 Imposition of Sales and Use Tax for Affordable Housing.
3.95.020 Purpose of Tax
3.95.030 Administration and Collection – Statutory Compliance
3.95.040 Establishment of Fund

3.95.010 Imposition of Sales and Use Tax for Affordable Housing

A. There is imposed a sales and use tax, as authorized by RCW 82.14.540, upon every taxable event, as defined in Chapter 82.14 RCW, occurring within the City of SeaTac. The tax shall be imposed upon and collected from those persons from whom the State sales tax or use tax is collected pursuant to Chapter 82.08 and 82.12 RCW.

B. The rate of the tax imposed by Subsection (A) of this Section shall be the maximum rate permitted to cities under RCW 82.14.540.

C. The tax imposed under this Section shall be deducted from the amount of tax otherwise required to be collected or paid to the Department of Revenue under Chapter 82.08 or 82.12 RCW. The Department of Revenue shall perform the collection of such taxes on behalf of the City at no cost.

D. The Department of Revenue shall calculate the maximum amount of tax distributions for the City based on the taxable retail sales in the City during State Fiscal Year 2019, and the tax imposed under this Section shall cease to be distributed to the City for the remainder of any State Fiscal Year in which the amount of tax collected exceeds the maximum amount of tax distributions for the City as properly calculated by the Department of Revenue. Distributions to the City of SeaTac

that have ceased during a State Fiscal Year shall resume at the beginning of the next State Fiscal Year.

3.95.020 Purpose of Tax

A. The City may use the moneys collected by the tax imposed under SMC 3.95.010 only for the following purposes:

1. Acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services under RCW 71.24.385; or

2. Providing the operations and maintenance costs of new units of affordable or supportive housing; or

3. Providing rental assistance to tenants; or

4. Such other purposes authorized by the laws of the State of Washington.

B. The housing and services provided under subsection (A) of this section may only be provided to persons whose income is at or below sixty percent (60%) of the median income of the City.

C. In determining the use of funds under subsection (A) of this section, the City must consider the income of the individuals and families to be served, the leveraging of the resources made available under this Chapter, and the housing needs within the City.

D. The Finance Director must report annually to the Washington State Department of Commerce, in accordance with the Department's rules, on the collection and use of the revenue from the tax imposed under this Chapter.

E. The tax imposed by this Chapter expires as set forth in RCW 82.14.540. The Finance Director shall provide notice to the City Council of the expiration date of the tax each year beginning three (3) years before the expiration date, and shall also promptly notify the City Council of any changes to the expiration date.

3.95.030 Administration and Collection – Statutory Compliance

A. The administration and collection of the tax imposed by this Chapter shall be in accordance with the provisions of RCW 82.14.540.

B. The Director of Finance and Systems is authorized to provide any necessary notice to the Department of Revenue to effectuate the tax enacted by this Ordinance, and to execute, for and on behalf of the City, any necessary agreement with the Department of Revenue for the collection and administration of the tax enacted by this Ordinance.

3.95.040 Affordable Housing Sales Tax Fund

A. There is hereby established a fund to be known as the Affordable Housing Sales Tax Fund, into which shall be paid all moneys received by the City in distribution of the tax collected pursuant to this Chapter, in accordance with RCW 82.14.540. Moneys in the fund shall be used only for the purposes set forth in SMC 3.95.020.

Section 2. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

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 28th day of January, 2020, and signed in authentication thereof on this 28th day of January, 2020.

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: 2/8/2020]

[Local sales and use tax funding affordable and supportive housing]

ORDINANCE NO. 20-1005

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2019-2020 Biennial Budget for miscellaneous items.

WHEREAS, the Administration and Finance Committee, on January 23, 2020, 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 2019-2020 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2019-2020 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A;

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. Decision Cards providing detailed descriptions are included as Exhibit C.

Section 2. The 2019-2020 Biennial Budget for the City of SeaTac, covering the period from January 1, 2019, through December 31, 2020, is hereby amended with a total 2020 ending fund balance in the amount of $78.5 million for all budgeted funds. The City's 2019-2020 biennial budget is attached as Exhibit B, 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 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 11th day of February, 2020, and signed in authentication thereof on this 11th day of February, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 2/22/2020]

[2019-2020 Biennial Budget Amendment Ordinance]

EXHIBIT A

2019-2020 Biennial Budget Amendment

		Transfers & Reimbursements	
Revenue			
001	001.347.63.00.000	$90,000	Senior Grant
307	307.362.40.00.000	$168,600	Temporary Construction Easements
307	307.395.10.00.000	$2,938,086	Land Sale to WSDOT
		$3,196,686	

Expenditures

FUND #	To Acct #	2019 TOTAL Request	Description
001	001.000.03.518.90.XX.XXX	$89,383	DC - Digital Media Strategist (Salaries & Benefits)
	001.000.03.518.90.31.008	$200	DC - Digital Media Strategist (Office & Operating Supplies)
	001.000.03.518.90.35.000	$3,100	DC - Digital Media Strategist (Small Tools & Equipment)
	001.000.03.518.90.42.028	$600	DC - Digital Media Strategist (Telephone)
	001.000.03.518.90.43.033	$200	DC - Digital Media Strategist (Transportation)
	001.000.03.518.90.49.053	$1,100	DC - Digital Media Strategist (Subscriptions)
	001.000.03.518.90.49.061	$1,100	DC - Digital Media Strategist (Registration)
	001.000.04.518.89.41.000	$15,240	DC - City of SeaTac Aerial Imagery
	001.000.10.571.10.41.000	$18,000	DC - PROS Plan Phase II (Professional Services)
	001.000.10.571.23.35.000	$25,000	Senior Grant (Small Tools & Equipment)
	001.000.10.573.90.41.000	$14,000	DC - Cultural Arts Master Plan
	001.000.10.575.51.48.000	$65,000	Senior Grant (Repairs & Maintenance)
	Subtotal General Fund (001)	***$232,923***	
102	102.000.11.595.30.63.207	$2,000,000	509 Extension Local Contribution
	Subtotal Street Fund (102)	***$2,000,000***	
301	301.000.04.518.88.35.000	$2,500	DC - Digital Media Strategist (Small Tools & Equipment)
	Municipal CIP Fund (301)	***$2,500***	
307	307.000.11.595.20.61.001	$397,800	Land Purchase from WSDOT
	Subtotal Transportation CIP (307)	***$397,800***	
403	403.000.11.594.31.61.001	$345,000	Purchase Storm Pond from WSDOT
	Subtotal Transportation CIP (307)	***$345,000***	
	Grand Total - ALL FUNDS	**$2,978,223**	

CITY OF SEATAC, WASHINGTON
2019-2020 BIENNIAL BUDGET: EXHIBIT B
2/11/2020

2019-2020 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =					
		BEGINNING BALANCE	**REVENUES & OTHER SOURCES**	**EXPENDITURE APPROPRIATION**	**ENDING BALANCE**
	FUND	**2019-2020**	**2019-2020**	**2019-2020**	**2019-2020**
001	**General Fund**	$ 29,090,983	$ 82,352,131	$ 80,842,520	$ 30,600,594
102	**Street Fund**	15,681,557	21,647,044	25,386,256	$ 11,942,345
105	**Port ILA**	1,609,124	2,940,579	3,125,920	$ 1,423,783
106	**Transit Planning**	367,000	1,158,990	1,157,304	$ 368,686
107	**Hotel/Motel Tax**	8,359,594	3,716,226	2,634,992	$ 9,440,828
108	**Building Management**	3,453,957	1,610,560	2,148,874	$ 2,915,643
110	**Facility Repair & Replacement**	-	-	-	$ -
111	**Des Moines Creek Basin ILA**	2,487,282	700,000	374,866	$ 2,812,416
206	**2009 LTGO Bond Fund**	16,203	23	16,226	$ (0)
207	**SCORE Bond Servicing**	266,456	415,463	405,197	$ 276,722
301	**Municipal Capital Improvements**	7,257,432	3,432,400	4,669,305	$ 6,020,527
306	**Facility Construction CIP**	1,767,848	20,000	25,000	$ 1,762,848
307	**Transportation CIP**	15,658,987	19,074,185	29,375,609	$ 5,357,563
308	**Light Rail Station Areas CIP**	1,907,243	3,004,282	2,995,625	$ 1,915,900
403	**SWM Utility**	4,299,891	9,824,182	11,229,261	$ 2,894,812
404	**Solid Waste & Environmental**	427,982	813,240	573,755	$ 667,467
501	**Equipment Rental**	1,094,797	1,795,034	2,718,034	$ 171,797
	TOTAL BIENNIAL BUDGET	**$ 93,746,338**	**$ 152,504,339**	**$ 167,678,745**	**$ 78,571,931**

Exhibit C

Decision Cards

(12 pages)

City of SeaTac 2019-2020 Budget
Decision Card

Title: City of SeaTac Aerial Imagery
Amount: $ 15,240.00
BARS#: 001.000.04.518.89.41.000

Department: Finance
Division: IS
Director: Gwen Pilo
Preparer: Bart Perman

On-Going ☑ **Mandatory** ☐
One-Time ☐ **Discretionary** ☑

Description: *(Provide a brief overview of what is being requested)*

Funding for new City of SeaTac aerial imagery for 2020.

Justification: *(Explain why this is being requested and/or how the request will benefit the City):*

The City has been acquiring aerial imagery of the City for integration into our Geographic Information Systems on a bi-yearly basis. The last imagery update was done in 2017 as part of a project shared with King County GIS and several other jurisdictions, however there were some quality issues with the imagery product. The City received two quotes for doing a stand alone aerial imagery project from Spring leaf-off flight with the lower of the two quotes being $24,900 plus WA State sales tax. In the fall 2019 a multi-participant project developed, which will address the quality issues, and will enable significant savings over a stand-alone project..

In meeting with GIS staff, both Public Works and CED management have expressed interest and support in obtaining quality aerial imagery in 2020 due to sub-standard imagery received in 2017.

Current aerial imagery of the City is beneficial to many departments, especially as new developments are occurring. If the City continues with bi-yearly updates, new imagery will be required in 2022.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

King County will have 2019 imagery available in 2020, but it is expected to be a similar sub-standard imagery as the 2017 project.

City Goal: *(Identify one or more City Goal addressed by this request):*

City Operations - Continuously improve the effectiveness and efficiency of city government.

Funding Source: *(How will this request be funded):*

Source/Fund (be specific)	2019 Amount	2020 Amount
Current Operations:		$ 15,240.00
Ending Fund Balance:		
Grant:		
Other:		
TOTAL	$ 0.00	$ 15,240.00

City of SeaTac 2019-2020 Budget Decision Card

Title: Cultural Arts Master Plan
Amount: $14,000.00
BARS#: 001.000.10.573.90.41.000

Department: Parks and Recreation
Division: Recreation
Director: Lawrence Ellis

On-Going ☐ Mandatory ☐
One-Time ☑ Discretionary ☐

Preparer: Brian Tomisser

Description: *(Provide a brief overview of what is being requested)*

We are requesting a $14,000 budget amendment to obtain a completed Cultural Arts Master Plan from Framework Consulting.

Justification: *(Explain why this is being requested and/or how the request will benefit the City):*

In Spring 2019, 4Culture contracted with Framework Planning and Design Firm to provide $14,000 in consultation services to promote Cultural Arts in SeaTac. This was a result of the City of SeaTac applying successfully through 4Culture for a Creative Consultant. The City's Arts, Culture and Library Advisory Committee interviewed several firms that had submitted RFP's to 4Culture, and we ultimately selected Framework. Framework has since then been working with the Arts, Culture and Library Advisory Committee. The request of $14,000 will allow Framework to add to the work that is being done and will result in a Cultural Arts Master Plan. The request is timely due to the fact that 4Culture is currently paying for half of the work that would be needed for Framework to complete the Master Plan.

A Cultural Arts Master Plan has been an objective of the Arts, Culture and Library Advisory Committee since it began in August 2016. In preparation for this, the Committee has created a Scope of Service, which was requested by the previous mayor. This Master Plan will allow the Committee to have tangible goals and clear objectives, based on the results of the community outreach.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

If not approved, other funding would need to be found elsewhere for a Cultural Arts Master Plan to be completed.

City Goal: *(Identify one or more City Goal addressed by this request):*

Community Engagement and Lifelong Learning are both supported by the completion of a Cultural Arts Master Plan. Making art more accessible, as well as identifying artist in SeaTac of various mediums is a key part to building an arts friendly community. The investment will pay off in increased participation and appreciation of the arts.

Funding Source: *(How will this request be funded):*

	Source/Fund (be specific)	2019 Amount	2020 Amount
Current Operations:			
Ending Fund Balance:			
Grant:			
Other:	General Fund		$14,000
	TOTAL	$ 0.00	$ 14.00

City of SeaTac 2019-2020 Budget
Decision Card

Title: Parks, Recreation and Open Space Plan (PROS) Phase II

Amount: $ 18,000.00

BARS#: 001.000.10.571.10.41.000

Department: PCPS

Division: Adminstration

Director: Lawrence Ellis

On-Going ☐ **Mandatory** ☐
One-Time ☑ **Discretionary** ☑

Preparer: Lawrence Ellis

Description: *(Provide a brief overview of what is being requested)*

Staff is requesting funds to expand recreation research and data collecting for the 2019-2029 Parks, Recreation and Open Space Plan (PROS) currently in contract with Berk Consulting.

Justification: *(Explain why this is being requested and/or how the request will benefit the City):*

In June 2019, the City entered into a contract with Berk Consulting to update the 2008-2018 Parks, Recreation and Open Space Plan (PROS) to meet the needs of its changing community and provide direction for management of park properties and recreation programs for the next ten years. The original scope of work consisted of six tasks: 1) Kick Off and Team Meetings; 2) Community Engagement and Vision; 3) Inventory and Needs Analysis; 4) Strategies; 5) PROS Plan Update; and 6) Support Legislative Meetings. Due to budget constraints, City staff and Berk Consulting had to modify the tasks by prioritizing those that will best serve the City and collect pertinent data. The additional funding request would allow the consultants to complete assessments that will inform the development of goals, policies and strategies for recreation services in Task #4 (Strategies). The Phase II assessments include:
- Summarize the City's current recreation programming.
- Develop user profiles and a landscape analysis based on user information from the current recreation programs in relation to the community's demographic profile; interviews with competitive/complimentary service providers and City staff; information about recreational desires gathered from residents that address areas of interest and expectations about the recreation program.
- Look at trends in recreation demand, both as experiences by the City and expected from regional and national sources.
- Evaluate use and access to recreation programs with a social equity lens.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

If funding in not approved, Berk consulting will continue to update the PROS Plan under the limited scope.

City Goal: *(Identify one or more City Goal addressed by this request):*

City Operations: Continuously improve the effectiveness and efficiency of a city government. Community Engagement: Actively engage the community to gather input on city governance and issues concerns.

Funding Source: *(How will this request be funded):*

	Source/Fund (be specific)	2019 Amount	2020 Amount
Current Operations:	General Fund		$ 18,000.00
Ending Fund Balance:			
Grant:			
Other:			
TOTAL		$ 0.00	$ 18,000.00

City of SeaTac 2019-2020 Budget
Decision Card

Title: Communications and Digital Media Strategist

Amount: $ 98,183.00

BARS#: Various

Department: CMO

Division: Communications

Director: Carl Cole

On-Going ☑ **Mandatory** ☐
One-Time ☐ **Discretionary** ☑

Preparer: Kyle Moore

Description: (*Provide a brief overview of <u>what</u> is being requested*)

The City Manager's Office Communications Division is seeking a new position of a Communications and Digital Media Strategist to oversee all social media platforms and content of the website.

Justification: *(Explain <u>why</u> this is being requested and/or how the request will benefit the City):*

See attached memo.

Alternatives: *(List possible alternatives and/or risks if funding is not approved):*

See attached memo.

City Goal: *(Identify one or more City Goal addressed by this request):*

Community Engagement by actively engaging the community to gather input on city governance and issues of concern.
City Operations, by giving residents an instantaneous channel to communicate with City staff about the effectiveness and efficiency of City Government.

Funding Source: *(<u>How</u> will this request be funded):*

	<u>Source/Fund (be specific)</u>	**<u>Amount</u>**	**<u>Amount</u>**
Current Operations:	General Fund		$ 98,183.00
Ending Fund Balance:			
Grant:			
Other:			
TOTAL		$ 0.00	$ 98,183.00

City of SeaTac
New Position Request Worksheet

(Required for all decision cards requesting a new position)

Title of Associated Decision Card: Communications and Digital Media Strategist

Position Title *(Provided by HR)* **:** Communications and Digital Media Strategist

Salary Range/Step *(Provided by HR)* **:** 45

Limited Position?: No

Primary Duties/Responsibilities:

Under general direction, of the Government Relations and Communications Manager, the Communications & Digital Media Strategist assists with producing, promoting, managing, coordinating and implementing communications and digital media outreach in support of the City's Communications program, including social media and multimedia channels, traditional creative design and production, photography, and public relations materials. This position is responsible for facilitating ongoing improvements to the City's online platforms, which may include research, writing and editing communication materials for websites, social media platforms, online surveys e-mail newsletters, and video scripts; evaluating web content and usability; monitoring user feedback; and tracking and reporting on web and social media analytics. This position leads department efforts to develop web and social media marketing campaigns, and drive production of content for digital channels, including video.

Total Salary *(provided by Finance)*		52,485.00
Total Benefits *(provided by Finance)*		36,898.00
Subtotal Salary and Benefits	$ 0.00	$ 89,383.00
Furniture and Office Equipment		2,200.00
Computer Hardware and Software		3,600.00
Uniform		
Vehicle (*provided by Public Works*)		
Equipment Rental Charges *(from 501 Fund - provided by Public Works)*		
Training		1,300.00
Telephone *(cell/pager, etc.)*		1,700.00
Other *(specify)* :		
Subtotal Associated Costs	$ 0.00	$ 8,800.00
TOTAL:	$ 0.00	$ 98,183.00

MEMORANDUM

To: Administration and Finance Committee
Through: Carl Cole, City Manager
From: Kyle Moore, Government Relations & Communications Manager
Date: January 23, 2020
Re: Communications & Digital Media Strategist

Purpose:
The City Manager's Office Communications Division is seeking A&F Committee support to create a new position of a Communications and Digital Media Strategist to oversee all social media platforms as well as content of the website and SeaTV.

Background:
During the last decade, the City of SeaTac has not remained current with its offering of digital communications products to engage with residents. Currently, the City relies on its website, City Manager Weekly Update, SeaTac Quarterly Magazine and press releases to communicate to its residents, businesses and visitors.

Over the past several years, a few social media accounts have been launched in the City. Currently the City has eight Facebook pages and a Public Works Twitter account. The Parks, Community Programs & Services Department runs seven Facebook pages including: Community Center, Senior Center, Teen Center and Youth Programs, Teen Programs, Valley Ridge Community Center, and Preschool. These accounts are updated infrequently and have a small number of followers compared to the City population.

Some of the social media accounts have been launched by summer interns. While a small number of these accounts remain active, others have become inactive after the summer interns return to college. Many of these accounts do not have a single owner of the site or content, leading to content becoming outdated, gaps in postings, and broken links at times.

In 2018, the City hired the Government Relations and Communications Manager to oversee external relations of the City. A large portion of this position is dedicated to managing legislative issues along with external partnerships with the Airport, Sound Transit, King County Council, King County Executive, neighboring city governments, and state and federal legislators. With current assigned duties, the Government Relations and Communications Manager does not have the capacity to update and respond to eight social media platforms in a timely and consistent manner.

In 2020, the City of SeaTac will launch and feed at least eight social media platforms including, WordPress, Twitter, Nextdoor, Facebook, Instagram, Flickr, YouTube and LinkedIn.

The City website went through an extensive refresh in 2016. Experts say websites should be refreshed between every 18 months to four years. In 2020, the website is also due for a refresh. The website has several thousand pages of digital content without a single content owner. This results in out-of-date information being featured on the website which can be confusing for users.

SeaTV is also languishing from a lack of new content besides City Council meetings. As content is developed for social media and the website, it can be evaluated for use on the City's TV station.

The Challenge/Problem:

Audience Reach
In 2020, for example, the City Manager Weekly Update has about 200 subscribers, with 86 of them being possible City residents. The remainder of the subscribers are City employees or other government or agency staff. With an open rate of about 25%, the CMWU is only reaching about 33 non-City agency people a week. According to the Census, there are approximately 29,180 people living in the City of SeaTac. If only 33 people out of 29,180 are opening the CMWU then our reach rate is about .1 %

With an increasingly diverse and growing population, the City is not able to reach all of its residents, businesses and visitors, many of whom are on social media platforms. By launching a strategic digital first communications effort, the City will be able to effectively communicate through these social media channels

Cost Effective
Traditional public outreach is expensive. Social media can dramatically cut those costs. Instead of spending on advertising, government entities can now leverage more cost-efficient social platforms to raise awareness about issues the public needs to know about. After all, these are platforms their audience already uses.

The best metric to compare the two method is cost per thousand impressions (CPM). CPM is a metric that measures how many advertising dollars you must spend to reach 1,000 people. The goal should be to reach as many relevant people as possible at the lowest cost.

Social Media Marketing Firm Lyfe Marketing published a report of a recent cross channel media costs comparison, the CPM of various media channels were measured.

While the numbers above reflecting paid advertising costs, the costs of social media are much smaller for City produced content. By comparison, the SeaTac Quarterly Magazine costs $1.43 an issue for printing and postage costs for every issue mailed out while the cost per social media is essentially zero.

According to Social Media Monitoring Firm Hootsuite, there are several key benefits of social media in government. One is it can also be a very powerful way for government organizations to interact with the public.

Crisis Communication
Social media has also transformed how government organizations communicate during an emergency.

- Promote evacuation protocols to help residents to get to safety
- Connect evacuated civilians with emergency relief resources
- Provide up-to-date information to evacuated residents

And then there's the Nextdoor app, which local governments use to organize town halls, educate citizens on safety issues, and engage community groups.

Citizen Engagement
An engaged audience is a happy audience. And when you keep the public engaged, you'll be able to keep them informed about the policy and issues that matter most to them:

- You build trust. Social media gives you an opportunity to be more transparent. And when you open yourself up, the public will trust you more.

- You humanize your brand. Too often people forget that there are actual people behind agencies and government offices. Social media gives you an opportunity to show audiences that government is human too.

Build Public Trust
According to a survey conducted by Open the Government, more than half of voters want to see more authenticity and transparency in their government.

Just like a business, the ability to remain authentic and honest with your audience is crucial to building a good relationship with them. Social media provides a perfect avenue to remain transparent and clear with your constituents as possible.

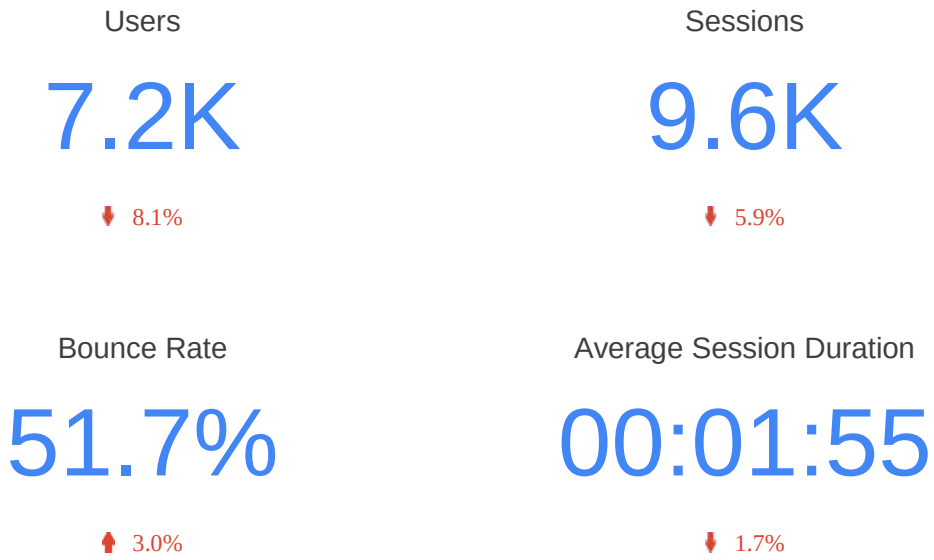
A reason The social media platforms use algorithms to determine how content is seen by audiences. In order to keep the desired content on follower's feeds, it needs to remain current. In addition, content can be devalued when comments are not responded to on social media sites within a strict time frame, sometimes within an hour of receiving the comments.

Having Content Seen
According to expert studies on social media posting, social media platforms need to be fed multiple times a day. For example, the ideal number of tweets a week is 105 while the ideal number of Instagram posts a week is 15. Facebook and WordPress require a combination of 14 posts a week. With the number of City platforms, including Flickr, YouTube, Nextdoor and LinkedIn the City would need to produce approximately of 150 content posts a week.

In order to create this much content, every day, the City would need to create unique written posts, images, pictures or graphics to be added to the social media posts. This is body of work that consumes a large portion of time in order to create, successfully program into a content calendar and manage in a dynamic world of social media.

In addition, the City website is one of the most important tools to communicate with City residents. In the month of December, which is traditionally a low use month, Google Analytics show the City of SeaTac had 7,200 users conducting 9,600 web sessions on our website.

Google Analytics for December 2019 of City of SeaTac Website:



The website changes daily and is currently being overseen by a website team and the IT department. Each department's content is controlled by a single representative who shares multiple other job duties. Keeping content up-to-date has become an increasingly difficult challenge as the website has grown while the speed of information being released has also increased.

A Communications and Digital Media Strategist will be the sole content owner of the website and will be able to oversee all materials posted on the site. Having one website owner will also allow a unified and strategic update of all materials on the departments' web pages. This will create a better product for all residents, businesses and visitors.

Stakeholders and Interests:
City residents, business owners and visitors will be able to learn more about the City of SeaTac through the new social media platforms. This will allow the City to tell its story to its intended audiences without filtering the news through other channels.

There are two distinct stakeholders for the website. There are internal stakeholders who keep the website updated and there are external stakeholders who receive the City messages. The internal website team fully supports adding a Communications and Digital Media Strategist to oversee content of the website.

Content produced for the social media platforms can also be utilized for the SeaTV channel. Currently, SeaTV programming consists of City Council Meetings, older SeaTac produced videos and content utilized by King County.

Outcomes:
Having constant and consistent messaging across multiple digital platforms will allow the City to keep its residents, businesses and visitors informed. It will also allow real-time feedback from residents, businesses and visitors. A Communications and Digital Media Strategist will allow the City to tell its story and reach new audiences with its messages. The City will deploy social media matrix to determine reach, impressions and engagement of its content. *Note: Reach is the number of people who may have seen the content, while impressions are the total number of times the content was displayed to people. Engagement is people interacting with the content. This includes clicking, sharing, or commenting on it.*

Fiscal Impacts:
The Finance Department estimates a new Communications and Digital Media Strategist will cost $89,383 in salary and benefits for 2020 (March to December). In addition, the position would require $8,800 in office supplies (laptop, cellphone, computer software) and training. The total 2020 costs would be $98,183. This position would provide service to all City departments and programs, so the total costs can be reasonably assigned to the General Fund.

Office Supplies and Training Costs

- Office Furniture & Supplies $2,200
- Laptop $2,500
- Adobe Suite Software $1,100
- Cell Phone $1,100
- Cell phone service yearly cost (March 1 through December 31) $600
- Training and Conferences $1,300

Total $8,800

Alternatives:
If the Communications and Digital Media Strategist position is not funded, the City will continue to launch social media platforms but may not have the capacity to regularly update the channels with information. This would lessen engagement of our residents, businesses, and visitors and shrink the audience reach of these storytelling platforms.

One option for the City is to hire an outside firm to run all of its social media accounts. The costs of this alternative for feeding content to social media would be about $50,000 annually. This estimate does not include the consultant answering questions and comments from the public. While a consulting firm could provide professional content but would not necessarily be equipped to appropriately and timely respond to comments.

We could hire interns to manage our social media accounts. However, a stop-and-start approach to social media engagement as interns could negatively impact the credibility of that source of information. In addition, the City's digital presence is essential and a misstep by an untrained intern could lead to embarrassment or worse if incorrect or inappropriate content is posted on the

City’s behalf. A trained, on-staff professional is much more equipped to post helpful content and respond to sometimes difficult responses in an appropriate manner.

Recommendation:
Approve the new full-time position of Communications and Digital Media Strategist to oversee all social media platforms, website content and content of SeaTV and move the City forward with the ability to tell its story to residents, business and visitors on multiple platforms.

ORDINANCE NO. 20-1006

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a contract with Premier Field Construction for the construction of the North SeaTac Park Soccer Fields Improvements Project, authorizing project expenditures, and amending the City's 2019-2020 Biennial Budget.

WHEREAS, the existing soccer fields at North SeaTac Park were installed in 1997, and are need of replacement; and

WHEREAS, the City Council finds that it is appropriate to construct the North SeaTac Park Soccer Fields Improvements ("Project") that will include installation of synthetic turf and LED lighting; and

WHEREAS, the City Council finds that Premier Field Construction was the low bidder for this work, with a base bid of $3,458,726, and thus they should be awarded the contract for the Project; and

WHEREAS, the City Council finds it is appropriate to include the work contained in the Bid Alternate for the construction of covered player benches, which Premier Field Construction bid $101,112.85 for this additional work; and

WHEREAS, in order to complete this project, a budget amendment is required that increases expenditures in the Municipal Capital Improvement Fund (Fund #301) by $2,440,509;

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 Premier Field Construction for the construction of the North SeaTac Park Soccer Fields Improvements Project, as contained in the Project bid documents. The contract amount shall not exceed $3,559,838.85 plus sales tax, which includes the base bid and the bid alternate (covered player benches). Total Project expenditures shall not exceed $4,307,405, including a 10% contingency.

Section 2. The 2019-2020 Biennial Budget shall be amended to increase expenditures in the Municipal Capital Improvement Fund (Fund #301) by $2,440,509 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 11th day of February 2020, and signed in authentication thereof on this 11th day of February 2020.

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: 2/22/2020]

[2020 North SeaTac Park Soccer Fields Improvements & Budget Amendment]

ORDINANCE NO. 20-1007

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a professional services contract with Otak, Inc. for design services associated with Phase 2 of the South 180th Street Flood Reduction Project, and amending the City's 2019-2020 Biennial Budget.

WHEREAS, the City Council finds that it is appropriate for the City to enter into a contract for Phase 2 design of the South 180th Street Flood Reduction Project; and

WHEREAS, additional budget appropriation is necessary to fund Phase 2 design of the project; and

WHEREAS, the Transportation and Public Works Committee, on July 22, 2019, approved the Phase 1 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 Otak, Inc. in an amount not to exceed $259,200.

Section 2. The City's 2019-2020 Biennial Budget is amended to increase expenditures in the Surface Water Management Utility Fund (Fund #403) by $96,175.00.

Section 3. 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 14th day of April, 2020, and signed in authentication thereof on this 14th day of April, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4/25/2020]

[Phase 2 Design for 180th Street Flood Improvement Project and Budget Amendment]

ORDINANCE NO. 20-1008

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adopting a Complete Streets Policy and Approach for the design and implementation of transportation projects in the City of SeaTac, consistent with the Transportation Element of the City's Comprehensive Plan and City Road Standards.

WHEREAS, the City of SeaTac adopted, in 2015, an amended Transportation Element of the Comprehensive Plan which includes Goals 4.1 through 4.4 to accommodate safe access and transport for all modes of travel; and

WHEREAS, the City of SeaTac adopted through reference (SMC 11.05.100) the Road Standards for the design of streets and facilities, both public and private, to accommodate motorized and non-motorized (active transportation) modes of travel; and

WHEREAS, the term "Complete Streets" is a planning and design approach developed to integrate a number of modal choices into the design of transportation elements in the public right-of-way; and

WHEREAS, on January 24th, 2012, the City Council passed Resolution 12-002, endorsing the Safe and Complete Streets Plan and incorporating elements of the plan into future Comprehensive Plan amendments; and

WHEREAS, adoption of a "Complete Streets Policy and Approach" Ordinance provides City staff with clear direction to develop solutions that promote safe and accessible facilities for motorized and non-motorized (active transportation) modes of travel;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1 – Vision. The City of SeaTac's vision is to provide a safe, balanced, and efficient multi-modal transportation system that serves local and regional mobility needs and safely accommodates all users. To meet this vision, the City shall strive to provide a future transportation system that allows users of all ages, abilities and financial resources to safely and efficiently use the public right-of-way to drive, access public transit, bicycle, walk or use any other chosen mode of travel. The City recognizes the public health and environmental quality benefits of encouraging active transportation modes through a safe, welcoming, connected network of modal choices.

Section 2 – Policy. The term "Complete Streets" is a guiding principle for the consideration of all modes of travel within the public right of way. This Ordinance constitutes the City's "Complete Streets" policy and approach. The City recognizes that it can be a challenge for a single roadway to meet the demands of all modes at one time. Safety is a primary concern for the City, and the Transportation Element of the Comprehensive Plan guides the pursuit of increased safety for pedestrians and cyclists, which may require the separation of some uses on certain roads. A citywide Transportation System which accommodates users of all modes of transportation and users of all abilities on appropriate networks of roads, paths and trails balances the principles of Complete Streets with the realities of promoting a transportation system that is fiscally, economically and environmentally sustainable within existing and future constraints.

Using a variety of techniques, the City will plan for, design, construct, operate and maintain a transportation network that meets these goals. Recently developed projects, and those in future years, may incorporate elements such as (but not limited to):

Complete Street Elements	
Sidewalks	Shared Use Paths
Paved Shoulders	Buffered and/or Shared Bike Lanes
Street Trees and Landscape Strips	Transit Priority Lanes
Curbs with ADA ramps	Enhanced Pavement Markings and Symbols
Pedestrian Signals	Countdown and lead pedestrian signals
Signage	Curb Bulb-outs and Refuge Islands
Transit Stops and Facilities	Marked and/or Enhanced Crosswalk Treatments
Speed Bumps	Bike Parking
Raised Medians	Street Furniture
Street and Pedestrian Level Lighting	Pocket Parking
Textured and Colored Pavement	Traffic Circles
Roundabouts	Other Traffic Calming treatments

The City will consider the Complete Streets policy and approach in the review of private development plans, transportation system improvements and the City's Six-Year Transportation Improvement Program (TIP). This approach shall include new construction, reconstruction and preservation/overlay projects, except as noted in the "Exceptions" section of this Ordinance. A context-sensitive approach to each project will consider neighborhood character, underserved modal choices and school transportation routes (including bussing, walking and vehicle circulation

around schools), in addition to safety and fiscal considerations. Projects must meet the requirements of the current system and the needs of the transportation system as described in the Transportation Master Plan specifically as it applies to non-motorized (active transportation) modal choices. Consideration will be given to accommodation of future transportation technologies, such as (but not limited to) autonomous cars, adaptive signals, and the impact these may have on other modes of travel in network.

Section 3 – Design Guidance. The City's Public Works Department maintains design criteria, standards and guidelines based upon recognized best practices in street design, construction and operation. These criteria, standards and guidelines include, but are not limited to, the latest editions of the American Association of State Highway Transportation Offices (AASHTO) policies for vehicular and bicycle facilities, National Association of City Transportation Officials (NACTO) Urban Bikeway and Street Design Guides, publications and recommended practices from the Institute of Transportation Engineers (ITE), the Washington State Department of Transportation (WSDOT) Design Manual and the Manual on Uniform Traffic Control Devices (MUTCD). Public Works Department employees have taken and will continue to take advantage of local training opportunities to become more familiar with these standards and their associated updates.

The City has adopted Road Standards and implemented best practices which include a number of Complete Streets principles, to guide all public and private transportation projects in the City. These tools emphasize consideration of multiple modes of travel, especially pedestrian and bicyclists, through the use of a number of the techniques described in the "Policy" section of this ordinance. The Road Standards include provisions for flexibility and the adoption of new techniques and tools with the approval of the Public Works Director. New techniques and future developments in design which enhance the safety of all transportation users may be incorporated into future versions of the Road Standards.

Section 4 – Exceptions. Exceptions to the policies of this Ordinance must be submitted to the Public Works Director and approved by the City Manager. The circumstances under which the City Manager may consider exceptions to a Complete Streets approach to enhancement of the Layered Network are as follows:

1. Street projects may exclude those elements of the policies of this Ordinance that would require the accommodation of street uses prohibited by law, grants, or other agencies;

2. Maintenance activities, such as mowing, snowplowing, sweeping, spot repair, joint or crack sealing, surface treatments or pothole filling do not require that elements of the policies of this Ordinance be applied beyond the scope of that maintenance activity;

3. Street construction, reconstruction and maintenance projects may exclude elements of the policies of this Ordinance when the accommodation of a specific use or mode is expected to:
    a. Require more space than is physically available (topographic or right-of-way, where acquisition of additional right of way is required and would significantly impact the adjacent private property), or;

b. Be located where both current and future demand is demonstrated and documented as being absent, including a lack of current or planned transit routes, or;
c. Be incompatible with the Transportation Master Plan, or;
d. Be incompatible with documented neighborhood character, or;
e. Have adverse impacts on environmental resources such as streams, wetlands, ditches, floodplains or historic structures or sites above and beyond the impacts of currently existing infrastructure.

Section 5 – Implementation. The City recognizes that many other agencies have a direct or regional interest in the City's transportation system. Because transportation frequently crosses city borders, ensuring compatibility for all modes with neighboring cities is crucial to an effective network. The City fosters partnerships with local transit providers, King County, Washington State Department of Transportation (WSDOT), Sound Transit, and the Highline School District to implement Complete Streets principles in projects involving these entities.

The City has developed and continues to update a six-year TIP based on the Transportation Master Plan (TMP). The TMP identifies both Pedestrian and Bicycle Priority Networks, in addition to vehicular transportation network improvements. The TIP and TMP shall guide the development of projects. Projects will be constructed with a combination of City funds, grant funding, and private development mitigation. The City will stay informed of, and will apply for, grant funding programs, especially those with a focus on Complete Streets and non-motorized (active transportation) travel improvements. Funding agency partnerships, such as those mentioned above, are key to implementation of Complete Streets projects. Low-cost projects which can be achieved within existing pavement widths using temporary installations, signing and striping are continually identified and implemented by the City.

Section 6 – Performance Measures. The Public Works Director and/or designee(s) shall report annually to the City Council on projects that were completed in the last year, that are planned for the coming year, and that further the vision of this Complete Streets Ordinance. The report shall identify yearly progress in advancing the lineal feet of bicycle and pedestrian network facilities and the connectivity of those networks.

Section 7 – Effective Date and Codification. This Ordinance shall not be codified and shall take effect and be in full force five (5) days after passage and publication as required by law.

ADOPTED this 28th day of April, 2020, and signed in authentication thereof on this 28th day of April, 2020.

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: May 9, 2020

[Complete Streets Policy and Approach]

ORDINANCE NO. 20-1009

AN ORDINANCE of the City of SeaTac relating to Wireless Communications, extending interim land use regulations and official controls pursuant to RCW 35A.63.220 and RCW 36.70A.390 for Small Wireless Facilities and Eligible Facilities Requests, adopting findings of fact, and establishing an effective date.

WHEREAS, the City of SeaTac is authorized to impose moratoria and interim land use controls pursuant to RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, on January 8, 2019, the SeaTac City Council adopted Ordinance No.19-1001 adopting of interim land use regulations relating to a declaratory ruling and order from the Federal Communication Commission (FCC) that preempts local authority on the siting of wireless communications facilities; and

WHEREAS, on December 12, 2019, the SeaTac City Council adopted Ordinance No. 19-1028 extending the interim land use regulations and interim controls an additional six-months through June 30, 2020; and

WHEREAS, on March 12, 2020, the Mayor of the City of SeaTac declared an emergency within the City due to the COVID-19 pandemic; and

WHEREAS, on March 23, 2020, Governor Jay Inslee issued Emergency Proclamation 20-25 (Stay Home, Stay Healthy order) requiring all people in Washington State to stay at their home or place of residence except for essential activities and/or essential business services; and

WHEREAS, due to the Stay Home, Stay Healthy Order, meetings of the Planning Commission could not occur, and as a result, a public hearing and Planning Commission review of the permanent regulations will not be complete prior to June 30, 2020; and

WHEREAS, Section 20 of Ordinance 19-1001 directed the Planning Commission to complete its review of the interim regulations and make a recommendation to the City Council by October 31, 2019, it is appropriate to extend the Planning Commission's review period

through November 30, 2020; and

WHEREAS, the City Council held a Public Hearing on May 26, 2020 on this Ordinance prior to its adoption pursuant to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to extend interim regulations for one or more six-months periods after adoption of findings justifying the same; and

WHEREAS, the City Council deems it to be in the public interest to extend the interim Ordinance for another six months, through December 31, 2020.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this Ordinance is to extend the interim regulations set forth in Ordinance No. 19-1001 for an additional period of six months through December 30, 2020.

Section 2. Findings in Support of Extending Interim Regulations. In addition to the findings previously made as set forth in Ordinance Nos. 19-1001 and 19-1028, the City Council adopts the recitals set forth above in support of adopting this Ordinance and extending the interim regulation set forth in Ordinance No. 19-1001.

Section 3. Extension of Interim Land Use Regulation. The duration of the interim land use regulations adopted by Ordinance 19-1001 shall remain in effect for an additional period of six months and shall automatically expire on December 31, 2020 unless the same are extended as provided in RCW 36.70A.390 and RCW 35A.63.220 prior to the date of expiration, or unless the same are repealed or superseded by permanent regulations prior to that date.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 5. Ordinance not to be codified. This Ordinance shall not be codified. The City Clerk, shall ensure that a copy of this Ordinance be accessible through the City's Municipal Code website (https://www.codepublishing.com/WA/SeaTac/).

Section 6. Effective Date. 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 May, 2020, and signed in authentication thereof on this 26th day of May, 2020

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: 06/06/2020]

ORDINANCE NO. 20-1010

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2019-2020 Biennial Budget for COVID-19 related revenue and expenditures.

WHEREAS, the Administration and Finance Committee, on July 9, 2020, 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 2019-2020 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2019-2020 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A;

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 2019-2020 Biennial Budget for the City of SeaTac, covering the period from January 1, 2019, through December 31, 2020, is hereby amended with a total 2020 ending fund balance in the amount of $76.1 million for all budgeted funds. The City's 2019-2020 biennial budget is attached as Exhibit B, 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 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 14th day of July, 2020, and signed in authentication thereof on this 14th day of July, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 7/25/2020]

[2019-2020 Biennial Budget Amendment Ordinance]

EXHIBIT A

2019-2020 Biennial Budget Amendment

		Transfers & Reimbursements	
Revenue			
001	001.333.11.00.001	$875,400	DOC CARES - Washington State
001	001.333.11.00.002	$44,565	DOC CARES - King County
		$919,965	

Expenditures

FUND #	To Acct #	2020 TOTAL Request	Description
001	001.000.13.558.70.41.050	$350,000	CARES Small Business Grants
	Subtotal General Fund (001)	***$350,000***	
107	107.000.13.557.30.41.097	$455,000	SSRTA Emergency Funding Request
	Subtotal Hotel/Motel Tax Fund (107)	***$455,000***	
	Grand Total - ALL FUNDS	**$805,000**	

CITY OF SEATAC, WASHINGTON
2019-2020 BIENNIAL BUDGET: EXHIBIT B

7/14/2020

2019-2020 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =					$ 247,280,678
	FUND	BEGINNING BALANCE 2019-2020	REVENUES & OTHER SOURCES 2019-2020	EXPENDITURE APPROPRIATION 2019-2020	ENDING BALANCE 2019-2020
001	General Fund	$ 29,101,020	$ 83,372,096	$ 81,292,520	$ 31,180,595
102	Street Fund	15,681,557	21,647,044	25,386,256	$ 11,942,345
105	Port ILA	1,609,124	2,940,579	3,125,920	$ 1,423,783
106	Transit Planning	367,000	1,158,990	1,157,304	$ 368,686
107	Hotel/Motel Tax	8,359,594	3,716,226	3,089,992	$ 8,985,828
108	Building Management	3,453,957	1,610,560	2,148,874	$ 2,915,643
110	Facility Repair & Replacement	-	-	-	$ -
111	Des Moines Creek Basin ILA	2,487,282	700,000	374,866	$ 2,812,416
206	2009 LTGO Bond Fund	16,203	23	16,226	$ (0)
207	SCORE Bond Servicing	266,456	415,463	405,197	$ 276,722
301	Municipal Capital Improvements	7,257,432	3,432,400	7,109,814	$ 3,580,018
306	Facility Construction CIP	1,767,848	20,000	25,000	$ 1,762,848
307	Transportation CIP	15,658,987	19,074,185	29,375,609	$ 5,357,563
308	Light Rail Station Areas CIP	1,907,243	3,004,282	2,995,625	$ 1,915,900
403	SWM Utility	4,299,891	9,824,182	11,325,436	$ 2,798,637
404	Solid Waste & Environmental	427,982	813,240	573,755	$ 667,467
501	Equipment Rental	1,094,797	1,795,034	2,718,034	$ 171,797
	TOTAL BIENNIAL BUDGET	**$ 93,756,374**	**$ 153,524,304**	**$ 171,120,429**	**$ 76,160,249**

ORDINANCE NO. 20-1011

An ORDINANCE authorizing the City Manager to execute a professional services contract with MAKERS architecture and urban design, LLP for services associated with creating a Housing Action Plan, and amending the City's 2019-2020 Biennial Budget.

WHEREAS, the creation of a Housing Action Plan will allow the City to document housing needs and demand, and identify community-supported strategies to promote increased residential building capacity through updates to policies, regulations and programs; and

WHEREAS, the City Council finds that it is appropriate for the City to enter into a contract to create a Housing Action Plan; and

WHEREAS, the Department of Commerce awarded the City $100,000 in grant funds from the E2SHB 1923 Increasing Residential Building Capacity Grant to adopt a Housing Action Plan in March 2020; and

WHEREAS, the City Council authorized the acceptance of the E2SHB 1923 Grant to adopt a Housing Action Plan on April 28, 2020; and

WHEREAS, the Planning and Economic Development (PED) Committee was briefed on the Housing Action Plan project and scope of work on June 25, 2020; and

WHEREAS, the Planning Commission was briefed on the Housing Action Plan project and scope of work on July 7, 2020; and

WHEREAS, the Administration & Finance Committee was briefed on the Housing Action Plan project and scope of work on July 9, 2020;

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, in substantially similar form as attached as Exhibit A, with MAKERS architecture and urban design, LLP for services associated with the creation of a Housing Action Plan in an amount not to exceed $100,000.

Section 2. The City's 2019-2020 Biennial Budget is amended to increase revenue in the General Fund by $100,000, due to the City Council acceptance of the E2SHB 1923 Increasing Residential Building Capacity Grant on April 28, 2020.

Section 3. The City's 2019-2020 Biennial Budget is amended to increase expenditures in the General Fund by $100,000 to fund the creation of a Housing Action Plan.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 14th day of July, 2020, and signed in authentication thereof on this 14th day of July, 2020.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo

Mary Mirante Bartolo, City Attorney

[Effective Date: 7/25/2020]

[Housing Action Plan Project and Budget Amendment]

CONSULTANT CONTRACT
between the City of SeaTac and MAKERS architecture and urban design, LLP

Project Title: SeaTac Housing Action Plan

THIS CONTRACT, is made and entered into effective on the date upon which the last party to sign this Contract so signs the Contract, by and between the CITY OF SEATAC, a municipal corporation of the State of Washington, hereinafter referred to as the "City", and MAKERS architecture and urban design, LLP, hereinafter referred to as the "Consultant", on the following terms and conditions in conjunction with the project indicated above.

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 Exhibit A to this Contract.

3. TIME FOR COMPLETION. All work shall be completed by June 15, 2021.

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 this community, for the professional and technical soundness, accuracy, and adequacy of all designs, drawings, specifications, plans, programs and other work and materials furnished under this Contract.

5. COMPENSATION - REIMBURSEMENT OF EXPENSES. The City shall pay to the Consultant compensation and expenses not to exceed $100,000, and payment will only be made for actual services rendered.

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, programs, specifications, designs, reports, records and other documents produced during or as a result of services rendered pursuant to this Contract shall be owned by and become the property of the City, and may be used by the City for any purposes beneficial to the City.

8. COMPLIANCE WITH LAWS. The Contractor agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or in the future become applicable to Contractor's business, equipment, and personnel engaged in operations covered by this Agreement or accruing out of the performance of those operations. Contractor shall also obtain and/or maintain a City business license throughout the duration of this Agreement.

9. INDEMNIFICATION. 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 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 CONSULTANT'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.

10. INSURANCE. The Contractor shall be responsible for maintaining, during the term of this Contract, and, at its sole cost and expense, the types of insurance coverages and in the amounts described below. The Contractor shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and effect the following insurance policies:

A. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Contractor against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Contractor of its obligations hereunder, with minimum liability limits of $1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
B. Such workmen's compensation and other similar insurance as may be required by law.
C. Professional liability insurance with minimum liability limits of $1,000,000.

The minimum insurance types and limits are as follows:

ERRORS AND OMMISSIONS
$1,000,000 per occurrence liability

COMMERCIAL GENERAL LIABILITY-Comprehensive Form
$1,000,000 per occurrence liability/$2,000,000 annual aggregate

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 Contractor and subcontractors are to be insured under Washington State Industrial Insurance.

Failure of the Contractor 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 regarding any of the performance of the Consultant and/or providing the required deliverables defined in the Scope of Services 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, unless otherwise directed by the City. If any dispute or conflict arises that is not either of the above performance or product issues, the Consultant may elect to stop work until the dispute or conflict is resolved.

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, by not sooner than thirty (30) days from date of such notice, providing that the Consultant shall complete and be compensated for any projects 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 John Owen on behalf of the Consultant and by Kate Kaehny on behalf of the City. Any written notices required by terms of this contract shall be served or mailed as follows:

TO THE CITY:

City of SeaTac
Attn.: Planning Manager
4800 S. 188th Street
SeaTac, WA 98198
Telephone: (206) 973-4800
Facsimile: (206) 973-4769
Email: jkester@seatacwa.gov
kkaehny@seatacwa.gov

TO THE CONSULTANT:

MAKERS architecture and urban design, LLP
Attn: MAKERS architecture and urban design
500 Union Street
Seattle, WA 98101
Telephone: (206-652-5080) (206-325-6467 during Covid quarantine)
Email: johno@makersarch.com

15. CONSTRUCTION AND VENUE. This Contract shall be construed in accordance with laws of this 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 Superior Court, Maleng Regional Justice Center, 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.

IN WITNESS WHEREOF, the parties hereto have executed this contract.

CONSULTANT

Printed Name: John Owen
Title: Partner

CITY OF SEATAC

Printed Name: Carl Cole
Title: City Manager

ATTEST:

Kristina Gregg, City Clerk

APPROVED AS TO FORM:

Mary Mirante Bartolo, City Attorney

EXHIBIT A

SeaTac Housing Action Plan
Project Scope of Work

Contract Title: SeaTac Housing Action Plan

SEATAC HOUSING ACTION PLAN

SCOPE OF WORK

ACTION 1: Existing Conditions Review

Step 1.1: Analyze population and employment trends, with documentation of projections. The consultant team (Consultant or Team) will conduct the initial market study to determine both the latent demand and opportunities for expanding the range of housing types in SeaTac. The opportunities and trends will be explored on a district by district basis with an emphasis on specific neighborhoods, especially the three transit station areas.

Step 1.2: Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households. The team will translate the trend and opportunities analysis from Step 1.1 into a profile of projected housing needs that identify needs specific to different populations and income groups.

Step 1.3: Collect data on type, size, cost, and age of housing in the city. Collect data on rental properties (e.g. type, size, cost, and age) and percentage of housing stock. The information will be gathered from available data concurrently with Step 1.1. Activities will include updating information in the Housing and Human Services Background report that relies mostly on 2010 data. To the extent possible, the Consultant will refine the city-wide data to describe current neighborhood specific characteristics. The Consultant will also work with staff to assess potential environmental health impacts of various locations and explore potential utility and infrastructure constraints.

Step 1.4: Review and evaluate the current housing element and other policies regarding housing, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and action. The Consultant will work with staff to incorporate information from Steps 1.1-1.3 into the current Comprehensive Plan element framework. The focus will be to identify gaps between current policies, identified needs and possible strategies. The Implementation Strategies tables at the end of the Housing and Human Services Element may provide a useful "checklist" during this project to both direct the work and determine how the relevant strategies can be accomplished.

Step 1.5: Review land capacity analysis and review ability of existing zoning to provide for housing needs. The consultant team will map the current land availability analysis, based on existing buildable lands information and existing zoning

Step 1.6: Review the effectiveness of current programs, development regulations and permitting processes related to housing development. This will be part of the analysis conducted in Step 1.5 and will include interviews or team sessions with the City's planning and project review staff.

DELIVERABLE 1: EXISTING CONDITIONS AND NEEDS ANALYSIS REPORT

This report will include:

- *A summary of current economic and demographic conditions and growth trends based on different planning assumptions.*
- *A housing needs assessment based on the economic and demographic trends identified above*
- *An analysis of buildable land capacity to accommodate housing demand based on different scenarios, including station area specific studies to assess housing needs, land capacity and development options.*
- *Findings regarding potential permitting and regulatory constraints*
- *An approach to incorporating new information into the Comprehensive Plan Housing and Human Services Element and Background report.*

Budget: $25,000

ACTION 2: Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups

Step 2.1: Identify groups that should be included in outreach.

a. Draft Public Engagement Plan. The Consultant will work with City staff to develop a draft public engagement plan that will identify those groups and determine the most effective way to engage the city's multiple communities, including difficult to reach and disadvantaged populations. The draft engagement plan will establish a framework for how and when to accomplish Steps 2.1 through 2.4.

1) **COVID-19**. Because of the unknown status of the COVID-19 pandemic throughout the duration of the project, the draft public engagement plan will address how all outreach activities can be undertaken to accommodate social distancing and/or through a fully virtual process. Activities will also be developed with consideration of a potential lack of access to remote meeting and communication technology on the part of certain populations.

2) **Roles & Responsibilities**: As part of the development of the draft public engagement plan, the Consultant and City staff will identify consultant and City staff leads and responsibilities for engagement activities. The Consultant will provide the materials and content for all activities.

Step 2.2: Conduct public outreach to develop goals and objectives, City staff and the Consultant will implement the draft engagement plan developed in Step 2.1 which will include some of the following methods as identified in discussions with City Staff:.

- On-line surveys to: 1) assess general issues and concerns related to housing and neighborhood livability, 2) Review and comment on action options, and 3) Indicate priorities and concerns regarding the draft HAP.

- Meetings with hard-to-reach community groups that may face participation challenges such as language or cultural barriers. These might be with a religious, business or ethnic cultural group.
- "Pop-up" surveys and engagement opportunities at civic events and pedestrian "hot spots".
- Meetings with an advisory committee of community and special group representatives to both provide collaborative input and communication back to the groups or constituents they represent.
- A Housing Producers' Forum at which key leaders engaged in developing housing such as real estate agents, developers, architects, etc. are invited to be on a panel discussing challenges and opportunities related to producing new and maintaining existing housing.
- Public open houses or work sessions.

Step 2.3: Conduct community survey to identify demand for housing types among current population. The survey will ask respondents to identify preferred housing types that are also identified by the market, needs and existing conditions analysis in Step 1.1-1.3.

Step 2.4: Develop stakeholder groups to gather input from housing advocates, housing providers and social service organizations. Stakeholders may include residents, developers, neighborhood associations, tenants, and religious organizations. The Consultant will facilitate the meetings.

Step 2.5: Planning Commission & City Council Committee "Early Learning" Sessions. The Consultant will present to the Planning Commission and/or City Council in early learning sessions to ensure a baseline understanding of the Action 2, existing conditions analysis and Action 3, evaluation of policies and tools. One-on-one engagement with City Council members may be utilized for early learning purposes, depending on the project budget and schedule.

DELIVERABLE 2: PUBLIC ENGAGEMENT PLAN AND SUMMARY OF RESULTS

Budget: $15,000

ACTION 3: Evaluation of policies and tools for increasing housing diversity

Step 3.1: Develop strategies to increase the supply of housing and variety of housing types needed to serve the housing needs identified above. Based on consultation with City staff and input from earlier Actions the Consultant will identify and recommend a housing strategy composed of implementable actions that will increase the supply and variety of housing with the additional goal of producing more livable neighborhoods.

a. Consideration will be given to:

    - Housing demand analysis, market projections, land availability and public input

- Housing policy and implementation action options for each of the three station areas and other areas of opportunity, such as increasing options for "missing middle" and affordable and market rate housing types
- Strategies to implement existing policies regarding stabilizing and protecting single family residential neighborhoods (Policy 2.3A)
- Environmental and health concerns, especially related to noise and air quality.
- Gaps in utilities, transportation systems and open space needs

b. Recommended actions may include: policy and zoning changes, design standards, capital projects, development incentives, and partnership opportunities with housing producers and land owners and others.

Step 3.2: Consider strategies to minimize displacement of low-income residents resulting from redevelopment. The Consultant will gather available data, present a displacement risk analysis and conduct stakeholder work sessions (which may be part of work sessions in Actions 2 and 4) to gain a better understanding of displacement pressures.

Step 3.3: Develop a schedule of programs and actions to implement the recommendations of the housing action plan. The Consultant will prepare materials illustrating the intended outcomes for the actions taken together as a comprehensive strategy.

DELIVERABLE 3: DRAFT HOUSING ACTION PLAN*. The plan will include materials described above and contain all elements required of the Department of Commerce grant.*

Budget: $30,000

ACTION 4: Project Adoption

Step 4.1: Public Review. (Staff reports, compile outreach summaries and supporting data.) Primary public review through Planning Commission and City Council Committee meetings. The Consultant Team will assist with this step. This item includes public engagement necessary to deliver a well informed and consensus-based proposal to the Council and Planning Commission and will be coordinated with Action 2 activities.

Step 4.2: Make changes to amendments per Planning Commission and City Council recommendations. The consultant team will make changes on an agreed-upon number of drafts.

Step 4.3: Prepare resolution for Council adoption. The Consultant will accomplish this based on staff direction and template.

DELIVERABLE 3: ADOPTED HOUSING ACTION PLAN

Budget: $30,000

ADMINISTRATIVE ACTIVITIES: Project Management.

Consultant will be responsible for coordinating all aspects of the project with the City's project manager. Consultant will work with City to determine an appropriate project management process, including consideration of a project kick-off meeting, regular project check-ins, and process for City review of deliverables that aligns with the project budget and schedule.

PROJECT BUDGET & SCHEDULE

Action / Deliverables	Budget	Schedule
Deliverable 1. Existing Conditions and Needs Analysis Report	$25,000	July 2020 – Oct 2020
Deliverable 2. Public Engagement Plan and Results	$15,000	July 2020 – Feb 2021
Deliverable 3. Draft Housing Action Plan	$30,000	Oct 2020 – Feb 15, 2021
Deliverable 4. Adopted Housing Action Plan (Must be 30% of total)	$30,000	Feb 2021 – June 15, 2021
Total:	$100,000	

ORDINANCE NO. 20-1012

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2019-2020 Biennial Budget revenue and expenditures.

WHEREAS, the Administration and Finance Committee, on July 30, 2020, 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 2019-2020 Biennial Budget; and

WHEREAS, it is necessary for the City Council to amend the 2019-2020 Biennial Budget to provide additional appropriation authority to fund certain expenditures identified in Exhibit A;

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 2019-2020 Biennial Budget for the City of SeaTac, covering the period from January 1, 2019, through December 31, 2020, is hereby amended with a total 2020 ending fund balance in the amount of $75.8 million for all budgeted funds. The City's 2019-2020 biennial budget is attached as Exhibit B, 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 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 11th day of August, 2020, and signed in authentication thereof on this 11th day of August, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8/22/2020]

[2019-2020 Biennial Budget Amendment Ordinance]

EXHIBIT A

2019-2020 Biennial Budget Amendment

		Transfers & Reimbursements	
Revenue			
001	001.397.76.00.000	$1,400,000	Transfer In - 301 Fund
		$1,400,000	

Expenditures

FUND #	To Acct #	2020 TOTAL Request	Description
001	001.000.09.522.20.41.030	$230,000	Fire Services PSRFA (Contract Increase)
	Subtotal General Fund (001)	***$230,000***	
301	301.000.04.518.30.41.000	$76,328	Professional Services (Contract Increase - ARC Architects)
	301.000.04.597.76.00.000	$1,400,000	Transfer Out - 301 Fund
	Subtotal Municipal CIP Fund (301)	***$1,476,328***	
	Grand Total - ALL FUNDS	**$1,706,328**	

CITY OF SEATAC, WASHINGTON
2019-2020 BIENNIAL BUDGET: EXHIBIT B
8/11/2020

2019-2020 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) =					
		$ 248,670,642			
	FUND	BEGINNING BALANCE 2019-2020	REVENUES & OTHER SOURCES 2019-2020	EXPENDITURE APPROPRIATION 2019-2020	ENDING BALANCE 2019-2020
001	General Fund	$ 29,090,983	$ 84,772,096	$ 81,522,520	$ 32,340,559
102	Street Fund	15,681,557	21,647,044	25,386,256	$ 11,942,345
105	Port ILA	1,609,124	2,940,579	3,125,920	$ 1,423,783
106	Transit Planning	367,000	1,158,990	1,157,304	$ 368,686
107	Hotel/Motel Tax	8,359,594	3,716,226	3,089,992	$ 8,985,828
108	Building Management	3,453,957	1,610,560	2,148,874	$ 2,915,643
110	Facility Repair & Replacement	-	-	-	$ -
111	Des Moines Creek Basin ILA	2,487,282	700,000	374,866	$ 2,812,416
206	2009 LTGO Bond Fund	16,203	23	16,226	$ (0)
207	SCORE Bond Servicing	266,456	415,463	405,197	$ 276,722
301	Municipal Capital Improvements	7,257,432	3,432,400	8,586,142	$ 2,103,690
306	Facility Construction CIP	1,767,848	20,000	25,000	$ 1,762,848
307	Transportation CIP	15,658,987	19,074,185	29,375,609	$ 5,357,563
308	Light Rail Station Areas CIP	1,907,243	3,004,282	2,995,625	$ 1,915,900
403	SWM Utility	4,299,891	9,824,182	11,325,436	$ 2,798,637
404	Solid Waste & Environmental	427,982	813,240	573,755	$ 667,467
501	Equipment Rental	1,094,797	1,795,034	2,718,034	$ 171,797
	TOTAL BIENNIAL BUDGET	**$ 93,746,338**	**$ 154,924,304**	**$ 172,826,757**	**$ 75,843,884**

ORDINANCE NO. 20-1013

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapters 12.40 and 15.700 of the SeaTac Municipal Code as interim and emergency development regulations and official controls pursuant to RCW 35A.63.220 and RCW 36.70A.390 relating to Flood Damage Prevention and Flood Hazard Areas, declaring an emergency, adopting findings of fact pursuant to RCW 36.70A.390, and establishing an effective date.

WHEREAS, the Federal Emergency Management Agency (FEMA) requires compliance with the National Flood Insurance Program (NFIP) Flood Damage Prevention Ordinance prior to August 19, 2020, when the new Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) become effective nationwide; and

WHEREAS, failure to adopt the FIS and FIRM through revision of local regulations by this date will result in immediate suspension from the NFIP; and

WHEREAS, the Washington State Department of Ecology provided guidance for complying with the NFIP Flood Damage Prevention Ordinance with a unique model ordinance for Washington State and specific guidance customized for the City of SeaTac; and

WHEREAS, the City of SeaTac is authorized to impose interim and emergency regulations and official controls as set forth in RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, a public hearing on these interim regulations will be scheduled within sixty (60) days of ordinance adoption, pursuant to RCW 35A.63.220 and RCW 36.70A.390;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Chapters 12.40 and 15.700 of the SeaTac Municipal Code are hereby amended to read as set forth in Exhibits A and B of this Ordinance.

Section 2. Recitals Incorporated. The Recitals set forth above are hereby adopted and

incorporated as Findings of Fact of the City Council.

Section 3. Additional Findings. The Council may adopt further additional findings after the public hearing is held and evidence presented to the City Council. The City Council further enters the following additional findings:

1. This Ordinance is consistent with and will implement the City's Comprehensive Plan, and bears a substantial relationship to the public health, safety and welfare.

2. This Ordinance is in the best interest of the City's residents.

3. This Ordinance has been processed, reviewed, considered and adopted in material compliance with all applicable state and local procedural requirements codified in Chapter 36.70A RCW.

Section 4. Nothing in this Ordinance is intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 5. Duration of Interim Regulations. The Interim Regulations adopted by this Ordinance shall remain in effect until December 31, 2020 unless the same are extended as provided in RCW 36.70A.390 and RCW 35A.63.220 prior to that date, or unless the same are repealed or superseded by permanent amendments prior to that date.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 7. Ordinance not to be codified. This Ordinance shall not be codified. The City Clerk, shall ensure that a copy of this Ordinance be accessible through the City's Municipal Code website (https://www.codepublishing.com/WA/SeaTac/).

Section 8. Declaration of Emergency – Immediate Effective Date. For the reasons set forth in this Ordinance, the SeaTac City Council finds and declares that a public emergency exists that makes this ordinance necessary for the immediate protection of the public health, public safety, public property, and public peace and shall become effective immediately upon adoption.

ADOPTED this 11th day of August, 2020, and signed in authentication thereof on this 11th day of August, 2020.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary M Bartolo

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8/11/2020]

EXHIBIT A—SeaTac Municipal Code Chapter 12.40

12.40.010 Statement of Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

A. To protect human life and health;

B. To minimize expenditure of public money and costly flood control projects;

C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. To minimize prolonged business interruptions;

E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;

G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and

H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

12.40.020 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

Alteration of watercourse:

Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

~~A. "~~**Area of special flood hazard:**~~"~~

~~means t~~The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. ~~Designation on maps always includes the letters A or V.~~

It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

ASCE 24:

The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

~~B. "~~**Base Ff~~f~~lood:**

~~" means t~~The flood having a one percent chance of being ~~equalled~~equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letters A or V.

Base Flood Elevation (BFE):

The elevation to which floodwater is anticipated to rise during the base flood.

Basement:

Any area of the building having its floor sub-grade (below ground level) on all sides.

Critical Facility:

A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

~~C. "~~**Development:**~~"~~

~~means a~~Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

~~D. "~~**Flood~~"~~ or ~~"~~flooding~~":~~ ~~means~~**

1. ~~a~~A general and temporary condition of partial or complete inundation of normally dry land areas from:

a~~1~~. The overflow of inland or tidal waters; and/or

b~~2~~. The unusual and rapid accumulation of runoff of surface waters from any source.

c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined

in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

Flood Elevation Study:

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

~~E. "~~**Flood Insurance Rate Map (FIRM):**

~~" means t~~The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

~~F. "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.~~

Floodplain or flood-prone area:

Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain administrator:

The City of SeaTac official designated to administer and enforce the floodplain management regulations.

Flood proofing:

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

~~G. "F~~**Floodway or Regulatory Floodway~~"~~:**

~~means t~~The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than ~~one foot.~~ a designated height.

Functionally dependent use:

A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

Highest adjacent grade:

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure:

Any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

   a) By an approved state program as determined by the Secretary of the Interior, or

   b) Directly by the Secretary of the Interior in states without approved programs.

~~H. "L~~Lowest floor~~"~~ :

~~means t~~The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 12.40.090A of this code.

~~I. "~~Manufactured home:

~~" means a~~A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance, purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

Mean Sea Level:

For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction:

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

~~J. "New construction" means structures for which the "start of construction" commenced on or after the effective date of this chapter.~~

Reasonably Safe from Flooding:

Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

Recreational Vehicle:

A vehicle that is:

1. Built on a single chassis; and

2. 400 square feet or less when measured at the largest horizontal projection; and

3. Designed to be self-propelled or permanently towable by a light duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

~~K. "~~**Start of construction**:

I" ~~i~~ncludes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

~~L. "~~**Structure:**

~~" means a~~A walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

~~M. "~~**Substantial improvement:**

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

~~Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:~~

~~1. Before the improvement or repair is started; or~~

~~2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.~~

Variance:

A grant of relief by a community from the terms of a floodplain management regulation.

12.40.030 Lands to which this chapter applies.

This Cehapter shall apply to all areas of special flood hazards within ~~the jurisdiction of~~ boundaries of the City of SeaTac.

12.40.040 Basis for establishing the areas of special flood hazard.

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for King County, Washington and Incorporated Areas" dated August 19, 2020, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRM's), and any revisions thereto, are hereby adopted by reference. The FIS and the FIRM are on file at SeaTac City Hall with the City of SeaTac Department of Public Works. The best available information for flood hazard area identification as outlined in Section 12.40.070 (B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 12.40.070 (B).

~~The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of SeaTac," dated February 26, 1993, and as it may be amended or updated thereafter, with accompanying Flood Insurance Maps is adopted by reference and declared to be a part of this chapter. The Flood Insurance Study is on file at SeaTac City Hall, SeaTac, State of Washington.~~

12.40.050 Development permit required.

A. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 12.40.040 of this ~~code~~Chapter. The permit shall be for all structures, including manufactured homes, as ~~set forth in the "Definitions" in Section 12.40.020 of this code~~, and for all development, including fill and other activities~~,~~ as defined in Section 12.40.020 of this Chapter.~~also as set forth in the "Definitions".~~

B. Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
2. Elevation in relation to mean sea level to which any structure has been flood proofed;
3. Where a structure is to be flood proofed, certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet flood proofing criteria in SMC 12.40.090(B);

4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
5. Where a structure is proposed in a V, V1-30, or VE zone, a V-zone design certificate;
6. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and
7. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

12.40.060 Designation of the Administrator.

The City Manager or designee is appointed, as Administrator, to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

12.40.070 Duties and responsibilities of the Administrator.

Duties of the Administrator shall include, but not be limited to:

A. Permit Review.

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied.

2. Review all development permits to determine that all necessary permits have been obtained from those federal, State, or local government agencies from which prior approval is required.

3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 12.40.100(A) are met.

4. Determine that the site is reasonably safe from flooding;

5. Notify FEMA when annexations occur in the Special Flood Hazard Area.

B. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 12.40.040 of this ~~code~~Chapter, ~~Basis for Establishing the Areas of Special Flood Hazard,~~ obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, State or other source, in order to administer Sections 12.40.090~~, Specific Standards,~~ and 12.40.100~~, Floodways~~of this Chapter.

C. Information to be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood ~~Insurance~~ Elevation Study or as required ~~as~~ in subsection B of this section, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

2. Obtain and maintain documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones.

~~2~~3. For all new or substantially improved flood proof nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in SMC 12.40.070 (B):

a. ~~Verify and record the actual elevation (in relation to mean sea level)~~ Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was flood proofed; and

b. Maintain the flood proofing certifications ~~by this chapter~~in SMC 12.40.050(B)(3).

4. Certification required by SMC 12.40.100(A).

5. Records of all variance actions, including justification for their issuance.

6. Improvement and damage calculations.

7. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration of Watercourses.

1. Notify adjacent communities and the appropriate department of the State of Washington prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the rules and regulations of the National Flood Insurance Program (44 CFR 59-76).

G. Changes to Special Flood Hazard Area

1. If a project will alter the Base Flood Elevation (BFE) or boundaries of the Special Flood Hazard Area, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or

boundaries of the Special Flood Hazard Area would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

2. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

12.40.080 General standards for flood hazard reduction.

In all areas of special flood hazards, the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.

2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; ~~and~~

3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding;~~,~~ and

4. Water wells shall be located on high ground that is not in the floodway.

D. Subdivision Proposals and Development.

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

4. ~~Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).~~ Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

E. Review of Building Permits. Where elevation data is not available either through the Flood ~~Insurance~~ Elevation Study or from another authoritative source (Section 12.40.070(B)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

12.40.090 Specific standards for flood hazard reduction.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Sections 12.40.040~~, Basis for Establishing the Areas of Special Flood Hazard~~ or ~~Section~~ 12.40.070(B)~~, Use of Other Base Flood Data,~~ the following provisions are required:

A. Residential Construction.

~~1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.~~

~~2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Design for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:~~

~~a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;~~

~~b. The bottom of all openings shall be no higher than one foot above grade;~~

~~c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~

1. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.

2. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements of Appendix A.

3. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

3. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:

   a. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

   b. The bottom of all openings shall be no higher than one foot above grade.

   c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

   d. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

B. Nonresidential Construction.

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall ~~either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:~~meet the requirements of subsection 1 or 2, below.

~~1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;~~

~~2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;~~

~~3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 12.40.070C(2) of this code;~~

~~4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 12.40.090A(2) of this code;~~

~~5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).~~

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

   a. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

      New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater.

   b. If located in an AO zone, the structure shall meet the requirements in Appendix A.

   c. If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

   d. If located in a V, V1-30, or VE zone, the structure shall meet the requirements in Appendix B.

   e. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

      i. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

ii. The bottom of all openings shall be no higher than one foot above grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

iv. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2. If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

a. Be dry flood proofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood proofed to the elevation required by ASCE 24, whichever is greater;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in SMC 12.40.070 (C)(2);

d. Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in SMC 12.40.090 (A)(2);

3. Applicants flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).

C. Manufactured Homes. All manufactured homes to be placed or substantially improved within appropriate zones of the City shall be elevated on a permanent foundation such that the lowest floor of the manufactured homes is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 12.40.080A(2) of this ~~code~~Chapter.

D. Recreational Vehicles. Recreational vehicles placed on sites are required to either:

1) Be on the site for fewer than 180 days, or

2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

3) Meet the requirements of SMC 12.40.090 (C).

E. Enclosed Area Below the Lowest Floor. If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

F. AE and A1-30 Zones with Base Flood Elevations but No Floodways. In areas with BFE's (when a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

12.40.100 Floodways.

Located within areas of special flood hazard established in Section 12.40.040 of this code are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer ~~or architect~~ is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (1) repairs, reconstruction, or improvements to a structure which do not increase the ground floor areas; and (2) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (a) before the repair, reconstruction, or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. Work done on structures to comply with existing health, sanitary, or safety codes or to structures identified as historic places shall not be included in the 50 percent.

C. Substantially Damaged Residences in Floodway

1. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the

local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

2. Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

   a. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.

   b. A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.

   c. Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

   d. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.

   e. New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system.

   f. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters.

   g. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

C. If subsection A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 12.40.080, 12.40.090, and 12.40.100 of this ~~code~~Chapter.

12.40.110 Variances

A. The variance criteria set forth in this section is based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this Chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the City of SeaTac to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the

flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

C. Requirements for Variances.

1. Variances shall only be issued:

   a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

   b. For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

   c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

   d. Upon a showing of good and sufficient cause;

   e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;

   f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 12.40.020 of this Chapter in the definition of "Functionally Dependent Use."

2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

3. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of SMC 12.40.040 and 12.40.090 have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

D. Variance Criteria.

1. In considering variance applications, the City shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

   a. The danger that materials may be swept onto other lands to the injury of others;

   b. The danger to life and property due to flooding or erosion damage;

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

d. The importance of the services provided by the proposed facility to the community;

e. The necessity to the facility of a waterfront location, where applicable;

f. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

g. The compatibility of the proposed use with existing and anticipated development;

h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

i. The safety of access to the property in time of flood for ordinary and emergency vehicles;

j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and,

k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

E. Additional Requirements for the Issuance of a Variance.

1. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

b. Such construction below the BFE increases risks to life and property.

2. The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.

3. The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.

4. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

12.40.120 Penalties For Noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered

without full compliance with the terms of this Chapter and other applicable regulations. Violations of the provisions of this Chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall be addressed in accordance with SMC 1.15.045 through 1.15.075 by way of correction agreement and/or notice of infraction. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to abate any violation.

APPENDIX A
STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)
44 CFR 60.3(c)7, 8 and 11

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three feet (1' to 3') above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:

1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot (1') or more above* the depth number specified in feet on the community's FIRM (at least two feet (2') above the highest adjacent grade to the structure if no depth number is specified).

2. New construction and substantial improvements of nonresidential structures within AO zones shall either:

   a. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at least two feet if no depth number is specified); or

   b. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3).

3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

4. Recreational vehicles placed on sites within AO zones on the community's FIRM either:

   a) Be on the site for fewer than 180 consecutive days, or

   b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

   c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

APPENDIX B
STANDARDS FOR COASTAL HIGH HAZARD AREAS (V ZONES)
44 CFR 60.3(e)(2-8)

Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as zones V1-30, VE, and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

1. All new construction and substantial improvements in zones V1-30 and VE (V if base flood elevation data is available) on the community's FIRM shall be elevated on pilings and columns so that:

a) Elevation:

i. Residential Buildings

The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level.

ii. Non-Residential Buildings

The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level or meets the elevation requirements of ASCE 24, whichever is higher; and

b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (1)(a)(i) and (2)(a)(ii).

2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in zones V1-30, VE, and V on the community's FIRM and whether or not such structures contain a basement. The (Floodplain Administrator) shall maintain a record of all such information.

3. All new construction within zones V1-30, VE, and V on the community's FIRM shall be located landward of the reach of mean high tide.

4. Provide that all new construction and substantial improvements within zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this Section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions:

a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent (1%) chance of being equaled or exceeded in any given year (100-year mean recurrence interval). If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5. Prohibit the use of fill for structural support of buildings within zones V1-30, VE, and V on the community's FIRM.

6. Prohibit man-made alteration of sand dunes within zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage.

7. All manufactured homes to be placed or substantially improved within zones V1-30, V, and VE on the community's FIRM on sites:

a) Outside of a manufactured home park or subdivision,

b) In a new manufactured home park or subdivision,

c) In an expansion to an existing manufactured home park or subdivision, or

d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood; shall meet the standards of paragraphs (1) through (6) of this Section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3.

8. Recreational vehicles placed on sites within V or VE zones on the community's FIRM shall either:

a) Be on the site for fewer than 180 consecutive days, or
b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

EXHIBIT B—SeaTac Municipal Code Chapter 15.700

Chapter 15.700
CRITICAL AREAS

Sections:

15.700.005 Purpose
15.700.010 Authority and Application
15.700.015 Definitions
15.700.020 Appeals
15.700.030 Critical Area Rules
15.700.040 Complete Exemptions
15.700.050 Partial Exemptions
15.700.060 Exceptions
15.700.070 Critical Area Maps and Inventories
15.700.080 Disclosure by Applicant
15.700.090 Critical Area Review
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15.700.005 Purpose

The purpose of this chapter is to implement the goals and policies of the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the SeaTac Comprehensive Plan which call for protection of the natural environment and the public health and safety by:

A. Establishing development standards to protect defined critical areas;

B. Protecting members of the public, public resources and facilities from injury, loss of life, property damage or financial loss due to flooding, erosion, landslides, seismic and soil subsidence or steep slope failures;

C. Protecting unique, fragile and valuable elements of the environment including, but not limited to, wildlife and its habitat;

D. Requiring mitigation of unavoidable impacts on environmentally critical areas by regulating alterations in or near critical areas;

E. Preventing cumulative adverse environmental impacts on water availability, water quality, wetlands and streams;

F. Measuring the quantity and quality of wetland and stream resources and preventing overall net loss of wetland and stream functions and values;

G. Protecting the public trust as to navigable waters and aquatic resources;

H. Meeting the requirements of the National Flood Insurance Program and maintaining SeaTac as an eligible community for Federal flood insurance benefits;

I. Alerting members of the public including, but not limited to, appraisers, owners, real estate agents, potential buyers or lessees to the development limitations of critical areas; and

J. Providing City officials with sufficient information to protect critical areas.

15.700.010 Authority and Application

A. The provisions of this chapter shall apply to all land uses in the City and property owners within the City shall comply with the requirements of this chapter.

B. The City shall not approve any permit or issue any authorization to alter the condition of any land, water or vegetation or to construct any structure or improvement without first assuring compliance with the requirements of this chapter;

C. The provisions of this chapter do not apply to any habitat areas which come under the jurisdiction of the Shoreline Management Program; and

D. When any provision of any other chapter of the SeaTac Municipal Code conflicts with this chapter or when the provisions of this chapter are in conflict, that provision which provides more protection to critical areas shall apply unless specifically provided otherwise in this chapter or unless such provision conflicts with Federal or State laws or regulations.

15.700.015 Definitions

Alteration

Alterations include, but are not limited to, grading, filling, channelizing, dredging, clearing of vegetation, construction, compaction, excavation, or any other activity that changes the character of a critical area or its buffer.

Base Flood

The flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letters A or V~~A flood having a one percent (1%) chance of being equaled or exceeded in any given year, often referred to as the "one hundred (100) year flood."~~

Base Flood Elevation

The water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929.

Buffer or Buffer Zone

The area contiguous with a critical area that maintains the functions and/or structural stability of the critical area.

Creation

The manipulation of the physical, chemical, or biological characteristics to develop a wetland on an upland or deep water site, where a wetland did not previously exist. Creation results in a gain in wetland acreage and function. A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.

Critical Area

Any of those areas in the City which are subject to natural hazards or those land features which support unique, fragile or valuable natural resources including fishes, wildlife and other organisms and their habitat, and such resources which carry, hold or purify water in their natural state. Critical areas include coal mine hazard areas, erosion hazard areas, flood hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, volcanic hazard areas, wetlands and critical aquifer recharge areas. For purposes of this chapter, wellhead protection areas and general groundwater resources are not considered to be critical aquifer recharge areas.

Critical Drainage Area

An area which has been formally defined in the City Surface Water Management Program to require more restrictive regulation than is standard in noncritical areas of the City in order to mitigate severe flooding, water quality issues, erosion or sedimentation problems which result from the cumulative impacts of development and urbanization.

Enhancement

The manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Examples are planting vegetation, controlling non-native or invasive species, and modifying site elevations to alter hydroperiods.

Erosion and Deposition

The removal of soils and the placement of these removed soils elsewhere by the natural forces of wind and/or water runoff.

Federal Emergency Management Agency (FEMA) Floodway

The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one (1) foot.

Flood Elevation Study

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

Flood Fringe

That portion of the floodplain outside of the zero-rise floodway (see "Floodway, Zero-Rise") which is covered by floodwater during the base flood, generally associated with standing water rather than rapidly flowing water.

Flood Hazard Areas

Those areas in the City subject to inundation by the base flood including, but not limited to, streams, lakes, wetlands and closed depressions.

Flood Insurance Rate Map (FIRM)

The official map on which the Federal Insurance Administration has delineated both~~some of~~ the ~~major~~ areas of special flood hazards~~, both the areas of special flood hazards~~ and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

~~Flood Elevation Study~~

~~An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).~~

~~Flood Insurance Study for King County~~

~~The official report provided by the Federal Insurance Administration which includes flood profiles and the flood insurance rate map.~~

Floodplain

Any land area susceptible to being inundated by water from any source.~~The total area subject to inundation by the base flood~~.

Flood proofing

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

~~Floodproofing~~

~~Adaptations, pursuant to the Building Code, which will make a structure that is below the flood protection elevation substantially impermeable to the passing of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy.~~

Flood Protection Elevation

An elevation which is one (1) foot above the base flood elevation.

Floodway or Regulatory Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodway, Zero-Rise

The channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than 0.01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is ~~broader~~ more narrow than that of the ~~FEMA~~ Regulatory floodway, but always includes the ~~FEMA~~ Regulatory floodway. The boundaries of the one hundred (100) year floodplains, as shown on the FIRM maps for King County, are considered the boundaries of the zero-rise floodway unless otherwise delineated by a critical area report.

Functions and Values

The services provided by critical areas to society, including but not limited to improving and maintaining water quality, providing fish and wildlife habitat, supporting terrestrial and aquatic food chains, reducing flooding and erosive flows, wave attenuation, historical or archaeological importance, educational opportunities, and recreation.

Hazardous Production Material (HPM)

A solid, liquid or gas that has a degree of hazard rating in health, flammability or reactivity of 3 or 4 as ranked by Fire Code Standard No. 79-3 and which is used directly in research, laboratory or production processes which have, as their end product, materials which are not hazardous.

Hazardous Substances

Any solid, liquid, gas or sludge, including any material, substance, product, commodity or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC 173-303-090 or 173-303-100.

Ordinary High Water Mark

The mark found by examining the bed and banks of a stream and ascertaining where the presence and action of waters are common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel or lake bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.

Qualified Professional

A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least five years of related work experience.

A. A qualified professional for wetlands must be a professional wetland scientist or hydrogeologist licensed in the State of Washington with at least two (2) years of full-time work experience as a wetlands professional, including delineating wetlands using the Federal manuals and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.

B. A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species.

C. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the State of Washington.

D. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, or engineer licensed in the State of Washington, or other scientist with experience in preparing hydrogeologic assessments.

Reestablishment

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Reestablishment results in rebuilding a former wetland and results in a gain in wetland acres and functions. Activities could include removing fill, plugging ditches, or breaking drain tiles.

Rehabilitation

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions and processes of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could

involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.

Restoration

Measures taken to restore an altered or damaged natural feature, including:

A. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and

B. Actions performed to reestablish structural and functional characteristics of a critical area that have been lost by alteration, past management activities, or catastrophic events.

Retention/Detention Facility

A type of drainage facility designed either to hold water for a considerable length of time and to release it by evaporation, plant transpiration and/or infiltration into the ground, or to hold runoff via structural controls and then release it to the surface and storm drainage system.

Retention/Detention Facility, Regional

A surface water control structure installed in or adjacent to a drainage facility, stream or wetland of a basin or sub-basin by the City or a project proponent, as required by the City. Such facilities protect downstream properties from predicted significant regional basin flooding or erosion problems.

Seismic Hazard Area

Those areas in the City subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow groundwater table or other seismically induced settlement.

SEPA

The State Environmental Policy Act (Chapter 43.21C RCW) and the adopted City environmental policies.

Shoreline Master Program

The applicable City and State laws/codes related to the shoreline programs.

Steep Slope Hazard Areas

Those areas in the City on slopes of forty percent (40%) or greater within a vertical elevation change of at least twenty (20) feet. A slope is delineated by establishing its toe and top, and is measured by averaging the inclination over at least ten (10) feet of vertical relief.

Stream

A course or route, formed by nature, including those modified by man, generally consisting of a channel with a bed, banks, or sides substantially throughout its length, along which surface waters naturally and normally flow in draining from higher to lower lands. Normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year as recorded at the Seattle-Tacoma International Airport. Pursuant to the critical areas section, there are the following stream classifications:

A. Class 1 streams, only including streams inventoried as "Shorelines of the State" under the adopted Shoreline Master Program, pursuant to Chapter 90.58 RCW;

B. Class 2 streams, only including streams smaller than Class 1 streams which flow year-round during years of normal rainfall or those which are used by salmonids; and

C. Class 3 streams, only including streams which are intermittent or ephemeral during years of normal rainfall and which are not used by salmonids.

Stream Functions

Natural processes performed by streams including functions which are important in facilitating food chain production; providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species; maintaining the availability and quality of water, such as purifying water; acting as recharge and discharge areas for groundwater aquifers; moderating surface and storm water flows and maintaining the free flowing conveyance of water, sediments and other organic matter.

Wetland

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate conversion of wetlands.

Wetland Edge

The line delineating the outer edge of a wetland established in accordance with the approved Federal wetland delineation manual and applicable regional supplements.

Wetland, Forested

A wetland with at least thirty percent (30%) of the surface area covered by woody vegetation greater than twenty (20) feet in height that is at least partially rooted within the wetland.

Wetland Functions

Natural processes performed by wetlands, including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining availability and quality of water, acting as recharge and discharge areas for groundwater aquifers and moderating surface and storm water flows, as well as providing other functions including, but not limited to, those set forth in 33 CFR 320.4(b)(2), 1988.

Wetland, Isolated

A wetland that is outside of and not contiguous to any one hundred (100) year flood plain of a lake, river or stream, and has no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water including other wetlands.

Wetland Mitigation Bank

A site where wetlands are restored, created, enhanced, or in exceptional circumstances preserved expressly for the purpose of providing compensatory mitigation in advance of unavoidable impacts to wetlands or other aquatic resources typically unknown at the time of certification to compensate for future, permitted impacts to similar resources.

Wetland Mosaic

An area with a concentration of multiple small wetlands, in which each patch of wetland is less than one (1) acre; on average, patches are less than one hundred (100) feet from each other; and areas delineated as vegetated wetland are more than fifty percent (50%) of the total area of the entire mosaic, including uplands and open water.

Wet Meadow, Grazed

Palustrine emergent wetland typically having up to six (6) inches of standing water during the wet season and dominated under normal conditions by meadow emergents such as reed, canary grass, spike rushes, bulrushes, sedges and other rushes. During the growing season, the soil is often saturated but not covered with water. These meadows frequently have been or are being used for livestock activities.

Wet Pond

An artificial water body constructed as a part of a surface water management system.

15.700.020 Appeals

Any decision to approve, condition or deny a development proposal based on the requirements of this chapter, Critical Areas, may be appealed according to, and as part of, the appeal procedure for the permit or approval involved.

15.700.030 Critical Area Rules

Applicable City departments are authorized to adopt administrative rules and regulations as are necessary and appropriate to implement this chapter, Critical Areas, and to prepare and require the use of such forms as are necessary for its administration.

15.700.040 Complete Exemptions

The following are exempt from the provisions of this chapter and any administrative rules promulgated thereunder:

A. Emergencies which threaten the public health, safety and welfare or which pose an imminent risk of damage to private and public property as long as any alteration undertaken pursuant to this subsection is reported to the Department and Department of Public Works immediately, upon which the Director(s) shall either confirm that an emergency exists or determine if further permit review or mitigation is necessary;

B. Agricultural activities in existence before November 27, 1990, as follows:

1. Mowing of hay, grass or grain crops;

2. Tilling, dicing, planting, seeding, harvesting and related activities for pasture, food crops, grass seed or sod if such activities do not take place on steep slopes; and

3. Normal and routine maintenance of existing irrigation and drainage ditches not used by salmonids;

C. Public water, electric and natural gas distribution, public and private sewer collection, storm water treatment and/or flow control facilities, cable communications, telephone distribution and collection system, and related activities undertaken pursuant to City approved best management practices, as follows:

1. Normal and routine maintenance or repair of existing utility structures or rights-of-way;

2. Relocation of electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less, only when required by a local governmental agency which approves the new location of facilities;

3. Replacement, operation, repair, modification or installation or construction in an improved City road right-of-way of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand (55,000) volts or less;

4. Relocation or maintenance of sanitary and storm sewer systems, public water local distribution, natural gas, cable communication or telephone distribution and collection facilities, lines, pipes, ditches, mains, equipment or appurtenances, only when required by a local governmental agency which approves the new location of the facilities; and

5. Replacement, operation, repair, modification, installation or construction in an improved City road right-of-way of public local collection, public water distribution, natural gas, cable communication or telephone facilities, lines, pipes, mains, equipment or appurtenances;

D. Improvements, ongoing maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-of-way in existence prior to November 27, 1990, which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);

E. Construction and improvements of unimproved public rights-of-way in existence prior to November 27, 1990;

F. Improvements, on-going maintenance, operation, repair or replacement of public roadways and pedestrian improvements in an improved public road right-of-way constructed after November 27, 1990, in conformance with this chapter which, at a minimum, is improved with an all-weather driving surface (with any associated shoulders);

G. Emergent wetlands that have been created directly as the result of poorly maintained public storm drainage systems and would have not been created if the storm drainage system had otherwise been maintained;

H. Public agency development proposals only to the extent of any construction contract awarded before November 27, 1990; provided, that any law or regulation in effect at the time of such award shall apply to the proposal.

15.700.050 Partial Exemptions

The following are exempt from the provisions of this and any administrative rules promulgated thereunder, except for the notice on title provisions, SMC 15.700.160, Notice on Title, and the flood hazard area provisions, SMC 15.700.200, Flood Hazard Areas – Components, through 15.700.240, Flood Hazard Areas – Certification by an Engineer or Surveyor:

A. Structural modification of, addition to, or replacement of structures, except single-family detached residences, in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetlands, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the structure lying within the above-described building setback area, critical area or buffer;

B. Structural modification of, addition to, or replacement of single-family detached residences in existence before November 27, 1990, which do not meet the building setback or buffer requirements for wetland, streams or steep slope hazard areas if the modification, addition, replacement or related activity does not increase the existing footprint of the residence lying within the above-described buffer or building setback area by more than one thousand (1,000) square feet over that existing before November 27, 1990, and no portion of the modification, addition or replacement is located closer to the critical area or, if the existing residence is in the critical area, extends further in the critical area; and

C. Maintenance or repair of structures which do not meet the development standards of this chapter for landslide and seismic hazard areas if the maintenance or repair does not increase the footprint of the structure, and there is no increased risk to life or property as a result of the proposed maintenance or repair.

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 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 Chapter 16A.03 SMC;

2. The Director shall review the application and issue a decision 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 chapter would deny all reasonable use of the property, the applicant may apply for a reasonable use exception pursuant to this subsection:

1. The applicant shall apply to the Department, which shall process the application as a Type II application pursuant to Chapter 16A.03 SMC. The applicant may apply for a reasonable use exception 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.

2. The Director shall review the application and make a final decision based on the following criteria:

a. The application of this chapter 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 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 Director including, but not limited to, mitigation under an approved mitigation plan.

15.700.070 Critical Area Maps and Inventories

The distribution of critical areas in the City is displayed on maps in the Environment Element of the City's Comprehensive Plan, available from the Community and Economic Development

Department and through the City's website. If there is a conflict among the maps, inventory and site-specific features, the actual presence or absence of the features defined in this code as critical areas shall govern.

15.700.080 Disclosure by Applicant

A. The applicant shall disclose to the City the presence of critical areas on the development proposal site.

B. If the development proposal site contains or is within a critical area, the applicant shall submit an affidavit which declares whether the applicant has knowledge of any illegal alteration to any or all critical areas on the development proposal site and whether the applicant previously has been found in violation of this chapter. If the applicant previously has been found in violation, the applicant shall declare whether such violation has been corrected to the satisfaction of the City.

15.700.090 Critical Area Review

A. The City shall review any development proposal, permit application, or other request for permission to proceed with an alteration on a site which includes a potential or confirmed critical area or buffer.

B. As part of the review, the City shall:

1. Determine whether a critical area report is required;

2. Evaluate the critical area report;

3. Determine whether the development proposal is consistent with this chapter;

4. Determine whether any proposed alteration to the critical area is necessary; and

5. Determine if the mitigation and monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public health, safety and welfare, consistent with the goals, purposes, objectives and requirements of this chapter.

15.700.100 Critical Area Report Requirement

A. An applicant for a development proposal which requires a critical area report pursuant to SMC 15.700.090 shall submit a critical area report that complies with the requirements of this chapter.

B. The Director shall maintain a roster of qualified professionals from which the applicant may select a consultant. If the applicant uses a qualified professional from this roster, the City will accept the results of the report and will not require peer review of the report.

If the critical area report concludes that the proposed development site does not contain a critical area or buffer, the City shall apply a credit to the cost of the applicant's subsequent development permit(s); provided, that such application, along with proof of payment for the report, is submitted within one hundred eighty (180) days of submittal of the critical area report. The credit shall be in the amount of the cost of the critical area report, up to the cost of the development permit(s). In no case shall the credit exceed the cost of the development permit(s).

C. Alternatively, if the applicant chooses to use a consultant not on the City's roster of qualified professionals as provided in subsection (B) of this section, the applicant shall enter into a three (3) party agreement, as approved by the City, whereby the applicant shall pay the costs for the City to hire the appropriate consultant(s) from the roster to provide peer review of the applicant's critical area report. The selection of the consultant(s) hired by the City shall be at the sole discretion of the City.

D. The City may waive the requirement for a critical area report if the applicant shows to the City's satisfaction that:

1. There will be no alteration of the critical area or buffer;

2. The development proposal will not have an impact on the critical area in a manner contrary to the goals, purposes, objectives and requirements of this chapter; and

3. The minimum standards required by this chapter are met.

E. If necessary to insure compliance with this chapter, the City may require additional information from the applicant or consultant pursuant to the agreement specified in subsection (C) of this section

15.700.110 Contents of Critical Area Report

A. The critical area report shall be based on the best available science as defined in WAC 365-195-900 through 365-195-925, as amended, and shall be conducted by a qualified professional(s).

B. The critical area report shall contain the following:

1. Identification and characterization of all critical areas on or encompassing the development proposal site;

2. Assessment of the impacts of any alteration proposed for a critical area or buffer, as applicable, assessment of the impacts of any alteration on the development proposal, other properties and the environment;

3. Studies which propose adequate mitigation, maintenance, monitoring and contingency plans and bonding measures;

4. A scale map of the development proposal site; and

5. Detailed studies, as required by the City.

C. A critical area report may be combined with any studies required by other laws and regulations.

15.700.120 Mitigation, Maintenance, Monitoring and Contingency

A. Before impacting any critical area or its buffer, an applicant shall demonstrate that the following actions have been taken. Actions are listed in the order of preference:

1. Avoid the impact altogether by not taking a certain action or parts of an action.

2. Minimize impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts.

3. Rectify the impact by repairing, rehabilitating, or restoring the affected environment.

4. Reduce or eliminate the impact over time by preservation and maintenance operations.

5. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments.

6. Monitor the required compensation and take remedial or corrective measures when necessary.

15.700.130 Bonds to Insure Mitigation, Maintenance and Monitoring

A. When mitigation required pursuant to a development proposal is not completed prior to the City finally approving the proposal, the City may delay final approval until mitigation is

completed or may require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the City. The bond shall be sufficient to guarantee that all required mitigation measures will be completed no later than the time established by the City in accordance with this chapter.

B. If the development proposal is subject to mitigation, maintenance or monitoring plans, the applicant shall post a maintenance/monitoring bond or other security in a form and amount deemed acceptable by the City. The bond shall be sufficient to guarantee performance of conditions or mitigation measures required by this chapter for a period of up to five (5) years. The duration of maintenance/monitoring obligations shall be established by the City, based upon the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

C. Performance and maintenance/monitoring bonds or other security shall also be required for restoration of a critical area or buffer not performed as part of a mitigation or maintenance plan, except that no bond shall be required for minor stream restoration carried out pursuant to this chapter. The bond or other security shall be in a form and amount deemed acceptable by the City.

D. Performance and maintenance/monitoring bonds or other security authorized by this section shall remain in effect until the City determines, in writing, that the standards bonded for have been met.

E. Depletion, failure or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring or restoration.

F. Development proposals made by the City shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed for mitigation, maintenance, monitoring or restoration.

15.700.140 Vegetation Management Plan

A. For all development proposals where preservation of existing vegetation is required by this chapter, a vegetation management plan shall be submitted and approved prior to issuance of the permit or other request for permission to proceed with any alteration.

B. The vegetation management plan shall identify the proposed clearing limits for the project and any areas where vegetation in a critical area or its buffer is proposed to be disturbed.

C. Where clearing includes cutting any merchantable stand of timber, as defined in WAC 222-16-010, the vegetation management plan shall include a description of proposed logging practices which demonstrates how all critical areas will be protected in accordance with the provisions of this chapter.

D. Clearing limits as shown on the plan shall be marked in the field in a prominent and durable manner. Proposed methods of field marking shall be reviewed and approved by the City prior to any site alteration. Field marking shall remain in place until the certificate of occupancy or final project approval is granted.

E. The vegetation management plan may be incorporated into a temporary erosion and sediment control plan or landscaping plan where either of these plans is required by other laws or regulations.

F. Submittal requirements for vegetation management plans shall be set forth in the application packet.

15.700.150 Critical Area Markers and Signs

A. Permanent survey stakes delineating the boundary between adjoining properties and critical area tracts shall be set, using iron or concrete markers as established by current survey standards.

B. The boundary between a critical area tract and contiguous land shall be identified with permanent signs, printed in two (2) international languages.

C. In all new developments, short plats, and formal subdivisions, all storm drains shall be stenciled “Dump No Waste, Drains to Stream” prior to the occupancy of any structures within the new development, or prior to the occupancy of any new residence within the short plat or formal subdivision.

15.700.160 Notice on Title

A. The owner of any property containing critical areas or buffers on which a development proposal is submitted, except a public right-of-way or the site of a permanent public facility, shall file a covenant approved by the City with the King County Records and Elections Division. The required contents and form of the notice shall be set forth in administrative rules. The notice shall inform the public of the presence of critical areas or buffers on the property, of the application of this chapter to the property, and that limitations on actions in or affecting such critical areas or buffers may exist. The covenant shall run with the land.

B. The applicant shall submit proof that the notice has been filed for public record before the City shall approve any development proposal for the property or, in the case of subdivisions, short subdivisions, and binding site plans, at or before recording.

15.700.170 Critical Area Tracts and Designation on Site Plans

A. Critical area tracts shall be used to delineate and protect those critical areas and buffers listed below in development proposals for subdivisions, binding site plans and easements for short plats and other developments, and shall be recorded on all documents of title of record for all affected lots:

1. All landslide hazard areas and buffers which are one (1) acre or greater in size;

2. All steep slopes hazard areas and buffers which are one (1) acre or greater in size;

3. All wetlands and buffers; and

4. All streams and buffers.

B. Any required critical area tract shall be held in undivided interest by each owner of a building lot within the development, with this ownership interest passing with the ownership of the lot, or shall be held by an incorporated homeowner's association or other legal entity which assures the ownership, maintenance and protection of the tract.

C. Site plans submitted as part of development proposals for building permits, master plan developments and clearing and grading permits shall include and delineate all landslide and steep slope hazard areas, streams and wetlands, buffers and building setbacks. The site plans shall be attached to the notice on title required by SMC 15.700.160, Notice on Title.

15.700.180 Building Setbacks

Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all critical area buffers or from the edges of all critical areas if no buffers are required. The following may be allowed in the building setback area:

A. Landscaping (such as vegetated LID BMPs);

B. Uncovered decks;

C. Building overhangs if such overhangs do not extend more than eighteen (18) inches into the setback area; and

D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in City policies and rules adopted for the various critical areas. Driveways and patio areas shall be permeable pavement where feasible.

Critical area buffer requirements may be found in the development standards section for each type of critical area.

15.700.190 Erosion Hazard Areas – Development Standards and Permitted Alterations

A. Clearing on an erosion hazard area is allowed only from April 1st to September 1st, except that:

1. Up to fifteen thousand (15,000) square feet may be cleared on any lot, subject to any other requirement for vegetation retention and subject to any clearing and grading permit required by Chapter 15.445 SMC, Landscaping and Tree Retention; and

2. Timber harvest may be allowed pursuant to an approved forest practice permit issued by the Washington Department of Natural Resources or a clearing and grading permit issued by the City.

B. All development proposals on sites containing erosion hazard areas shall include a temporary erosion control plan consistent with this section and other laws and regulations prior to receiving approval.

C. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:

1. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;

2. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to submit a restoration plan to the City for review and approval. Following approval, the applicant shall be required to implement the plan;

3. Clearing of vegetation on lots may be allowed without a separate clearing and grading permit if the City determines that:

a. Such clearing is a necessary part of a large scale grading plan;

b. It is not feasible to perform such grading on an individual lot basis; and

c. Drainage from the graded area will meet current water quality standards.

D. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City under the applicable RCW statutes.

15.700.200 Flood Hazard Areas – Components

A. SMC 12.40.030 provides the basis for establishing the areas of special flood hazard.

~~A~~B. ~~f~~Flood hazard areas consists of the following components:

1. Floodplain;

2. Flood fringe;

3. Zero-rise floodway; and

4. Federal Emergency Management Agency (FEMA) floodway.

~~B~~C. SMC 12.40.070(E) and SMC 12.40.070(G) address how to interpret Flood Insurance Rate Map (FIRM) boundaries and changes to the special flood hazard areas, respectively. ~~The City shall determine the flood hazard area after obtaining, reviewing and utilizing base flood elevations and available floodway data for a flood having a one percent (1%) chance of being equaled or exceeded in any given year, often referred to as the "one hundred (100) year flood." The base flood is determined for existing conditions unless a basin plan including projected flows under future developed conditions has been completed, approved and adopted by the City, in which case these future flow projections shall be used. In areas where the flood insurance study for the City includes detailed base flood calculations, those calculations may be used until projection of future flows are completed and approved by the City in concurrence with FEMA.~~

15.700.210 Flood Fringe – Development Standards and Permitted Alterations

A. Development proposals shall not reduce the effective base flood storage volume of the floodplain. Grading or other activity which would reduce the effective storage volume shall be mitigated by creating compensatory storage on the site or off the site if legal arrangements can be made to ensure that the effective compensatory storage volume will be preserved over time.

B. No structure shall be allowed which would be at risk due to stream bank destabilization including, but not limited to, that associated with channel relocation or meandering.

C. All elevated construction shall be designed and certified by a professional structural engineer licensed by the State of Washington and shall be reviewed by the City prior to construction.

D. Subdivisions, short subdivisions and binding site plans shall meet the following requirements:

1. The requirements under SMC 12.40.080(D;

2. New building lots shall contain five thousand (5,000) square feet or more of buildable land outside the zero-rise floodway, and building setback areas shall be shown on the face of the plat to restrict permanent structures to this buildable area;

~~2~~3. All utilities and facilities such as sewer, gas, electrical, and water systems shall be located and constructed consistent with subsections (E), (F), (H) and (I) of this section;

~~3.~~4 Base flood data and flood hazard notes shall be shown on the face of the recorded subdivision, short subdivision or binding site plan including, but not limited to, the base flood elevation, required flood protection elevations and the boundaries of the floodplain and the zero-rise floodway, if determined; and

~~4~~5. The following notice shall also be shown on the face of the recorded subdivision, short subdivision, or binding site plan for all affected lots:

NOTICE

Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precaution.

E. New residential structures and substantial improvements of existing residential structures shall meet the ~~following~~ requirements in SMC 12.40.090(A).~~:~~

1. ~~The lowest floor shall be elevated above the official floodplain elevation;~~

~~2. Portions of a structure which are below the lowest floor area shall not be fully enclosed. The areas and rooms below the lowest floor shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for satisfying this requirement shall meet or exceed the following requirements:~~

~~a. A minimum of two (2) openings on opposite walls having a total open area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;~~

~~b. The bottom of all openings shall be no higher than one (1) foot above grade; and~~

~~c. Openings may be equipped with screens, louvers or other coverings or devices if they permit the unrestricted entry and exit of floodwaters;~~

~~3. Materials and methods which are resistant to, and minimize, flood damage shall be used; and~~

~~4. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.~~

F. New nonresidential structures and substantial improvements of existing nonresidential structures shall meet the ~~following~~ requirements in SMC 12.40.090(B):

~~1. The elevation requirement for residential structures contained in subsection (E)(1) of this section shall be met; or~~

~~2. The structure shall be floodproofed to the flood protection elevation and shall meet the following requirements:~~

~~a. The applicant shall provide certification by a professional civil or structural engineer licensed by the State of Washington that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impacts, uplift forces and other factors associated with the base flood. After construction, the engineer shall certify that the permitted work conforms with the approved plans and specifications; and~~

~~b. Approved building permits for floodproofed, nonresidential structures shall contain a statement notifying the applicant that flood insurance premiums shall be based upon rates for structures which are one (1) foot below the floodproofed level;~~

~~3. Materials and methods which are resistant to and minimize flood damage shall be used; and~~

~~4. All electrical, heating, ventilation, plumbing, air-conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.~~

G. Mobile homes and mobile home parks shall meet the following requirements:

1. Mobile homes shall meet all requirements for flood hazard protection for residential structures and shall be anchored and installed using Building Code methods and practices which minimize flood damage; and

2. No permit or approval for the following shall be granted unless mobile homes within the mobile home park meet the requirements for flood hazard protection for residential structures:

a. A new mobile home park;

b. An expansion of an existing mobile home park; or

c. Annual repair or reconstruction of streets, utilities or pads in an existing mobile home park which equals or exceeds fifty percent (50%) of the value of such streets, utilities or pads.

H. Utilities shall meet the following requirements:

1. The requirements under SMC 12.40.080(C);

2. New and replacement utilities including, but not limited to, sewage treatment facilities shall be flood-proofed to or elevated above the flood protection elevations;

~~2~~3. New, on-site sewage disposal systems shall be, to the extent possible, located outside the limits of the base flood elevation. The installation of new, on-site sewage disposal systems in the flood fringe may be allowed if no feasible alternative site is available;

~~3~~4. Sewage and agricultural waste storage facilities shall be flood proofed to the flood protection elevation;

~~4~~5. Above-ground utility transmission lines, other than electric transmission lines, shall only be allowed for the transport of nonhazardous substances; ~~and~~

~~5~~6. Buried utility transmission lines transporting hazardous substances shall be buried at a minimum depth of four (4) feet below the maximum depth of scour for the base flood, as determined by a professional civil engineer licensed by the State of Washington, and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated; and~~.~~

I. Critical facilities may be allowed within the flood fringe of the floodplain, but only when no feasible alternative site is available. Critical facilities shall be evaluated through the major conditional use permit process. Critical facilities constructed within the flood fringe shall have the lowest floor elevated to three (3) or more feet above the base flood elevation. Flood-proofing and sealing measures shall be taken to ensure that hazardous substances will not be displaced by or released into the floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities from the nearest maintained public street or roadway.

J. Prior to approving any permit for alterations in the flood fringe, the City shall determine that all permits required by State or Federal law have been obtained.

15.700.220 Zero-Rise Floodway – Development Standards and Permitted Alterations

A. The requirements which apply to the flood fringe shall also apply to the zero-rise floodway. The more restrictive requirements shall apply where there is a conflict.

B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation unless the following requirements are met:

1. Amendments to the Flood Insurance Rate Map are adopted by FEMA, in accordance with 44 CFR 70, to incorporate the increase in the base flood elevation; and

2. Appropriate legal documents are prepared in which all property owners affected by the increased flood elevations consent to the impacts on their property. These documents shall be filed with the title of record for the affected properties.

C. The following are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact:

1. New residential structures outside the FEMA floodway on lots in existence before November 27, 1990, which contain less than five thousand (5,000) square feet of buildable land outside the zero-rise floodway and which have a total building footprint of all proposed structures on the lot of less than two thousand (2,000) square feet;

2. Substantial improvements of existing residential structures in the zero-rise floodway, but outside the FEMA floodway, where the footprint is not increased; or

3. Substantial improvements of existing residential structures meeting the requirements for new residential structures in this section.

D. Post or piling construction techniques which permit water flow beneath a structure shall be used.

E. All temporary structures or substances hazardous to public health, safety and welfare, except for hazardous household substances or consumer products containing hazardous substances, shall be removed from the zero-rise floodway during the flood season from September 30th to May 1st.

F. New residential or nonresidential structures shall meet the following requirements:

1. The structures shall be outside the FEMA floodway; and

2. The structures shall be on lots in existence before November 27, 1990, which contain less than five thousand (5,000) square feet of buildable land outside the zero-rise floodway.

G. Utilities may be allowed within the zero-rise floodway if the City determines that no feasible alternative site is available, subject to the following requirements:

1. Installation of new on-site sewage disposal systems shall be prohibited unless a waiver is granted by the Seattle/King County Department of Public Health; and

2. Construction of sewage treatment facilities shall be prohibited.

H. Critical facilities shall not be allowed within the zero-rise floodway.

I. Structures and installations which are dependent upon the floodway may be located in the floodway if the development proposal is approved by all agencies with jurisdiction. Such structures include, but are not limited to:

1. Dams or diversions for water supply, flood control, irrigation or fisheries enhancement;

2. Flood damage reduction facilities, such as levees and pumping stations;

3. Stream bank stabilization structures where no feasible alternative exists for protecting public or private property;

4. Stormwater conveyance facilities subject to the development standards for streams and wetlands and the Surface Water Design Manual;

5. Recreation structures;

6. Bridge piers and abutments; and

7. Other fisheries enhancement or stream restoration projects.

15.700.230 FEMA Floodway – Development Standards and Permitted Alterations

A. The requirements which apply to the zero-rise floodway shall also apply to the FEMA floodway. The more restrictive requirements shall apply where there is a conflict.

B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation. An engineering analysis indicating no rise of the base flood elevation shall be required.

C. New residential or nonresidential structures are prohibited within the FEMA floodway.

~~D. Substantial improvements of existing residential structures in the FEMA floodway meeting the requirements of WAC 173-158-070, as amended, are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact.~~

15.700.240 Flood Hazard Areas – Certification by ~~an Engineer~~a Land ~~or~~ Surveyor

A. For all new structures or substantial improvements in a flood hazard area, the applicant shall provide certification by a ~~professional civil engineer or~~ land surveyor licensed by the State of Washington of:

1. The actual, as-built elevation of the lowest floor, including basement; and

2. The actual, as-built elevation to which the structure is flood-proofed, if applicable.

B. The ~~engineer or~~ surveyor shall indicate if the structure has a basement.

C. The City shall maintain the certifications required by this section for public inspection.

15.700.250 Landslide Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a landslide hazard area shall meet the following requirements:

A. A minimum buffer of fifty (50) feet shall be established from all edges of the landslide hazard area. The buffer shall be extended as required to mitigate a steep slope or erosion hazard or as otherwise necessary to protect the public health, safety and welfare;

B. Unless otherwise provided herein, or as part of an approved alteration, removal of any vegetation from a landslide hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the City shall be provided prior to any vegetation removal permitted by this subsection;

C. Vegetation on slopes within a landslide hazard area or buffer which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the City pursuant to an enhancement plan approved by the City. The use of hazardous substances, pesticides and fertilizers in landslide hazard areas and their buffers may be prohibited by the City under the applicable RCW statutes; and

D. Alterations to landslide hazard areas and buffers may be allowed only as follows:

1. A landslide hazard area located on a slope of forty percent (40%) or steeper may be altered only if the alteration meets the standards and limitations set forth for steep slope hazard areas in SMC 15.700.270, Steep Slope Hazard Areas – Development Standards and Permitted Alterations;

2. A landslide hazard area located on a slope less than forty percent (40%) may be altered only if the alteration meets the following requirements:

a. The development proposal will not decrease slope stability on contiguous properties; and

b. The landslide hazard area is modified or the development proposal is designed so that the landslide hazard to the project and contiguous property is limited or mitigated, and the development proposal on the site is determined to be safe by the City based on a study prepared by a geologist or geotechnical engineer; and

3. Neither buffers nor a critical area tract shall be required if the alterations meet the standards of subsection (D)(2) of this section.

15.700.260 Seismic Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a seismic hazard area shall meet the following requirements:

A. Unless exempt, development proposals shall be subject to review standards based on two (2) occupancy types: critical facilities and other structures. The review standards for critical facilities shall be based on larger earthquake reoccurrence intervals. The review standards for both occupancy types shall be set forth in administrative rules;

B. Alterations to seismic hazard areas may be allowed only as follows:

1. The evaluation of site-specific subsurface conditions shows that the proposed development site is not located in a seismic hazard area; or

2. Mitigation is implemented which renders the proposed development as safe as if it were not located in a seismic hazard area; and

C. The following are exempt from the provisions of this section:

1. Mobile homes; and

2. Single story, nonresidential structures which are less than two thousand five hundred (2,500) square feet and are not used as places of employment or public assembly.

15.700.270 Steep Slope Hazard Areas – Development Standards and Permitted Alterations

A development proposal on a site containing a steep slope hazard area shall meet the following requirements:

A. A minimum buffer of fifty (50) feet shall be established from the top, toe and along all sides of any slope forty percent (40%) or steeper. The buffer shall be extended as required to mitigate a landslide or erosion hazard or as otherwise necessary to protect the public health, safety and welfare. The buffer may be reduced to a minimum of ten (10) feet if, based on a critical area report, the City determines that the reduction will adequately protect the proposed development and the critical area. For single-family residential building permits only, the City may waive the special study requirement and authorize buffer reductions if the City determines that the reduction will adequately protect the proposed development and the critical area;

B. Unless otherwise provided herein or as part of an approved alteration, removal of any vegetation from a steep slope hazard area or buffer shall be prohibited, except for limited removal of vegetation necessary for surveying purposes and for the removal of hazard trees determined to be unsafe according to tree selection rules promulgated pursuant to this chapter. Notice to the City shall be provided prior to any vegetation removal permitted by this subsection;

C. Vegetation on steep slopes within steep slope hazard areas or their buffers which has been damaged by human activity or infested by noxious weeds may be replaced with vegetation native to the region pursuant to a vegetation management plan approved by the City. The use of hazardous substances, pesticides and fertilizers in steep slope hazard areas and their buffers may be prohibited by the City;

D. Alterations to steep slope hazard areas and buffers may be allowed only as follows:

1. Approved surface water conveyances, as specified in the Surface Water Design Manual, may be allowed on steep slopes if they are installed in a manner to minimize disturbance to the slope and vegetation;

2. Public and private trails may be allowed on steep slopes if they receive site-specific approval by the City, as guided by the construction and maintenance standards in the U.S. Forest Service "Trails Management Handbook," FSH 2309.18, June 1987, as amended, and the "Standard Specifications for Construction of Trails" (EM-7720-102, June 1984, as amended). Under no circumstances shall trails be constructed of concrete, asphalt or other impervious surfaces which will contribute to surface water runoff, unless such construction is necessary for soil stabilization or soil erosion prevention or unless the trail system is specifically designed and intended to be accessible to handicapped person(s);

3. Utility corridors may be allowed on steep slopes if a special study shows that such alterations will not subject the area to the risk of landslide or erosion;

4. Limited trimming and pruning of vegetation may be allowed on steep slopes pursuant to an approved vegetation management plan for the creation and maintenance of views if the soils are not disturbed and the activity is subject to administrative rules; and

5. Approved mining and quarrying activities may be allowed; and

E. The following are exempt from the provisions of this section:

1. Slopes which are forty percent (40%) or steeper with a vertical elevation change of up to twenty (20) feet if no adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer; and

2. The approved regrading of any slope which was created through previous legal grading activities. Any slope which remains forty percent (40%) or steeper following site development shall be subject to all requirements for steep slopes.

15.700.275 Wetlands – Identification and Rating

A. Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be done in accordance with the approved Federal wetland delineation manual and applicable regional supplement. All areas within the City meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter. Wetland delineations are valid for five (5) years; after which time the City may determine whether a revision or additional assessment is necessary.

B. Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology Publication No. 04-06-029, or as revised and approved by Ecology), which contains the definitions, methods and criteria for determining a wetland's categorization as Category I, II, III or IV.

C. Wetland rating categories shall not change due to illegal modifications.

15.700.280 Wetlands – Limited Exemption

The following wetlands may be exempted from the requirement to avoid impacts (SMC 15.700.120(A)(1)) and may be filled if the City determines that the impacts are fully mitigated based on the actions in SMC 15.700.120(A)(5) and (6).

A. All isolated Category III and IV wetlands less than one thousand (1,000) square feet that:

1. Are not associated with riparian areas or buffers;

2. Are not part of a wetland mosaic;

3. Do not contain habitat identified as essential for local populations of priority species identified by the Washington Department of Fish and Wildlife.

15.700.285 Wetlands – Development Standards

A development proposal on a site containing a wetland shall meet the following requirements:

A. **Buffers Required.** A buffer shall be established adjacent to designated wetland areas. The purpose of the buffer area shall be to protect the integrity, functions and values of the wetland area. Buffer widths shall be appropriate for the sensitivity of the wetland and for the risks associated with land use development.

B. **Standard Buffers Comply with BAS.** The following standard buffers have been established in accordance with the best available science (codified at WAC 365-195-900 through 365-195-925). They are based on the category of wetland and the habitat score as determined by a qualified wetland professional.

Standard Wetland Buffers

The following table specifies standard buffers, which may be modified pursuant to subsections (E) through (I) of this section:

Wetland Category	Habitat Score			
	3 – 4	5	6 – 7	8 – 9
	Buffer Width in Feet			
Category I	75	105	165	225
Category II	75	105	165	225
Category III	60	105	165	225
Category IV	40			

C. **Impact Minimization Measures Required.** The use of the standard buffer widths requires the implementation of the measures in the following table, where applicable, to minimize the impacts of the adjacent land uses. Activities listed under "Examples of Activities That Cause Disturbances" include but are not limited to those listed. If an applicant chooses not to apply those measures, then a thirty-three percent (33%) increase in the width of all buffers is required. For example, a seventy-five (75) foot buffer with the measures implemented would increase to a one hundred (100) foot buffer without them.

Wetland Impact Minimization Measures

Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Measures to Minimize Impacts
Lights	• Parking lots • Warehouses • Industrial • Multi-family residential	• Direct lights away from wetland
Noise in excess of limitations as set forth in SMC 15.460.020	• Industrial • Parking lots • Multi-family residential	• Locate activity that generates noise away from wetland
Toxic runoff	• Parking lots • Roads • Industrial	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered

Wetland Impact Minimization Measures

Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Measures to Minimize Impacts
	• Residential • Pesticide application • Landscaping	• Establish covenants limiting use of pesticides within 150 ft of wetland • Apply integrated pest management*
Stormwater runoff	• Roads • Driveways • Parking lots	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use LID BMPs
Changes in water regime	• Impervious surfaces • Lawns • Tilling	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Single-family residential • Multi-family residential • Leash free dog park	• Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the regional ecology • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	• Excavation • Construction	• Use best management practices to control dust

* "Integrated pest management" is defined as the careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that reduce or minimize risks to human health and the environment.

D. **Vegetated Buffer Assumption.** The buffer widths assume that the buffer is vegetated with a native plant community appropriate for the regional ecology. If the existing buffer is sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer shall either be planted to create the appropriate plant community or widened to ensure that functions and values of the buffer are adequately provided.

E. **Increased Buffers.** Increased buffer widths may be required on a case-by-case basis when necessary to protect wetland functions and values. This determination shall be supported by a critical area report or other appropriate documentation showing that it is reasonably related to protection of the functions and values of the wetland, or when:

1. The buffer is within twenty-five (25) feet of the top or toe of a slope that is greater than thirty percent (30%); or

2. The slope is susceptible to erosion and standard best management practices (BMPs) and erosion-control measures will not prevent adverse impacts to the wetland.

F. **Buffer Width Averaging.** Buffer width averaging may be allowed in accordance with an approved critical area report; provided, that all of the following criteria are met:

1. It will not reduce protection to wetlands or their functions;

2. The total area contained in the buffer after averaging does not decrease;

3. The buffer at its narrowest point is not less than seventy-five percent (75%) of the standard width; and

4. The critical area report shall describe the current functions and values of the wetland and its buffer, and the measures that will be taken to ensure that there is no loss of wetland function due to averaging.

G. **Reduced Buffer Allowance.** Reduced buffers may be allowed, with enhancements, in accordance with an approved critical area report, provided:

1. The existing condition of the buffer is degraded, and

2. Additional protection to the wetland is provided through the implementation of a buffer enhancement plan.

3. Buffer enhancement may include, but is not limited to:

a. Planting native vegetation that would increase value for fish and wildlife habitat, improve water quality, or provide aesthetic or recreational value;

b. Enhancement of wildlife habitat by incorporating structures that are likely to be used by wildlife, including wood duck boxes, bat boxes, nesting platforms, snags, rootwads, stumps, birdhouses, and nesting areas;

c. Removing non-native plant species and noxious weeds from the buffer area and replanting the area subject to subsection (G)(3)(a) of this section.

H. **Buffer Reductions Limited.** Buffer reductions under this section shall be limited to twenty-five percent (25%) of the standard buffer width.

I. **Buffer Exemption.** When a property redevelops, if portions of a buffer width required by this chapter are already developed with legally established physical improvements (e.g.,

buildings, pavement), those portions of the proposed redevelopment area within the required buffer width are exempt from the buffer requirements of this chapter.

J. **Buffers on Mitigation Sites.** All mitigation sites shall have buffers consistent with the buffer requirements of this chapter. Buffers shall be based on the target or expected category of the wetland.

K. **Determination by Wetland Professional.** Alterations to buffer width requirements pursuant to this section shall be determined by a qualified wetland professional using established methodologies and approved Federal and State manuals.

L. **Hazardous Substances Prohibited.** The use of hazardous substances, pesticides, herbicides and fertilizers in a wetland or its buffer is prohibited except as provided in SMC 15.700.290(D).

15.700.290 Wetlands – Permitted Alterations and Allowed Uses

Alterations to wetlands and buffers may be allowed only as follows:

A. If the City determines, based upon its review of a critical area report completed by qualified professionals, that the proposed development will protect or enhance the wildlife habitat, natural drainage or other valuable functions of the wetland and will be consistent with the purposes of this chapter.

To establish the conditions in this subsection, detailed studies may be required as part of the critical area report on habitat value, functions, hydrology, erosion, and/or water quality. Such detailed studies shall include at a minimum:

1. Specific recommendations for mitigation;

2. Existing and proposed wetland acreage;

3. Vegetative, faunal and hydrologic conditions;

4. Relationship within watershed and to existing waterbodies;

5. Soil and substrate conditions, topographic elevations;

6. Existing and proposed adjacent site conditions;

7. Required wetland buffers;

8. Property ownership; and

9. A discussion of ongoing management practices to monitor and maintain wetland functions and habitat value.

The requirements in this subsection may be modified upon written approval of the Director, if the applicant demonstrates that the requirements of this section are met or are otherwise unnecessary;

B. If a wetland is in a flood hazard area, the applicant shall notify affected communities and native tribes of proposed alterations prior to any alteration and submit evidence of such notification to the Federal Insurance Administration;

C. The introduction of any plant or wildlife which is not indigenous to the City or King County into any wetland or buffer unless authorized by a State or Federal permit or approval is prohibited;

D. Enhancement of a wetland buffer through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Revegetation with appropriate native species at natural densities is allowed in conjunction with removal of invasive plant species;

E. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;

F. The harvesting of wild crops (e.g., native berries) in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications or alteration of the wetland by changing existing topography, water conditions or water sources;

G. Educational and scientific research activities;

H. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way; provided, that the maintenance or repair does not expand the footprint of the facility or right-of-way;

I. Utilities may be allowed in wetland buffers if:

1. The City determines that no practical alternative location is available; and

2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;

J. Sanitary and storm sewer utility corridors may be allowed in wetland buffers only if:

1. The applicant demonstrates that sewer lines are necessary for gravity flow;

2. The corridor is not located in a wetland or buffer used by species listed as endangered or threatened by the State or Federal government or contain critical or outstanding actual habitat for those species or heron rookeries or raptor nesting trees;

3. The corridor alignment including, but not limited to, any allowed maintenance roads follows a path beyond a distance equal to seventy-five percent (75%) of the buffer width from the wetland edge;

4. Corridor construction and maintenance protects the wetland and buffer and is aligned to avoid cutting trees greater than eight (8) inches in diameter as measured four (4) feet above ground level, when possible, and pesticides, herbicides, and hazardous substances are not used;

5. An additional, contiguous and undisturbed buffer, equal in width to the proposed corridor including any allowed maintenance roads, is provided to protect the wetland;

6. The corridor is revegetated with appropriate vegetation native to the City and King County at preconstruction densities or greater immediately upon completion of construction or as soon thereafter as possible, and the sewer utility ensures that such vegetation survives;

7. Any additional corridor access for maintenance is provided, to the extent possible, at specific points rather than by a parallel road; and

8. The width of any necessary parallel road providing access for maintenance is as small as possible, but not greater than fifteen (15) feet; the road is maintained without the use of herbicides, pesticides or other hazardous substances; and the location of the road is contiguous to the utility corridor on the side away from the wetland;

K. Joint use of an approved sewer utility corridor by other utilities may be allowed;

L. The following surface water management activities and facilities may be allowed in wetland buffers only as follows:

1. Surface water discharge to a Class I or II wetland from a detention facility, pre-settlement pond or other surface water management activity or facility may be allowed if the discharge does not increase the rate of flow, change the plant composition in a forested wetland or decrease the water quality of the wetland;

2. A Class I or II wetland or buffer may be used for a regional retention/detention facility if:

a. A public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions;

b. Constructed in accordance with the requirements of the Surface Water Design Manual;

c. The use will not alter the rating or the factors used in rating the wetland;

d. The proposal is in compliance with the latest adopted findings of the Puget Sound Wetlands Research Project; and

e. There are no significant adverse impacts to the wetland;

3. A Class III wetland or buffer which has as its major function the storage of water may be used, expanded or reconstructed as a regional retention/detention facility if requirements of the Surface Water Design Manual are met;

4. Vegetated LID BMPs are allowed within the outer twenty-five percent (25%) of the wetland buffer if:

a. Constructed in accordance with the requirements of the Surface Water Design Manual;

b. There are no significant adverse impacts to the wetland; and

5. Use of a wetland buffer for a surface water management activity or facility, other than a retention/detention facility, such as an energy dissipater and associated pipes, may be allowed only if the applicant demonstrates, to the satisfaction of the City, that:

a. No other practical alternative exists; and

b. The functions and values of the buffer or the wetland are not adversely affected;

M. Wetlands can be used for retention/detention facilities other than for regional facilities;

N. Passive recreation facilities designed and in accordance with an approved critical area report, including:

1. Walkways and trails; provided, that those pathways are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area, and located to avoid removal of significant trees. The trail surface should not be made of impervious materials, not more than five (5) feet in width for pedestrian use only; and

2. Wildlife viewing structures;

O. A dock, pier, moorage, float or launch facility may be allowed, subject to the provisions of the Shoreline Management Act, if:

1. The existing and zoned density around the wetland is three (3) dwelling units or more;

2. At least seventy-five percent (75%) of the lots around the wetland have been built upon and no significant buffer or wetland vegetation remains on these lots; and

3. Open water is a significant component of the wetland;

P. Alterations to isolated wetlands may be allowed only as follows:

1. On sites less than twenty (20) acres in size, one (1) isolated wetland may be altered by relocating its functions into a new wetland on the site pursuant to an approved mitigation plan;

2. On sites of less than twenty (20) acres in size, up to three (3) isolated wetlands may be altered by combining their functions into one (1) or more replacement wetland on the site pursuant to an approved mitigation plan; and

3. Whenever an isolated wetland is altered pursuant to this subsection, the replacement wetland shall include enhancement for wildlife habitat;

Q. One (1) additional agricultural building or associated residence may be allowed within the wetland buffer on a grazed meadow if all hydrologic storage is replaced on the site;

R. Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity;

S. Subject to a clearing and grading permit issued pursuant to Chapter 15.445 SMC, Landscaping and Tree Retention, and other City Codes, the cutting of up to one (1) cord of firewood may be permitted in buffers of five (5) acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting;

T. Wetland road crossings may be allowed if:

1. The City determines that no alternative access is practical;

2. All crossings minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement of disturbed areas;

3. Crossings do not change the overall wetland hydrology;

4. Crossings do not diminish the flood storage capacity of the wetland; and

5. All crossings are constructed during summer low water periods.

15.700.300 Wetlands – Alteration of Wetlands Historically and Continuously Used for Agricultural Purposes

Class II and III wetlands that have been used for agricultural purposes for a minimum of fifty (50) continuous years may be altered subject to the following minimum requirements:

A. The applicant/property owner can provide evidence that the wetland has been used for agricultural use continuously for fifty (50) years. This evidence, at a minimum, shall include aerial photographs of the site at the beginning of the fifty (50) year span of use. Aerial photographs of the site over the span of the use of the wetland for agricultural uses to the present shall be provided. At no time shall there be more than ten (10) years between the chronology of the photographs;

B. If an agricultural wetland is located solely on one (1) parcel of property, no more than twenty-five percent (25%) of the wetland may be filled;

C. If the altered wetland is located on more than one (1) property, no more than twenty-five percent (25%) of the entire wetland may be filled. The remainder of the wetland shall be enhanced as approved by the City provided it can be shown by a qualified professional, approved by the City that:

1. The enhancement of the remaining wetland shall provide the same or better hydrologic or biologic functions as the class of wetland identified in the wetland study for the site;

2. If the altered wetland is located on more than one property, the entire altered wetland shall be identified; and

3. Any altered wetlands located in a flood hazard area shall conform with SMC 15.700.140, Vegetation Management Plan, through 15.700.240, Flood Hazard Areas – Certification by an Engineer or Surveyor; and

D. For altered wetlands that are located on more than one property, development rights may be transferred from one owner to the other for development within the altered wetland. This shall be done by a non-revocable contract, as approved by the City. The transfer of property rights shall run with the land. In no case shall the transfer of development rights allow more than 0.99 acres of fill within an altered wetland.

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 (G) 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.

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.

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

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 (H)(2) of this section may be modified if the applicant demonstrates that greater wetland functions can otherwise be obtained.

15.700.330 Streams – Development Standards

A development proposal on a site containing a stream shall meet the following requirements:

A. The following minimum buffers shall be established from the ordinary high water mark (OHWM) or from the top of the bank if the OHWM cannot be identified:

1. A Class 1 stream shall have a one hundred (100) foot buffer;

2. A Class 2 stream used by salmonids shall have a one hundred (100) foot buffer;

3. A Class 2 stream not used by salmonids shall have a fifty (50) foot buffer;

4. A Class 3 stream shall have a twenty-five (25) foot buffer;

5. Any stream restored, relocated, replaced or enhanced because of a stream alteration shall have the minimum buffer required for the stream class involved;

6. Any stream with an OHWM within twenty-five (25) feet of the toe of a slope thirty percent (30%) or steeper, but less than forty percent (40%), shall have:

a. The minimum buffer required for the stream class involved or a twenty-five (25) foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that stream class; or

b. A twenty-five (25) foot buffer beyond the minimum buffer required for the stream class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that stream class; and

7. Any stream adjoined by a riparian wetland or other contiguous critical area shall have the buffer required for the stream class involved or the buffer which applies to the wetland or other critical area, whichever is greater;

B. Buffer width averaging may be allowed by the City if it will provide additional protection, as long as the total area contained in the buffer on the development proposal site does not decrease; and

C. The use of hazardous substances, pesticides and fertilizers in the stream corridor and its buffer is prohibited unless specifically allowed by the City.

15.700.340 Streams – Permitted Alterations

Alterations to streams and buffers may be allowed only as follows:

A. Alterations may only be permitted if based upon a special study;

B. The applicant shall notify affected communities and native tribes of proposed alteration(s) prior to any alteration if the stream is in a flood hazard area. The applicant shall submit evidence of such notification to the Federal Insurance Administration;

C. There shall be no introduction of any plant or wildlife which is not indigenous to the City or King County into any stream or buffer unless authorized by a State or Federal permit or approval by the City;

D. Utilities may be allowed in stream buffers if:

1. No practical alternative location is available;

2. The utility corridor meets any additional requirements set forth in administrative rules including, but not limited to, requirements for installation, replacement of vegetation and maintenance;

3. The requirements for sewer utility corridors (SMC 15.700.290, Wetlands – Permitted Alterations and Allowed Uses) shall also apply to streams; and

4. Joint use of an approved sewer utility corridor by other utilities may be allowed;

E. The following surface water management activities and facilities may be allowed in stream buffers as follows:

1. Surface water discharge to a stream from a detention facility, pre-settlement pond or other surface water management activity or facility may be allowed if the discharge is in compliance with the Surface Water Design Manual;

2. A Class 2 stream or buffer may be used for a regional retention/detention facility if:

a. A public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions;

b. Designed in accordance with the requirements of the Surface Water Design Manual;

c. The use will not alter the rating or the factors used in rating the stream;

d. There are no significant adverse impacts to the stream; and

3. A Class 3 stream or buffer may be used as a regional retention/detention facility if the alteration will have no lasting adverse impact on any stream and if designed in accordance with the requirements of the Surface Water Design Manual;

F. Public and private trails may be allowed in the stream buffers only upon adoption of administrative rules consistent with the following:

1. The trail surface shall not be made of impervious materials, except that public multi-purpose trails may be made of impervious materials if they meet all other requirements including water quality; and

2. Buffers shall be expanded, where possible, equal to the width of the trail corridor including disturbed areas;

G. Stream crossings may be allowed if:

1. All road crossings use bridges or other construction techniques which do not disturb the stream bed or bank, except that bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used for Class 2 and 3 streams if the applicant demonstrates that such methods and their implementation will pose no harm to the stream or inhibit migration of fish;

2. All crossings are constructed during the summer low flow and are timed to avoid stream disturbance during periods when use is critical to salmonids;

3. Crossings do not occur over salmonid spawning areas unless the City determines that no other possible crossing site exists;

4. Bridge piers or abutments are not placed within the FEMA floodway or the ordinary high water mark;

5. Crossings do not diminish the flood-carrying capacity of the stream;

6. Underground utility crossings are laterally drilled and located at a depth of four (4) feet below the maximum depth of the scour for the base flood predicted by a civil engineer licensed by the State of Washington; and

7. Crossings are minimized and serve multiple purposes and properties whenever possible;

H. Stream relocations may be allowed only for:

1. Class 2 streams as part of a public road project for which a public agency and utility exception is granted pursuant to SMC 15.700.060, Exceptions; and

2. Class 3 streams for the purpose of enhancing resources in the stream if:

a. Appropriate floodplain protection measures are used; and

b. The relocation occurs on the site, except that relocation off the site may be allowed if the applicant demonstrates that any on-site relocation is impractical, the applicant provides all necessary easements and waivers from affected property owners and the off-site location is in the same drainage sub-basin as the original stream;

I. For any relocation allowed by this section, the applicant shall demonstrate, based on information provided by a civil engineer and a qualified biologist, that:

1. The equivalent base flood storage volume and function will be maintained;

2. There will be no adverse impact to local groundwater;

3. There will be no increase in velocity;

4. There will be no interbasin transfer of water;

5. There will be no increase in the sediment load;

6. Requirements set out in the mitigation plan are met;

7. The relocation conforms to other applicable laws; and

8. All work will be carried out under the direct supervision of a qualified biologist;

J. A stream channel may be stabilized if:

1. Movement of the stream channel threatens existing residential or commercial structures, public facilities or improvements, unique natural resources or the only existing access to property; and

2. The stabilization is done in compliance with the requirements of SMC 15.700.140, Vegetation Management Plan, through 15.700.240, Flood Hazard Areas – Certification by an Engineer or Surveyor, and administrative rules promulgated pursuant to this chapter;

K. Stream enhancement not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by a civil engineer and a qualified biologist and carried out under the direct supervision of a qualified biologist pursuant to provisions contained in administrative rules;

L. A minor stream restoration project or fish habitat enhancement may be allowed if:

1. The restoration is accomplished by a public agency with a mandate to do such work;

2. The restoration is unassociated with mitigation of a specific development proposal;

3. The restoration does not cost more than twenty-five thousand dollars ($25,000);

4. The restoration is limited to placement of rock weirs, log controls, spawning gravel and other specific salmonid habitat improvements;

5. The restoration only involves the use of hand labor and light equipment; and

6. The restoration is performed under the direct supervision of a qualified biologist;

M. Roadside and agricultural drainage ditches which carry streams with salmonids may be maintained through use of best management practices developed in consultation with relevant County, State, and Federal agencies. These practices shall be adopted as administrative rules; and

N. Subject to a clearing and grading permit issued pursuant to tree retention requirements in SMC 15.445.400 through 15.445.450, the cutting of up to one (1) cord of firewood may be permitted in buffers of five (5) acres or larger in any year if the overall function of the buffer is not adversely affected. Removal of brush may also be permitted for the purpose of enhancing tree growth if the area of removal is limited to the diameter of the tree canopy at the time of planting.

15.700.350 Streams – Mitigation Requirements

A. Restoration shall be required when a stream or its buffer is altered in violation of law or without any specific permission or approval by the City. A mitigation plan for the restoration shall demonstrate that:

1. The stream has been degraded and will not be further degraded by the restoration activity;

2. The restoration will reliably and demonstrably improve the water quality and fish and wildlife habitat of the stream;

3. The restoration will have no lasting, significant, adverse impact on any stream functions; and

4. The restoration will assist in stabilizing the stream channel;

B. The following minimum requirements shall be met for the restoration of a stream:

1. All work shall be carried out under the direct supervision of a qualified biologist;

2. Basin analysis shall be performed to determine hydrologic conditions;

3. The natural channel dimensions shall be replicated including its depth, width, length and gradient at the original location, and the original horizontal alignment (meander lengths) shall be replaced;

4. The bottom shall be restored with identical or similar materials;

5. The bank and buffer configuration shall be restored to its original condition;

6. The channel, bank and buffer areas shall be replanted with vegetation native to the City and King County which replicates the original vegetation in species, sizes and densities; and

7. The original biologic functions of the stream shall be recreated;

C. The requirements in subsection (B) of this section may be modified if the applicant demonstrates to the satisfaction of the City that a greater biological function can otherwise be obtained;

D. Replacement or enhancement shall be required when a stream or buffer is altered pursuant to an approved development proposal. There shall be no net loss of stream functions on a development proposal site and no impact on stream functions above or below the site due to approved alterations;

E. The requirements which apply to the restoration of streams in subsection (B) of this section shall also apply to the relocation of streams, unless the applicant demonstrates to the satisfaction of the City that a greater biological function can be obtained by modifying these requirements;

F. Replacement or enhancement for approved stream alterations shall be accomplished in streams and on the site unless the applicant demonstrates to the satisfaction of the City:

1. Enhancement or replacement on the site is not possible;

2. The off-site location is in the same drainage subbasin as the original stream; and

3. Greater biological and hydrological functions will be achieved; and

G. Surface water management or flood control alterations shall not be considered "enhancement" unless other functions are simultaneously improved.

15.700.360 Wellhead Protection Areas and General Groundwater Resources

The aquifer identified as Q(A)c by the U.S. Geological Survey is considered the major aquifer underlying SeaTac and other cities west of the Green River Valley (the "Des Moines Upland"), and is generally encountered between one hundred (100) feet above and one hundred (100) feet

below sea level. A deeper aquifer identified as Q(B)c is generally encountered between sea level and two hundred (200) feet below sea level. These aquifers are the source of water for the wells in SeaTac operated by the Highline Water District and Seattle Public Utilities.

A. **Purpose and Intent.** It is the purpose and intent of the regulations in this section to protect from contamination the areas around wellheads serving as sources of potable water, as identified by the water districts operating those wells; to limit activities that may adversely affect groundwater resources more generally; and to prevent contaminants from entering the aquifers underlying the City.

B. **Application of Regulations in This Section.** This section regulates uses and/or activities in the following areas:

1. Wellhead protection areas (WHPA) as delineated on the wellhead protection areas map (see Map 9.2 in the SeaTac Comprehensive Plan's Environment Element).

The wellhead protection areas delineated on the referenced map were established by the water districts that operate these wells: Highline Water District and Seattle Public Utilities.

The wellhead protection areas map is intended as a guide for the City, project applicants and/or property owners and may be updated as new information becomes available.

2. All other areas of the City.

C. **Prohibited Uses.** The following activities and uses are prohibited in wellhead protection areas and all other areas of the City:

1. **Landfills.** Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition landfills;

2. **Underground Injection Wells.** All underground injection wells as defined in Chapter 173-218 WAC with the exception of those listed in subsections (C)(2)(a) through (i) of this section. All underground injection wells shall comply with the requirements of Chapter 173-218 WAC.

a. Surface water management facilities pursuant to the Surface and Storm water Management Code (Chapter 12.10 SMC).

b. Drainage wells such as those used to drain storm water such as a French drain or infiltration trench containing perforated pipe.

c. Heat pump or cooling water return flows wells.

d. Aquifer recharge wells.

e. Septic systems serving an individual residential property, or as otherwise approved by Public Health-Seattle and King County.

f. Injection wells used to control flooding of residential basements or as part of a reclaimed water project as allowed under a permit.

g. Injection wells used for remediation wells receiving fluids intended to clean up, treat or prevent subsurface contamination.

h. Injection wells used as part of a reclaimed water project as allowed under a permit.

i. Injection wells used to inject carbon dioxide for geologic sequestration;

3. **Mining.**

a. Metals and hard rock mining; and

b. Sand and gravel mining;

4. **Wood Treatment Facilities.** Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade);

5. **Dry Cleaning Establishments.** Dry cleaning establishments using the solvent perchloroethylene;

6. **Storage, Processing, or Disposal of Radioactive Substances.** Facilities that store, process, or dispose of radioactive substances; and

7. **Other Prohibited Uses or Activities.**

a. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source;

b. Activities that would significantly reduce the recharge to aquifers that are a source of significant base flow to a regulated stream.

D. **General Performance Standards.**

1. The proposed activity must be designed and constructed to employ all known, available and reasonable (AKART) methods of prevention, control and treatment of pollutants associated with a discharge;

2. The proposed activity must comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, and Public Health-Seattle and King County;

3. The proposed activity must be designed and constructed in accordance with the requirements of the Surface and Storm water Management Code (Chapter 12.10 SMC), the Clearing and Grading Code (Chapter 13.190 SMC) and the International Building Code (Chapter 13.110 SMC);

4. If applicable, the proposed activity must comply with the requirements of the International Fire Code (Chapter 13.150 SMC).

E. **Development Within a Wellhead Protection Area.**

1. Any proposed non-residential development located in a wellhead protection area shall submit a hazardous materials inventory sheet (HMIS) with any permit, land use, or business license application. Ongoing operation and maintenance activities of public wells by public water providers are exempt from these requirements.

2. The City will review the HMIS along with the permit, land use, or business license application to determine whether hazardous substances will be used, stored, transported or disposed of in connection with the proposed activity. The City shall make the following determinations and apply the appropriate measures:

a. No hazardous substances are involved; or

b. Hazardous substances are involved; however, existing laws or regulations adequately mitigate any potential impact, and documentation is provided to demonstrate compliance; or

c. Hazardous substances are involved and the proposal has the potential to significantly impact wellhead protection areas or other groundwater resources. The City may require a critical area report in order to determine the potential impacts of contamination on aquifers or other groundwater resources.

3. The critical area report shall be prepared by a qualified professional, as specified in SMC 15.700.015, Definitions, and shall include the following site and proposal-related information:

a. Available information regarding geologic and hydrogeologic characteristics of the site including the permeability of the unsaturated zone;

b. Ground water depth, flow direction, and gradient based on available information;

c. Currently available data on wells and springs within one thousand three hundred (1,300) feet of the project site;

d. Location of other critical areas, including surface waters, within one thousand three hundred (1,300) feet of the project site;

e. Available historic water quality data for the area to be affected by the proposed activity; and

f. Best management practices proposed to be utilized.

g. Upon receipt of the critical area report the Department shall forward a copy of the critical area report to the appropriate water district for review and comment.

F. **Performance Standards, Specific – Applicable to Specific Uses.**

1. **Storage Tanks.** All storage tanks must comply the terms of subsection (D) of this section and either subsection (F)(1)(a) or (b) of this section:

a. **Underground Tanks.** All new underground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

i. Prevent releases due to corrosion or structural failure for the operational life of the tank;

ii. Be protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed to include a secondary containment system to prevent the release or threatened release of any stored substances; and

iii. Use material in the construction or lining of the tank that is compatible with the substance to be stored.

b. **Above Ground Tanks.** All new above ground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed so as to:

i. Not allow the release of a hazardous substance to the ground, ground waters, or surface waters;

ii. Have a primary containment area enclosing or underlying the tank or part thereof; and

iii. A secondary containment system either built into the tank structure or a dike system built outside the tank for all tanks.

2. **Vehicle Repair and Servicing.** For the purposes of this subsection the term "vehicle repair and servicing" shall include, as defined in Chapter 15.105 SMC, Automotive Service Center, Fueling/Service Station, Vehicle Repair, Small, and Vehicle Repair, Large.

a. Vehicle repair and servicing must be conducted over impermeable pads and within a covered structure capable of withstanding normally expected weather conditions. Chemicals used in the process of vehicle repair and servicing must be stored in a manner that protects them from weather and contains leaks should one (1) occur.

b. No dry wells shall be allowed on sites used for vehicle repair and servicing. Dry wells existing on the site prior to facility establishment shall be abandoned using techniques approved by the State Department of Ecology prior to commencement of the proposed activity.

3. **Residential Use of Pesticides and Nutrients.** Application of household pesticides, herbicides, and fertilizers shall not exceed times and rates specified on the packaging.

4. **Use of Reclaimed Water for Surface Percolation or Direct Recharge.** Water reuse projects for reclaimed water must be in accordance with the adopted water or sewer comprehensive plans that have been approved by the State Departments of Ecology and Health.

a. Use of reclaimed water for surface percolation must meet the ground water recharge criteria given in RCW 90.46.010(10) and 90.46.080(1). The State Department of Ecology may establish additional discharge limits in accordance with RCW 90.46.080(2).

b. Direct injection must be in accordance with the standards developed by authority of RCW 90.46.042.

5. **State and Federal Regulations.** The uses listed below shall be conditioned as necessary to protect critical aquifer recharge areas in accordance with the applicable State and Federal regulations.

Statutes, Regulations, and Guidance
Pertaining to Ground Water Impacting Activities

Activity	Statute – Regulation – Guidance
Above Ground Storage Tanks	WAC 173-303-640

Statutes, Regulations, and Guidance
Pertaining to Ground Water Impacting Activities

Activity	Statute – Regulation – Guidance
Automobile Washers	Chapter 173-216 WAC, Best Management Practices for Vehicle and Equipment Discharges (Washington Department of Ecology WQ-R-95-56)
Below Ground Storage Tanks	Chapter 173-360 WAC
Chemical Treatment Storage and Disposal Facilities	Chapter 173-303 WAC
Injection Wells	Federal 40 CFR Parts 144 and 146, Chapter 173-218 WAC
Hazardous Waste Generator (Boat Repair Shops, Biological Research Facility, Dry Cleaners, Furniture Stripping, Motor Vehicle Service Garages, Photographic Processing, Printing and Publishing Shops, etc.)	Chapter 173-303 WAC
Junk Yards/Salvage Yards	Chapter 173-304 WAC, Best Management Practices to Prevent Storm water Pollution at Vehicles Recycler Facilities (Washington State Department of Ecology 94-146)
Oil and Gas Drilling	Chapter 332-12 WAC, Chapter 173-218 WAC
On-Site Sewage Systems (Large Scale)	Chapter 173-240 WAC
On-Site Sewage Systems (< 14,500 gal/day)	Chapter 246-272A WAC, Local Health Ordinances
Pesticide Storage and Use	Chapter 15.58 RCW, Chapter 17.21 RCW
Sawmills	Chapter 173-303 WAC, Chapter 173-304 WAC, Best Management Practices to Prevent Storm water Pollution at Log Yards (Washington State Department of Ecology, 95-53)
Solid Waste Handling and Recycling Facilities	Chapter 173-304 WAC
Wastewater Application to Land Surface	Chapter 173-216 WAC, Chapter 173-200 WAC, Washington State Department of Ecology Land Application Guidelines, Best

Activity	Statute – Regulation – Guidance
	Management Practices for Irrigated Agriculture
Maintain Groundwater Quality	WAC 173-200-030, Washington Antidegradation Policy

15.700.370 Fish and Wildlife Habitat Conservation Areas

A. **Purpose.** Fish and wildlife habitat conservation means land management for maintaining species in a wild state in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times. It does mean that cooperative and coordinated land use planning is critically important among counties and cities in a region. In some cases, it may be sufficient to assure that a species will usually be found in certain regions across the State. In other cases, it may be necessary to assure protection to each individual species. Protection needs to be species specific and goal-oriented. Fish and wildlife habitat conservation areas include:

1. Areas with which endangered, threatened, and sensitive species, including anadromous fish, have a primary association;

2. Habitats and species of local importance;

3. Naturally occurring lakes or ponds under twenty (20) acres and their submerged aquatic beds that provide fish or wildlife habitat;

4. Waters of the State;

5. Lakes, ponds, and streams planted with game fish by a governmental or tribal entity.

“Fish and wildlife habitat conservation areas” does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

B. Fish and wildlife habitat conservation areas may, and probably will, include one (1) or more of other critical areas identified in this chapter. The following classification system is based on the presence of one (1) or more of these critical areas as well as species identified as endangered, threatened, sensitive, or priority, the area’s proximity to developed areas, and the area’s existing use.

1. Category 1 habitat is classified as including any wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive or priority species by the State Department of Fish and Wildlife (DFW) or heron, and which is characterized by agricultural or low density residential use (one (1) unit or less per acre) and which is not within two hundred (200) feet of more intense land uses.

2. Category 2 habitat is classified as including any wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive, or priority species by the DFW and which is characterized by residential uses of greater density than one (1) unit per acre or which lies within two hundred (200) feet of more intense land uses.

3. Category 3 habitat is classified as an area which does not include a wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive or priority species by the DFW and which is characterized by single-family residential areas immediately adjacent to multi-family or nonresidential land uses.

4. Category 4 habitat is classified as an area which does not include a wetland or stream or their buffer areas or any area identified as habitat for endangered, threatened, sensitive, or priority species by the DFW and which is characterized by nonresidential land uses.

C. **Buffers.** For any fish and wildlife habitat conservation areas which include other critical areas as identified and regulated in this chapter, the buffer for those critical areas shall apply except where species identified by the DFW as endangered, threatened, sensitive, or priority, or where herons are found to have a primary association. If such species are present, the applicant shall provide a critical area report identifying such species, their required habitat, and recommend appropriate buffers based on the DFW priority habitat and species management recommendations as well as any other proposed mitigation measures considered appropriate to the protection of said species and habitat.

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD DAMAGE PREVENTION ORDINANCE
WASHINGTON MODEL (REVISED 12/09/2019)

Close to 300 towns, cities, counties, and tribes within the State of Washington participate in the National Flood Insurance Program (NFIP). As a condition of participation in the NFIP, communities are required to adopt and enforce a flood hazard reduction ordinance that meets the minimum requirements of the NFIP; however, there are occasionally additional requirements identified by state law that are more restrictive. In these cases, the Federal Emergency Management Agency (FEMA) will require that communities meet those standards as well.

This model identifies the basic requirements and cross references them to appropriate Code of Federal Regulations (CFR), Revised Code of Washington (RCW), or Washington Administrative Code (WAC) requirements. It also encourages community officials to consider the direct insurance implications of certain building standards that, if adopted, can reduce (or increase) annual flood insurance premiums for local citizens. This ordinance, as developed by FEMA and the Washington Department of Ecology, supersedes previous versions and includes all the minimum standards required as a condition of participation in the NFIP. It will be used by FEMA and state staff as the basis for providing technical assistance and compliance reviews during the Community Assistance Contact (CAC) and Community Assistance Visit (CAV) process to ensure federal and state law are met.

The model identifies the basic minimum federal and state regulation requirements that must be contained in local flood regulations, as well as suggestions for stronger measures, but notes these measures are *recommended*, not required. Additionally, it outlines several specific floodplain development practices and regulations that can reduce insurance premium. Adopting this model flood hazard reduction ordinance verbatim can ensure compliance with FEMA; however, *it should be emphasized that its adoption is not a mandatory requirement per NFIP regulation.* Some sections of this document are included for clarity and are not required by federal or state law. For instance, as indicated in SECTION 1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES, it is not mandatory to adopt this entire section, but by doing so, it will make your community's ordinance more legally enforceable.

Certain commentary is highlighted in the model ordinance. The highlighted commentary does not need to be included in the local ordinances.

Please note: Section 1612.4 of the 2015 International Building Code (IBC) and Section 1612.2 of the 2018 International Building Code incorporate the design and construction standards of ASCE 24 published by the American Society of Civil Engineers. ASCE 24-14 tables 1-1, 2-1, 4-1, and 6-1 contain specific building elevation requirements which

exceed minimum NFIP standards.

Please Note: RCW 86.16.190 requires that:

> *Local governments that have adopted floodplain management regulations pursuant to this chapter shall include provisions that allow for the establishment of livestock flood sanctuary areas at a convenient location within a farming unit that contains domestic livestock. Local governments may limit the size and configuration of the livestock flood sanctuary areas, but such limitation shall provide adequate space for the expected number of livestock on the farming unit and shall be at an adequate elevation to protect livestock. Modification to floodplain management regulations required pursuant to this section shall be within the minimum federal requirements necessary to maintain coverage under the national flood insurance program.*

While state law requires that local governments make provision for critter pads, it is extremely important to note that RCW 86.16.190 does not relax NFIP standards, including the no rise standard in floodways, in any way.

This document may also serve as a foundation upon which communities can craft their own additional measures. The ordinance can be modified to accommodate local standards, provided they are not less restrictive than the minimum standards identified in this model. Areas on the model that exceed those minimum standards are clearly marked. The model ordinance is in a modular format.

Appendix A: Ordinance Standards for Communities with Shallow Flooding Identified as AO zones on Flood Insurance Rate Maps (FIRMs). These standards are mandatory in communities that have mapped AO zones.

Appendix B: Ordinance Standards for Communities with Coastal Flooding Identified as V zones on Flood Insurance Rate Maps (FIRMs). These standards are mandatory in communities that have mapped V or VE zones.

NOTE: A community may wish to use a numbering system that differs from this model ordinance. In such cases, special care should be taken to correctly identify internal code citations within the Flood Damage Prevention Ordinance.

Section 1.0 - Statutory Authorization, Findings of Fact, Purpose, and Objectives *(Not mandatory to adopt section 1.0)*

1.1 Statutory Authorization

The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the **{Decision Making Body}** of **{Community Name}**, does ordain as follows:

1.2 Findings of Fact

The flood hazard areas of {Community Name} are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

1.3 Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1) Protect human life and health;

2) Minimize expenditure of public money for costly flood control projects;

3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4) Minimize prolonged business interruptions;

5) Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;

6) Help maintain a stable tax base by providing for the sound use and development

of flood hazard areas so as to minimize blight areas caused by flooding;

7) Notify potential buyers that the property is in a Special Flood Hazard Area;

8) Notify those who occupy flood hazard areas that they assume responsibility for their actions; and

9) Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1) Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

2) Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction;

3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

4) Controlling filling, grading, dredging, and other development, which may increase flood damage; and

5) Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

Section 2.0 – Definitions *(44 CFR 59.1, not mandatory to adopt all definitions as shown. However, definitions needed for implementation of NFIP standards in a specific community can be required in the community's Flood Damage Prevention Ordinance.)*

Terms with 1 asterisk trigger a specific minimum requirement and must be adopted. Unless specifically defined below, terms or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance the most reasonable application.

***Alteration of watercourse:** Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

Appeal: A request for a review of the interpretation of any provision of this ordinance or a request for a variance.

***Area of shallow flooding:** A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

***Area of special flood hazard:** The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

ASCE 24: The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

***Base flood:** The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

***Base Flood Elevation (BFE):** The elevation to which floodwater is anticipated to rise during the base flood.

***Basement:** Any area of the building having its floor sub-grade (below ground level) on all sides.

Building: See "Structure."

Building Code: The currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Coastal High Hazard Area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

Critical Facility: A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police,

fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

***Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Elevation Certificate: An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Essential Facility: This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Farmhouse: A single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

*__Flood or Flooding__:

1) A general and temporary condition of partial or complete inundation of normally dry land areas from:

    a) The overflow of inland or tidal waters.

b) The unusual and rapid accumulation or runoff of surface waters from any source.

c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

***Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

***Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

***Floodplain or flood-prone area:** Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

***Floodplain administrator:** The community official designated by title to administer and enforce the floodplain management regulations.

Floodplain management regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

***Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities**,** structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

***Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

***Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

***Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

***Historic structure:** Any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

    a) By an approved state program as determined by the Secretary of the Interior, or

    b) Directly by the Secretary of the Interior in states without approved programs.

***Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

***Mean Sea Level:** For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction: For the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

One-hundred-year flood or **100-year flood:** See "Base flood."

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable date known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

***Recreational Vehicle: A vehicle,**

1) Built on a single chassis;

2) 400 square feet or less when measured at the largest horizontal projection;

3) Designed to be self-propelled or permanently towable by a light duty truck; and

4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

***Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

***Structure:** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

***Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

***Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

***Variance:** A grant of relief by a community from the terms of a floodplain management regulation.

Water surface elevation: The height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water Dependent: A structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

Section 3.0 – General Provisions

3.1 Lands to Which This Ordinance Applies *(44 CFR 59.22(a))*

This ordinance shall apply to all special flood hazard areas within the boundaries of **{Community Name}**.

3.2 Basis for Establishing the Areas of Special Flood Hazard

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for **{exact title of study}"** dated **{date},** and any revisions thereto**,** with accompanying Flood Insurance Rate Maps (FIRMs) dated **{date}**, and any revisions thereto**,** are hereby adopted by reference and declared to be a part of this ordinance. The FIS and the FIRM are on file at **{community address}**.

The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 4.3-2.

Note: *In some communities, the phrase "and any revisions thereto" is not considered legally binding and should not be adopted.*

3.3 Compliance

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

3.4 Penalties For Noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this

ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than _____ or imprisoned for not more than __ days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the _____ from taking such other lawful action as is necessary to prevent or remedy any violation.

3.5 Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.6 Interpretation (Not mandatory)

In the interpretation and application of this ordinance, all provisions shall be:

1) Considered as minimum requirements;

2) Liberally construed in favor of the governing body; and,

3) Deemed neither to limit nor repeal any other powers granted under state statutes.

3.7 Warning And Disclaimer of Liability *(Not mandatory)*

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of **{Community Name}**, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

3.8 Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

Section 4.0 – Administration

4.1 Establishment of Development Permit

4.1-1 Development Permit Required *(44 CFR 60.3(b)(1))*

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

4.1-2 Application for Development Permit

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.

2) Elevation in relation to mean sea level to which any structure has been floodproofed;

3) Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in Section 5.2-2;

4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;

5) Where a structure is proposed in a V, V1-30, or VE zone, a V-zone design certificate;

6) Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and

7) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

Note: The format of section 4.1-2 is not mandatory but the elevation information in subsection 1 and the information in subsections 2 through 7 is mandatory. Elevation Certificates are not mandatory outside of Community Rating System communities but highly recommended.

4.2 Designation of the Floodplain Administrator *(44 CFR 59.22(b)(1))*

The **{job title of the appropriate administrative official}** is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

4.3 Duties & Responsibilities of the Floodplain Administrator

Duties of the (*Floodplain Administrator*) shall include, but not be limited to:

4.3-1 Permit Review

Review all development permits to determine that:

1) The permit requirements of this ordinance have been satisfied;

2) All other required state and federal permits have been obtained;

3) The site is reasonably safe from flooding;

4) The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 5.4-1 are met;

5) Notify FEMA when annexations occur in the Special Flood Hazard Area.

4.3-2 Use of Other Base Flood Data (In A and V Zones) *(44 CFR 60.3(b)(4))*

When base flood elevation data has not been provided (in A or V zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.

4.3-3 Information to be Obtained and Maintained *(The following language is required and should be adopted verbatim per 44 CFR)*

1) Where base flood elevation data is provided through the FIS, FIRM, or required as in Section 4.3-2, obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. *(44 CFR 60.3(b)(5)(i) and (iii))*

2) Obtain and maintain documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones. *(44 CFR 60.3(e)(2)(i) and (ii))*

3) For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 4.3-2:

   a) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed. *(44 CFR 60.3(b)(5)(ii))*

   b) Maintain the floodproofing certifications required in Section 4.1-2(3). *(44 CFR 60.3(b)(5)(iii))*

4) Certification required by Section 5.4.1 {or the numbering system used by the community} (floodway encroachments). *(44 CFR 60.3(d)(3))*

5) Records of all variance actions, including justification for their issuance. *(44 CFR 60.6(a)(6))*

6) Improvement and damage calculations.

7) Maintain for public inspection all records pertaining to the provisions of this ordinance. *(44 CFR 60.3(b)(5)(iii))*

4.3-4 Alteration of Watercourse

Whenever a watercourse is to be altered or relocated:

1) Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means. *(44 CFR 60.3(b)(6))*

2) Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained. *(44 CFR 60.3(b)(7))*

4.3-5 Interpretation of FIRM Boundaries *(This section is not required, but if the Local Administrators are performing this task on a regular basis, it should be adopted.)*

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

4.3-6 Review of Building Permits *(44 CFR 60.3(a)(3))*

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (Section 4.3-2), applications for floodplain development shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

4.3-7 Changes to Special Flood Hazard Area

1) If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

2) If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

Section 5.0 – Provisions for Flood Hazard Reduction

5.1 General Standards *(Section 5.0 is required)*

In all areas of special flood hazards, the following standards are required:

5.1-1 Anchoring *(44 CFR 60.3(a) and (b))*

1) All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. (44 CFR 60.3(a)(3)(i))

2) All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (44 CFR 60.3(b)(8)). For more detailed information, refer to guidebook, FEMA-85, "Manufactured Home Installation in Flood Hazard Areas."

5.1-2 Construction Materials and Methods *(44 CFR 60.3(a)(3)(ii-iv))*

1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.1-3 Storage of Materials and Equipment

1) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas (recommended).

2) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

5.1-4 Utilities *(44 CFR 60.3(a)(5) and (6))*

1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

2) Water wells shall be located on high ground that is not in the floodway (WAC 173-160-171);

3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5.1-5 Subdivision Proposals and Development *(44 CFR 60.3(a)(4) and (b)(3))*

All subdivisions, as well as new development shall:

1) Be consistent with the need to minimize flood damage;

2) Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

3) Have adequate drainage provided to reduce exposure to flood damage.

4) Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

5.2 Specific Standards *(44 CFR 60.3(c)(1))*

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section 4.3-2, USE OF OTHER BASE FLOOD DATA. The following provisions are required:

5.2-1 Residential Construction *(44 CFR 60.3(c)(2)(5))*

1) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest

floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.

2) New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A.

3) New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

4) New construction and substantial improvement of any residential structure in a V, V1-30, or VE zone shall meet the requirements in Appendix B.

5) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:

   a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

   b) The bottom of all openings shall be no higher than one foot above grade.

   c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

   d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

5.2-2 Nonresidential Construction *(44 CFR 60.3(c)(3) and (4))*

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

   a) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

      New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater.

   b) If located in an AO zone, the structure shall meet the requirements in Appendix A.

   c) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

   d) If located in a V, V1-30, or VE zone, the structure shall meet the requirements in Appendix B.

   e) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

      i) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
      ii) The bottom of all openings shall be no higher than one foot above grade.
      iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
      iv) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2) If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

   a) Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;

   b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

   c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2);

   d) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 5.2-1(5);

Note: Applicants who are floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below). Floodproofing the building an additional foot will reduce insurance premiums significantly.

5.2-3 Manufactured Homes *(44 CFR 60.3(c)(6)(12))*

1) All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
   (If the above phrase is applied to all manufactured homes in the floodplain, then the remaining verbiage is not necessary to adopt.)
   This applies to manufactured homes:

a) Outside of a manufactured home park or subdivision,

b) In a new manufactured home park or subdivision,

c) In an expansion to an existing manufactured home park or subdivision, or

d) In an existing manufactured home park or subdivision on a site which a manufactured home has incurred “substantial damage” as the result of a flood; and

2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:

a) The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation, or

b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5.2-4 Recreational Vehicles *(44 CFR 60.3(c)(14))*

1) Recreational vehicles placed on sites are required to either:

2) Be on the site for fewer than 180 consecutive days, or

3) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

Meet the requirements of 5.2-3 above.

5.2-5 Enclosed Area Below the Lowest Floor

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

5.2-6 Appurtenant Structures (Detached Garages & Small Storage Structures)

For A Zones (A, AE, A1-30, AH, AO):

1) Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

    a) Use of the appurtenant structure must be limited to parking of vehicles or limited storage;

    b) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;

    c) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

    d) Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;

    e) The appurtenant structure must comply with floodway encroachment provisions in Section 5.4-1;

    f) The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.2-1(5).

    g) The structure shall have low damage potential,

    h) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and

    i) The structure shall not be used for human habitation.

2) Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1.

3) Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

5.3 AE and A1-30 Zones with Base Flood Elevations but No Floodways *(44 CFR 60.3(c)(10))*

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

5.4 Floodways *(Note the more restrictive language for floodway development per RCW 86.16)*

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

5.4-1 No Rise Standard

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. (44 CFR 60.3(d)(3))

5.4-2 Residential Construction in Floodways

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

1) Replacement of Farmhouses in Floodway

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;
b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
c) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
d) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
f) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
g) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

2) Substantially Damaged Residences in Floodway

a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information

necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

b) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

   i) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
   ii) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
   iii) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
   iv) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
   v) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
   vi) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
   vii) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

5.4-3 All Other Building Standards Apply in the Floodway

If Section 5.4-1 is satisfied or construction is allowed pursuant to section 5.4-2, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, Provisions For Flood Hazard Reduction.

5.5 General Requirements for Other Development *(Optional Provision)*

All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any **{community name}** amendments, shall:

1) Be located and constructed to minimize flood damage;

2) Meet the encroachment limitations of this ordinance if located in a regulatory floodway;

3) Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

4) Be constructed of flood damage-resistant materials;

5) Meet the flood opening requirements of Section 5.2-1(5), and

6) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

5.6 Critical Facility (Optional Provision)

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

5.7 Livestock Sanctuaries

Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

Note: To be “elevated sufficiently to protect livestock” typically means to be elevated at least one foot above the BFE.

Section 6.0 - Variances

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the **{governing body}** to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

6.1 Requirements for Variances

1) Variances shall only be issued:

   a) Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

   b) For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

c) Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

d) Upon a showing of good and sufficient cause;

e) Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;

f) Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 {or the numbering system used by the community} of this ordinance in the definition of "Functionally Dependent Use."

2) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

3) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections 4.0 and 5.0 {or the numbering system used by the community} of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

6.2 Variance Criteria

In considering variance applications, the **{Governing Body}** shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

1) The danger that materials may be swept onto other lands to the injury of others;

2) The danger to life and property due to flooding or erosion damage;

3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4) The importance of the services provided by the proposed facility to the community;

5) The necessity to the facility of a waterfront location, where applicable;

6) The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

7) The compatibility of the proposed use with existing and anticipated development;

8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

9) The safety of access to the property in time of flood for ordinary and emergency vehicles;

10) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,

11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

6.1 Additional Requirements for the Issuance of a Variance

1) Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

   a) The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and

   b) Such construction below the BFE increases risks to life and property.

2) The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.

3) The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.

4) Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

APPENDIX A
STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)
(44 CFR 60.3(c)7, 8 and 11)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:

1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above***** the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).

2. New construction and substantial improvements of nonresidential structures within AO zones shall either:

    a) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at least two feet if no depth number is specified); or

    b) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3).

3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

4. Recreational vehicles placed on sites within AO zones on the community's FIRM either:

    a) Be on the site for fewer than 180 consecutive days, or

b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

APPENDIX B
STANDARDS FOR COASTAL HIGH HAZARD AREAS (V ZONES)
44 CFR 60.3(e)(2 – 8)

Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as zones V1-30, VE, and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply:

1. All new construction and substantial improvements in zones V1-30 and VE (V if base flood elevation data is available) on the community's FIRM shall be elevated on pilings and columns so that:

    a) Elevation:

        i) Residential Buildings

        The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level.

        ii) Nonresidential buildings

        The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level or meets the elevation requirements of ASCE 24, whichever is higher; and

    b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

    A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (1)(a)(i) and (2)(a)(ii).

2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new

and substantially improved structures in zones V1-30, VE, and V on the community's FIRM and whether or not such structures contain a basement. The (Floodplain Administrator) shall maintain a record of all such information.

3. All new construction within zones V1-30, VE, and V on the community's FIRM shall be located landward of the reach of mean high tide.

4. Provide that all new construction and substantial improvements within zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions:

   a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

   b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

   If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5. Prohibit the use of fill for structural support of buildings within zones V1-30, VE, and V on the community's FIRM.

6. Prohibit man-made alteration of sand dunes within zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage.

7. All manufactured homes to be placed or substantially improved within zones V1-30, V, and VE on the community's FIRM on sites:

a) Outside of a manufactured home park or subdivision,

b) In a new manufactured home park or subdivision,

c) In an expansion to an existing manufactured home park or subdivision, or

d) In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood; shall meet the standards of paragraphs (1) through (6) of this section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3.

8. Recreational vehicles placed on sites within V or VE zones on the community’s FIRM shall either:

a) Be on the site for fewer than 180 consecutive days, or

b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).

ORDINANCE NO. 20-1014

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute a contract with Northwest Cascade, Inc. for the construction of the Riverton Heights Park Phase II Improvements Project, authorizing project expenditures, and amending the City's 2019-2020 Biennial Budget.

WHEREAS, the City constructed Phase I of the Riverton Heights Park Improvements in 2017; and

WHEREAS, the City Council finds that it is appropriate to construct the Riverton Heights Park Phase II Improvements ("Project") that will include additional playground equipment for preschool-aged children, a second half-court basketball court, and installation of an irrigation system; and

WHEREAS, the City Council finds that Northwest Cascade, Inc. was the low bidder for this work, and thus they should be awarded the contract for the Project; and

WHEREAS, the City Council finds it is appropriate to include the work contained in the Bid Alternate for the installation of park sign at the south entrance of Riverton Heights Neighborhood Park at South 150th Street, which Northwest Cascade, Inc. bid $4,000 for this additional work; and

WHEREAS, the City was awarded $338,400 through the King County Community Development Block Grant (CDBG) program for construction of the Project; and

WHEREAS, $281,409 has already been appropriated in the 2019 - 2020 Biennial Budget for construction of this Project

WHEREAS, it is appropriate to amend the 2019 - 2020 Biennial Budget to increase expenditures in the Municipal Capital Improvement Fund (Fund #301) by $56,991, in order to appropriate the full amount of the CDBG grant for construction of the 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 a contract with Northwest Cascade, Inc. for the construction of the Riverton Heights Park Phase II Improvements Project, as contained in the Project bid documents. The contract amount shall not exceed $246,600 plus sales tax, which includes the base bid and the bid alternate (sign installation). Total Project expenditures shall not exceed $338,400, the full amount of the CDBG grant awarded to the City for construction of this project.

Section 2. The 2019-2020 Biennial Budget shall be amended to increase expenditures in the Municipal Capital Improvement Fund (Fund #301) by $56,991 in order to appropriate the full amount of the CDBG grant for construction of the 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 8th day of September, 2020, and signed in authentication thereof on this 8th day of September, 2020.

CITY OF SEATAC

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

MMB

Mary E. Mirante Bartolo, City Attorney

[Effective Date: 9/19/2020]

[2020 Riverton Heights Park Phase II Improvements and Budget Amendment]

ORDINANCE NO. 20-1015

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the purchase of laptop computers in order to adequately equip City staff to work remotely due to the COVID-19 pandemic, and amending the City's 2019 – 2020 Biennial Budget.

WHEREAS, the purchase of laptop computers is necessary in order to adequately equip City staff to work remotely due to the COVID-19 pandemic; and

WHEREAS, the City is able to acquire the necessary computers through a purchase under a contract that was competitively bid by the State of Washington, pursuant to SMC 3.31.150 (Intergovernmental cooperative purchasing); and

WHEREAS, it is appropriate to amend the City's 2019 – 2020 Biennial Budget in fund these expenses in an amount not to exceed $188,000, which would be eligible for funding through the CARES Act;

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

Section 1. The City Manager is authorized to purchase of laptop computers (including needed accessories) in order to adequately equip City staff to work remotely due to the COVID-19 pandemic.

Section 2. The 2019-2020 Biennial Budget shall be amended to increase the expenditures in the Municipal CIP Fund (#301) by $188,000.

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

ADOPTED this 22nd day of September, 2020, and signed in authentication thereof on this 22 day of September, 2020.

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: 10/3/2020]

[Computer Purchases 2020 CARES Act]

ORDINANCE NO. 20-1016

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapter 9.20 of the SeaTac Municipal Code related to vehicle impoundment.

WHEREAS, RCW 46.55.240 authorizes the City Council to adopt a local ordinance establishing procedures for impounding unauthorized or abandoned vehicle from City property; and

WHEREAS, the City Council deems it appropriate and in the interest of public safety to regulate parking on City properties, and to authorize the City Manager to designate City staff to request an impound of vehicles on City property in certain situations;

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

Section 1. Chapter 9.20 of the SeaTac Municipal Code is hereby amended to read as follows:

Sections:

9.20.005 Purpose and intent
9.20.010 ~~Appointment of King County as agent of the City.~~Authority to impound.
9.20.020 Definitions.
9.20.030 Impoundment without prior notice.
~~9.20.040 Impoundment after notice.~~
9.20.050 Impound procedure by a Law Enforcement Officer or Authorized City Employee.
~~9.20.060 Notification to owner of impounded vehicle.~~
9.20.070 Redemption of impounded vehicles and hearing request.
9.20.080 Post impoundment hearing procedure in Municipal Court.
9.20.090 Sale of unclaimed vehicles.
~~9.20.100 Contracts for towing and storage.~~
~~9.20.110 Additional towing contractor duties and records.~~
~~9.20.120 Standards.~~

9.20.005 Purpose and intent.

This Chapter shall supplement Chapter 46.55 RCW which is currently adopted in SMC 9.05.011 (Model Traffic Ordinance). In the event a conflict exists between the provisions of this Chapter and Chapter 46.55 RCW, this Chapter shall prevail.

9.20.010 ~~Appointment of King County as agent of the City~~Authority to impound.

~~King County and the King County Department of Public Safety are appointed and authorized to act as agent of the City in regard to all impoundments and actions permitted by this chapter. In addition, authorized City employees of the Fire Department and Department of Public Works are empowered to request of police officers impoundments pursuant to this chapter.~~
The City of SeaTac Police and Authorized City Employees are authorized to act as agents of the City in regard to all vehicle impoundments and actions permitted by this Chapter.

9.20.020 Definitions.

In addition to the definitions set forth in RCW 46.55.010, the following definitions shall apply ~~in~~ to the interpretation and enforcement of this chapter:

~~A. "Impoundment" means the removal of a vehicle to a storage facility either by an officer or authorized agent of the City including the King County Department of Public Safety, or by a towing contractor in response to a request from a police officer.~~
A. "Authorized City Employee" means an employee of the City of SeaTac, who has been designated by the City Manager to request an impound of unauthorized, abandoned, and illegally parked vehicles on City of SeaTac property.
~~B. "Towing contractor" means any firm, partnership, tow operator, association, or corporation duly licensed by the State of Washington to perform towing and storage services that enters into a contract with the King County Department of Public Safety to perform towing and storage services under the provisions of this chapter, or similar provision of the King County Code.~~

~~C~~B. "Vehicle" shall have the definition set forth in RCW 46.04.670, and, in addition, shall include any junk vehicle as defined in RCW 46.55.010~~(4)~~(5) as such statutes currently exist or ~~as~~ may be subsequently ~~be~~ amended.
~~D. "Workday" means Monday through Friday, not including Saturday and Sunday or legal holidays as defined in RCW 1.16.050.~~

9.20.030 Impoundment without prior notice.

A. A vehicle may be impounded, with or without citation and without giving prior notice to its registered or legal owner, pursuant to RCW 46.55.113(2) or under the following circumstances:
~~1. The vehicle is impeding or is likely to impede the normal flow of vehicular or pedestrian traffic;2. The vehicle is illegally parked in a posted restricted zone where parking is limited to designated classes of vehicles, or is prohibited during certain hours, or on designated days, or at any time when the vehicle is interfering, or likely to interfere with, the intended use of such a restricted zone;~~
~~3. The vehicle poses an immediate danger to the public safety;~~
~~4. A police officer has information sufficient to form a reasonable belief that the vehicle is stolen;~~
~~5. A police officer has information sufficient to form a reasonable belief that the vehicle constitutes evidence of a crime or contains evidence of a crime, if impoundment is reasonably necessary to obtain or preserve such evidence;~~

~~6. Whenever a police officer finds an unattended vehicle at the scene of an accident or when the driver of a vehicle involved in an accident is physically or mentally incapable, or too intoxicated, to rationally decide upon steps to be taken to protect his or her property;~~
~~7. Whenever the driver of a vehicle is arrested or taken into custody by a police officer, and the driver is physically or mentally incapable, or too intoxicated, to rationally decide upon steps to be taken to protect his or her property;~~
~~8. Whenever a vehicle without a special license plate, card, or decal indicating that the vehicle is being used to transport a disabled person pursuant to RCW 46.16.381 is parked in a stall or space properly marked, as required by RCW 46.61.581, which space is provided on private property without charge or is on public property;~~
~~9. Whenever a mobile home is subject to removal from a mobile home park pursuant to a writ of restitution, provided such writ is attached to a King County Department of Public Safety impound report.~~

1. The vehicle is impeding or is likely to impede the normal flow of vehicular or pedestrian traffic; or

2. Whenever a mobile home is subject to removal from a mobile home park pursuant to a writ of restitution, provided such writ is attached to a SeaTac Police ~~a~~ impound report.

B. Nothing in this section shall derogate from the powers of police officers under the common law, or other statutes or ordinances.

~~**9.20.040 Impoundment after notice.**~~
~~A vehicle not subject to impoundment under Section 9.20.030 may be impounded after notice of such proposed impoundment has been securely attached to and conspicuously displayed on the vehicle for a period of twenty-four (24) hours prior to such impoundment if such vehicle is parked and/or used in violation of any law, ordinance or regulation; provided that if the vehicle has current vehicle license and tabs, an officer or authorized agent of the King County Department of Public Safety shall check the computer records to ascertain the identity of the last owner of record of the vehicle and shall make a reasonable effort to contact the owner in person or by telephone in order to notify the owner of the proposed impoundment.~~

9.20.050 Impound procedure by a Law Enforcement Officer or Authorized City Employee.
~~A. When impoundment is authorized by this chapter, a vehicle may be impounded by a towing contractor acting at the request of a police officer. Such officer shall provide to the towing contractor a signed authorization for the tow and the impound before the towing contractor may proceed with the impound.~~

A. When impoundment is authorized by this Chapter, a vehicle may be impounded by a registered tow truck operator at the direction of a law enforcement officer or Authorized City Employee. The law enforcement officer or Authorized City Employee shall provide to the registered tow truck operator a form authorizing impound of a vehicle before the registered tow truck operator may proceed with the impound.

B. An Authorization to Impound form required in subsection (A) of this Section shall be approved by either the King County Sheriff's Office (as provided in King Code Section 14A.60.060), the

SeaTac Chief of Police, or the City Manager or designee, and shall denote the authority to impound in Chapter 46.55 RCW.

~~**9.20.060 Notification to owner of impounded vehicle.**~~

~~A. When a vehicle is impounded, the impounding towing contractor shall provide notification of the impoundment to the legal and registered owner(s) of the vehicle. The notification shall be sent by first-class mail within twenty-four (24) hours after the impoundment to the last known name and address of the owner(s) of the vehicle, as identified by the Washington State Department of Licensing, and shall inform the owner(s) of the identity of the agency authorizing the impound. The notification shall include the name of the towing contractor, its address and telephone number, the location and time of the impound, and that the vehicle was impounded by authority of the King County Department of Public Safety. The notice shall also include written notice of the right of redemption and opportunity for a hearing to contest the validity of the impoundment pursuant to this chapter, as set forth on a form to be provided by the King County Department of Public Safety, in its capacity as agent of the City.~~

~~B. In the case of an abandoned vehicle, as defined in RCW 46.55.010 (1), within twenty-four (24) hours after receiving information as to the vehicle owner(s) from the State Department of Licensing, the towing contractor shall send by certified mail, with return receipt requested, a notice of custody and sale to the legal and registered owner(s).~~

~~C. No notices need be sent to the legal or registered owner(s) of an impounded vehicle if the vehicle has been redeemed.~~

~~D. When a person seeks to redeem an impounded vehicle, the towing contractor shall give said person a copy of the towing and storage invoice as well as a written notice of the right of redemption and opportunity for a hearing, as set forth on a form developed by the King County Department of Public Safety. The towing contractor shall maintain a record evidenced by the redeeming person's signature that such notification was provided.~~

~~E. Similar written notice and record of notification for redemption and opportunity for a hearing, as set forth on a form provided by the King County Department of Public Safety, shall be given by the towing contractor at the time of releasing a vehicle impounded for investigatory purpose following authorization by the King County Department of Public Safety to release such vehicle.~~

9.20.070 Redemption of impounded vehicles and hearing request.

A. Vehicles impounded under authority of this Chapter shall be redeemed as provided in Chapter 46.55 RCW, and in accordance with the following provisions~~under the following circumstances~~:

~~A. Only the registered owner, the legal owner, or a person authorized in writing by the registered or legal owner, or one (1) who purchased a vehicle from the registered owner and who produces proof of ownership or written authorization and signs a receipt therefor, may redeem an impounded vehicle.~~

~~B. Any person so redeeming an impounded vehicle must pay the towing contractor for costs of impoundment (towing and storage) before the vehicle will be released from impound. Such towing contractor shall accept only cash, major bank credit cards, certified bank drafts, money orders, and personal checks drawn on in-State banks in payment for such costs; provided, however, that if such a personal check is offered in payment for such costs, the person so offering the same may be required to show evidence of his or her identity by two pieces of identification which may include a driver's license, Washington State Identification Card issued by the Washington State Department of Motor Vehicles, other credit cards or similar forms of identification; provided, further, however, that if the contractor has reasonable cause to believe the tendered check is uncollectible, acceptance of such check may be refused in accordance with such standards as may be promulgated in accordance with Section 9.20.120, or as may be set forth in a contract entered into pursuant to Section 9.20.100.~~

~~C. Any person who stops payment on a personal check or credit card, or does not make restitution within ten (10) days from the date a check becomes insufficient due to lack of funds, or in any other manner defrauds the towing contractor in connection with services rendered pursuant to this chapter shall be liable to the towing contractor for damages in the amount of twice the towing and storage fees, plus costs and reasonable attorney's fees.~~

~~D. Any person seeking to redeem an impounded vehicle has a right to a hearing pursuant to Section 9.20.080 before an administrative hearing officer to contest the validity of the impoundment or the amount of towing and storage charges. Any request for a hearing shall be made in writing on a form provided for that purpose by the King County Department of Public Safety signed by such person and must be received by the King County Department of Public Safety within ten (10) days (including Saturdays, Sundays, and holidays) of the later of the date the notice of right of redemption and opportunity for hearing was mailed to such a person pursuant to subsection A and B of Section 9.20.060, or the date such notice was given to such person by the towing contractor pursuant to subsection D of Section 9.20.060. If the hearing request is not received by the King County Department of Public Safety within the ten (10) day period, the right to a hearing is waived and the registered owner is liable for any towing, storage, or other impoundment charges permitted under this chapter.~~

~~E. If a hearing as provided for in Section 9.20.080 is requested, such hearing shall be held within two (2) working days of the receipt of the written request for the hearing by the King County Department of Public Safety.~~

1. Vehicles impounded under authority of this Chapter by a Registered Tow Truck Operator, at the direction of a law enforcement officer, may be redeemed in accordance with Chapter 14.60A of the King County Code and the policies and procedures of the King County Sheriff's Office.

2. Vehicles impounded under authority of this Chapter by a Registered Tow Truck Operator, at the direction of an Authorized City Employee, may be redeemed only by the persons or entities listed in RCW 46.55.120(1)(a).

9.20.080 Post impoundment hearing procedure in Municipal Court.

~~A. In accordance with RCW 46.55.240 (1)(d), the Sheriff Director of the King County Department of Public Safety shall appoint one (1) or more administrative hearing officers to conduct the post-impound hearings requested pursuant to Section 9.20.070. Such hearing officer shall determine whether the impoundment was proper and whether the towing and/or storage fees charged in connection with the impound were proper.~~

~~B. At the hearing, the Department may produce any relevant evidence to show that the impound and/or fees were proper. The officer's impound report and the towing contractor's impound receipts may be received in evidence. In determining whether the fees charged were proper, the hearing officer may take notice of the towing contractor's rates.~~

~~C. At the hearing, the person who requested the hearing may produce any relevant evidence to show that the impound and/or fees were not proper.~~

~~D. If the impoundment is found to be proper, the hearing officers shall enter an order so stating. If the costs of impoundment have not been paid, the hearing officer's order shall also provide that the impounded vehicle shall be released only after payment of the costs of impoundment to the towing contractor.~~

~~E. If the impoundment is found to be improper, the hearing officer shall enter an order so stating and shall order the immediate release of the vehicle. If the costs of impoundment have already been paid, the hearing officer shall enter an order against the County and in favor of the person who has paid the costs of impoundment in the amount of costs of the impoundment plus interest at the rate of 12.0 percent per annum from the date on which that person paid such costs, and the County shall comply with such order. If the costs of impoundment have not been paid, the hearing officer shall enter an order directing the County to pay such costs to the towing contractor, and the County shall comply with such order.~~

~~F. If the hearing officer finds that the impoundment was proper, but that the towing and/or storage fees were improper, the hearing officer shall determine the correct fees to be charged. If the costs of impoundment have not been paid, the hearing officer shall order the release of the vehicle upon payment of the correct impoundment fees as determined by the hearing officer. If the costs of impoundment have been paid, the hearing officer shall enter an order against the County and in favor of the person who has paid the costs of impoundment for the amount of the overpayment plus interest at the rate of 12.0 percent per annum on the overpayment from the date on which that person paid such costs, and the County shall comply with such order. The towing contractor shall be liable to the County for the amount of such overpayment and interest at the rate of 12.0 percent per annum. The towing contractor shall make payment to the County no later than sixty (60) days after it receives notice of such requirement to pay. The County may bring an action in the King County District Court against the towing contractor to recover such overpayment plus interest at the rate of 12.0 percent per annum.~~

~~G. In accordance with RCW 46.55.240 (1)(d), a decision made by an administrative hearing officer may be appealed to the King County District Court for final judgment.~~

A. In accordance with RCW 46.55.120 (2)(b), any person seeking to redeem an impounded vehicle under SMC 9.20.070 (A)(2) has a right to a hearing in the SeaTac Municipal Court to contest the validity of the impoundment or the amount of towing and storage charges. Any request for a hearing shall:

1. be in writing in a form approved by the administrator of the SeaTac Municipal Court; and

2. be received by the SeaTac Municipal Court within ten (10) days of the date the notice of impoundment was mailed or given to such person pursuant to RCW 46.55.110 or 46.55.120 (2)(a), whichever is later, and more than five (5) days before the auction.

B. At the time of the filing of the hearing request, the person requesting a hearing shall pay to the SeaTac Municipal Court a filing fee in an amount established in the City's Schedule of Fees. However, the Court, in its discretion, may reduce or waive the filing fee upon proof by competent evidence that the person who is requesting the hearing is indigent as that term is defined in RCW 10.101.010~~(1)~~.

C. If a hearing request is not received by the Court within the ten-day period specified in subsection (A)(2), the right to a hearing is waived and the registered owner is liable for any towing, storage, or other impoundment charges permitted under Chapter 46.55 RCW.

D. The Court, within five (5) days after the request for a hearing, shall notify the registered tow truck operator, the person requesting the hearing if not the owner, the registered and legal owners of the vehicle or other item of personal property registered or titled with the department, the person or agency authorizing the impound, and the City Attorney, in writing of the hearing date and time.

E. If the vehicle has been released from impound at the time the written request is received, the hearing date must be scheduled within thirty (30) days of receipt of the written request.

F. If the vehicle is still impounded at the time the written request for a hearing is received, the hearing date must be scheduled within seven (7) days of receipt of the written request.

G. The hearing shall be conducted in accordance with any applicable court rules, state law, and City ordinances, including the provisions of RCW 46.55.120 (3)(b-e). The Court may also consider any notice of traffic or parking infraction, the authorization to impound created pursuant to SMC 9.20.050, and any other written report made under penalty of perjury and submitted by the City in lieu of the Authorized City Employee's personal appearance at the hearing.

H. In the event that the hearing is continued or rescheduled, additional fees resulting from the storage of the vehicle caused by the delay in the hearing shall be paid by the person requesting the extension, ~~regardless of whether~~ if the impound is determined to be lawful ~~or unlawful~~.

9.20.090 Sale of unclaimed vehicles.

~~A. Any impounded vehicle not redeemed within fifteen (15) days of mailing of the notice required by Section 9.20.060 and not listed as a stolen vehicle, shall be deemed unclaimed and shall be sold~~

~~at a public auction in accordance with the provisions and subject to all conditions of RCW 46.55.130; provided that, in the case of a vehicle impounded and held pursuant to order of a police officer as authorized by subsection D or E of Section 9.20.030, the fifteen (15) days shall not begin until forty-eight (48) hours after the King County Department of Public Safety shall have notified both the owner and towing contractor that it has authorized the release of the vehicle; provided further that when a timely request for a post-impound hearing has been made pursuant to SMC 9.20.070, the sale of the vehicle at public auction shall not take place until after the hearing has been conducted and the hearing officer has entered an order. Prior to sale at public auction, the towing contractor shall confirm with the King County Department of Public Safety that no hearing is pending.~~

~~B. When an unclaimed vehicle is sold at public auction pursuant to subsection A of this section, the towing contractor may recover its towing and storage charges from the proceeds of sale. Such towing and storage charges shall be limited to the contract rates established pursuant to SMC 9.20.100.~~

A. Any vehicle impounded pursuant to this Chapter shall be subject to the sale provisions of RCW 46.55.130 and other applicable statutes, as now enacted or hereafter amended.

~~**9.20.100 Contracts for towing and storage.**~~

~~The County executive, or designee, may enter into contracts with towing contractors to provide towing and storage services on request of the King County Department of Public Safety, which contracts shall be applicable to this chapter. Such contracts shall be at no cost to the County and City and shall provide that the towing contractor may recover the costs of towing and storage only from the person seeking to redeem the impounded vehicle, or from the proceeds of sale of an unclaimed vehicle pursuant to SMC 9.20.090, and that the County shall not be responsible for payment of such costs except upon order of the administrative hearing officer pursuant to SMC 9.20.080. The Sheriff-Director may specify that towing services obtained by the Department of Public Safety will be on a rotational or other basis within the City. The Sheriff-Director may specify the rates towing contractors may charge persons seeking to redeem impounded vehicles for towing and storage services provided pursuant to this chapter.~~

~~**9.20.110 Additional towing contractor duties and records.**~~

~~Each towing contractor, in addition to fully complying with the standards set by the King County Department of Public Safety must:~~

~~A. File its towing and storage rates with the King County Department of Public Safety;~~

~~B. Maintain all vehicle transaction files for three (3) years.~~

~~**9.20.120 Standards.**~~

~~The Sheriff-Director of the King County Department of Public Safety is authorized and directed to adopt standards that carry out the provisions and intent of this chapter. Towing contractors are required to comply with such standards.~~

Section 2. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such determination 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 22nd day of September, 2020, and signed in authentication thereof on this 22nd day of September, 2020.

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: 10/3/2020]

[Amend SMC 9.20]

ORDINANCE NO. 20-1017

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding new Sections to Chapter 9.05 of the SeaTac Municipal Code relating to parking restrictions and enforcement at City-owned properties.

WHEREAS, the Council deems it appropriate and in the interest of public safety to create an ordinance regulating unauthorized parking on city-owned properties; and

WHEREAS, the Council desires to enable authorized City employees to cite vehicles in violation of such parking regulations;

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

Section 1. Chapter 9.05 of the SeaTac Municipal Code is hereby amended by adding new sections to read as follows:

9.05.115 Designation of Authority

A. The City Manager or designees may from time to time establish parking restrictions on City-owned property. Such restrictions may include designating prohibited parking areas, time restricted parking zones, and/or parking by permit. Any parking restrictions shall be indicated by signage or other appropriate indicators. The City Manager or designees may also alter or remove such restrictions as deemed appropriate.

B. For the purpose of issuing parking infractions under this Section, the City Manager or designees may designate authorized City employees to enforce parking regulations on City-owned property and issue infractions to violators.

9.05.116 Parking Restrictions

A. No person shall stop, stand, or park a vehicle in a City parking area or other property operated by the City, in a manner exceeding the maximum amount of time permitted as posted or where signs prohibit or restrict such stopping, standing or parking without lawful authority or permission, as established in accordance with subsection 9.05.115 (A) of this Chapter.

B. In the absence of signage indicating specific time restrictions for vehicle parking, no vehicle may be parked in a City parking area or other property owned or operated by the City, for a period exceeding twenty-four (24) hours without lawful authority or permission.

C. Violation of this Section is a parking infraction with a monetary penalty of fifty-dollars ($50.00) plus court costs and statutory assessments, if any, and/or the vehicle may be subject to impoundment pursuant to Chapter 9.20 of the SeaTac Municipal Code.

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 22nd day of September, 2020, and signed in authentication thereof on this 22nd day of September, 2020.

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: 10/3/2020]

[Parking on City-Owned Properties]

ORDINANCE NO. 20-1018

AN ORDINANCE of the City Council of the City of SeaTac, Washington adding a new Chapter 8.25 to the SeaTac Municipal Code related to Unlawful Camping and Storage of Personal Property on Public Property and amending Section 2.45.280 of the SeaTac Municipal Code.

WHEREAS, pursuant to Article XI, Section 11 of the Washington Constitution and RCW 35A.11.020, the City of SeaTac is authorized to regulate public property, including City Hall, the SeaTac Community Center, parks, public rights-of-way, and all other public property within the City; and

WHEREAS, public property is intended to be used by the public for public purposes, including daily City operations, park recreational use, pedestrian, bicycle and vehicular transportation, and other public uses; and

WHEREAS, camping without adequate sanitation services, such as sewer, water, and garbage, presents a public health and safety concern by increasing the spread of disease and potential for members of the public, including individuals experiencing homelessness, to contract illnesses; and

WHEREAS, it is important to maintain public property consistent with its intended use while balancing the needs of those experiencing homelessness with the impact on the entire community; and

WHEREAS, pursuant to *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019) the Ninth Circuit Court of Appeals held: (1) that the Eighth Amendment to the United States Constitution prohibits cities from enforcing Ordinances that criminalize camping on all public property at all times; and (2) it is permissible for cities to enforce an ordinance that criminalizes camping in

certain locations at all times, but only if the cities also do not enforce the prohibition of camping in other locations when there is no available shelter; and

WHEREAS, this Ordinance is intended comply with the Court's decision in *Martin v. Boise* by limiting the areas; and

WHEREAS, law enforcement will comply with *Martin v. City of Boise* by making an inquiry of individuals, in certain situations, to ascertain whether they are homeless and offer them safe and legal shelter; and

WHEREAS, if no overnight shelter is available, then the provisions of this Ordinance will not be enforced, except in those areas specifically noted; and

WHEREAS, the City of SeaTac will continue to treat homeless individuals with respect, dignity and compassion and strive to minimize harm and trauma when providing assistance; and

WHEREAS, the City has human services funding available for local organizations for the purpose of improving the coordination of existing services, including programs for individuals experiencing homelessness; and

WHEREAS, the City Council hereby finds that the requirements established by this Ordinance is necessary for the preservation of the public peace, health, safety, and welfare; and

WHEREAS, the City Council has considered this matter during a regular public meeting, has given careful review and consideration to the matter, and finds that the best interests of the City of SeaTac will be served by adoption of this Ordinance;

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

Section 1. A new Chapter 8.25 entitled "Unlawful Camping and Storage of Personal Property on Public Property" is hereby added to the SeaTac Municipal Code to read as follows:

Chapter 8.25 Unlawful Camping and Storage of Personal Property on Public Property

Sections:

8.25.010 Purpose.
8.25.020 Definitions.
8.25.030 Unlawful camping or Storage of Personal Property in public places.
8.25.040 Penalty for Violations.
8.25.050 Enforcement.

8.25.010 Purpose.

The purpose of this Chapter is to prevent harm to the health or safety of the public and to promote the public health, safety and general welfare by prohibiting camping and storage of personal property on public property, which interferes with the rights of others to use the areas in the manner for which it is intended.

8.25.020 Definitions.

The following definitions are applicable to this Chapter:

A. "Available Overnight Shelter" means a public or private shelter, with an available overnight space, open to an individual experiencing homelessness at no charge. Available Overnight Shelter also includes a hotel or motel that is made available to an individual experiencing homelessness at no charge.

B. "Camp" means to pitch, use, or occupy camp facilities for the purposes of habitation, as evidenced by the use of camp paraphernalia.

C. "Camp facilities" include, but are not limited to, tents, huts, temporary shelters. "Camp facilities" does not include tents, huts, or temporary shelters when used temporarily in a park for recreation or play during daylight hours when the park is open to the public.

D. "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks or cooking facilities or equipment.

E. "Park" means any publicly owned area controlled by the City or other governmental entity for park purposes. Park also includes all associated areas, including parking lots for parks.

F. "Public Property" means any real property, building, structure, equipment, sign, shelter, vegetation, trail, and public open space, including all associated areas such as parking lots, controlled or owned by the City or any other governmental agency.

G. "Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

H. "Street" means any highway, lane, road, street, right-of-way, sidewalk, boulevard, alley,

and every way or place in SeaTac open as a matter of right to public pedestrian and vehicular travel.

8.25.030 Unlawful Camping or Storage of Personal Property in public places.

A. It shall be unlawful for any person to camp or to store personal property, including camp facilities or camp paraphernalia, in the following areas:

1. Any park; or
2. Any street; or
3. Any public property, improved or unimproved.

8.25.040 Penalty for Violations.

A. Violation of any of the provisions of this Chapter is a misdemeanor, punishable by a fine of not more than one thousand dollars ($1,000) or by imprisonment not to exceed ninety (90) days, or by both such fine and imprisonment. Notwithstanding, the maximum fine imposed for a first conviction for violation of this Chapter shall be no more than one hundred dollars ($100.00).

B. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. The Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.

8.25.050 Enforcement.

A. A violation of SMC 8.25.030 shall be enforced at all times on any street located within one thousand (1,000) feet east or west of the International Boulevard South right-of way, or at Angle Lake Park, Angle Lake Trail, and City Hall.

B. Except as provided in subsection (A) of this Section, a violation of SMC 8.25.030 shall be enforced as follows:

1. Prior to issuing any citation or arrest pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to homelessness. If the officer learns that such is the case, the officer shall determine, in accordance with relevant department policy, there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines there is no Available Overnight Shelter, the officer shall not issue a citation.

2. If the officer determines there is Available Overnight Shelter, the officer may, within his or her discretion:

a. Provide directions to the shelter location.
b. Offer one-time transport to the shelter locations.

3. Any individual who refuses to accept the shelter space offered is subject to citation or arrest pursuant to SMC 8.25.040.

Section 2. Section 2.45.280 of the SeaTac Municipal Code is hereby amended to read as follows:

2.45.280 Camping prohibited.

No person shall camp in any ~~p~~Park, ~~area except in areas specifically designated and/or marked for that purpose, if any.~~ and any penalties and enforcement of this provision shall be in accordance with Section 8.25 of the SeaTac Municipal Code.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase 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 13th day of October, 2020 and signed in authentication thereof on this 13th day of October, 2020.

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

[Unlawful Camping Ordinance]
[Effective Date: 10/24/20]

ORDINANCE NO. 20-1019

AN ORDINANCE of the City Council of the City of SeaTac, Washington, related to transportation improvements and amending SeaTac Municipal Code Chapter 13.200, and Sections 11.05.100 and 14.17.020; amending the City of SeaTac Addendum to Road Standards; adding new SeaTac Municipal Code Sections 11.05.115, 11.05.118, and 11.05.170; recodifying SeaTac Municipal Code Section 14.27.030 to Section 11.05.118; and repealing SeaTac Municipal Code Chapter 14.28.

WHEREAS, from time to time, the City considers amendments to the 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 Road related standards are no longer applicable or necessary; and

WHEREAS, certain procedures can be added to provide greater flexibility to the development community; and

WHEREAS, Comprehensive Plan policies related to access to transportation include Policy 4.1, "Continue to plan for and implement a multi-modal transportation system that supports the safe, efficient and reliable movement of people, vehicles, and goods while balancing transportation needs with other community values;" and

WHEREAS, Comprehensive Plan policies related to transportation variances include Policy 4.2Q, "Implementation of desired design standards may be constrained by physical or environmental issues, costs effectiveness, right-of-way, or other parameters; variances to the street standards to address these types of issues may be approved, while seeking to maintain the function of the transportation corridor.;" and

WHEREAS, Comprehensive Plan policies related to neighborhood streets include Policy 4.3A, "Upgrade residential neighborhood streets with pedestrian and bicycle facilities and

increased access to transit in alignment with pedestrian and bicycle network plans;" 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 reviewed the aforesaid amendments to the Municipal Code at duly-noticed open public meeting conducted on August 4, 2020 and Sept 15, 2020, after which it rendered a recommendation of approval with an amendment to the proposed text which is incorporated within this ordinance as presented; and

WHEREAS, the Transportation and Public Works Committee (TP&W) reviewed the aforesaid amendments at a duly-noticed open public meeting on Sept 19, 2019; Oct 24 ,2019; Nov 7, 2019 and October 1, 2020;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 11.05.100 of the SeaTac Municipal Code is hereby amended to read as follows:

11.05.100 City road standards.

The following sections of Chapter 14.42 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 word "County" and the words "King County" shall refer to the City:

14.42.010 Adoption.

~~14.42.020 Terms.~~

14.42.030 Applicability.

14.42.040 Developments.

~~14.42.050 References.~~

~~14.42.060 Variances.~~

~~14.42.062 Appeals from decisions on variances.~~

~~14.42.070 Penalties.~~

~~14.42.080 Severability.~~

The City has developed a City of SeaTac Addendum to Road Standards document that amends the WSDOT Standard Specifications for Road, Bridge and Municipal Construction and the King County Road Standards and includes City-specific requirements.

Section 2. The City of SeaTac Addendum to Road Standards is hereby amended as set forth in Exhibit A to this Ordinance.

Section 3. Chapter 13.200 of the SeaTac Municipal Code is hereby amended to read as follows:

Chapter 13.200
OFF-SITE AND ON-SITE IMPROVEMENTS

~~Sections:~~
~~13.200.010 Off-site improvements.~~
~~13.200.020 Construction specifications.~~
~~13.200.030 Deferral of construction of improvements.~~

~~**13.200.010 Off-site improvements.**~~
~~Whenever a building permit with a project value in excess of seventy-five thousand dollars ($75,000) or grading and drainage permit with a project value in excess of seventy-five thousand dollars ($75,000) is applied for under provisions of City ordinances to:~~

~~A. Construct a new building or expand an existing building to be used for:~~

~~1. Multiple-residence structure consisting of three (3) or more dwelling units; or~~

~~2. Public assembly; or~~

~~3. Commercial purposes; or~~

~~4. Industrial purposes; or~~

~~B. Construct or expand a parking lot; or~~

~~C. Expand or modify a building in connection with a change of use. In this instance a change of use would be a change in land use as described by the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the purposes of calculating Transportation Mitigation Fees per Chapter 11.15 SMC;~~

~~D. Create a subdivision of property per SMC Title 14;~~

~~then the applicant for such building or grading and drainage permit shall simultaneously make application for a permit, as an integral part of such new construction or alteration, for the construction of such off-site improvements as may be required by the Public Works Director, or designee, including, but not limited to, sidewalks, curbs, gutters, street paving, traffic signalization, water mains, drainage facilities, sanitary sewers, all improvements required by any applicable ordinance and all necessary appurtenances. Such off-site improvements (except traffic signalization systems) shall extend the full distance of the real property to be improved upon and which adjoins property dedicated as a public street. Traffic signalization off-site improvements shall be installed pursuant to the provisions of all applicable ordinances.~~

~~**13.200.020 Construction specifications.**~~
~~All sidewalks, curbs, gutters, street paving and other improvements shall be constructed in accordance with the standard specifications adopted by the City and all applicable City ordinances. All plans and specifications for such improvements shall be submitted at the time of making application for the building permit.~~

~~**13.200.030 Deferral of construction of improvements.**~~
~~The construction of required off-site improvements may be deferred pursuant to the procedure set forth in Chapter 14.10 SMC.~~

Sections:
13.200.010 Purpose and Administration
13.200.020 Off-Site and On-Site Improvements
13.200.030 Bonds and Other Security

13.200.010 Purpose and Administration

A. The purpose of this Chapter is to identify when and what type Off-Site Improvements are required as a condition of development, and bonding requirements for both Off-Site and On-Site Improvements. Specific construction standards for Off-Site Improvements are generally set forth in SMC 11.05.

B. This Chapter shall be administered by the Public Works Director or designee.

13.200.020 Off-Site Improvements

A. The installation of Off-Site Improvements is required as a condition of development, in order to incorporate transportation improvements that are reasonably necessary to mitigate the direct impacts of the following types of development:

1. Creation of a subdivision, short subdivision, or binding site plan;
2. Construction of a duplex or multi-family building (as defined in SMC Chapter 15.105);
3. Construction of a building to be used for public assembly, commercial purposes, or industrial purposes;
4. Expansion of an existing building encompassing more than 50% of the gross floor area (GFA), or by increasing the GFA by more than 1,000 square feet. However, this subsection (4) does not apply to construction or expansion of a single family dwelling or accessory dwelling unit (as defined in SMC Chapter 15.105);
5. Construction of a new "parking lot" or "parking lot, public/private" (as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars ($75,000);
6. Expansion of an existing "parking lot" or "parking lot, public/private" (as defined as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars ($75,000); or

B. Off-Site Improvements shall be installed along the entire street frontage of the property at the sole cost of the Applicant as directed by the Director. Off-Site Improvements may include, but not be limited to curb, gutter, sidewalk, storm drainage, street lighting, public utility relocation, franchise utility relocation, landscaping strip, street trees and landscaping, irrigation, on street parking, street pavement widening, bicycle lanes, safety railings, street signs, pavement marking, and channelization. Beyond the property frontage, the applicant shall provide ramps or other appropriate transition from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety. The Off-Site Improvements shall be continued beyond the street frontage of the property if, and to the extent necessary to provide a safe accessible transition.

C. Required Off-Site Improvements shall be complete prior to the earlier of:

1. Issuance of any certificate of occupancy (including any phased occupancy); or
2. Finalization of a development permit in which the Off-Site Improvements are a requirement,

unless financial security has been established as allowed by SMC 13.200.

D. If the Director determines that the Off-Site Improvements required by this Section cannot or should not be constructed concurrent with the proposed development, the Applicant shall, prior to issuance of a building permit or final approval for subdivisions, short subdivisions, or binding site plans:

1. Pay to the City an amount equal to the Applicant's cost of installing the required Off-Site Improvements, as authorized by and in a manner consistent with RCW 82.02.020. The cost of installing the required Off-Site Improvements shall be based on engineering cost estimates, as approved by the Director.

13.200.030 Bonds and Other Security for Off-Site and On-Site Improvements.

A. This subsection is intended to apply in addition to any other bonding requirements set forth in Chapter 11.05, Chapter 11.10, Chapter 12.10, and Chapter 13.190. However, where such persons have previously posted, or are required to post, other bonds covering either the project itself or other construction related to the project, such person may, with the permission of the Director and to the extent allowable by law, combine all such bonds into a single bond; provided, that at no time shall the amount thus bonded be less than the total amount which would have been required in the form of separate bonds; and provided further, that such bond shall on its face clearly delineate those separate bonds which it is intended to replace.

B. Performance Bond. An Applicant shall provide a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the actual construction and installation of such Off-Site and/or On-Site Improvements, within a period specified by the City and in accordance with approved permits, agreements, plans, specifications, requirements, conditions, regulations, and policies.

C. Phased occupancy or final approval of a long subdivision, short subdivision, or binding site plan may be requested prior to the satisfactory completion of all Off-Site and/or On-Site Improvements. Approval of any request is at the discretion of the Director and shall be based upon the criteria set forth in subsection (D) of this section.

D. Bond in lieu for completion of Improvements. The use of a bond or other security to ensure the completion of either Off-Site and/or On-Site Improvements may be allowed if:

1. The Director determines that the Off-Site and/or On-Site Improvements are substantially complete; and

2. The Applicant provides a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the completion of construction and installation of the required Off-Site and/or On-Site Improvements; and.

3. The Applicant provides a maintenance bond, in an amount and with surety and conditions satisfactory to it, to ensure that all constructed Off-Site and/or On-Site Improvements will remain in continued successful operation and compliance with City standards until a final maintenance inspection has been completed by the City. The final maintenance inspection shall be no sooner than:

a. one year after final plat approval for short subdivisions.

b. two years after final plat approval for long subdivisions.

c. one year after final approval for all other development permits.

4. The Applicant is unable to complete the Off-Site or On-Site Improvements because of unavoidable circumstances that in no way resulted from the actions or inaction of the applicant; and

5. The Director, in their sole discretion, is reasonably certain that the applicant will be able to complete the Off-Site and/or On-Site Improvements within a reasonable amount of time; and

6. Granting phased occupancy prior to completion of the Off-Site or On-Site Improvements will not be materially detrimental to the City or to the properties in the vicinity of the subject property.

7. The Director, in their sole discretion, determines that public safety will not be compromised.

E. Maintenance Bond. Prior to final permit approval for the construction of any Off-Site or On-Site Improvements, the Applicant shall provide a maintenance bond or other security to ensure that the constructed Off-Site or On-Site Improvements will remain in continued successful operation and compliance with City standards for the time period and manner specified in SMC 13.200.030 (D)(3).

Section 4. Section 14.17.020 of the SeaTac Municipal Code is hereby amended to read as follows:

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide the reviewing authorities reasonable access to the subject property 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.

F. No subdivision, short subdivision, or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by SMC 13.200. This requirement shall apply equally with regard to either public or private improvements.

Section 5. A new Section 11.05.115 is added to the SeaTac Municipal Code to read as follows:

11.05.115 Dedication of Right-of-Way

A. As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:

1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices;
2. Off-Site improvements where the existing right-of-way is not adequate;
3. The extension of existing or future public street improvements; or
4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan;

B. Any right-of-way dedication required by this Chapter shall occur prior to the earlier of:

1. Issuance of a certificate of occupancy (including any phased occupancy); or
2. Finalization of the development permit that necessitated the dedication.
3. The time of recording the subdivision, short subdivision, or binding site plan (if applicable).

C. When any right-of-way dedication is required by this Chapter, the Applicant shall submit to the City any documentation necessary to effectuate the dedication as required by the Director. Such documentation may include but is not limited to a legal description of the dedication prepared and certified by a licensed professional and a graphic exhibit depicting the dedication.

Section 6. A new Section 11.05.118 is hereby added to the SeaTac Municipal Code to read as follows:

11.05.118 Dedication of Private Roads as Public Streets.

A. The Director has discretion to approve the City's acceptance of a private road, subject to City Council concurrence, based upon the following:

1. The private road meets all public street design and construction standards;
2. Acceptability of road and public utilities construction, including pavement condition;
3. Condition of title is acceptable to the Director;
4. Survey monumentation is acceptable to the Director;

5. Consideration of maintenance costs is acceptable to the Director; and
6. There is a demonstrated public benefit.

Section 7. A new Section 11.05.170 is added to the SeaTac Municipal Code to read as follows:

11.05.170 Variances

A. An engineering variance to deviate from these standards may be granted by the Director upon satisfying the following minimum criteria which must be shown to be based on sound engineering principles:

1. The application for a variance clearly indicates those sections of the standards which are relevant to the proposed alternative, together with a clear explanation of how the requested variance meets the essential elements and intent of these standards.
2. The application for a variance includes a specific description of the proposed alternative to the Standards along with supporting documentation sufficient for the Director to make a determination as to whether the variance should be granted.
3. The variance is not contrary to the public interest.
4. Under the circumstances, compliance with the standards from which the variance is sought is not feasible.
5. The requested variance will not compromise safety, function, fire protection, transit needs, appearance and maintainability.
6. The requested variance complies with requirements of the International Fire Code and any other applicable codes.

Section 8. Section 14.27.030 of the SeaTac Municipal Code is hereby recodified as Section 11.05.108.

Section 9. Chapter 14.28 of the SeaTac Municipal Code is hereby repealed.

Section 10. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 11. This Ordinance be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 27th day of October, 2020, and signed in authentication thereof on this 27th day of October, 2020.

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: 11/7/2020]

[Road Standards]

City of SeaTac
Addendum to Road Standards

~~Effective Date January 1, 2017~~Updated November, 2020

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Introduction

This document is organized into two sections:

- **Section 1:** Addendum to the 2007 King County Road Standards (KCRS)
- **Section 2:** Addendum to the 2016 Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction

This document applies to development and redevelopment proposals within the City of SeaTac (City). This addendum includes revisions to the KCRS and WSDOT Standard Specifications for Road, Bridge, and Municipal Construction to address differences in the City's organization and processes. No major substantive changes have been made to the KCRS or the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.

[Note: Clarifications and interpretations will be documented and made available through policy statements within the City's Development Standards.]

The information presented in each section is organized as follows:

- **Terminology:** At times King County, WSDOT, and the City use different terminology to describe or refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.
- **Key Revisions:** This subsection specifically identifies revisions the City has made to the KCRS and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County, WSDOT, and City procedures.
- **Supplemental Documents (Section 1 only):** This section identifies technical guidance manuals and documents which shall be used to supplement the KCRS.
- **Code Reference Table (Section 1 only):** The King County Code (KCC) is referenced in several places in the KCRS. This subsection identifies these code references and equivalent city code where applicable.

Supplemental information in the appendices includes the following:

- **Appendix A:** City Road and Stormwater Design Details
- **Appendix B:** WSDOT General Special Provisions (GSPs) for Permeable Pavement
- **Appendix C:** Reference Materials
- **Appendix D:** Road Standard Sections

~~Published in December 2016~~Updated, November 2020

Section 1. Addendum to the 2007 King County Road Standards

1.1 Terminology

At times King County and the City use different terminology to describe or to refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.

County Road Engineer = Public Works City Engineer or designee.

Department of Development and Environmental Services (DDES) = City of SeaTac Public Works and Community and Economic Development Departments.

Department of Natural Resources and Parks (DNRP) = City of SeaTac Department of Parks & Recreation.

Department of Transportation = City of SeaTac Public Works Department.

King County = City of SeaTac.

King County Adopted Basin Plans = City of SeaTac Adopted Basin Plans.

King County Capital Improvement Program = City of SeaTac Capital Improvement Program.

King County Code (KCC) = SeaTac Municipal Code (SMC). Check code reference table for equivalent code sections.

King County Comprehensive Plan = City of SeaTac Comprehensive Plan.

King County Flood Hazard Plan = City of SeaTac requirements in Chapter 15.700 SMC Environmentally Sensitive Areas.

King County Historic Preservation Program = No equivalent.

King County Landmarks Register = No equivalent.

King County Parks and Open Space Plan = City of SeaTac Parks, Recreation, and Open Space Element of the Comprehensive Plan.

King County Regional Trails Plan = City of SeaTac Trails Plan.

King County Road Standards = King County Road Standards as amended by this document.

King County Non-Motorized Transportation Plan = City of SeaTac Transportation Master Plan.

Reviewing Agency = City of SeaTac ~~Community and Economic Development~~Public Works Department.

Surface Water Design Manual = King County Surface Water Design Manual (KCSWDM) as amended by the City Addendum to the KCSWDM.

Water and Land Resources (WLR) Division = City of SeaTac Public Works Department.

Zoning Classifications: Where the KCRS references Agricultural (A) Zoning, Forest (F) Zoning, or Rural (R) Zoning = These zoning classifications are intended for areas outside of the Urban Growth Boundary, therefore the City of SeaTac contains no equivalent zoning. Refer to City zoning maps to determine which zoning classifications apply to your project.

1.2 Key Revisions

This subsection identifies revisions the City has made to the KCRS. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County and City procedures.

1.2.1 General Revisions

Cul-de-sac Islands – The City allows vegetated or bioretention islands as an optional feature for any cul-de-sac when bulb paved diameter is 80 feet or less and mandatory when bulb paved diameter exceeds 80 feet. Vegetated islands shall have full depth vertical curb with a minimum diameter of 20 feet. Bioretention islands shall have extruded curb with curb cuts to allow stormwater to enter the facility and a minimum diameter of 15 feet. The paved travel way around the circumference shall be a minimum of 20 feet. Vegetated and bioretention islands shall be landscaped with native and drought tolerant vegetation and maintained by the adjoining landowners or the homeowners' association.

Curb and Gutter Exemptions – Curb cuts and grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.

Compaction Requirements for Permeable Pavement Base Course – The City allows 90–92 percent compaction and deviations in base course requirements for permeable pavement as documented in WSDOT's GSPs (see Permeable Pavement Guidance below).

Compaction Requirements for Bioretention –The City allows 85 compaction for bioretention facilities.

Erosion Hazard Areas – For the purposes of site assessment and site planning and design, slopes greater than or equal to 15 percent are considered "Erosion Hazard Areas." Project designs and erosion sedimentation control plans must address these areas accordingly.

Interpretation or Modification of Standards – The Public Works Director or his/her designee is responsible for all interpretations and/or revisions to the roadway and surface water design standards as may be required for their implementation. These standards will be considered as reasonable minimum requirements, and will not be modified, except as may be permitted by the Public Works Director pursuant to a requested modification, adjustment, or variance, and subject to all applicable decision criteria. ~~Such requests must be submitted in writing and provide a detailed explanation as to why a deviation from the standards is necessary and how the proposed~~

~~modification/adjustment would be in compliance with the intent and purpose of the City's standards.~~

Separation Requirements – Stormwater BMPs shall not have utilities located within them unless approved by the City. Adequate separation (as determined by the City) between stormwater facilities and other utilities will also be required. Perpendicular utility crossings within stormwater BMPs are allowed with the following conditions:

- Water service lines/piping may be located within the bioretention facility footprint when necessary. City approval is required.
- Water meters shall be located outside of bioretention facility footprint.
- Fire hydrants shall be located at least 5 feet outside of bioretention facility footprint.
- No plantings except groundcover and sods within 5 feet of hydrant.
- New side sewers and service drains may be located within bioretention facility footprint with approved pipe sleeves and/or liners.
- New infiltration facilities are allowed over existing PVC or ductile iron side sewer crossings with approved pipe sleeves and/or liners.
- Franchise utilities (power, gas, communication) are allowed with approval from the Public Works Director or designee and the franchisee.

Soil Amendments – The City requires soil amendments for disturbed areas in accordance with the KCSWDM as amended by the City Addendum to the KCSWDM.

Street Trees and Landscaping – City-specific requirements for street trees and landscaping are included in the following SMC sections:

- Planting strip landscaping shall be designed in accordance with SMC 15.445.120
- Street tree diameters and heights shall be designed in accordance with SMC 15.445.120
- Requirements for on-site street frontage landscaping are described in SMC 15.445.200.
- Requirements for retaining significant trees are described in SMC 15.445.400 through 15.445.450
- Irrigation requirements are described in SMC 15.445.140

Shared Utility Trenches – The City promotes the use of joint or common trenches by all utilities and rights-of-way franchise holders where feasible as described in SMC 11.20.070.

Permeable Pavement Guidance – The City allows the use of WSDOT's General Special Provisions (GSPs) for Porous Hot Mix Asphalt (PHMA), Porous Warm Mix Asphalt (PWMA), and Pervious Concrete (PConcrete) developed by the Construction Materials Committee of the American Public Works Association (APWA) Washington dated March 9, 2016. These GSPs are included in Appendix B of this document.

1.2.2 Specific Revisions

City Revisions to the King County Road Standards		
KCRS Reference	**KCRS Existing Requirement**	**City Specific Revision**
1.02	These Standards shall apply prospectively to all newly constructed road and right-of-way facilities, both public and private, within King County. In the event of conflict with the Surface Water Design Manual, improvements within the roadway right-of-way shall meet the requirements of these Standards.	The City requires that the KCSWDM as amended by the Addendum to the KCSWDM govern in the case of conflict with the KCRS.
1.11.A.	Required elements on Engineering Plans, Final Corrected Plans, and Final Plat Plans.	The City requires all plan submittals to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM.
1.11.B	Waiver of Plan Requirements	The City requires all projects to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM. The City does not allow waiver 1.11.B.4.
1.12	Variances	~~The City requires that the KCSWDM as amended by the Addendum to the KCSWDM govern in the case of conflict with the KCRS.~~Refer SMC Variances
1.14.A.	Performance/ Restoration Financial Guarantees	The City's performance requirements are provided in SMC 11.05.120.
1.14.B.	Maintenance/Defect Guarantees	The City's maintenance/defect guarantees are provided in SMC 11.05.120.
Table 2.03(A)	2.03(A) Urban Arterials (Curb Roadway Section)	Replace this table with Appendix D: Road Standard Sections. Appendix D replaces this table with revised standards specific to SeaTac roadway sections.
2.06.C.	King County will not accept private streets for maintenance as public streets until such streets are brought into conformance with current King County Code and these Standards.	~~The City does not accept maintenance responsibilities for private roads~~Section 2.06.C is replaced with SMC14.27.050.This section details the criteria for consideration of accepting a private road as a public street

2.06.E.	King County will not accept private streets within short plats when the roads providing access to the plat are private and already have the potential to serve more than the number of lots specified in Section 2.06(B.7). If a short plat has been proposed on a property to which the only access is over private streets that fail to meet the standards specified in this section, the proposal shall be denied.	Section 2.06.E is replaced with SMC14.27.050. This section details the criteria for consideration of accepting a private road as a public street. ~~The City does not accept maintenance responsibilities for private roads.~~
Chapter 3 Figures	2 percent sidewalk slope towards curb inlet	The City allows sidewalks adjacent to bioretention facilities to drain towards the facility.

Appendix D: Road Standard Sections

Classification	Principal	Minor	Collector	Local
Access to ROW	Controlled with very restricted access to abutting properties.	Partially controlled with infrequent access to abutting properties.	Partially controlled with infrequent access to abutting properties.	Restricted, lots front on local access street where feasible.
Overlay Districts	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions
Arterial Spacing[1]	~~2 to 5 miles~~Under 1 mile	~~Under 2 Miles~~Under 1 mile	~~Under 2 miles~~Under 0.5 mile	N/A
Design Speed[2]	~~Varies 40 to 60 mph~~See AASHTO	~~Varies 35 to 55 mph~~See AASHTO	~~Varies 35 to 50 mph~~See AASHTO	See AASHTO
Horizontal Curvature	See AASHTO~~See Table 2.1~~	See AASHTO~~See Table 2.1~~	See AASHTO~~See Table 2.1~~	See AASHTO
Maximum Grade[3]	See AASHTO ~~9%~~	See AASHTO~~10%~~	See AASHTO ~~12%~~	See AASHTO
~~**Typical Traveled Way[4]**~~	~~44 to 56 feet~~	~~44 to 56 feet~~	~~36 to 44 feet~~	
Roadway Width[4]	44 to 6~~0~~0 feet	44 to 6~~0~~0 feet	~~44~~26 to ~~54~~4 feet	32 feet[7]
Minimum Lane Width	11 feet	11 feet	11 feet	11 feet
Minimum Left Turn Lane Width	12 feet	12 feet	12 feet	N/A
Minimum Right Turn Lane Width	12 feet	12 feet	12 feet	N/A
Minimum Widened Curb Lane Width[6]	14 feet	14 feet	14 feet	N/A
Minimum Bike Lane Width	5 feet	5 feet	5 feet	5 feet
Maximum Superelevation[5]	6%	6%	6%	See Table 2.4B

Minimum Stopping Sight Distance	See Table 2.1	See Table 2.1	See Table 2.1	See Table 2.1
Minimum Entering Sight Distance	See Table 2.1	See Table 2.1	See Table 2.1	See Table 2.1
Minimum Right-of-Way Width[4]	100 feet	84 feet	84 feet	60 feet
Minimum Sidewalk Width	8 feet	6 feet	6 feet	6 feet
Minimum Parking Lane Width	8 feet	8 feet	8 feet	8 feet
Minimum Landscape Strip Width	6 feet	6 feet	4 feet	4 feet
Curb Type~~Minimum Entering Sight~~	Vertical~~See Table 2.1~~	Vertical~~See Table 2.1~~	Vertical~~See Table 2.1~~	Vertical

~~**Minimum Passing Sight Distance**~~	~~See Table 2.1~~	~~See Table 2.1~~	~~See Table 2.1~~	
~~**Minimum Right-of-Way Width[4]**~~	~~100 feet~~	~~84 feet~~	~~84 feet~~	
~~**Minimum Sidewalk Width**~~	~~See Section 3.02~~	~~See Section 3.02~~	~~See Section 3.02~~	
~~Curb Type~~	~~Vertical~~	~~Vertical~~	~~Vertical~~	

ORDINANCE NO. 20-1020

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to enter into an Interlocal Agreement with the Highline School District to provide funding for internet access to eligible school families during the 2020 -2021 school year as a result of the COVID-19 pandemic, and amending the City's 2019 – 2020 Biennial Budget.

WHEREAS, the City Council wishes to authorize the City Manager to enter into an Interlocal Agreement with the Highline School District to provide funding for internet access to eligible families during the 2020 -2021 school year as a result of the COVID-19 pandemic; and

WHEREAS, it is appropriate to amend the City's 2019 – 2020 Biennial Budget in fund these expenses in an amount not to exceed $120,000;

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 Interlocal Agreement, in substantially similar form as attached in Exhibit A, with the Highline School to provide funding for internet access to low income school families.

Section 2. The 2019-2020 Biennial Budget shall be amended to increase the expenditures in the General Fund by $120,000.

Section 3. 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 _____ day of _____, 2020, and signed in authentication thereof on this _____day of _____, 2020.

CITY OF SEATAC

_____
Erin Sitterley, Mayor

ATTEST:

_____
Kristina Gregg, City Clerk

Approved as to form:

_____
Mary E. Mirante Bartolo, City Attorney

[Effective Date: _____]

[Highline School District ILA for Internet Access and budget amendment]

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INTERLOCAL AGREEMENT BETWEEN
THE CITY OF SEATAC AND HIGHLINE SCHOOL DISTRICT
For Internet Essentials Program (CARES Act funds)

THIS INTERLOCAL AGREEMENT ("Agreement" or "ILA") is entered into this ____ day of _____, 2020 ("Effective Date") by and between Highline School District ("District") and the City of SeaTac, Washington, a noncharter optional municipal code city ("SeaTac"), and collectively referred to as "Parties."

RECITALS

WHEREAS, RCW Chapter 39.34 (Interlocal Cooperation Act) authorizes government agenciesincluding school districtsto exercise their powers to cooperate with other governmententities based on mutual advantage, and to provide services and facilities for the effective and efficient benefit of the government entities' residents; and

WHEREAS, the Parties are authorized to enter into agreements and cooperate with one another to maximize available opportunities and to improve the health and welfare of their communities; and

WHEREAS, on February 29, 2020, Washington State Governor Jay Inslee declared a state of emergency due to the public health emergency posed by the spread of the novel coronavirus (COVID-19); and on March 13, 2020 President Trump declared a national emergency due to the COVID-19 outbreak nationwide; and

WHEREAS, in response to the COVID-19 pandemic, the District has startedschool with a distance learning model in the Fall 2020, which necessitates families to have internet access; and

WHEREAS, the City of SeaTac has received funding from federal Coronavirus Relief Funds (CARES Act) through the Washington State Department of Commerce to assist SeaTac residents with impacts from COVID-19; and

WHEREAS, the Highline School District is working with Comcast to offer internet services at no charge to low income SeaTac school families through the Internet Essentials program and with other internet access providers to provide wireless 'hotspots' in the SeaTac area; and

WHEREAS, the City of SeaTac desires to allocate a portion of its CARES Act funding to the District to pay for the Internet Essentials program for eligible families to help provide some relief from economic impacts caused by COVID-19 ; and

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NOW, THEREFORE, in consideration of the terms and provisions herein, it is agreed by and between SeaTac and the District as follows:

I. Highline School District Responsibilities

A. The District shall execute a Sponsored Service Agreement with Comcast for its participation in the Internet Essentials Program for a period of twelve (12) months. The District will pay for approximately 1,000 accounts for eligible SeaTac families. The cost per account is $9.95/month plus applicable taxes, which will be paid by the District and reimbursed by SeaTac. SeaTac's allocation for this program is $120,000.

B. The District shall provide advertising and outreach to eligible District families regarding the Internet Essential Program and shall assist the participants in signing-up for the program. The District shall identify eligible families as families who are SeaTac residents , enrolled in a Highline School District school, and who participate in the free and reduced lunch program or are part of McKinney Vento program. Families must live within the Comcast service area, and are either a new Comcast internet customer or an exisiting Internet Essentials customer.

C. The District agrees that any publications (written, visual, or sound) but excluding press releases, newletters, and issue analysis, issued by the District describing programs or projects funded in whole or in part with federal funds under this agreement, shall contain the following statements:

> "This project was supported by a grant awarded by the US Department of the Treasury. Points of view in this document are those of the author and do not necessarily represent the official position or policies of the US Department of Treasury. Grant funds are administered by the Local Government Coronavirus Relief Fund thru the Washington State Department of Commerce."

D. The District shall provide a list of eligible families who have applied for the program to Comcast, who provides a promotional code to the District, and who in turn provides it to the family. Such promotional code sets up an account that provides access to the internet for the 12 month period, with the possibility of two additional months free. In addition, Comcast will mail required equipment directly to the family for set-up at no additional charge.

E. The District pays Comcast in advance for the full 12 month period for the estimated number of accounts for the program.

F. The District shall invoice SeaTac, and SeaTac will only reimburse, for committed

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accounts with promotional codes issued prior to November 11, 2020. A final invoice shall be submitted to SeaTac by November 12, 2020.

G. The District shall not invoice SeaTac for services performed under this Agreement, if the District is entitled to payment or has been or will be paid by any other source, including grants, for that service.

H. If a family moves out of the District during the 12 month period, their remaining Comcast Internet Essentials account period may be transferred to another eligible District family.

I. Due to time constraints and limited staff resources, if not enough families sign up to meet the deadlines above, any remaining City allocated funding may be used to reimburse the District for wireless 'hotspots' they have set up in the SeaTac area for District families with Comcast and/or other internet access providers.

J. The District must provide a final report to SeaTac by November 12, 2020 on the number of families served by this Internet Essentials program, number and location of 'hotspots' reimbursed, and any other information the SeaTac deems necessary in order to comply with CARES Act funding requirements.

II. City of SeaTac Responsibilities

A. SeaTac will assist in providing advertising and outreach to eligible District families about the Internet Essential Program.

B. SeaTac will budget up to $120,000 from its CARES Act Fund from the Washington State Department of Commerce for this program.

C. SeaTac will reimburse the District for committed accounts with issued promotional codes obtained prior to November 11, 2020. SeaTac will also potentially provide funds for 'hotspots' for use by SeaTac families. The total amount of funds that may be reimbursed by SeaTac under this Agreement shall not exceed $120,000. The final District invoice is due to SeaTac by November 12, 2020.

III. Funding

Funding for this Agreement is made available under section 601(a) of the Social Security Act, as added by section 5001 of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") and Section V and VI of the CARES Act, for costs incurred due to the public health emergency concerning the Coronavirus Disease 2019 (COVID-19). The funds are from the US Department of the Treasury and are being passed through the Washington State Department of Commerce to SeaTac. The CFDA number for these funds is 21.999. Under the CARES Act, the Coronavirus

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Relief Fund may be used to cover costs that:

1. Are necessary expenditures incurred due to the COVID-19 public health emergency; and

2. Are not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act); and

3. Are expenditures incurred during the period March 1, 2020 to November 12, 2020.

IV. Requirement to report potentially duplicative funding

If the District currently has other active awards of funds from or through SeaTac, or if the District receives another award during this award's period of performance, the District must determine promptly whether funds from any of those other awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the District must promptly notify SeaTac in writing of the potential duplication, and, if SeaTac requests must seek a budget-modification or change-of-project-scope to eliminate any inappropriate duplication of funding.

V. Indemnify and Hold Harmless

The District agrees to defend, indemnify and hold the SeaTac, the Washington State Department of Commerce, and the State of Washington, including theirs agents, counsel, directors, employees, officers, officials (appointed or elected), representatives, and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorneys' fees, court costs, and expenses, arising out of this Agreement in any way whatsoever, including but not limited to the provisioning or functionality of internet access by Comcast, and any determinations of eligibility for internet service as described in this Agreement, except for SeaTac's sole negligence or intentional acts, errors, or omissions in the performance of this Agreement. Further, each party has insured against its own liability herein and will promptly notify the other of any material changes in such coverage.

The indemnity provided in this section shall also include any claims for liability arising out of the failure to maintain facilities or keep them in good structural repair. The provisions of this section shall survive termination of this Agreement.

The State of Washington Department of Commerce and the State of Washington are not liable for claims or damages arising from the Parties' performance of this ILA.

VI. Debarment

A. The District certifies by signing this Agreement that to the best of its knowledge and belief that it:

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1. Is not debarred, proposed for debarment, declared ineligible, suspended, or voluntarily excluded from covered transactions by any federal department or agency.

2. Has not within the three years preceding this Agreement, been convicted of or had a civil judgment rendered against them for the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;

3. Has not been indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with the commission of any of the offenses enumerated in paragraph (1)(b) of federal Executive Order 12549; and

4. Has not within the three years preceding the signing of this Agreement had one or more public transactions (federal, state, or local) terminated for cause of default.

B. Where the District (of any tier) is unable to certify to any of the statements in this Agreement, the District shall attach an explanation to this Agreement.

C. By signing this agreement the District agrees that it shall not knowingly enter into any lower-tier covered transaction with a person who is debarred, declared ineligible, suspended or voluntarily excluded from participation in this covered transaction.

D. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion-Lower Tier Covered Transaction.

LOWER TIER COVERED TRANSACTIONS

1. By signing this agreement, the lower-tier District certifies that neither it nor its principals are presently debarred, proposed for debarment, declared ineligible, suspended, or voluntarily excluded from participation in this transaction by any federal department or agency.

2. If the lower-tier District is unable to certify to any of the statements in this Agreement, such contractor shall attach an explanation to this Agreement.

VII. Termination of Agreement

Either party to this Agreement may terminate this Agreement at any time by giving the other

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party at least thirty (30) calendar days written notice of the party's intention to terminate the ILA provided, however, that this ILA may be amended by mutual written consent.

VIII. Revisions to Agreement

Revisions to the ILA are valid with the Parties' prior mutual written consent.

IX. Term

This Agreement shall commence on the Effective Date noted above and end on October 30, 2020.

X. Interagency Team

According to RCW 39.34.030(4)(a), each party must appoint an Agreement Administrator to the Interagency Team to administering this ILA. The District designates *Mark Finstrom, Chief Technology Officer,* and SeaTac designates *Gwen Pilo, SeaTac's Finance Director,* to serve as their respective Agreement Administrators. This ILA does not create a separate legal or administrative entity, and consequently is being administered consistent with RCW 39.34.030(4).

XI. Dispute Resolution

In the event of a dispute between the Parties arising under this ILA, the SeaTac Finance Director and the District Chief Technology Officer shall meet to attempt to resolve the dispute within thirty (30) days from notice. If they are unable to resolve the dispute within forty-five (45) calendar days from notice, the SeaTac City Manager and the District Superintendent shall meet to attempt to resolve the dispute within sixty (60) calendar days from notice. If they are unable to resolve the dispute within ninety (90) calendar days from notice, the Parties shall submit the dispute to a mutually agreed-upon private arbitrator for a binding resolution. If the Parties cannot agree on an arbitrator, one will be appointed by the Presiding Judge of the King County Superior Court, with costs of arbitration borne equally. Each party will be responsible for its attorneys' fees and costs related to said arbitration.

XII. Miscellaneous

A. Entire Agreement. This ILA is the entire agreement between the Parties and no other agreements, oral or otherwise, regarding the subject matter of this ILA, shall be deemed to exist or bind either of the Parties. Either party may request changes to the ILA. Proposed changes that the Parties mutually agree upon shall be incorporated by written amendments to this ILA.

B. The Parties do not provide and disclaim any and all expressed or implied warranties of any kind, including, but not limited to, the warranty of fitness for a particular

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purpose, in connection with or arising out of the activities under this Agreement.

C. Record Keeping and Reporting

i. The Parties shall maintain accounts and records, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Agreement and other such records as may be deemed necessary by Parties to ensure the performance of this Agreement.

ii. These records shall be maintained for at least seven (7) years after termination of this Agreement unless permission to destroy them is granted by the office of the archivist under RCW Chapter 40.14 and by both Parties.

iii. This Agreement incorporates by reference the audit requirements of 2 CFR Part 200, Subpart F. The Parties agree to meet their burdens under these requirements.

D. Discrimination Prohibited. The Parties shall not discriminate against any employee, an applicant for employment, or any person seeking the services of the Parties to be provided under this Agreement based on age, color, creed, gender, gender expression, gender identity, gender preference, marital status, military or veteran status, national origin, families with children, race, religious beliefs, sexual orientation, sexual preference, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a disabled person unless it is a bona fide occupational qualification reasonably necessary to the normal operation of the particular business.

E. Applicable Law and Venue. This Agreement shall be governed by and construed under the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the Parties specifically understand and agree that venue shall be exclusively in King County, Washington. This Agreement has been negotiated and drafted by both Parties and is not to be construed in favor of either Party.

F. Nothing herein shall be interpreted to create any right or liability for any person or entity not a signatory to this Agreement.

G. The Parties are independent entities and nothing in this Agreement creates any agency or employer-employee relationship between the Parties or any member of the party's staff.

H. Any notice given by the Parties to the other under the provisions of, or for, this ILA shall be in writing, delivered in-person or by certified mail to the following addresses:

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Highline School District
ATTN: Mark Finstrom, Chief Technology Officer
15675 Ambaum Blvd. SW
SeaTac, WA 98166
E-mail: Mark.Finstrom@highlineschools.org
Phone:

City of SeaTac
ATTN: Gwen Pilo, Finance Director
4800 South 188th Street
SeaTac, WA 98166
E-mail: gpilo@seatacwa.gov
Phone: 206-973-4882

or such other address(es) as each Party hereto may notify the other in writing.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date set forth above.

CITY OF SEATAC, WASHINGTON	HIGHLINE SCHOOL DISTRICT
By:_____	By: _____
Title:_____	Title:_____
Date:_____	Date:_____

Approved as to Form:

_____
SeaTac Legal Department

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ORDINANCE NO. 20-1021

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a new Section 11.05.180 to the SeaTac Municipal Code pertaining to temporary closures of roads and reduction of speed limits, and declaring an emergency.

WHEREAS, Chapter 47.48 RCW provides for the temporary closure of streets, roads, and highways, or for the reduction of speed limits, when such roads, streets, and highways are being constructed, altered, repaired, improved, or maintained; and

WHEREAS, the City Council has determined to grant the City's Public Works Director or designee the authority to temporarily close, or reduce the speed limits on, roads, streets, and highways as authorized in Chapter 47.48 RCW; and

WHEREAS, the City is currently constructing the South 200th Street Shared Use Path Project, but the necessary authority does not exist for the reduction of the speed limit in the area of construction; and

WHEREAS, the City's contractor has requested, and the City's Public Works Department concurs, that the speed limit should be temporarily be reduced for public safety; and

WHEREAS, adoption of this Ordinance and declaring an emergency is necessary for the protection of public health, public safety, public property or the public peace;

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

Section 1. A new Section 11.05.180 is hereby added to the SeaTac Municipal Code to reads as follows:

11.05.180. Temporary Closure of Roads and Reduction of Speed Limits.

A. Whenever the condition of any street, road, or highway, either newly or previously constructed, altered, repaired, or improved, or any part thereof is such that for any reason its

unrestricted use or continued use by vehicles or by any class of vehicles will greatly damage that street, road, or highway, or will be dangerous to traffic, or it is being constructed, altered, repaired, improved, or maintained in such a manner as to require that use of the street, road, or highway, or any portion thereof be closed or restricted as to all vehicles or any class of vehicles for any period of time, the Public Works Director or designee is authorized, subject to the provisions of RCW 47.48.020, to close the street, road, or highway, as the case may be, to travel by all vehicles or by any class of vehicles, or may declare a lower maximum speed for any class of vehicles, for such a definite period as it shall determine; provided action taken under this section in cases involving state highways shall be subject to any required approval by the Washington State Secretary of Transportation. The Public Works Director or designee shall ensure that the locations of any closure or lowered maximum speed are posted with signs in accordance with the Manual on Uniform Traffic Control Devices referenced in the City Road Standards adopted pursuant to SMC 11.05.100.

Section 2. 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 3. The City Council declares that an emergency exists requiring passage of this Ordinance for the immediate protection of public health, public safety, public property or the public peace and therefore shall take effect and be in full force immediately upon adoption. The "Whereas" clauses listed above are adopted as findings of the City Council in support this declaration.

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ADOPTED this 10th day of November, 2020, and signed in authentication thereof on this 10th day of November, 2020.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to form:

Mary Mirante Bartolo

Mary Mirante Bartolo, City Attorney

[Effective Date: 11/10/2020]

[Temporary Road Closures and Reduction of Speed Limits]

ORDINANCE NO 20-1022

AN ORDINANCE of the City Council of the City of SeaTac, Washington, setting the 2021 property tax levy, and establishing the amount to be levied by taxation in 2021 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 2021 as part of its 2021-2022 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 $7,087,857,630; 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 $17,458,617, the amount is based on King County Assessor 2020 estimates [$2.463/1000 * $7.08 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 10, 2020;

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 2021 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of $17,458,617.

SECTION 2. Increase in Property Tax Revenue From the Previous Year.

The 2021 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 ($12,165) 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 10th day of November, 2020, and signed in authentication thereof on this 10th day of November, 2020.

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: 11/21/2020]

[2021 Ad Valorem Property Tax Levy]

ORDINANCE NO. 20-1023

AN ORDINANCE of the City Council of the City of SeaTac, Washington enacting a Moratorium on the permanent establishment of "Overnight Shelter" and "Transitional Housing" and similar uses through May 1, 2021; declaring and emergency; and establishing an effective date.

WHEREAS, on March 31, 2020, the Washington State Governor signed into law House Bill (HB) 1590 (Chapter 222, Laws of 2020), which amended RCW 82.14.530 to allow for Counties to impose a local sales and use tax through councilmanic authority for the purpose of creating affordable housing, mental and behavioral health-related facilities, and fund the operation and maintenance of said facilities; and

WHEREAS, the Revised Code of Washington (RCW) 82.14 requires that a County "consult" with a city before the County may construct affordable housing, mental and behavioral health-related facilities; and

WHEREAS, on October 13, 2020, the King County Council adopted King County Ordinance No. 19179 imposing the sales and use tax authorized pursuant to HB 1590 and directing that tax proceeds be directed to the King County "Health and Housing Fund"; and

WHEREAS, on October 13, 2020, the King County Council adopted King County Ordinance No. 19180 establishing the "Health and Housing Fund", a special revenue fund in which proceeds of the sales and use tax shall be used to fund affordable housing, housing-related services, the operations and maintenance costs of affordable housing facilities, mental and behavioral health-related facilities, and related programs and services; and

WHEREAS, King County Ordinance No. 19179 authorizes King County to bond against the anticipated proceeds, and may use up to fifty percent of the moneys collected for repayment of such bonds; and

WHEREAS, on October 12, 2020, the City of SeaTac sent a letter to King County providing comments on the then-proposed King County Ordinance No. 19179, recommending that the Ordinance be amended to ensure collaboration between King County and any city selected for a proposed affordable housing or mental and behavioral health related facility; and

WHEREAS, King County Ordinance No. 19179 does not incorporate the City of SeaTac recommended amendments, or similar language, ensuring collaboration between King County and cities in the siting of proposed affordable housing or mental and behavioral health related facilities; and

WHEREAS, in March, 2020, King County, acting under the broad powers of the local health officer pursuant to RCW 70.05.070 established temporary "de-intensification" shelters, including a shelter located within a SeaTac hotel, with the intent to temporarily decrease shelter intensity, increase social distancing, and prevent or slow the spread of COVID-19; and

WHEREAS, the City Council desires to ensure that King County collaborates with the City of SeaTac in the permanent siting of an "Overnight Shelter", "Transitional Housing", and any similar uses, and further desires to ensure that the sufficient development regulations are in place to ensure the public health, safety, welfare, and peace; and

WHEREAS, the City Council finds that permanent siting of an "Overnight Shelter", "Transitional Housing", and other similar uses should be supported by programs and services intended to assist the occupants of new, permanent facilities; and

WHEREAS, existing programs and services within the City of SeaTac may not exist or be insufficient; and

WHEREAS, the City Council finds that if a new, permanent, "Overnight Shelter", "Transitional Housing", or similar uses vest under the current development regulations, it may result in the creation of facilities that could pose harm to public health, safety, welfare, and peace; and

WHEREAS, the City Council may adopt an immediate moratorium for a period of up to six months on the acceptance of permit applications for the purpose of establishing permanent "Overnight Shelter" and "Transitional Housing" and similar uses, as long as the City Council holds a public hearing on the moratorium within sixty days after adoption pursuance to RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, to prevent the potential harm to public health, safety, welfare, and peace, the City Council concludes that immediate action is necessary; and

WHEREAS, the moratorium does not apply to any complete application for a permanent "Overnight Shelter", "Transitional Housing", or similar use that has vested to the regulations in effect prior to the passage of this Ordinance; and

WHEREAS, the City shall hold a public hearing on December 8, 2020, consistent with the requirements of RCW 35A.63.220 and RCW 36.70A.390;

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

Section 1. Pursuant to the provisions of RCW 35A.63.220 and 36.70A.390, a moratorium is hereby enacted in the City of SeaTac prohibiting the establishment, location, operation, and licensing of a permanent "Overnight Shelter", "Transitional Housing", or similar use intended to

create a permanent, standalone, affordable housing or mental and behavioral health related facilities.

Section 2. Through May 1, 2021, the City shall not accept applications for rezones, land use permits, development permits, or building permits for any of the purposes or activities listed in Section 1 above, and no business license shall be granted or accepted while this moratorium is in effect. Any land use approvals, business licenses or other permits for these facilities that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void, and without legal force or effect.

Section 3. The above "Whereas" clauses of this Ordinance constitute specific findings by the Council in support of passage of this Ordinance.

Section 4. Pursuant to RCW 35A.63.220 and RCW 3670A.390, the City Council shall cause appropriate notice to be given and shall hold a public hearing regarding the moratorium established in Section 1 of the Ordinance not later than sixty (60) days after adoption hereof, and the City Council may make additional findings of fact justifying the moratorium or rescind the same.

Section 5. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

Section 6. 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 7. This Ordinance shall not be codified.

Section 8. The City Council declares that an emergency exists requiring passage of this Ordinance for the protection of public health, safety, welfare, and peace based on the Findings set forth in Section 3 above. This Ordinance shall take effect and be in full force immediately upon passage and shall expire May 1, 2021 unless extended or repealed according to law.

ADOPTED this 10th day of November 2020, and signed in authentication thereof on this 10th day of November 2020.

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: 11/10/2020]

[Moratorium Overnight Shelter and Transitional Housing]

ORDINANCE NO. 20-1024

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adopting the City's 2021-2022 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 24, 2020 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 2021-2022 Biennial Budget for the City of SeaTac, covering the period from January 1, 2021, through December 31, 2022, is hereby adopted with a total 2022 ending fund balance in the amount of $69.5 million for all budgeted funds. The City's 2021-2022 biennial budget by fund is attached as Exhibit A, and includes budgeted revenues and expenditures for the 2021-2022 biennium in the amounts and for the purposes shown separately and in the aggregate totals for all such funds as displayed.

Section 2. The 2021-2026 Capital Improvement Plan (CIP), which is attached as Exhibit B, is incorporated as part of the City's 2021-2022 Biennial Budget. The first two years of the CIP were reviewed as part of the setting of the City's 2021-2022 Biennial Budget, and the revenues and expenditures for the 2021-2022 biennium are incorporated in Exhibit A.

Section 3. The 2021-2022 Salary Schedule, which is attached as Exhibit C, is incorporated as part of the City's 2021-2022 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 24th day of November, 2020, and signed in authentication thereof on this 24th day of November, 2020.

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: 12/5/2020]

[2021-2022 Biennial Budget Ordinance]

CITY OF SEATAC, WASHINGTON
2021-2022 BIENNIAL BUDGET: EXHIBIT A
11/24/2020

2021-2022 BIENNIAL BUDGET (EXPENDITURES + ENDING BALANCES) = $ 224,437,160					
	FUND	BEGINNING BALANCE 2019-2020	REVENUES & OTHER SOURCES 2019-2020	EXPENDITURE APPROPRIATION 2019-2020	ENDING BALANCE 2019-2020
001	General Fund	$ 29,372,543	$ 78,015,188	$ 85,374,037	$ 22,013,693
102	Street Fund	9,235,658	15,567,442	19,398,969	$ 5,404,130
105	Port ILA	8,642,246	2,904,235	3,799,285	$ 7,747,196
106	Transit Planning	443,402	787,260	929,301	$ 301,361
107	Hotel/Motel Tax	8,417,339	1,662,829	2,319,165	$ 7,761,003
108	Building Management	3,345,506	652,710	490,432	$ 3,507,784
110	Facility Repair & Replacement	-	-	-	$ -
111	Des Moines Creek Basin ILA	2,993,957	662,400	1,190,870	$ 2,465,487
112	Affordable Housing Sales Tax	42,600	144,000	-	$ 186,600
206	2009 LTGO Bond Fund	-	-	-	$ -
207	SCORE Bond Servicing	273,088	283,513	283,113	$ 273,488
301	Municipal Capital Improvements	9,465,606	6,275,000	5,329,743	$ 10,410,863
306	Facility Construction CIP	1,778,535	4,800	-	$ 1,783,335
307	Transportation CIP	7,822,039	17,389,400	25,191,686	$ 19,753
308	Light Rail Station Areas CIP	2,970,194	54,270	-	$ 3,024,464
403	SWM Utility	2,897,393	8,253,120	9,037,174	$ 2,113,339
404	Solid Waste & Environmental	794,787	694,854	497,684	$ 991,957
501	Equipment Rental	703,038	1,888,208	1,948,659	$ 642,587
	TOTAL BIENNIAL BUDGET	**$ 89,197,931**	**$ 135,239,229**	**$ 155,790,118**	**$ 68,647,041**

2021–2026 CAPITAL IMPROVEMENT PROGRAM

Veterans Memorial
Ribbon Cutting Ceremony 2019

Mini-Pitch
Opening Ceremony 2019

North SeaTac Park
Soccer Field Renovations 2020

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CITY OF SEATAC, WASHINGTON

2021 – 2026 CAPITAL IMPROVEMENT PROGRAM

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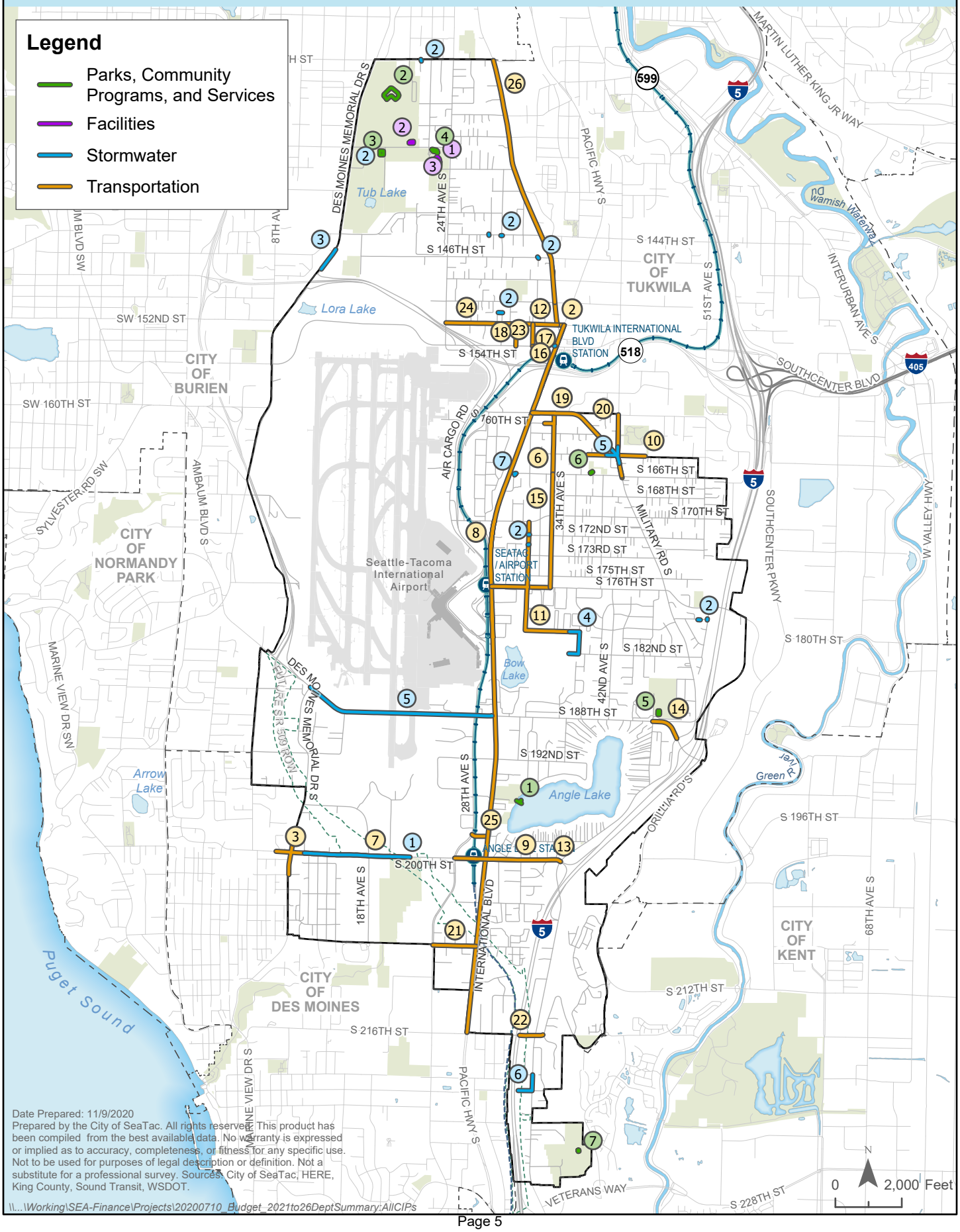
Capital Improvement Projects 2021-2026

City of SeaTac



Date Prepared: 11/9/2020

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CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

COMBINED CITYWIDE CIP PROJECT SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Planning/Feasibility	237,852	150,000	-	-	-	-	-	150,000	-	387,852
Design/Engineering	2,878,233	2,088,561	1,435,000	2,046,000	1,978,720	1,580,000	1,445,000	10,573,281	-	13,451,513
Land Acquisition	1,016,080	500,000	292,348	401,000	100,000	1,043,500	500,000	2,836,848	-	3,852,928
Construction Mgmt.	1,103,025	863,656	810,240	1,178,343	870,228	1,129,501	432,902	5,284,871	-	6,387,896
Construction	12,106,907	9,707,361	9,896,391	18,604,920	9,837,289	11,770,025	15,193,058	75,009,044	-	87,115,951
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	722,666	989,639	1,860,491	983,730	1,177,004	1,519,306	7,252,836	-	7,252,836
Contingency (10%)	-	944,503	1,088,603	2,046,541	1,082,102	1,294,703	1,671,234	8,127,686	-	8,127,686
Total Capital	17,342,096	14,976,747	14,512,221	26,137,295	14,852,069	17,994,733	20,761,500	109,234,565	-	126,576,662
Operating Costs/Revenue Adjustments										
Other Costs	-	21,000	35,000	99,500	140,000	256,500	286,500	838,500	-	838,500
Chg in Revenues	-	-	-	15,000	340,000	350,000	360,000	1,065,000	-	1,065,000
Total Op/Rev Adj	-	21,000	35,000	84,500	(200,000)	(93,500)	(73,500)	(226,500)	-	(226,500)

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	1,057,808	-	-	-	-	-	-	-	-	1,057,808
Parking Taxes	10,578,136	8,473,898	5,124,925	13,471,280	10,057,719	16,968,983	19,809,499	73,906,303	-	84,484,438
REET - 1st Qtr %	-	371,000	720,590	375,000	-	-	350,000	1,816,590	-	1,816,590
REET - 2nd Qtr %	-	75,000	502,400	86,515	-	362,750	181,000	1,207,665	-	1,207,665
Sales Taxes	-	-	851,250	5,622,500	1,373,350	242,000	-	8,089,100	-	8,089,100
Storm Drainage Fees	693,226	2,491,097	631,556	421,000	421,000	421,000	421,000	4,806,655	-	5,499,881
Federal Grants	-	2,464,000	2,000,000	741,000	-	-	-	5,205,000	-	5,205,000
State Grants	2,467,600	397,000	4,000,000	3,000,000	3,000,000	-	-	10,397,000	-	12,864,600
Local Grants	175,000	319,000	500,000	420,000	-	-	-	1,239,000	-	1,414,000
Fund Bal	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Local Contributions	788,553	204,253	-		-	-	-	204,253	-	992,806
Utility Partnerships	1,581,774	-	-	-	-	-	-	-	-	1,581,774
Hotel/Motel Tax	-	-	-	2,000,000	-	-	-	2,000,000	-	2,000,000
Technology Fee	-	181,500	181,500	-	-	-	-	363,000	-	363,000
Total Funding	17,342,096	14,976,747	14,512,221	26,137,295	14,852,069	17,994,733	20,761,499	109,234,565	-	126,576,662

Introduction

The City of SeaTac's *2021 - 2026 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 Saturday October 10th City Council special meeting and approved as a part of the Budget Ordinance at the Tuesday, November 24th 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:

***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.

Facilities Construction 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.

- **Promote Our Neighborhoods:** Develop urban villages around light rail stations that promote programs and activities to create a sense of place, while maintaining single-family neighborhoods.

- **Build Effective & Accountable Government:** Increase community trust through better community engagement, collaboration, and transparency.

- **Create & Preserve Housing**: Ensure access for all to adequate, safe, and affordable housing, and basic human services.

- **Expand Green & Public Spaces**: Enhance the community by maintaining and improving parks and community spaces.

- **Increase Connectivity & Safety:** Create a more cohesive city by investing in infrastructure and leveraging partnerships to promote pedestrian mobility, public safety, and access to public transit.

CIP Timeline

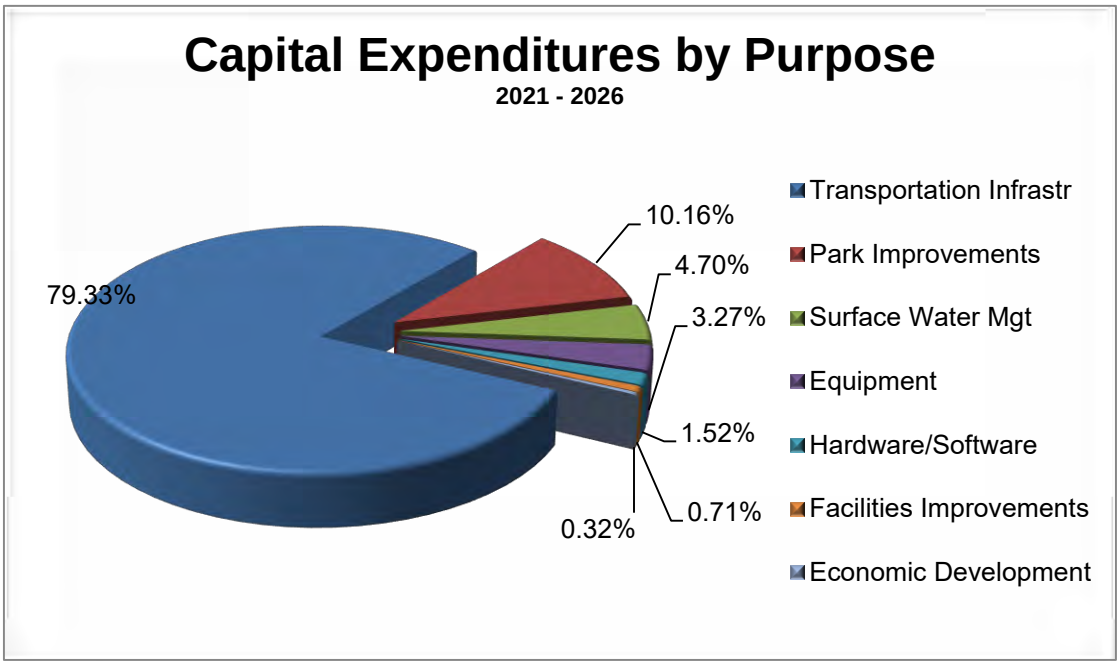
In 2020, the CIP process started just before the biennial operating budget process. There are many departments and staff members involved in the CIP process. An in depth review of each project is completed prior to matching expenditures with revenues. After the CIP is balanced, it is presented to the 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 2020	City Council passed resolution #20-007 adopting the Six-Year Transportation Improvement Program which serves are the starting point for developing the Public Works CIP projects.
August 2020 – Sept 2020	Department completion of CIP forms for all capital projects and equipment Citywide, effective for the six-year period of 2021 - 2026. City Manager and Finance staff reviewed CIP requests with departments.
September 2020	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 2020	Draft CIP posted to City website; Community and Economic Development Department starts incorporating CIP into Capital Facilities Element of the Comprehensive Plan
October 10, 2020	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 24, 2020	City Council formally adopted CIP by reference in the 2021-2022 Biennial Budget Ordinance No. 20-XXXX.
Est December 2020	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 2021 – 2026 capital expenditures by purpose/department (highest to lowest total amount):

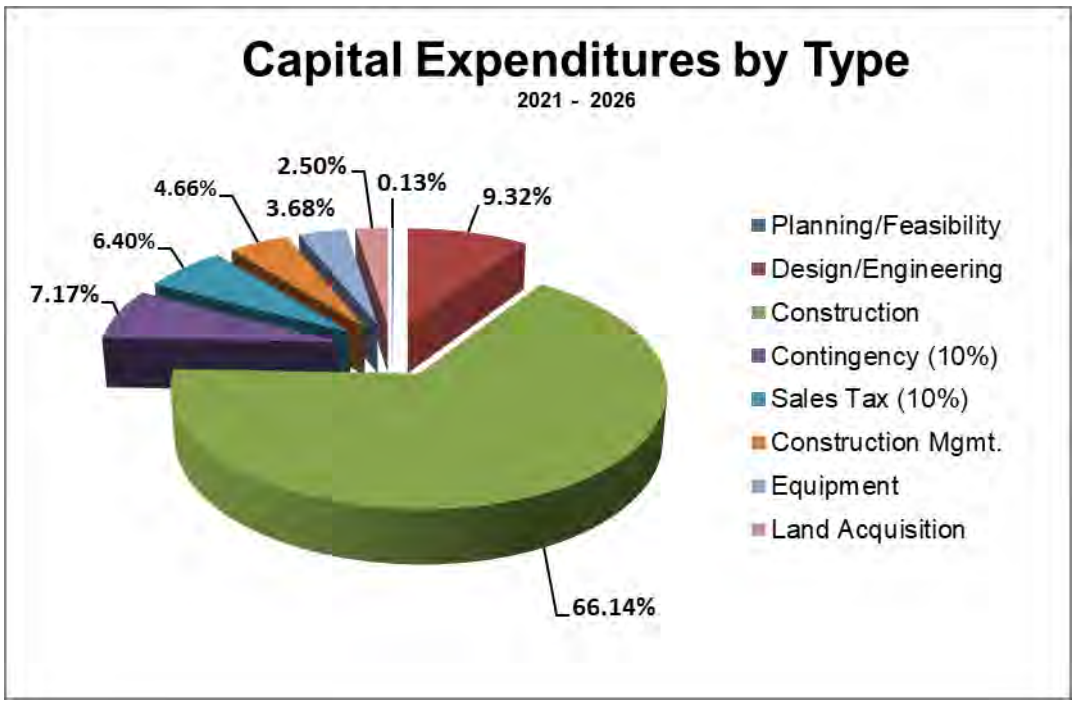
• Transportation Infrastructure/Public Works	$90,008,306
• Park Improvements/Parks, Community Services and Programs	11,522,940
• Surface Water Management/Public Works	5,329,907
• Equipment/Public Works & Parks	3,709,588
• Hardware& Software/Finance and Information Systems	1,726,051
• Facilities Improvements/Parks, Community Services and Programs	800,415
• Community and Economic Development	363,000
Total 2021 – 2026 Expenditures	**$113,460,207**



Capital Expenditure Summary by Type

The following summarizes the 2021 - 2026 capital expenditures by type:

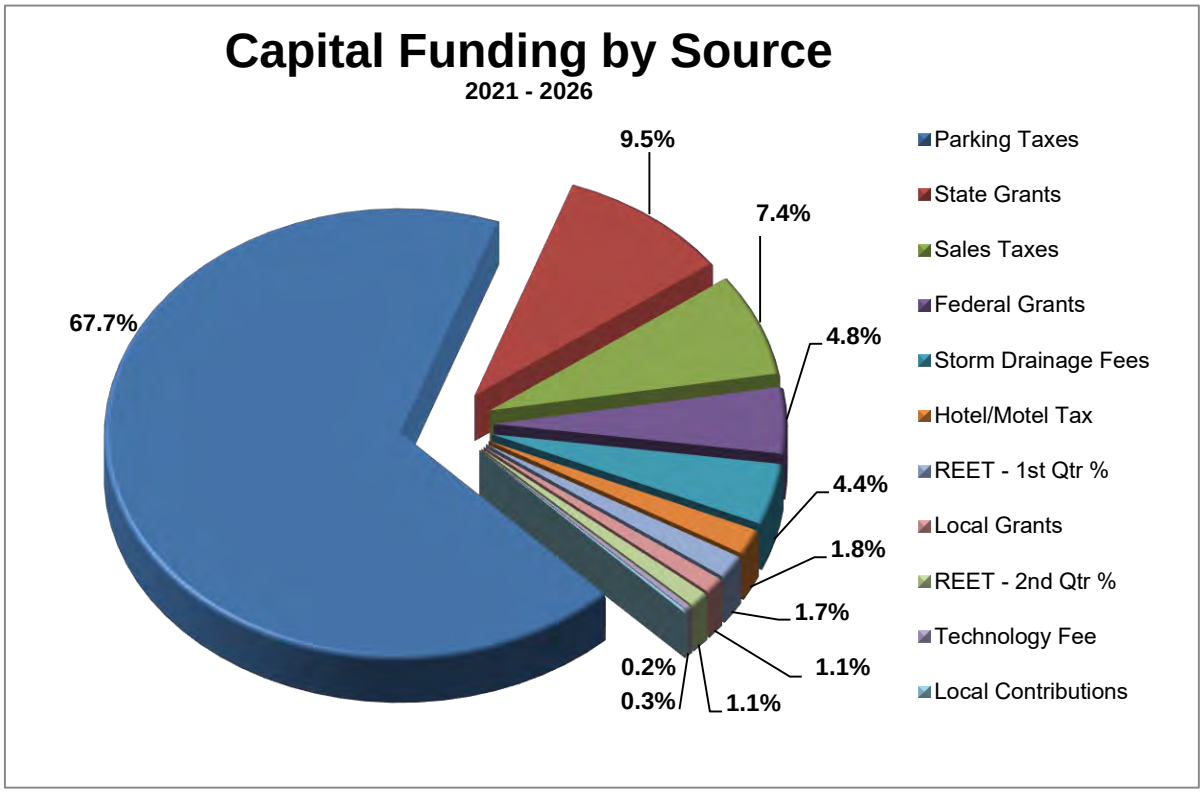
• Planning/Feasibility	$150,000
• Design/Engineering	10,573,281
• Land Acquisition	2,836,848
• Construction Management	5,284,871
• Construction	75,009,044
• Equipment	4,168,106
• Sales Tax (10%)	7,252,836
• Contingency	8,127,686
Total 2021 – 2026 Expenditures	**$113,402,671**



Capital Project Funding Source Summary

The following revenue sources provide the funding for the six year CIP excluding equipment (in order of dollars allocated):

1.	Commercial Parking Taxes	$73,906,303
2.	State Grants	10,397,000
3.	Sales Taxes on Construction	8,089,100
4.	Federal Grants	5,205,000
5.	Storm Drainage Fees	4,806,655
6.	Hotel/Motel Tax	2,000,000
7.	Real Estate Excise Taxes – 1st Quarter Percent	1,816,590
8.	Local Grants	1,239,000
9.	Real Estate Excise Taxes – 2nd Quarter Percent	1,207,665
10.	Technology Fee	363,000
11.	Local Reimbursements	206,253
	Total 2021 – 2026 Funding Sources	**$109,234,565**



Funding Highlights

CIP funding sources are explained in more detail below. The funding sources are listed in alphabetical order.

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 has historically collected taxes in the range of $4 million - $10 million per year. 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 – Several transportation projects are anticipated to be partially funded with Federal Grants. The 34th Ave from S 160th to S 166th St project has $2.46 million in Safe Routes to School funding secured. Unsecured federal grants are allocated to the Airport Station Area Improvements in the amount of $2 million and 34th Ave from S 166th to S 176th at $741 thousand.

Fund Balance – Projects included in the CIP will utilize fund balance. However, the funding schedule is prepared to show original revenue sources for the project to better track and report restricted revenue uses.

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. These funds can be used for the Des Moines Creek Park Improvements.

Local Grants – The CIP includes $1,239,000 in local grants from sources like King County and Sound Transit. Airport Station Pedestrian Improvements include $500 thousand from Sound Transit. King County Flood Control district grants are funding S 180th St Flood Reduction and S 211st St Drainage Improvements.

Private Contributions – Various private contributions have funded past projects including Angle Lake Park Playground and the Veterans Memorial. No contributions are anticipated for the 2021 – 2026 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, North SeaTac Park Baseball Fields, Sunset Park Tennis Courts, Community Center Playground Replacement, Renovating Skate Park at Valley Ridge Park, Replacing

McMicken Heights Playground, Restrooms at Grandview Park, Des Moines Creek Park Trailhead, Spray Park at Riverton Heights, and Tile Replacement at the Community Center.

Sales Taxes on Construction – The City works with the Port of Seattle to track sales tax received from capital construction contractors. These funds are then receipted into the *Municipal Capital Improvements Fund* where they are available for capital projects across the city. These funds will be used for the following projects: Financial Management System/ERP Update, North SeaTac Baseball Facility, Des Moines Creek Park Trailhead, Spray Park & Restroom at Riverton Heights, HVAC Upgrades at the SeaTac Community Center, and a Replacement Roof at Maintenance Facility and capital equipment for both Information Systems and Parks

State Grants – In the 2021 - 2026 CIP, $10,397,000 has been estimated in state grants. These grants fund a variety of projects including a shared bike and pedestrian pathway on S 200th Street, International Boulevard Safety Improvement Plan, Airport Station Pedestrian Improvements, S 152nd St, and 34th Ave S from S 166th to S 176th.

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 $4,806,655 are planned for the next six years including Miller Creek Realignment, S 200th Shared Use Path Water Quality Retrofits, Spot Drainage Repairs, drainage work completed with overlay projects, and improvements along S 221st St, S 166th St, and S 180th Street.

Synthetic Turf Field Rentals – The City receives approximately $340,000 per year in revenues from renting the synthetic turf fields out at Valley Ridge Park and North SeaTac Park. Accumulated turf field revenues will help pay for the replacement the original synthetic turf and equipment for the park when needed. No projects are scheduled with these revenues.

Technology Fee – Part of the permitting fees collected by the city includes a technology fee. This fee is used to support the cost of permitting software. The Permitting Database upgrade is funded by these fees through a transfer in to the Municipal CIP fund from the General Fund.

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 2021-2026 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. In these cases, the City collects any revenues allowable from the utilities companies for their portion of the work. There are no anticipated utility reimbursements for the 2021-2026 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.*

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2021 - 2026 Capital Improvement Program by Fund

Dept	Dept Priority	Project #	Project Title	Project Total	2021	2022	2023	2024	2025	2026	Total 2021-2026
			CIP PROJECTS								
CED	1/1	CED-1	Permit Database Upgrade	363,000	181,500	181,500	-	-	-	-	$ 363,000
FIN	1/1	FIN-1	Financial Mgmt System/Enterprise Resource Planning	1,210,000	-	-	-	1,210,000	-	-	$ 1,210,000
PCSP	1/9	PRK-00029	Refurbish Fishing Pier at Angle Lake Park	607,400	75,000	532,400	-	-	-	-	$ 607,400
PCSP	2/9	PRK-00036	North SeaTac Park Baseball Facility Renovation	5,937,000	-	-	5,937,000	-	-	-	$ 5,937,000
PCSP	3/9	PRK-00013	Sunset Park Tennis Court Renovation	121,000	121,000	-	-	-	-	-	$ 121,000
PCSP	4/9	PRK-00022	SeaTac Community Center Playground Equip Replcmnt	191,340	-	191,340	-	-	-	-	$ 191,340
PCSP	5/9	PRK-00032	Renovate Skate Park at Valley Ridge Park	362,750	-	-	-	-	362,750	-	$ 362,750
PCSP	6/9	PRK-00035	McMicken Heights Playground Equip Replacement	82,500	-	-	-	-	-	82,500	$ 82,500
PCSP	7/9	PRK-00033	Restroom at Grandview Park	448,500	-	-	-	-	-	448,500	$ 448,500
PCSP	8/9	PRK-00034	Des Moines Creek Park Trailhead Project	2,573,200	250,000	-	2,323,200	-	-	-	$ 2,573,200
PCSP	9/9	PRK-00031	Spray Park & Restroom at Riverton Heights Park	1,199,250	-	1,199,250	-	-	-	-	$ 1,199,250
FAC	1/3	FAC-00031	Replace HVAC Units at SeaTac Community Center	471,900	-	151,250	157,300	163,350	-	-	$ 471,900
FAC	2/3	FAC-00032	Replace Roof at Maintenance Facility	242,000	-	-	-	-	242,000	-	$ 242,000
FAC	3/3	FAC-00025	Replace Tiles and Benches in Locker Rooms	86,515	-	-	86,515	-	-	-	$ 86,515
			Subtotal Municipal CIP Fund(#301)	**13,896,355**	**627,500**	**2,255,740**	**8,504,015**	**1,373,350**	**604,750**	**531,000**	**13,896,355**
PW	1/26	ST-N#	Neighborhood Multi-Modal Trans. Imp. Program	9,250,000	-	250,000	2,250,000	2,250,000	2,250,000	2,250,000	$ 9,250,000
PW	2/26	ST-N78	Military Rd S & S 152nd, S 150th to IB	7,259,407	100,000	-	-	-	-	-	$ 100,000
PW	3/26	ST-065	DMMD & S 200th St. Intersection Improvements	7,152,052	100,000	-	-	-	-	-	$ 100,000
PW	4/26	ST-834	Pedestrian Crossing Program	300,000	50,000	50,000	50,000	50,000	50,000	50,000	$ 300,000
PW	5/26	ST-887	Intelligent Transportation Systems Program	1,100,000	100,000	200,000	200,000	200,000	200,000	200,000	$ 1,100,000
PW	6/26	ST-015	34th Ave S, S 160th St to S 166th St	9,039,833	5,784,949	2,479,265	-	-	-	-	$ 8,264,214
PW	7/26	ST-N80	S 200th Street Pedestrian and Bicycle Pathway	2,915,493	2,058,700	-	-	-	-	-	$ 2,058,700
PW	8/26	ST-162	International Boulevard Safety Improvements	1,200,000	1,000,000	-	-	-	-	-	$ 1,000,000
PW	9/26	ST-Study	South 200th St Corridor Study	165,000	90,000	-	-	-	-	-	$ 90,000
PW	10/26	ST-Study	Military Road South/South 164th St/42nd Ave S Study	125,000	50,000	-	-	-	-	-	$ 50,000
PW	11/26	ST-141	Airport Station Pedestrian Improvements	16,234,188	2,001,248	7,295,660	6,657,280	-	-	-	$ 15,954,188
PW	12/26	ST-126	S 152nd St Improvements	6,008,000	-	800,000	5,208,000	-	-	-	$ 6,008,000
PW	13/26	ST-161	South 200th St Improvements	300,000	-	300,000	-	-	-	-	$ 300,000
PW	14/26	ST-N10	South 188th St	1,150,000	-	250,000	900,000	-	-	-	$ 1,150,000
PW	15/26	ST-016	34th Ave S, S 166th St to S 176th St	14,497,000	-	-	1,197,000	6,650,000	6,650,000	-	$ 14,497,000
PW	16/26	ST-157	32nd Ave S, S 152nd St to S 154th St	3,200,000	-	-	300,000	900,000	2,000,000	-	$ 3,200,000
PW	17/26	ST-164	S 154th St and 32nd Ave Intersection	1,129,000	-	-	250,000	879,000	-	-	$ 1,129,000
PW	18/26	ST-158	30th Ave South Improvements	2,000,000	-	-	200,000	800,000	1,000,000	-	$ 2,000,000
PW	19/26	ST-116	Military Rd S and S 160th St	14,870,000	-	-	-	787,000	1,443,500	12,639,500	$ 14,870,000
PW	20/26	ST-N39	42nd Avenue S	1,417,204	-	-	-	141,720	1,275,484	-	$ 1,417,204
PW	21/26	ST-069	South 208th St	1,650,000	-	-	-	-	350,000	1,300,000	$ 1,650,000
PW	22/26	ST-140	South 216th St	1,550,000	-	-	-	-	350,000	1,200,000	$ 1,550,000
PW	23/26	ST-N22	S 152nd St, 29th Ln S to 30th Ave S	800,000	-	-	-	200,000	600,000	-	$ 800,000
PW	24/26	ST-N53	S 152nd St from 24th Ave S to 30th Ave S	2,000,000	-	-	-	200,000	800,000	1,000,000	$ 2,000,000
PW	25/26	ST-044	South 198th St	920,000	-	-	-	-	-	920,000	$ 920,000
PW	26/26	ST-022	Military Rd S	250,000	-	-	-	-	-	250,000	$ 250,000
			Subtotal Transportation CIP Fund(#307)	**106,482,176**	**11,334,898**	**11,624,925**	**17,212,280**	**13,057,720**	**16,968,984**	**19,809,500**	**90,008,306**
PW	1/8	ST-N80	S 200th St Shared Use Path - Water Quality Retrofit	217,438	217,438	-	-	-	-	-	$ 217,438
PW	2/8	SWMCIP-10	Spot Drainage Repairs	508,669	73,790	-	-	-	-	-	$ 73,790
PW	3/8	SWMCIP-03	Miller Creek Stream Restoration Project	985,000	985,000	-	-	-	-	-	$ 985,000

2021 - 2026 Capital Improvement Program by Fund

Dept	Dept Priority	Project #	Project Title	Project Total	2021	2022	2023	2024	2025	2026	Total 2021-2026
PW	4/8	SWMCIP-08	S 180th St Flood Reduction	1,173,987	827,812	-	-	-	-	-	$ 827,812
PW	5/8	ST-901	20201 Overlays	452,057	452,057	-	-	-	-	-	$ 452,057
PW	6/8	SWMCIP-11	S 221st St Drainage Improvements	535,425	448,253	-	-	-	-	-	$ 448,253
PW	7/8	SWMCIP-12	S 166th St Drainage Improvements	220,556	10,000	210,556	-	-	-	-	$ 220,556
PW	8/8	ST-90X	2022-2026 Overlay Projects	2,105,000	-	421,000	421,000	421,000	421,000	421,000	$ 2,105,002
			Subtotal Surface Water Management Fund(#403)	**6,198,131**	**3,014,349**	**631,556**	**421,000**	**421,000**	**421,000**	**421,000**	**$ 5,329,907**
			SUBTOTAL CIP PROJECTS	**126,576,663**	**14,976,747**	**14,512,221**	**26,137,295**	**14,852,070**	**17,994,734**	**20,761,501**	**109,234,568**
			CIP EQUIPMENT								
IS	N/A	N/A	Computers and Monitors	180,000	30,000	30,000	30,000	30,000	30,000	30,000	$ 180,000
IS	N/A	N/A	Network Infrastructure	57,533	57,533	-	-	-	-	-	$ 57,533
IS	N/A	N/A	Network Infrastructure	99,827	67,040	16,199	16,588	-	-	-	$ 99,827
IS	N/A	N/A	City Virtual Server Hosts	36,200	-	-	-	-	36,200	-	$ 36,200
IS	N/A	N/A	Storage Area Network	71,000	-	-	-	-	71,000	-	$ 71,000
IS	N/A	N/A	Color Printer Replacement	4,700	-	-	4,700	-	-	-	$ 4,700
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
PCPS	N/A	N/A	Kitchen Range	5,739	-	5,739	-	-	-	-	$ 5,739
			Subtotal Municipal CIP Fund(#301) Equipment	**464,257**	**154,573**	**61,196**	**51,288**	**30,000**	**137,200**	**30,000**	**464,257**
PW	N/A	N/A	Vehicles/Heavy Equipment	2,690,865	$391,972	$157,893	$1,101,000	$742,000	$55,000	$243,000	$ 2,690,865
PW	N/A	N/A	Tools & Equipment	1,012,984	$341,900	$62,084	$136,000	$437,000	$29,000	$7,000	$ 1,012,984
			Subtotal Equipment Rental Fund(#501)	**3,703,849**	**733,872**	**219,977**	**1,237,000**	**1,179,000**	**84,000**	**250,000**	**$ 3,703,849**
			SUBTOTAL CIP EQUIPMENT	**4,168,106**	**888,445**	**281,173**	**1,288,288**	**1,209,000**	**221,200**	**280,000**	**4,168,106**
			GRAND TOTAL 2021 - 2026 CIP	**130,744,769**	**15,865,192**	**14,793,394**	**27,425,583**	**16,061,070**	**18,215,934**	**21,041,501**	**$ 113,402,674**

2021 - 2026 Capital Improvement Program by Location

Dept	Project Location/Area	Project Title	Project Total	2021	2022	2023	2024	2025	2026	Total 2021-2026
PCSP	Angle Lake Park	Refurbish Fishing Pier at Angle Lake Park	607,400	75,000	532,400	-	-	-	-	$ 607,400
		Subtotal Angle Lake Park	**607,400**	**75,000**	**532,400**	**-**	**-**	**-**	**-**	**$ 607,400**
PW	Airport Station Area	Airport Station Pedestrian Improvements	16,234,188	2,001,248	7,295,660	6,657,280	-	-	-	$ 15,954,188
		Subtotal Airport Light Rail Station Area	**16,234,188**	**2,001,248**	**7,295,660**	**6,657,280**	**-**	**-**	**-**	**$ 15,954,188**
CED	City Hall	Permit Database Update	363,000	181,500	181,500	-	-	-	-	$ 363,000
FIN	City Hall	Financial Mgmt/Enterprise Resource System	1,210,000	-	-	-	1,210,000	-	-	$ 1,210,000
IS	City Hall	Network Infrastructure	57,533	57,533	-	-	-	-	-	$ 57,533
IS	City Hall	Network Infrastructure	99,827	67,040	16,199	16,588	-	-	-	$ 99,827
IS	City Hall	City Virtual Server Hosts	36,200	-	-	-	-	36,200	-	$ 36,200
IS	City Hall	Storage Area Network	71,000	-	-	-	-	71,000	-	$ 71,000
IS	City Hall	Color Printer Replacement	4,700	-	-	4,700	-	-	-	$ 4,700
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
		Subtotal City Hall	**1,851,518**	**306,073**	**206,957**	**21,288**	**1,210,000**	**107,200**	**-**	**1,851,518**
PW	DMMD & S 200th	Des Moines Mem Drive & S 200th St Intersec Imp	7,152,052	100,000	-	-	-	-	-	$ 100,000
SWM	DMMD	Miller Creek Realignment & Daylighting Project	985,000	985,000	-	-	-	-	-	$ 985,000
		Subtotal Des Moines Memorial Drive	**8,137,052**	**1,085,000**	**-**	**-**	**-**	**-**	**-**	**$ 1,085,000**
PCSP	Des Moines Creek Park	Des Moines Creek Park Trailhead	2,573,200	250,000	-	2,323,200	-	-	-	$ 2,573,200
		Subtotal Des Moines Creek Park	**2,573,200**	**250,000**	**-**	**2,323,200**	**-**	**-**	**-**	**$ 2,573,200**
PCSP	Grandview Park	Restrooms at Grandview Park	448,500	-	-	-	-	-	448,500	$ 448,500
		Subtotal Grandview Park	**448,500**	**-**	**-**	**-**	**-**	**-**	**448,500**	**$ 448,500**
PW	International Blvd	International Blvd Safety Improvements	1,200,000	1,000,000	-	-	-	-	-	$ 1,000,000
PW	South 208th St	South 208th St from International Blvd to 24th Ave	1,650,000	-	-	-	-	350,000	1,300,000	$ 1,650,000
PW	International Blvd	S 198th St Improvements	920,000	-	-	-	-	-	920,000	$ 920,000
		Subtotal International Blvd	**3,770,000**	**1,000,000**	**-**	**-**	**-**	**350,000**	**2,220,000**	**$ 3,570,000**
FAC	Maintenance Facility	Replace Roof on Maintenance Facility	242,000	-	-	-	-	242,000	-	$ 242,000
		Subtotal Maintenance Facility	**242,000**	**-**	**-**	**-**	**-**	**242,000**	**-**	**$ 242,000**
PCSP	McMicken Heights Park	McMicken Heights Playground Equipment	82,500	-	-	-	-	-	82,500	$ 82,500
PW	34th Ave S	34th Ave S, S 160th St to S 166th St	9,039,833	5,784,949	2,479,265	-	-	-	-	$ 8,264,214
PW	34th Ave S	34th Ave S, S 166th St to S 176th St	14,497,000	-	-	1,197,000	6,650,000	6,650,000	-	$ 14,497,000
PW	42nd Ave S	42nd Avenue S Pedestrian Improvements	1,417,204	-	-	-	141,720	1,275,484	-	$ 1,417,204
		Subtotal McMicken Heights Area	**25,036,537**	**5,784,949**	**2,479,265**	**1,197,000**	**6,791,720**	**7,925,484**	**82,500**	**24,260,918**
PW	Military Rd/164th/42nd Ave	Military Road S/S 164th St/42nd Ave S Study	125,000	50,000	-	-	-	-	-	$ 50,000
PW	Military Rd S - S 160th St	Military Road S and S 160th Street Improvements	14,870,000	-	-	-	787,000	1,443,500	12,639,500	$ 14,870,000
PW	Military Rd S	Military Rd S, S 128th St to S 150th St	250,000	-	-	-	-	-	250,000	$ 250,000
		Subtotal Military Road	**15,245,000**	**50,000**	**-**	**-**	**787,000**	**1,443,500**	**12,889,500**	**15,170,000**
PCSP	North SeaTac Park	North SeaTac Park Baseball Facility Renovation	5,937,000	-	-	5,937,000	-	-	-	$ 5,937,000
		Subtotal North SeaTac Park	**5,937,000**	**-**	**-**	**5,937,000**	**-**	**-**	**-**	**$ 5,937,000**
PCSP	Riverton Heights Park	Spray Park at Riverton Heights Park	1,199,250	-	1,199,250	-	-	-	-	$ 1,199,250
		Subtotal Riverton Heights Park	**1,199,250**	**-**	**1,199,250**	**-**	**-**	**-**	**-**	**$ 1,199,250**
PW	Military Rd S-S 152nd-S 150th	Military Road S & S 152nd St, S 150th St to IB	7,259,407	100,000	-	-	-	-	-	$ 100,000
PW	S 154th Station Area	S 152nd St. Imp (30th Ave S to Military Rd S)	6,008,000	-	800,000	5,208,000	-	-	-	$ 6,008,000

2021 - 2026 Capital Improvement Program by Location

Dept	Project Location/Area	Project Title	Project Total	2021	2022	2023	2024	2025	2026	Total 2021-2026
PW	32nd Ave S	32nd Avenue South Improvements	3,200,000	-	-	300,000	900,000	2,000,000	-	$ 3,200,000
PW	30th Ave S	30th Avenue South Improvements	2,000,000	-	-	200,000	800,000	1,000,000	-	$ 2,000,000
PW	S 152nd St	S 152nd St, 29th Ln to 30th Ave Pedestrian Facil.	800,000	-	-	-	200,000	600,000	-	$ 800,000
PW	S 152nd St	S 152nd St, 24th Ave S to 30th Ave S	2,000,000	-	-	-	200,000	800,000	1,000,000	$ 2,000,000
PW	S 154th St/32nd Ave	S 154th St and 32nd Avenue Intersection	1,129,000	-	-	250,000	879,000	-	-	$ 1,129,000
		Subtotal S 154th SA (Tukwila Int'l Blvd Stat)	**22,396,407**	**100,000**	**800,000**	**5,958,000**	**2,978,999**	**4,399,999**	**1,000,000**	**15,237,000**
SWM	S 166th Street	S 166th Drainage Improvements	220,556	10,000	210,556	-	-	-	-	$ 220,556
		Subtotal S 166th Street	**220,556**	**10,000**	**210,556**	**-**	**-**	**-**	**-**	**220,556**
SWM	S 180th Street	S 180th St Flood Reduction	1,173,987	827,812	-	-	-	-	-	$ 827,812
		Subtotal S 180th Street	**1,173,987**	**827,812**	**-**	**-**	**-**	**-**	**-**	**827,812**
PW	S 188th Street	S 188th Street Pedestrian Improvements	1,150,000	-	250,000	900,000	-	-	-	$ 1,150,000
SWM	S 188th Street	2021 Overlay Repairs/Water Quality Improvements	452,057	452,057	-	-	-	-	-	$ 452,057
		Subtotal S 188th Street	**1,602,057**	**452,057**	**250,000**	**900,000**	**-**	**-**	**-**	**1,602,057**
PW	S 200th Street	South 200th St. Ped/Bicycle Shared Pathway Project	2,915,493	2,058,700	-	-	-	-	-	$ 2,058,700
PW	S 200th Street	South 200th St Corridor Study	165,000	90,000	-	-	-	-	-	$ 90,000
PW	S 200th Street	South 200th St Improvements from Study	300,000	-	300,000	-	-	-	-	$ 300,000
SWM	S 200th Street	S 200th St Shared Use Path - Water Quality Retrofit	217,438	217,438	-	-	-	-	-	$ 217,438
		Subtotal S 200th Street	**3,597,931**	**2,366,138**	**300,000**	**-**	**-**	**-**	**-**	**$ 2,666,138**
PW	S 216th Street	South 216th Street Improvements	1,550,000	-	-	-	-	350,000	1,200,000	$ 1,550,000
		Subtotal S 216th Street	**1,550,000**	**-**	**-**	**-**	**-**	**350,000**	**1,200,000**	**1,550,000**
SWM	S 221st Street	S 221st St Drainage Improvements	535,425	448,253	-	-	-	-	-	$ 448,253
		Subtotal S 221st Street	**535,425**	**448,253**	**-**	**-**	**-**	**-**	**-**	**448,253**
PCSP	SeaTac Community Center	SeaTac Community Center Playground Equip Replcmnt	191,340	-	191,340	-	-	-	-	$ 191,340
FAC	SeaTac Community Center	Replace HVAC Units at SeaTac Community Center	471,900	-	151,250	157,300	163,350	-	-	$ 471,900
FAC	SeaTac Community Center	Rms	86,515	-	-	86,515	-	-	-	$ 86,515
PCSP	SeaTac Community Center	Kitchen Range	5,739	-	5,739	-	-	-	-	$ 5,739
		Subtotal SeaTac Community Center	**755,494**	**-**	**348,329**	**243,815**	**163,350**	**-**	**-**	**$ 755,494**
PCSP	Sunset Park	Sunset Park Tennis Court Renovation	121,000	121,000	-	-	-	-	-	$ 121,000
		Subtotal Sunset Park	**121,000**	**121,000**	**-**	**-**	**-**	**-**	**-**	**$ 121,000**
PW	To Be Determined	Neighborhood Multi-Modal Transportation Imp. Prgm	9,250,000	-	250,000	2,250,000	2,250,000	2,250,000	2,250,000	$ 9,250,000
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	1,100,000	100,000	200,000	200,000	200,000	200,000	200,000	$ 1,100,000
SWM	To Be Determined	2022-2026 Annual Overlay Projects	2,105,000	-	421,000	421,000	421,000	421,000	421,000	$ 2,105,000
		Subtotal Location To Be Determined	**12,755,000**	**150,000**	**921,000**	**2,921,000**	**2,921,000**	**2,921,000**	**2,921,000**	**$ 12,755,000**
PCSP	Valley Ridge Park	Renovate Skate Park at Valley Ridge	362,750	-	-	-	-	362,750	-	$ 362,750
		Subtotal Valley Ridge Park & Comm Ctr	**362,750**	**-**	**-**	**-**	**-**	**362,750**	**-**	**362,750**
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	2,690,865	391,972	157,893	1,101,000	742,000	55,000	243,000	$ 2,690,865
PW	Various	Tools & Equipment-ER	1,012,984	341,900	62,084	136,000	437,000	29,000	7,000	$ 1,012,984
SWM	Various	Spot Drainage Repairs	508,669	73,790	-	-	-	-	-	$ 73,790
		Subtotal Various	**4,392,518**	**837,662**	**249,977**	**1,267,000**	**1,209,000**	**114,000**	**280,000**	**3,957,639**
		GRAND TOTAL 2021 - 2026 CIP	**130,744,769**	**15,865,192**	**14,793,394**	**27,425,583**	**16,061,069**	**18,215,933**	**21,041,500**	**113,402,672**

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Community and Economic Development

Capital Projects

2021– 2026 CIP

Community and Economic Development

Capital Projects

2021– 2026 CIP

Community and Economic Development Projects:

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CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

COMMUNITY & ECONOMIC DEVELOPMENT (CED)

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	150,000	150,000	-	-	-	-	300,000	-	300,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		15,000	15,000	-	-	-	-	30,000	-	30,000
Contingency (10%)		16,500	16,500	-	-	-	-	33,000	-	33,000
Total Capital	-	181,500	181,500	-	-	-	-	363,000	-	363,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	30,000	30,000	30,000	30,000	120,000	-	120,000
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	30,000	30,000	30,000	30,000	120,000	-	120,000

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
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 #____	-	-	-	-	-	-	-	-	-	-
Other:										
Technology Fee	-	181,500	181,500	-	-	-	-	363,000	-	363,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	181,500	181,500	-	-	-	-	363,000	-	363,000

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER:

Department	CED
Program	CED
Prepared By	Jennifer Kester
Department Priority	1 of 1
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: **Permit Database Upgrade**

LOCATION: City Hall - Permit Center

DESCRIPTION:

Permitting technology has evolved into a business tool that should be maintained an upgraded as other capital infrastructure. The TRAKiT permitting database and software is the backbone of permitting services for the Community and Economic Development and Public Works Departments. The program was purchased in 2011 and is now considered a legacy product with limited updating potential. An upgraded TRAKiT or replacement permit database will improve our processes and provide for more efficient and timely permitting.

BARS NO.: 301.000.04.594.18.64.092

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	150,000	150,000	-	-	-	-	300,000	-	300,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		15,000	15,000	-	-	-	-	30,000	-	30,000
Contingency (10%)		16,500	16,500	-	-	-	-	33,000	-	33,000
Total Capital	-	181,500	181,500	-	-	-	-	363,000	-	363,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	30,000	30,000	30,000	30,000	120,000	-	120,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	30,000	30,000	30,000	30,000	120,000	-	120,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 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 #____	-	-	-	-	-	-	-	-	-	-
Other:										
Technology Fee	-	181,500	181,500	-	-	-	-	363,000	-	363,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	181,500	181,500	-	-	-	-	363,000	-	363,000

PROJECT TITLE: Permit Database Upgrade

PROJECT NUMBER:

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan: City Goal: Continuously improve the effectiveness and efficiency of City Government.
Transportation Master Plan:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Not Applicable.	☐ High ☐ Medium ☐ Low
Benefit to Residents	The public is becoming increasingly dependent on e-government applications. An upgraded permit system can provide online, real-time access to a range of permit records and reports, as well as streamlined online permit submittal, thereby providing a higher level of service and better customer experience.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An upgraded permit system helps applicants and staff operate more efficiently and provides better customer service to permittees. Due to the legacy nature of the current system, integration of TRAKiT into GIS mapping and MyBuildingPermit.com is cumbersome to non-existent. This adds time and process to permit review and can lead to increased errors. A fully upgraded and integrated permit system streamlines information flows, saves staff and applicant time, and preserves time for all parties to concentrate on issues of particular interest.	☑ High ☐ Medium ☐ Low
Economic Development	Permit applicants and developers routinely identify code certainty and permit efficiency as a major components to successful projects. An upgraded permit system will confirm SeaTac's commitment to providing excellent customer service and efficient permit processing, along with providing new tools and resources to developers.	☑ 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

A permit system upgrade requires the support of all permitting personnel as well as support from the Finance and Systems department. Staff must work together from initial development through final launch. A change in critical personnel or resistance to change could slow implementation and delay the process.

TRIGGERS *(Project Prerequisites)*

In order to determine whether an upgrade to TRAKiT or new permit database is appropriate, key staff will need to develop the goals and objectives of the permit system and research current best practices.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

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Finance and Systems

Capital Projects

2021– 2026 CIP

Finance and Systems

Capital Projects

2021– 2026 CIP

Finance and Systems Projects:

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Financial Management System or Enterprise Resource Planning System 31

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

FINANCE AND SYSTEMS DEPARTMENT

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	1,000,000	-	-	1,000,000	-	1,000,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	-	-	-	100,000	-	-	100,000	-	100,000
Contingency (10%)	-	-	-	-	110,000	-	-	110,000	-	110,000
Total Capital	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	110,000	115,500	225,500	-	225,500
Chg in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	110,000	115,500	225,500	-	225,500

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-
Fund Bal #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER:

Department	Finance & Systems
Program	Finance & Systems
Prepared By	Gwen Pilo
Department Priority	1 of 1
City Priority	of

PROJECT STATUS:

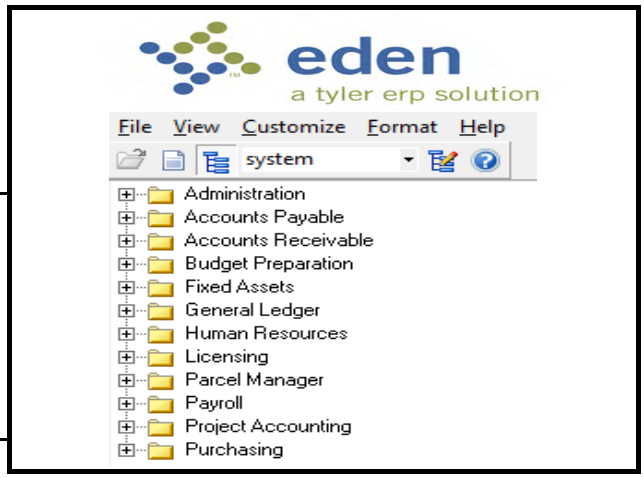
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: **Financial Management System or Enterprise Resource Planning System**

LOCATION: City Hall/Recreation Center

DESCRIPTION:

Technology has evolved into a business tool that should be maintained in the same fashion as other capital infrastructure. The Eden System was purchased in 1990 and is a leagacy product, no longer able to be upgraded. Replacing the old system will improve business process, configuration, and integration issues



BARS NO.: 301.000.04.594.18.64.XXX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-	-	1,000,000	-	-	1,000,000	-	1,000,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	100,000	-	-	100,000	-	100,000
Contingency (10%)		-	-	-	110,000	-	-	110,000	-	110,000
Total Capital	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	110,000	115,500	225,500	-	225,500
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	110,000	115,500	225,500	-	225,500

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	1,210,000	-	-	1,210,000	-	1,210,000

PROJECT TITLE: Financial Management System or Enterprise Resource Planning System

PROJECT NUMBER:

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	N/A	☐ High ☐ Medium ☐ Low
Benefit to Residents	The public is becoming increasingly dependent on e-government applications. A new financial management system would be able to integrate with these new types of applications, thereby providing a higher level of service and better customer experience.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Implementation of a Enterprise Resource Planning System aims to improve the efficiency of payment processing and collections, and permitting, allowing residents and visitors to complete all their transactions in one location, thereby reducing paperwork, duplicate systems, and time spent by personnel on manual processes.	☑ High ☐ Medium ☐ Low
Economic Development	N/A	☐ 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

An Enterprise Resource Planning System requires the support of all personnel as it supports all departments. Finance, IT and operating departments must work together to carry identified business cases from initial development through final approval. A change in critical personnel or resistance to change could slow implementation and delay the process.

TRIGGERS *(Project Prerequisites)*

A business case evaluating existing systems, identifies vision and goals, funding sources, performance measures and evaluation criteria needs to be developed. This is a lengthy process that needs to occur before the RFP can be developed.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Upgrading to a new system will allow the city to reduce merchant fees. These fees are charged to the city when a customer uses a credit card. Currently, we have a limit on how much a customer can charge to limit our exposure to these fees because we do not have the abitlity to add a service fee to the charge to cover the merchant fees. The ability to charge these fees back to the customer using the card will reduce the amount the city has to pay because we accept credit cards.

☐ Project included in 2021 Budget document (CIP).

Parks, Community Programs & Services

Capital Projects

2021– 2026 CIP

Parks, Community Programs & Services

Capital Projects

2021– 2026 CIP

Parks, Community Programs & Services Projects:

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Replace Roof at Maintenance Facility 59
Replace Tile in Community Center Locker Room 61

Parks, Community Programs, and Services and Facilities

City of SeaTac

Parks, Community Programs, and Services
2021-2026 CIP
Total $7.75M

1. Refurbish Fish Pier at Angle Lake Park
   2021-2022, $607K

2. North SeaTac Park Baseball Facility Renovation
   2023, $5.94M

3. Sunset Park Tennis Court Renovation
   2021, $121K

4. SeaTac Community Center Playground Equipment Replacement
   2022, $191K

5. Renovate Skate Park at Valley Ridge Park
   2025, $363K

6. McMicken Heights Park Playground Equipment Replacement
   2026, $83K

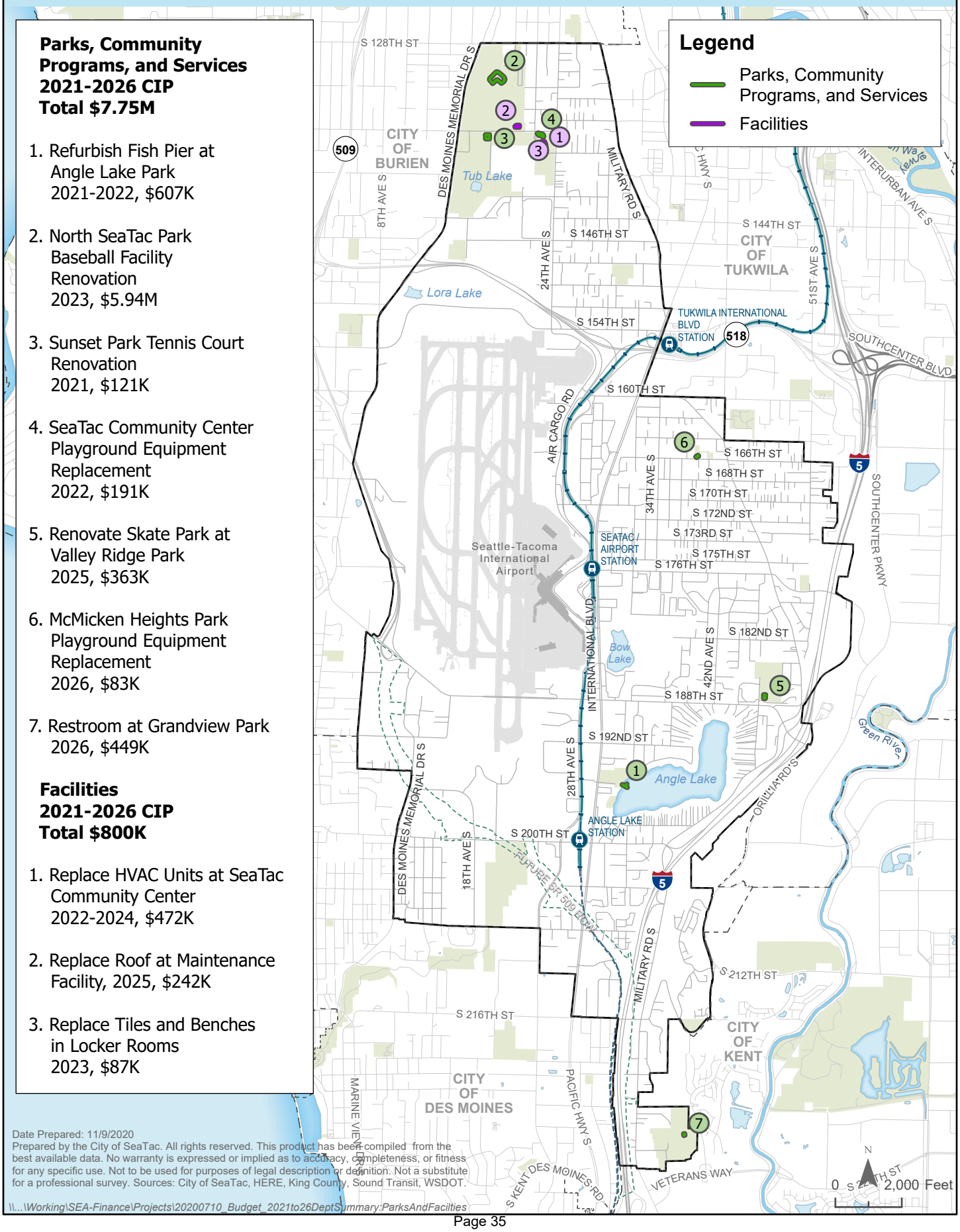
7. Restroom at Grandview Park
   2026, $449K

Facilities
2021-2026 CIP
Total $800K

1. Replace HVAC Units at SeaTac Community Center
   2022-2024, $472K

2. Replace Roof at Maintenance Facility, 2025, $242K

3. Replace Tiles and Benches in Locker Rooms
   2023, $87K



Date Prepared: 11/9/2020

Prepared by the City of SeaTac. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey. Sources: City of SeaTac, HERE, King County, Sound Transit, WSDOT.

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CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PARKS, COMMUNITY PROGRAMS AND SERVICES

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	325,000	85,000	250,000	-	30,000	25,000	715,000	-	715,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	100,000	1,519,000	6,620,000	-	275,000	418,182	8,932,182	-	8,932,182
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	10,000	151,900	662,000	-	27,500	41,818	893,218	-	893,218
Contingency (10%)	-	11,000	167,090	728,200	-	30,250	46,000	982,540	-	982,540
Total Capital	-	446,000	1,922,990	8,260,200	-	362,750	531,000	11,522,940	-	11,522,940
Operating Costs/Revenue Adjustments										
Other Costs	-	-	-	43,500	59,000	59,500	62,000	224,000	-	224,000
Chg in Revenues	-	-	-	15,000	340,000	350,000	360,000	1,065,000	-	1,065,000
Total Op/Rev Adj	-	-	-	28,500	(281,000)	(290,500)	(298,000)	(841,000)	-	(841,000)

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	371,000	720,590	375,000	-	-	350,000	1,816,590	-	1,816,590
REET - 2nd Qtr %	-	75,000	502,400	-	-	362,750	181,000	1,121,150	-	1,121,150
Sales Taxes	-	-	700,000	5,465,200	-	-	-	6,165,200	-	6,165,200
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Loc Grt: Park Levy	-	-	-	420,000	-	-	-	420,000	-	420,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
Hotel/Motel Tax	-	-	-	2,000,000	-	-	-	2,000,000	-	2,000,000
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	446,000	1,922,990	8,260,200	-	362,750	531,000	11,522,940	-	11,522,940

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00029

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	1 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	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 project will include revamping the dock to be ADA compliant, replace damaged and old piles, and upgrade the surface.

BARS NO.: 301.000.04.594.76.63.217

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	75,000	-	-	-	-	-	75,000	-	75,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	440,000	-	-	-	-	440,000	-	440,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	44,000	-	-	-	-	44,000	-	44,000
Contingency (10%)		-	48,400	-	-	-	-	48,400	-	48,400
Total Capital	-	75,000	532,400	-	-	-	-	607,400	-	607,400
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	70,000	-	-	-	-	70,000	-	70,000
REET - 2nd Qtr %	-	75,000	462,400	-	-	-	-	537,400	-	537,400
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	75,000	532,400	-	-	-	-	607,400	-	607,400

PROJECT TITLE: Refurbish Fishing Pier at Angle Lake Park

PROJECT NUMBER: PRK-00029

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	There have been some minor improvements including the grade of the entry way and stablizing the rail to keep the pier in decent condition. 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 every day 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

A proposed additon to this project to repair and replace the boat launch was presented as a decision card during the 2021-2022 budget process. It was not approved at the time and is not included in the budget, however, this may be added at a later time if economic conditions allow and with approval of the City Council.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Staff and engineers have reviewed the condition of the pier starting in 1995 and most recently in 2007.

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00036

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	2 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: North SeaTac Park Baseball Facility Renovation

LOCATION: North SeaTac Park, South 128th Street & 20th Avenue South

DESCRIPTION:

Renovate the baseball facility at North SeaTac Park built in 1995. Updates will include adding synthetic turf to the existing ballfields, adding field lighting, new benches and completion of the fourth field.

BARS NO.: 301.000.04.594.76.63.214

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	250,000	-	-	-	250,000	-	250,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-			-	-	-	-	-	-
Construction	-	-	-	4,700,000	-	-	-	4,700,000	-	4,700,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	470,000	-	-	-	470,000	-	470,000
Contingency (10%)		-	-	517,000	-	-	-	517,000	-	517,000
Total Capital	-	-	-	5,937,000	-	-	-	5,937,000	-	5,937,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	5,000	20,000	20,000	22,000	67,000	-	67,000
Chg. in Revenues	(0)	(0)	(0)	(15,000)	(340,000)	(350,000)	(360,000)	(1,065,000)	(0)	(1,065,000)
Total Op/Rev Adj	-	-	-	(10,000)	(320,000)	(330,000)	(338,000)	(998,000)	-	(998,000)

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	375,000	-	-	-	375,000	-	375,000
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	3,562,000	-	-	-	3,562,000	-	3,562,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
Hotel/Motel Tax	-	-	-	2,000,000	-	-	-	2,000,000	-	2,000,000
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	5,937,000	-	-	-	5,937,000	-	5,937,000

PROJECT TITLE: North SeaTac Park Baseball Facility Renovation

PROJECT NUMBER: PRK-00036

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	This facility is close to 25 years old and needs renovation to meet code and safety standards.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides renovated and updated facility.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An updated facility has capacity bring in numerous state and regional tournaments.	☑ High ☐ Medium ☐ Low
Economic Development	An updated facility will attract statewide and regional tournaments that will stay in local hotels and patronize local restaurants.	☑ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00013

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	3 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: Sunset Park Tennis Court Renovation

LOCATION: Sunset Park, 13659 18th Avenue South

DESCRIPTION:

The existing tennis courts are at least 25 years old and need to be completely renovated. The surface is cracked an in need of replacement.

BARS NO.: 301.000.04.594.76.63.169

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	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										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	121,000	-	-	-	-	-	121,000	-	121,000
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	121,000	-	-	-	-	-	121,000	-	121,000

PROJECT TITLE: **Sunset Park Tennis Court Renovation**

PROJECT NUMBER: **PRK-00013**

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

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 will be 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00022

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	4 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: SeaTac Community Center Playground Equipment Replacement

LOCATION: North SeaTac Community Center, 13735 24th Avenue South

DESCRIPTION:

Replace two sets of playground equipment originally installed at the SeaTac Community Center in 2001.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	5,000	-	-	-	-	5,000	-	5,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	154,000	-	-	-	-	154,000	-	154,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	15,400	-	-	-	-	15,400	-	15,400
Contingency (10%)		-	16,940	-	-	-	-	16,940	-	16,940
Total Capital	-	-	191,340	-	-	-	-	191,340	-	191,340
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	191,340	-	-	-	-	191,340	-	191,340
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	191,340	-	-	-	-	191,340	-	191,340

PROJECT TITLE: SeaTac Community Center Playground Equipment Replacement

PROJECT NUMBER: PRK-00022

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The City schedules replacement of the playground equipment based on the anticipated lifespan. Equipment is inspected and maintained regularly to ensure its safety.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New playground equipment enhances the park site and benefits to the residents in surrounding neighborhoods.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Not applicable.	☐ High ☐ Medium ☐ Low
Economic Development	Keeping parks maintained at a high level 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00032

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	5 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: Renovate Skate Park at Valley Ridge Park

LOCATION: Valley Ridge Park, 4644 South 188th Street

DESCRIPTION:

Renovate the existing skate park at Valley Ridge Park originally built in 1998 to increase playability and attractiveness. The design will include more transitions and smooth out the surface.

BARS NO.: 301.000.04.594.76.63.XXX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	30,000	-	30,000	-	30,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-	-	-	275,000	-	275,000	-	275,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	27,500	-	27,500	-	27,500
Contingency (10%)		-	-	-	-	30,250	-	30,250	-	30,250
Total Capital	-	-	-	-	-	362,750	-	362,750	-	362,750
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	362,750	-	362,750	-	362,750
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	362,750	-	362,750	-	362,750

PROJECT TITLE: Renovate Skate Park at Valley Ridge Park

PROJECT NUMBER: PRK-00032

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Renovations will allow more people to exercise and increase fitness levels. The facility meets ADA requirements.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The skate park will provide park users another recreation activity and enhances Valley Ridge Park.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Not a large benefit to businesses but a nice attraction for park users visiting the park for other scheduled events.	☐ High ☑ Medium ☐ Low
Economic Development	Minimal economic impact.	☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00035

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	6 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: McMicken Heights Park Playground Equipment Replacement

LOCATION: McMicken Heights Park, South 166th Street & 40th Avenue South

DESCRIPTION:

Replace playground equipment at McMicken Heights Park originally installed in 2009.

BARS NO.: 301.000.04.594.76.63.XXX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-		-	-	68,182	68,182	-	68,182
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	6,818	6,818	-	6,818
Contingency (10%)		-	-	-	-	-	7,500	7,500	-	7,500
Total Capital	-	-	-	-	-	-	82,500	82,500	-	82,500
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-		-	-	82,500	82,500	-	82,500
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	82,500	82,500	-	82,500

PROJECT TITLE: McMicken Heights Park Playground Equipment Replacement

PROJECT NUMBER: PRK-00035

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The City schedules replacement of playground equipment based on the anticipated life span. Equipment is inspected and maintained regularly to ensure safety.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New playground equipment enhances the park site and benefits the residents in the surrounding neighborhood.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Not applicable.	☐ High ☐ Medium ☐ Low
Economic Development	Keeping parks maintained at a high level keeps property values higher.	☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00033

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	7 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Restroom at Grandview Park

LOCATION: Grandview Park, 3600 South 228th Street

DESCRIPTION:

Install a new permanent restroom at Grandview Park. This project replaces a restroom that was closed in the early 1990's.

BARS NO.: 301.000.04.594.76.62.XXX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	25,000	25,000	-	25,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	350,000	350,000	-	350,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	35,000	35,000	-	35,000
Contingency (10%)		-	-	-	-	-	38,500	38,500	-	38,500
Total Capital	-	-	-	-	-	-	448,500	448,500	-	448,500
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	350,000	350,000	-	350,000
REET - 2nd Qtr %	-	-	-	-	-	-	98,500	98,500	-	98,500
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	448,500	448,500	-	448,500

PROJECT TITLE: Restroom at Grandview Park

PROJECT NUMBER: PRK-00033

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	A permanent restroom will replace the need for portable toilets and will provide adequate facilities with running water available for washing.	☑ High ☐ Medium ☐ Low
Benefit to Residents	There are many park users currently utilizing the portable toilets. A permanent restroom will provide an adequate restroom for all.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	Grandview Park is considered a regional park since it attracts people from neighborhing cities.	☐ High ☑ Medium ☐ Low
Economic Development	Project will replace the restroom that was closed in the early 1990's and will continue with the renovation of Grandview Park.	☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00034

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	8 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Des Moines Creek Park Trailhead Project

LOCATION: Des Moines Creek Park, South 200th Street & 18th Avenue South

DESCRIPTION:

Design and construction of a trailhead and park at Des Moines Creek Park. Includes relocating the trailhead off of South 200th Street to a location on 18th Avenue South, a playground, and a restroom.

BARS NO.: 301.000.04.594.76.63.218

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	250,000	-	-	-	-	-	250,000	-	250,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	1,920,000	-	-	-	1,920,000	-	1,920,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	192,000	-	-	-	192,000	-	192,000
Contingency (10%)		-	-	211,200	-	-	-	211,200	-	211,200
Total Capital	-	250,000	-	2,323,200	-	-	-	2,573,200	-	2,573,200
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	15,000	16,000	16,000	16,000	63,000	-	63,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	15,000	16,000	16,000	16,000	63,000	-	63,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	250,000	-	-	-	-	-	250,000	-	250,000
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	1,903,200	-	-	-	1,903,200	-	1,903,200
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt: Park Levy	-	-	-	420,000	-	-	-	420,000	-	420,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	250,000	-	2,323,200	-	-	-	2,573,200	-	2,573,200

PROJECT TITLE: Des Moines Creek Park Trailhead Project

PROJECT NUMBER: PRK-00034

POLICY BASIS:

PROS Plan:	Policy 9.3F
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Relocating the existing trailhead from South 200th Street to 18th Avenue South will increase the safety of park users due to a high volume of traffic on South 200th Street.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The park is a connector for the Lake to Sound Trail and will increase parking so more residents can utilize the park and trail for exercise.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Enhances the visibility of this regional park, trail and environmental impact.	☑ High ☐ Medium ☐ Low
Economic Development	New development will have a large impact for other visitors from outside the state.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: 4-6 acres ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

As a new project to the current (2021-2022) budget biennium a decision card authorizing the expenditure was required to be presented to the City Council. It was not approved during the budget development process and is not included in the budget. It is possible this will be approved at a later date and added as budget amendment if economic conditions allow. This page is included in the CIP document to add clarity and detail if the project is approved before the capital plan is updated in 2023.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: PRK-00031

Department	PCPS
Program	Parks Operations
Prepared By	Lawrence Ellis
Department Priority	9 of 9
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Spray Park & Restroom at Riverton Heights Park

LOCATION: Riverton Heights Park, 3011 South 148th Street

DESCRIPTION:

Continue development of Riverton Heights Park by installing a water spray park and restroom. This amenity will enhance the community and allow children within walking distance the possibility to visit more frequently. Staff will apply for the 2021 Community Development Block Grant, if awarded, the announcement will be made late 2021.

BARS NO.: 301.000.04.594.76.63.219

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	80,000	-	-	-	-	80,000	-	80,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	925,000	-	-	-	-	925,000	-	925,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	92,500	-	-	-	-	92,500	-	92,500
Contingency (10%)		-	101,750	-	-	-	-	101,750	-	101,750
Total Capital	-	-	1,199,250	-	-	-	-	1,199,250	-	1,199,250
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	23,500	23,000	23,500	24,000	94,000	-	94,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	23,500	23,000	23,500	24,000	94,000	-	94,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	459,250	-	-	-	-	459,250	-	459,250
REET - 2nd Qtr %	-	-	40,000	-	-	-	-	40,000	-	40,000
Sales Taxes	-	-	700,000	-	-	-	-	700,000	-	700,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	1,199,250	-	-	-	-	1,199,250	-	1,199,250

PROJECT TITLE: Spray Park & Restroom at Riverton Heights Park

PROJECT NUMBER: PRK-00031

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Adding a restroom will meet the public health requirements when adding a spray park.	☑ High ☐ Medium ☐ Low
Benefit to Residents	A spray park will enhance the neighborhood by encouraging citizens to walk to the park and enjoy a water activity. Angle Lake Park spray park is overcrowded during summer months.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Due to the location in a residential neighborhood, it is not close to businesses.	☐ High ☐ Medium ☑ Low
Economic Development	With new developments and apartments, the spray park will increase recreation opportunities for the growing 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

As a new project to the current (2021-2022) budget biennium a decision card authorizing the expenditure was required to be presented to the City Council. It was not approved during the budget development process and is not included in the budget. It is possible this will be approved at a later date and added as budget amendment if economic conditions allow. This page is included in the CIP document to add clarity and detail if the project is approved before the capital plan is updated in 2023. This project may also be eligible for grant funding to help offset city cost.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

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CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

FACILITIES SUMMARY

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	125,000	201,500	135,000	200,000	-	661,500	-	661,500
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	-	12,500	20,150	13,500	20,000	-	66,150	-	66,150
Contingency (10%)	-	-	13,750	22,165	14,850	22,000	-	72,765	-	72,765
Total Capital	-	-	151,250	243,815	163,350	242,000	-	800,415	-	800,415
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	-	-	-	-	-	-	-	(0)	-
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	86,515	-	-	-	86,515	-	86,515
Sales Taxes	-	-	151,250	157,300	163,350	242,000	-	713,900	-	713,900
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	151,250	243,815	163,350	242,000	-	800,415	-	800,415

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00031

Department	PCPS
Program	Facility Operations
Prepared By	Lawrence Ellis
Department Priority	1 of 3
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: Replace HVAC units at the SeaTac Community Center

LOCATION: SeaTac Community Center, 13735 24th Avenue South

DESCRIPTION:

The 17 units in the HVAC system located at the SeaTac Community Center are the original units installed during construction in 1992. The units need more maintenance due to their age and lack of ability to regulate temperature thought out the seasons. The 3 year program replaces five units each year.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	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										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 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 #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	151,250	157,300	163,350	-	-	471,900	-	471,900

PROJECT TITLE: Replace HVAC units at the SeaTac Community Center

PROJECT NUMBER: FAC-00031

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The units are not adequately regulating the temperature in the community center. Regulating the temperature is critical since the facility also acts as a cooling and warming shelter.	☑ High ☐ Medium ☐ Low
Benefit to Residents		☐ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Community center is a multi-purpose facility that hosts many populations and rentals throughout the year. The benefit of having consistent temperature to the facility for businesses and visitors when they visit the center for activities, programs and/or rentals.	☑ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00032

Department	PCPS
Program	Facilities
Prepared By	Lawrence Ellis
Department Priority	2 of 3
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Replace Roof at Maintenance Facility

LOCATION: Maintenance Facility, 2000 South 136th Street

DESCRIPTION:

Replace roof at maintenance facility which is the original roof built in 2004. Lifespan of the roof is 20 years.

BARS NO.: 301.000.04.594.76.62.XXX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-	-	-	200,000	-	200,000	-	200,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	20,000	-	20,000	-	20,000
Contingency (10%)		-	-	-	-	22,000	-	22,000	-	22,000
Total Capital	-	-	-	-	-	242,000	-	242,000	-	242,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	242,000	-	242,000	-	242,000
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	242,000	-	242,000	-	242,000

PROJECT TITLE: Replace Roof at Maintenance Facility

PROJECT NUMBER: FAC-00032

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Provide additional safety to City employees.	☐ High ☑ Medium ☐ Low
Benefit to Residents	Not applicable.	☐ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Not applicable.	☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: FAC-00025

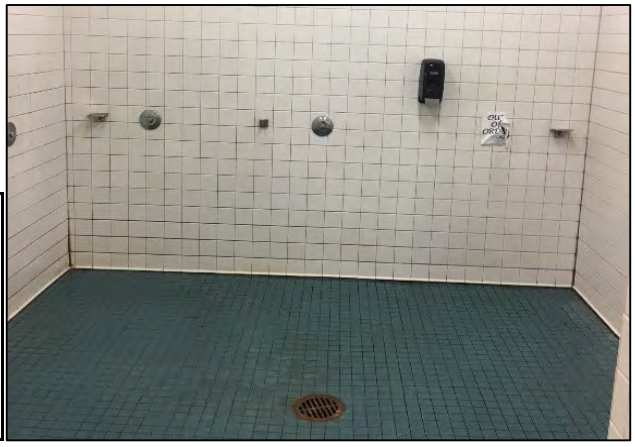
Department	PCPS
Program	Facilities Operations
Prepared By	Lawrence Ellis
Department Priority	3 of 3
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Replace Tiles and Benches in Locker Rooms

LOCATION: SeaTac Community Center, 13735 24th Avenue South



DESCRIPTION:

Renovate and upgrade the existing men's and women's locker rooms at the SeaTac Community Center with new tile floors and benches. The tile and showers were originally installed when the building opened in 1993.

BARS NO.: 301.000.04.594.75.62.002

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	-	-	71,500	-	-	-	71,500	-	71,500
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	7,150	-	-	-	7,150	-	7,150
Contingency (10%)		-	-	7,865	-	-	-	7,865	-	7,865
Total Capital	-	-	-	86,515	-	-	-	86,515	-	86,515
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	86,515	-	-	-	86,515	-	86,515
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	86,515	-	-	-	86,515	-	86,515

PROJECT TITLE: Replace Tiles and Benches in Locker Rooms

PROJECT NUMBER: FAC-00025

POLICY BASIS:

PROS Plan:	Policy 9.4A
Comprehensive Plan:	
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	The current locker rooms are over 25 years old and need to be replaced. There is some leakage from the showers into the locker room which requires continuing repair work.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides a clean and healthy environment.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Provides a clean and healthy environment.	☑ 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 2021 Budget document (CIP).

Public Works

Capital Projects

2021– 2026 CIP

Public Works

Capital Projects

2021– 2026 CIP

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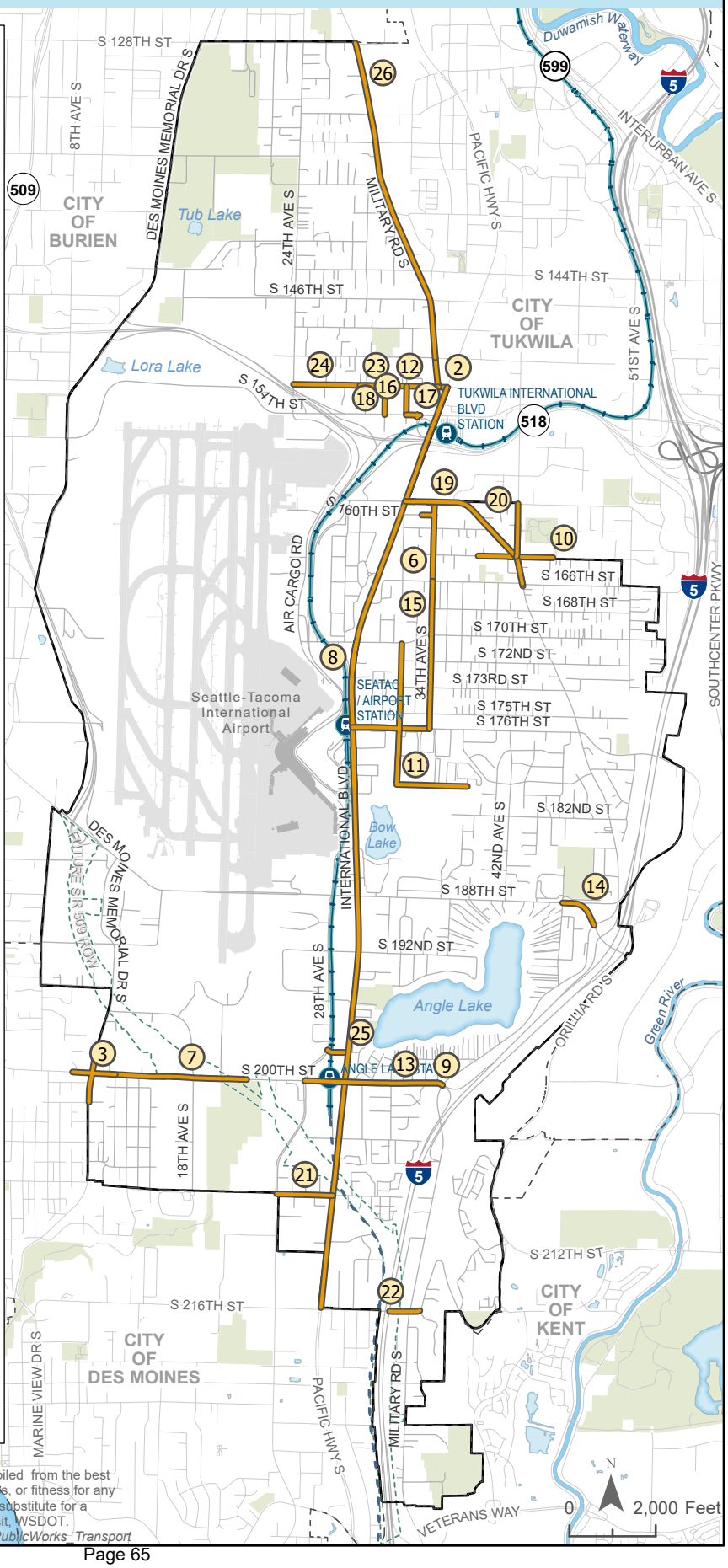
Public Works Transportation

City of SeaTac

Public Works
2021-2026 CIP
Total $106.5 M

1. Neighborhood Multi-Modal Transportation Improvement Citywide 2022-2026, $9.25M
2. Military Rd S and S 152nd St, S 150th St to IB, 2021, $7.26M
3. Des Moines Memorial Dr and S 200th St Intersection, 2021, $7.15M
4. Pedestrian Crossing Program Citywide 2021-2026, $300K
5. Intelligent Transportation System Program Citywide, 2021-2026, $1.1M
6. 34th Ave S, S 160th St to S 166th St 2021-2022, $9.04M
7. S 200th St Shared Pathway 2021, $2.92M
8. International Blvd Safety Improvements 2021, $1.20M
9. S 200th St Corridor Study 2021, $165K
10. Military Rd S., S 164th St, 42nd Ave S Study, 2021, $125K
11. Airport Station Pedestrian Improvements 2021-2023, $16.23M
12. S 152nd St Improvements 2022-2023, $6.01M
13. S 200th St, 2022, $300K
14. S 188th St, 2022-2023, $1.15M
15. 34th Ave S, S 166th St to S 176th St 2023-2025, $14.50M
16. 32nd Ave S Improvements 2023-2025, $3.20M
17. S 154th St and 32nd Ave Intersection 2023-2024, $1.13M
18. 30th Ave S Improvements 2023-2025, $2.00M
19. Military Rd S and S 160th St 2024-2026, $14.87M
20. 42nd Ave S, 2024-2025, $1.42M
21. S 208th St, 2025-2026, $1.65M
22. S 216th St, 2025-2026, $1.55M
23. S 152nd St, 29th Ln S to 30th Ave S 2024-2025, $800K
24. S 152nd St, 24th Ave S to 30th Ave S 2024-2026, $2.00M
25. S 198th St, 2026, $920K
26. Military Rd S, S 128th St to S 150th St 2026, $250K



Date Prepared: 11/6/2020

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\\...\Working\SEA-Finance\Projects\20200710_Budget_2021to26DeptSummary:PublicWorks_Transport

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS TRANSPORTATION SUMMARY

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Planning/Feasibility	150,000	140,000	-	-	-	-	-	140,000	-	290,000
Design/Engineering	2,432,337	1,762,684	1,350,000	1,796,000	1,978,720	1,550,000	1,420,000	9,857,404	-	12,289,741
Land Acquisition	1,016,080	500,000	250,000	401,000	100,000	1,043,500	500,000	2,794,500	-	3,810,580
Construction Mgmt.	1,072,618	709,574	765,261	1,146,205	838,090	1,097,363	400,763	4,957,256	-	6,029,874
Construction	11,802,835	6,931,543	7,652,613	11,462,046	8,380,915	10,973,651	14,453,502	59,854,270	-	71,657,105
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	543,584	765,262	1,146,204	838,093	1,097,367	1,445,351	5,835,861	-	5,835,861
Contingency (10%)	-	747,513	841,788	1,260,825	921,901	1,207,102	1,589,883	6,569,012	-	6,569,012
Total Capital	16,473,870	11,334,898	11,624,925	17,212,280	13,057,719	16,968,983	19,809,499	90,008,303	-	106,482,173
Operating Costs/Revenue Adjustments										
Other Costs	-	21,000	27,000	47,000	72,000	78,000	100,000		-	
Chg in Revenues	-	-	-	-	-	-	-	(0)	-	(0)
Total Op/Rev Adj	-	21,000	27,000	47,000	72,000	78,000	100,000	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Projects
Asset Sales	-	-	-	-	-	-	-		-	
GMA Impact Fees	1,057,808	-	-	-	-	-	-	-	-	1,057,808
Parking Taxes	10,578,136	8,473,898	5,124,925	13,471,280	10,057,719	16,968,983	19,809,499	73,906,303	-	84,484,438
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Federal Grants	-	2,464,000	2,000,000	741,000	-	-	-	5,205,000	-	5,205,000
State Grants	2,467,600	397,000	4,000,000	3,000,000	3,000,000	-	-	10,397,000	-	12,864,600
Local Grants	-	-	500,000	-	-	-	-	500,000	-	500,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
Local Partnerships	788,553	-	-	-	-	-	-	-	-	788,553
Utility Reimbursement	1,581,774	-	-	-	-	-	-	-	-	1,581,774
Total Funding	16,473,870	11,334,898	11,624,925	17,212,280	13,057,719	16,968,983	19,809,499	90,008,303	-	106,482,173

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N#

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	1 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Neighborhood Multi-Modal Transportation Improvement Program

LOCATION: Citywide (Specific Project Locations TBD)

DESCRIPTION:

Annual project implements the Safe and Complete Streets Ordinance by constructing active transportation (pedestrian and bicycle) facilities on City streets. Identified projects are listed in the 2015 Transportation Master Plan. Projects build pedestrian and bicycle facilities that supplement and connect to the existing sidewalk network. Projects will be selected annually by the Sidewalk Advisory Committee and approved by Council.

BARS NO.: 307.000.11.599.99.65.301

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-							-	-	-
Design/Engineering	-		250,000	250,000	250,000	250,000	250,000	1,250,000	-	1,250,000
Land Acquisition	-							-	-	-
Construction Mgmt.	-	-	-	152,672	152,672	152,672	152,672	610,688	-	610,688
Construction	-	-	-	1,526,717	1,526,717	1,526,717	1,526,717	6,106,868	-	6,106,868
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	152,672	152,672	152,672	152,672	610,688	-	610,688
Contingency (10%)		-	-	167,939	167,939	167,939	167,939	671,756	-	671,756
Total Capital	-	-	250,000	2,250,000	2,250,000	2,250,000	2,250,000	9,250,000	-	9,250,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	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

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	250,000	2,250,000	2,250,000	2,250,000	2,250,000	9,250,000	-	9,250,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	250,000	2,250,000	2,250,000	2,250,000	2,250,000	9,250,000	-	9,250,000

PROJECT TITLE: Neighborhood Multi-Modal Transportation Improvement Program

PROJECT NUMBER: ST-N#

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Program is identified in TMP

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks promote healthy recreational choices for neighborhood residents and provide safe and reliable 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, schools, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to stimulate business within the community.	☐ 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. New capacity provided: Varies per project ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Funds allocated for construction in 2021-2022 is reallocated to the ST-141 Airport Station Pedestrian Improvement project.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Each project is selected through recommendation by the Sidewalk Advisory Committee and approved by Council.

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-125

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	2 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	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 rebuilds a segment of the 154th Street Light Rail Station Area street grid. Improvements include 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	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	627,527	-	-	-	-	-	-	-	-	627,527
Land Acquisition	309,352	-	-	-	-	-	-	-	-	309,352
Construction Mgmt.	466,291	7,634	-	-	-	-	-	7,634	-	473,925
Construction	5,756,237	76,335	-	-	-	-	-	76,335	-	5,832,573
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		7,634	-	-	-	-	-	7,634	-	7,634
Contingency (10%)		8,397	-	-	-	-	-	8,397	-	8,397
Total Capital	7,159,407	100,000	-	-	-	-	-	100,000	-	7,259,407
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	10,000	10,000	10,000	10,000	10,000	10,000	60,000	-	60,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	10,000	10,000	10,000	10,000	10,000	10,000	60,000	-	60,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	3,646,120	100,000	-	-	-	-	-	100,000	-	3,746,120
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: TIB Grant	2,367,600	-	-	-	-	-	-	-	-	2,367,600
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #307	-	-	-	-	-	-	-	-	-	-
Other:		-	-	-	-	-	-	-	-	-
Tukwila Contribution	238,553	-	-	-	-	-	-	-	-	238,553
Utility Reimbursement	907,134	-	-	-	-	-	-	-	-	907,134
	-	-	-	-	-	-	-	-	-	-
Total Funding	7,159,407	100,000	-	-	-	-	-	100,000	-	7,259,407

PROJECT TITLE: Military Road S & S 152nd St, S 150th St to IB

PROJECT NUMBER: ST-125

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	S 154th Street Area Action Plan
Transportation Master Plan:	Project ST-125, TIP: Priority #7 in 2019-2024.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	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 and construct a mid-block crossing.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Constructs infrastructure that provides residents with new opportunities for walking, accessing transit, restaurants, and shops. Improves both the vehicular and pedestrian experience in this area.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Constructs infrastructure that provides employees and visitors with new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☑ High ☐ Medium ☐ Low
Economic Development	Constructs the infrastructure that provides 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. New capacity provided: 3,000LF of sidewalk & frontage imprvmnts ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000. 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. Cost sharing funding in the amount of $238,553 was contributed by Tukwila.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Retainage bond. $100,000 in 2021 is placeholder for final acceptance of items after warranty or plant establishment is complete.

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-065

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	3 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	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	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	432,049	-	-	-	-	-	-	-	-	432,049
Land Acquisition	517,078	-	-	-	-	-	-	-	-	517,078
Construction Mgmt.	556,327	7,634	-	-	-	-	-	7,634	-	563,960
Construction	5,546,598	76,335	-	-	-	-	-	76,335	-	5,622,933
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		7,634	-	-	-	-	-	7,634	-	7,634
Contingency (10%)		8,397	-	-	-	-	-	8,397	-	8,397
Total Capital	7,052,052	100,000	-	-	-	-	-	100,000	-	7,152,052
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	10,000	10,000	10,000	10,000	10,000	10,000	60,000	-	60,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	10,000	10,000	10,000	10,000	10,000	10,000	60,000	-	60,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	1,057,808	-	-	-	-	-	-	-	-	1,057,808
Parking Taxes	4,769,604	100,000	-	-	-	-	-	100,000	-	4,869,604
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
Des Moines Contr	550,000	-	-	-	-	-	-	-	-	550,000
Utility Reimbursement	674,640	-	-	-	-	-	-	-	-	674,640
	-	-	-	-	-	-	-	-	-	-
Total Funding	7,052,052	100,000	-	-	-	-	-	100,000	-	7,152,052

PROJECT TITLE: Des Moines Memorial Drive & S 200th Street Intersection Improvements

PROJECT NUMBER: ST-065

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-065

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. New capacity provided: 2,500 LF of sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates are related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Annual maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ILA completed with City of Des Moines for $500,000 lump sum for cost share of the intersection project, plus $161,000 for surface water infrastructure in area of the project within Des Moines jurisdiction (100% Des Moines costs).

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Retainage bond. $100,000 in 2021 is placeholder for final acceptance of items after warranty or plant establishment is complete.

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-834

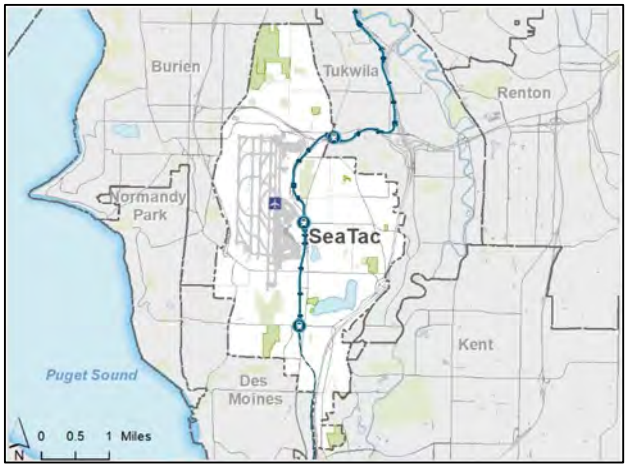
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	4 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: Pedestrian Crossing Program

LOCATION: Citywide



DESCRIPTION:

Ongoing project developing criteria to select and implement treatments to enhance existing or install new pedestrian crossings throughout the city.

BARS NO.: 307.000.11.599.99.65.302

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	3,817	3,817	3,817	3,817	3,817	3,817	22,902	-	22,902
Construction	-	38,168	38,168	38,168	38,168	38,168	38,168	229,008	-	229,008
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		3,817	3,817	3,817	3,817	3,817	3,817	22,902	-	22,902
Contingency (10%)		4,199	4,198	4,198	4,198	4,198	4,198	25,189	-	25,189
Total Capital	-	50,000	50,000	50,000	50,000	50,000	50,000	300,000	-	300,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	1,000	1,000	1,000	1,000	1,000	1,000	6,000	-	6,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	1,000	1,000	1,000	1,000	1,000	1,000	6,000	-	6,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 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 #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
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:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan: Program is identified in TMP

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Program will identify the need for and installation of 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

Maintenance costs estimates are related to painting, pavement marking, signage, and signal work related to each crossing.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-887

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	5 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Intelligent Transportation System (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.: 307.000.11.599.99.65.104

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	100,000	-	-	-	-	-	100,000	-	100,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	15,267	15,267	15,267	15,267	15,267	76,335	-	76,335
Construction	-	-	152,672	152,672	152,672	152,672	152,672	763,360	-	763,360
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	15,267	15,267	15,267	15,267	15,267	76,335	-	76,335
Contingency (10%)		-	16,794	16,794	16,794	16,794	16,794	83,970	-	83,970
Total Capital	-	100,000	200,000	200,000	200,000	200,000	200,000	1,100,000	-	1,100,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	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

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	100,000	200,000	200,000	200,000	200,000	200,000	1,100,000	-	1,100,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	100,000	200,000	200,000	200,000	200,000	200,000	1,100,000	-	1,100,000

PROJECT TITLE: Intelligent Transportation System (ITS) Program

PROJECT NUMBER: ST-887

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan: Program is identified in TMP

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	A more efficient transportation network will reduce pollution from idling, decrease impatience among drivers and reduce the level of risk 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

Maintenance costs related to operation and servicing of ITS equipment and software.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-015

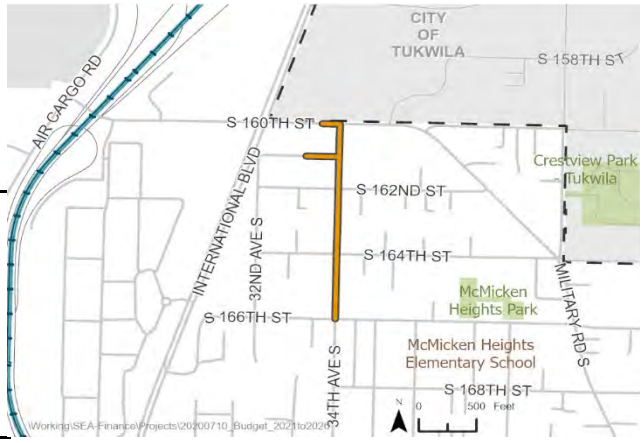
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	6 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	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.: 307.000.11.599.99.65.601

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	650,769	-	-	-	-	-	-	-	-	650,769
Land Acquisition	124,850	-	-	-	-	-	-	-	-	124,850
Construction Mgmt.	-	441,599	189,257	-	-	-	-	630,856	-	630,856
Construction	-	4,415,992	1,892,568	-	-	-	-	6,308,560	-	6,308,560
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		441,599	189,257	-	-	-	-	630,856	-	630,856
Contingency (10%)		485,759	208,183	-	-	-	-	693,942	-	693,942
Total Capital	775,619	5,784,949	2,479,265	-	-	-	-	8,264,214	-	9,039,833
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	10,000	10,000	10,000	10,000	40,000	-	40,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	10,000	10,000	10,000	10,000	40,000	-	40,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	775,619	3,320,949	2,479,265					5,800,214	-	6,575,833
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: SRTS	-	2,464,000	-	-	-	-	-	2,464,000	-	2,464,000
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	775,619	5,784,949	2,479,265	-	-	-	-	8,264,214	-	9,039,833

PROJECT TITLE: 34th Ave S, S 160th St to S 166th St

PROJECT NUMBER: ST-015

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-015

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. Aligns with the City's goals of increasing connectivity and safety for the community. Creating a more cohesive city is achieved by investing in infrastructure that promotes pedestrian mobility, public safety, and resident access to public transit in all areas of the city.	☑ 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 commitment to making valuable capital improvements. Increases vehicular and pedestrian safety.	☐ High ☑ Medium ☐ Low
Economic Development	Demonstrates commitment to investing in the community to support active transportation for residents to access current and future businesses on the north and south ends of the corridor.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: 3,800 LF of sidewalk and bike lanes ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates are related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N80

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	7 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: South 200th Street Pedestrian and Bicycle Shared Pathway Project

LOCATION: S 200th St - 12th Pl S to Des Moines Creek Park 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.: 307.000.11.599.99.65.303

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	241,993	29,720	-	-	-	-	-	29,720	-	271,713
Land Acquisition	64,800	-	-	-	-	-	-	-	-	64,800
Construction Mgmt.	50,000	182,610	-	-	-	-	-	182,610	-	232,610
Construction	500,000	1,661,899	-	-	-	-	-	1,661,899	-	2,161,899
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		16,619	-	-	-	-	-	16,619	-	16,619
Contingency (10%)		167,852	-	-	-	-	-	167,852	-	167,852
Total Capital	856,793	2,058,700	-	-	-	-	-	2,058,700	-	2,915,493
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	5,000	5,000	5,000	5,000	5,000	25,000	-	25,000
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	5,000	25,000	-	25,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	756,793	1,758,700	-	-	-	-	-	1,758,700	-	2,515,493
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-		-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: TIB	100,000	300,000	-	-	-	-	-	300,000	-	400,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	856,793	2,058,700	-	-	-	-	-	2,058,700	-	2,915,493

PROJECT TITLE: South 200th Street Pedestrian and Bicycle Shared Pathway Project

PROJECT NUMBER: ST-N80

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-N80

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	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 business on International Blvd. This project encourages walking and cycling, as well as other non-vehicular modes of transportation.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides a safe and reliable connection for pedestrian and bicyclists to access the Angle Lake Light Rail Station, city businesses, and park/recreational facilities.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Provides a safe and reliable connection for pedestrian and bicyclists to access the Angle Lake Light Rail Station, city businesses, and park/recreational facilities.	☐ High ☑ Medium ☐ Low
Economic Development	Improved connectivity to light rail transit, bus transit, and to the Lake to Sound Regional Trail will positively impact the neighborhoods in the southwest region 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: 3,500 LF of shared use path ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-162

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	8 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	Construction	☐

PROJECT TITLE: International Blvd Safety Improvements/Local Road Safety Plan

LOCATION: International Blvd corridor and citywide

DESCRIPTION:

Corridor study to evaluate safety improvements for pedestrian crossings and collision reduction as part of an overall Local Road Safety Plan that addresses transportation safety concerns and recommends treatments throughout the city. Improvements assumed include four near-side traffic signals and improvements to discourage illegal pedestrian crossings.

BARS NO.: 307.000.11.599.99.65.101

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	200,000	131,716	-	-	-	-	-	131,716	-	331,716
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	66,281		-	-	-	-	66,281	-	66,281
Construction	-	662,813		-	-	-	-	662,813	-	662,813
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		66,281	-	-	-	-	-	66,281	-	66,281
Contingency (10%)		72,909	-	-	-	-	-	72,909	-	72,909
Total Capital	200,000	1,000,000	-	-	-	-	-	1,000,000	-	1,200,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	200,000	903,000	-	-	-	-	-	903,000	-	1,103,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: Comm. Ped Safety/DOC		97,000	-	-	-	-	-	97,000	-	97,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	200,000	1,000,000	-	-	-	-	-	1,000,000	-	1,200,000

PROJECT TITLE: International Blvd Safety Improvements/Local Road Safety Plan

PROJECT NUMBER: ST-162

POLICY BASIS:

PROS Plan:	
Comprehensive Plan:	Policy 4.1A, 4.2R, 4.4A, 4.4C, 4.4F
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Directly benefits the safety of pedestrians using the International Blvd corridor by identifying and implementing measures that will reduce pedestrian/vehicular accidents. Treatments recommended from the Local Road Safety Plan will increase safety at other locations throughout the city.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Residents and other users willl benefit from a safer pedestrian experience along International Blvd and implementation of safety treatments elsewhere in the city.	☑ 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

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: STUDY

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	9 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: South 200th Street Corridor Study

LOCATION: South 200th Street, from 26th Ave S to Military Road South

DESCRIPTION:

Study to determine best use/configuration of S 200th St corridor based on current and future demands. This study is related to PW Project ST-161 (see current TMP).

BARS NO.: 307.000.11.599.99.65.102

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	75,000	90,000	-	-	-	-	-	90,000	-	165,000
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	75,000	90,000	-	-	-	-	-	90,000	-	165,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	75,000	90,000	-	-	-	-	-	90,000	-	165,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	75,000	90,000	-	-	-	-	-	90,000	-	165,000

PROJECT TITLE: South 200th Street Corridor Study

PROJECT NUMBER: STUDY

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan: Related to Project ST-161. Identified in 2021-2026 TIP.

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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-Study

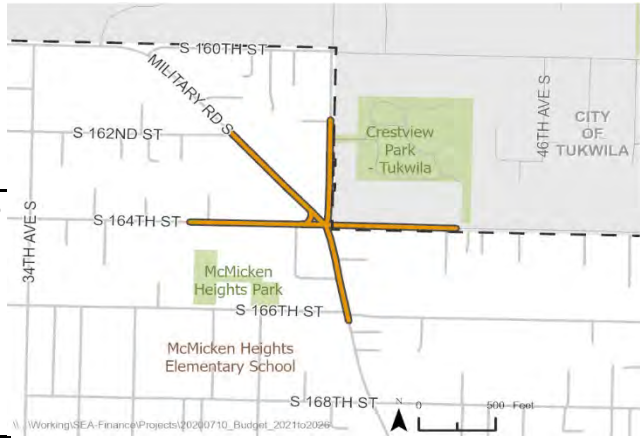
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	10 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: Military Rd S/S 164th St/42nd Ave S Intersection 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 / S164th St / 42nd Ave S based on current and future demand. This intersection is part of PW Projects ST-116 and ST-N39.

BARS NO.: 307.000.11.599.99.65.103

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	75,000	50,000	-	-	-	-	-	50,000	-	125,000
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	75,000	50,000	-	-	-	-	-	50,000	-	125,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	75,000	50,000	-	-	-	-	-	50,000	-	125,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	75,000	50,000	-	-	-	-	-	50,000	-	125,000

PROJECT TITLE: Military Rd S/S 164th St/42nd Ave S Intersection Study

PROJECT NUMBER: ST-Study

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan: Related to Projects ST-116 and ST-N39. Identified in 2021-2026 TIP.

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 intersection is constructed to meet the transportation needs of the community.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-141

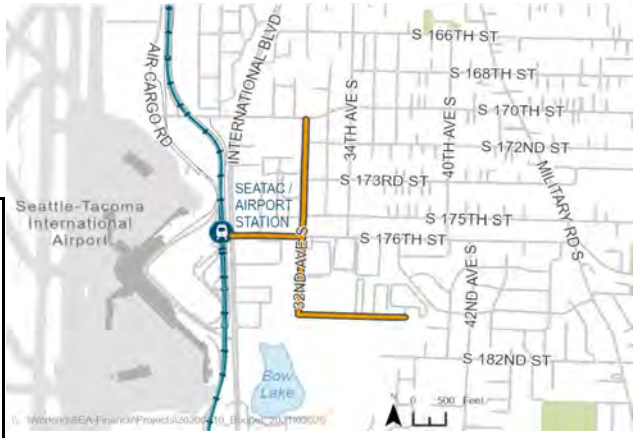
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	11 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	Construction	☐

PROJECT TITLE: Airport Station Pedestrian Improvements

LOCATION: 32nd Ave S (from S 170th St to S 180th St); S 176th St (from 32nd Ave S to Intl Blvd); S 180th St (from 32nd Ave S to Eastern Terminus)



DESCRIPTION:

Provide safe and reliable pedestrian and bicycle access to transit services along International Blvd and S 176th St from nearby neighborhood and business district. Project reconstructs the segment of 32nd Ave S (from S 170th St to S 176th St) with wider pavement, new curb and gutter, new sidewalk, shared bike lanes, new drainage infrastructure, street/pedestrian lighting, and undergrounding overhead utilities. The remaining segments along 32nd Ave S, S 176th St, and S 180th St will retrofit or replace existing pedestrian facilities.

BARS NO.: 307.000.11.599.99.65.602

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	280,000	1,501,248			-	-	-	1,501,248	-	1,781,248
Land Acquisition	-	500,000	-	-	-	-	-	500,000	-	500,000
Construction Mgmt.	-	-	556,921	508,189	-	-	-	1,065,110	-	1,065,110
Construction	-	-	5,569,205	5,081,894	-	-	-	10,651,099	-	10,651,099
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	556,921	508,189	-	-	-	1,065,110	-	1,065,110
Contingency (10%)		-	612,613	559,008	-	-	-	1,171,621	-	1,171,621
Total Capital	280,000	2,001,248	7,295,660	6,657,280	-	-	-	15,954,188	-	16,234,188
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	10,000	10,000	10,000	30,000	-	30,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	10,000	10,000	10,000	30,000	-	30,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	280,000	2,001,248	795,660	6,657,280	-	-	-	9,454,188	-	9,734,188
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: FHWA	-	-	2,000,000	-	-	-	-	2,000,000	-	2,000,000
St Grt: TIB, Ped and I	-	-	4,000,000	-	-	-	-	4,000,000	-	4,000,000
Loc Grt: ST Sys Acces	-	-	500,000	-	-	-	-	500,000	-	500,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	280,000	2,001,248	7,295,660	6,657,280	-	-	-	15,954,188	-	16,234,188

PROJECT TITLE: **Airport Station Pedestrian Improvements** **PROJECT NUMBER:** **ST-141**

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Identified as three separate projects: ST-141; ST-N34; and ST-N64.

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Provides 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 frequently traveled corridor. This project aligns with the City's goals of increasing connectivity and safety for the community. This is achieved by creating a more cohesive city by investing in infrastructure that promotes pedestrian mobility, public safety, and resident access to public transit in all areas of the city.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Constructs infrastructure that provides residents with new opportunities for walking, accessing transit services (including light rail and bus rapid transit), restaurants, and shops. Improves pedestrian/bicyclist safety and traveling experience in this area.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Constructs infrastructure that provides employees and visitors new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	Construct infrastructure that provides new development opportunities for retail, office, commercial, and residential uses by creating safer and reliable 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. New capacity provided: 4,000 ft of new sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

No grants except for the Sound Transit System Access Grant have been secured as of 7/10/2020. Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-126

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	12 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☑	Construction	☐

PROJECT TITLE: S 152nd St Improvements

LOCATION: S 152nd St from 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. Station Area Action Step PI-4.

BARS NO.: 307.000.11.599.99.65.603

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	600,000	-	-	-	-	600,000	-	600,000
Land Acquisition	-	-	200,000	-	-	-	-	200,000	-	200,000
Construction Mgmt.	-	-	-	397,557	-	-	-	397,557	-	397,557
Construction	-	-	-	3,975,573	-	-	-	3,975,573	-	3,975,573
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	397,557	-	-	-	397,557	-	397,557
Contingency (10%)		-	-	437,313	-	-	-	437,313	-	437,313
Total Capital	-	-	800,000	5,208,000	-	-	-	6,008,000	-	6,008,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	5,000	5,000	5,000	15,000	-	15,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	5,000	5,000	5,000	15,000	-	15,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	800,000	2,208,000	-	-	-	3,008,000	-	3,008,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: TIB	-	-	-	3,000,000	-	-	-	3,000,000	-	3,000,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	800,000	5,208,000	-	-	-	6,008,000	-	6,008,000

PROJECT TITLE: S 152nd St Improvements

PROJECT NUMBER: ST-126

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	S 154th St Station Area Plan
Transportation Master Plan:	Project ST-126

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 by eliminating and /or reducing 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	Constructs infrastructure that provides employees and visitors new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	Constructs infrastructure that supports new development opportunities for multi-family residential projects with some possible 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. New capacity provided:_____ ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-161

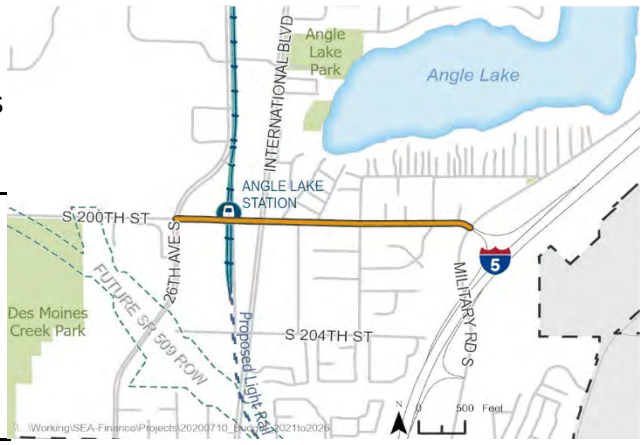
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	13 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 200th Street

LOCATION: South 200th Street, International Blvd to Military Rd S



DESCRIPTION:

Implement improvements based on S 200th St Corridor Study.

BARS NO.: 307.000.11.599.99.65.604

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	300,000	-	-	-	-	300,000	-	300,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	300,000	-	-	-	-	300,000	-	300,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	300,000	-	-	-	-	300,000	-	300,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	300,000	-	-	-	-	300,000	-	300,000

PROJECT TITLE: South 200th Street

PROJECT NUMBER: ST-161

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-161

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Creates a safe active transportation (pedestrian and bicycle) corridor based on the recommendations from the S 200th St Corridor Study.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Residents will benefit from safer and reliable access to businesses and transit services via improved active transportation (pedestrian and bicycle) facilities.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Businesses will benefit from having safer and reliable access, through improved active transportation (pedestrian and bicycle) facilities, for residents and visitors to frequent their establishments.	☑ High ☐ Medium ☐ Low
Economic Development	The project will help support mobility of all modes through this high-demand corridor.	☐ 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

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

This project is scheduled for design only. Construction funds are unsecured.

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N10

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	14 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 188th Street

LOCATION: S 188th St, Military Rd S to 46th Ave S

DESCRIPTION:

Improve existing pedestrian facility (currently asphalt shoulder not separated from the traveled roadway) along south side of S 188th St from Military Rd S and 46th Ave S.

BARS NO.: 307.000.11.599.99.65.304

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	200,000	-	-	-	-	200,000	-	200,000
Land Acquisition	-	-	50,000	-	-	-	-	50,000	-	50,000
Construction Mgmt.	-	-	-	68,702	-	-	-	68,702	-	68,702
Construction	-	-	-	687,023	-	-	-	687,023	-	687,023
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	68,702	-	-	-	68,702	-	68,702
Contingency (10%)		-	-	75,573	-	-	-	75,573	-	75,573
Total Capital	-	-	250,000	900,000	-	-	-	1,150,000	-	1,150,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	10,000	10,000	10,000	30,000	-	30,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	10,000	10,000	10,000	30,000	-	30,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	250,000	900,000	-	-	-	1,150,000	-	1,150,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	250,000	900,000	-	-	-	1,150,000	-	1,150,000

PROJECT TITLE: South 188th Street

PROJECT NUMBER: ST-N10

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-N10

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks promote healthy recreational choices for neighborhood residents and visitors. The new facility provides a separation from vehicular traffic resulting in a safer pedestrian experience to access nearby schools, parks, transit, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New sidewalks and infrastructure constructed by this project provides residents with new opportunities for recreational walking and accessing transit services, schools, and businesses.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to stimulate business within the community.	☐ High ☑ Medium ☐ Low
Economic Development	Quality sidewalk connections throughout City neighborhoods 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: 920 LF of new sidewalk ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-016

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	15 of 26
City Priority	of

PROJECT STATUS:

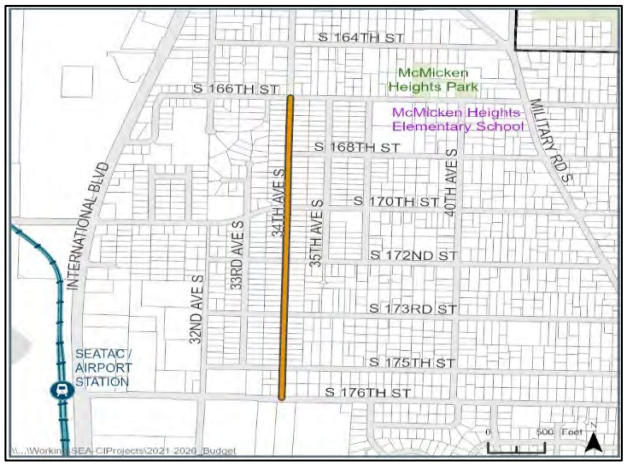
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: 34th Ave S, S 166th St to S 176th St

LOCATION: 34th Ave S, S 166th St to S 176th 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.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering		-	-	996,000	-	-	-	996,000	-	996,000
Land Acquisition		-	-	201,000	-	-	-	201,000	-	201,000
Construction Mgmt.	-	-	-	-	507,634	507,634	-	1,015,267	-	1,015,267
Construction	-	-	-	-	5,076,335	5,076,335	-	10,152,671	-	10,152,671
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	507,634	507,634	-	1,015,268	-	1,015,268
Contingency (10%)		-	-	-	558,397	558,397	-	1,116,794	-	1,116,794
Total Capital	-	-	-	1,197,000	6,650,000	6,650,000	-	14,497,000	-	14,497,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-		-	-	10,000	10,000	-	10,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	10,000	10,000	-	10,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	456,000	3,650,000	6,650,000	-	10,756,000	-	10,756,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt: PSRC Count	-	-	-	741,000	-	-	-	741,000	-	741,000
St Grt: TIB (unsecured	-	-	-	-	3,000,000	-	-	3,000,000	-	3,000,000
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	1,197,000	6,650,000	6,650,000	-	14,497,000	-	14,497,000

PROJECT TITLE: 34th Ave S, S 166th St to S 176th St

PROJECT NUMBER: ST-016

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-016 in 2021-2026 TIP (Partitioned off of original scope for Project ST-015)

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. Aligns with the City's goals of increasing connectivity and safety for the community. Creating a more cohesive city is achieved by investing in infrastructure that promotes pedestrian mobility, public safety, and resident access to public transit in all areas of the city.	☑ 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 commitment to making valuable capital improvements. Increases vehicular and pedestrian safety.	☐ High ☑ Medium ☐ Low
Economic Development	Demonstrates commitment to investing in the community to support active transportation for residents to access current and future businesses on the north and south ends of the corridor.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: 7,000 LF of sidewalk and bike lanes ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-157

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	16 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: 32nd Avenue South Improvements

LOCATION: 32nd Ave S, S 152nd St to S 154th St

DESCRIPTION:

Reconstruct and widen roadway, install curb, gutter, storm drainage, bicycle lanes, and sidewalk in conformance with the S 154th Street Station Area Plan.

BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	150,000	300,000	-	-	450,000	-	450,000
Land Acquisition	-	-	-	150,000	-	-	-	150,000	-	150,000
Construction Mgmt.	-	-	-	-	45,801	152,672	-	198,472	-	198,472
Construction	-	-	-	-	458,015	1,526,717	-	1,984,732	-	1,984,732
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	45,802	152,672	-	198,474	-	198,474
Contingency (10%)		-	-	-	50,382	167,939	-	218,321	-	218,321
Total Capital	-	-	-	300,000	900,000	2,000,000	-	3,200,000	-	3,200,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	5,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	5,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	300,000	900,000	2,000,000	-	3,200,000	-	3,200,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	300,000	900,000	2,000,000	-	3,200,000	-	3,200,000

PROJECT TITLE: 32nd Avenue South Improvements

PROJECT NUMBER: ST-157

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	S 154th St Station Area Plan
Transportation Master Plan:	Project ST-157

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes. Safety and sight lines for vehicles will be improved by eliminating and /or reducing 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.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides 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	Constructs infrastructure that provides employees and visitors new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	Constructs infrastructure that supports new development opportunities for multi-family residential projects with some possible 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. New capacity provided: 1,300 LF of new sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-164

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	17 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 154th Street and 32nd Ave Intersection

LOCATION: S 154th St, from 32nd Ave S to SR518 Westbound Off-ramp

DESCRIPTION:

Construct new signalized intersection at S 154th St with 32nd Ave S and realigned SR518 Westbound Off-ramp.

BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	250,000	-	-	-	250,000	-	250,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	67,099	-	-	67,099	-	67,099
Construction	-	-	-	-	670,993	-	-	670,993	-	670,993
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	67,099	-	-	67,099	-	67,099
Contingency (10%)		-	-	-	73,809	-	-	73,809	-	73,809
Total Capital	-	-	-	250,000	879,000	-	-	1,129,000	-	1,129,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	1,000	1,000	2,000	-	2,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	1,000	1,000	2,000	-	2,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	250,000	879,000	-	-	1,129,000	-	1,129,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	250,000	879,000	-	-	1,129,000	-	1,129,000

PROJECT TITLE: South 154th Street and 32nd Ave Intersection

PROJECT NUMBER: ST-164

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	S 154th St Station Area Plan
Transportation Master Plan:	Project ST-164

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 creating a new signal controlled intersection that reduces left-turn conflicts. The new intersection also allows for safer pedestrian crossing across S 154th St.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides residents with a signal controlled intersection that allows for safer pedestrian crossing across S 154th St.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Constructs infrastructure that provides employees and visitors new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	Constructs infrastructure that helps mobility within the S 154th St Station Area and supports new development opportunities for multi-family residential projects with some possible 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

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. For local roads/shared use paths it is estimated at $5,000 per project. For arterial roads it is estimated at $10,000. For intersection signal only projects, estimated maintenance costs are $1,000.

TRIGGERS *(Project Prerequisites)*

This project is conditioned on WSDOT constructing the realigned SR518 Westbound Off-ramp.

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-158

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	18 of 26
City Priority	of

PROJECT STATUS:

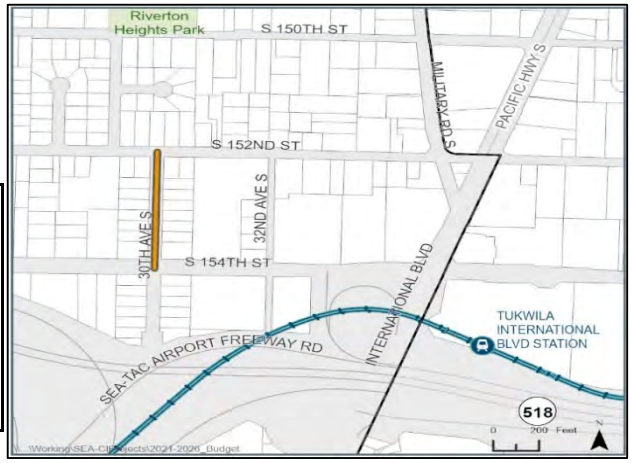
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: 30th Avenue South Improvements

LOCATION: 30th Ave S, S 152nd St to S 154th St

DESCRIPTION:

Reconstruct and widen roadway, install curb, gutter, storm drainage, bicycle lanes, and sidewalk in conformance with the S 154th Street Station Area Plan.



BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	150,000	200,000	-	-	350,000	-	350,000
Land Acquisition	-	-	-	50,000	-	-	-	50,000	-	50,000
Construction Mgmt.	-	-	-	-	45,801	76,336	-	122,137	-	122,137
Construction	-	-	-	-	458,015	763,359	-	1,221,374	-	1,221,374
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	45,802	76,336	-	122,138	-	122,138
Contingency (10%)		-	-	-	50,382	83,969	-	134,351	-	134,351
Total Capital	-	-	-	200,000	800,000	1,000,000	-	2,000,000	-	2,000,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	5,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	5,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	200,000	800,000	1,000,000	-	2,000,000	-	2,000,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	200,000	800,000	1,000,000	-	2,000,000	-	2,000,000

PROJECT TITLE: 30th Avenue South Improvements

PROJECT NUMBER: ST-158

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	S 154th St Station Area Plan
Transportation Master Plan:	Project ST-158

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Safety for pedestrians and bicyclists will be improved through dedicated sidewalk and bike lanes. Safety and sight lines for vehicles will be improved by eliminating and /or reducing 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.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides 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	Constructs infrastructure that provides employees and visitors new opportunities for walking, accessing transit, restaurants, shops, and other businesses.	☐ High ☑ Medium ☐ Low
Economic Development	Constructs infrastructure that supports new development opportunities for multi-family residential projects with some possible 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. New capacity provided: 1,300 LF of new sidewalk
	☑	Project assists in meeting /maintaining adopted level of service.
	☐	Project required to meet concurrency standards.

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-116

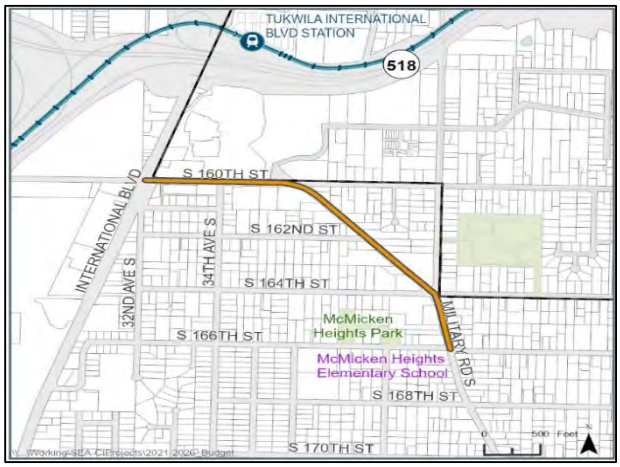
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	19 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: Military Road South and South 160th Street

LOCATION: Military Road South and South 160th Street, from S 166th St to International Blvd



DESCRIPTION:

Reconstruct and widen roadway to minor arterial standards. Construct drainage infrastructure, curb, gutter, sidewalks, shared bicycle facilities, channelization, street lighting, continuous left turn lane, upgrade existing traffic signal, and underground overhead utilities. Reconfigure section between 34th Ave S and Military Rd S from four lanes to three lanes with a two-way left turn lane, bicycle lanes, and new sidewalk along the north side.

BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	787,000	700,000	-	1,487,000	-	1,487,000
Land Acquisition	-	-	-	-	-	743,500	-	743,500	-	743,500
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	10,445,868	10,445,868	-	10,445,868
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	1,044,587	1,044,587	-	1,044,587
Contingency (10%)		-	-	-	-	-	1,149,045	1,149,045	-	1,149,045
Total Capital	-	-	-	-	787,000	1,443,500	12,639,500	14,870,000	-	14,870,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	787,000	1,443,500	12,639,500	14,870,000	-	14,870,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	787,000	1,443,500	12,639,500	14,870,000	-	14,870,000

PROJECT TITLE: Military Road South and South 160th Street

PROJECT NUMBER: ST-116

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-116

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. Aligns with the City's goals of increasing connectivity and safety for the community. Creating a more cohesive city is achieved by investing in infrastructure that promotes pedestrian mobility, public safety, and resident access to public transit in all areas of the city.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides safe walking routes with lighting. Provides undergrounding of overhead utilities. Improves frontage along properties sand enhances neighborhood aesthetics.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Demonstrates commitment to making valuable capital improvements. Increases pedestrian, bicyclist, and vehicular safety.	☐ High ☑ Medium ☐ Low
Economic Development	Demonstrates commitment to investing in the community to support active transportation for residents to access current and future businesses on the north and south ends of the corridor.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: 7,600 LF of sidewalk and bike lanes ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N39

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	20 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: 42nd Avenue South

LOCATION: 42nd Avenue South, from S 160th St to Military Rd S

DESCRIPTION:

Construct new separated bikeway and improved pedestrian facility.

BARS NO.: 307.000.11.599.99.65.3XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	141,720	-	-	141,720	-	141,720
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	97,365	-	97,365	-	97,365
Construction	-	-	-	-	-	973,652	-	973,652	-	973,652
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	97,365	-	97,365	-	97,365
Contingency (10%)		-	-	-	-	107,102	-	107,102	-	107,102
Total Capital	-	-	-	-	141,720	1,275,484	-	1,417,204	-	1,417,204
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	2,000	2,000	-	2,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	2,000	2,000	-	2,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	141,720	1,275,484	-	1,417,204	-	1,417,204
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	141,720	1,275,484	-	1,417,204	-	1,417,204

PROJECT TITLE: 42nd Avenue South

PROJECT NUMBER: ST-N39

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-N39

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks promote healthy recreational choices for neighborhood residents and visitors. The new facility provides a separation from vehicular traffic resulting in a safer pedestrian experience to access nearby schools, parks, transit, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New sidewalks and infrastructure constructed by this project provides residents with new opportunities for recreational walking and access to transit services, schools, and businesses.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to stimulate business within the community.	☐ High ☑ Medium ☐ Low
Economic Development	Quality sidewalk connections throughout City neighborhoods enhances 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. New capacity provided: 2,400 LF of new sidewalk ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-069

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	21 of 26
City Priority	of

PROJECT STATUS:

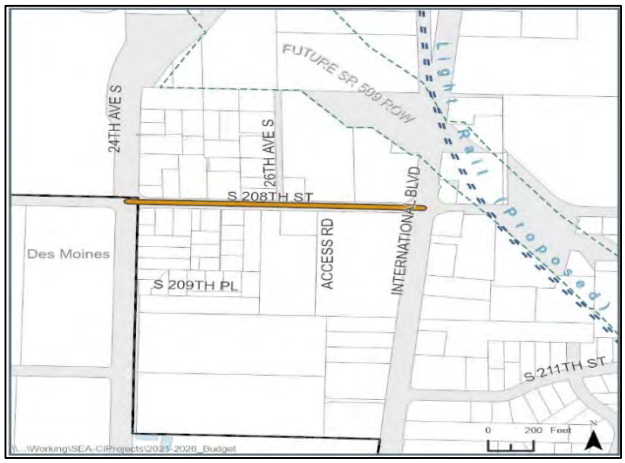
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 208th Street

LOCATION: S 208th St, from International Blvd to 24th Ave S

DESCRIPTION:

Reconstruct roadway to urban principal arterial standards with separated pedestrian and bicycle facilities.



BARS NO.: 307.000.11.599.99.65.3XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	200,000	300,000	500,000	-	500,000
Land Acquisition	-	-	-	-	-	150,000	-	150,000	-	150,000
Construction Mgmt.	-	-	-	-	-	-	76,336	76,336	-	76,336
Construction	-	-	-	-	-	-	763,359	763,359	-	763,359
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	76,336	76,336	-	76,336
Contingency (10%)		-	-	-	-	-	83,969	83,969	-	83,969
Total Capital	-	-	-	-	-	350,000	1,300,000	1,650,000	-	1,650,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	350,000	1,300,000	1,650,000	-	1,650,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	350,000	1,300,000	1,650,000	-	1,650,000

PROJECT TITLE: South 208th Street

PROJECT NUMBER: ST-069

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-069

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Improves safety by separating pedestrian/bicycle traffic from vehicular and freight traffic.	☑ 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 resilience. Reduces transportation related delays and congestion.	☐ High ☑ Medium ☐ Low
Economic Development	Improves the transportation network, functionality and resilience. 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. New capacity provided: 2,600 LF of new sidewalk ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. No right-of-way have been secured for this street. For local roads/shared use paths it is estimated at $5,000 per project. For arterial roads it is estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-140

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	22 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 216th Street

LOCATION: S 216th St, from I-5 to 35th Ave S

DESCRIPTION:

Reconstruct roadway to install drainage, curb, gutter, sharrows, sidewalks, and underground overhead utilities.

BARS NO.: 307.000.11.599.99.65.3XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	200,000	200,000	400,000	-	400,000
Land Acquisition	-	-	-	-	-	150,000	-	150,000	-	150,000
Construction Mgmt.	-	-	-	-	-	-	76,336	76,336	-	76,336
Construction	-	-	-	-	-	-	763,359	763,359	-	763,359
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	76,336	76,336	-	76,336
Contingency (10%)		-	-	-	-	-	83,969	83,969	-	83,969
Total Capital	-	-	-	-	-	350,000	1,200,000	1,550,000	-	1,550,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	350,000	1,200,000	1,550,000	-	1,550,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	350,000	1,200,000	1,550,000	-	1,550,000

PROJECT TITLE: South 216th Street

PROJECT NUMBER: ST-140

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-140

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Improves safety by separating pedestrian/bicycle traffic from vehicular and freight traffic.	☑ 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 resilience. Reduces transportation related delays and congestion.	☑ High ☐ Medium ☐ Low
Economic Development	Improves the transportation network, functionality and resilience. 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: 1,300 LF of new sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. No right-of-way have been secured for this street. For local roads/shared use paths it is estimated at $5,000 per project. For arterial roads it is estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N22

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	23 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: S 152nd St, 29th Ln S to 30th Ave S

LOCATION: S 152nd St from 29th Ln S to 30th Ave S

DESCRIPTION:

Construct new pedestrian facilities.

BARS NO.: 307.000.11.599.99.65.3XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	150,000	-	-	150,000	-	150,000
Land Acquisition	-	-	-	-	50,000	-	-	50,000	-	50,000
Construction Mgmt.	-	-	-	-	-	45,801	-	45,801	-	45,801
Construction	-	-	-	-	-	458,015	-	458,015	-	458,015
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	45,802	-	45,802	-	45,802
Contingency (10%)		-	-	-	-	50,382	-	50,382	-	50,382
Total Capital	-	-	-	-	200,000	600,000	-	800,000	-	800,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	5,000	5,000	10,000	-	10,000
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

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	200,000	600,000	-	800,000	-	800,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: _____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	200,000	600,000	-	800,000	-	800,000

PROJECT TITLE: S 152nd St, 29th Ln S to 30th Ave S

PROJECT NUMBER: ST-N22

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-N22

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks promote healthy recreational choices for neighborhood residents and visitors. The new facility provides a separation from vehicular traffic resulting in a safer pedestrian experience to access nearby schools, parks, transit, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New sidewalks and infrastructure constructed by this project provides residents with new opportunities for recreational walking and access to transit services, schools, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to stimulate business within the community.	☐ High ☑ Medium ☐ Low
Economic Development	Quality sidewalk connections throughout City neighborhoods 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. New capacity provided: 600 LF of sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N53

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	24 of 26
City Priority	of

PROJECT STATUS:

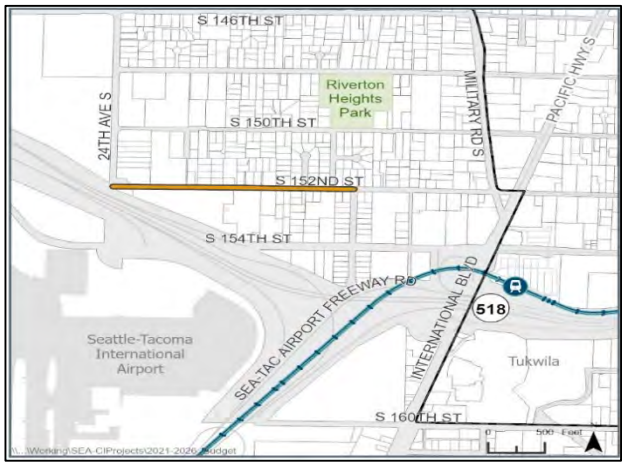
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: S 152nd St from 24th Ave S to 30th Ave S

LOCATION: S 152nd St - 24th Ave S to 30th Ave S

DESCRIPTION:

Construct new pedestrian and bicycle facilities.



BARS NO.: 307.000.11.599.99.65.3XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	150,000	200,000	-	350,000	-	350,000
Land Acquisition	-	-	-	-	50,000	-	-	50,000	-	50,000
Construction Mgmt.	-	-	-	-	-	45,801	76,336	122,137	-	122,137
Construction	-	-	-	-	-	458,015	763,359	1,221,374	-	1,221,374
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	45,802	76,336	122,138	-	122,138
Contingency (10%)		-	-	-	-	50,382	83,969	134,351	-	134,351
Total Capital	-	-	-	-	200,000	800,000	1,000,000	2,000,000	-	2,000,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	200,000	800,000	1,000,000	2,000,000	-	2,000,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt: TIB (Unsecure	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	200,000	800,000	1,000,000	2,000,000	-	2,000,000

PROJECT TITLE: S 152nd St from 24th Ave S to 30th Ave S

PROJECT NUMBER: ST-N53

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-N53

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	New sidewalks promote healthy recreational choices for neighborhood residents and visitors. The new facility provides a separation from vehicular traffic resulting in a safer pedestrian experience to access nearby schools, parks, transit, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Residents	New sidewalks and infrastructure constructed by this project provides residents with new opportunities for recreational walking and access to transit services, schools, and businesses.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	An increase in pedestrian traffic tends to stimulate business within the community.	☐ High ☑ Medium ☐ Low
Economic Development	Quality sidewalk connections throughout City neighborhoods 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. New capacity provided: 4,100 LF of sidewalk ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-044

Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	25 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: South 198th Street

LOCATION: International Blvd and 28th Ave S

DESCRIPTION:

Construct a new three lane roadway with sidewalks to provide an additional access point for improved traffic circulation in and around the Angle Lake light rail station and Aviation Business Center. Includes a potential roundabout at the intersection with 26th Ave S.

BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	420,000	420,000	-	420,000
Land Acquisition	-	-	-	-	-	-	500,000	500,000	-	500,000
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	-	920,000	920,000	-	920,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	920,000	920,000	-	920,000
REET - 1st Qtr. %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr. %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	920,000	920,000	-	920,000

PROJECT TITLE: South 198th Street

PROJECT NUMBER: ST-044

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-044

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 resilience. Reduces transportation related delays and congestion.	☑ High ☐ Medium ☐ Low
Economic Development	Improves the transportation network, functionality and resilience. 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. New capacity provided: 450 LF of new street ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs estimates related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. No right-of-way have been secured for this street. For local roads/shared use paths it is estimated at $5,000 per project. For arterial roads it is estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-022

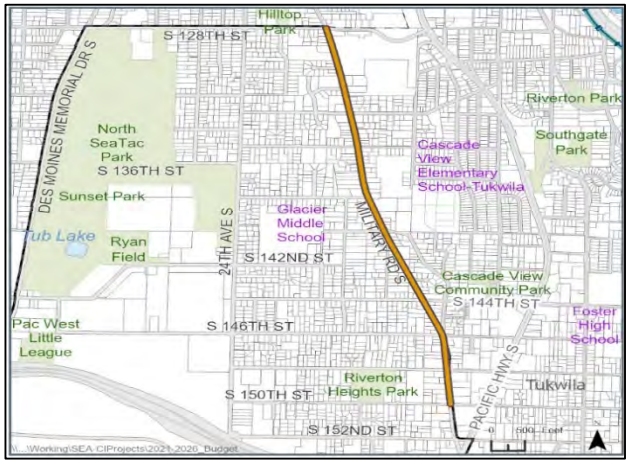
Department	Public Works
Program	ST
Prepared By	Florendo Cabudol
Department Priority	26 of 26
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: Military Road South

LOCATION: Military Road South, from S 128th St to S 150th St



DESCRIPTION:

Reconstruct and widen roadway to minor arterial standards. Construct drainage infrastructure, curb, gutter, sidewalks, shared bicycle facilities, channelization, street lighting, left turn lane at high volume intersections, and underground overhead utilities.

BARS NO.: 307.000.11.599.99.65.6XX

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	250,000	250,000	-	250,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	-	-	-	-	-	250,000	250,000	-	250,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	250,000	250,000	-	250,000
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	-	-	-	-	-	-	-	-	-
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	-	-	-	-	250,000	250,000	-	250,000

PROJECT TITLE: Military Road South

PROJECT NUMBER: ST-022

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	Project ST-022

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. Aligns with the City's goals of increasing connectivity and safety for the community. Creating a more cohesive city is achieved by investing in infrastructure that promotes pedestrian mobility, public safety, and resident access to public transit in all areas of the city.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Provides safe walking routes with lighting. Provides undergrounding of overhead utilities. Improves frontage along properties sand enhances neighborhood aesthetics.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Demonstrates commitment to making valuable capital improvements. Increases pedestrian, bicyclist, and vehicular safety.	☐ High ☑ Medium ☐ Low
Economic Development	Demonstrates commitment to investing in the community to support active transportation for residents to access current and future businesses on the north and south ends of the corridor.	☐ High ☑ Medium ☐ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: 2.8 miles of sidewalk and bike lanes ☑ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Maintenance costs related to utilities (water and power), street sweeping, pavement preservation, SWM infrastructure maintenance, vegetation management, and pedestrian/street lighting. Maintenance costs for local roads/shared use paths are estimated at $5,000 per project and arterial roads are estimated at $10,000.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

Surface Water Management Utility

Capital Projects

2021– 2026 CIP

Surface Water Management Utility

Capital Projects

2021– 2026 CIP

Surface Water Management Projects:

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Surface Water Management Utility Summary 122
S 200th St Shared Use Path - Water Quality Retrofit 123
Spot Drainage Repairs 125
Miller Creek Realignment & Daylighting Project 127
S 180th St Flood Reduction 129
2021 Annual Overlay Project 131
S 221st St Drainage Improvements 133
S 166th Drainage Improvements 135
2022-2026 Annual Overlay Projects 137

Public Works Stormwater

City of SeaTac

Public Works Stormwater
2021-2026 CIP
Total $5.33

1. South 200th Pedestrian and Bicycle Shared Pathway Water Quality Retrofit
   2021, $217K

2. Spot Drainage Repairs
   2020-2021, $509K

3. Miller Creek Stream Restoration Project
   2021, $985K

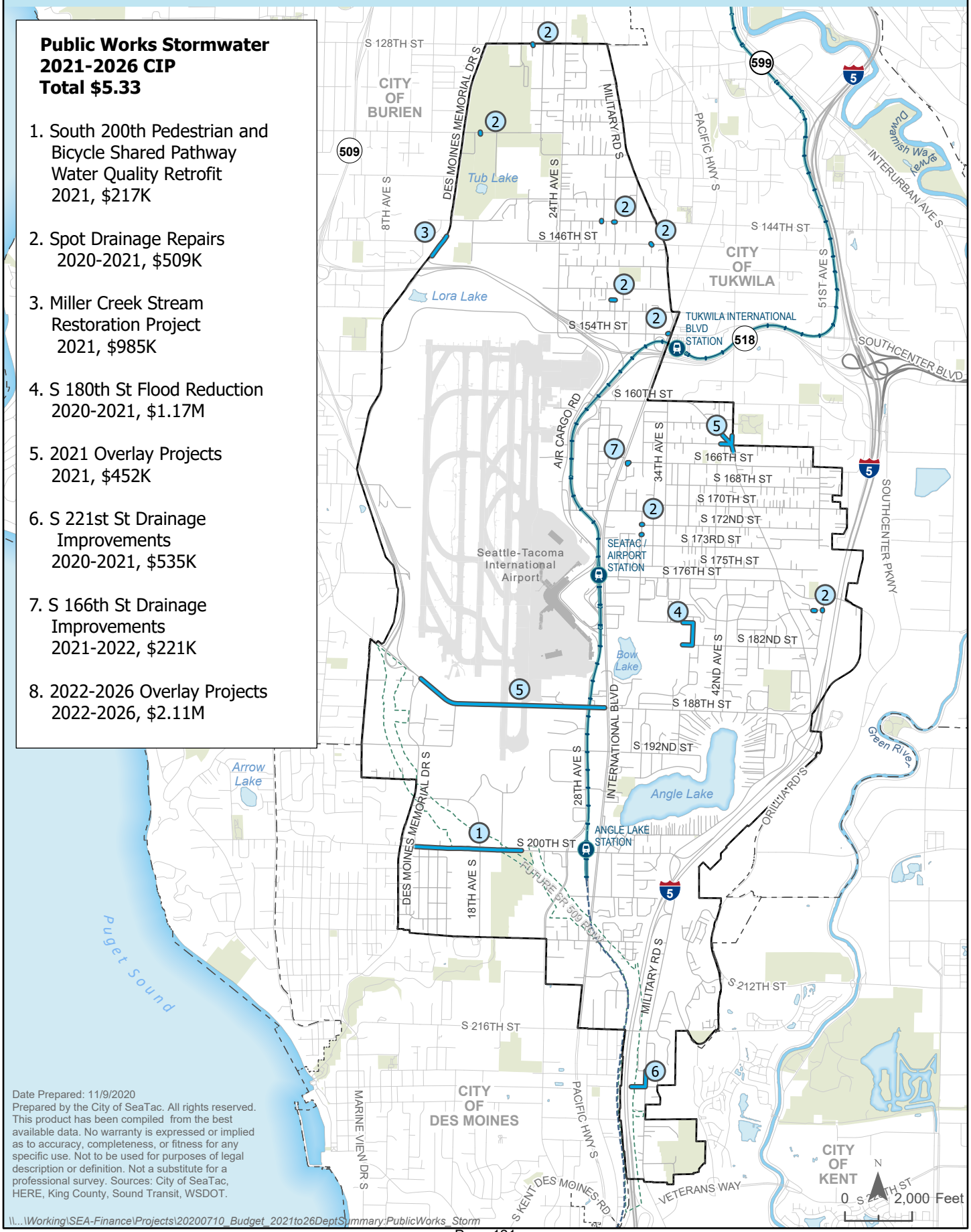
4. S 180th St Flood Reduction
   2020-2021, $1.17M

5. 2021 Overlay Projects
   2021, $452K

6. S 221st St Drainage Improvements
   2020-2021, $535K

7. S 166th St Drainage Improvements
   2021-2022, $221K

8. 2022-2026 Overlay Projects
   2022-2026, $2.11M



Date Prepared: 11/9/2020
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CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS SURFACE WATER MANAGEMENT SUMMARY

EXPENDITURE SCHEDULE										
Capital Costs	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Planning/Feasibility	87,852	10,000	-	-	-	-	-	10,000	-	97,852
Design/Engineering	445,895	877	-	-	-	-	-	877	-	446,772
Land Acquisition	-	-	42,348	-	-	-	-	42,348	-	42,348
Construction Mgmt.	30,407	154,082	44,979	32,138	32,138	32,138	32,138	327,614	-	358,021
Construction	304,072	2,525,819	449,778	321,374	321,374	321,374	321,374	4,261,092	-	4,565,164
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)	-	154,082	44,977	32,137	32,137	32,137	32,137	327,607	-	327,607
Contingency (10%)	-	169,490	49,475	35,351	35,351	35,351	35,351	360,369	-	360,369
Total Capital	868,226	3,014,349	631,556	421,000	421,000	421,000	421,000	5,329,907	-	6,198,133
Operating Costs/Revenue Adjustments										
Maintenance Cost	-	-	8,000	9,000	9,000	9,000	9,000	44,000	-	44,000
Chg in Revenues	-	-	-	-	-	-	-	(0)	-	(0)
Total Op/Rev Adj	-	-	8,000	9,000	9,000	9,000	9,000	44,000	-	44,000

FINANCING SCHEDULE										
Funding Source	**Total Prior Years**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2021-2026 TOTAL**	**Total Future Years**	**Total Projects**
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	693,226	2,491,097	631,556	421,000	421,000	421,000	421,000	4,806,655	-	5,499,881
Federal Grants	-	-	-	-	-	-	-	-	-	-
State Grants	-	-	-	-	-	-	-	-	-	-
Local Grants	175,000	319,000	-	-	-	-	-	319,000	-	494,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:	-	-	-	-	-	-	-	-	-	-
KC Flood Ctrl Dist SRC	-	204,253	-	-	-	-	-	204,253	-	204,253
	-	-	-	-	-	-	-	-	-	-
Total Funding	868,226	3,014,350	631,556	421,000	421,000	421,000	421,000	5,329,908	-	6,198,134

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-N80

Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	1 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: South 200th Pedestrian and Bicycle Shared Pathway - Water Quality Retrofit

LOCATION: S 200th St - 12th Pl S to Des Moines Creek Park Trailhead

DESCRIPTION:

Treat runoff from S 200th St by installing a bio filtration swale on the south side of S 200th St as part of the Streets Project ST-N80.

BARS NO.: 403.000.11.595.40.63.218

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	16,598		-	-	-	-	16,598	-	16,598
Construction	-	165,984	-	-	-	-	-	165,984	-	165,984
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		16,598	-	-	-	-	-	16,598	-	16,598
Contingency (10%)		18,258	-	-	-	-	-	18,258	-	18,258
Total Capital	-	217,438	-	-	-	-	-	217,438	-	217,438
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	217,438	-	-	-	-	-	217,438	-	217,438
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	217,438	-	-	-	-	-	217,438	-	217,438

PROJECT TITLE: South 200th Pedestrian and Bicycle Shared Pathway - Water Quality Retrofit

PROJECT NUMBER: ST-N80

POLICY BASIS:

PROS Plan:	
Comprehensive Plan:	Goal 9.3, Policy 9.3B; Surface Water Plan: 4.2.2. Water Quality Retrofit Program
Strategic Plan:	
Transportation Master Plan:	

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 separating non-motorized users from vehicle traffic.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Improved water quality in Des Moines Creek will improve beneficial 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 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. New capacity provided: Water Quality Treatment ☑ ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

Funds the construction of water quality retrofit portion of the ST-N80 shared use path project. The project started construction in 2020.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

☐ Project included in 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP-10

Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	2 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: Spot Drainage Repairs

LOCATION: Various locations Citywide

DESCRIPTION:

Repair and replace damaged surface water management (SWM) infrastructure at various locations across the city. The project locations were identified and prioritized through the asset management program.

BARS NO.: 403.000.11.595.40.63.201

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	100,400	-	-	-	-	-	-	-	-	100,400
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	30,407	5,633	-	-	-	-	-	5,633	-	36,040
Construction	304,072	56,328	-	-	-	-	-	56,328	-	360,400
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		5,633	-	-	-	-	-	5,633	-	5,633
Contingency (10%)		6,196	-	-	-	-	-	6,196	-	6,196
Total Capital	434,879	73,790	-	-	-	-	-	73,790	-	508,669
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	3,000	3,000	3,000	3,000	3,000	15,000	-	15,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	3,000	3,000	3,000	3,000	3,000	15,000	-	15,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	434,879	73,790	-	-	-	-	-	73,790	-	508,669
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	434,879	73,790	-	-	-	-	-	73,790	-	508,669

PROJECT TITLE: Spot Drainage Repairs

PROJECT NUMBER: SWMCIP-10

POLICY BASIS:

PROS Plan:
Comprehensive Plan:
Strategic Plan:
Transportation Master Plan:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Replacing damaged storm drainage facilities avoids potential safety hazards such as sink holes and localized flooding due to deteriorating or failed infrastructure.	☑ High ☐ Medium ☐ Low
Benefit to Residents	The project will improve existing drainage facilities where problems are observed and documented through the City's Surface Water Management Asset Management Program. Repairing and/or replacing failed storm drainage assets will provide a reliable infrastructure to collect and convey stormwater throughout the City.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	The project contributes to functional and reliable storm drainage facilities on which businesses connect to and minimizes localized flooding in the area that may affect mobility for visitors and patrons.	☑ High ☐ Medium ☐ Low
Economic Development	Functional and reliable storm drainage network aligns with the goals of the Surface Water Management utility to provide reliable infrastructure that meets the needs of the community and businesses to enhance the quality of life.	☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP-03

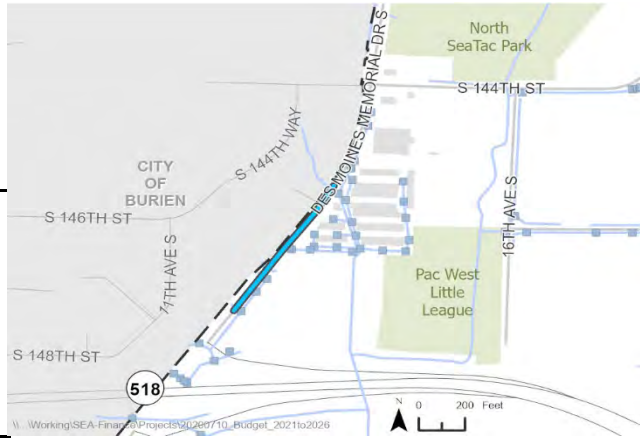
Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	3 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	Construction	☐

PROJECT TITLE: Miller Creek Stream Restoration Project

LOCATION: 14460 Des Moines Memorial Drive



DESCRIPTION:

The City of Burien 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). Removes the existing culvert crossing and failing stormwater manhole near Des Moines Way Self Storage and bypasses a damaged culvert on private property. Includes habitat restoration and water quality treatment of runoff from DMMD.

BARS NO.: 403.000.11.595.40.63.211

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-		-	-	-	-	-	-	-
Construction	-	985,000	-	-	-	-	-	985,000	-	985,000
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	-	-	-	-	-	-	-	-
Contingency (10%)		-	-	-	-	-	-	-	-	-
Total Capital	-	985,000	-	-	-	-	-	985,000	-	985,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	985,000	-	-	-	-	-	985,000	-	985,000
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	985,000	-	-	-	-	-	985,000	-	985,000

PROJECT TITLE: Miller Creek Stream Restoration Project

PROJECT NUMBER: SWMCIP-03

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	

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 businesses 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. New capacity provided: New bridge culvert crossing ☐ Project assists in meeting /maintaining adopted level of service. ☐ Project required to meet concurrency standards.	

CONSTRAINTS / ASSUMPTIONS

SeaTac is a financial contributor to this Burien led project. A lump sum payment will be made to City of Burien within 30-days of NTP. Burien will manage construction and deed the assets built in SeaTac jurisdiction/ROW to SeaTac. Burien and Port of Seattle are providing matching funds.

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP-08

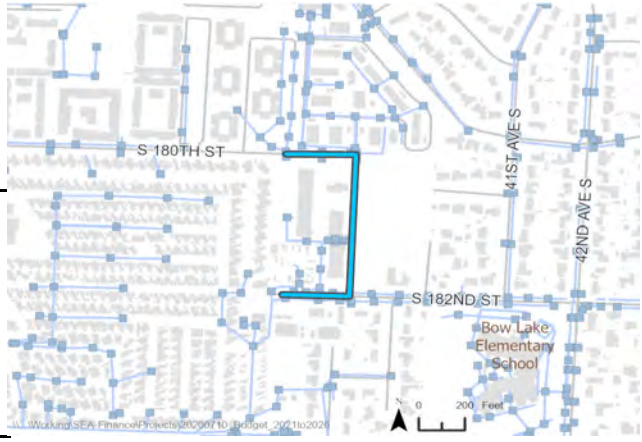
Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	4 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	Construction	☐

PROJECT TITLE: S 180th St Flood Reduction

LOCATION: S 180th St near the Hunt Club apartment complex



DESCRIPTION:

Based on study findings, design and construct new storm drainage infrastructure to address localized flooding on South 180th Street 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. Design Engineering commenced in 2020 and will continue into 2021. Construction is scheduled to begin in 2021.

BARS NO.: 403.000.11.595.40.63.217

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	87,852	-	-	-	-	-	-	-	-	87,852
Design/Engineering	258,323	877	-	-	-	-	-	877	-	259,200
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	63,125		-	-	-	-	63,125	-	63,125
Construction	-	631,248	-	-	-	-	-	631,248	-	631,248
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		63,125	-	-	-	-	-	63,125	-	63,125
Contingency (10%)		69,437	-	-	-	-	-	69,437	-	69,437
Total Capital	346,175	827,812	-	-	-	-	-	827,812	-	1,173,987
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	171,175	752,812	-	-	-	-	-	752,812	-	923,987
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt: KC Flood Ctr	175,000	75,000	-	-	-	-	-	75,000	-	250,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	346,175	827,812	-	-	-	-	-	827,812	-	1,173,987

PROJECT TITLE: S 180th St Flood Reduction

PROJECT NUMBER: SWMCIP-08

POLICY BASIS:

PROS Plan:	
Comprehensive Plan:	Goal 9.3, Policy 9.3B
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Addresses historical localized flooding along S 180th St impacting access to several apartment complexes.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Remedies localized flooding problem to improve reliability of ingress and egress to apartment complexes.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Remedies localized flooding problem to improve reliability of ingress and egress to apartment complexes.	☐ High ☑ Medium ☐ Low
Economic Development	The area adjacent to the project is fully developed with high density housing.	☐ High ☐ Medium ☑ Low
LEVEL OF SERVICE IMPACT ***(Check all that apply)***	☐ Project provides no new capacity (repair, replacement or renovation). ☑ Project provides new capacity. New capacity provided: Ditch capacity to drain 25-yr storm event. ☐ 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 2021 Budget document (CIP).

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-901

Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	5 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☑
Planning	☐	Construction	☐

PROJECT TITLE: 2021 Overlays

LOCATION: South 188th St (DMMDS to Intl Blvd); Intersection of Military Rd S/S 164th St/42nd Ave S

DESCRIPTION:

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.

BARS NO.: 403.000.11.595.40.63.221

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	34,508	-	-	-	-	-	34,508	-	34,508
Construction	-	345,082	-	-	-	-	-	345,082	-	345,082
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		34,508	-	-	-	-	-	34,508	-	34,508
Contingency (10%)		37,959	-	-	-	-	-	37,959	-	37,959
Total Capital	-	452,057	-	-	-	-	-	452,057	-	452,057
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	-	452,057	-	-	-	-	-	452,057	-	452,057
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	452,057	-	-	-	-	-	452,057	-	452,057

PROJECT TITLE: 2021 Overlays

PROJECT NUMBER: ST-901

POLICY BASIS:

PROS Plan:

Comprehensive Plan: Goal 6.1, Goal 9.3, Policy 9.3B; Surface Water Plan 4.2.1.4.5 Implementation of Asset Management Program; Surface Water Plan: 4.2.2. Water Quality Retrofit Program

Strategic Plan:

Transportation Master Plan:

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	Improve existing drainage facilities where problems are observed.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
Economic Development	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. New capacity provided: Stormwater Quality Treatment ☑ 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)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP-11

Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	6 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☐	Design	☐
Planning	☐	Construction	☑

PROJECT TITLE: S 221st St Drainage Improvements

LOCATION: S 221 St and Military Road South

DESCRIPTION:

Constructs 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	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	87,172	-	-	-	-	-	-	-	-	87,172
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	34,218	-	-	-	-	-	34,218	-	34,218
Construction	-	342,177	-	-	-	-	-	342,177	-	342,177
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		34,218	-	-	-	-	-	34,218	-	34,218
Contingency (10%)		37,640	-	-	-	-	-	37,640	-	37,640
Total Capital	87,172	448,253	-	-	-	-	-	448,253	-	535,425
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	1,000	1,000	1,000	1,000	1,000	5,000	-	5,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Asset Sales	-	-	-	-	-	-	-	-	-	-
GMA Impact Fees	-	-	-	-	-	-	-	-	-	-
Parking Taxes	-	-	-	-	-	-	-	-	-	-
REET - 1st Qtr %	-	-	-	-	-	-	-	-	-	-
REET - 2nd Qtr %	-	-	-	-	-	-	-	-	-	-
Sales Taxes	-	-	-	-	-	-	-	-	-	-
Storm Drainage Fees	87,172		-	-	-	-	-	-	-	87,172
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt: KC Flood Re	-	244,000	-	-	-	-	-	244,000	-	244,000
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
KCFCD SRO	-	204,253	-	-	-	-	-	204,253	-	204,253
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	87,172	448,253	-	-	-	-	-	448,253	-	535,425

PROJECT TITLE: S 221st St Drainage Improvements

PROJECT NUMBER: SWMCIP-11

POLICY BASIS:

PROS Plan:	
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
Strategic Plan:	
Transportation Master Plan:	

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Resolves potential impacts to health and safety caused by flooding septic systems.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Improves existing drainage facilities resolving flooding issues impacting residents.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	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 businesses 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

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: SWMCIP-12

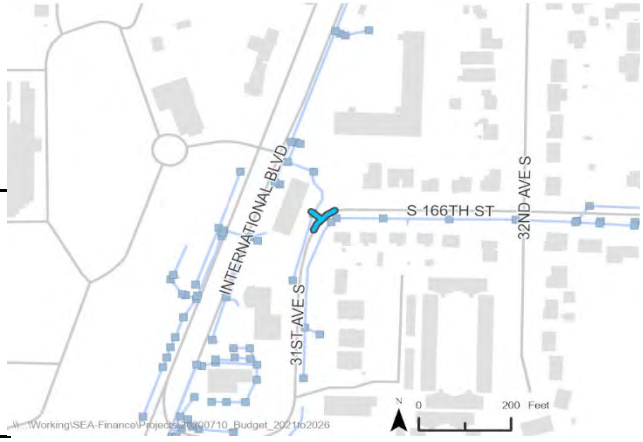
Department	Public Works
Program	SWMCIP
Prepared By	Florendo Cabudol
Department Priority	7 of 8
City Priority	of

PROJECT STATUS:

Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: S 166th St Drainage Improvements

LOCATION: Intersection of S 166th St and 31st Ave S



DESCRIPTION:

Installs 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	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	10,000	-	-	-	-	-	10,000	-	10,000
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	42,348	-	-	-	-	42,348	-	42,348
Construction Mgmt.	-	-	12,840	-	-	-	-	12,840	-	12,840
Construction	-	-	128,404	-	-	-	-	128,404	-	128,404
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	12,840	-	-	-	-	12,840	-	12,840
Contingency (10%)		-	14,124	-	-	-	-	14,124	-	14,124
Total Capital	-	10,000	210,556	-	-	-	-	220,556	-	220,556
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	1,000	1,000	1,000	1,000	4,000	-	4,000
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	1,000	1,000	1,000	1,000	4,000	-	4,000

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 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	210,556	-	-	-	-	220,556	-	220,556
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	10,000	210,556	-	-	-	-	220,556	-	220,556

PROJECT TITLE: S 166th St Drainage Improvements

PROJECT NUMBER: SWMCIP-12

POLICY BASIS:

PROS Plan:

Comprehensive Plan: Goal 6.1; Surface Water Plan 4.2.1.4.5 Implementation of Asset Management Program

Strategic Plan:

Transportation Master Plan:

CRITERIA	PROJECT IMPACTS	CRITERIA RANKING *(Check One)*
Health & Safety	Resolves potential health safety hazards caused by localized flooding.	☑ High ☐ Medium ☐ Low
Benefit to Residents	Alleviates localized flooding and erosion by collecting and conveying storm water within a closed pipe system.	☐ High ☑ Medium ☐ Low
Benefit to Businesses and/or Visitors	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 businesses 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

TRIGGERS *(Project Prerequisites)*

ADDITIONAL PROJECT INFORMATION/JUSTIFICATION *(As Needed)*

CITY OF SEATAC

2021 - 2026 CAPITAL IMPROVEMENT PROGRAM

PROJECT NUMBER: ST-90X

Department	Public Works
Program	SWM
Prepared By	Florendo Cabudol
Department Priority	8 of 8
City Priority	of

PROJECT STATUS:

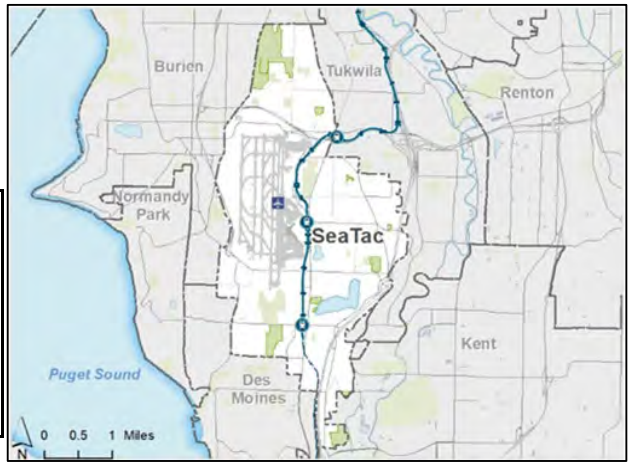
Conceptual	☑	Design	☐
Planning	☐	Construction	☐

PROJECT TITLE: 2022-2026 Overlay Projects

LOCATION: TBD

DESCRIPTION:

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.



BARS NO.: 403.000.11.595.40.63.22X

EXPENDITURE SCHEDULE

Capital Costs	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 TOTAL	Total Future Years	Total Project
Planning/Feasibility	-	-	-	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction Mgmt.	-	-	32,138	32,138	32,138	32,138	32,138	160,690	-	160,690
Construction	-	-	321,374	321,374	321,374	321,374	321,374	1,606,870	-	1,606,870
Other/Equipment	-	-	-	-	-	-	-	-	-	-
Sales Tax (10%)		-	32,137	32,137	32,137	32,137	32,137	160,685	-	160,685
Contingency (10%)		-	35,351	35,351	35,351	35,351	35,351	176,755	-	176,755
Total Capital	-	-	421,000	421,000	421,000	421,000	421,000	2,105,000	-	2,105,000
Operating Costs/Revenue Adjustments										
Maintenance Costs	-	-	-	-	-	-	-	-	-	-
Chg. in Revenues	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Op/Rev Adj	-	-	-	-	-	-	-	-	-	-

FINANCING SCHEDULE

Funding Source	Total Prior Years	2021	2022	2023	2024	2025	2026	2021-2026 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	421,000	421,000	2,105,002	-	2,105,002
Fed Grt:_____	-	-	-	-	-	-	-	-	-	-
St Grt:_____	-	-	-	-	-	-	-	-	-	-
Loc Grt:_____	-	-	-	-	-	-	-	-	-	-
Fund Balance #____	-	-	-	-	-	-	-	-	-	-
Other:										
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Total Funding	-	-	421,000	421,000	421,000	421,000	421,000	2,105,002	-	2,105,002

PROJECT TITLE: 2022-2026 Overlay Projects

PROJECT NUMBER: ST-90X

POLICY BASIS:

PROS Plan:

Comprehensive Plan: Goal 6.1, Goal 9.3, Policy 9.3B; Surface Water Plan 4.2.1.4.5 Implementation of Asset Management Program; Surface Water Plan: 4.2.2. Water Quality Retrofit Program

Strategic Plan:

Transportation Master Plan:

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	Improves existing drainage facilities where problems are observed.	☑ High ☐ Medium ☐ Low
Benefit to Businesses and/or Visitors	Contributes to functional and reliable drainage facilities on which future businesses and residents depend.	☐ High ☑ Medium ☐ Low
Economic Development	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. New capacity provided: Surfacewater Quality Treatment ☑ 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 Numbers are assigned by year. ST-902 for 2022, ST-903 for 2023, ST-904 for 2024, ST-905 for 2025, ST-906 for 2026 Overlay

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Capital Equipment

Six Year Equipment Purchase/Replacement Schedule

2021– 2026 CIP

Capital Equipment

Six Year Equipment Purchase/Replacement Schedule

2021– 2026 CIP

Equipment Purchases/Replacement Schedules:

Citywide Capital Equipment Summary 142
Information Systems Equipment Replacement Schedule 143
Parks, Community Programs & Services 144
Equipment Rental Fund #501 (Vehicles/Equipment) 145

City of SeaTac

2021 - 2026 Citywide Capital Equipment Summary Schedule

Expenditure Schedule	2021	2022	2023	2024	2025	2026	Total
Information Systems Hardware/Software	154,573	55,457	51,288	30,000	137,200	30,000	$458,518
Parks, Community Programs, and Services	-	5,739	-	-	-	-	$5,739
Equipment Rental	733,872	219,977	1,237,000	1,179,000	84,000	250,000	$3,703,849
	$888,445	**$281,173**	**$1,288,288**	**$1,209,000**	**$221,200**	**$280,000**	**$4,168,106**

Financing Schedule	2021	2022	2023	2024	2025	2026	Total
Sales Taxes Fund #301	154,573	61,196	51,288	30,000	137,200	30,000	$464,257
Fund Balance Fund #501	733,872	219,977	1,237,000	1,179,000	84,000	250,000	$3,703,849
	$888,445	**$281,173**	**$1,288,288**	**$1,209,000**	**$221,200**	**$280,000**	**$4,168,106**

City of SeaTac

2021 - 2026 Information Systems Capital Equipment Replacement Schedule

Department:	Finance
Division:	Information Systems
Director/Manager:	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
	301.000.04.594.28.64.090 Capital Outlay-SeaTV Upgrade

Overview of Program

The City relies on technology to perform the duties necessary to serve its citizens. The best way to ensure the stability and availability of the Information Systems environment is to keep those systems current.

What is impact of funding denial ordelay?

Denial/delay of replacements can put the stability and availability of the system in jeopardy.

	Expenditure Schedule		2021	2022	2023	2024	2025	2026	Total
1)	Computers and Monitors	35.000	30,000	30,000	30,000	30,000	30,000	30,000	180,000
2)	Network Infrastructure	35.000	57,533	-	-	-	-	-	57,533
3)	Network Infrastructure	64.094	67,040	16,199	16,588	-	-	-	99,827
4)	City Virtual Server Hosts	64.094	-	-	-	-	36,200	-	36,200
5)	Storage Area Network	64.094	-	-	-	-	71,000	-	71,000
6)	Color Printer Replacement	64.094	-	-	4,700	-	-	-	4,700
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	154,573	55,457	51,288	30,000	137,200	30,000	458,518

	Financing Schedule		2021	2022	2023	2024	2025	2026	Total
	Sales Taxes	301	154,573	55,457	51,288	30,000	137,200	30,000	$458,518
		TOTAL	$154,573	$55,457	$51,288	$30,000	$137,200	$30,000	$458,518

Detailed Description and Justification:

1)	Replacement of 25% of City's desktop and laptop computers on a 4 year replacement schedule.
2 & 3)	Network switches, routers, and Phone/voicemail servers reach their end of support life in 2020-2023.
4)	The City's virtual server hardware, purchased in 2019, is on a 6 year replacement schedule.
5)	The City's Storage Area Network (SAN), purchased in 2019, is on a 6 year replacement schedule.
6)	The color laser printer at City Hall, purchased in 2015, is on an 8 year replacement schedule.
7)	Large monitors to support electronic plan review in CED are on a 5 year replacement schedule.
8)	The batteries in the City's datacenter back power system, purchased in 2017, are on a 5 year life cycle.
9)	

City of SeaTac

2021 - 2026 Parks, Community Programs, and Services Capital Equipment Purchases Schedule

Department:	Parks, Community Programs & Services
Division:	Recreation & Facilities
Director:	Lawrence Ellis, Director of Parks, Community Programs & Services
Fund/Program Title:	301
BARS Number(s):	301.000.04.594.76.64.097

Overview of Program

The Senior Program relies on the range to be operable in order to prepare meals for seniors Tuesday through Friday each week.

What is impact of funding denial or delay?

If the range becomes inoperable, it would result in a hardship for staff and senior volunteers who prepare the lunches.

Expenditure Schedule	Fund	2021	2022	2023	2024	2025	2026	Total
1) Kitchen Range	301	-	5,739	-	-	-	-	5,739
	TOTAL	**$0**	**$5,739**	**$0**	**$0**	**$0**	**$0**	**$5,739**

Financing Schedule	Fund	2021	2022	2023	2024	2025	2026	Total
Sales Taxes		-	5,739	-	-	-	-	5,739
	TOTAL	**$0**	**$5,739**	**$0**	**$0**	**$0**	**$0**	**$5,739**

Detailed Description and Justification:

Staff and senior volunteers rely on the range to prepare meals for the senior congregate meal program at the SeaTac Community Center.

City of SeaTac

2021 - 2026 Equipment Rental (Fund #501) Capital Equipment Replacement Schedule

Department:	Public Works
Division:	Equipment Rental
Director/Manager:	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

Overview of Program

The Equipment Rental Fund was established by Ordinance #90-1070 in 1990. The purpose of the Fund is to maintain, repair and replace City vehicles and auxiliary equipment, other than for Fire or 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.

What is impact of funding denial or 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 repairs or experience increased breakdowns causing delays and becoming a safety issue for the City.

Expenditure Schedule	2021	2022	2023	2024	2025	2026	Total
Vehicles/Heavy Equipment	$ 391,972	$ 157,893	$1,101,000	$ 742,000	$ 55,000	$ 243,000	2,690,865
Tools & Equipment	$ 341,900	$ 62,084	$ 136,000	$ 437,000	$ 29,000	$ 7,000	1,012,984
TOTAL	733,872	219,977	1,237,000	1,179,000	84,000	250,000	3,703,849

Financing Schedule	2021	2022	2023	2024	2025	2026	Total
Equip Rental #501 Fund Balance	733,872	219,977	1,237,000	1,179,000	84,000	250,000	$3,703,849
TOTAL	$733,872	$219,977	$1,237,000	$1,179,000	$84,000	$250,000	$3,703,849

Detailed Description:

	2021	2022	2023	2024	2025	2026
Sedans & SUVs						
Trucks & Vans	B036 B037 B044 B067 B065	B064 B069 B066	B070 B071 B072 B074 B075 B076	B073 B083 B084 B078 B081 B079 B080 B082 B077 B068	B085 B086	
Trailers	C013 C021 C020 C019 C026 C024	C027	C015	C029 C016	C028 C030 C032	
Mowers, Dump Trucks & Equipment	D041 D049 D044 D043 D050 D052 D051 D061 D059 D048 D047 D032 D046	D055 D056 D057 D045	D043 D050 D051 D052 D061 D059 D047 D048 D032 D062 D044 D053 D054	D040 D042 D060 D065 D063	D069	D058

CITY OF SEATAC

2021 Salary Ranges - EXHIBIT C

Effective 1/1/2021

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
	Deputy City Manager	80
Administration	Senior Management Analyst	64
	Management Analyst	58
	Executive Assistant	54
Communications	Government Relations & Communications Manager	67
	Digital Communications Strategist	54
	Graphic Designer	45
Finance & Systems	Finance & Systems Director	79
Administration	Treasury Operations Manager	65
	Budget Analyst	57
	Senior Accounting Analyst	56
	Accounting Analyst	51
	Payroll Coordinator	48
	Accounting Technician	42
Information Systems	Information Systems Manager	69
	Information Systems Analyst	57
	Information Systems Technician	49
Geographic Information Systems	GIS Project Coordinator	60
	GIS Systems Analyst	56
	GIS Analyst	50
	GIS Technician	47
City Clerk	City Clerk	59
	Records Manager	59
	Records Coordinator	45
Legal	City Attorney	Contract
Administration	Senior Assistant City Attorney	72
	Assistant City Attorney	68
	Prosecuting Attorney	58
	Legal Analyst	54
	Criminal Paralegal	44
	Legal Department Assistant	40
Legal Domestic Violence	Victim & Crisis Intervention Advocate	46
Human Resources	Human Resources Director	79
	Human Resources Analyst	58
	Human Resources Associate	48
Police	Parking Compliance Officer	33

CITY OF SEATAC

2021 Salary Ranges - EXHIBIT C

Effective 1/1/2021

DEPARTMENT/DIVISION	POSITION	RANGE
Parks, Com. Programs & Svs	Parks, Community Programs & Services Director	79
Facilities	Facilities Manager	63
	Facilities Maintenance Worker II	48
	Facilities Maintenance Worker I	44
	Custodian	33
Human Services	Human Services Coordinator	54
Recreation Services	Recreation & Cultural Services Manager	61
	Recreation Supervisor	52
	Recreation Program Specialist	43
	Recreation Attendant	33
	Preschool Instructor	25
	Senior Center Attendant	21
Maintenance	Parks Projects & Operations Manager	65
	Park Operations Supervisor	56
	Park Operations Lead	49
	Park Operations Worker	43
Public Works	Public Works Director	79
Maintenance	Maintenance & Operations Manager	69
	Public Works Maintenance & Operations Supervisor	62
	Maintenance & Operations Lead	51
	Maintenance & Operations Worker	44
Administration & Engineering	City Engineer	72
Engineering Review	Engineering Review Manager	68
	Engineering Manager	68
	Civil Engineer II	62
	Real Property Management Analyst	58
	Civil Engineer I	58
	Public Works Inspection Supervisor	57
	Senior Public Works Inspector	54
	Public Works Inspector	50
SW Compliance	Stormwater Compliance Manager	61
	Asset Management Coordinator	53
	Water Quality Technician	50
Solid Waste & Environment	Public Works Program Coordinator	54
Community & Economic Development	Community & Economic Development Director	79
Code Compliance	Code Compliance Program Coordinator	49
Building	Building Services Manager	67
	Building Services Supervisor	59
	Plans Examiner/Inspector II	55
	Permit Center Supervisor	51
	Plans Examiner/Inspector I	50
	Senior Permit Coordinator	47
	Permit Coordinator	42
Planning	Planning Manager	66
	Senior Planner	59
	Associate Planner	52
	Engineering Technician	50
Economic Development	Economic Development Manager	66
	Economic Development Strategist	54

CITY OF SEATAC

2021 Salary Ranges - EXHIBIT C

Effective 1/1/2021

HOURLY SALARY AMOUNTS (Per Human Resources control file)

RANGE	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	RANGE
21	$15.93	$16.74	$17.58	$18.47	$19.41	$20.39	**21**
22	$16.33	$17.15	$18.02	$18.94	$19.89	$20.90	**22**
23	$16.74	$17.58	$18.47	$19.41	$20.39	$21.42	**23**
24	$17.15	$18.02	$18.94	$19.89	$20.90	$21.96	**24**
25	$17.58	$18.47	$19.41	$20.39	$21.42	$22.51	**25**
26	$18.02	$18.94	$19.89	$20.90	$21.96	$23.07	**26**
27	$18.47	$19.41	$20.39	$21.42	$22.51	$23.65	**27**
28	$18.94	$19.89	$20.90	$21.96	$23.07	$24.24	**28**
29	$19.41	$20.39	$21.42	$22.51	$23.65	$24.85	**29**
30	$19.89	$20.90	$21.96	$23.07	$24.24	$25.47	**30**
31	$20.39	$21.42	$22.51	$23.65	$24.85	$26.10	**31**
32	$20.90	$21.96	$23.07	$24.24	$25.47	$26.76	**32**
33	$21.42	$22.51	$23.65	$24.85	$26.10	$27.42	**33**
34	$21.96	$23.07	$24.24	$25.47	$26.76	$28.11	**34**
35	$22.51	$23.65	$24.85	$26.10	$27.42	$28.81	**35**
36	$23.07	$24.24	$25.47	$26.76	$28.11	$29.53	**36**
37	$23.65	$24.85	$26.10	$27.42	$28.81	$30.27	**37**
38	$24.24	$25.47	$26.76	$28.11	$29.53	$31.03	**38**
39	$24.85	$26.10	$27.42	$28.81	$30.27	$31.80	**39**
40	$25.47	$26.76	$28.11	$29.53	$31.03	$32.60	**40**
41	$26.10	$27.42	$28.81	$30.27	$31.80	$33.41	**41**
42	$26.76	$28.11	$29.53	$31.03	$32.60	$34.25	**42**
43	$27.42	$28.81	$30.27	$31.80	$33.41	$35.11	**43**
44	$28.11	$29.53	$31.03	$32.60	$34.25	$35.98	**44**
45	$28.81	$30.27	$31.80	$33.41	$35.11	$36.88	**45**
46	$29.53	$31.03	$32.60	$34.25	$35.98	$37.80	**46**
47	$30.27	$31.80	$33.41	$35.11	$36.88	$38.75	**47**
48	$31.03	$32.60	$34.25	$35.98	$37.80	$39.72	**48**
49	$31.80	$33.41	$35.11	$36.88	$38.75	$40.71	**49**
50	$32.60	$34.25	$35.98	$37.80	$39.72	$41.73	**50**
51	$33.41	$35.11	$36.88	$38.75	$40.71	$42.77	**51**
52	$34.25	$35.98	$37.80	$39.72	$41.73	$43.84	**52**
53	$35.11	$36.88	$38.75	$40.71	$42.77	$44.94	**53**
54	$35.98	$37.80	$39.72	$41.73	$43.84	$46.06	**54**
55	$36.88	$38.75	$40.71	$42.77	$44.94	$47.21	**55**
56	$37.80	$39.72	$41.73	$43.84	$46.06	$48.39	**56**
57	$38.75	$40.71	$42.77	$44.94	$47.21	$49.60	**57**
58	$39.72	$41.73	$43.84	$46.06	$48.39	$50.84	**58**
59	$40.71	$42.77	$44.94	$47.21	$49.60	$52.11	**59**
60	$41.73	$43.84	$46.06	$48.39	$50.84	$53.42	**60**
61	$42.77	$44.94	$47.21	$49.60	$52.11	$54.75	**61**
62	$43.84	$46.06	$48.39	$50.84	$53.42	$56.12	**62**
63	$44.94	$47.21	$49.60	$52.11	$54.75	$57.52	**63**
64	$46.06	$48.39	$50.84	$53.42	$56.12	$58.96	**64**
65	$47.21	$49.60	$52.11	$54.75	$57.52	$60.44	**65**
66	$48.39	$50.84	$53.42	$56.12	$58.96	$61.95	**66**
67	$49.60	$52.11	$54.75	$57.52	$60.44	$63.50	**67**
68	$50.84	$53.42	$56.12	$58.96	$61.95	$65.08	**68**
69	$52.11	$54.75	$57.52	$60.44	$63.50	$66.71	**69**
70	$53.42	$56.12	$58.96	$61.95	$65.08	$68.38	**70**
71	$54.75	$57.52	$60.44	$63.50	$66.71	$70.09	**71**
72	$56.12	$58.96	$61.95	$65.08	$68.38	$71.84	**72**

CITY OF SEATAC

2021 Salary Ranges - EXHIBIT C

Effective 1/1/2021

HOURLY SALARY AMOUNTS (Per Human Resources control file)

RANGE	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	RANGE
73	$57.52	$60.44	$63.50	$66.71	$70.09	$73.64	**73**
74	$58.96	$61.95	$65.08	$68.38	$71.84	$75.48	**74**
75	$60.44	$63.50	$66.71	$70.09	$73.64	$77.36	**75**
76	$61.95	$65.08	$68.38	$71.84	$75.48	$79.30	**76**
77	$63.50	$66.71	$70.09	$73.64	$77.36	$81.28	**77**
78	$65.08	$68.38	$71.84	$75.48	$79.30	$83.31	**78**
79	$66.71	$70.09	$73.64	$77.36	$81.28	$85.40	**79**
80	$68.38	$71.84	$75.48	$79.30	$83.31	$87.53	**80**

The 2020-2023 AFSCME represented agreement was reached in November, 2019. In setting the 2021-2022 Budget, the City budgeted a 2% COLA in 2022. 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 2020-2023 COLA has a minimum of 2%, maximum of 5%, and is set at 95% of the June-to-June CPI-W Seattle-Tacoma-Bellevue index.

LONGEVITY PAY & MEDICAL PREMIUMS

Longevity Pay was included in 2021-2022 salary and benefit totals as shown in the Longevity Pay TABLE A.

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

ORDINANCE NO. 20-1025

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending portions of the SeaTac Comprehensive Plan related to the Parks, Recreation and Open Space (PROS) Plan and associated policies.

WHEREAS, RCW 36.70A.130(2) specifies that a City's Comprehensive Plan may be amended no more frequently than once every year, except under certain circumstances; and

WHEREAS, pursuant to the authority granted by Resolution 97-001, and requirements of SMC 16A.25.040, the Director of the Community and Economic Development Department adopts procedures that serve as the City of SeaTac's official Comprehensive Plan Amendment Procedures; and

WHEREAS, the City's official Comprehensive Plan Amendment procedures establish a biennial Comprehensive Plan amendment cycle that considers proposals during odd numbered years; and

WHEREAS, the official Comprehensive Plan Amendment procedures allows City Council, by a full Council decision, to initiate proposals during even-numbered years as an "Off-Year Exception," if there is an identified need for the proposed amendments, and necessary resources available to accomplish the work; and

WHEREAS, on July 28, 2020, City Council adopted Resolution 20-009 initiating amendments to the Comprehensive Plan related to the Parks, Recreation and Open Space (PROS) Plan and associated policies as allowed through the official Comprehensive Plan Amendment Procedures' "Off-Year Exception" process; and

WHEREAS, the Parks, Recreation and Open Space (PROS) Plan was adopted in 2008; and

WHEREAS, updating the PROS Plan and related policies would help the City prioritize projects with future City budgets and fulfill compliance with the State of Washington Recreation and Conservation Office (RCO) for grant funding eligibility; and

WHEREAS, procedures for amending the PROS Plan through the "Off-Year Exception" process have been implemented in 2020, including efforts to solicit public input and evaluation according to the Final Docket criteria; and

WHEREAS, the environmental impacts of the proposed amendments have been assessed, and a Determination of Nonsignificance, File No. SEP20-0008, was issued September 29, 2020, and no appeals received; and

WHEREAS, the Planning Commission reviewed the aforesaid amendments to the PROS Plan and related policies at duly-noticed open public meetings on July 1 and September 15, 2020, and conducted a duly-noticed public hearing on October 12, 2020, after which it rendered a recommendation of approval; and

WHEREAS, the Planning and Economic Development (PED) Committee reviewed the aforesaid amendments on June 25, 2020; and

WHEREAS, the Parks and Recreation Committee reviewed the aforesaid amendments at duly-noticed open public meetings on November 25, 2019, and June 4 and July 16, 2020, after which it rendered a recommendation of approval; and

WHEREAS, copies of these proposed amendments were filed with the Washington Department of Commerce on August 21, 2020, not less than sixty days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-195-620, and no comments received; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

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

Section 1. The City of SeaTac Comprehensive Plan is hereby amended as set forth in Exhibits A and B attached hereto.

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. The Clerk is further directed to transmit a copy of this Ordinance together with copies of other Ordinances amending development regulations adopted within the preceding twelve months, to the King County Assessor pursuant to RCW 35A.63.560.

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 in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 24th day of November, 2020, and signed in authentication thereof on this 24th day of November, 2020.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo

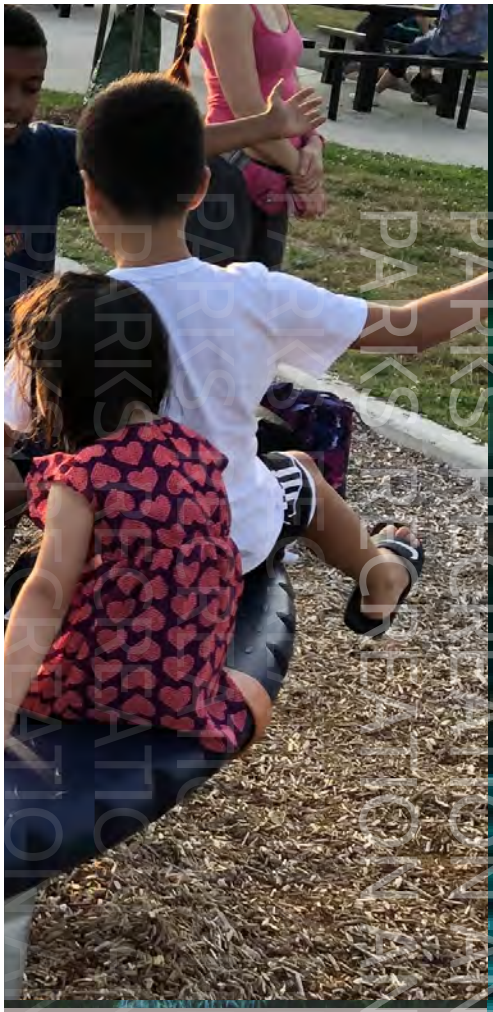
Mary Mirante Bartolo, City Attorney

[Effective Date: 12/5/2020]

[Amend Comprehensive Plan--PROS Plan]

Exhibit A

Proposed
2020 Parks, Recreation & Open Space (PROS) Plan



Proposed PROS Plan Amendments:
Updated Parks, Recreation & Open Space (PROS) Plan

PARKS, RECREATION AND OPEN SPACE

THE CITY OF SEA TAC

PROS PLAN

BERK

HBB LANDSCAPE ARCHITECTURE

NOVEMBER 2020

City of SeaTac everywhere's possible

Acknowledgements

SeaTac City Council

Erin Sitterley, Mayor
Peter Kwon, Deputy Mayor
Senayet Negusse
Stanley Tombs
Clyde Hill
Takele Gobena
Pam Fernald

Council Parks and Recreation Committee

Clyde Hill, Chair
Senayet Negusse
Stanley Tombs
Joel Wachtel (former member)
Pam Fernald (former member)
Rick Forschler (former member)

Parks, Community Programs, and Services

Lawrence Ellis, Director
Mike Fitzpatrick, Parks Projects and Operations Manager
Kim Cooper, Human Services Coordinator
Gwen Rathe, Administrative Assistant
Brian Ruda, Facilities Manager
Brian Tomisser, Recreation and Cultural Services Manager
Aaron Wiseman, Parks Operations Supervisor

City Administration, Finance, and Community and Economic Development

Carl Cole, City Manager
Kate Kaehny, Senior Planner
Jennifer Kester, Planning Manager
Gwen Pilo, Finance Director

Consultant Team

BERK Consulting
HBB Landscape Architecture

Community

This City is grateful to the SeaTac community members who provided their ideas to inspire the PROS Plan.

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Executive Summary

This Parks, Recreation, and Open Space (PROS) Plan describes SeaTac's vision for a welcoming system of parks facilities and recreation programs that provide substantial benefits to the community.

The PROS Plan consists of:

- An overview of the City's population and its characteristics
- An inventory of the City's parks and recreational facilities
- Information about parks and recreation programs
- Goals and objectives for the future development of the system
- A 6-year and 20-year capital facilities plan
- Recommendations for implementation
- Information about the PROS Planning process

Vision Statement

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

WHY PLAN?

Eligibility for State Funding

The Washington State Recreation and Conservation Office (RCO) maintains a grant program for parks and recreation activities. Local communities must have a compliant PROS Plan to be eligible for grants and must update that plan every six years. This PROS Plan has been written to comply with RCO standards so SeaTac is eligible to apply for these grants.

SeaTac Comprehensive Plan

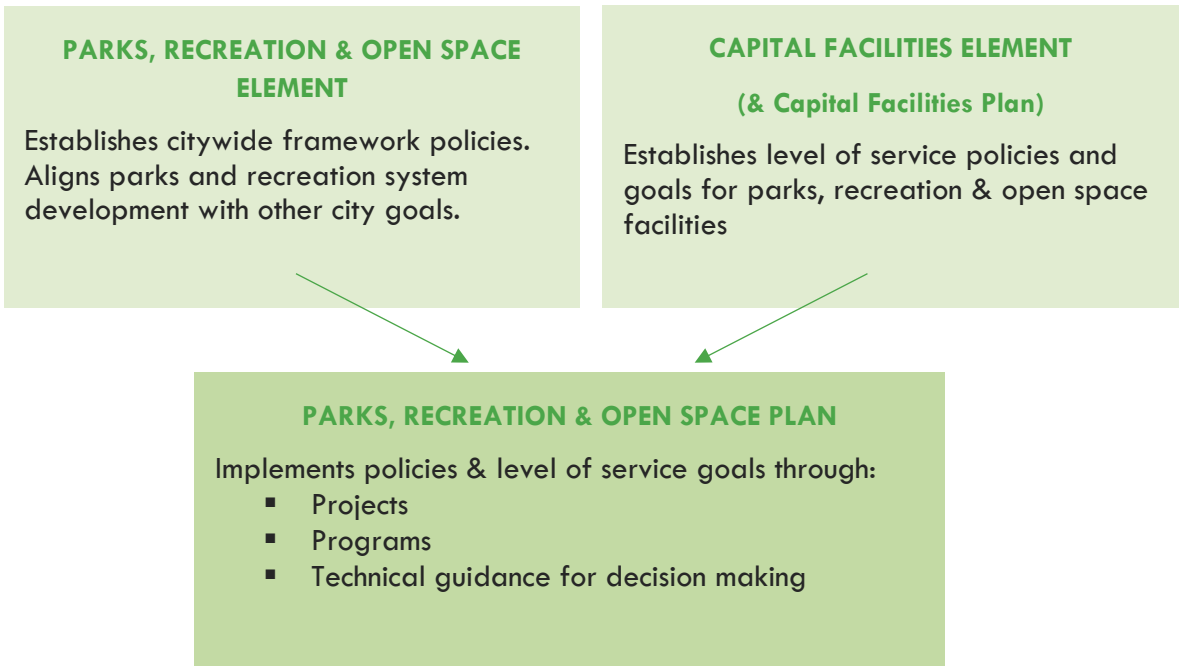
The PROS Plan is also designed to meet the requirements of the Washington State Growth Management Act (GMA). GMA requires cities to:

- Designate the general location and extent of land uses including recreation and open space lands.
- Identify lands used for recreation, including wildlife habitat, trails, and the connection of critical areas.
- Estimate park and recreation demand for at least a ten-year period.

- Develop a capital facilities plan (CFP) identifying funds necessary to implement the plan for at least a six-year period.
- Align the PROS Plan with other City planning efforts such as the Transportation Master Plan and "station area" sub-area plans near light rail stations.

The GMA also specifies that adopted plans should ensure that strategies for maintaining adopted levels of service are put in place to accommodate planned future development.

The PROS Plan includes goals and objectives, levels of service standards, and capital investments for a six-year period and a longer-term period of 20 years. These features are included in the Comprehensive Plan in various places including the Parks and Recreation Element, the Capital Facilities Element, and the Capital Facilities Background Report. The PROS Plan itself serves as a background report to the Comprehensive Plan.



Efficiently Manages the System

The PROS Plan is designed to efficiently manage the system by:

- Maximizing the use of the existing park system to make the best use of park assets.
- Maintaining flexibility to respond to the community's changing needs and desires.
- Serving a diverse and growing population that addresses the increased demands on the system.
- Creating a sustainable model for developing and operating the parks system through adequate resources, partnerships, and other measures.

COMMUNITY INVOLVEMENT

To ensure that the PROS Plan is reflective of residents in the community interests, needs and priorities, the City reached out to community residents, including those who traditionally have lower rates of participation. Outreach and engagement had three goals:

- **Inform the public about the PROS Plan and the opportunity to engage.** Get the word out and provide easy opportunities to engage by going out to the community.
- **Collect action-oriented feedback from a broad range of stakeholders.** Focus engagement around ideas and concepts where the public can make a difference.
- **Situate the PROS Plan within the greater context of SeaTac's growing community.** Link this process to other engagements around the arts, land use planning, and transportation to ensure continuity.

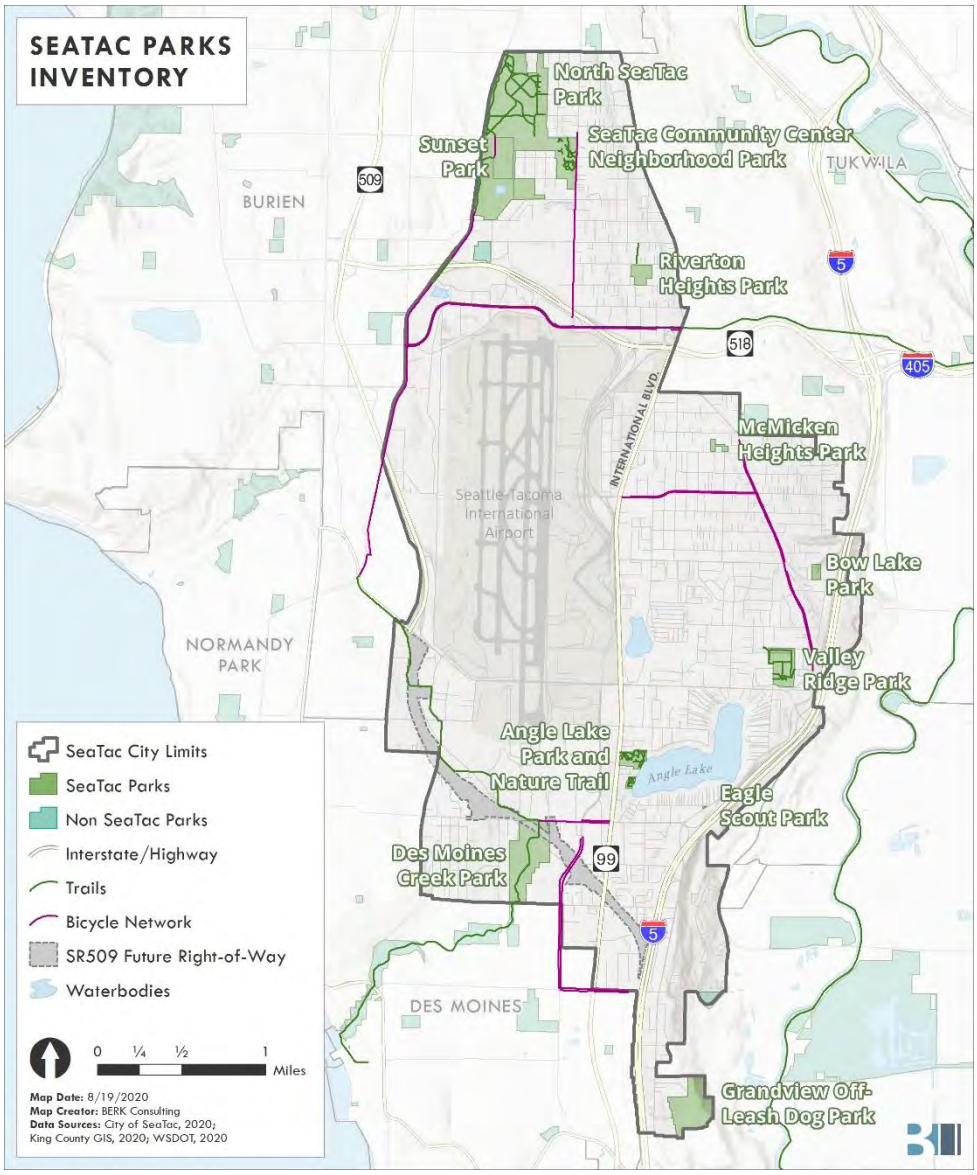
Engagement Events

Two major engagement events helped to reach SeaTac's diverse community: Kid's Fest and the SeaTac 30th Birthday Community Celebration, both drawing hundreds of community members. At these events, community members participated in a series of activities, left written comments, and talked with staff about their needs and desires.

Legislative Review

The PROS Plan underwent legislative review that included public meetings and public hearings with opportunities for public review and comment. This included opportunities for review and public comment at the Parks & Recreation Committee, the Planning Commission, and the City Council.

Exhibit 1. SeaTac Parks and Trails Inventory Map



Sources: City of SeaTac, 2020; BERK, 2020.

PARKS AND RECREATION SYSTEM PLAN

System Inventory

SeaTac has 352 total acres of park properties ranging in size from 2.7 to 165 acres as shown in Exhibit 1. All of the parks are developed with active and passive recreational amenities and support facilities with the exception of Bow Lake Park, which is unimproved open space.

Parks and Recreation System Plan

The development of the system plan is based on information from the demand and need analysis in section 4.0 and input received through public engagement. Development of the system includes:

SeaTac is a growing community in an area that is already highly developed. Growth will occur primarily through redevelopment, whether it is for residential, business, or civic uses such as parks and recreation. Given such conditions, future development of the parks system is anticipated to include:

- The provision of neighborhood and community park amenities within ½ mile of all residents. In denser areas near light rail stations or the City Center, a ¼ mile standard is targeted.
- The development of existing park lands by adding new facilities and amenities in accordance with community needs.
- Emphasis on connecting parks to each other and other civic facilities through a comprehensive set of trails.
- Adding indoor facilities to the City's inventory to support recreation programming, community gathering, and activity options during inclement weather.
- Continued investment in the maintenance and operations of the system as it grows.
- Balancing active and passive recreation facilities to meet community needs.

TRAILS

Trails is a broad term that could include various types of pathways. In the PROS Plan the term trails includes off-road linear pathways and recreational pathways within park facilities. It generally excludes non-motorized facilities associated with the roadway network, such as sidewalks and bike lanes. Although for regional trail systems, segments may include roadway facilities that provide linkages between off-road segments.

In addition to the overall improvement of the system and connections, this plan identifies specific improvements for existing parks within the system. These park-specific plans can be found in section 5.2.

LEVEL OF SERVICE AND PLANNED FACILITIES

Level of service (LOS) refers to the amount and quality of parks, open space, and trails that are necessary to meet current and future needs. The LOS helps establish SeaTac's capital facility program. It also aligns the plan with state growth management goals for the provision of adequate parks and recreation services.

SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community in 2019 through the 6-year period of 2026 and 2035 consistent with the City's Comprehensive Plan. The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow. The LOS for the SeaTac parks and recreation system is multi-faceted and includes the following metrics:

- **Capital investment.** Maintain the current investment per capita as growth occurs. This ensures that SeaTac's parks and recreation facilities grow as its population increases. Capital investment LOS is $3,200 per City resident.
- **Operations and maintenance.** Maintain the current investment in operations and maintenance of $190 per capita as growth occurs. Keeping assets safe and well maintained is a community priority. Recreational programming and community events are also valued. Steady investment in operations and maintenance means that as the community grows the City is able to maintain its facilities and keep pace with increased demands for recreational activities.
- **Assets.** These LOS measures direct where investments should be made to address community needs. LOS is based on the current ratios of LOS per thousand population.
    - **Indoor facilities:** 1,020 square feet per 1,000 population
    - **Citywide parks:**
        - Base: 5 developed acres per 1,000 population
        - Target: 12.1 total acres per 1,000 population

ACTIVE RECREATION

Active recreation refers to leisure activities that require more formal facilities or equipment such as swimming areas, playgrounds, play fields, courts. Often active recreation is performed with others.

PASSIVE RECREATION

Passive recreation refers to leisure activities that are performed alone or do not require special facilities or equipment. This includes activities such as walking or biking on trails, picnicking, gardening, or photography.

- **Community and Neighborhood parks:**
  - Base: 1.8 developed acres per 1,000 population
  - Target: 2.1 total acres per 1,000 population
- **Trail miles:**
  - Base: 950 feet of parks and off-road trails per 1,000 population
  - Target: 250 feet of off-road trails per 1,000 population

Based on expected growth from 2020-2040, the capital facility program would meet minimum LOS, and in some cases exceed it. Exhibit 2 shows LOS for three periods. 2026 represents the initial six-year planning period for capital facilities. 2035 is consistent with the horizon of SeaTac's current Comprehensive Plan. 2040 represents a 20-year planning period.

Exhibit 2. Level of Service 2020-2040

Measure	Measure	2020- 2026	2020- 2035	2020- 2040
Citywide Parks (Total Acres)	Acres	42	112	135
Citywide (Developed Acres)	Acres	17	46	56
Community and Neighborhood Parks (Total Acres)	Acres	7	19	23
Community and Neighborhood Parks (Developed)	Acres	6	17	20
Trails (Total Feet in Parks and Off-Road)	Feet	3,318	8,775	10,631
Trails (Feet, Off Road)	Feet	873	2,309	2,798
Indoor Facilities	Sq. ft.	3,562	9,422	11,414
System Investment per Capita	$	$11,175,182	$29,558,400	$35,808,000
Annual M&O Investment	$	$6,207,726	$7,299,230	$7,670,300

Source: BERK, 2020.

Implementation

Several factors will come together to guide SeaTac in building and maintaining its high quality PROS system. Section 7.0 Implementation Strategies identifies actions that City staff, the Planning Commission, and City Council can take to advance the specific goals and objectives of the plan. Overall, the PROS Plan establishes guidance for system development in four areas:

- **Community Levels of Service** will drive the quantity of park elements (acres, miles, building space) and value of operations and maintenance investments SeaTac will provide for the system as a whole. These quantities and investments are reflected in the Capital Program and Implementation. These are addressed in Section 4.4 Level of Service.
- **Access** policies identify priorities for location of improved or acquired facilities and are illustrated on **Opportunity** maps. See Section 1.2, Goal 10.2.
- **Quality and Completeness** refers to park classifications and minimum guidelines that steer park improvements over time. Park improvement concepts illustrate how existing parks can be enhanced with sensitivity to their purpose and environmental conditions. These are considered most directly in this Section 5.2 System-Wide Recommendations.
- **Capital Program and Implementation:** A schedule of park improvements for the years 2020-2026 and through 2035 is included reflecting the LOS, Access and Opportunity, and Quality and Completeness policies and principles. See Chapter 6.0 PROS Capital Improvement Plan.

PLAN ORGANIZATION

The PROS Plan is organized around the following chapters:

1	Vision, Goals, and Objectives
2	Inventory and Management
3	Community Involvement
4	Demand and Need
5	Parks and Recreational System Plan
6	Capital Facilities Plan
7	Implementation Strategies

1.0 Vision, Goals, & Objectives

This section contains SeaTac's parks, recreation, and open space goals and objectives. Goals demonstrate the conditions that SeaTac is striving for in the development of its parks and recreation system. The objectives provide the direction needed to achieve each goal's intent. *(Please note that the goals and objectives below are the same as the goals and policies in the Comprehensive Plan PROS Element.)*

1.1 VISION

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

1.2 GOALS AND OBJECTIVES

GOAL 1 Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.

Developing an efficient, quality park, and recreation system and program requires sound planning for the future. The City of SeaTac established level of service measures to guide the development of the system as its population grows and changes.

Objective 1A Use the level of service for Capital Investments as the primary measure of SeaTac's ability to provide parks facilities that keep pace with population growth.

Objective 1B Use the PROS Capital Improvement Program as the primary source for identifying park projects.

Objective 1C Use the level of service for Operations and Maintenance to ensure the quality of PROS facilities and programs as the community grows.

Objective 1D Add community and neighborhood park facilities with a blend of active and passive facilities to achieve the adopted level of service standard.

Objective 1E Expand existing Community Center facilities or add new indoor facilities to maintain the adopted level of service.

Objective1F Develop a system of distinctively designed recreational trails (pedestrian/jogging/bicycle/horse) throughout SeaTac, both within and between parks, that provide better access by connecting parks and recreation facilities to the local and regional trail system.

Objective 1G Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan.

GOAL 2 Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.

New PROS facilities may come through new acquisition, but also through expansion or improvement of existing facilities, or through cooperative agreements with other public and non-profit agencies. While Goal 10.1 and adopted level of service measures guide the types and amount of facilities needed to grow SeaTac's system as the city's population increases, this goal directs the distribution of parks facilities and recreational programming within the system. The City has consistently aimed to achieve the objective of all residents living within a ½ mile walk of a neighborhood or community park. This ensures geographic equity and accessibility to the health and recreation benefits of these facilities. Within the City's transit-oriented development areas (including the city center area, the S 154th Street and Angle Lake station areas), SeaTac should strive to provide parks within ¼ mile walkable areas. In these areas intended for SeaTac's highest density urban development residents, businesses, and visitors all benefit from increased availability of parks and open space areas.

Objective 2A Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park.

Objective 2B Prioritize the acquisition of new land for parks and recreation using the following criteria:

- The proposed acquisition serves an identified gap area, as shown in Exhibit 42 through Exhibit 44.
- The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).
- The proposed acquisition is within ½ mile of rapid or mass transit facilities or serves a high population density.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed acquisition is located where there are no other recreation partner facilities and the City is the best provider of service, or the

acquisition leverages other recreation partner investments (e.g. schools, non-profits) to advance healthy lifestyles in underserved areas.

- The proposed acquisition can meet the criteria for a neighborhood park or special use park in the Urban Center.

Objective 2C Prioritize the expansion, redevelopment, or improvement of existing vacant or underutilized facilities using the following criteria:

- The proposed facility serves an identified gap area, as shown in Exhibit 42 through Exhibit 44.
- The proposed facility leverages the existing system and adds capacity and variety to serve more users.
- The proposed facility expands the use of school or other publicly-owned sites.
- The proposed facility creates a neighborhood or community park.
- The proposed facility creates indoor recreation space.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).
- The proposed expansion, redevelopment, or improvement serves a high population density, or accessible by frequent transit service (twice per hour or better).
- The proposed facility addresses the need for additional active recreational facilities as identified through the PROS Plan or other community engagement processes such as athletic fields, dog parks, or other special use needs.

Objective 2D Identify lands appropriate for park and open space purposes including:

- Natural areas and features with outstanding scenic or recreational value;
- Lands that may provide public access to creeks and lakes;
- Lands that visually or physically connect natural areas or provide important linkages for recreation, plant communities, and wildlife habitat;
- Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming, or picnic activities on a regional or community-sized scale;

- Lands that provide an appropriate setting and location for community center facilities or park land, if the needs evaluation reflects a deficiency; and
- Park land that enhances the surrounding land uses.
- Lands that provide access to residents that are currently more than ½ mile from an existing park, recreation, or open space facility.

Objective 2E Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development.

GOAL 3 Provide a balanced, quality park and recreational system and offer a wide range of park and recreational facilities to community members and visitors of various ages and physical capabilities, cultural backgrounds, abilities, incomes, and participation levels.

SeaTac is a growing community of people from diverse backgrounds and cultures and visited by people from around the world. Parks and recreation facilities promote healthy and active lifestyles, help build community identity, and are significant public amenities. As such they need to be accessible and affordable to people of all ages, cultural and ethnic backgrounds, incomes, physical abilities, and participation levels. People rely on public parks for physical and mental health, entertainment, play, recreation, and socialization opportunities. It is important to continue developing the system to serve a wide range of community needs and interests.

Objective 3A Develop recreation facilities and programs that accommodate a range of ages, cultures, and activities.

Objective 3B Provide recreational opportunities that do not discriminate against any participant, regardless of race, creed, color, sex, or special need, and eliminate barriers to special populations, such as elderly, physically challenged, and economically disadvantaged people.

Objective 3C Develop and expand community-oriented enrichment programs and events that are affordable, responsive to expressed demands, and address identified community needs.

Objective 3D Bring innovative recreation opportunities to SeaTac that serve the community and distinguish the City from surrounding communities.

Objective 3E Provide opportunities to connect to health and human services resources through the parks and recreation system.

GOAL 4 Maintain, remodel, and upgrade park and recreational facilities to respond to changing uses and attain and preserve operational efficiency.

Maintenance of the parks system is a priority to SeaTac residents because they value the amenities of the system and wish to ensure the safety and usability of their investment.

Objective 4A Periodically review buildings and other park improvements to determine if the public's needs are being met and make changes as necessary to meet those needs efficiently.

Objective 4B 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 costs when possible.

Objective 4C Provide clean, safe, and attractive parks for public use through a maintenance program commensurate with the intensity of use and character of the park and facilities.

Objective 4D Encourage volunteer and civic groups to take part in appropriate periodic maintenance and improvement of park facilities.

Objective 4E Minimize parks and recreational facilities' impacts (e.g., noise, security, lighting, and traffic) on adjacent neighborhoods.

GOAL 5 Ensure safe and convenient access to recreational lands, facilities, and programs.

Parks and recreation facilities should be physically and socially accessible. This includes locating larger regional and community parks in locations that are easily accessed by car or public transit and by linking facilities through a system of trails, sidewalks, and bike lanes consistent with SeaTac's non-motorized transportation plans.

Objective 5A Locate major recreational facilities that generate large amounts of traffic (e.g., ballfields) on sites with public transit and direct arterial street access.

Objective 5B Promote uniform signage and lighting throughout the City's system of parks, open space, and trails.

Objective 5C Improve access to SeaTac parks and recreation facilities by using signage to provide wayfinding from other civic locations.

Objective 5D Coordinate parks, open space, pedestrian walkways, bike paths, and urban trail system development with the area's unique open space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites.

GOAL 6 Cooperate with governmental agencies, special districts, nonprofit organizations, and private businesses in providing publicly accessible open space, park facilities, and recreation services.

Intergovernmental and interagency coordination is important to extend the reach of recreational facilities across boundaries and increase potential funding sources. SeaTac has many potential partners such as the Port of Seattle, adjacent Cities, King County, the Highline School District, the YMCA, and multiple utility districts. Coordination with others may provide permanent or temporary solutions to addressing PROS system needs.

Objective 6A Collaborate with agencies, special districts, and other Cities to develop and utilize the community's recreational capabilities.

Objective 6B Work with local school districts to maximize the use of school facilities as activity and recreation centers for all ages.

Objective 6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City.

Objective 6D Pursue a variety of funding and assistance mechanisms for park acquisition and development, including public funding, outside funding, shared use of transportation rights-of-way, and dedications from large residential and commercial developments.

Objective 6E Involve private businesses, service organizations, and neighborhood groups in planning and developing recreational opportunities for neighborhoods and the community.

GOAL 7 Develop community-wide recreational resources which respond to and are consistent with unique site characteristics and community desires.

North SeaTac Park

Objective 7A Develop North SeaTac Park in accordance with Airport land use and safety guidelines.

North SeaTac Park, which is still partially undeveloped, is a community-wide resource with great potential for addressing park and recreational needs. As a park just north of the Airport's runways, the Master Plan takes into account Airport land use and safety guidelines.

Objective 7B Preserve the area surrounding Tub Lake as a natural wetland and increase opportunities for public enjoyment of the area.

Tub Lake is a natural peat bog existing since prehistoric times and a valuable resource for natural aquifer recharge. It has opportunities for interpretive interaction, passive use boardwalks, and wildlife viewing. As such, it should be preserved and protected.

Objective 7C Develop environmentally sensitive public trails connecting the Lakes to Sound Trail to SeaTac Community Center and natural features such as Tub Lake and adjacent wetlands.

The Lakes to Sound Trail, especially the section along Des Moines Memorial Drive, offers opportunities to connect with natural features, such as Tub Lake and adjacent wetlands. With improved access, these resources can be both recreational and educational. Environmentally sensitive trails could include foot, bike, and/or equestrian trails as appropriate.

Des Moines Creek

Objective 7D Preserve the Des Moines Creek area and extend the Des Moines Creek Trail north to Miller Creek and North SeaTac Park with connections to the Lakes to Sound Trail.

The community continues to express support for preservation and passive use of Des Moines Creek. The Des Moines Creek Park property is characterized by a wooded ravine with a creek, which begins at S. 200th Street in SeaTac and continues south to Puget Sound in the City of Des Moines. The Pedestrian Facilities map (see Transportation Element) identifies a trail extension continuing northward along the SR-509 right-of-way. In addition to its recreational value, Des Moines Creek's importance as a fish and wildlife habitat area will be enhanced by this policy.

Objective 7E Work with the Washington State Department of Transportation on land south of S. 200th Street as open space for the enjoyment of local residents and prohibit vehicular traffic from these open space areas.

The natural character of the ravine provides a type of open space which is not found in other areas of the City. The corridor also accommodates a rich array of wildlife and wildflowers, as well as access to a water environment within the City. Retaining these features is important to the quality of this park experience.

Bow Lake

Objective 7F Seek public access to waterfront area(s) of Bow Lake.

Bow Lake is located within a highly urbanized area, surrounded by private commercial development and parking. With acquisition or negotiation of public access and new development to attract activity, Bow Lake could provide a recreational resource in this area.

Historical and Archaeological Resources

Objective 7G Retain significant historical and archaeological resources.

Historical and archaeological resources contribute to community character and maintain ties to the past.

2.0 Inventory and Management

This section is a snapshot in time that shows the facilities, amenities, programs, and maintenance of the PROS system in 2020. It is the starting point for the development of the PROS Plan.

2.1 FACILITIES

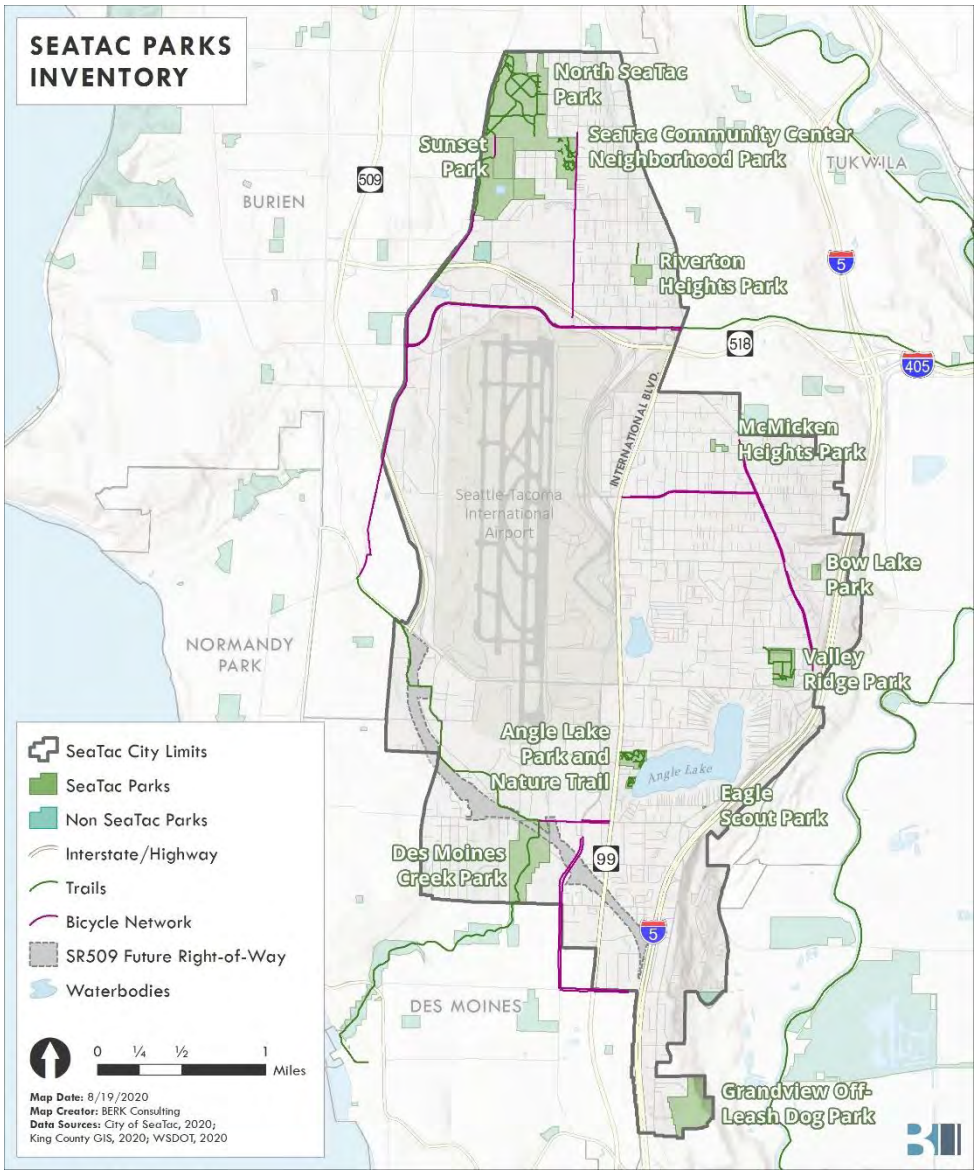
SeaTac has 352 total acres of park properties ranging in size from less than 2 acres to 200 acres as shown in Exhibit 3 and Exhibit 4.

Exhibit 3. SeaTac Park and Trail Facilities

Park	Acres	Developed Acres	Facilities
Angle Lake Park	8.9	8.9	Boat launch, stage, swimming area with lifeguard shack, spray park, fishing, docks, open recreation area, three picnic shelters, barbecue area, restrooms.
Angle Lake Nature Trail	1.9	1.9	Trails.
Bow Lake Park	3.1	2.6	Open space.
Des Moines Creek Park	52.0	0.0	Paved pedestrian and biking trail with trailhead parking.
Eagle Scout Park	0.1	0.1	Landscaped street right-of-way.
Grandview Park	37.7	14.0	Dog park with fencing, trails, benches, kiosk, waste receptacles, open areas, and sani-cans.
McMicken Heights Park	2.4	2.4	Tennis courts, playground equipment, open area.
North SeaTac Park	200.0	81.0	Baseball/soccer fields, playground equipment, outdoor basketball, BMX track, disc golf, climbing boulder, open area, botanical garden, picnic shelter, paved walking trails, restrooms. Indoor facilities: Storage area, community/senior center. Includes SeaTac Community Center Neighborhood Park.
Riverton Heights Park	7.9	2.0	Playground equipment, basketball court, picnic area, community lawn, and open space.
Sunset Park	18.0	14.4	Baseball/soccer/softball fields, tennis courts, paved walking trails, restrooms.
Valley Ridge Park	19.9	19.9	Baseball/soccer/softball fields, tennis courts, skate park, playground equipment, hockey court, and basketball courts. Indoor facilities: Community/teen center.
TRAIL	**FEET**		**DESCRIPTION**
Westside Trail	7,000		The trail is comprised of existing, multi-use pathways, sidewalks, and bike lanes, depending on the segment.[1]

Note: [1]It is not complete, but when finished would run along the west side of North SeaTac Park from South 128th Street to South 136th Street, continue on Des Moines Memorial Drive and the SR509 extension, and then connect to the Des Moines Creek Park trailhead.
Sources: City of SeaTac, 2019; BERK, 2019.

Exhibit 4. SeaTac Parks and Trails Classifications



Sources: City of SeaTac, 2020; BERK, 2020.

2.2 NON-CITY OWNED FACILITIES

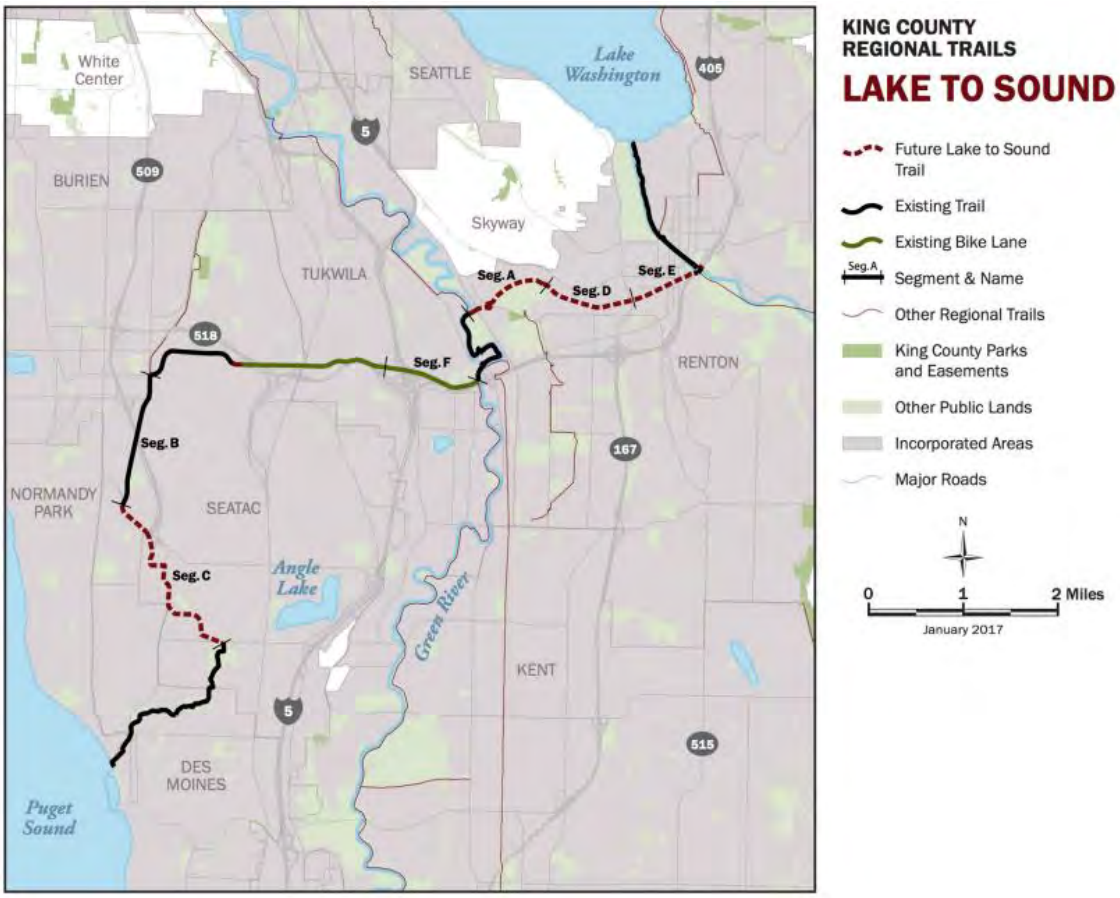
In addition to the facilities managed by the City of SeaTac, there are other resources available in the community managed by public and private organizations. These provide services to SeaTac's residents but are not included in SeaTac's overall PROS system plan in Section 5.0.

King County Regional Trails

The Lake to Sound Trail is anticipated to be a 16 mile multi-use trail that connects Lake Washington in Renton with the Puget Sound in Des Moines. Several segments are planned for construction, including segment C in

SeaTac, which is currently in the design phase, but anticipated to begin construction in 2021 with completion scheduled for late 2022. Exhibit 5 shows the plans for the Lake to Sound Trail.

Exhibit 5. Lake to Sound Trail



Source: King County Parks, 2017.

Community-Based Facilities

Within the City of SeaTac there are a public and private facilities that offer open space, play areas, sports facilities, and other types of recreational options.

- Matt Griffin YMCA includes a gymnasium, pool, rock climbing wall, and a variety of programs in health, wellness, and fitness for people of all ages. Membership is required to use the facility or participate in programming, but financial assistance is available and is based on income. Since the City's only community center is located in the north end of the community in North Sea Tac Park, the YMCA fills a community center gap for residents in south SeaTac.
- Highline Public Schools include sports facilities, playgrounds, and open spaces available for informal community use when not scheduled by the

District. Some fields and facilities may be rented or scheduled for one time or recurring recreational uses. School properties within SeaTac City limits include: Bow Lake Elementary School, McMicken Heights Elementary School, Madrona Elementary School, Valley View Elementary School, Chinook Middle School, and Tyee High School. The City of SeaTac recreation program regularly runs recreational programs out of Bow Lake Elementary School and Tyee High School.

- Outside of SeaTac city limits there are a variety of nearby parks, open spaces, and recreational facilities run by public and private entities that are used by SeaTac residents. These include:
  - Community centers in Des Moines, Tukwila, and Burien.
  - The Highline YMCA in Burien.
  - Foster Pool and Mount Rainier High School Pool.
  - Parks and open spaces managed by Burien, Des Moines, Tukwila, Seattle, King County, Kent, and Normandy

Robert Morris Earthworks Park. Photo by 4Culture.

County Facilities

There is also a park facility owned and managed by King County. Robert Morris Earthworks Park is a four-acre land sculpture that was completed in 1979 on a reclaimed gravel mine. It is used as open space. It is not included in the City's inventory of park and trail facilities, but it is a park facility within SeaTac City limits.

2.3 RECREATIONAL PROGRAMS

Recreation programming offered by the City of SeaTac can largely be grouped into seven main categories: programs for preschool children, youth, teens, adults, and seniors, as well as special events and drop-in programming offered at the SeaTac Community Center. Exhibit 6 outlines participation in the City's recreational programming by program from 2017 to 2019.

Exhibit 6. SeaTac Recreation Programming Participation by Program, 2017-2019

Type	Program	Participation			Measure
		2017	2018	2019	
Preschool Programs	Preschool	6,400	6,400	4,800	Avg. Participants Per Day x 160 days
Youth Programs	Youth Sports	7,920	7,740	2,916	Registrations
	Youth Before/After School	18,800	18,800	18,800	Avg. Participants Per Week x 40 Weeks
	Youth Camp	3,250	3,250	3,700	Avg. Participants Per Week x 13 Weeks
	Home School PE	900	900	900	Avg. Participants Per Week x 30 Weeks
Teen Programs	Teen Center, Drop-In	9,382	9,581	5,939	Visitors
	Teen Camps Week	1,320	1,320	1,320	Avg. Participants s Per Week x 12 Weeks
	Teen Camp Daily	79	87	41	Registrations
Adult Programs	Adult Classes	4,213	4,307	4,048	Registrations
Senior Programs	Senior Trips	1,515	1,312	1,245	Registrations
	Senior Drop-Ins	12,500	12,500	12,500	Visitors
	Senior Classes	290	290	290	Visits
	Senior Lunch Program	12,465	11,931	12,086	Lunches
Community Center	Fitness Room	2,030	2,036	2,122	Registrations
	Drop In Activities	3,038	2,566	2,884	Visitors
Special Events	Art Exhibit	23	15	26	Registrations
	Special Events	4,250	4,860	5,100	Participants
TOTAL		**88,375**	**87,895**	**78,717**	

Sources: City of SeaTac, 2020; BERK, 2020.

As shown below in

Exhibit 7, programming for teens, youth, and preschool children account for over half of the City's recreation programming participation. Nearly a third of the City's recreation programming participation comes from participation in senior programs. Adult programming participation accounts for around 5% of the City's recreation programming participation. Programs with the highest participation rate include before and after school care for youth, drop-in programming at the Senior Center, the Senior Lunch Program, and drop-in programming at the Teen Center.

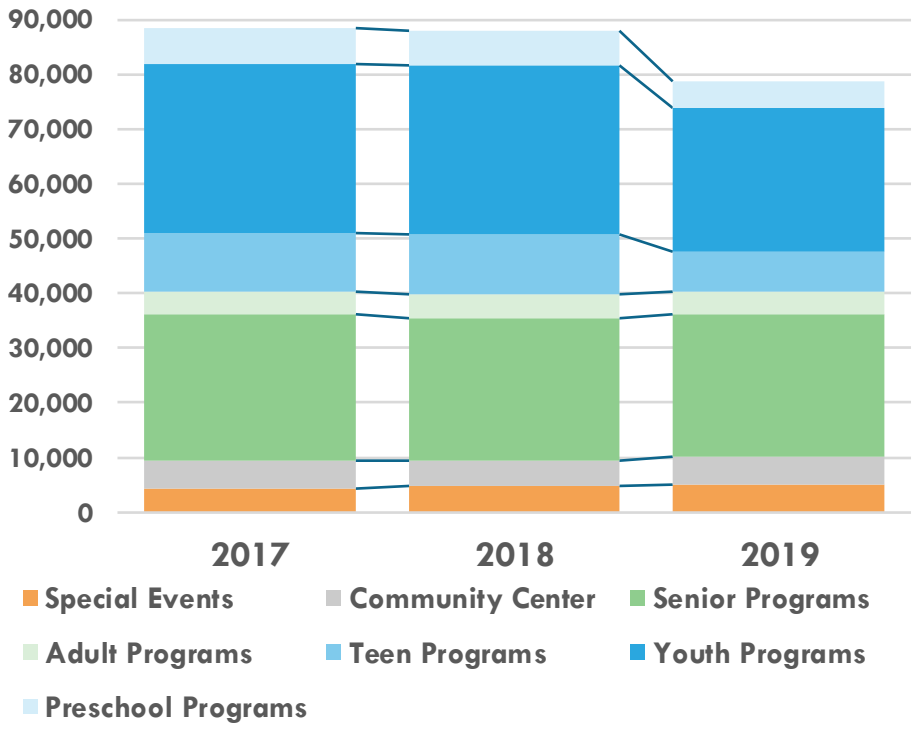
Exhibit 7 and Exhibit 8 below outline participation in the City's recreation programming by category from 2017 to 2019.

Exhibit 7. SeaTac Recreation Programming Participation by Category, 2017-2019

Programming Type	Total Participation			
	2017	2018	2019	Average %
Preschool Programs	6,400	6,400	4,800	**7%**
Youth Programs	30,870	30,690	26,316	**34%**
Teen Programs	10,781	10,988	7,300	**11%**
Adult Programs	4,213	4,307	4,048	**5%**
Senior Programs	26,770	26,033	26,121	**31%**
Community Center	5,068	4,602	5,006	**6%**
Special Events	4,273	4,875	5,126	**6%**

Sources: City of SeaTac, 2020; BERK, 2020.

Exhibit 8. SeaTac Recreation Programming Participation by Category, 2017-2019



Sources: City of SeaTac, 2020; BERK, 2020.

While total participation in the City's recreation programming was relatively constant through 2017 and 2018, the City's recreation programming saw a decline in participation in 2019. This is largely due to reduction in registrations in youth sports, Teen Center drop-ins, and preschool participation.

Based on feedback from staff, reductions in preschool participation can be principally attributed to the increase in free preschool programs offered through local public schools.

2.4 MAINTENANCE ACTIVITIES

The City maintains about 352 acres of parks and recreation grounds as well as around 27,684 feet of trails. Activities include regular parks property maintenance and capital repair, along with ballfield and public gardens maintenance. Parks maintenance staff currently comprise of 12.68 Full-Time Equivalents (FTE): a Parks Project & Operations manager, a Parks Operations supervisor, two Park Operations leads, four Park Operations workers, and 4.67 FTEs of seasonal maintenance workers.

The City's Facilities Division also maintains the City's indoor facilities including:

- SeaTac Community Center
- Valley Ridge Community Center
- City Hall
- Two fire stations
- City maintenance facility

The Facilities Division is comprised of four FTEs: 1 Facilities manager, two Facilities Maintenance workers, and one custodian.

As the park and trail system improves or grows, the level of maintenance should increase, and resources for maintenance should be considered when new facilities are provided for public use.

3.0 Community Involvement

Parks, recreation, and open space systems provide essential facilities and services for a healthy, thriving community. Community involvement in the development of the system is necessary to matching community needs and desires to the facilities, programs, and amenities offered. This section summarizes the input received in the development of the PROS Plan.

3.1 INVOLVEMENT GOALS

To ensure that the PROS Plan is reflective of residents in the community interests, needs and priorities, the City reached out to community residents, including those who traditionally have lower rates of participation. Outreach and engagement had three goals:

- **Inform the public about the PROS Plan and the opportunity to engage.** Use print, electronic, and in person methods to let people know about the plan. SeaTac PROS staff distributed postcards by mail and at City events. Messages were sent through City newsletters and by email to those who subscribed to City communications.
- **Collect action-oriented feedback from a broad range of stakeholders.** Focus engagement around ideas and concepts where the public can make a difference. To develop the plan the City focused on engagement during community events that drew participants that represented the richness of SeaTac's community. Engagement asked people about their needs and priorities for facilities and programs. It also provided opportunities for people to make comments about the specific facilities they use.
- **Situate the PROS Plan within the greater context of SeaTac's growing community.** Link this process to other engagements around the arts, land use planning, and transportation to ensure continuity. Information about community needs and interests came from other recent plans and planning efforts. Community needs and demographic information came from the Human Services Needs Assessment. Information about trails, sidewalks, connectivity, and access came from the Transportation Master Plan. Land use information came from the Comprehensive Plan. The Arts and Culture Master Plan process was run concurrently and included opportunities for collaboration on the design and distribution of community gathering spaces.

3.2 ENGAGEMENT EVENTS

Two major engagement events helped to reach SeaTac's diverse community: Kid's Fest and the SeaTac 30th Birthday Community Celebration, both drawing hundreds of community members.

Kid's Fest is an annual summertime event that draws families of all cultures for an evening of games, crafts, music, entertainment, and other fun activities. Participants stopped by the PROS booth and were able to share their vision, needs, and preferences for parks and recreation while engaging in fun activities. The PROS Planning team also distributed pencils and quick survey cards to attendees in line for other activities.

Children and youth shared ideas at Kid's Fest.

At the Kid's Fest participants identified their top parks needs as:

- Places with opportunities to play including playgrounds, fields, splashpads, dog parks, and skate parks.
- Gathering spots for family and the community.
- Well maintained and safe park facilities.
- Additional programming options. (See below)
- Free or low cost opportunities for health, wellness, and fitness.
- Opportunities to be outdoors or in nature.

Suggested programming options included one-time events such as festivals, a dance party, petting zoo, or sing-alongs. Ongoing events such as concerts or movies in the park were also mentioned, as well as classes for families and youth including programs for dance, arts and crafts, orienteering, or Zumba.

Two other themes that came out of this event. One was a desire for better connectivity to parks and recreation facilities. Ideas included building more parks that residents can walk to, connecting parks through trail systems, and providing better access by transit or by car. The second was to ensure that parks and recreation was welcoming to the whole community. This drew on the idea of connectivity by making sure that there is physical access to parks for all residents. However, it also embraced the idea of inclusivity –

Ideas in progress at Kid's Fest.

or ensuring that events, programs, and activities appealed to people of many cultures and that residents could see their cultures represented in the design of parks and facilities.

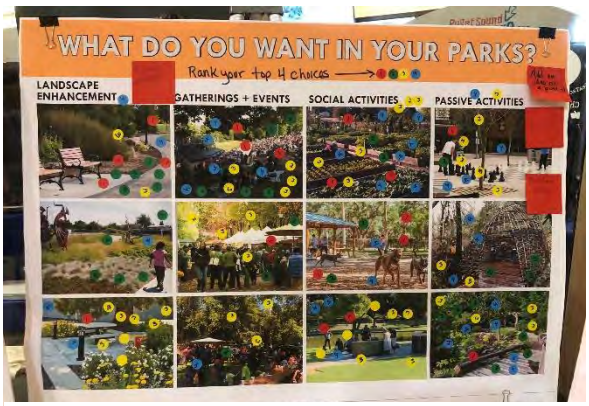
SeaTac's 30th Birthday Celebration was held on February 29, 2020. This was a community celebration held at SeaTac Community Center to celebrate the community's incorporation as a City. City booths offered information and activities for participants alongside games, community entertainment, food, and drinks. While this event drew families, it also drew participants that tended to be a bit older and who had lived in SeaTac for a longer time.

PROS Planners asked participants provide input in three main areas, building on the input already collected. People commented on the needs and improvements to parks in the parks system. There was a dot activity to prioritize different possibilities for the expansion of parks and recreation facilities. Participants also could comment on their desires for recreation programming. In the dot exercises respondents were given dots numbered 1-4 to represent their top four priorities and could "spend" them on a variety of options.

Lots of input on the future parks system.

Here is what we learned from this event:

- About two-thirds of participants prioritized trails and play as the most desired recreational facilities. Trails received the most overall votes.
- Active facilities such as skate parks or bike tracks were favored by about half of the respondents. Fields and courts received the highest number of first and second priority dots.
- Enhancing landscapes to enhance natural environmental features were favored by about half the respondents.
- Facilities that supported gathering, social events, and community activities were a priority for about half of the respondents.



Trails and play spaces were top desires.

- Participants supported a wide range of recreational program additions, but two categories stood out. People wanted options for more indoor activities. They also wanted options that met community needs for youth, seniors, and people with disabilities.
- Existing parks received nearly 100 comments regarding facility and design improvements.

3.3 LEGISLATIVE REVIEW

The PROS Plan underwent legislative review that included public meetings and public hearings with opportunities for public review and comment.

- The Parks & Recreation Committee, comprised of three City Council members, received a series of briefings and provided direction for the PROS Plan. They forwarded a recommendation on the Plan to the full Council.
- The Planning Commission is an appointed board that advises the public Council on matters related to SeaTac's land use, including proposed changes to the City's Comprehensive Plan. They conduct public review and hearings related to the update of the PROS element and related policy amendments in other sections of the Comprehensive Plan.
- The City Council deliberates on and adopts the final PROS Plan and related Comprehensive Plan elements. This is done in a series of public meetings.

4.0 Demand and Need

This section identifies the community's needs and desires for the PROS system. It is based upon a demographic profile of SeaTac, a review of recreation trends and benchmarks, community input, and an assessment of gaps and needs. The demand and need shown in this section provide direction for the future development of the PROS system.

In addition to addressing needs and trends, this section identifies levels of service that are meant to guide the City's investment in the system improvement and operation. The levels of service help the City understand the strengths and areas of improvement of its Parks, Recreation, and Open Space (PROS) system; levels of service are also required and support the City's Comprehensive Plan Capital Facilities Element and Parks and Recreation Element to meet Growth Management Act requirements. Within the levels of service evaluation, benchmarks to other agency systems are provided for context.

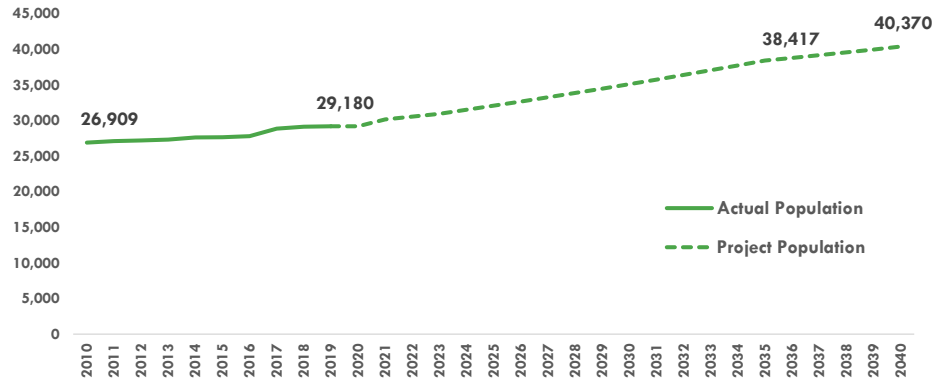
4.1 COMMUNITY PROFILE

SeaTac is expected to continue growing and at a faster rate than it has grown in previous years. Median household income is not keeping up with inflation. A growing population with less household income is more likely to rely on community resources for recreation, entertainment, and health. Trends indicate that SeaTac's population is getting younger and household sizes are slowly increasing. The community is also becoming more diverse as it welcomes immigrants into the community. This indicates that there may be increased demand for facilities that serve youth and families as well as families that meet the needs of people from a wide variety of cultures. Details about the community profile are below.

Population

The City of SeaTac has had modest population growth since the year 2010, as shown in Exhibit 9. Its 2019 resident population was 29,180 people, and by 2035 the population is estimated to be 38,417 consistent with the city's growth share in Countywide Planning Policies. It should be noted that the State's Office of Financial Management has estimated the City's 2020 population to be the same as 2019 at 29,180. Although the resident population is 29,180, the daily population exceeds 171,380 when employment and average airport and hotel guest users are accounted for.

Exhibit 9. Population Growth

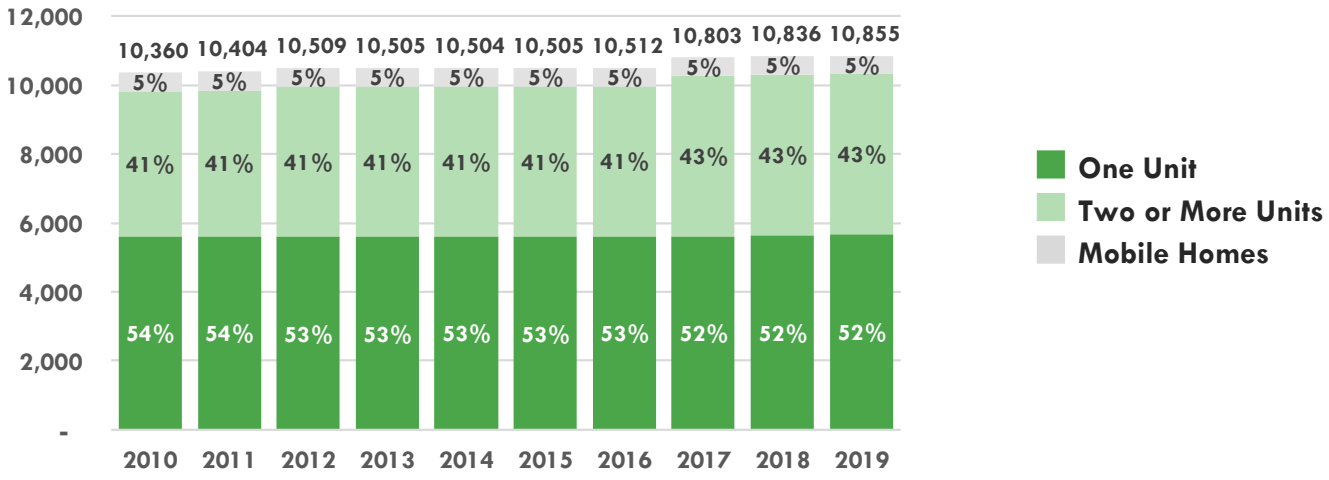


Sources: Washington State Office of Financial Management, 2019; PSRC LUV, 2017; City of SeaTac, 2020; BERK, 2020.

Household Characteristics

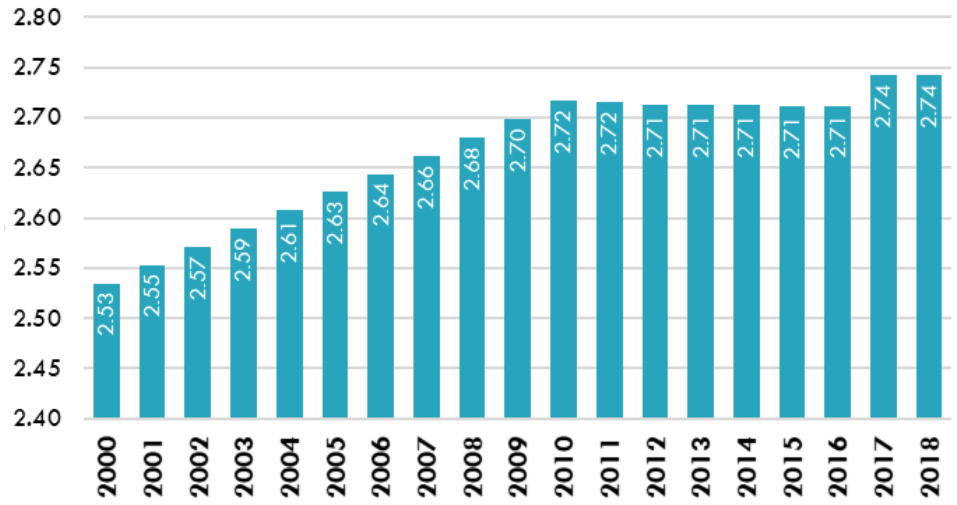
As of 2019, there are 10,855 households in SeaTac (Exhibit 10) with about half of the households living in single-family homes. The remaining households primarily live in multi-family dwellings, although about 5% live in mobile home units. The split between multi-family and single-family house remained nearly steady, with only a slight trend toward additional multi-family units. Exhibit 12 shows that the percentage of people living in one and two-person households has decreased slightly and the percentage of people living in households with four or more people has increased. This indicates that there is an increasing number of family households. This is also supported by the fact that the number of persons per household in SeaTac has increased from 2.53 in 2000 to 2.74 in 2019 as shown in Exhibit 11. By comparison, the number of persons per household in King County ranged from 2.30 to 2.35 during the same period.

Exhibit 10. Housing Unit Sizes



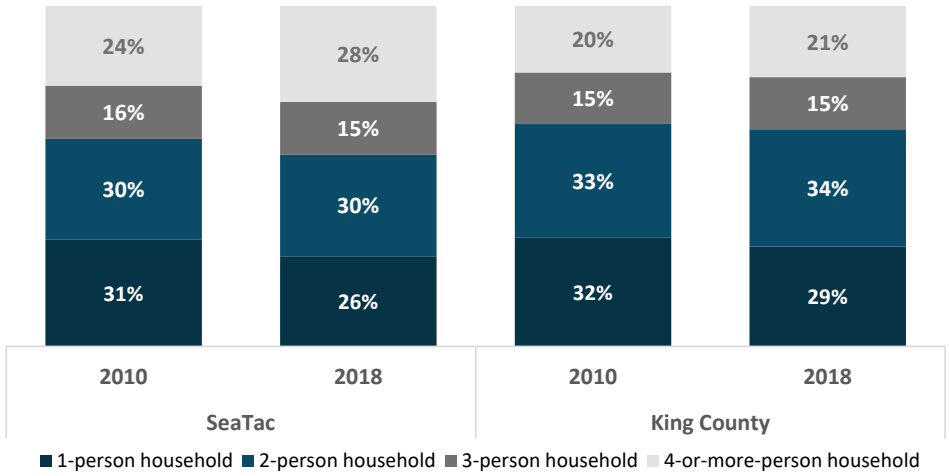
Sources: Washington State Office of Financial Management, 2019; BERK, 2019.

Exhibit 11. Average Household Size



Sources: Washington State Office of Financial Management, 2019; BERK, 2019.

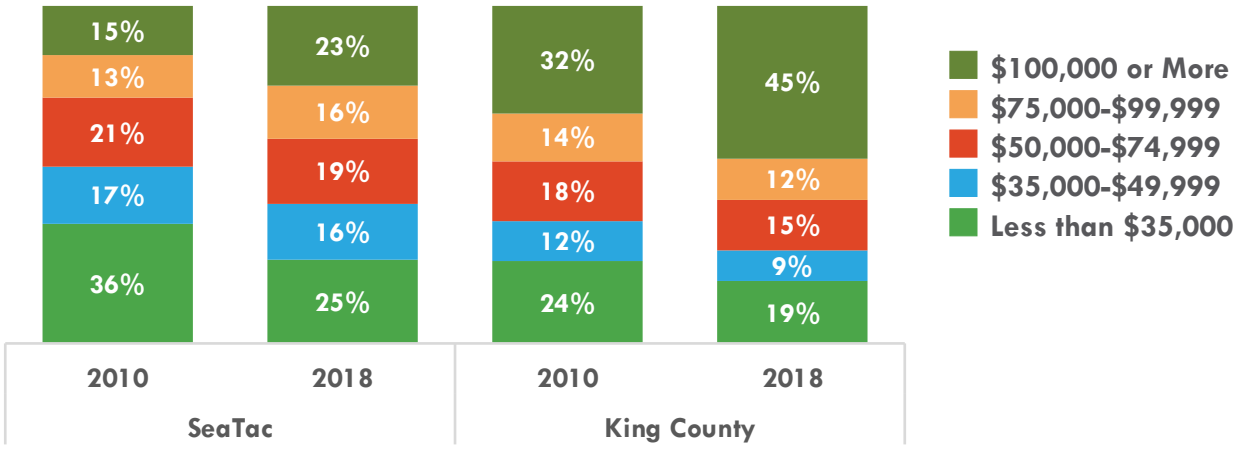
Exhibit 12. SeaTac Persons per Household



Sources: American Community Survey 5-year Estimates S2501, 2010 & 2018; BERK, 2020.

Household income in SeaTac has been stagnant over the past few years. Exhibit 13 also shows that the percentage of people making less than $35,000 dropped by 11% from 2010-2018 and the percentage of people making over $75,000 increased by about 3%.

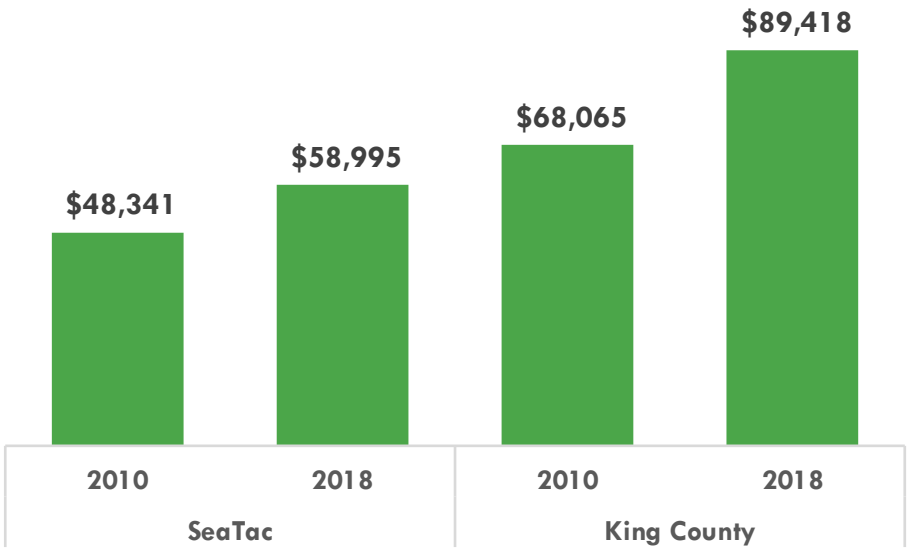
Exhibit 13. Household Income Distribution Comparison, 2010 & 2018



Sources: American Community Survey 5-year Estimates S1901, 2010 & 2018; BERK, 2020.

As shown in Exhibit 14, median income within the City increased between 2010 and 2018 by about 22%. However, median income in King County is nearly 51% higher than within the City.

Exhibit 14. Household Median Income Comparison, 2010 & 2018

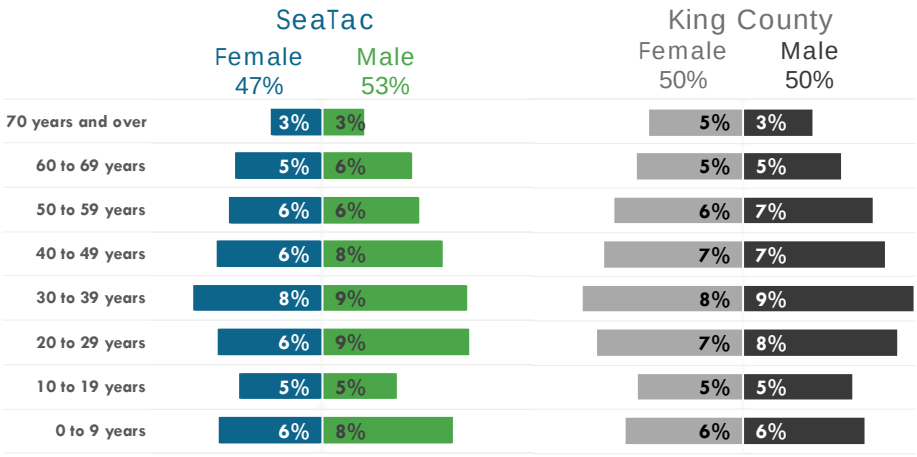


Sources: American Community Survey 5-year Estimates S1901, 2010 & 2018; BERK, 2020.

Age

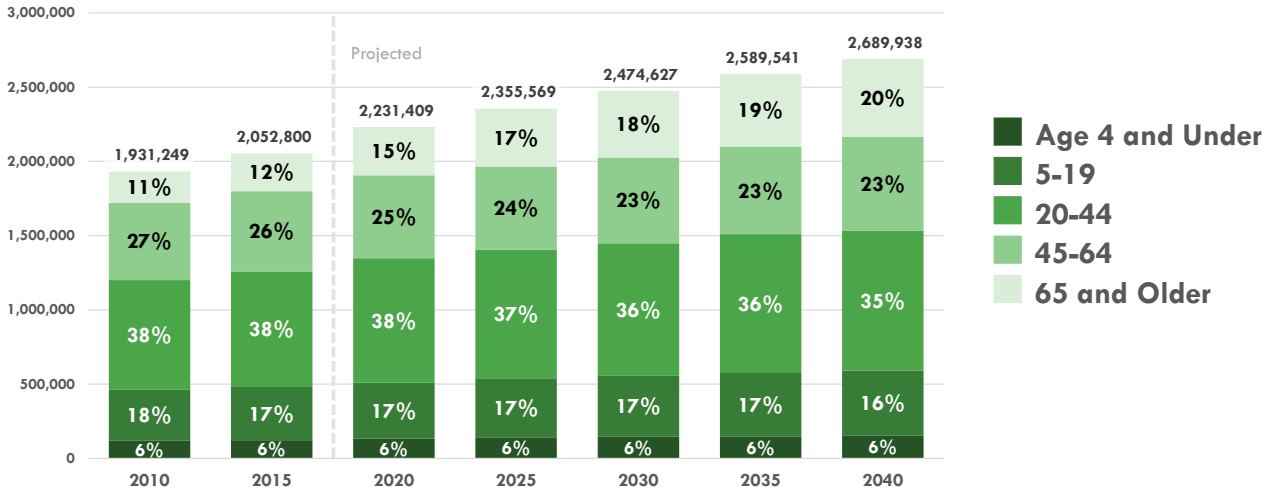
As shown in Exhibit 15, almost a quarter of SeaTac's population is under 20 years old while 17% of the City's population is 60 years or older. This is fairly in line with the distribution of age in King County's population. As shown in Exhibit 16, King County's age distribution is expected to skew older over the course of the PROS Plan period.

Exhibit 15. Age Comparison, 2018



Sources: American Community Survey 5-year Estimates S0101, 2018; BERK, 2020.

Exhibit 16. King County Population and Age Projections, 2010-2040



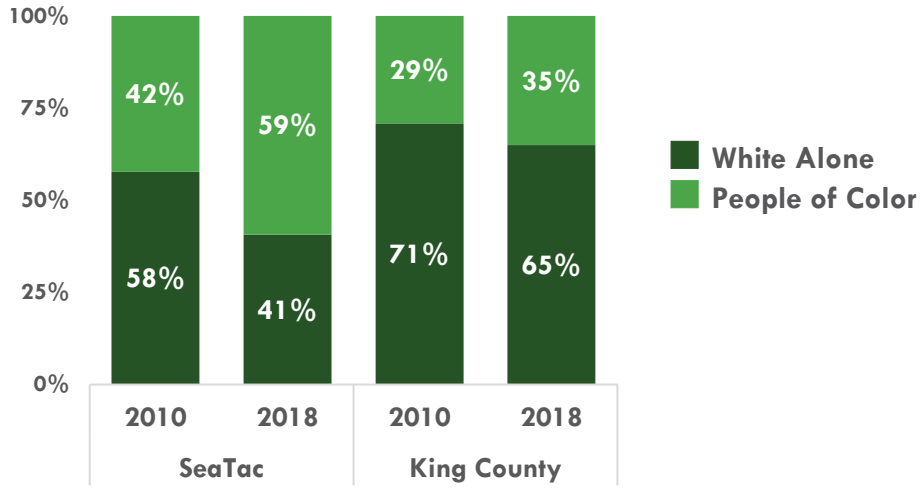
Sources: Washington State Office of Financial Management, 2019; BERK, 2020.

Diversity

A higher proportion of SeaTac's population identified as people of color in 2018 than in 2010. Exhibit 17 shows that in 2010, 42% of the community identified as people of color, but by 2018, 59% of the community identified as such.[1]

[1] *People of color* is not a term used in the Census and is used here to represent all people who identify as other than white alone.

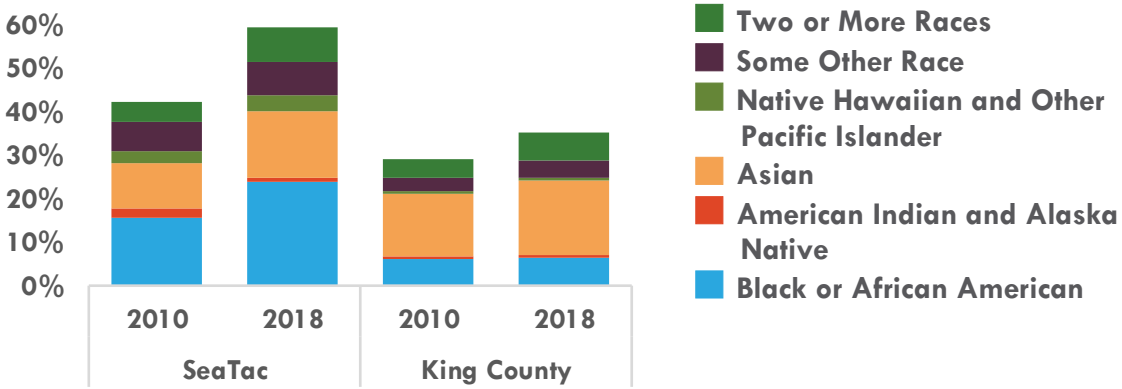
Exhibit 17. Race Comparison, 2010 & 2018



Sources: American Community Survey 5-year Estimates B02001, 2018; BERK, 2020.

As shown in Exhibit 18, SeaTac is a more diverse community than King County overall and has been increasing in diversity over the past several years. The largest racial groups in SeaTac include those who identify as Black or African American (24% of the total population), Asian (15% of the total population), or two or more races (8% of the total population). Approximately 18% of the community identifies as Latinx.[2,3]

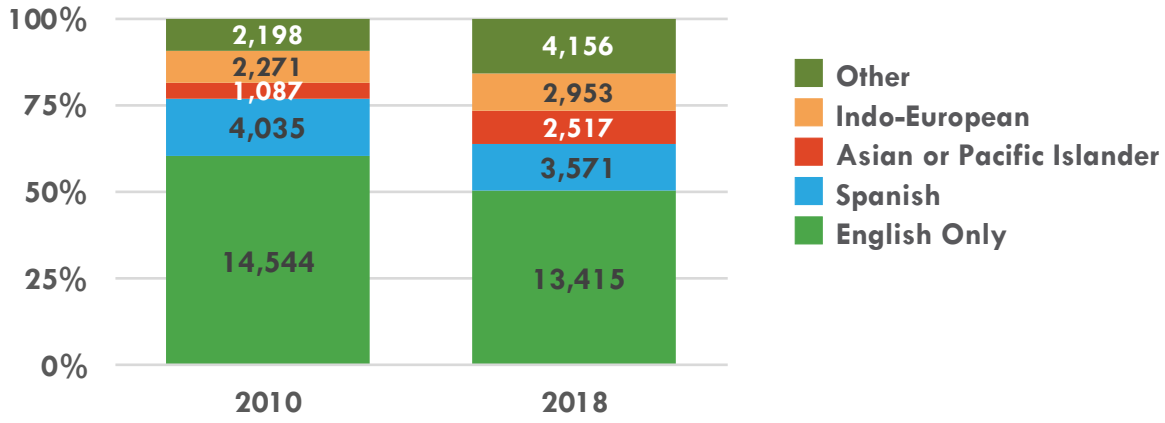
Exhibit 18. Diversity Comparison, 2010 & 2018



[2] City of SeaTac Human Services Needs Assessment, 2018.
[3] Latinx is a gender-neutral term used to describe a person of Latin-American descent.

Some of the diversity in the community comes from the number of refugee and immigrant people who make their homes in SeaTac. Exhibit 19 shows that the number of people speaking only English at home has decreased from 60% in 2010 to 50% in 2018. This has been accompanied by increases in the number of people who speak Asian or Pacific Islander languages, Indo-European languages, and other languages. Data USA notes that the most commonly spoken languages other than English are Spanish, African languages, and Indic languages. It also notes the most common countries of origin for SeaTac's residents are Mexico, the Philippines, and India.

Exhibit 19. Language Spoken at Home, 2010 & 2018

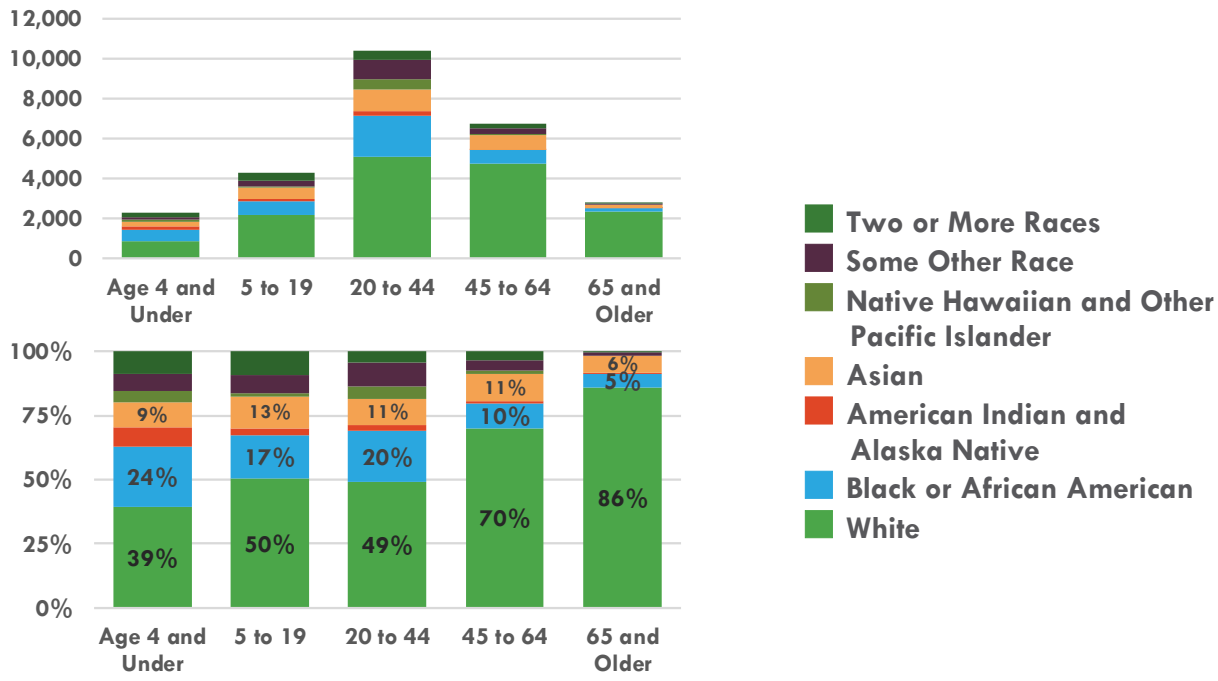


Sources: US Census Bureau American Community Survey 5-year Estimates, 2018; BERK, 2020.

Age and Diversity

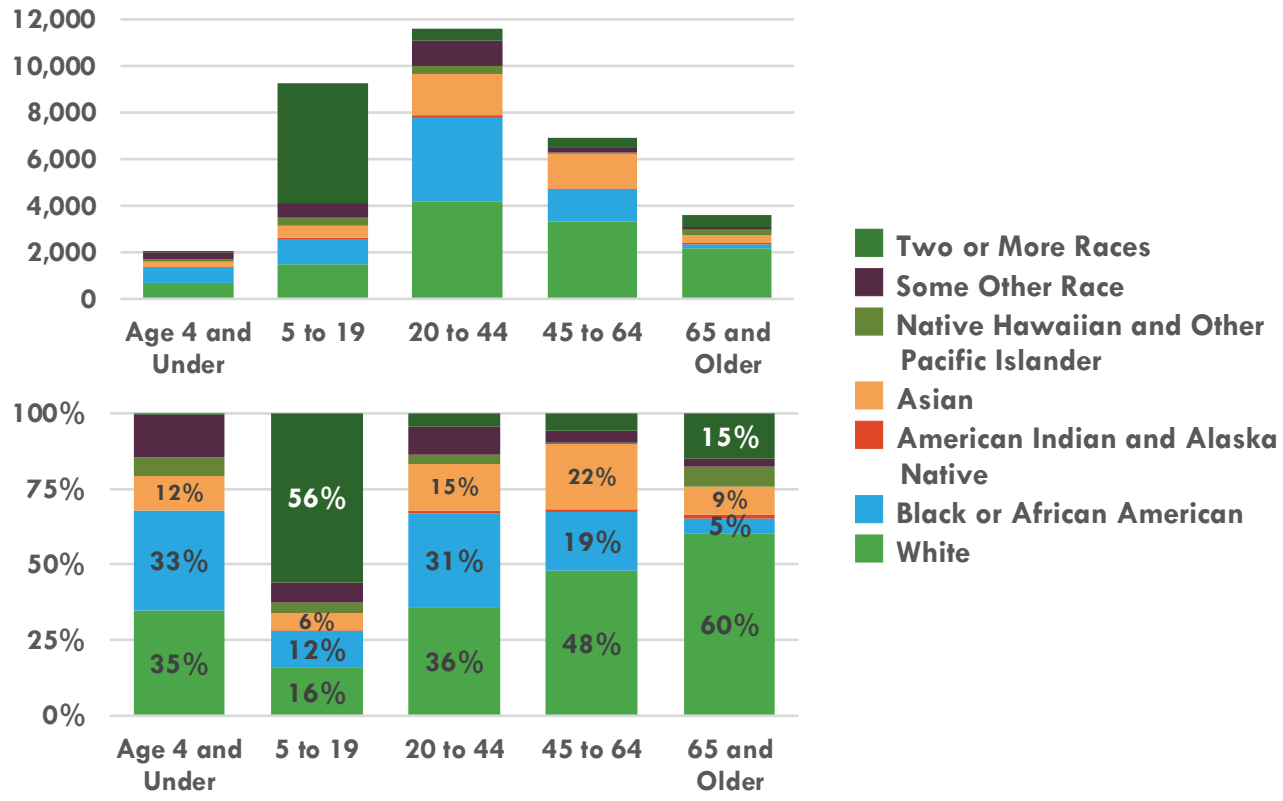
Statistics that look at diversity by age group show that older adults, those over 65, are more likely to identify as white. Children and youth age 19 and younger are much more likely to identify as people of color. This underscores the need for culturally relevant facilities and programming options.

Exhibit 20. Age and Ethnicity, 2010



Sources: American Community Survey 5-year Estimates, 2018; BERK, 2020.

Exhibit 21. Age and Ethnicity,2018

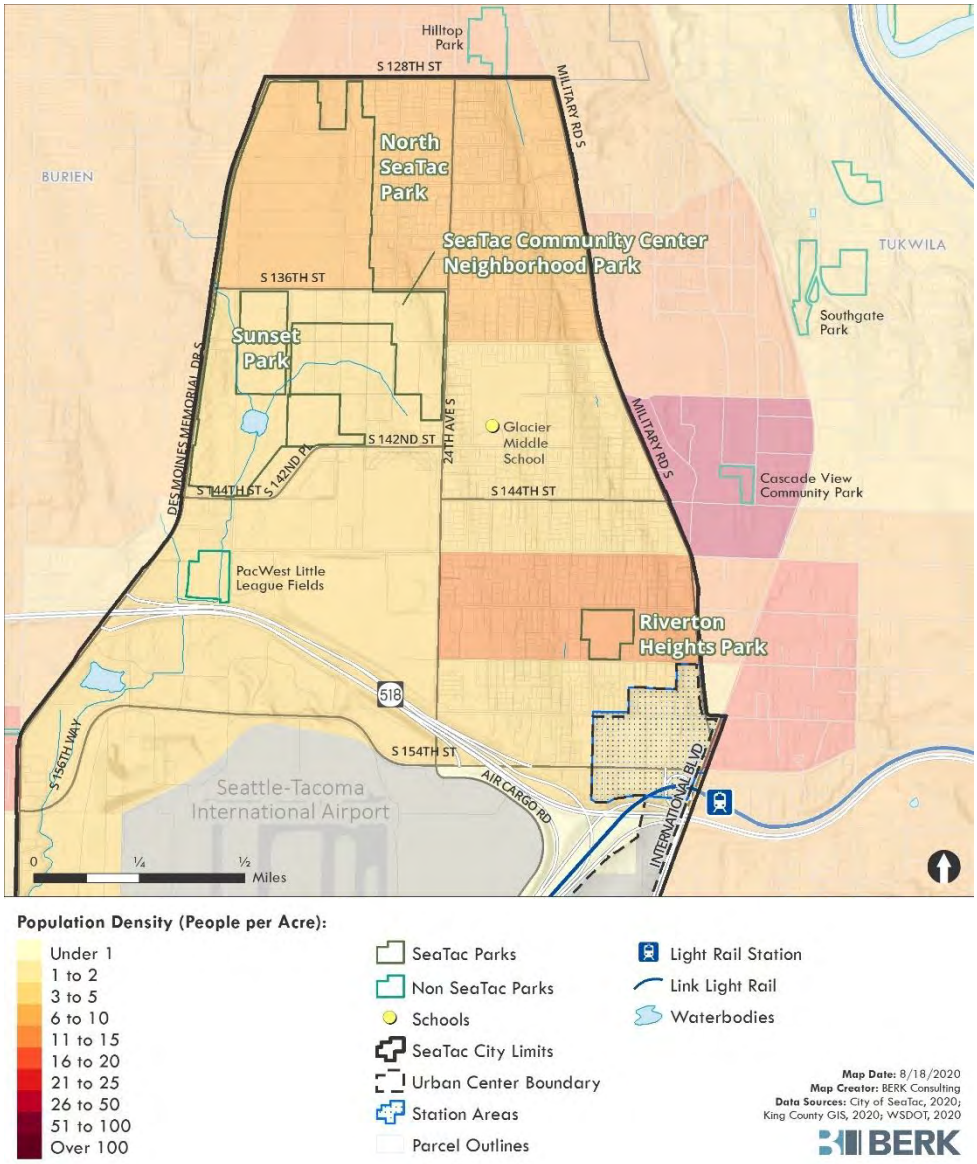


Sources: American Community Survey 5-year Estimates, 2018; BERK, 2020.

4.2 ACCESS AND POPULATION DENSITY

As described in Goal 10.2 and associated policies, equitable access to parks within a half-mile of a resident's home is important to the health and well-being of the community. This section presents a series of maps depicting population density as well as a "network" analysis of park accessibility where each property's ability to access a park within a half mile from a street or trail is examined. The maps are presented in a series to illustrate the accessibility to parks with amenities and how accessibility will improve if adding improvements to parks that are narrow in improvement now. The gaps shrink if there is accessibility to other agency's parks (e.g. parks on periphery of city limits) and if schools and their onsite recreation is available, though that may be restricted to non-school hours.

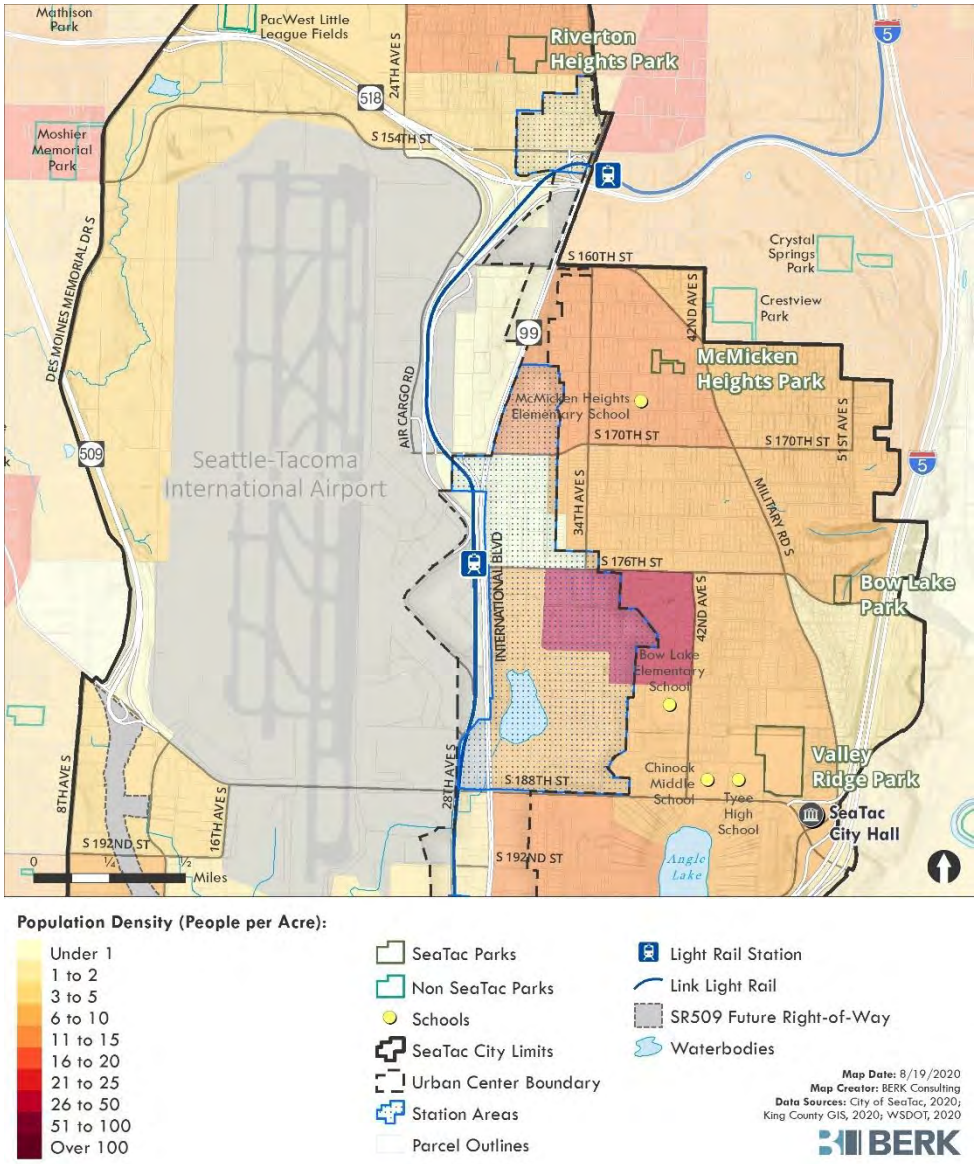
Exhibit 22. Current Population Density and Planned Station Areas and Urban Centers: North



Sources: US Census, 2020; BERK, 2020.

- Population is moderately dense around North SeaTac Park and Riverton Heights Park.
- Population density is anticipated to increase in the Urban Center Boundary including the vicinity of the Tukwila International Blvd Station.

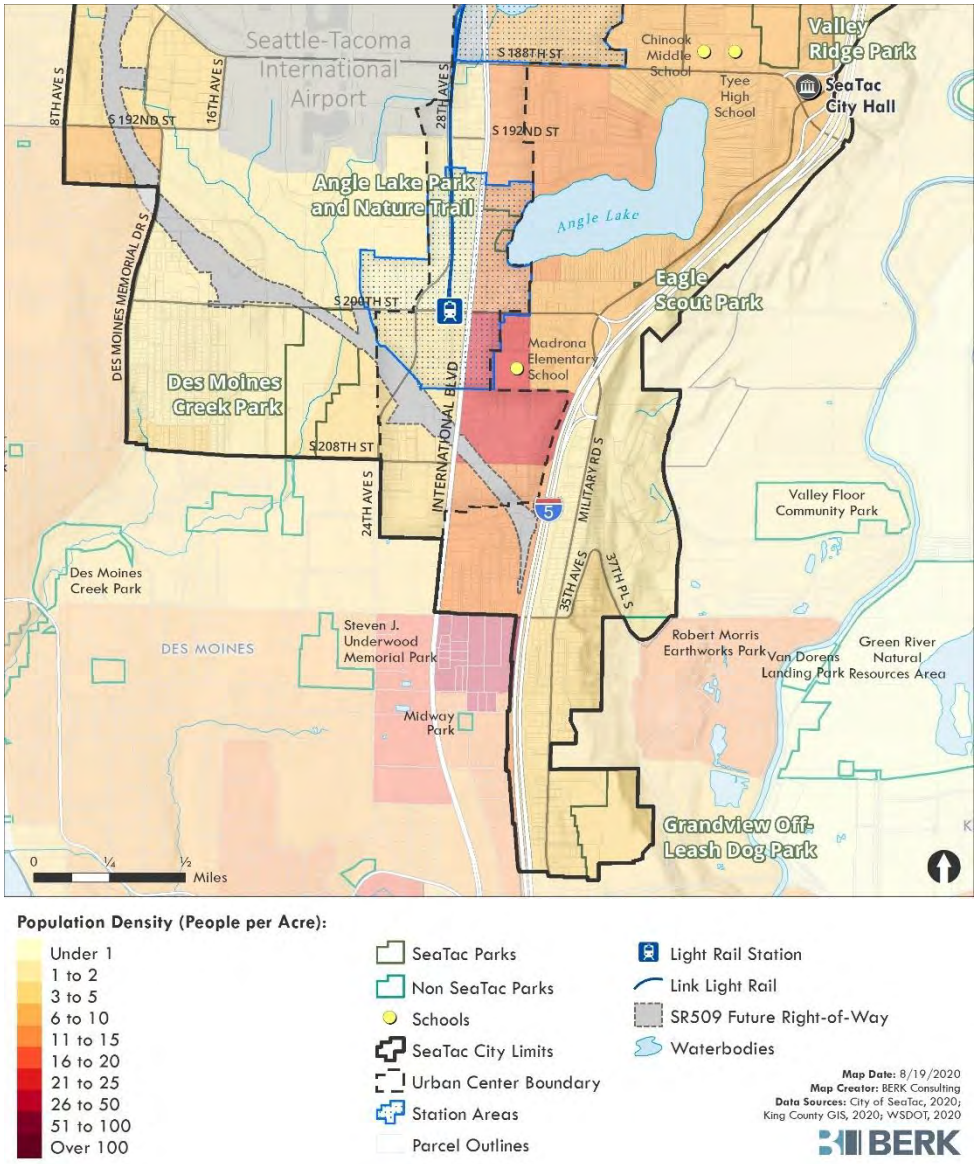
Exhibit 23. Current Population Density and Planned Station Areas and Urban Centers: Central



Sources: US Census, 2020; BERK, 2020.

- Population is moderately dense around McMicken Heights Park, Bow Lake Park, and Valley Ridge Park.
- Population is moderate to highly dense within the SeaTac/Airport Station Area, and density within this and other areas within the Urban Center is anticipated to increase with mixed commercial and residential uses.

Exhibit 24. Current Population Density and Planned Station Areas and Urban Centers: Central

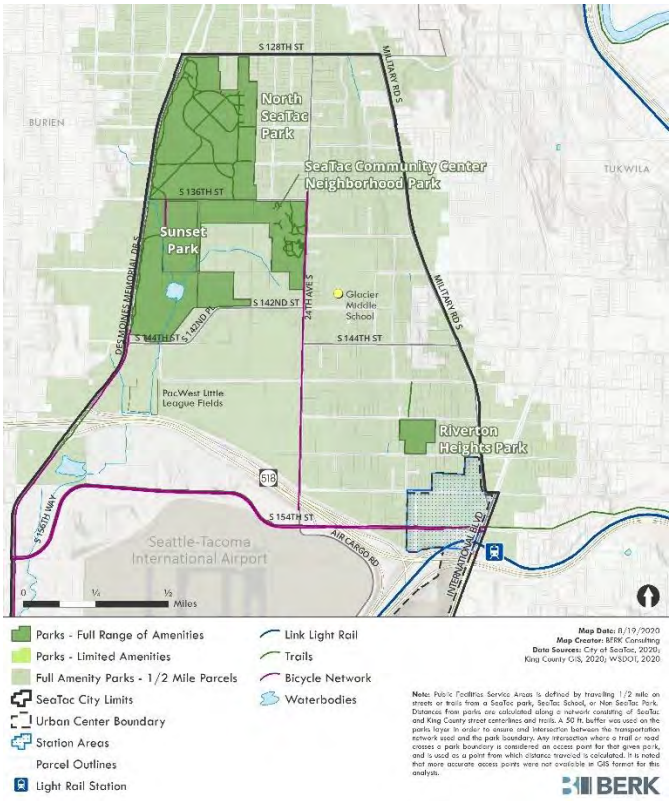


Sources: US Census, 2020; BERK, 2020.

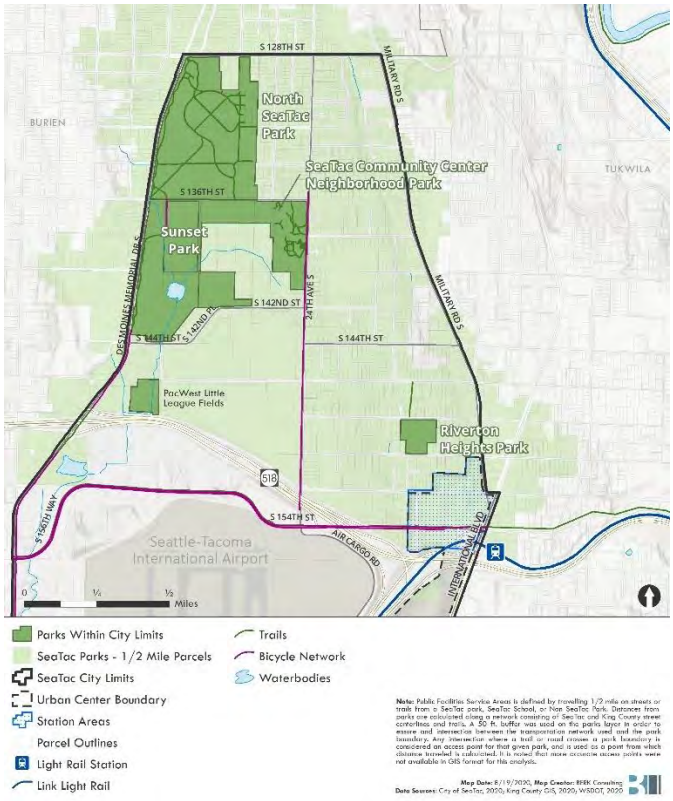
- Population is moderately dense around Angle Lake Park and Nature Trail.
- Population is lighter around Des Moines Creek Park and Grandview Off-Leash Dog Park.
- Population is moderate to highly dense within the Angle Lake Station Area, and density is anticipated to increase in this area, like the other station areas and Urban Center.

Exhibit 25. Access Analysis: North

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools

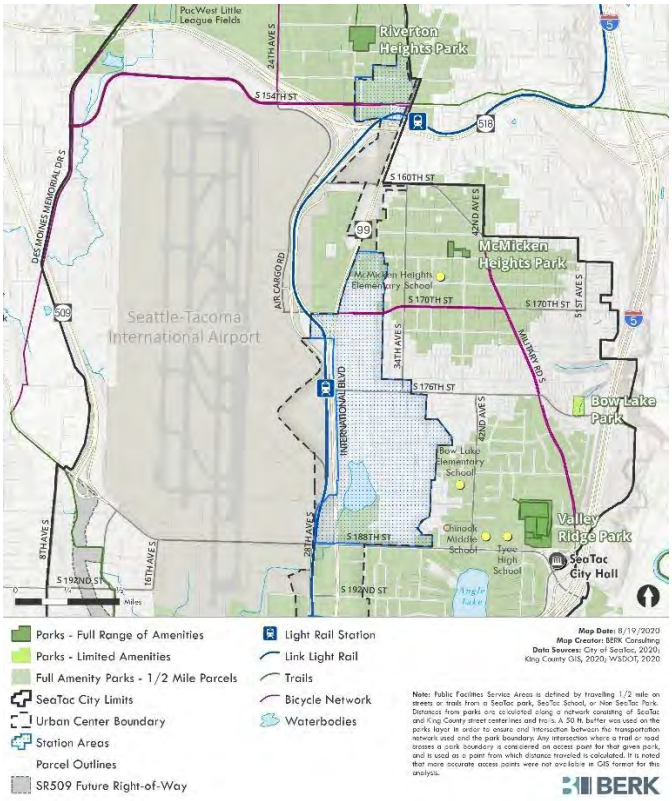


Sources: King County Assessor, 2020; SeaTac GIS, 2020; BERK, 2020.

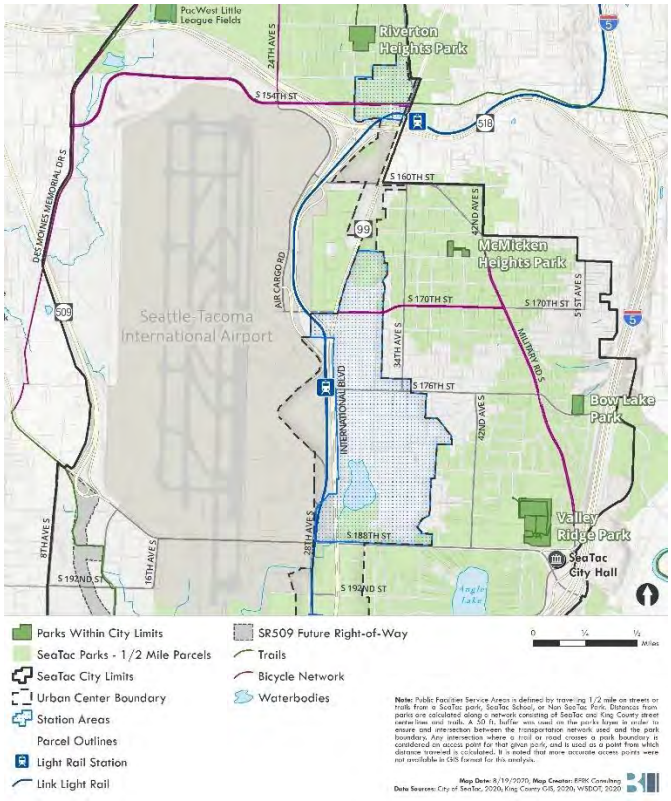
- In the north, SeaTac parks offer a fuller range of amenities and nearly all properties are within a half mile or 10-minute walk of a SeaTac park.
- A gap area includes lands south of SR-518 near the airport, though these lands are used and planned for industrial purposes.
- A gap area east of Glacier Middle School and in the vicinity of S 144th Street may be served by the Middle School during non-school hours. Potentially there may be recreation opportunities at the Cascade View Community Park east of Military Road S and outside the city limits, but traffic volumes and road width could present a barrier to use.

Exhibit 26. Access Analysis: Central

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools

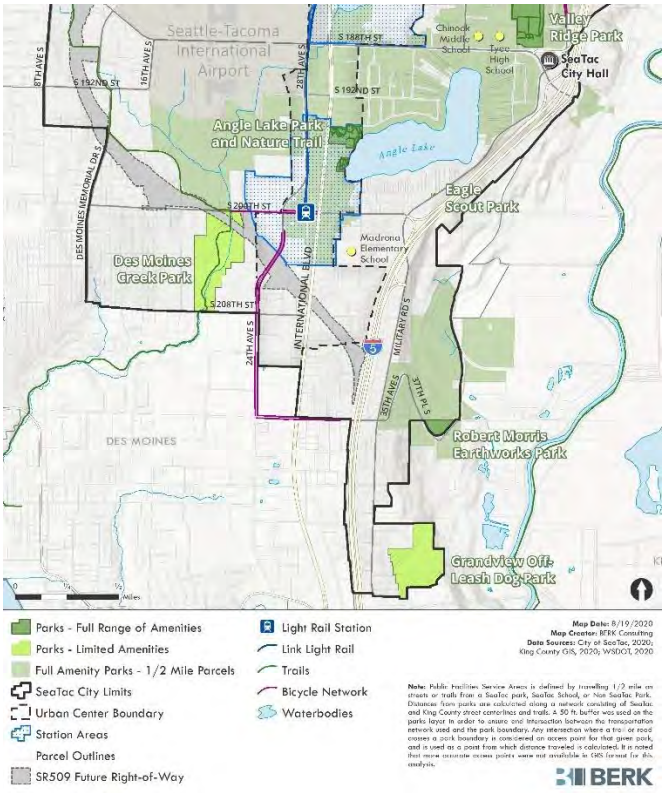


Sources: King County Assessor, 2020; SeaTac GIS, 2020; BERK, 2020.

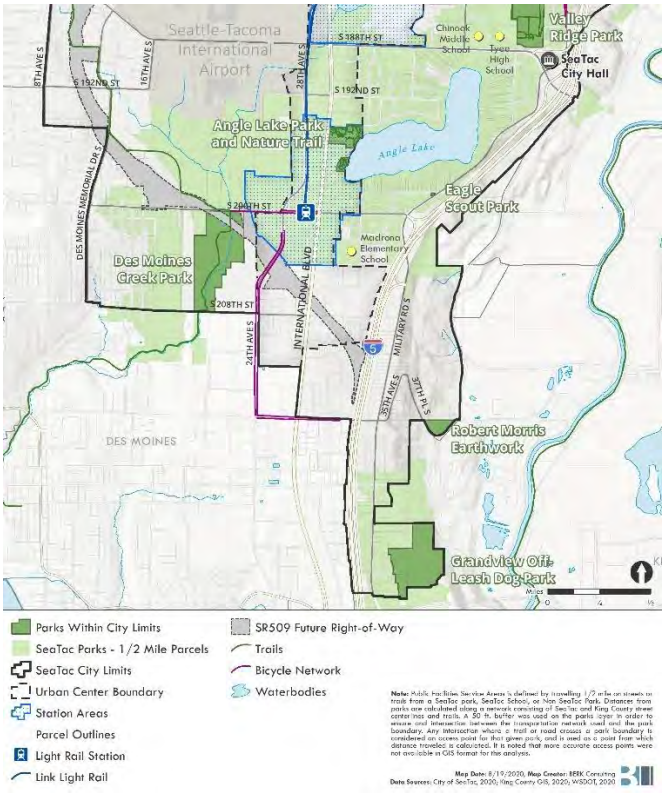
- Within and east of the SeaTac/Airport Station there is a gap of properties without a half-mile access to a SeaTac park.
- Bow Lake Park currently lacks amenities, but if improved it could help close the gap. Also, while school facilities provide some recreation, they are available only during non-school hours and per terms of the school district. A gap remains in areas directly near the station area, and to some degree north of Bow Lake Park.

Access Analysis: South

SeaTac Full Amenity Parks and Gaps



SeaTac and Non-SeaTac Parks, and Schools



Sources: King County Assessor, 2020; SeaTac GIS, 2020; BERK, 2020.

- Areas south of the airport and Angle Lake have less access to parks offering a full range of amenities. Des Moines Creek Park is not improved, and Grandview Off-Leash Dog Park has a niche set of amenities for dog walkers.
- If Des Moines Creek Park and Grandview Off-Leash Dog Park are improved to have a fuller range of amenities, the gaps close significantly. If schools and non-SeaTac Parks are considered, the gaps further close. Event with these considerations, some gaps still remain on the southern end of the Urban Center and areas west of the airport.

The System Plan identifies opportunities to improve parks with limited amenities and to fill gaps to meet the City's goal of access within a half mile of parks.

4.3 RECREATION TRENDS AND DEMANDS

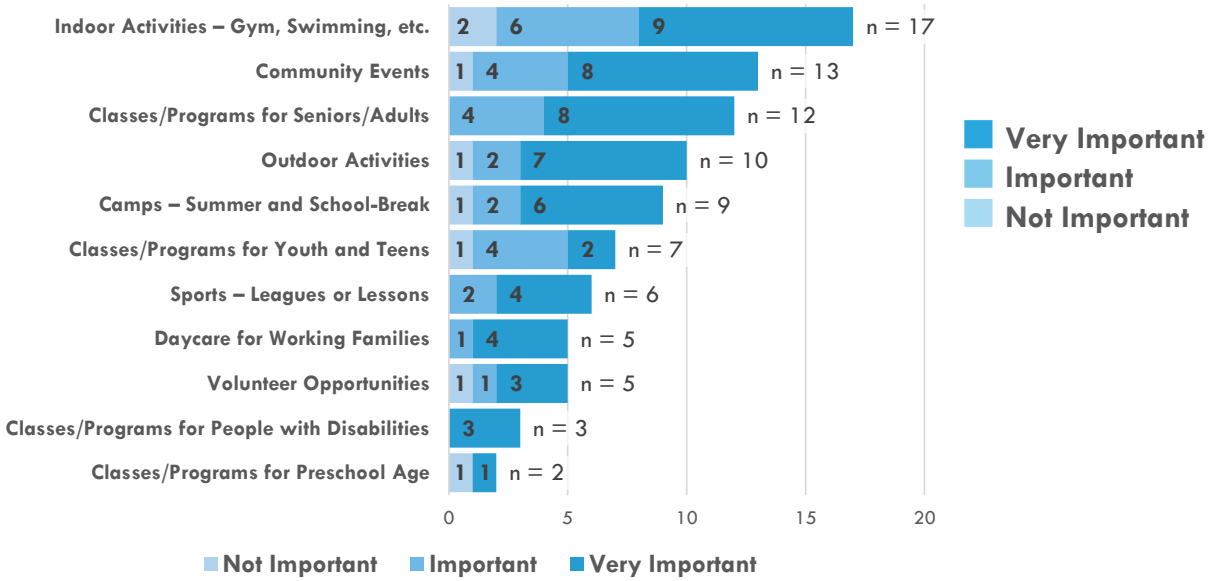
Trends and demand in recreation were compared locally, regionally, and nationally to better understand how existing recreation programming in the SeaTac area aligns with what is desired by the public. Local, regional, and national trends can also help the City anticipate possible changes in demands that may not be filled by existing programming.

Local Recreation Programming Demand

BERK collected local recreation needs and priorities from participant feedback derived from the City's Kids Fest event in August 2019 and the City's Community Celebration event in February 2020. Participants at Kid's Fest primarily consisted of parents as well as older children and teens. The Community Celebration event was reported to have drawn a broader swath of SeaTac residents across ages.

Exhibit 27 and Exhibit 28 detail community recreation programming needs and priorities, respectively, based on feedback from the City's Community Celebration event.

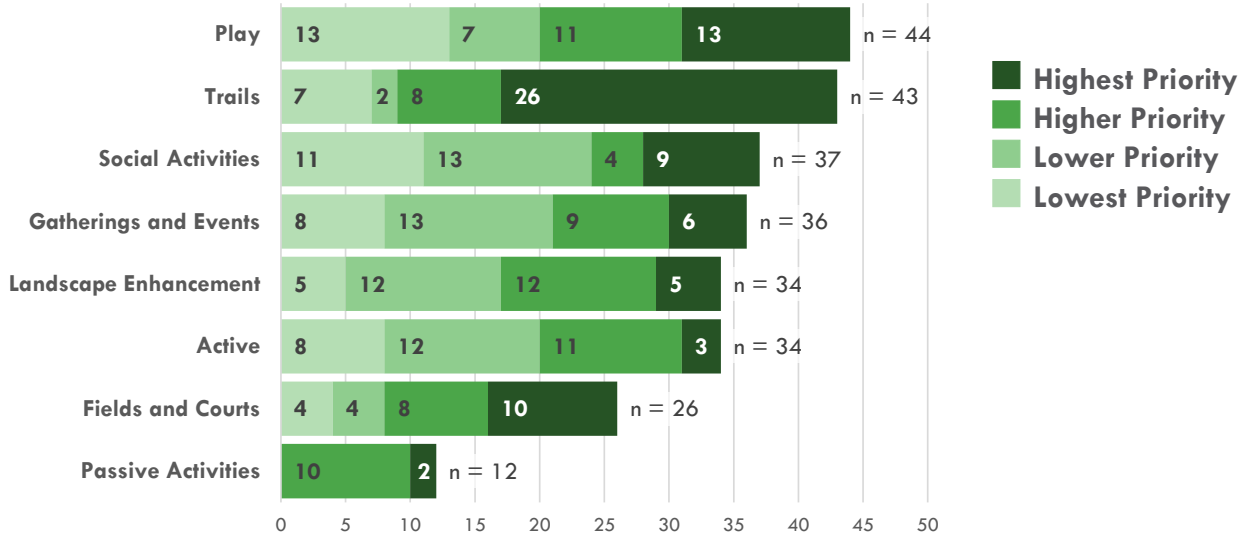
Exhibit 27. Community Recreation Programming Needs – City of SeaTac Community Celebration, February 2020



Source: BERK, 2020.

Residents at the Community Celebration indicated the largest programming needs around indoor activities, community events, classes or programs for seniors or adults, and outdoor activities.

Exhibit 28. Community Recreation Programming Priorities – City of SeaTac Community Celebration, February 2020

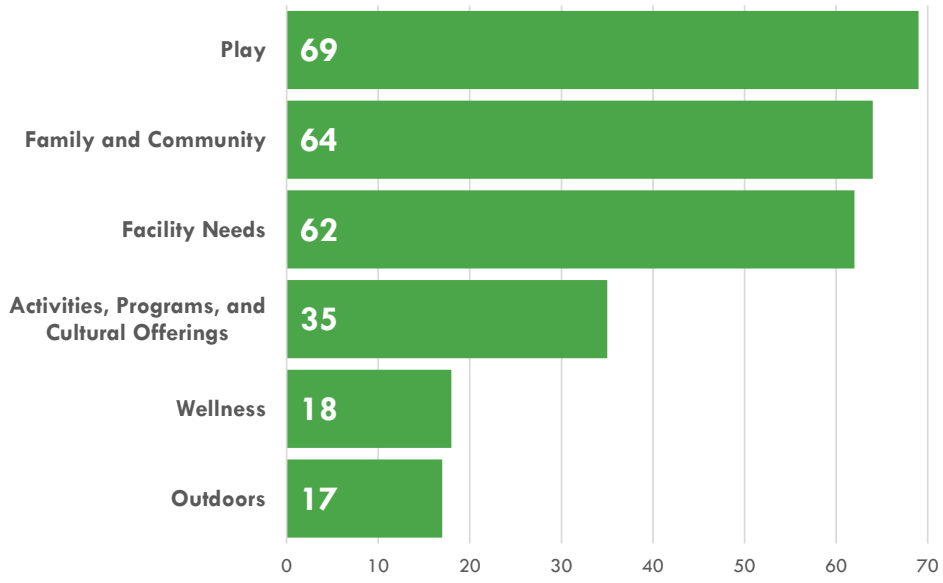


Source: BERK, 2020.

Residents at the Community Celebration also indicated the highest programming priorities around play, trails, and social activities.

Feedback on community recreation programming priorities were also collected during the City's Kid's Fest event, as shown in Exhibit 29.

Exhibit 29. Community Recreation Programming Priorities – City of SeaTac Kid's Fest, August 2019



Sources: BERK, 2020.

Like the results from the Community Celebration, residents at Kid's Fest indicated the largest programming priority to be play. Other significant priorities were family and community programming and improved facilities.

Other themes around SeaTac's recreation programming emerged from public feedback at the events that was not quantifiable. These themes included that people:

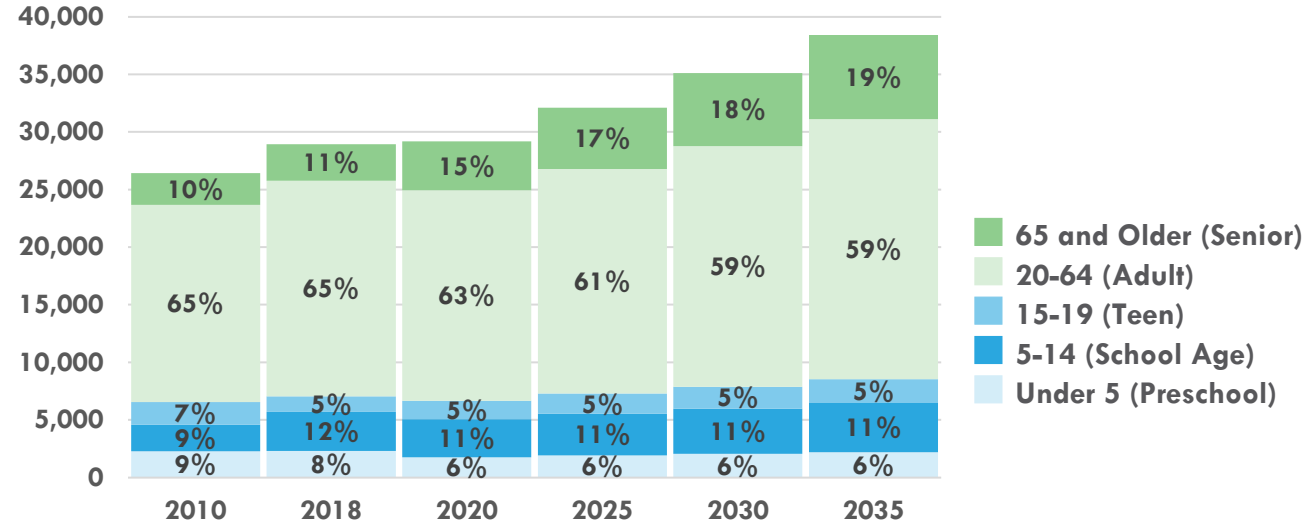
- Enjoy the existing program mix;
- Are concerned about safety and maintenance;
- Would like greater accessibility (i.e. programming offered in more locations) and would like to be able to walk to facilities.

Potential opportunities to address these stated themes include: 1) exploring alternative delivery methods for recreation programs in gap areas because new acquisition opportunities are somewhat limited and 2) expanding access by helping people get to existing programming (i.e. trails, transit, shuttles, activity busses for afterschool).

Local Recreation Programming Trends

SeaTac's population is expected to grow from 29,180 in 2020 to around 38,419 in 2035 – an increase of 32%. As shown in Exhibit 30, looking by age, the age group expected to see the most growth as a share of total population during this time is residents aged 65 and older. Residents below the age of 20, such as teens, youth, and children are expected to be relatively constant as a share of total population. Adult residents (i.e. residents between the ages of 20 and 64) are projected to decline as a share of total population over the PROS Plan period.

Exhibit 30. SeaTac Population and Age Projections



Sources: OFM, 2020; BERK, 2020.

The City's recreation staff and staff from the Matt Griffin YMCA were consulted on their perception of trends in recreation demand. Through these conversations and informed by the population and age projections shown above, the following themes were identified for future recreation programming trends in the City:

- **Increase in need for senior programming.** As shown above and informed by staff feedback, seniors are becoming a larger share of SeaTac's total population. Additionally, feedback from staff indicates that the current generation of seniors have different needs than prior generations of seniors and are looking for active programming and more programming around technology.
- **Increased competition and shifting needs for preschool programming.** As mentioned earlier in this report, there has been an increase in free preschool programming within the SeaTac area from local public schools. Additionally, staff has indicated that parents of preschool children are increasingly demanding more educational programming to enhance kindergarten preparedness compared to the more traditional, recreationally focused preschool programming previously provided by the City's preschool program.
- **Expanded e-sports or e-gaming programming.** Both City and YMCA staff have indicated that many parents, youth, and teens are interested in adding e-sports/e-gaming programming and services.
- **More healthy and sustainable lifestyle programming.** Staff have reported interest in programming around building healthy lifestyles as well as around environmental sustainability.

- **Increased need for virtual programming.** Given impacts from the global COVID-19 pandemic, there is a current and ongoing need for more virtual programming. Ideas for virtual programming include virtual senior trips and summer camp in a box – packages of activities that can provide virtual camp experiences over a week or more.
- **MAKER spaces and STEM programming.** Staff indicate residents' desire for more programming to develop skills in science, technology, engineering and math (STEM). Related to this is the increasing need for makerspaces, collaborative workspaces that are mobile or housed inside a school, library or other facilities for making, learning, exploring, and sharing a range of high tech to no tech tools.

Washington State and Seattle King Region Recreation Outdoor Recreation Trends and Demand

The Washington State Recreation and Conservation Office surveys residents statewide every five years about outdoor recreation demand and identifies participation trends statewide and by region as part of its Washington State Recreation and Conservation Plan (Hedden, 2017) (Jostad, 2017). While this survey focuses on outdoor recreation only, the results can help the City plan for future outdoor recreation needs.

SeaTac falls in the Seattle-King Region. Findings for 2017 are shown in Exhibit 31 and include:

- The activity with the highest participation rate is walking in a park or trail setting (84% statewide, 89% Seattle-King region). This is true of respondents of all ages, genders, races, and incomes. Walking as an activity has increased in participation since the last survey in 2012. As mentioned previously, SeaTac residents had also indicated that trails were a top recreation programming priority
- Similar to SeaTac resident desires, playing was also one of the top outdoor recreation activities noted in the Seattle King region.

Exhibit 31. Top 10 Outdoor Recreation Activities for the Seattle King Region by Rank, 2017

	Activity	%
1	Walking in a Park or Trail Setting	89%
2	Visiting a Beach or Tide Pools	67%
3	Attending an Outdoor Concert or Event	66%
4	Visiting Zoos, Gardens, or Arboretums	61%
5	Day-hiking	57%
6	Visiting Rivers or Streams	57%
7	Relaxing, Reading, or Hanging Out	57%
8	Playing	49%
9	Picnicking, BBQ, or Cookout	48%
10	Visiting Scenic or Wilderness Area	45%

Sources: Recreation Management, 2019; BERK, 2020.

National Recreation Programming and Facility Trends and Demand

Annually, Recreation Management sponsors a national survey of more than 1,400 public, non-profit, and private recreation providers to determine trends in recreation programming. Results from the 2019 report outlining the top planned programs and facilities for that year nationwide are shown below in Exhibit 32 and Exhibit 33, respectively.

Exhibit 32. Top 10 Planned Program Additions in 2019

Programs		%
1	Group exercise programs	28%
2	Fitness programs	27%
3	Educational programs	27%
4	Programs for active older adults	26%
5	Mind-body balance programs	25%
6	Teen programs	23%
7	Day camps and summer camps	23%
8	Holidays and other special events	22%
9	Environmental education	22%
10	Special needs programs	22%

Sources: Recreation Management, 2019; BERK, 2020.

Exhibit 33. Top 10 Planned Facilities in 2019

Facilities		%
1	Splash play areas	21%
2	Playgrounds	18%
3	Fitness trails & outdoor fitness equip.	17%
4	Synthetic turf sports fields	17%
5	Dog parks	16%
6	Park shelters	15%
7	Walking and hiking trails	14%
8	Park restrooms	14%
9	Bleachers and seating	13%
10	Fitness centers	13%

Sources: Recreation Management, 2019; BERK, 2020.

These national results show that the top five programs involve exercise, fitness, education, programs for older adults, and mind-body balance. Remaining programs include teen programs, day camps, special events, environmental education, and special needs programs. Results show the top five planned facilities include splash areas, playgrounds, fitness trails, synthetic turf fields, and dog parks.

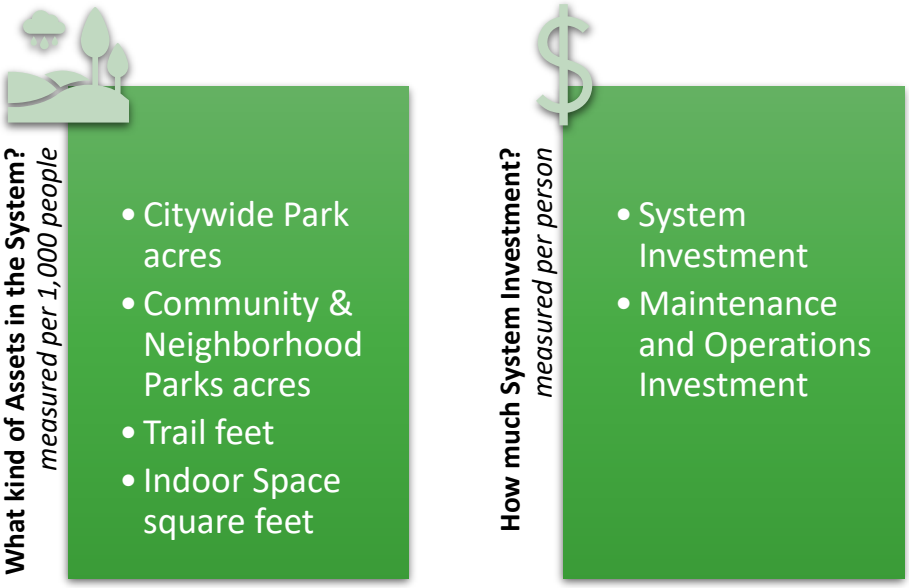
4.4 LEVEL OF SERVICE

A level of service (LOS) is a minimum amount of parks facilities or services that SeaTac intends to provide to the community. Levels of service are measured in a unit of demand such as acres or miles per 1,000 population or value per person. LOS is determined by the city. However, benchmarking to other communities can be helpful. To respond to growth and community needs, the City intends to add parks, trails, and program space and invest in facilities and maintenance and operations.

LOS STANDARDS CURRENT AND ADOPTED

SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community as of 2020 through the 6-year period of 2026 and through 2035 consistent with the City's Comprehensive Plan. The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

Exhibit 34. SeaTac Park System LOS Categories



Assets LOS: Asset LOS measures guide what type of facilities the City will add over time as growth occurs. The City would add developed acres citywide and ensure a share of the developed acres are constructed to meet the criteria of smaller community and neighborhood parks distributed in areas where access is currently limited. The City would also ensure that indoor space at community centers and recreation program locations is available to meet demand.

System Investment LOS: System Investment LOS measures guide how much investment to make in facilities on parkland, trails, and indoor spaces, such as adding playgrounds, paths, fields, and courts. System Investment LOS also proposes that maintenance and operations be added as the system expands to maintain quality and offer experiences that fit the community. These measures are particularly helpful with budgeting.

Exhibit 35. LOS Standards Current and Adopted

Adopted LOS Measure	2020 Amount	LOS Units	Existing 2019 LOS	Adopted Base LOS Standard	Target LOS
2019-2020 Population	29,180				
Citywide Parks (Total Acres)	352.0[a]	Acres/1,000 pop	12.06 acres	N/A	12.10 acres
Citywide Parks (Developed Acres)	147.1	Acres/1,000 pop	5.04 acres	5.00 acres	N/A
Community and Neighborhood Parks (Total Acres)	62.1[b]	Acres/1,000 pop	2.13 acres	N/A	2.10 acres
Community and Neighborhood Parks (Developed)	52.0	Acres/1,000 pop	1.78 acres	1.8 acres	N/A
Trails (Total Feet in Parks and Off-Road)	27,684[c]	Feet/1,000 pop	948.73 ft.	950 ft.	N/A
Trails (Feet, Off Road)	7,200[d]	Feet/1,000 pop	246.74 ft.	N/A	250 ft.
Indoor Facilities (square feet)	29,809[e]	Sq. ft./1,000 pop	1,022 sq. ft.	1,020 sq. ft.	N/A
System Investment per Capita	$94,004,563 - $123,146,043[f]	$ per person	$3,222	$3,200	$4,200
Annual M&O Investment (Buildings, Grounds, Programs)	$5,494,590	$ per person	$188	$190	N/A

Table Notes:
a. Includes: Regional 252 ac, Community 48.7 ac, Neighborhood 13.4 ac., Special Use, 37.8. Parcel acres are Total acres. Comprehensive Plan figures used for developed acres.
b. Includes Angle Lake Park, Angle Lake Nature Trail, Bow Lake Park, McMicken Heights Park, Riverton Heights Park, Sunset Park, and Valley Ridge Park. Future Community and Neighborhood Parks and Special Use Parks within the Urban Center will count towards this LOS.
c. Includes West Side Trail, and on-park trails at North SeaTac Park, Angle Lake Nature Trail, Des Moines Creek Park, Grandview Park, and Riverton Heights Park. Information is from Comprehensive Plan and GIS sources.
d. Only includes West Side Trail.
e. Includes SeaTac Community Center and Valley Ridge Activity Center.
f. Low range is based on full cost for replacement of onsite facilities and 60% of land to address donations/leases. The high range includes the full land and building value.
g. Based on 2019 operations budget for buildings, maintenance, and programming.
h. Includes buildings, programs, and grounds considering the 2020 Budget.

NRPA Benchmark for Developed Acres

According to the National Recreation and Park Agency, municipalities of about 30,000 to 50,000 persons maintain approximately 430 acres of parkland with about two-thirds held in developed acres and one-third are not developed acres. SeaTac has 20% fewer acres, and about 42% are undeveloped.

Park Acre Needs for Future Growth: To meet expected growth the City would provide about 46.6 developed acres by 2035 – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park.

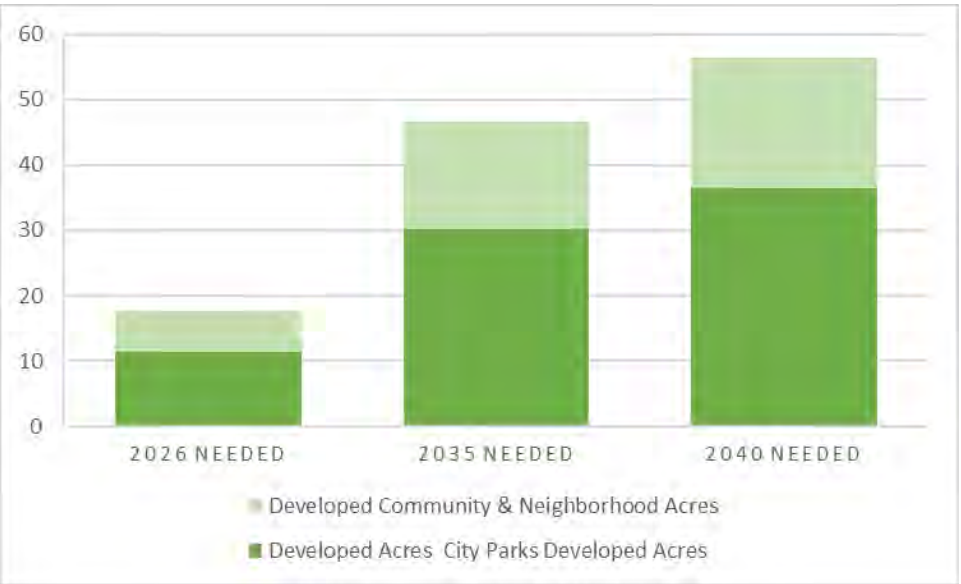
About 16.5 developed acres, a third of the Citywide LOS, would need to be provided as Community and Neighborhood Park space. Special Use Parks within the Urban Center will count towards this LOS. To meet the LOS standard for Community and Neighborhood Parks, improvements to undeveloped areas of existing parks or additional acres would need to be acquired over time.

Exhibit 36. Matrix of Park Acre Needs for Future Growth

Year	Population	Total Acres (Target)	Developed Acres (Base)	Total Community, Neighborhood, and SU-Center Park Acres (Target)	Developed Community, Neighborhood, and SU-Center Park Acres (Base)
2020 Adopted LOS	29,180	352 acres (12.1 ac/1000)	147.1 acres (5.0 ac/1000)	62.1 acres (2.1 ac/1000)	52.0 acres (1.8 ac/1000)
2026 Needed	32,672	42.3	17.5	7.3	6.3
2035 Needed	38,417	111.8	46.2	19.4	16.6
2040 Needed	40,370	135.4	56.0	23.5	20.1

Source: BERK, 2020.

Exhibit 37. Graph of Park Acre Needs for Future Growth: 2020-Horizon Year



Source: BERK, 2020.

Trail Feet Needs for Future Growth: Based on the base and target LOS measures, the City would add about 1.6 miles of all types of trails or 0.44 mile of off-road trail by 2035.

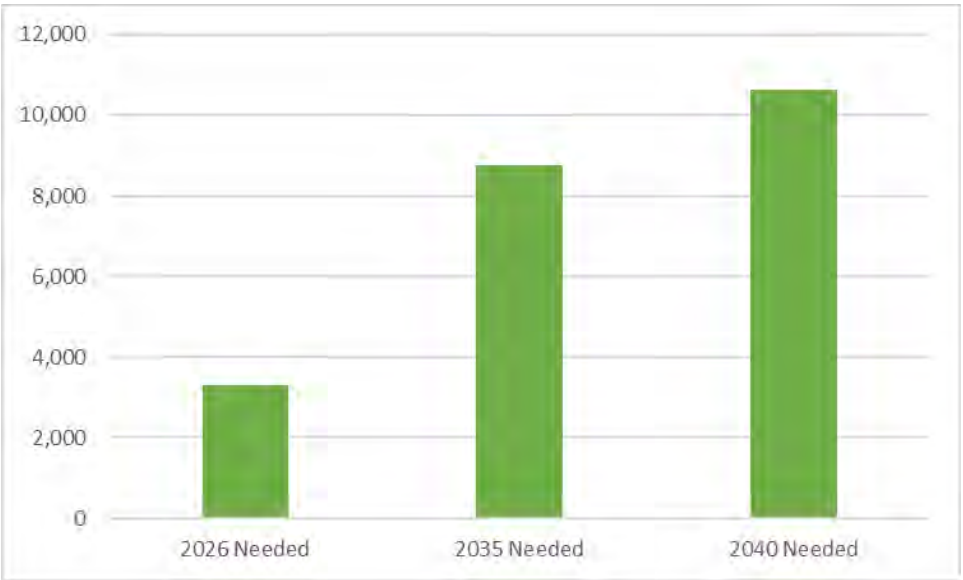
- The Base LOS includes on-site trails located within a park facility and off-site trails that are function as linear parks. The City can meet its Base LOS by making improvements in existing parks.
- Developing off-site trail connections may help connect residents to parks and help reduce access gaps.

Exhibit 38. Matrix of Trail Feet Needs for Future Growth

Year	Population	All Trails: Feet (Base)	Off Road: Feet (Target)
2020 Adopted LOS	29,180	27,684 ft (950 ft./1000)	7,200 ft (250 ft/1000)
2026 Needed	32,672	3,318	873
2035 Needed	38,417	8,775	2,309
2040 Needed	40,370	10,631	2,798

Source: BERK, 2020.

Exhibit 39. Graph of Trail Feet Base LOS



Source: BERK, 2020.

Indoor Facilities Program Space Needs for Future Growth: Based on growth, the City would add program space at 3,500 existing sites or new partner sites by 2026 or 9,400 by 2035. The space can be added to City facilities or may be addressed through a partnership with other agencies or non-profits.

Exhibit 40. Indoor Facilities Program Space for Future Growth

Year	Population	Square Feet (Base)
2020 Adopted LOS	29,180	29,809 (1,020 sq. ft.)
2026 Needed	32,672	3,562
2035 Needed	38,417	9,422
2040 Needed	40,370	11,414

Source: BERK, 2020.

System Investment LOS

By 2026, the minimum investment in system facilities would be $11.2 million, rising to $29.6 million by 2035. These figures are considered in the PROS capital improvement plan later in this document.

Exhibit 41. System Value and Maintenance Need

LOS Metric	Current Investment	2020	2020-2026	2020-2035	2020-2040
Population Total		29,180	32,672	38,417	40,370
Population Net			3,492	9,237	11,190
System Value (Per Capita Base LOS)	$94,004,563 ($3,200)				
System Investment to Serve New Growth per Base LOS			$11,175,182	$29,558,400	$35,808,000
System Value (Per Capita Target LOS)	$123,146,043 ($4,200)				
System Investment to Serve New Growth per Target LOS			$14,667,426	$38,795,400	$46,998,000
2019 Budget O&M Value (Per Capita LOS) Buildings, Grounds, Programs	$5,494,590 ($190)				
Annual M&O Investment to Serve Existing and Future Population			$6,207,726	$7,299,230	$7,670,300

Source: BERK, 2020.

Operating Expenditures Per Capita Benchmark

Nationally, parks and recreation agencies serving populations of 30,000 to 50,000 have a median per capita expenditure of $135 on operating expenses.

SeaTac spends $133 per capita on parks and building maintenance and operations. (Programs make up the rest of the City's per capita investment in its M&O category; there is no parallel NRPA information on programming investments per capita.)

5.0 Parks and Recreation System Plan

The purpose of this section is to establish a plan for the growth and improvement of SeaTac's PROS system. It takes information from Inventory and Management, Community Involvement, and Demand and Need to identify system gaps and needs.

5.1 GAPS IN THE PARKS AND RECREATION SYSTEM

The City of SeaTac has long had policy goals that promote the distribution of neighborhood park space within a ½ mile of people's homes. (A ½ mile walk takes approximately 10 minutes when walking at average speed). To help assess current access to neighborhood park space, a Geographic Information System (GIS) analysis evaluated access to Neighborhood Park facilities and to Community Park facilities which meet the criteria for neighborhood park space. (Special use facilities like Grandview Dog Park and trails were not included.) The mapping analysis also considered areas within a ¼ mile distance from parks, in order to better understand the location of neighborhood park space in proximity to the city's higher density residential neighborhoods, and specifically to the designated urban center and three station areas, where the City is planning for additional high density residential and commercial development. A ¼ mile is considered a walkable distance in an urban area where facilities serve populations living in higher density neighborhoods.

Gap Analysis Maps & Findings: As illustrated by the map analysis in Section 4.2 Access and Population Density, some areas of the City contain multiple parks in close proximity and other areas are underserved.

- **System Gap Maps:** To get a full picture of residents' access to neighborhood park space, the gap maps are geographically focused on the City's northern, central, and southern neighborhoods. In addition to City-owned park facilities, the maps show non-City park facilities within and near SeaTac, and public schools, which provide some public recreation opportunities during non-school hours. Gaps in the park system are identified in areas that are located outside the ½ mile service areas around park facilities that provide neighborhood park space. Key findings from the analysis shows large gaps in neighborhood park space in areas in the central and southern sectors of the city.

- **Population Density Maps**: A series of population density maps that matches the geography of the system gap maps help to identify where higher density residential neighborhoods exist in proximity to gaps in neighborhood park space. Key findings from the analysis shows that the higher density areas of north SeaTac, including the S 154th Street station area, are fairly well served.

There are gap areas where there are missing or limited park, trail, or community space assets. The gaps are larger when considering parks that are narrow in their offerings (e.g. single purpose like Grandview Off-Leash Dog Park); see Section 4.2 Access and Population Density.

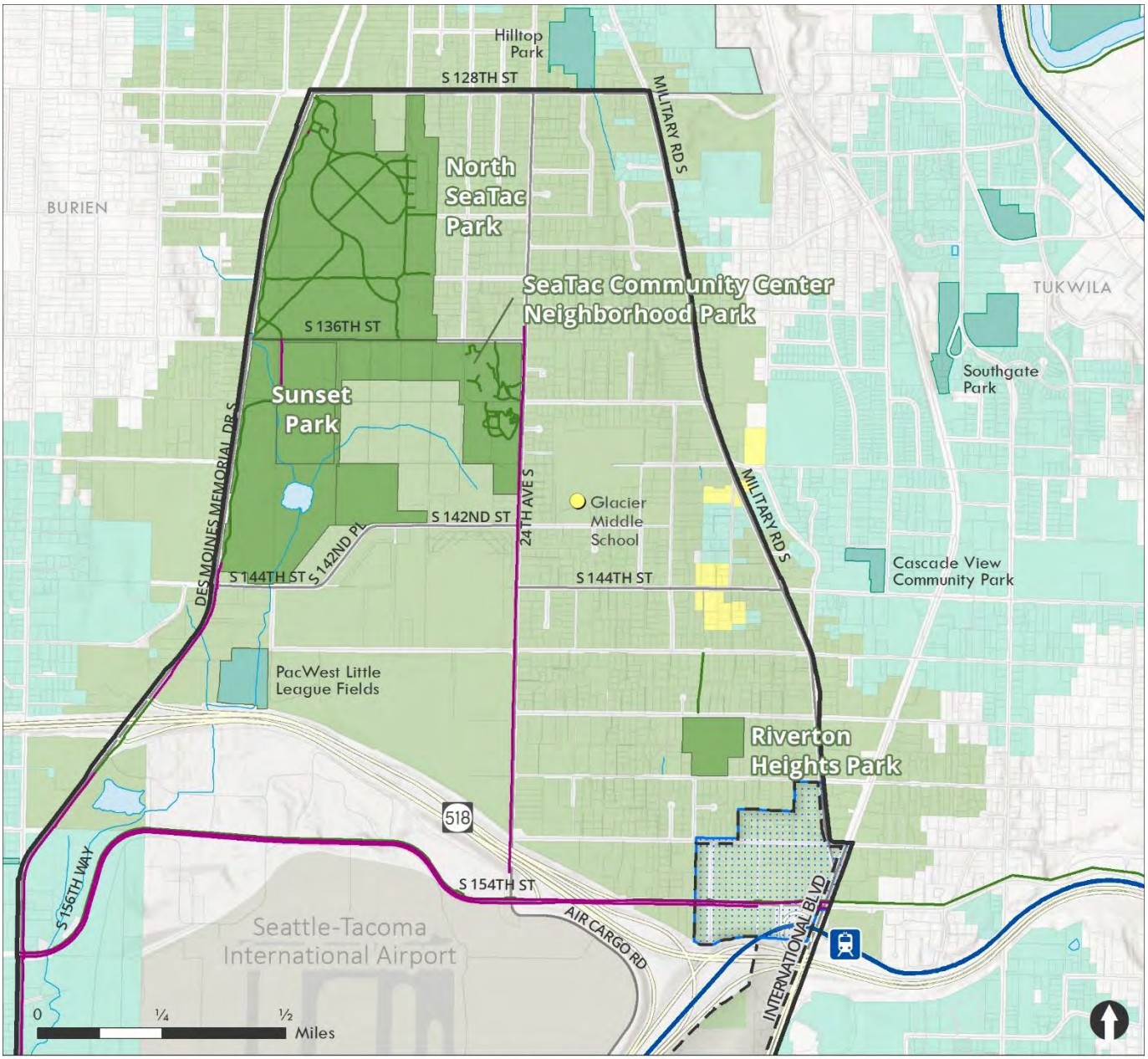
These gaps are considered **opportunity areas** to add Neighborhood or Community Parks. Neighborhood Parks are about 1-5 acres in size and offer active and passive facilities making them potentially the most likely size to add into a neighborhood or to add onto partner sites (e.g. school grounds). Special Use Parks serving the Urban Center may be appropriate to fill Community and Neighborhood Park system gaps. See Exhibit 42 through Exhibit 44.

Exhibit 42 shows no potential "opportunity areas" considering that where there is a gap in the northwest, the land use is industrial.

Exhibit 43 identifies potential gaps and opportunities in central SeaTac.

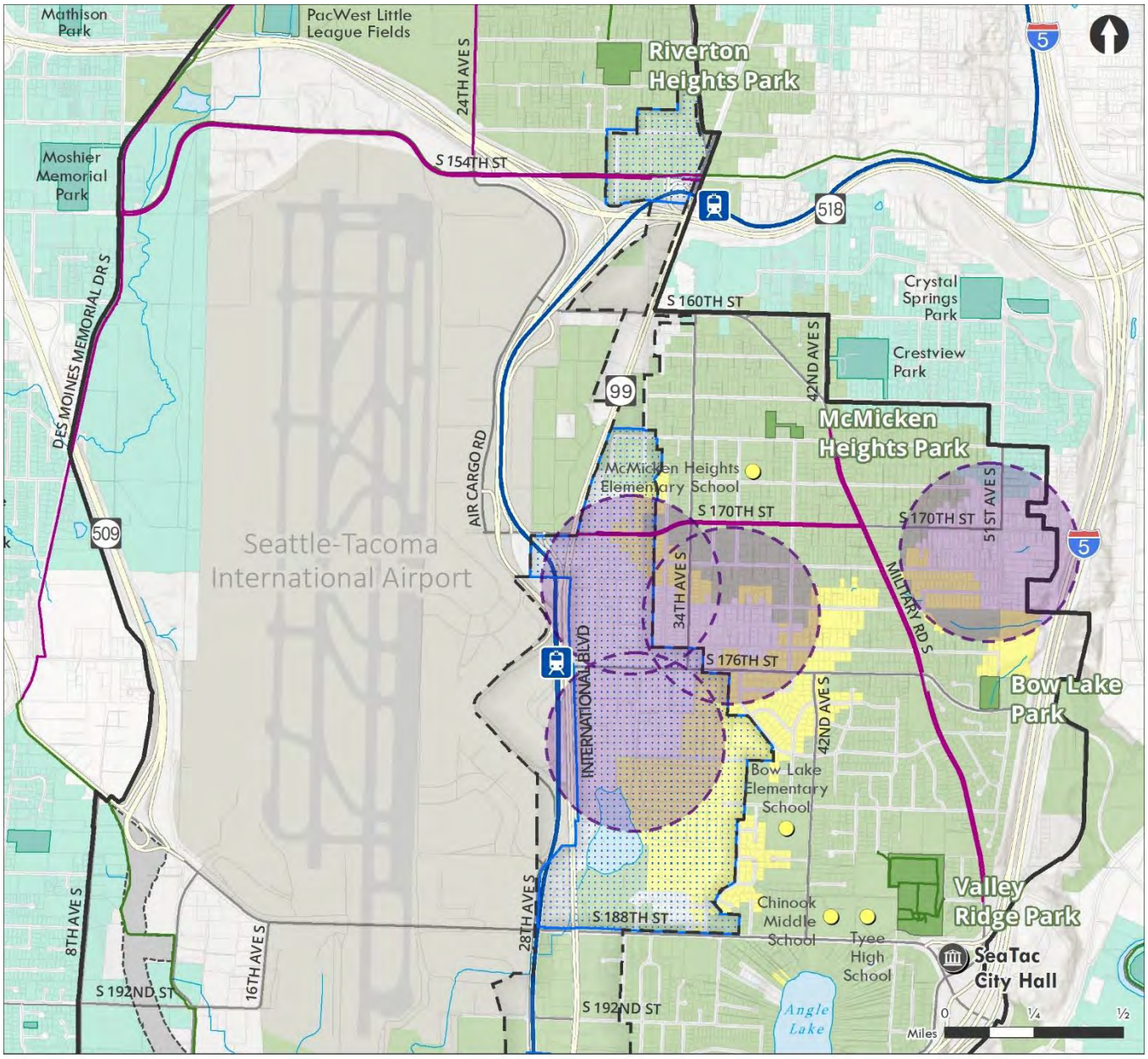
- To the east along 51st Avenue S is a gap area. Bow Lake Park is located in the area, but is currently limited in amenities (See Section 4.2 Access and Population Density). Park Concept Plans below suggest improvements to allow for improved passive recreation. Schools are not open for general recreation during school hours. Even with improvements to Bow Lake Park and with area schools, there are gaps. Acquisition or partnerships to add a park or trails are appropriate.
- Along S 192nd to the west, there is a gap area partially served by non-SeaTac parks. Still there is a group of parcels without access to park in a ½ mile. Current population density is modest. Acquisition or partnerships to add a park or trails is appropriate.
- Within the Urban Center, there are two opportunity areas identified withing a ¼ mile radius overlapping center boundaries. Current population is already dense, and more growth is planned in the Comprehensive Plan. Special Use Parks are recommended.

Exhibit 42. Gap and Opportunity Maps: North



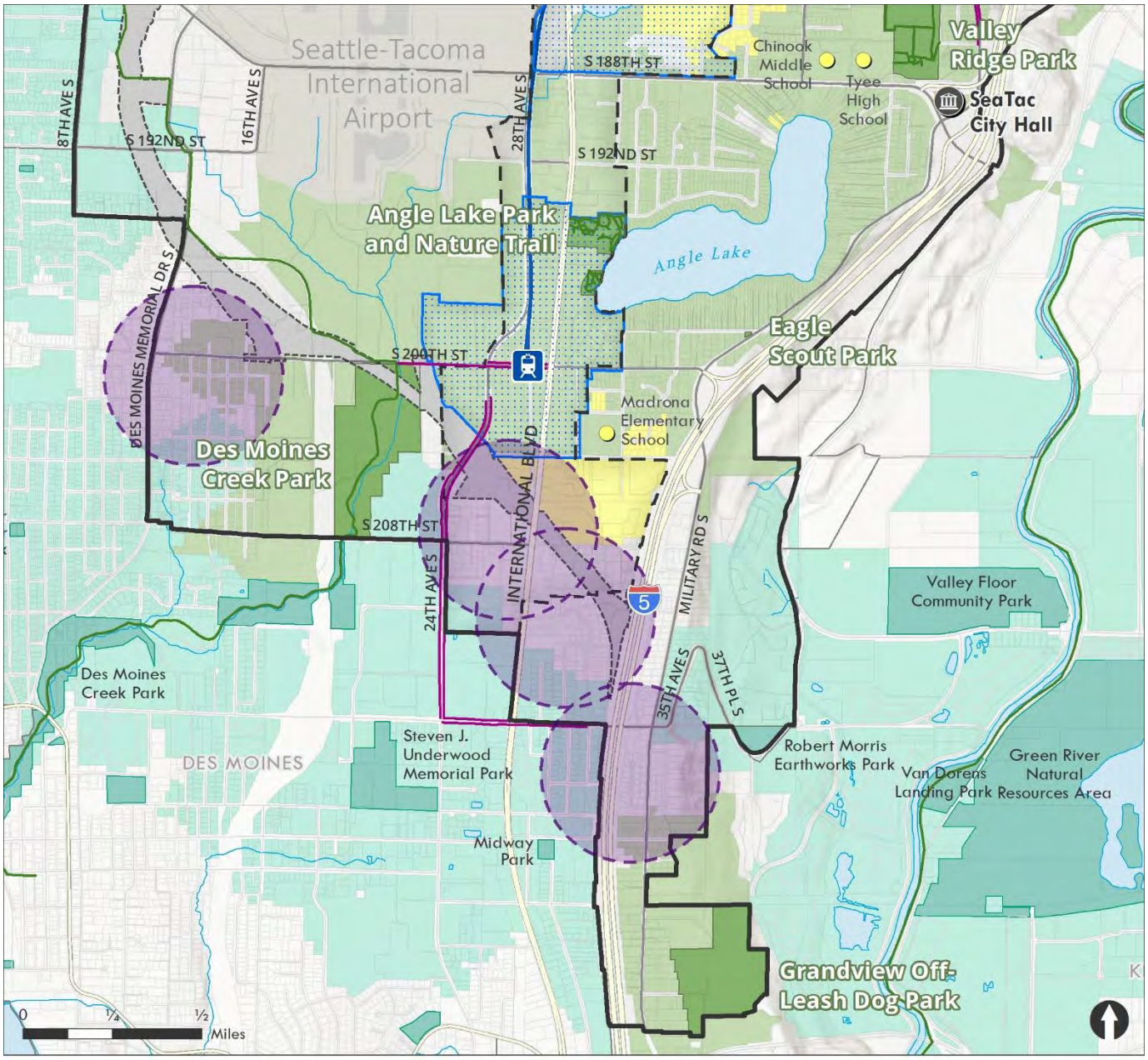
Source: BERK, 2020.

Exhibit 43. Gap and Opportunity Maps: Central



Source: BERK, 2020.

Exhibit 44. Gap and Opportunity Maps: South



Public Facilities
- SeaTac Parks
- Non SeaTac Parks
- Schools

Service Areas (Displayed in Order)
- SeaTac Parks - 1/2 Mile Parcels
- Non SeaTac Parks - 1/2 Mile Parcels
- SeaTac Schools - 1/2 Mile Parcels

- SeaTac City Limits
- Park and Gap Opportunity Areas
- Urban Center Boundary
- Station Areas
- Parcel Outlines
- Light Rail Station
- Link Light Rail
- Trails

- Bicycle Network
- SR509 Future Right-of-Way
- Waterbodies

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure and intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated.

Map Date: 10/26/2020, **Map Creator:** BERK Consulting
Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Source: BERK, 2020.

Exhibit 44 identifies gaps and opportunities in south SeaTac.

- There are gaps along International Boulevard near the Angle Lake Station Area at 200th Street and abutting I-5. While Grandview Park lies to the south, it has limited offerings as a Dog Park; planned improvements modestly increase amenities. Nearby schools are not open during school hours. Relatively high population densities are found in the gap area west of I-5, and more population is planned near the station. One or two Neighborhood Parks are recommended. The overlapping circles denote multiple opportunities where such parks could be located.

5.2 SYSTEM-WIDE RECOMMENDATIONS

SeaTac's Park System Plan ties together four key policies and concepts:

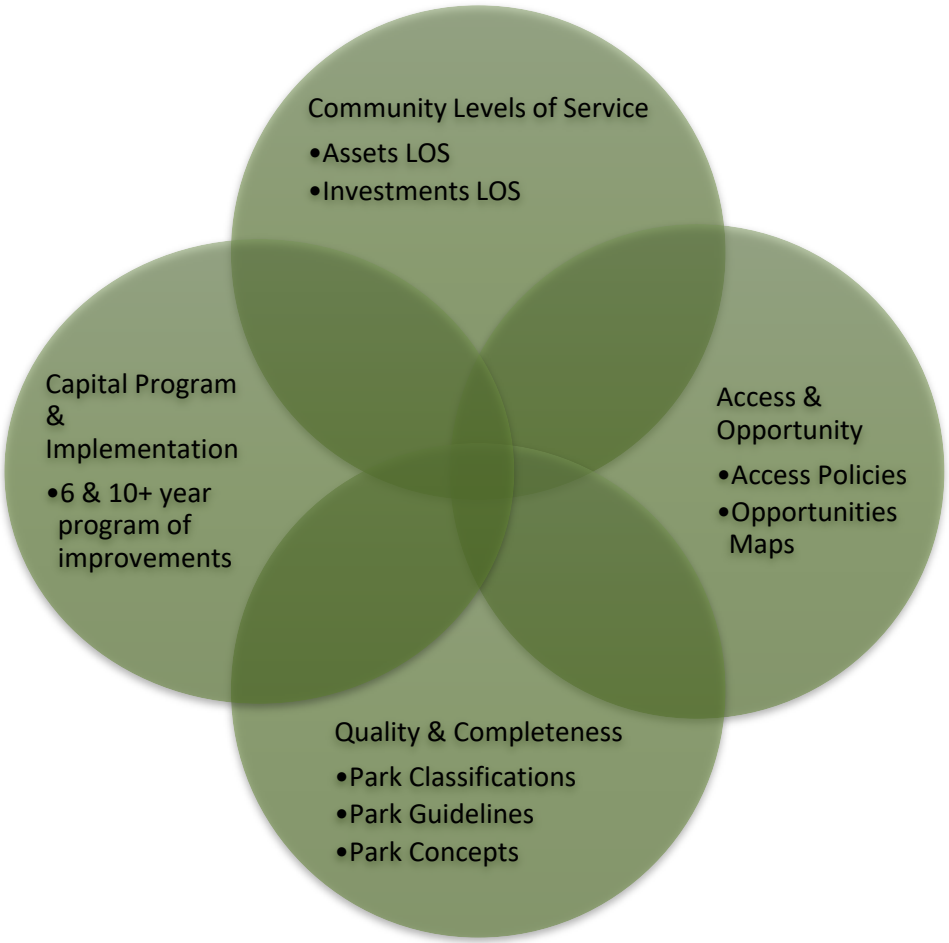
- **Community Levels of Service** will drive the quantity of park elements (acres, miles, building space) and the value of operations and maintenance investments SeaTac will provide for the system as a whole. These quantities and investments are reflected in the Capital Program and Implementation. These are addressed in Section 4.4 Level of Service.

- **Access** policies identify priorities for location of improved or acquired facilities and are illustrated on the **Gap and Opportunity** maps in Exhibit 42, Exhibit 43, and Exhibit 44 . See Section 1.2, Goal 10.2.

- **Quality and Completeness** refers to park classifications and minimum guidelines that steer park improvements over time. Park improvement concepts illustrate how existing parks can be enhanced with sensitivity to their purpose and environmental conditions. These are considered most directly in this Section 5.2 System-Wide Recommendations.

- **Capital Program and Implementation:** A schedule of park improvements for the years 2020-2026 and through 2035 is included reflecting the LOS, Access and Opportunity, and Quality and Completeness policies and principles. See Chapter 6.0 PROS Capital Improvement Plan.

Exhibit 45. Park System Plan Key Policies and Principles



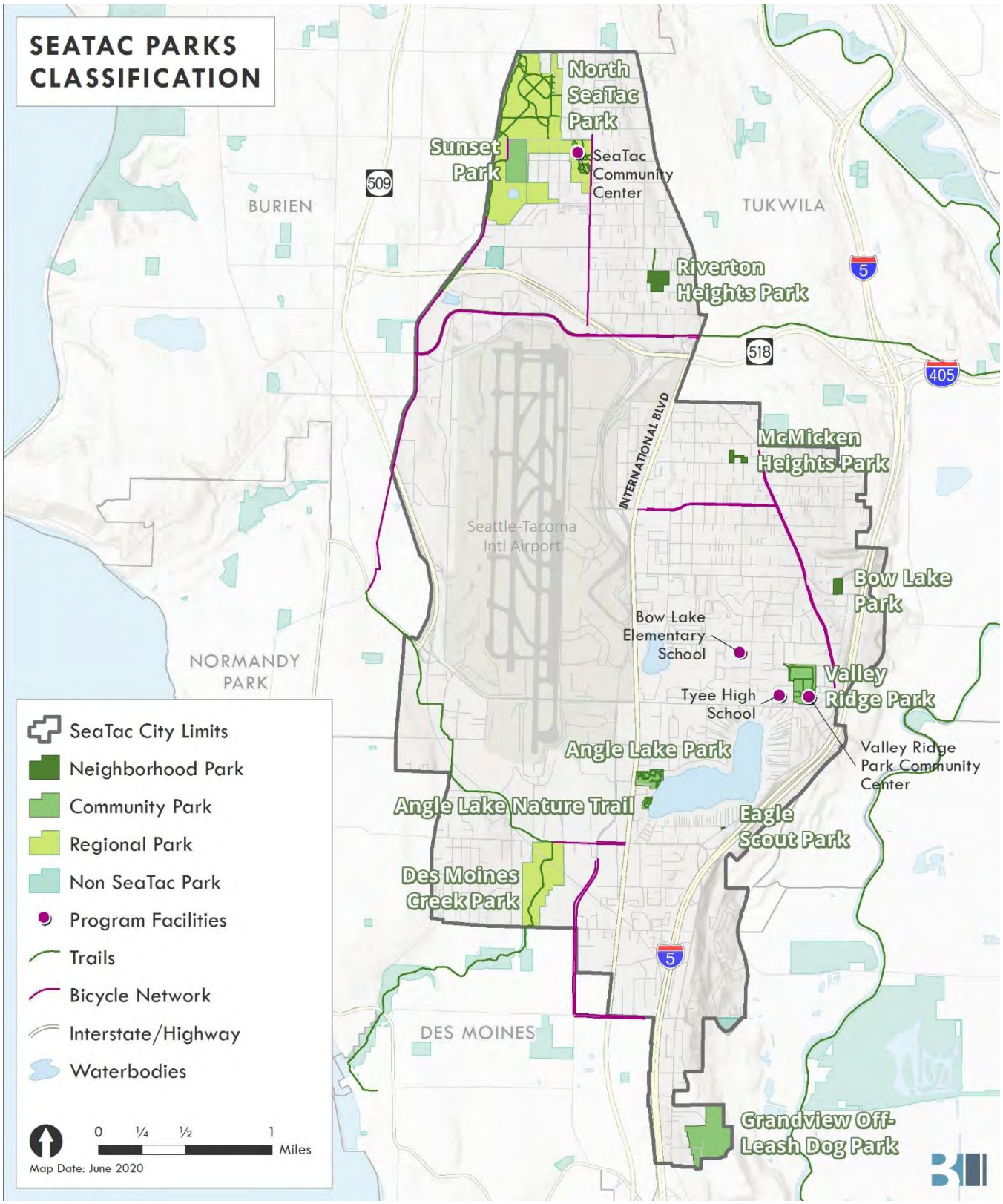
Park Classifications

Classifying parks and recreation facilities allows SeaTac to make resource allocation, acquisition, and design decisions for park sites, facilities, and the organization of recreation space that can be effectively maintained. Classifications are based on the size, service area, and typical character of the parks. Classified parks are described in Exhibit 46 and mapped in Exhibit 47.

Exhibit 46. Park Classification Table

PARK CLASS & SIZE	SERVICE AREAS AND FEATURES	SEATAC CLASSIFIED PARKS
Regional 20-100+ acres	Regional parks are larger parks providing a variety of major recreation facilities, open space, and/or recreation programming, serve multiple neighborhoods, and are generally treated as a destination for visitors. Their size and range of offerings attract visitors and neighbors who may travel further distances and stay longer periods of time requiring more allowance and provisions for parking, seating, restrooms, and family support amenities. They typically serve a 10+ mile radius. Regional Parks may serve neighborhood functions for nearby residents.	▪ Des Moines Creek Park ▪ North SeaTac Park
Regional Trails No size	Regional Trails are off-road linear parks that offer: ▪ Recreation or non-motorized transportation connections ▪ Nature-based, low-impact recreational opportunities ▪ Passive facilities, e.g. viewing and interpretive areas, picnic tables ▪ Trailheads and parking	▪ West Side Trail
Community 5-20 acres	Community parks contain the features of a neighborhood park plus dedicated space for specific activities and/or programmable space for events or programs. Community parks are located near mass or rapid transit or are served with parking adequate to meet the needs of its programmable space. Community Parks serve multiple neighborhoods in SeaTac, but also may serve neighborhood functions for nearby residents.	▪ Angle Lake Park ▪ Angle Lake Nature Trail ▪ Sunset Park ▪ Valley Ridge Park
Neighborhood 1-5 acres	Neighborhood Parks are intended for frequent and convenient access to basic recreation activities and opportunities. They typically serve neighborhoods within walking distance of a ¼ to ½ mile. Neighborhood parks provide passive, multiuse space, with opportunities for active recreation where consistent with site conditions and compatibility. This may include areas such as multi-use fields and courts, play equipment, trails, picnic areas, and open space. Space in neighborhood parks is typically non-programmable although it may be used occasionally for gathering space or for community events such as neighborhood picnics. Neighborhood parks provide open space values. They are less suited for longer stays, heavily programmed activities, or larger rental or permit-required spaces. These parks prioritize open space over parking and encourage visitation through pedestrian and bike networks.	▪ Bow Lake Park ▪ McMicken Heights Park ▪ Riverton Heights Park ▪ SeaTac Community Center Park
Special Use No specific size – dependent on purpose	Special Use Parks are designed for specialized or single-purpose recreation activities. Special Use Parks may carry a double classification. These purposes may include dog parks, sport complexes, nature centers, amphitheaters. Special Use parks that provide urban community gathering and event space are considered also considered to be a Neighborhood or Community Park because they may provide neighborhood park functions for residents living in proximity depending on offerings.	▪ Grandview ▪ Eagle Scout Park ▪ Urban Center Parks – future ▪ Station Area Parks – future

Exhibit 47. Park Classifications Map



Source: BERK, 2020.

Park Minimum Guidelines

Each park should be improved over time to achieve minimum standards to meet community needs and to provide consistent and sustainable management and maintenance. The minimum guidelines are meant to be considered during park master planning or as individual improvements are proposed. The guidelines provide advice but are not required since more detailed public engagement and site analysis will produce information that can best influence the future of the parks.

Neighborhood Parks

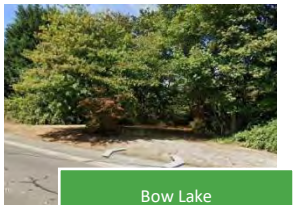
Neighborhood parks are intended for frequent and convenient access to basic recreation activities and opportunities. They typically serve neighborhoods within walking distance of a ¼ to ½ mile. Neighborhood parks provide passive, multiuse space, with opportunities for active recreation where consistent with site conditions and compatibility. This may include areas such as multi-use fields and courts, play equipment, trails, picnic areas, and open space. Space in neighborhood parks is typically non-programmable although it may be used occasionally for gathering space or for community events such as neighborhood picnics. Neighborhood parks provide open space values. They are less suited for longer stays, heavily programmed activities, or larger rental or permit-required spaces. These parks prioritize open space over parking and encourage visitation through pedestrian and bike networks.

- **Minimum Size:** Typically1-5 acres in size.

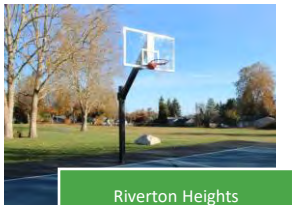
In the SeaTac Collection:

- Bow Lake Park
- McMicken Heights Park
- Riverton Heights Park

Exhibit 48. Neighborhood Parks


Bow Lake

McMicken Heights


Riverton Heights

SeaTac Community Center Neighborhood Park

Sources: City of SeaTac, 2020; Google Earth, 2020.

Key Features might include: Family activities (picnic, gathering), passive recreation (trails, open lawn/turf, informal activity), active recreation (play, sports, other).

Often sought after for: Outdoor recreation, open space/ habitat preservation, ornamental/ greenspace buffer.

At a minimum the parks should aim to **provide:**

- Open and accessible landscape for unstructured activity, play, and respite
- Basic maintenance, care, and landscape improvements
- Pathways between elements and to safely enter and exit the park
- Simple seating where appropriate and accommodating
- Universal play equipment

Where possible, and appropriate in their contexts, parks falling into this typology should **consider**:

- Conservancy and nature park protections
- Natural or low-intervention areas and green space
- Community gardens
- Irrigation
- Seating, shelters, tables, and BBQs
- Sports and fitness accommodations, surfacing and equipment
- Open playfields
- Restrooms permanent or portable, only where/when needed (in peak times)
- Use of green stormwater infrastructure approaches

Because of the intent and goals for neighborhood parks they should **limit** where appropriate:

- Off street parking
- Horticultural programs and plantings that do not have a committed maintenance program or sponsor
- Specialized maintenance heavy equipment and amenities, especially those requiring staff supervision
- Designated dog parks or other intensive uses that may not fit with the size or location of the park

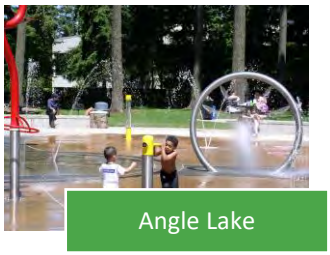
Community Parks

Community parks contain the features of a neighborhood park plus dedicated space for specific activities and/or programmable space for events or programs. Community parks are located near mass or rapid transit or are served with parking adequate to meet the needs of its programmable space. Community parks serve multiple neighborhoods in SeaTac, but also may serve neighborhood functions for nearby residents.

In the SeaTac Collection:

- Angle Lake Park
- Angle Lake Nature Trail
- Sunset Park
- Valley Ridge Park

Exhibit 49. SeaTac Community Parks


Angle Lake

Angle Lake Nature Trail

Sunset

Valley Ridge

Sources: City of SeaTac, 2020; King County Assessor, 2020.

Minimum Size: 5-20 acres

Key features might include: Family activities (picnic, gathering), passive recreation (trails, open lawn/turf, informal activity), water access, active recreation (play, sports, other).

Often sought after for: Outdoor recreation, open space/ habitat preservation.

At a minimum the parks should aim to **provide** everything neighborhood parks do plus:

- Community gathering and event space

- Infrastructure for gathering and events (e.g. audio, lighting etc.)
- Interpretive signage
- Off-street parking, adequate but conservative
- Pathways between elements and to safely enter and exit the park as well as pathways to navigate around the property (e.g. loop path)
- Permanent restroom facilities (universal design, gender equity, and family accommodations)
- Play equipment, multi-age, and ability levels
- Shelters that can accommodate numerous and/or larger groups

Where possible, and appropriate in their contexts, parks falling into this typology should **consider** everything in neighborhood parks as well as:

- Conservancy and nature park protections
- Designated sports courts and fields (and subsequent lighting)
- Designated dog areas (on and off-leash)
- More substantive plantings including groundcovers, understory, and canopy, with a focus on native species and no invasive species
- Gardens, arboretums, food forests
- Storage and maintenance buildings
- Use of green stormwater infrastructure approaches

Because of the intent and goals for community parks they should **limit** where appropriate:

- Extensive off-street parking
- Threats to flexible multi-use activities and landscaped, natural or habitat areas
- Sports complexes or regional-scale facilities (see Special Use)

Often **sought after** for: natural and or cultural environment, passive recreation, nature, and wildlife habitat.

At a minimum the parks should aim to **provide:**

- Community gathering space appropriate to site conditions and to support environmental or cultural education
- Picnic shelters or picnic furnishings that can accommodate groups in appropriately focused site locations
- Interpretive signage with a preference for low-intrusion Interpretive or educational facilities
- Off-street parking, adequate but conservative to reduce impervious areas and development footprints

- Pathways between elements and to safely enter and exit the park as well as pathways to navigate around the property (e.g. loop path)
- Permanent restroom facilities (universal design, gender equity, and family accommodations) where feasible
- Limits on the amenities provided to the numbers and types of visitors the area can accommodate while retaining its resource value, natural character, and the intended level of solitude
- Natural character and restoration and maintenance as needed to ensure health and longevity
- Supportive of solitude and passive or quiet experiences and recreation
- Trails, soft-surface or permeable materials

Where possible, and appropriate in their contexts, parks falling into this sub-typology should **consider**:

- Trash receptacles, and leash and scoop dispensers, where applicable
- Viewpoints or viewing blinds
- Restoration of the natural resource values of the site
- Use of green stormwater infrastructure approaches

Because of the intent and goals for conservation in community nature parks they should **limit**:

- Turf areas
- Exotic plantings
- Sources of light and glare that may interfere with the natural, open space, and habitat character of the park

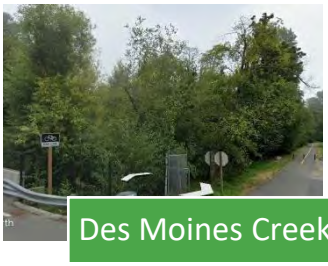
Regional Parks and Trails

Regional parks are larger parks providing a variety of major recreation facilities, open space, and/or recreation programming, serve multiple neighborhoods, and are generally treated as a destination for visitors. Their size and range of offerings attract visitors and neighbors who may travel further distances and stay longer periods of time requiring more allowance and provisions for parking, seating, restrooms, and family support amenities. They typically serve a 10+ mile radius. Regional parks may serve neighborhood functions for nearby residents.

In the SeaTac Collection:

- Des Moines Creek Park
- North SeaTac Park
- Westside Trail

Exhibit 50. Regional Parks



Des Moines Creek

North SeaTac

Westside Trail

Source: City of SeaTac, Google Earth, 2020.

Often sought after for: for a larger expanse for gatherings, and unique qualities natural features habitat and vegetation found in the region.

Regional Trails are **Often sought after for**: alternative non-motorized transportation and community connections

At a minimum the parks should aim to **provide** everything community parks do plus**:**

Serving as a regional scale destination and draws including:

- athletic fields often for tournaments
- unique landscaping or landforms
- water access
- expanded amenities

Facilities provided in a regional park usually include educational or recreation centers or amenities, nature trails, and picnic areas. Open multi-purpose fields natural areas or habitat, and passive recreation activities, are also found in these parks. The majority of the site, that is not used for passive recreation is often reserved for athletics, structured activities, play, and mixed trails.

At a minimum the regional **trails** should aim to **provide:**

- Nature-based, low-impact recreational opportunities
- Links between parks, schools, neighborhoods, and commercial areas, safe connections to the natural environment, pedestrian networks, and resource based outdoor recreational opportunities.

Where possible, and appropriate in their contexts, **trails** falling into this typology should **consider:**

- Providing linear parks and open spaces with viewing areas, interpretive areas, picnic tables

- Trailheads and parking
- Maintenance and accessibility
- Lighting infrastructure and a furniture scheme.

Special Use Parks

Special Use Parks are designed for specialized or single-purpose recreation activities. These purposes may include dog parks, sport complexes, nature centers, amphitheaters. Special Use Parks may carry a double classification. They may provide neighborhood park functions for residents living in proximity depending on offerings.

In the SeaTac Collection:

- Grandview Off-Leash Dog Park
- Eagle Scout Park

Exhibit 51. Special Use Parks

Source: City of SeaTac, Google Earth, 2020.

Key features might include: Passive Recreation (Trails, Open Lawn, Informal Activity), Active Recreation (Play, Sports, Other).

Often **sought after** for: Outdoor Recreation, Indoor Recreation.

Consider use of green stormwater infrastructure approaches.

Special Use Parks in the Urban Center

Special Use Parks located in denser areas or transit cores may provide plazas and urban community gathering and special event spaces, waterfront or shoreline access, art and cultural facilities, or picnic or other passive enjoyment facilities. In some instances, Special Use Parks serve the needs met by neighborhood parks for residents living in the urban core. This park category includes plazas, open spaces, and parks aligning with upcoming SeaTac development and transit stations.

Minimum Size: Typically 0-3 acres in size.

In the SeaTac Collection: Urban Center Parks – future, Station Area Parks – future

Often **sought after** for: cultural environment, brief rest and respite, urban gatherings

At a minimum, the parks should aim to **provide:**

- Spaces for events and gathering activities
- Green spaces and plantings (where appropriate)
- Seating and other furniture
- Lighting and electricity (as appropriate and feasible)

Where possible, and appropriate in their contexts, parks falling into this typology should **consider** everything in neighborhood parks as well as:

- Expanded utilities, shelters, and seating for programming, gathering and permitted events
- A horticultural program to include healthy and maintained landscaping (understory and canopy) and hangings/boxes with a focus on native plants and no invasive plant species
- Interpretive signage
- Use of green stormwater infrastructure approaches

Because of the intent and goals for landscape parks they should **limit** where appropriate:

- Off-street parking

5.3 PARKS IMPROVEMENTS

Parks representing different landscapes, locations, and classifications were studied conceptually for a range of potential parks uses. Desired features and concepts were reviewed at workshops. It is important to note that these are concept ideas for potential future park improvement and that, at the time of development, master planning to a greater detail would occur when appropriate and be the subject of more focused public input, consideration of Park Minimum Guidelines, and may be subject to review under the State Environmental Policy Act, the SeaTac Critical Areas Ordinance and/or Shoreline Master Program. Future designs may depart from the concept plans in this document.

Exhibit 52 summarizes current and planned features of SeaTac's parks and concept plans follow below.

Exhibit 52. Parks Purpose and Key Futures – Current and Planned

CLASSIFICATION	PRIMARY PURPOSE					KEY FEATURES			
	OPEN SPACE/ HABITAT/ TREE PROTECTION	OUTDOOR RECREATION	INDOOR RECREATION	ORNAMENTAL/ GREENSPACE BUFFER	WATER ACCESS	FAMILY ACTIVITIES (PICNIC, GATHERING)	PASSIVE RECREATION (TRAILS, OPEN LAWN, INFORMAL ACTIVITY)	ACTIVE RECREATION (PLAY, SPORTS, OTHER)	SPECIAL USE FEATURES (1)
Regional Park and Trail									
Des Moines Creek Park	X	X				*	X*		
North SeaTac Park	X*	X	X			X*	X*	X*	X
Westside Trail		X					X		
Community Park									
Angle Lake Park	X	X			X*	X	X	X	X*
Sunset Park		X				*	X*	X*	
Valley Ridge Park		X	X			X	X	X	X
Neighborhood Park									
Bow Lake Park	X	X				*	*		
McMicken Heights Park		X				X*	X*	X*	*
Riverton Heights Park		X				X*	X*	X*	*
SeaTac Community Center Neighborhood Park		X				X		X	
Special Use									
Grandview Off-Leash Dog Park	X	X					X*		X
Eagle Scout Park				X					

Special Use Facilities: Include unique alternative recreation features or single-purpose features (e.g. BMX, cricket, dog park) that may require different management strategies. In the future they may include community gathering facilities in the Urban Center.
Legend: X – Current Feature * - Future Feature

Source: HBB, 2020; BERK, 2020.

Each park is identified for a range of passive and active park elements. Representative images of park activities are shown below.

Park Activity Images

Source: HBB, 2020.

5.4 REGIONAL PARKS

Des Moines Creek Trailhead

Des Moines Creek Trailhead is minimally improved and if additional features are provided consistent with the environmental conditions, could help reduce access gaps. The concept plan below offers additions and improvements to trails, passive recreation opportunities, family activities such as picnic facilities, and improvements to the entry and parking areas and wayfinding.

Exhibit 53. Des Moines Creek Trailhead Concept Plan

Source: HBB, 2020.

North SeaTac Park

North SeaTac Park is the largest park serving the SeaTac community. It offers great variety and flexibility in active facilities like sports fields and passive trails. The proposed concept plan proposes improved multiuse fields such as adding artificial turf and lighting, allowing some cost recovery. New family activity facilities are proposed such as picnicking. Improved trails and wayfinding are proposed, along with improved parking and accessibility both north and south.

Exhibit 54. North SeaTac Park Concept Plans

Source: HBB, 2020.

5.5 COMMUNITY PARKS

Angle Lake Park

Angle Lake Park provides lakefront water access through a swimming beach, pier, and boat launch, as well as playgrounds and sport courts. The concept plan proposes targeted improvements to the pier, restroom, and circulation. These investments support continued high-demand use and community events in the transit station area.

Exhibit 55. Angle Lake Park Concept Plan

Source: HBB, 2020.

Sunset Park

The Sunset Park concept reinforces active recreation with synthetic fields and lights and adds family activities and passive recreation as well as improved wayfinding and trails.

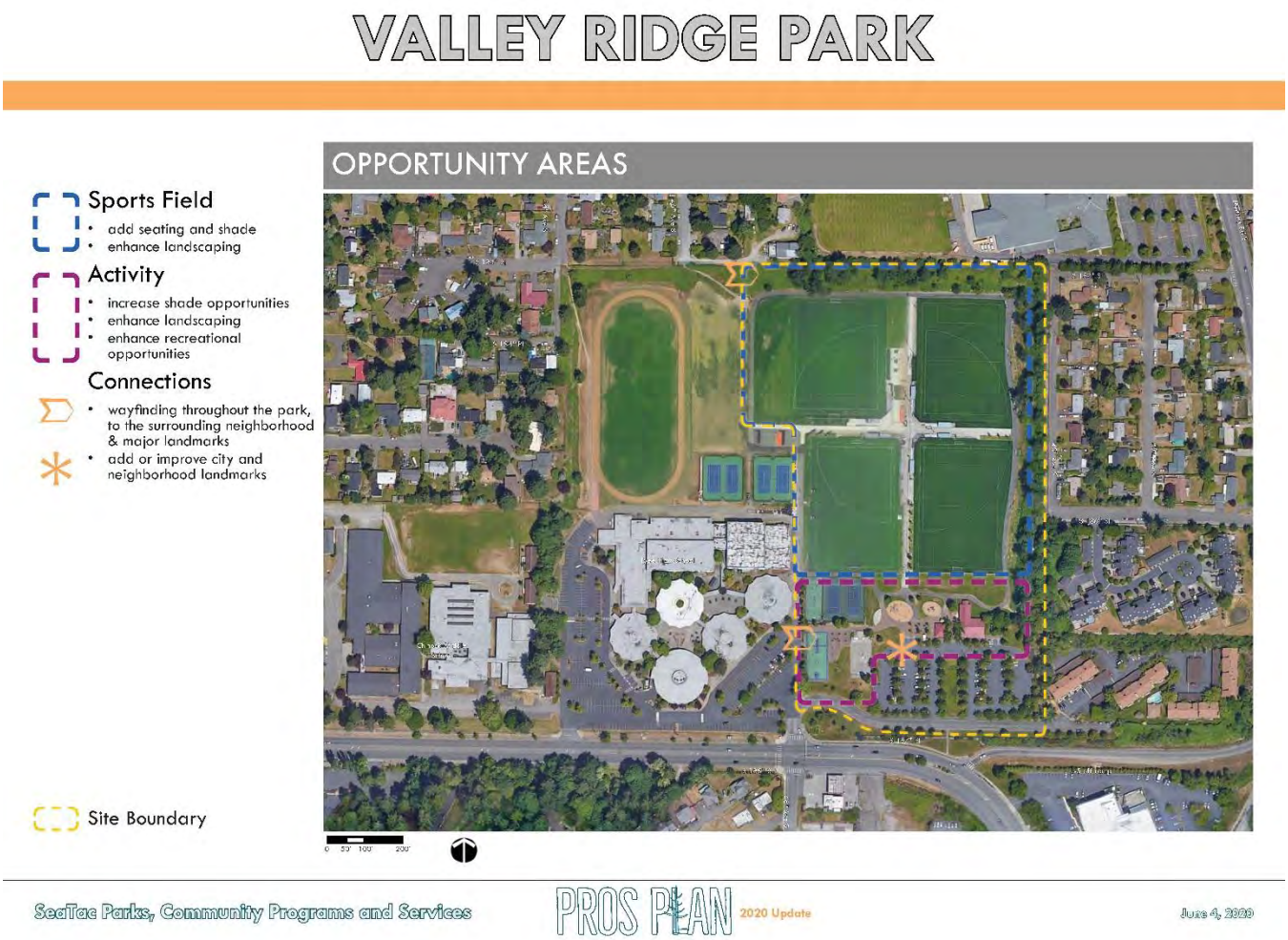
Exhibit 56. Sunset Playfields Concept

Source: HBB, 2020.

Valley Ridge Park

The Valley Ridge Park offers active recreation. Seating and landscaping would improve sports fields, and wayfinding would improve accessibility.

Exhibit 57. Valley Ridge Park Concept



Source: HBB, 2020.

5.6 NEIGHBORHOOD PARKS

Bow Lake Park

The concept for Bow Lake Park is to enhance forest and landscape and reduce invasive species, as well as to add family activities such as nature play and picnic amenities. Improving this park helps address access gaps.

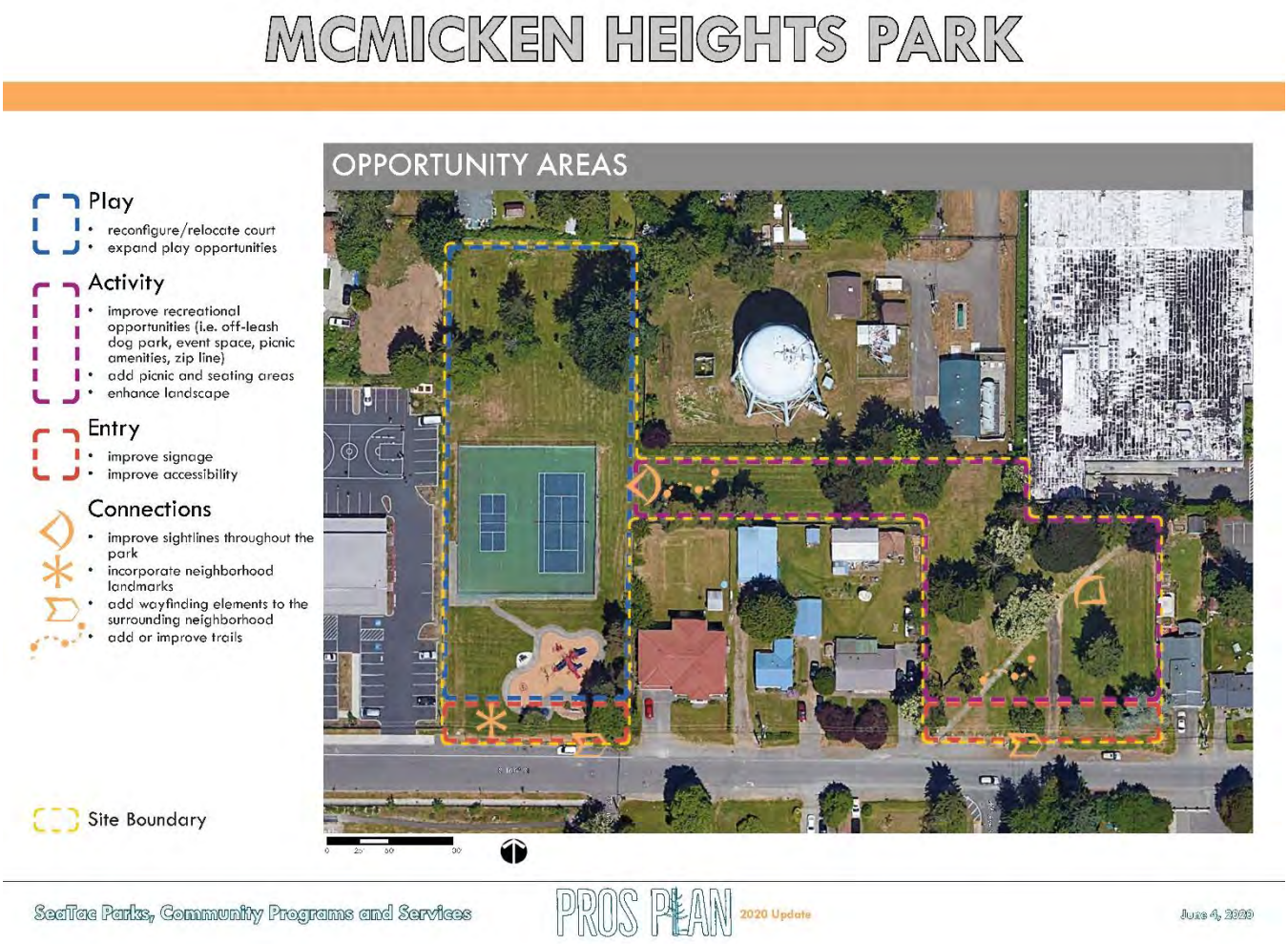
Exhibit 58. Bow Lake Park Concept

Source: HBB, 2020.

McMicken Heights Park

McMicken Park provides an array of active and passive recreation facilities, and the concept plan would reconfigure/relocate courts and expand play opportunities. It considers adding recreational amenities such as an event space, zip line, or dog park. Improved signage and accessibility are also provided.

Exhibit 59. McMicken Heights Park Concept



Source: HBB, 2020.

Riverton Heights Park

Riverton Heights Park Concept would add family activities such as a splash pad and event or performance space, as well as supporting facilities like a restroom.

Exhibit 60. Riverton Heights Park Concept

Source: HBB, 2020.

SeaTac Community Center Neighborhood Park

This neighborhood park facility provides a mix of passive and active recreation opportunities and is part of the North SeaTac Park Campus. Please see that plan for details.

5.7 SPECIAL USE PARKS

Grandview Off-Leash Dog Park

Grandview Off-Leash Dog Park offers trails, agility course, and open areas for dogs. The concept plan would improve trails, remove invasive species, and add activities such as an area for small dogs and a covered shelter.

Exhibit 61. Grandview Off-Leash Dog Park

Source: HBB, 2020.

6.0 PROS Capital Improvement Plan

This chapter describes SeaTac's current capital funding sources, potential funding options, as well as outlines a capital facilities plan.

6.1 CURRENT CAPITAL FUNDING

The City's parks capital projects are funded through the Municipal Capital Improvement Fund, otherwise known as Fund #301. Primary sources for Fund #301 include:

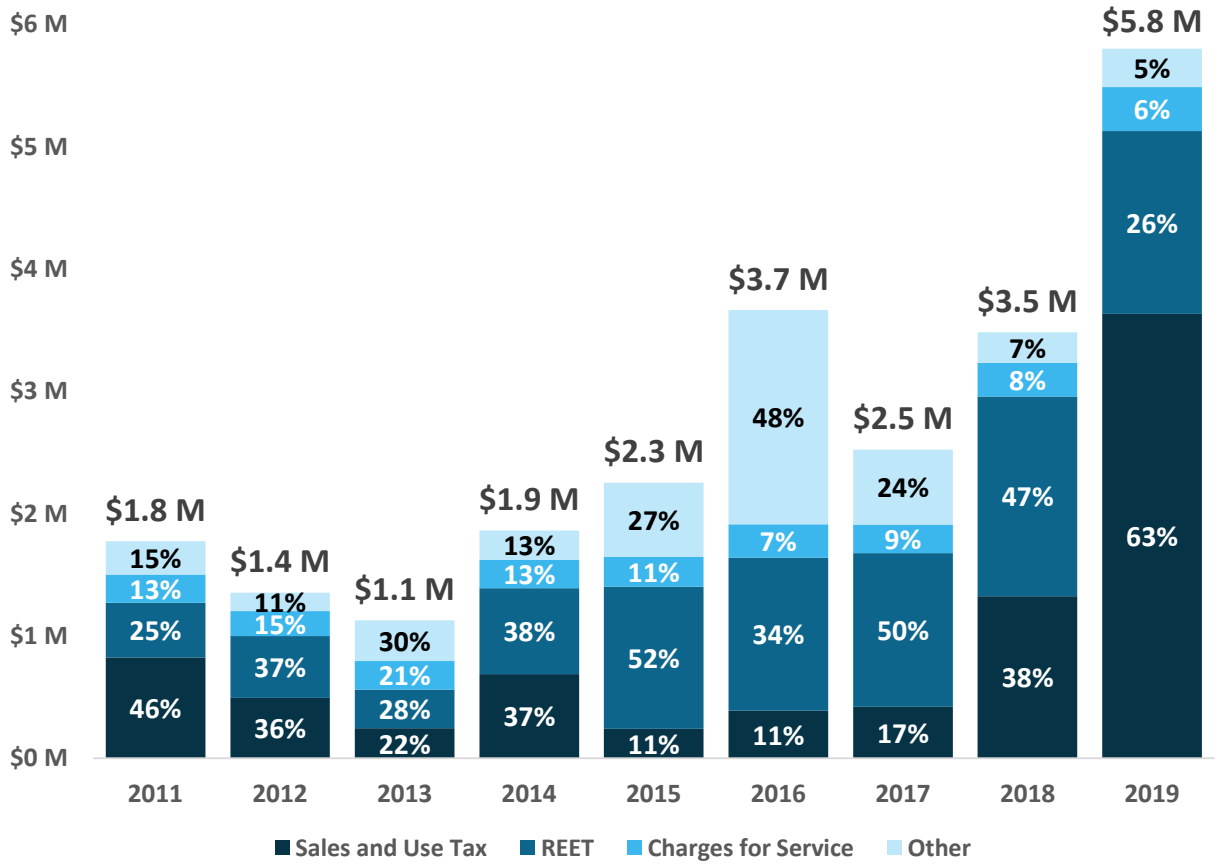
- Sales taxes associated with new construction around the City
- Real estate excise taxes (REET)
- Charges for service

Grants, property taxes, and proceeds from the sale of capital assets are also notable Fund #301 funding sources.

Though it is managed by the Parks, Community Programs & Services Department, not all expenditures out of Fund #301 are for parks capital projects. Non-parks capital project expenditures include capital expenditures related to City Hall, fire stations, the City's maintenance facility, computer hardware and software, and transfers to other funds. Based on historical City budgets from 2011 to 2019, parks capital projects accounted for just over 60% of total Fund #301 expenditures.

Exhibit 62 outlines the historical Fund #301 revenues from 2011 to 2019 below. Revenues to Fund #301 have increased significantly in recent years, driven by sales tax receipts from new construction, particularly from construction projects at the Seattle-Tacoma International Airport. Prior to 2018, some amount of sales taxes on new airport construction projects was not directed to the City as expected. As a result, the City anticipates that future sales tax revenues will likely be similar to 2018 levels, although this is dependent on actual development at the airport.

Exhibit 62. Municipal Capital Improvement Fund (Fund #301) Revenues, 2011-2019

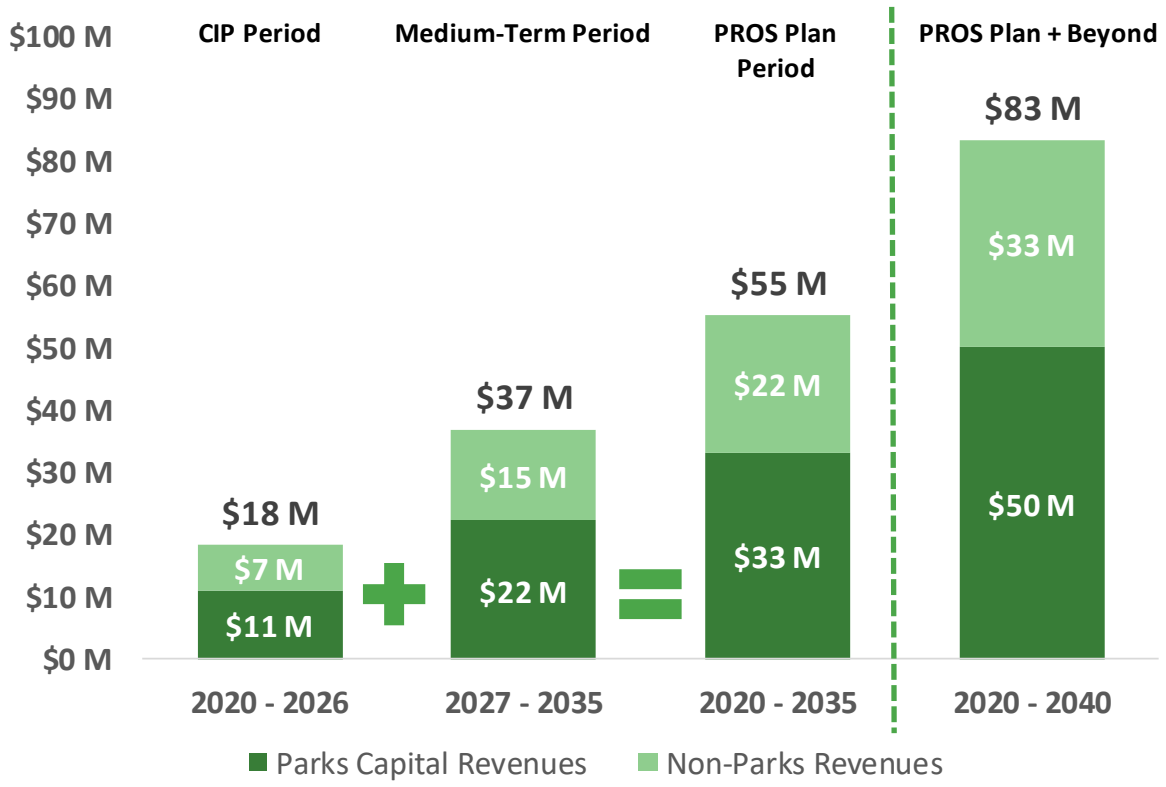


Sources: City of SeaTac, 2020; BERK, 2020.

In Exhibit 62, the significant increases in "Other" revenues from 2015 to 2017 were largely driven by proceeds from one-time sales of capital assets.

Using historical and budgeted Fund #301 revenues and estimated parks vs. non-parks related capital spending, BERK projected available revenues for parks capital projects over the PROS Plan period. Exhibit 63 below provides projected Fund #301 revenues, broken out between revenues expected to be available for parks capital projects and revenues for non-parks projects.

Exhibit 63. Projected Parks Capital Revenues



Note: Total revenues shown are for projected Fund #301 revenues.

Sources: City of SeaTac, 2020; BERK, 2020.

Over the course of the PROS Plan period from 2020 to 2036, the City expects to have $33 million available for parks capital projects. Around 23% of these revenues are estimated to come from parks and recreation grants. For the CIP planning period, the City anticipates $11 million will be available for parks capital projects (2020 to 2026) and $22 million in the medium-term period (2027 to 2035).

6.2 FUNDING OPTIONS

This section outlines several options available to the City to increase capital funding for parks and recreation.

Possible Funding Options

The City could pursue several revenue sources on top of the those that it already receives for parks and recreation capital projects. Options for additional revenues include:

State and Federal Competitive Grants. State and federal grant programs can provide some funding from outside the region. These programs are extremely competitive. However, any grant funding that could be made

available would significantly improve the funding feasibility of the 2020 PROS Plan Update, since these funds would reduce the amount needed from local public sources. Many of these grants require matching funds and are restricted for acquisition or capital development. However, the City has been successful at obtaining grants in the past and has a variety of needs to align with funders.

Parks Impact Fees. The City currently does not collect parks impact fees, which are fees on development intended to support the infrastructure needs generated by growth from that development. Rates would be determined through a rate study and consideration of system improvements needed to support growth at desired levels of service.

Park impact fees can only be used for capital improvements aligning with the City's level of service standards.

Exhibit 64. Possible Park Impact Fee Revenue

PERIOD	POSSIBLE REVENUE
2021-2026	$3,140,000
2027-2035	$4,710,000
2020-2035	$7,850,000
2021-2040	$10,460,000

Notes: This represents a maximum amount if the City charges a similar rate as the 2020 City of Tukwila park impact fee rates. It also assumes that future development roughly follows the same pattern of breakdown between single family and multifamily residential. It does not assume that the City collects commercial impact fees as Tukwila does, which would increase the rates assuming a similar level of capital needs as the City of Tukwila.

Sources: U.S. Census Bureau, 2019; OFM, 2020; BERK, 2020.

Impact fees require City Council action and can face resistance from the development community.

Implement Cost Recovery Policies. Cost recovery is the direct offset of expenditures related to specific goods or services. Cost recovery is therefore best expressed as a ratio of the offset to the total expenditure, with a ratio of 0 being no cost recovery, a ratio of 1 being complete cost recovery, and a ratio greater than 1 implying full cost recovery and revenue generation. The City charges rates for facility rentals and could revisit the share of cost recovery achieved related to field use fees at Valley Ridge Park.

Cost recovery can be implemented on discrete services or globally, to support a preferred share of the department budget funded through fee-for-service activities (department-wide cost recovery target), and through a range of fee collection mechanisms. These mechanisms can be calibrated to specific cost recovery targets based on the cost revenue amount desired and the proportional share of activities and individual benefits. However, cost recovery decisions should be made carefully so that access to services is not comprised for residents with lower financial resources.

Metropolitan Parks District. One of three types of parks/recreation districts in Washington, Metropolitan Parks Districts (MPD) are authorized by Chapter 35.61 RCW and are quasi-municipal corporations and independent taxing districts. MPDs "may be created for the management, control, improvement, maintenance, and acquisition of parks, pathways, boulevards, and recreational facilities" or also formed for a limited purpose that identifies specific public parks and/or recreational facilities.

An MPD can include other jurisdictions through interlocal agreements and only portions of the establishing entity or included jurisdictions. An MPD can be initiated through resolution or initiative. As an independent taxing district, MPDs have two regular property tax levies available:

1. $0.50 per $1,000 assessed value
2. $0.25 per $1,000 assessed value

These are considered as a single levy, up to $0.75, for the purposes of the 1% annual levy limit.

The 2020 assessed value of the City ($7B) would allow a maximum levy of $5.25M annually. The actual amount that would be collected depends on the extent to which voters elect to assess the maximum amount and the remaining levy portion available.

An important note is that MPDs are junior taxing districts, meaning that if localities approach the local district taxing limit of $5.90 per $1,000 of assessed value, the MPD will be lower on the list of collections and could receive less or even no funding. Additionally, the exact governing structure for an MPD could take multiple forms, from an independent jurisdiction such as MetroParks Tacoma to a fully integrated entity such as Seattle Park District.

Property Tax Levy Lid Lift. A property tax levy lid lift occurs when a taxing jurisdiction with a tax rate less than its statutory maximum rate asks voters to increase the property tax rate to an amount equal to or less than the statutory maximum rate, effectively lifting the lid on the levy rate. The taxing jurisdiction then collects more revenues because of the higher levy

rate. These revenues can be unrestricted or restricted depending on the stated purpose in authorizing the ballot measure. The City could increase property taxes in the City to fund parks and recreation capital projects through a voted levy lid lift. As there are many options for levy lid lifts, it is difficult to estimate the possible revenues collected.

6.3 PRIORITIES

Priorities for capital improvements are based on goals in Section 1.2. Two tiers of priorities are defined. Priority Level I should be addressed within the 6 and 15 year periods (2026 and 2035) with secured resources and to reduce long-term maintenance needs, meet base LOS measures, and close access gaps. Priority Level II include projects necessary for a quality system that serves a variety of parks, recreation, and open space needs, and also contributes to both base and target LOS measures. Priority Level II projects should be advanced based on available resources, including secured resources and opportunities to partner and seek alternative funding sources.

Priority Level I

- Maintain/remodel/upgrade existing facilities. (Goal 10.4)
- Add capacity at existing park to meet LOS and improve access gap. (10.1A, 10.2A, and 10.2C)
- Acquire and develop property in access gap to meet LOS and further other city initiatives. (10.1A, 10.2A, and 10.2B)
- Add trails or create partnership to improve access gap. (10.1F, 10.2B)
- Improve variety or capacity of existing parks that serve denser populations and are accessible by transit. (10.2B)

Priority Level II

- Improve existing parks and address need for added active recreation. Support partial cost recovery through user fees. (10.2C)
- Create indoor space to meet LOS or expand use of school or public site. (10.1A, 10.1E, and 10.2C)
- Identify natural areas important for ecological and habitat value that cannot be otherwise protected by critical areas and shoreline regulations and has a maintenance plan that fits available resources. (10.2D)

6.4 CAPITAL IMPROVEMENT PLAN

Exhibit 65 provides a list of major capital replacement and upgrade improvements relying on the SeaTac 2019-2024 capital improvement program.

Exhibit 65. Maintain, Remodel, and Upgrade Existing Facilities: 2020-2026

#	Description	Maintain & Replace	Capacity Project	Cost	2020-2023	2024-2026	Funding Sources	Priority
1	Angle Lake: Refurbish Fishing Pier	X		$559,000	X		REET1 REET2	Priority I
2	Riverton Heights: Expand playground, 1/2 BB court, Irrigation	X	X	$281,409	X		REET2 Grant	Priority I Priority II
3	Community Center: Playground Equipment Replacement	X		$174,400	X		REET1	Priority I
4	Community Center: Replace Tiles & Benches in Locker Rooms	X		$78,650	X		REET2	Priority I
5	Community Center: Replace HVAC	X		$471,900	X	X	Sales Tax	Priority I
Total				**$1,565,359**	**$1,402,009**	**$163,350**		

Sources: SeaTac Capital Improvement Program 2019-2024, BERK 2020.

The implementation of the park concepts and LOS standards will create new capacity for future growth and is presented in three periods: 2020-2026 (short-term), 2027-2035 (medium-term), and 2036 and beyond (long-term). Projects that meet Priority I criteria are implemented in short, medium, and long-terms, whereas Priority II projects are generally implemented in medium and long-term periods. See Exhibit 66.

Exhibit 66. Park System Improvements: 2020-2035 and Beyond

#	Park Concept	Total Cost	2020-2023	2024-2026	2027-2035	2036 & Beyond	LOS Measure	Priority
6	North SeaTac	$33,911,000		X	X	X	▪ City Dev Ac ▪ Trails ▪ System Invest	Priority I Priority II
7	Des Moines Creek Trailhead	$8,627,950		X	X	X	▪ City Dev Ac ▪ Trails ▪ System Invest	Priority I
8	Angle Lake	$1,383,300	#1	X			▪ System Invest	Priority I
9	Sunset Playfields	$7,247,900			X		▪ City Dev Ac ▪ Trails ▪ System Invest	Priority I Priority II
10	Valley Ridge	$3,048,700				X	▪ System Invest	Priority II
11	Bow Lake	$1,679,600		X			▪ City Dev Ac ▪ C+N Dev Ac ▪ Trails ▪ System Invest	Priority I
12	McMlcken Heights	$2,535,200				X	▪ Trails ▪ System Invest	Priority II
13	Riverton Heights	$4,830,400	#2			X	▪ City Dev Ac ▪ System Invest	Priority II
14	Grandview Dog	$4,189,900				X	▪ City Dev Ac ▪ Trails ▪ System Invest	Priority II
15	Neighborhood Parks (Future)	$14,049,000		X	X	X	▪ City Dev Ac ▪ C+N Dev Ac ▪ Trails ▪ System Invest	Priority I
16	Trails (Future)	$549,800			X		▪ Trails ▪ System Invest	Priority I
17	Community Space (Future)	$2,748,900	#3 #4 #5	X	X		▪ Indoor Space ▪ System Invest	Priority II
Total		**$84,801,650**	**Exhibit 65**	**$9,984,070**	**$22,305,655**	**$52,675,275**		

Sources: HBB, 2019; BERK, 2020.

The type of improvements by short, medium, and long-term periods and by priority are listed in the table below. As the City prepares a more detailed capital improvement program with its budget, the mix of projects may vary from those assumed but should meet LOS standards and meet PROS policies addressing access.

Exhibit 67. Schedule of Improvements by Priority: 2020-2035 and Beyond

FEATURE	2020-26	2027-35	BEYOND 2035
Priority I			
Maintain/remodel/upgrade existing facilities	Angle Lake Park Fishing Pier Riverton Heights Irrigation Community Center: Playground, HVAC, Locker Room		
Invest in Existing Parks filling gaps	Des Moines Creek Trailhead Bow Lake	Des Moines Creek Trailhead	Des Moines Creek Trailhead Grandview Dog Park
New Parks in Gap Areas	One location	One location	Multiple Locations
Trails that help connect residents in gap areas		Off-Road Trail Connector	
Parks Serving Large Populations Served by Transit	Angle Lake North SeaTac Park	North SeaTac Park	North SeaTac Park
Priority II			
Invest in Existing Parks for Active Recreation	Riverton Heights Playground and ½ BB Court	Sunset Playfields	Valley Ridge McMicken Heights Riverton Heights
Create indoor space to meet LOS or expand use of school or public site		Community Space	Community Space
Natural areas not otherwise protected by regulations	As opportunities arise.	As opportunities arise.	As opportunities arise.

Sources: HBB, 2019, BERK 2020.

The capital program is designed to fit expected revenues and meet or exceed the base system investment per capita for the short-term and medium term. See Exhibit 68. The demand and revenue analysis assumes a relatively equal growth in population annually to meet the City's growth target.

The 2020-26 period illustrates the level of capacity improvements is slightly less than the minimum investment per capita LOS to make room for expected capital replacement in expected revenues. However, the 2027-

2035 period shows that capacity improvements in 2027-2035 exceed the minimum system investment LOS.

It is likely that population growth will occur unevenly. Investments can be advanced from later periods to earlier periods to address demand if it increases or shifted from earlier to later periods.

Exhibit 68. Funding Sources for Park System: 2020-2035

CAPITAL IMPROVEMENT PROGRAM	2020-26	2027-35	TOTAL
CIP 2020-2024 System Improvement: Maintain/ Remodel	$1.2 M		$1.2 M
CIP 2020-2024 System Improvement: Capacity	$0.3 M		$0.3 M
PROS System Improvement Capacity	$9.9 M	$22.3 M	$32.2 M
TOTAL PROGRAM	$11.4 M	$22.3 M	$33.7 M
PARKS CAPITAL REVENUES	$11.1 M	$22.2 M	$33.3 M
MINIMUM SYSTEM INVESTMENT PER CAPITA LOS	$11.2 M	$18.4 M	$29.6 M

Source: BERK, 2020.

The level of expected revenues for the period is projected to 2035, whereas the capital improvement plan beyond 2035 has no fixed end period and is based on long-term implementation of concept plans.

7.0 Implementation Strategies

This section identifies the specific steps, or implementation strategies, that achieve Plan policies. It also identifies the group(s) with primary responsibility for carrying out each strategy and the expected time frame within which the strategy should be addressed. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

- Short-Term: one to five years
- Medium-Term: six to 10 years
- Long-Term: 11 to 20 years
- Ongoing: the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

(Please note that the implementation below is the same as in the Comprehensive Plan PROS Element.)

Exhibit 69 Implementation Strategies

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
Goal 1 Provide Recreational Opportunities			
1A Capital Investments are the primary LOS	Review this level of service biennially.	Staff	Ongoing
1B Use the PROS Plan's capital improvement program to identify potential projects	Update the Capital Improvement Program (CIP) for parks and recreation facilities on a biennial basis to reflect current needs and community interests.	Staff, City Council	Ongoing
	Include the Parks CIP in the city's capital facility planning and budget process.	City Council	Ongoing
1C Operation and Maintenance LOS	Review this level of service biennially.	Staff	Ongoing
1D Blend active and passive uses in Community and Neighborhood Park facilities	Use data collected in the PROS Plan and community input on parks planning processes to meet community demands for active and passive uses.	Staff	Ongoing
1E Expand indoor facilities	Expand the SeaTac community center when needed.	Staff, City Council	Medium-term
	Expand the Valley Ridge community center when needed.	Staff	Short-term
	Coordinate use of the YMCA facility.	Staff, City Council	Ongoing
	Coordinate with community partners to use existing facilities, such as schools.	Staff, City Council	Ongoing
1F Develop a recreational trails system.	Enable incentives to encourage major new developments greater than a certain size to incorporate an open space/ pedestrian pathway element into their site plan based on the pedestrian facilities plan (see transportation element). It should be designed to link together existing or future open space/pedestrian paths from adjacent properties to the greatest extent possible (for example, a boardwalk along a portion of Bow Lake), or provide "in lieu of" fees.	Planning Commission, City Council	Short-term

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
	Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible.	Staff, City Council	Ongoing
	Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails.	Staff, City Council	Ongoing
1G Evaluate parks and recreation needs	Revise the Parks, Recreation, and Open Space Plan every six years to maintain grant eligibility.	Staff	Ongoing
	Continue to incorporate parks, recreation, and open space-related questions into the recurring citywide resident survey.	Staff	Ongoing
	Meaningfully engage community members (e.g., conduct public meetings) for major park renovation projects.	Staff	Ongoing
Goal 2 Preserve and Acquire Recreational Land			
2A Achieve geographic equity by providing a park facility within one half mile of each resident	Prioritize acquiring and developing the proposed Lake to Sound trail.	Staff, City Council	Ongoing
	Protect environmentally critical areas and classify as open space, where appropriate, including heavily forested scenic areas.	Staff, City Council	Ongoing
	Review and consider increasing incentives for public open space dedication in SeaTac's Urban Center.	Planning Commission, City Council	Short-term
	Prioritize acquisitions that increase access for residents more than ½ mile from an existing park, recreation, or open space facility.	Staff	Ongoing
2B Priorities for acquisition of new lands for Parks and Recreation	Apply priority criteria to all proposals for new parks and recreation facility acquisitions.	Staff, City Council	Ongoing
2C Priorities for expansion or redevelopment of Parks and Recreation facilities	Apply priority criteria to all proposals for expansion or redevelopment of parks and recreation facilities.	Staff, City Council	Ongoing

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
2D Identify appropriate land for park and open space preservation and acquisition	Develop a long-range plan that identifies desirable areas for future park and trail location.	Staff, Planning Commission, City Council	Short-term
	Identify important urban open spaces in conjunction with new transportation development.	Planning Commission, City Council, Staff	Ongoing
	Discuss noise remedy land with the Port of Seattle regarding its appropriateness for use as parks or trails.	Staff	Ongoing
	Prioritize acquisitions that increase access for residents more than ½ mile from an existing park, recreation, or open space facility.	Staff	Ongoing
2E Require open space in new development.	Review and revise, as necessary, development regulations requiring open space or recreation space for new development as part of the required periodic Comprehensive Plan review and update.	Planning Commission, City Council	Ongoing
Goal 3 Develop Parks and Recreation Facilities			
3A Develop a range of facilities for all ages, cultures, and abilities.	Inventory existing facilities and major user groups and identify deficiencies.	Staff	Short-term
	Engage community organizations and school groups to help identify recreational demands and community needs.	Staff, City Council	Ongoing
	Continue to pursue partnerships that expand recreational opportunities through increased funding or shared facilities or programs (e.g., Highline School District).	Staff, City Council	Ongoing
3B Provide nondiscriminatory recreational opportunities and eliminate barriers to special populations.	Improve access to all local parks per Americans with disabilities Act (ADA) requirements.	City Council	Ongoing
	Design all new parks to barrier-free standards.	Staff	Ongoing
	Supply transportation to senior citizen activities whenever possible.	City Council	Ongoing
	Provide free or low-cost programs; make programs requiring fees accessible to low income people through scholarships.	Staff	Ongoing

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
3C Develop community-oriented enrichment programs that respond to needs	Continue to request funding for human services needs through the Community Services Advisory Committee.	Staff	Ongoing
	Partner with Highline schools to expand recreation opportunities for youth.		Ongoing
	Continue to offer low cost community-wide events such as dances and carnivals.	Staff, City Council	Ongoing
	Continue working with community groups to develop and improve citywide special events such as parades, festivals, holiday banners, juried art exhibits, and festive displays.	City Council, Staff	Ongoing
3D Bring innovative recreation opportunities to SeaTac	Identify opportunities for unique and diverse recreation in SeaTac through community input and changes in recreation demand and trends.	Staff	Ongoing
3E Use parks and recreation to connect people in need to health and human services	Maintain referral and resource lists for free and low-cost health and human services that can be distributed to those in need in parks and recreation facilities.	Staff	Ongoing
	Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible.	Staff, City Council	Ongoing
	Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails.	Staff, City Council	Ongoing
	Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail.	Staff	Ongoing

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
Goal 4 Redevelop and Maintain Facilities			
4A Review facilities periodically and make changes in response to public needs and efficiency	Conduct a facility review at least once a year with park maintenance, programming, and planning personnel; document findings for project planning purposes.	Staff	Ongoing
	Utilize the Repair and Replacement fund to maintain parks and facilities.	Staff	Ongoing
4B Design, maintain and modify parks to enhance safety, accessibility and versatility, and lower maintenance costs	Conduct periodic meetings to coordinate and exchange information with various city departments and personnel (planning, programming, and maintenance).	Staff	Ongoing
	Follow established safety standards when designing new children's play areas in local parks.	Staff	Ongoing
	Evaluate low maintenance techniques and use where appropriate.	Staff	Ongoing
	Review past safety records of parks prior to new development or renovation planning.	Staff	Ongoing
4C Maintain parks commensurate with intensity of use and character of park	Develop and publish a maintenance plan that prevents degradation of park facilities while allowing for normal usage.	Staff	Short-term
	Continue to use the Repair and Replacement fund to keep parks and facilities in top condition.	Staff	Ongoing
4D Encourage volunteer participation in maintenance and improvement projects	Staff periodic volunteer work days.	Staff	Ongoing
	Develop an Adopt-A-Park program.	Staff, City Council	Short-term
	Continue to work with groups (e.g., Highline SeaTac Botanical Garden, disc golf, and BMX groups) to maintain their areas.	Staff	Ongoing
4E Minimize impacts to adjacent neighborhoods	Close parks at a reasonable hour to discourage misuse and excessive evening noise.	City Council	Ongoing

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
Goal 5 Ensure Safe and Convenient Access			
5A Locate traffic-generating facilities on sites with direct access	Coordinate the location of planned facilities with bicycle and pedestrian routes, transit stops, and vehicle access.	City Council	Ongoing
5B Provide lighting and signage in parks	Design lighting and signage to improve safety and wayfinding in parks.	Staff	Ongoing
5C Provide lighting and signage to parks	Design lighting and signage to improve wayfinding and access to parks.	Staff	Ongoing
5D Coordinate park development with unique local natural and historic features	Overlay the long-range park plan, including trails, with a map showing the area's unique features such as wetlands, creeks, and other environmentally sensitive or historic sites. evaluate access to these resources, and document for future park plan revisions.	Staff	Short-term
	Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail.	Staff	Ongoing
Goal 6 Promote Intergovernmental Coordination			
6A Promote collaboration with agencies, organizations, and businesses in recreational and cultural development	Seek private and public sponsorship for special parks, recreation, and cultural programs.	Staff	Short-term
	Participate in regional planning efforts that might affect local residents, even if projects are outside the city.	Staff, City Council	Ongoing
	Seek partnerships with community groups for tree planting programs and other park and open space improvements.	Staff	Ongoing
	Encourage easements on public or private lands for recreation.	Staff, City Council	Ongoing
	Schedule programs annually from the YMCA.	Staff, City Council	Ongoing
6B Work with the school district to provide recreational opportunities	Continue to use school sites for recreation and after-school programs.	Staff	Ongoing
	Review an interlocal agreement biannually that allows the city to use school facilities at no cost in	City Council, Staff	Short-term

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
	exchange for school use of city facilities at no cost.		
	Encourage the school district to improve and maintain athletic fields for Little League and other uses.	City Council	Ongoing
6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the city	Build relationships with partner organizations and explore possibilities for shared recreational facilities. where possible, provide joint spaces and/or programs.	Staff	Ongoing
6D Pursue a variety of funding options	Apply for grants	Staff	Ongoing
	Coordinate with transportation entities to encourage multiple uses of public rights-of-way.	Staff	Ongoing
	Maintain grant and volunteer records of prior investment and potential funding sources to aid the city budgeting process.	Staff	Short-term
	Encourage volunteer programs and events.	Staff	Ongoing
	Prioritize grant applications to sources that require minimal local matching funds or maximize value while meeting the local identified need.	Staff	Ongoing
	Review and consider increasing public open space incentives and/or requirements for urban development.	Planning Commission, City Council	Short-term
6E Involve private businesses, service organizations, and neighborhood groups	Identify opportunities for contributions by contacting potential donors and discussing specific needs and services.	Staff, City Council	Short-term
	Work with the Rotary club, the Chamber of Commerce, Angle Lake Shore club, and other organizations on the international festival and the July 4th celebration.	Staff	Ongoing
	Work with the YMCA to offer joint recreation opportunities for SeaTac residents.	Staff	Ongoing

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
Goal 7 Develop Community-Wide Resources			
7A Develop North SeaTac Park in accordance with Airport safety regulations.	Prohibit facilities in North SeaTac Park that attract large numbers of people.	City Council	Ongoing
	Examine possible active recreational facilities, specifically new athletic fields, to the area north of South 136th Street.	City Council	Ongoing
7B Preserve Tub Lake as a natural wetland; increase opportunities for public enjoyment of the area.	Install boardwalks and interpretive information at Tub Lake.	City Council	Short-term
7C Develop trails connecting the Lake to Sound trail with the Westside Trail, North SeaTac Park community center, and natural features.	Work with the Port of Seattle to establish an access plan to connect the Lakes to Sound trail to the SeaTac community center with access through the Tub Lake natural area.	Staff	Short-term
7D Preserve the Des Moines Creek area for open space and recreation.	Complete a Master Plan for Des Moines Creek Park. the Master Plan should, at a minimum, address preserving the character and wildlife habitat, and allow for interpretive opportunities and linkage to regional trails.	Staff, City Council	Short-term
	Coordinate with SR 509 and 24th/28th Avenue transportation planning to integrate parks needs.	Staff	Ongoing
7E Work with the Port of Seattle to provide open space.	Discuss opportunities with the Port to provide open space.	City Council	Ongoing
	Work with the Port to dedicate Port-owned land for open space and recreational uses, including trails identified on the pedestrian facilities map.	City Council	Medium-term
7F Seek public access to waterfront area(s) of Bow Lake.	Initiate discussions with private property owners about the purchase of adjacent lands and negotiate conservation easements as possible.	Staff, City Council	Long-term

Objectives	Implementation Strategies	Primary Responsibility	Time Frames
	Update development regulations to enable incentives to provide public access with urban center redevelopment.	Planning Commission, Staff, City Council	Long-term
	Revisit and update the June 2000 Bow Lake Joint Use Facilities Study before proceeding with implementation of a boardwalk, viewing areas or pedestrian trails. Prioritize development of publicly owned properties.	Planning Commission, Staff, City Council	Medium-term
7G Encourage retention of significant historical and archaeological resources.	Inventory historical and archaeological structures and sites.	Staff	Short-term
	Revise the zoning code to include standards for the retention of historical and archaeological resources identified by the City's inventory cited above.	Planning Commission, Staff, City Council	Short-term

Exhibit B

Proposed Amendments to Other Elements Necessitated by PROS Plan Update

EXHIBIT B DOCUMENT INDEX:

- Ch. 2 Land Use Element
- Ch. 5 Capital Facilities Element
- Ch. 5 Capital Facilities Background Report
- Ch. 10 Parks, Recreation & Open Space Element
- Ch. 10 Parks, Recreation & Open Space Background Report

Proposed PROS Plan Amendments:
Ch. 2 Land Use Element:
Implementation Matrix

LAND USE ELEMENT

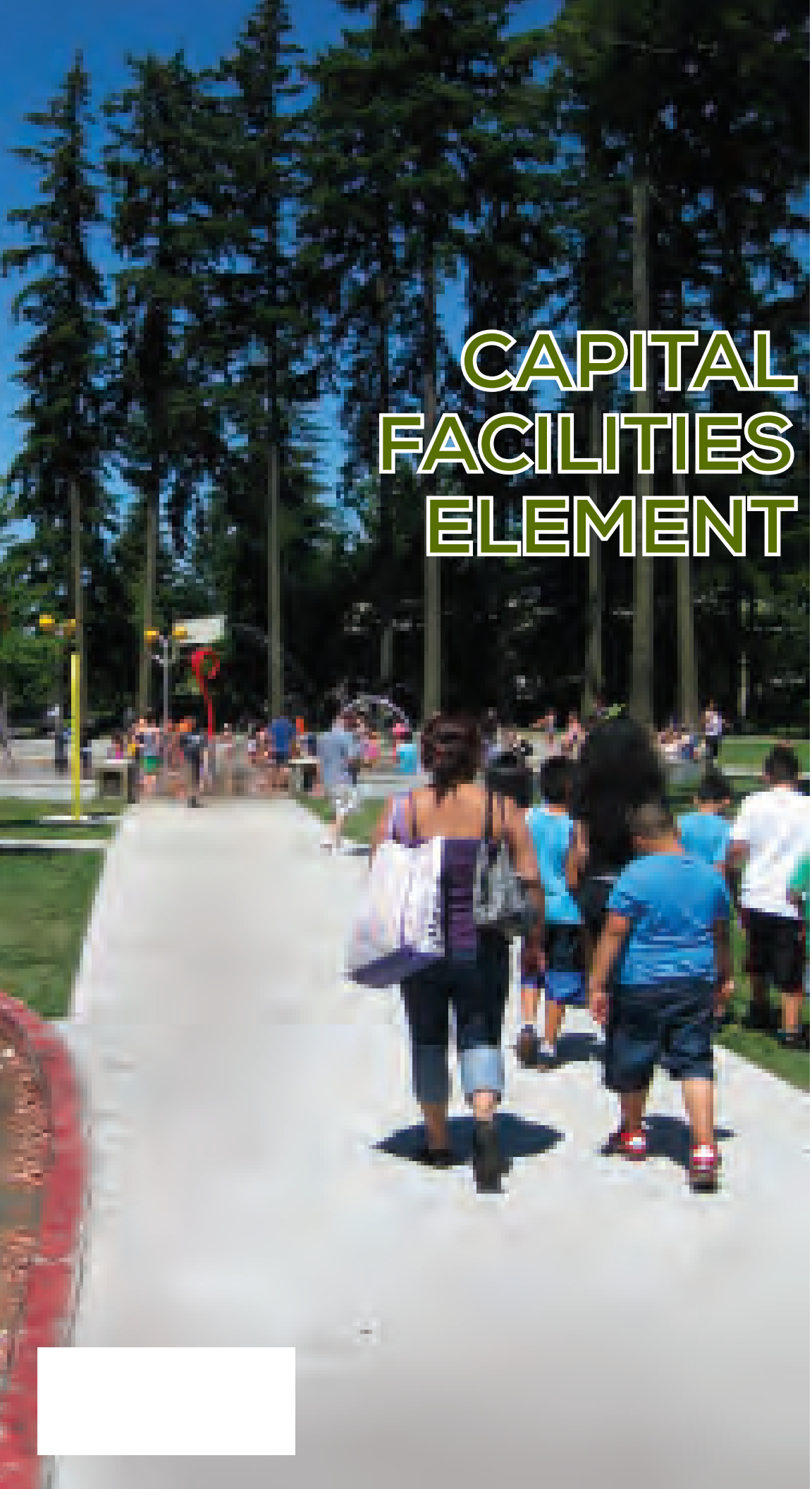
CHAPTER 2

City of SeaTac
everywhere's possible

SeaTac 2035

Proposed PROS Plan Amendments:
Ch. 2 Land Use Element: Implementation Matrix

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
ACCESS TO HEALTHY FOOD			
2.2C Incorporate consideration of physical health and well being into local decision-making, especially regardingcommunity gardens.	Develop a neighborhood grant matching program to encourage small, neighborhood-led projects such as community gardens.	Staff, City Council	Short-Term
	Identify appropriate locations for community gardens.	Staff, Planning Commission	Short-Term
	Partner with interested land owners to encourage publicly accessible community gardens.	Staff, City Council	Medium-Term
	Allocate funding to support construction and maintenance of community gardens.	Staff, City Council	Short-Term
	~~Include community gardens in the Parks Plan.~~	~~Staff~~	~~Ongoing~~
	Incentivize community gardens in or near multifamily developments.	Staff, Planning Commission, City Council	Short-Term



CAPITAL FACILITIES ELEMENT

Proposed PROS Plan Amendments: Ch. 5 Capital Facilities Element

CHAPTER 5

SeaTac 2035

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INTRODUCTION

This Element addresses the capital facilities issues facing the City of SeaTac through 2035. It guides the Capital Improvement Program, a biennially adopted list of planned capital improvement projects.

It is coordinated with the Land Use, Transportation, Environment, Utilities and Parks, Recreation, and Open Space Elements to ensure adequate facilities to satisfy the level of service requirements.

MAJOR CONDITIONS

Major capital facilities conditions include:

- Capital facilities are, for the purposes of this element, public facilities with a minimum cost of $25,000 and a useful life of at least 10 years. Capital facilities require considerable planning because of their significant costs and longevity.
- When SeaTac incorporated in 1990, the City inherited a deficiency in some facilities, such as sidewalks. The City of SeaTac is in the process of upgrading these capital facilities to serve City residents.
- The Growth Management Act's "concurrency" requirement states that adequate transportation and other essential public facilities must be in place, or planned and financed, prior to permitting new development that requires these facilities.
- The City, especially its "Urban Center," requires a high level of urban services.
- Many public facilities that serve SeaTac citizens are owned and operated by jurisdictions other than the City, such as sewer and water districts.

GOALS AND POLICIES

This section contains SeaTac's capital facilities goals and policies. Goals represent the City's general objectives, while policies provide more detail about the steps needed to achieve each goal's intent.

Level of Service
Level of service (LOS) standards are benchmarks for measuring the amount of a public service provided within the City of SeaTac. The Growth Management Act requires that such standards be set and maintained; however, the City may choose whatever level of service it desires as long as it is financially achievable.

GOAL 5.1

Plan for public facilities to adequately serve existing and new development by establishing levels of service (LOS) standards and determining the capital improvements needed to achieve and maintain these standards for existing and future residents and employees.

Policy 5.1A
Define level of service (LOS) standard categories for:

Category 1: Public facilities owned or operated by the City to which a "no new development" trigger will apply if the LOS is not achieved.

Category 2: Other public facilities owned or operated by the City.

Category 3: Public facilities owned or operated by non-City jurisdictions that must be adequate and available to serve development.

Category 4: Other public facilities owned or operated by non-City jurisdictions.

LOS standards affect the following City processes:

Table 5.1. LOS standards' effect on City processes

CATEGORY		ANNUAL BUDGETING PROCESS	CAPITAL FACILITIES PLAN	
1. Public facilities owned or operated by the City to which a "no new development" trigger will apply if the LOS is not achieved.	●	●	●	●
2. Other public facilities owned or operated by the City.		●	●	●
3. Public facilities owned or operated by non-City jurisdictions that must be adequate and available to serve development.	●			●
4. Other public facilities owned or operated by non-City jurisdictions.				●

Policy 5.1B
Set the LOS standards as follows:

Category 1: City-owned and/or operated facilities to which concurrency will be a test for new development.

- City Arterial Roads: LOS E; certain intersections LOS F
- Stormwater Management: Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual.

Category 2: City-owned/operated facilities to which concurrency will not be a test for new development.

- City Hall: 256 gross sq. ft. per employee
- ~~Community Center~~Indoor Recreational Facilities: 1,020 sq. ft. per 1,000 population

See the Transportation Element for more details about these levels of service.

See Parks, Open Space, and Recreation Element.

- Parks and Recreation (per thousands in population):
  - Citywide Parks (developed acres) : 5.0 acres
  - Community and Neighborhood Parks (developed): ~~1.70~~ 1.8 acres ~~per 1,000~~
  - ~~Neighborhood parks: 0.27 acres per 1,000~~
  - Trails/linear parks: 950~~251.60~~ lineal feet ~~per 1,000~~
- Parks and Recreation (per capita):
  - System Investment $3,200
  - Annual Maintenance and Operations Investment: $133
  - ~~Off-leash dog park: 0.4 acres per 1,000~~
  - ~~Baseball/softball fields-adult: 0.08 fields per 1,000~~
  - ~~Baseball/softball fields-youth: 0.15 fields per 1,000~~
  - ~~Basketball courts: 0.23 courts per 1,000~~
  - ~~Football/soccer fields: 0.23 fields per 1,000~~
  - ~~Picnic shelters: 0.10 shelters per 1,000~~
  - ~~Playgrounds: 0.24 playgrounds per 1,000~~
  - ~~Skateboard parks: 0.03 parks per 1,000~~
  - ~~Tennis court: 0.36 courts per 1,000~~

LOS standards for Regional Stormwater Management Facilities are set by Washington Department of

Category 3: Facilities owned and operated by non-City service providers that must be adequate and available to development.

- Sewer: 125 gallons per day per household, 60 gallons per day per employee.
- Water: 150 gallons per day per household, 75 gallons per day per employee.

See the Utilities Element for more policies on City-utility districts coordination.

The City regularly works with the sewer and water districts, especially when they are updating their system plans, to ensure that their population and employment forecasts are consistent with the City's. This coordination assures that the districts are able to serve the anticipated growth through 2035 at these design standards.

Category 4: Facilities owned and operated by service providers other than the City to which concurrency will not be a test for new development.

See Transportation Element Goal 4.5 for transit-related policies.

- Libraries: Work with King County to maintain at least one "medium-sized" library (as defined by the King County Library System) within the city limits
- State-Owned Transportation Facilities:
  - Regional significance: E/Mitigated
  - Statewide significance: D/Mitigated
- Transit: established by transit agencies
- Fire Services: 0.1 fire aid units per 1,000 population. Functional service level set by contract with provider
- Solid Waste: Service level set by contract with provider

The City spent extensive time developing the LOS standards for City-owned and operated facilities. The process included direction from the City Council, City staff, and the City Manager. The LOS standards for City-operated public facilities listed here are backed by a financially feasible list of capital improvements in the Capital Improvement Program (CIP).

The City has established preliminary level of service standards for facilities owned and operated by non-City service providers. The City plans to coordinate with these service providers on an ongoing basis to ensure that these facilities continue to provide an acceptable level of service to SeaTac residents.

Policy 5.1C

Determine, on a biennial basis, what capital improvements to the City's public facilities are needed.

Public facilities must be kept in good repair and expanded as a city grows. Well-maintained facilities with appropriate capacity make a place livable and enjoyable.

Policy 5.1D

Pursuant to the Growth Management Act, amend the Capital Facilities Element no more frequently than once per calendar year.

The City coordinates the biennial update with the biennial budget process.

Policy 5.1E

Use LOS standards to prioritize public facility needs in cases where two or more types of public facilities are competing for limited City funds.

Different types of facilities often do not compete for the same revenues. User fees and grants that are available for one type of facility are often not available for another. However, when two or more types of facilities compete for the same funds (e.g., the City's General Fund), the City can use LOS standards to analyze and prioritize facility needs.

Policy 5.1F

Prioritize public facility projects of the same type according to the following criteria, and allocate revenue to the highest priority project legally acceptable:

1. Projects that achieve or maintain the adopted LOS:
   - For the existing population:
     - Non-capacity projects (repair or replacement of existing facilities)
     - Capacity projects (facilities that increase capacity)
   - For new population:
     - Previously approved permits for redevelopment
     - Previously approved permits for new development
     - New permits for redevelopment
     - New permits for new development
   - Projects that reduce operating costs of existing or new facilities

2. Projects that exceed the adopted LOS.
When projects within the same public facility category (e.g., community parks) compete for the same revenues, the City should prioritize the projects according to the above criteria. Achieving LOS standards for the existing population is required before extending service to new population. Additionally, in keeping with the Growth Management Act's goals of reducing sprawl and increasing infrastructure efficiency, capital improvements that serve redevelopment have priority over improvements that serve new development.

GOAL 5.2
Provide needed public facilities through City funding or requirements for others to provide.

Policy 5.2A
Adopt a Capital Improvement Program (CIP) that is within the City's ability to fund within revenue projections.
Financial feasibility is required for scheduled capital improvements, given realistic and probable revenue estimates. Funding sources may include grants, entitlements, or contributions from other levels of government or service providers.

Policy 5.2B
Pursuant to the Growth Management Act, do not require new development to pay more than its share of the cost of new facilities and do not charge new development for existing deficiencies.

Policy 5.2C
Make financing decisions for capital improvements in accordance with sound fiscal policy.
Capital improvements are typically financed through a combination of user fees, grants, current assets, and loans. Current City budgeting practices incorporate sound fiscal policy to finance needed capital improvements. Sound fiscal policy prioritizes funding sources that are: a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) use loans most efficiently.

Policy 5.2D
Consider ongoing maintenance and operation costs when funding capital projects.

GOAL 5.3
Provide adequate public facilities concurrent with new development impacts.

Policy 5.3A
Provide, or arrange for others to provide, the capital improvements listed in the Capital Improvement Program.
Adhering to the Capital Improvement Program will assure that public facilities are adequate to serve existing development as well as new development demands. Project delays should be addressed in a manner that attains adopted LOS standards.

Policy 5.3B
Do not permit development unless there is sufficient Category 1 and Category 3 public facilities to meet existing development's LOS standards and proposed development's impacts concurrent with development.

- **For sewer, stormwater, and water, achieve "sufficient capacity" by occupancy of the development which impacts the facility.**
- **For City arterials, consider capacity to be "concurrent with" new development when achieved within six years of occupancy of the development which impacts the facility.**

The Growth Management Act requires that "adequate public facilities" be in place or planned and financed before development is permitted. GMA gives city governments the authority to require concurrency of all public facilities. However, there are varying interpretations regarding the number of facilities to which concurrency must be applied. Concurrency applies at a minimum to transportation and is strongly recommended for water and sewer. Transportation improvements must be in place within six years of completion and occupancy of any development that impacts the transportation system. Sewer and water need to be available at the time of the development's occupancy due to health regulations.
The City applies the concurrency standard to all other Category 1 and 3 public facilities. Development which causes service to fall below the adopted standard for Category 1 or 3 facilities is not permitted.

Policy 5.3C
Exempt the following development types from requirements pertaining to public facilities concurrency:

- **Development "vested" in accordance with RCW 19.26.095, 58.17.033, or 58.17.170.**
- **Expansions of existing development that were disclosed and tested for concurrency as part of the original application.**

See the Land Use Element for more information and goals for the Urban Center.

- **Development that creates no additional impact on public facilities.**

The concurrency requirements are not retroactive to developments already permitted. Additionally, developments that occur in phases can be tested once for all phases, allowing later phase construction to proceed uninhibited.

Policy 5.3D
Allow development to meet the requirements pertaining to adequate public facilities concurrency through the following methods:
For all development:

- **Donate or construct needed capacity (such as roads or park land).**
- **Incorporate accepted demand management strategies to reduce the impact on public facilities.**

For development within the designated Urban Center, incorporate additional mitigation strategies to be integrated into development regulations, that incentivize Urban Center development while adequately mitigating the development's impacts.

The City wants to encourage economically beneficial development within the City, especially within the Urban Center. To this end, the City assists developers in meeting concurrency requirements through innovative means. Development may mitigate impacts by providing needed capacity and/or by reducing demand through conservation strategies. The City will develop additional mitigation strategies to encourage Urban Center development. These strategies will encourage the development types the City desires while providing for adequate public facilities.

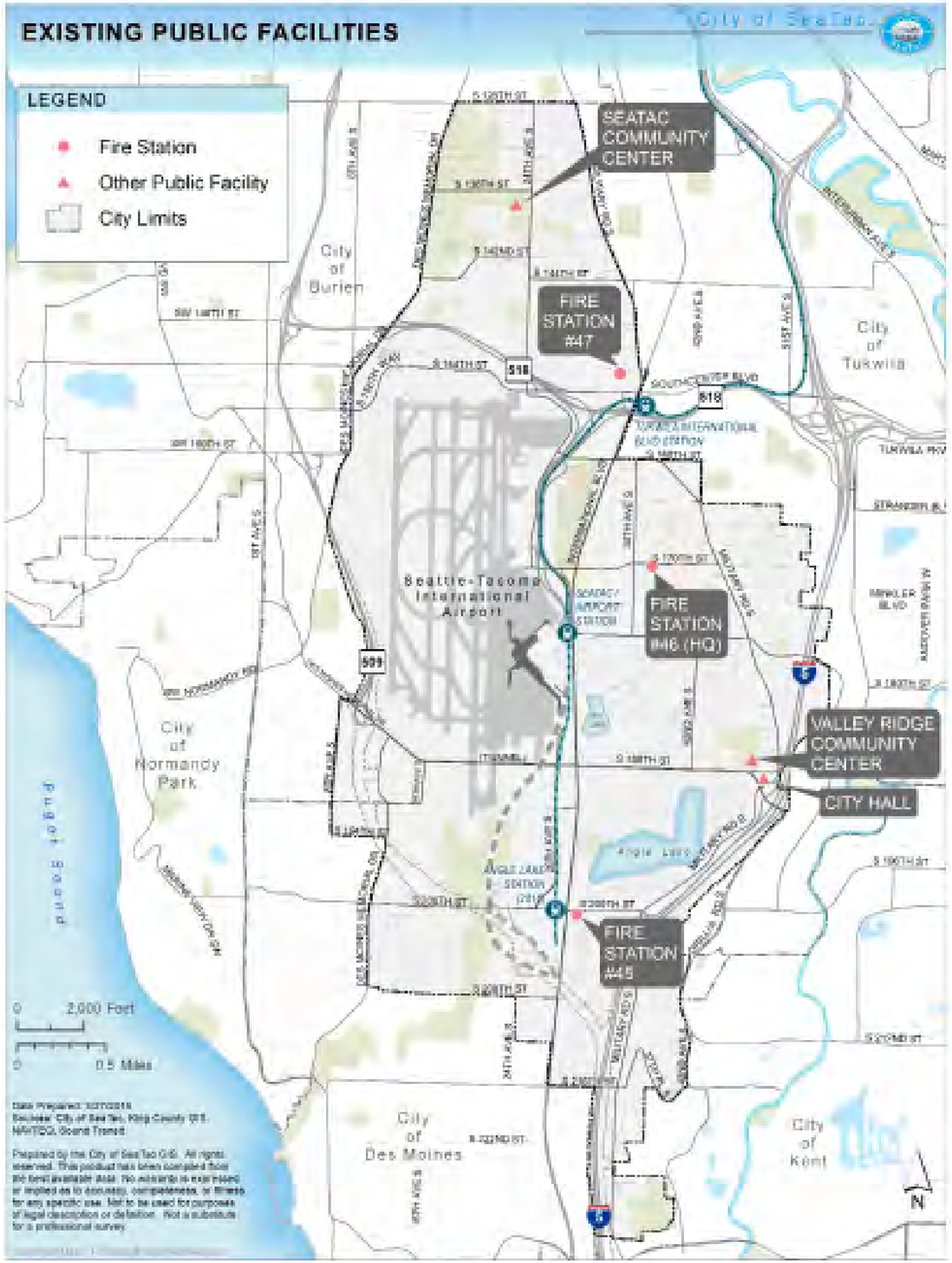
GOAL 5.4
Require that non-City service providers maintain a LOS consistent with City policy (see Policy 5.1B, Category 3).

Policy 5.4A
Require that non-City service providers provide a LOS to City residents consistent with City LOS standards for that type of facility.

Some necessary public facilities are provided by non-City service providers (e.g., water and sewer service). As noted in Policy 5.1B Category 3, the City works with these service providers to assure that their facilities are sufficient to meet current and future demands.

Policy 5.4B
Require non-City providers to fund their own facilities. Providers often employ "user fees" to fund a portion of facility costs. As is allowed by law, some non-City providers may require new development to pay impact and/or mitigation fees to alleviate their public facility impacts.

The City of SeaTac is responsible only for facilities it owns and operates. The adoption of LOS standards for other jurisdictions, when done with their consultation and agreement, in no way obligates the City of SeaTac to pay for facilities owned and operated by other jurisdictions.



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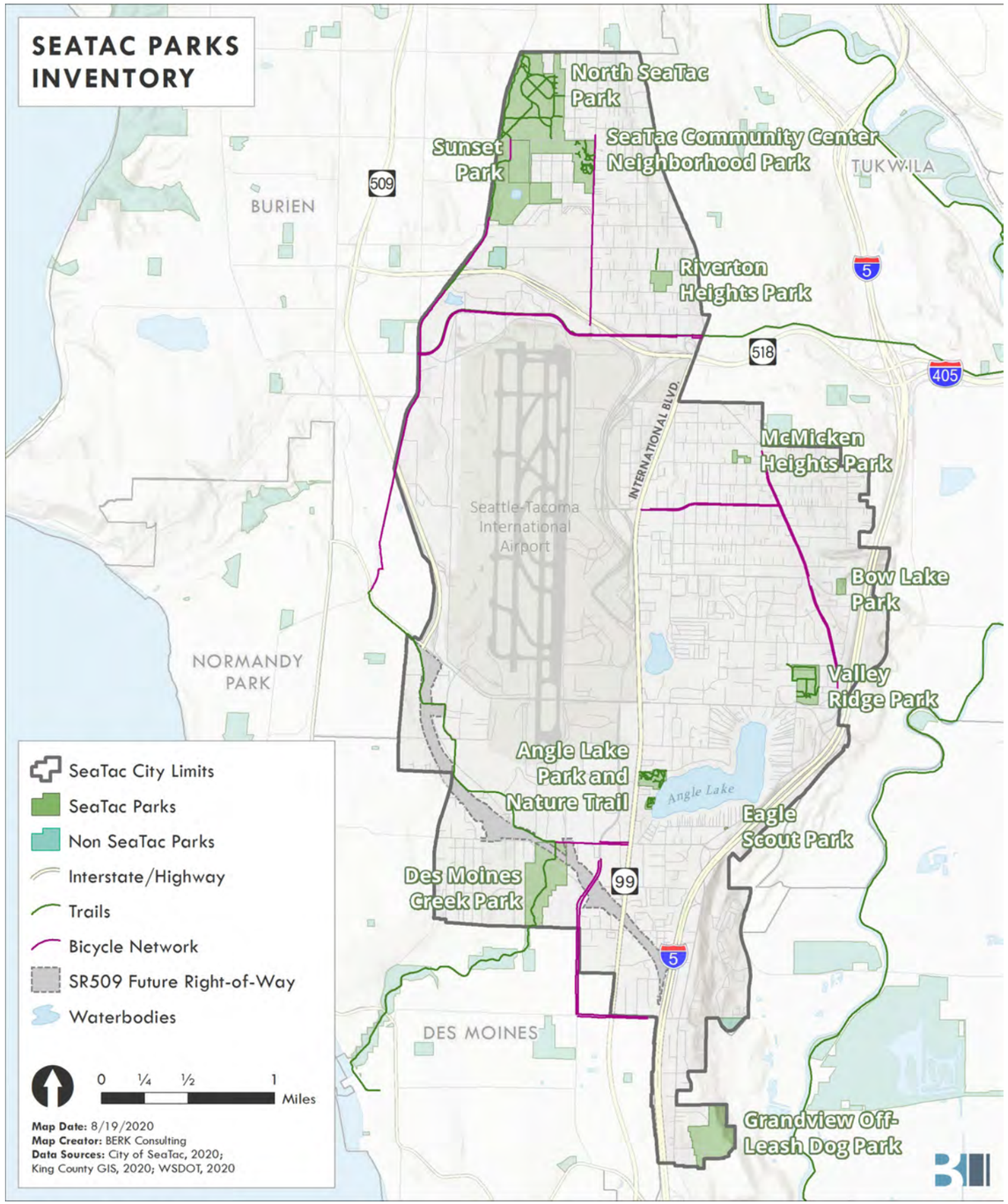

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RECOMMENDED IMPLEMENTATION STRATEGIES

CAPITAL FACILITIES BACKGROUND REPORT

Proposed PROS Plan Amendments: Ch. 5 Capital Facilities Background Report

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SeaTac 2035

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SUMMARY

The Capital Facilities Element (CFE) is required by Washington's Growth Management Act (GMA). Capital facilities are public facilities with a minimum cost of $25,000 and an expected useful life of at least 10 years. Capital facilities require special advanced planning because of their significant costs and longevity.

This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through 2025 (six years) and 2035 (20 years from the major update of this Plan in 2015). Information about Parks and Recreation capital facilities was updated in 2020 as part of a larger update to the Parks, Recreation, and Open Space (PROS) Plan and policies. As a result, the capital facility estimates for parks and recreation use a 2040 planning horizon. The population estimate is for 2040 is 40,370.

Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Growth Assumption

This CIP is based on the following established and projected population data:

YEAR	CITYWIDE POPULATION
2010	26,909
2011	27,110
2012	27,210
2013	27,310
2014	27,620
2015	27,650
2016	27,810
2017	28,850
2018	29,140
2019	29,180
2020	29,519
2021	29,882
2022	30,269
2023	30,680
2024	31,116
2025	31,576
2035	37,329

Level of Service Consequences of the CFE

The CFE will enable the City of SeaTac to accommodate the population growth anticipated during the next six years (from 29,519 in 2020 to 31,576 in 2025) while maintaining the 2019 LOS for the following public facilities:

Table BR5.1 Facilities with Non-Population Growth-Based LOS

FACILITY	LOS MEASURE	EXISTING 2019 LOS	ADOPTED LOS STANDARD
Stormwater Management	Flow Mitigation	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual
Transportation	Volume/ Capacity Ratio	LOS E; Some intersections F	LOS D/E; Some intersections F

Table BR5.2 Facilities with Population Growth-Based LOS - City Hall

FACILITY	LOS UNITS	EXISTING 2019 LOS	ADOPTED LOS STANDARD
City Hall	Gross Sq. Ft./City Hall Employee	426.00	256.00

Table BR5.2 Facilities with Population Growth-Based LOS - City Hall			
FACILITY	LOS UNITS	EXISTING 2019 LOS	ADOPTED LOS STANDARD
~~Community Center~~	~~Sq. Ft./1,000 people~~	~~1,066.00~~	~~1,020.00~~
~~Community Parks~~	~~Acres~~	~~2~~	~~1.70~~
~~Neighborhood Parks~~	~~Acres~~	~~0.41~~	~~0.27~~
~~Trails/Linear Parks~~	~~Lineal Ft.~~	~~789~~	~~251.60~~
~~Off-leash Dog Parks~~	~~Acres~~	~~0.48~~	~~0.40~~
~~Baseball/Softball Fields, adult~~	~~Fields~~	~~0.14~~	~~0.08~~
~~Baseball/Softball Fields, youth~~	~~Fields~~	~~0.21~~	~~0.15~~
~~Basketball Courts, outdoor~~	~~Courts~~	~~0.41~~	~~0.23~~
~~Football/Soccer Fields~~	~~Fields~~	~~0.24~~	~~0.18~~
~~Picnic Shelters~~	~~Shelters~~	~~0.17~~	~~0.06~~
~~Playgrounds~~	~~Playgrounds~~	~~0.34~~	~~0.24~~
~~Skateboard Parks~~	~~Parks~~	~~0.07~~	~~0.03~~
~~Tennis Courts~~	~~Courts~~	~~0.34~~	~~0.30~~

~~*The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.*~~

~~*In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.*~~

Table BR5.3 Facilities with a Population Growth- Based LOS- Parks and Recreation

Facility	LOS Units	Existing 2020 LOS	Adopted Base LOS Standard	Adopted Target LOS Standard
City Hall	Hall Employee	418	256	
Parks Capital Investments	$ per capita	3,222	3,200	4,200
Parks Operation and Maintenance Investment	$ per capita per year	188	190	
Indoor Facilities	Sq. Ft./1,000 people	1,022	1,020	
Citywide Parks (Total Acres)	Acres/1,000 population	12.06	N/A	12.1
Citywide Parks (Developed Acres)	Acres/1,000 population	5.04	5	

Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	2.13	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	1.78	1.8	
Trails (Total Feet in All Trails)	Feet/1,000 population	948.73	950	
Trails (Total Feet in Off-Road Trails)	Feet/1,000 population	246.74	N/A	250

Note: The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.

In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.

INTRODUCTION

Definition and Purpose of Capital Facilities Element

The SeaTac Capital Facilities Element (CFE) is comprised of three components: (1) this Background Report, which provides an inventory of the City's capital facilities with their locations and capacities; (2) the Capital Improvement Program (CIP) which contains the capital projects scheduled for construction over the next six year period and includes the costs and revenue sources for each project, balanced by year; and (3) broad goals and specific policies that guide and implement the provision of adequate public facilities, LOS standards for each public facility, and requires that new development be served by adequate facilities (the "concurrency" requirement). The LOS standards are used in this section to identify needed capital improvements through 2025 and 2035.

The purpose of the CFE is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element and concurrent with, or prior to, the impacts of development in order to

achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Why Plan for Capital Facilities?

There are at least three reasons to plan for capital facilities: growth management, good management, and eligibility for grants and loans.

Growth Management

The CFE is a GMA-required element and intends to:

- Provide capital facilities for land development that is envisioned or authorized by the Land Use Element of the Comprehensive Plan (Plan).
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the LOS of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
  - Other elements of the Plan (e.g., transportation and utilities elements),
  - Master plans and other studies of the local government,
  - Plans for capital facilities of state and/or regional significance,
  - Plans of other adjacent local governments, and
  - Plans of special districts.
- Ensure the timely provision of adequate facilities as required in the GMA.
- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFE is the element that realizes the Plan. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFE determines the quality of life in the community. The requirement to fully finance the CIP (or revise the land use plan) provides a reality check on the vision set forth in the Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

Good Management

Planning for major capital facilities and their costs enables the City of SeaTac to:

- Demonstrate the need for facilities and the need for revenues to pay for them;
- Estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- Take advantage of sources of revenue (e.g., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants and Loans

The Department of Commerce requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements or prefer governments that have a CFP.

Statutory Requirements for Capital Facilities Elements

The GMA requires the CFE to identify public facilities that will be required during the six years following adoption or update of the plan. Every two years, the CIP is amended to reflect the subsequent six year time frame. The CIP must include the location, cost, and funding sources of the facilities. The CIP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its LOS, reduce costs, or modify the Land Use Element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of LOS standards as the basis for public facilities contained in the CFE (see RCW 36.70A.020 (12)). As a result, public facilities in the CIP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as "concurrency" (also called "adequate public facilities"). In the City of SeaTac, concurrency requires 1) facilities serving the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time) and 2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFE. The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be "adequate" (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

~~Traditional Capital Improvement Programs (CIP) vs. New CIPs under GMA~~

~~Traditional capital improvements programs do not meet the GMA requirements stated above. Table BR5.3 compares traditional CIPs to the new CIP.~~

~~Table BR5.3 Traditional CIP vs. New CIP~~		
~~FEATURE OF PLAN~~	~~TRADITIONAL CAPITAL IMPROVEMENTS PROGRAM~~	~~NEW GMA CAPITAL IMPROVEMENTS PROGRAM~~
~~**Which facilities?**~~	~~None Required~~	~~All Facilities Required~~
~~**What priorities?**~~	~~Any Criteria (or None)~~	~~LOS Standards~~
~~**Financing Required?**~~	~~None Required~~	~~Financing Plan Required~~
~~**Implementation Required?**~~	~~None Required~~	~~Concurrency Required for Identified Facilities~~

~~There are traditional and nontraditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIPs) include:~~

- ~~Needs driven: first develop needed capital projects, then try to finance them. This approach is sometimes called a "wish list."~~
- ~~Revenue driven: first determine financial capacity, then develop capital projects that do not exceed available revenue. This approach is also called "financially constrained."~~

~~Because of the nontraditional requirements of capital facilities planning under the GMA, the traditional approaches to developing capital improvements can cause problems.~~

The needs-driven approach may exceed the City's capacity to pay for the projects. If the City cannot pay for needed facilities to achieve the adopted LOS standards, the City must impose a moratorium in order to comply with the concurrency requirement.

The revenue-driven approach may limit the City to capital projects that provide a lower LOS than the community desires. The City may be willing to raise more revenue if it knows that the financial constraints of existing revenues limit the levels of service.

A scenario-driven hybrid approach overcomes these problems. A scenario-driven approach develops two or more scenarios using different assumptions about needs (LOS) and revenues and uses the scenarios to identify the best combination of LOS and financing plan.

The development of multiple scenarios allows the community and decision makers to review more than one version of the City's future. The highest levels of service provide the best quality of life, but the greatest cost (and the greatest risk of a development moratorium if the cost is not paid), while the lowest cost LOS provides less desirable quality of life. The scenario-driven approach enables the City to balance its desire for high levels of service with its willingness and ability to pay for those levels of service.

Other advantages of the scenario-driven approach include:

- Helping the City analyze which approach achieves the best balance among GMA goals,
- Helping prepare analyses required by the State Environmental Policy Act (SEPA), and
- Evaluating scenarios for the Land Use Element.

The scenario-driven approach also provides a nontraditional method of policy development. The other approaches begin by setting policies (e.g., needs or revenues) then building a plan to implement the policies. The scenario-driven approach uses alternative potential policy assumptions as the basis for different scenarios.

The establishment of City policies is accomplished by reviewing all scenarios. The City Council selects the preferred scenario, and then policies are written to implement the preferred scenario.

The scenarios are used to test alternative policies, and lead to selection of the policy that the community believes they can achieve. The formal language of policies is written after the scenarios are evaluated and the preferred scenarios (and accompanying policies) have been identified.

Level of Service (Scenario-Driven) Method for Analyzing Capital Facilities

Explanation of Levels of Service (LOSs)

LOSs are usually quantifiable measures of the amount of public facilities that are provided to the community. LOSs may also measure the quality of some public facilities.

Typically, measures of LOSs are expressed as ratios of facility capacity to demand (e.g., actual or potential users). Table BR5.4 lists examples of LOS measures for some capital facilities:

Table BR5.4 Sample LOS Measurements	
TYPE OF CAPITAL FACILITY	SAMPLE LOS MEASURE
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time
Hospitals	Beds per 1,000 population
Law Enforcement	Officers per 1,000 population
Library	Collection size per capita, building square feet per capita
Parks	Acres per 1,000 population
Roads and Streets	Ratio of actual volume to design capacity
Schools	Square feet per student
Sewer	Gallons per customer per day, effluent quality
Solid Waste	Tons (or cubic yards) per capita or per customer
Surface Water	Design storm (e.g., 100year storm)
Transit	Ridership
Water	Gallons per customer per day, water quality

Each of these LOS measures needs one additional piece of information: the specific quantity that measures the current or proposed LOS. For example, the *standard* for parks might be 5 acres per 1,000 people, but the *current* LOS may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the LOS method, the City selects the way in which it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount of the current and proposed LOS for each measurement.

There are other ways to measure the LOS of many of these capital facilities. The examples in Table BR5.4 are provided in order to give greater depth to the following discussion of the use of LOSs as a method for determining the City's need for capital facilities.

Method for Using LOSs

The LOS method answers two questions in order to develop a financially feasible CIP. The GMA requires the CIP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years.

Two questions must be answered to meet GMA requirements:

- What is the quantity of public facilities that will be required by the end of the 6th year?
- Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (e.g., roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of

the CFP. One of the CFP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

Question 1: What is the quantity of public facilities that will be required by the end of the 6th year?

Formula 1.1 Demand x Standard = Requirement

- **Demand** is the estimated sixth-year population or other appropriate measure of need (e.g., dwelling units).
- **Standard** is the amount of facility per unit of demand (e.g., acres of park per capita).
- **Requirement** is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2 Requirement Inventory = Surplus or Deficiency

- **Requirement** is the result of Formula 1.1.
- **Inventory** is the quantity of facilities available at the beginning of the six-year planning period.
- **Surplus or Deficiency** is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before the end of the sixth year. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.

Question 2: Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

A "preliminary" answer to Question 2 is prepared in order to test the financial feasibility of tentative or proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids the problem of developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the City:

1. Reduce the standard of service, which will reduce the cost, or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
3. Reduce the average cost of the public facility (e.g., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (e.g., revise the Land Use Element), which may cause growth to occur in other jurisdictions, or

5. Reduce the demand by reducing consumption (e.g., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or

6. Any combination of options 1-5.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P Deficiency x Average Cost/Unit = Deficiency Cost

- **Deficiency** is the Result of Formula 1.2.
- **Average Cost/Unit** is the usual cost of one unit of facility (e.g., mile of road, acre of park, etc.).

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.

Formula 2.2P Deficiency Cost Revenue = Net Surplus or Deficiency

- **Deficiency Cost** is the result of Formula 2.1P.
- **Revenue** is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed after Question 2.

The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final):

Formula 2.1F Capacity Projects + Non-capacity Projects = Project Cost

- **Capacity Projects** is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities.
- **Non-capacity Projects** is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F Project Cost Revenue = Net Surplus or Deficiency

- **Project Cost** is the result of Formula 2.1F.
- **Revenue** is the money available for public facilities from current/proposed sources.

The "final" answer to Question 2 validates the financial feasibility of the standards for LOSs that are used for each public facility in the CFE and in the other elements of the Plan. The financially feasible standards for LOSs and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

Setting the Standards for LOSs

Because the need for capital facilities is largely determined by the LOSs that are adopted, the key to influencing the CFE is to influence the selection of the LOS standards. LOS standards are measures of the quality of life of the community. The standards should be based on the community's vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts, including staff and consultants, to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOSs rests with the City Council because they enact the LOS standards that reflect the community's vision. Their decision should be influenced by recommendations of the 1) Planning Commission; 2) providers of public facilities including local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.; 3) formal advisory groups that make recommendations to the providers of public facilities (e.g., CPSC); and 4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques.

An individual has many opportunities to influence the LOS (and other aspects of the Growth Management Plan). These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFE process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the LOS standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various LOSs for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.

Selection of a specific LOS to be the "adopted standard" was accomplished by a 10-step process:

1. The actual LOS was calculated in 1993, at the beginning of the Capital Facilities Planning Process. This 1993 level is referred to as the "current" LOS.
2. Departmental service providers were given national standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from City studies, master plans, ordinances, and development regulations.
4. Departmental service providers recommended a standard for the City of SeaTac's CFE.
5. The first draft of the Capital Facilities Requirements forecast needed capacity and approximate costs of the 1993 actual LOS and the department's recommended LOS.
6. The City Council reviewed and commented on the first draft Capital Facilities Requirements report.
7. Departmental service providers prepared specific capital improvements projects to support the 1993 LOS (unless the Council workshop indicated an interest in a different LOS for the purpose of preparing the first draft CFE). In 2002 the City Council adopted LOS standards for individual

park and recreation facilities to better reflect the City's commitment to providing improvements to parks without adding to parks acreage.

8. The first draft CFE was prepared using the 1993 LOS. The LOS in the first draft CFE served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.

9. The draft CFE was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFE by the City Council.

10. The City Council formally adopted LOSs as part of the Plan.

The final standards for LOSs are adopted in Policy 4.3. The adopted standards 1) determine the need for capital improvements projects (see Policy 4.4 and the Capital Improvements section) and 2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the "concurrency" requirement (see Policy 4.3). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the Plan.

Because the CIP is a rolling 6 year plan, it must be revised regularly and the revision constitutes one component of the Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards. In the process of amending the CFE, the current LOS is calculated using the current population.

CAPITAL IMPROVEMENTS

Introduction

This section compares the inventory of existing facilities with the LOS standard, considering population projections, to estimate the need for future facilities.

Each type of public facility is presented in a separate section which follows a standard format. Each section provides an overview of the data, with subsections for Current Facilities and LOS analysis. Two tables are provided for each facility type:

- **Inventory of Current Facilities (the first table of each subsection).** A list of existing capital facilities, including the name, capacity (for reference to LOSs) and location.
- **Level of Service Capacity Analysis (the second table of each subsection).** A table analyzing facility capacity requirements is presented for each type of public facility. The table calculates the amount of facility capacity that is required to achieve and maintain the adopted standard for LOS. The capital improvements projects that provide the needed capacity (if any) are listed in the table, and their capacities are reconciled to the total requirement.

Selecting Revenue Sources for the Financing Plan

One of the most important requirements of the CIP is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires "a six year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes." For roads, GMA allows development when "a financial commitment is in place to complete the improvements…within six years" (emphasis added).

The City must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the City must "reassess the Land Use Element" (which most likely will cause further limits on development).

In keeping with these requirements, the City's CFE Goal 5.2 requires the City to "provide needed public facilities through City funding…."

Sources of revenue are maintained by the Finance Director.

~~The process of identifying specific revenues for the financing plan was as follows:~~

1. ~~Calculate total costs for each type of public facility.~~
2. ~~Match existing restricted revenue sources to the type of facility to which they are restricted.~~
3. ~~Subtract existing restricted revenues from costs to identify unfunded "deficit." (1 – 2 = 3).~~
4. ~~Apply new restricted revenues to the type of facility to which they are restricted.~~
5. ~~Subtract new restricted revenues from costs to identify remaining unfunded "deficits" (3 – 4 = 5).~~
6. ~~Allocate new unrestricted revenue to unfunded deficits. Two new unrestricted revenues are potentially available to meet deficits:~~

7. ~~New bond issues (either councilmanic, or voted, or a combination), and~~
8. ~~The second 1/44 real estate excise tax.~~

~~Decision makers can choose which of the two (bonds or REET) to assign to specific capital projects for the final CFP.~~

City Hall

Current Facilities

In 2002, the City purchased and renovated an existing building to serve as the new City Hall. This building is located at 4800 S. 188th Street, SeaTac WA 98188. It contains over 81,000 square feet, of which the City uses approximately 62,247 square feet. The balance is leased but available for expansion, should the City need additional space.

Level of Service (LOS)

The adopted LOS of 256 gross square feet (gsf) per city hall employee (gross square feet includes offices and other work areas, the City Council Chamber, Courtroom, restrooms and other common areas) requires approximately 38,400 gsf of space through the year 2025 (See Table BR5.6).

Through the year 2035, the City will need approximately 41,472 gsf of space to maintain this LOS. In addition, there may be other public (non-employee) spaces that must be accommodated in the City Hall. Accordingly, the City purchased a building in 2002 with its long-term needs in mind.

Capital Facilities Projects Completed in 2018-2019

In 2018 and 2019, the City Hall parking lot was repaved including an asphalt overlay and parking stall striping. Additionally, elevator renovations were completed.

The inventory of current City Hall administrative offices includes the following.

Table BR5.4 City Hall: Current Facilities Inventory		
CAPACITY		
Name	(Net Sq. Ft.)	Location
City Hall	53,500	4800 S. 188th Street

Table BR5.5 City Hall: Capital Projects LOS Capacity Analysis				
CITY LOS = 256 SQUARE FEET PER EMPLOYEE				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY HALL EMPLOYMENT	SQUARE FEET REQUIRED @ 256 PER EMPLOYEE	CURRENT AREA AVAILABLE	NET RESERVE OR DEFICIENCY
2019 City Hall Actual Employment	146	37,376	62,247	24,871
2020 - 2025 Growth	4	1,024	0	-1,024
Total as of 2025	150	38,400	62,247	23,847
Total as of 2035	162	41,472	62,247	26,028
Capacity Projects	None			

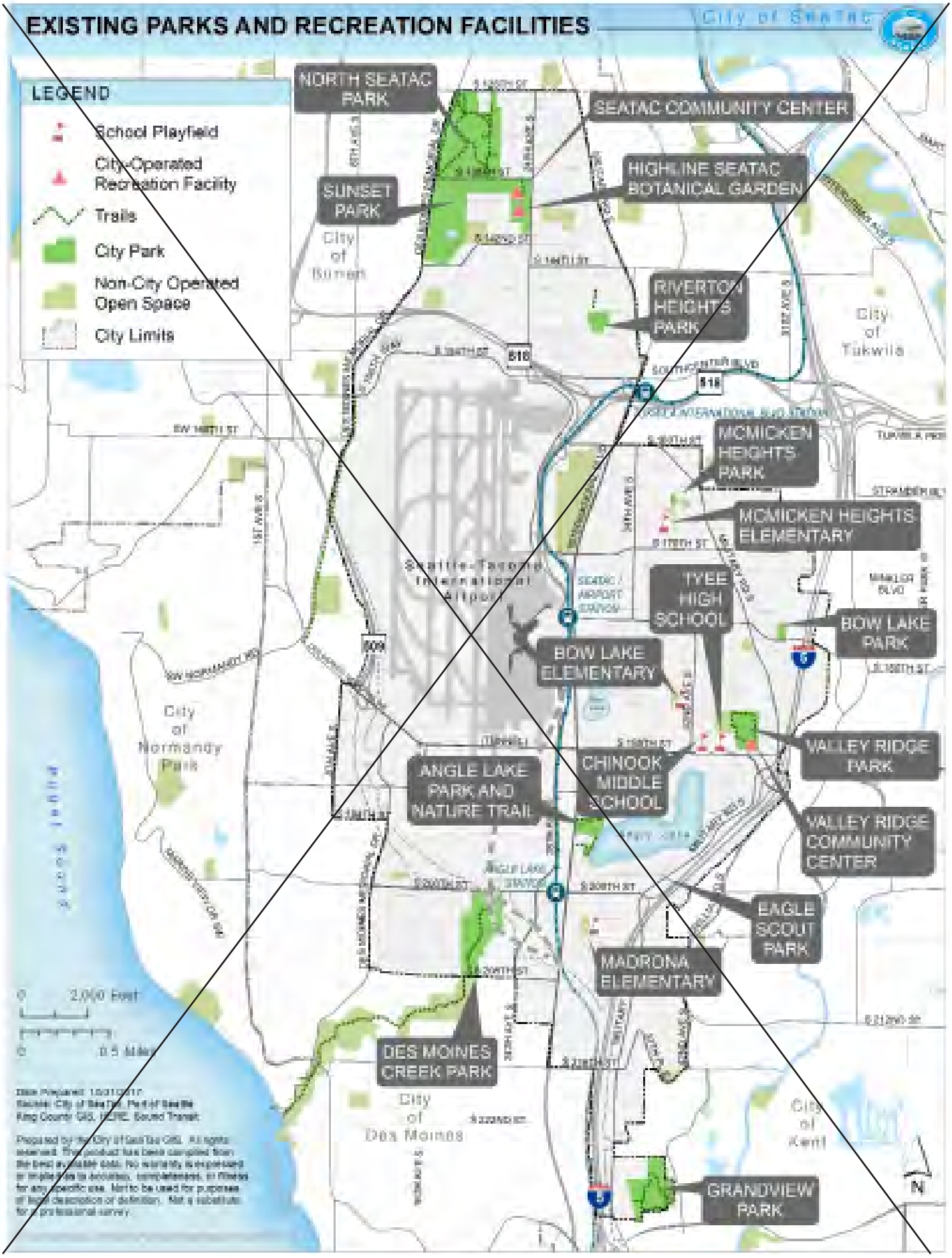
~~Parks and Recreation~~

~~Please see the Parks and Recreation addendum for updated information.~~

~~Current Facilities~~

~~The parks inventory has identified the following:~~

- **~~Total Park Land:~~** ~~There are approximately 389.7 acres of community, neighborhood and regional parks within the SeaTac city limits.~~
- **~~Developed Park Land:~~** ~~143 acres of that parkland is developed; the remainder is undeveloped. Much of the park land is operated by the City, while some is operated by other jurisdictions.~~
- **~~Community & Neighborhood Parks & Trails:~~** ~~The City is currently served by 48.3 acres of community parks, 12 acres of neighborhood parks, and 23,017 lineal feet of trails.~~
- **~~Regional Parks:~~** ~~The city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well. As such, the City will seek funds outside the City for operations.~~



Map BR5.1. Parks and Recreation Facilities

- **Playfields:** In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year round. These two multi- purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.

Level of Service (LOS)

SeaTac uses two methods of measuring its LOS for parks and recreation facilities: **acreage-based** and **facilities-based**. In the past, the City measured its LOS solely by the amount of acreage per thousand residents devoted to a particular parks category, such as regional park, neighborhood park, etc. That approach does not directly take into account facilities available for recreation; it assumes that the demand will be met by providing a specified number of acres per City resident. Under an acreage-based LOS, as the number of residents increases, the amount of park land must increase to keep pace.

In SeaTac, however, very little land is left for additional parks. As the City's population grows, residents' needs for recreational opportunities must be met by adding or upgrading facilities to most parks. Three types of parks will still be evaluated by an acreage-based standard: Community and Neighborhood parks and Trails/Linear parks. All other types of parks use a facilities-based LOS to measure how well the City is meeting the recreational needs of SeaTac residents.

As those needs increase, the City has the option of adding new facilities, or adding capacity to existing ones, by improving the facilities themselves. Improvements to the playing surface and outdoor lighting of playfields can nearly double the capacity of baseball/football fields in the City, without actually adding any new fields.

While not reflected in either LOS standard, the City will also consider equity of location, to further ensure that all residents have access to recreation. Map BR5.1 shows the locations of parks in SeaTac and the immediate surrounding areas.

Parks Description and Acreage-based LOS

Only land currently developed for recreational activities is counted as "capacity" for the purpose of calculating park LOS. Counting only developed acres as capacity allows the City to focus on its targeted need: more *developed* park land. As land is developed or as facilities are added, land will be transferred from the undeveloped to the developed category, showing progress toward the City's adopted LOS standard. In some cases, acreage that appears to be developed may be classified as undeveloped because it lacks facilities typical of parks in its category. In these cases, an acre value is assigned to a needed facility, for instance .5 acres for a child's play area. The following figure lists developed, undeveloped, and total land within each park category.

Table BR5.7 Summary of Park Land, 2017

PARK CATEGORY	DEVELOPED	UNDEVELOPED	TOTAL
Community Parks	50.8 acres	35 acres	85.8 acres
Neighborhood Parks	12 acres	0.5 acres	12.5 acres
Regional Park	80.2 acres	211.2 acres	291.4 acres

Trails/Linear Parks	23,017 lineal feet	0 lineal feet	23,017 lineal feet

The current LOS provided by the park system within the City is based on the current inventory of developed park acres divided by the actual 2019 SeaTac population. The second table in each category analyzes capacity through the years 2025 and 2035.

Each City LOS will enable the City to anticipate the need for additional developed park acreage and facilities, and trail miles as the City population continues to increase over time.

Summary of LOS Analysis Findings

In order to satisfy currently adopted service levels, the City will need to add or develop the following:

- **By 2025:** 1,099 square feet of Community Center space
- **By 2035:** 5.9 acres of Community Parks, one acre of Off-Leash Dog Park, 1.2 Tennis/Racquet Courts, 6,967 square feet of Community Center space

Capital Facilities Projects Completed in 2018–2019

In 2018-2019 the City completed the following capacity-related projects:

- Renovations to Field 4 at Valley Ridge Park including the conversion to synthetic turf field surfacing and lighting upgrades (also included non-capacity improvements including the construction of restrooms, a concessionaire building and others).
- City Hall related projects included the repaving and striping of the parking lot and elevator hydraulic control upgrade.

Community Parks

Community parks within the City are primarily highly developed and used for active recreation. They include amenities from picnic tables, and a boat launch at Angle Lake Park to courts and fields for tennis, softball, and soccer. Typically, community parks serve population within a mile radius of the park.

The inventory of current Community Parks includes the following:

Table BR5.8 Community Parks: Parks Inventory

NAME	DEVELOPED*		TOTAL	LOCATION
Angle Lake Park	10.5 acres	0 acres	10.5 acres	19408 International Blvd.
Angle Lake Park Nature Trail	1.8 acres	0 acres	1.8 acres	S. 196th St. & International Blvd.
Grandview Park**	14.0 acres	24.0 acres	38.0 acres	3600 S. 228th Street
Sunset Playfield	14.4 acres	0 acres	14.4 acres	13659 – 18th Ave. S.
Valley Ridge Park	21 acres	0 acres	21 acres	4644 S. 188th St.

NST Community Park	0.6 acres	11.0 acres	11.6 acres	S. 128th St. & 20th Ave. S
Tyee H.S. Playfields	2.5 acres	0 acres	2.5 acres	4424 S. 188th St.
TOTAL	50.8 acres	35 acres	85.8 acres	

** Developed acres are used to calculate current capacity.*

***Grandview Park's developed acres are not included in the inventory of Community Parks- they are instead counted seperately as the Off-Leash Dog Park.*

Table BR5.9-Community Parks: Capital Projects LOS Capacity Analysis				
City LOS = 1.7 acres per 1,000 population				
(1)	**(2)**	**(3)**	**(4)**	**(5)**
Time Period	**City Population**	**Dev. Acres Required @ 0.0017 per capita**	**Current Acres Available**	**Net Reserve or Deficiency**
2019 Actual Pop.	29,180	50.2	50.8	1.2
2020 - 2025 Growth	2,396	4.1	6.8	2.7
Total as of 2025	31,576	57.6	57.6	3.9
Total as of 2035	37,329	63.5	57.6	-5.9
Capacity Projects	6.8 acres in column (4) is from sports fields to be constructed in 2019 as part of the middle school to be built on the former Glacier HS site			

Neighborhood Parks

Neighborhood parks are typically located within a residential area and provide passive, multiuse space, as well as opportunities for active recreation. They typically serve the population within a 1/2 mile radius of the park. Elementary school playfields and other school outdoor facilities (e.g., Tyee High School tennis courts) are counted in the City's inventory of parks facilities because they are available for the community's use. The City is not obligated to pay for maintenance or replacement of

these facilities, except in cases where the City has entered into specific agreements with the Highline School District for provision or maintenance of specific facilities.

The inventory of current Neighborhood Parks includes the following:

Table BR5.10 Neighborhood Parks: Parks Inventory				
NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
Bow Lake Park	3.5 acres	.5 acres	4 acres	S. 178th St. at 51st Ave. S.
McMicken Heights Park	2.5 acres	0 acres	2.5 acres	S. 166th St. & 40th Ave. S.
Riverton Heights Park	2 acres	0 acres	2 acres	3011 S. 148th St.
McMicken Hts. School❖	1 acre	0 acres	1 acre	3708 S. 168th St.
Valley View Elem. School❖	1 acre	0 acres	1 acre	17622 46th Ave. So.
Madrona Elem. School❖	1 acre	0 acres	1 acre	3030 S. 204th St.
Bow Lake Elem. School❖	1 acre	0 acres	1 acre	18237 42nd Ave. So.
TOTAL	12 acres	0.5 acres	12.5 acres	

**Developed acres are used to calculate current capacity.*
**School playfields also serve as neighborhood parks for local residents.*

Table BR5.11 Neighborhood Parks: Capital Projects LOS Capacity Analysis				
City LOS = 0.27 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	DEV. ACRES REQUIRED @ 0.00027 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	7.9	12	4.1
2020 - 2025 Growth	2,396	0.6	0	-0.6
Total as of 2025	31,576	8.5	12	3.5
Total as of 2035	37,329	-10	-12	-1.92
Capacity Projects	None			

Regional Parks

Regional/District parks typically serve a 10+ mile radius. They may include active recreational facilities, as well as passive open space areas.

North SeaTac Park

Due to its wide service area extending beyond the City of SeaTac, North SeaTac Park has not been treated as a typical SeaTac park. The City, working with King County, has established policies for park jurisdiction and maintenance.

The City has a Master Plan for the whole park, and approximately 80 acres have been developed with facilities for active recreation. A 0.2 acre community garden, a feature identified in the Master Plan, was constructed in 2017. Baseball/softball and soccer field renovation projects are proposed for the six year CFP.

Des Moines Creek Park

Des Moines Creek Park is a wooded, natural area of 95 acres surrounding Des Moines Creek that was purchased with Forward Thrust funds for preservation as open space and recreation. Currently the area is underdeveloped and contains dirt bike trails. A connecting trail was completed along Des Moines Creek in 1997. Some additional improvements may be planned after discussion and master planning in conjunction with the community. However, the park will continue to offer passive recreational opportunities. Its large size and proximity at the southern end of the City contribute to its classification as a regional park. It will also play a key role in the future as a part of the regional Lake to Sound Trail, which is intended to link Lake Washington to Puget Sound.

Table BR5.12 Regional Parks: Current Facilities Inventory

NAME	DEVELOPED*		TOTAL	LOCATION
North SeaTac Park	80.2 acres	116.2 acres	196.4 acres	City's Northwest Corner
Des Moines Creek Park	0.0 acres	95.0 acres	95.0 acres	City's South End
TOTAL	80.2 acres	211.2 acres	291.4 acres	

Trails/Linear Parks

Recreational trails create pedestrian linkages between existing parks and enhance public enjoyment of natural features.

The inventory of current Trails includes the following:

Table BR5.13 Trails/Linear Parks: Current Facilities Inventory

NAME	CAPACITY (LINEAL FEET)	LOCATION
North SeaTac Park Trails	12,430	City's Northwest Corner
West Side Trail	7,200	Adjacent to DesMoines Memorial Drive, N SeaTac Park to Sunnydale
Angle Lake Park Nature Trail	387	Links Angle Lake Park to Angle Lake Nature Park
Des Moines Creek Park Trail	3,000	City's South End
TOTAL	23,017 Lineal Feet	

Table BR5.14 Trails/Linear Parks: Capital Projects LOS Capacity Analysis				
City LOS = 251.6 lineal feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	LINEAL FEET REQUIRED @ 0.2516 PER CAPITA	CURRENT LINEAL FEET AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	7,342	23,017	15,675
2020 - 2025 Growth	2,396	603	0	-603
Total as of 2025	31,576	7,945	23,017	15,072
Total as of 2035	37,329	9,392	23,017	13,625
Capacity Projects:	None			

Off-Leash Dog Park

SeaTac's Off-Leash Dog park serves residents of the city and parts of the larger South King County community of dog owners.

The current inventory of off-leash dog parks includes the following:

Table BR5.15 Off-Leash Dog Parks: Current Facilities Inventory		
NAME	CAPACITY (ACRES)	LOCATION
Grandview Park Off-Leash Dog park	14 acres	3600 S. 228th Street
TOTAL	14 acres	

Table BR5.16 Off-Leash Dog Parks: Capital Projects LOS Capacity Analysis				
City LOS= 0.4 Acres per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY	ACRES REQUIRED @ 0.0004 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	12	14	2
2020 - 2025 Growth	2,396	1	0	-1
Total as of 2025	31,576	13	14	1
Total as of 2035	37,329	15	14	-1
CAPACITY PROJECTS	None			

Recreational Facilities

Facilities-Based LOS

The LOS provided by recreational facilities in the City is based on the number of each facility divided by the estimated number of people each one can serve annually. The second table in each category analyzes capacity through the years 2025 and 2035. Several projects are planned to increase

capacity, including various sports field improvements. Current facilities and planned improvements enable the City to maintain service levels through 2025.

By 2035 this plan anticipates a need for 1.2 additional tennis courts.

Table BR5.17 Baseball/Softball Fields, Adult: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	2
NST Community Park	S. 128th Street & 20th Avenue South	2
TOTAL		4

Table BR5.18 Baseball/Softball Fields, Adult: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.083 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE	FACILITIES @ 0.00008 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	2.3	4		1.7
2020 - 2025 Growth	2,396	0.2	0	0.5	0.3
Total as of 2025	31,576	2.5	4	0.5	2
Total as of 2035	37,329	3	4	0.5	1.5
CAPACITY PROJECTS					-
Past Adult Baseball/Softball Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					
Current Adult Baseball/Softball Fields Acquisition/Development:					
None in 2018-2019, however baseball/softball field renovations at North SeaTac Park are planned as part of the six-year CFP.					

Table BR5.19 Baseball/Softball Fields, Youth: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	4
TOTAL		6

Table BR5.20 Baseball/Softball Fields, Youth: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.15 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00015 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	4.4	6		1.6
2020 - 2025 Growth	2,396	0.4	0.0	0.5	0.1
Total as of 2025	31,576	4.8	6	0.5	1.7
Total as of 2035	37,329	5.7	6	0.5	0.8
CAPACITY PROJECTS					-
Past Youth Baseball/Softball Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					
Current Youth Baseball/Softball Fields Acquisition/Development:					
None in 2018-2019, however baseball/softball field renovations at North SeaTac Park are planned as part of the six-year CFP.					

Table BR5.21 Basketball Courts, Outdoor: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	3
NST Community Park	S. 128th Street & 20th Ave. S.	2
Bow Lake School	18237 42nd Ave. Street	2
Madrona School	440 S. 186th Street	4
Riverton Heights Park	3011 S. 148th Street	1
TOTAL		12

Table BR5.22 Basketball Courts, Outdoor: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.23 courts per 1,000 population				
[1]	[2]	[3]	[4]	[5]

TIME PERIOD	CITY-WIDE	FACILITIES @ 0.00023 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	6.7	12	5.3
2020 - 2025 Growth	2,396	0.6	0	-0.6
Total as of 2025	31,576	7.3	12	4.7
Total as of 2035	37,329	8.6	12	3.4
CAPACITY PROJECTS				-
Outdoor Basketball Courts Acquisition/Development:				
None				

Table BR5.23 Football/Soccer Fields: Inventory

PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	1
Valley Ridge Park	4644 S. 188th Street	4
NST Community Park	S. 128th Street & 20th Avenue South	2
TOTAL		7

Table BR5.24 Football/Soccer Fields: Capital Projects LOS Capacity Analysis

Adopted City LOS = 0.18 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00018 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	5.3	7		1.7
2020 - 2025 Growth	2,396	0.4	0	0.5	0.1
Total as of 2025	31,576	5.7	7	0.5	1.8
Total as of 2035	37,329	6.7	7	0.5	0.8
CAPACITY PROJECTS					-
Football/Soccer Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					
While not currently inventoried as a soccer field, in 2019, at Valley Ridge Park, a mini-pitch field was constructed for small ball outdoor soccer/futsal.					

Table BR5.25 Picnic Shelters: Inventory

PARK	LOCATION	NUMBER OF FACILITIES
Angle Lake Park	19408 International Boulevard	4
NST Community Park	S. 128th Street & 20th Avenue South	1
TOTAL		5

Table BR5.26 Picnic Shelters: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.06 shelters per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00006 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	1.8	5	3.2
2020 - 2025 Growth	2,396	0.1	2	1.9
Total as of 2025	31,576	1.9	7	5.1
Total as of 2035	37,329	2.2	7	4.8
CAPACITY PROJECTS				
Picnic Shelter Acquisition/Development				
None				

Table BR5.27 Playgrounds: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
NST Community Park	S. 128th Street & 20th Avenue South	1
Riverton Heights Park	3011 S. 148th St.	1
McMicken Heights Park	S. 166th Street & 40th Avenue South	1
Valley Ridge Park	4644 S. 188th Street	1
Angle Lake Park	19408 International Blvd.	1
Spray Park at Angle Lake Park	19408 International Blvd.	1
McMicken School	S. 166th Street & 37th Avenue South	2
Bow Lake School	18237 42nd Ave. S.	1
Madrona Elementary School	20301 32nd Ave S	1
TOTAL		10

Table BR5.28 Playgrounds: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.24 playgrounds per 1,000 population				
[1]	[2]	[3]	[4]	[5]

TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	7	10	3
2020 - 2025 Growth	2,396	0.6	0	-0.6
Total as of 2025	31,576	7.6	10	2.4
Total as of 2035	37,329	9	10	1
Capacity Projects				
Playgrounds Acquisition/Development:				
None				

Table BR5.29 Skateboard Parks: Inventory

PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	1*
NST Community Park	S. 128th Street & 20th Avenue South	1
TOTAL		2

Table BR5.30 Skateboard Parks: Capital Projects LOS Capacity Analysis

Adopted City LOS = 0.03 skateboard parks per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	0.9	2	1.1
2020 - 2025 Growth	2,396	0.1		-0.2
Total as of 2025	31,576	1	2	1
Total as of 2035	37,329	1.2	2	0.8
CAPACITY PROJECTS				-
Skateboard Park Acquisition/Development:				-
None				-

**In addition to the Skateboard Parks at Valley Ridge Park and North SeaTac Park, SeaTac residents use the facility at Foster High School in Tukwila. Since SeaTac does not contribute support to this facility, however, it is not listed here.*

Table BR5.31 Tennis/Racquet Court: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
McMicken Heights Park	S. 166th Street & 20 Avenue South	2
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	2
Tyee High School	4424 S. 188th Street	4
TOTAL		10

Table BR5.32 Tennis/Racquet Court: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.30 courts per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00030 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2019 Actual Pop.	29,180	8.8	10		
2020 - 2025 Growth	2,396	0.7	0	0	-0.7
Total as of 2025	31,576	9.5	10	0	0.5

Total as of 2035	37,329	11.2	10	0	-1.2
CAPACITY PROJECTS					-
Tennis Courts Acquisition/Development:					
None					

Community Center

Current Facilities

The City of SeaTac operates one major community center to provide indoor recreation facilities and public meeting rooms.

- **SeaTac Community Center:** The community center is located at 13735 24th Avenue South and offers nearly 27,000 square feet of recreational space, meeting rooms, and administrative offices from which various recreational programs are run. The facilities include a weight room, gymnasium, locker rooms, a banquet room with cooking facilities, and a senior center.
- **Valley Ridge Community Center:** The City owns a small Community Center building at the Valley Ridge Community Park. This 3,000 square-foot building provides a large meeting room, an office, and restrooms. A morning preschool program and afternoon teen program are now being offered at this facility. The Valley Ridge facility is rented out to the community on Sundays.
- **Recreation Room at Bow Lake Elementary School:** The City recreation room at Bow Lake Elementary School was completed in 2007. It is used for before and after school activities and meetings.

Level of Service (LOS)

The City adopted LOS is 1,020 square feet per 1,000 people. Based on projected population growth, the adopted LOS will result in a need for the following additional square feet of community center space:

- **By 2025:** 1,099 sf
- **By 2035:** 6,967 sf

Capital Facilities Projects Completed in 2018-2019

None

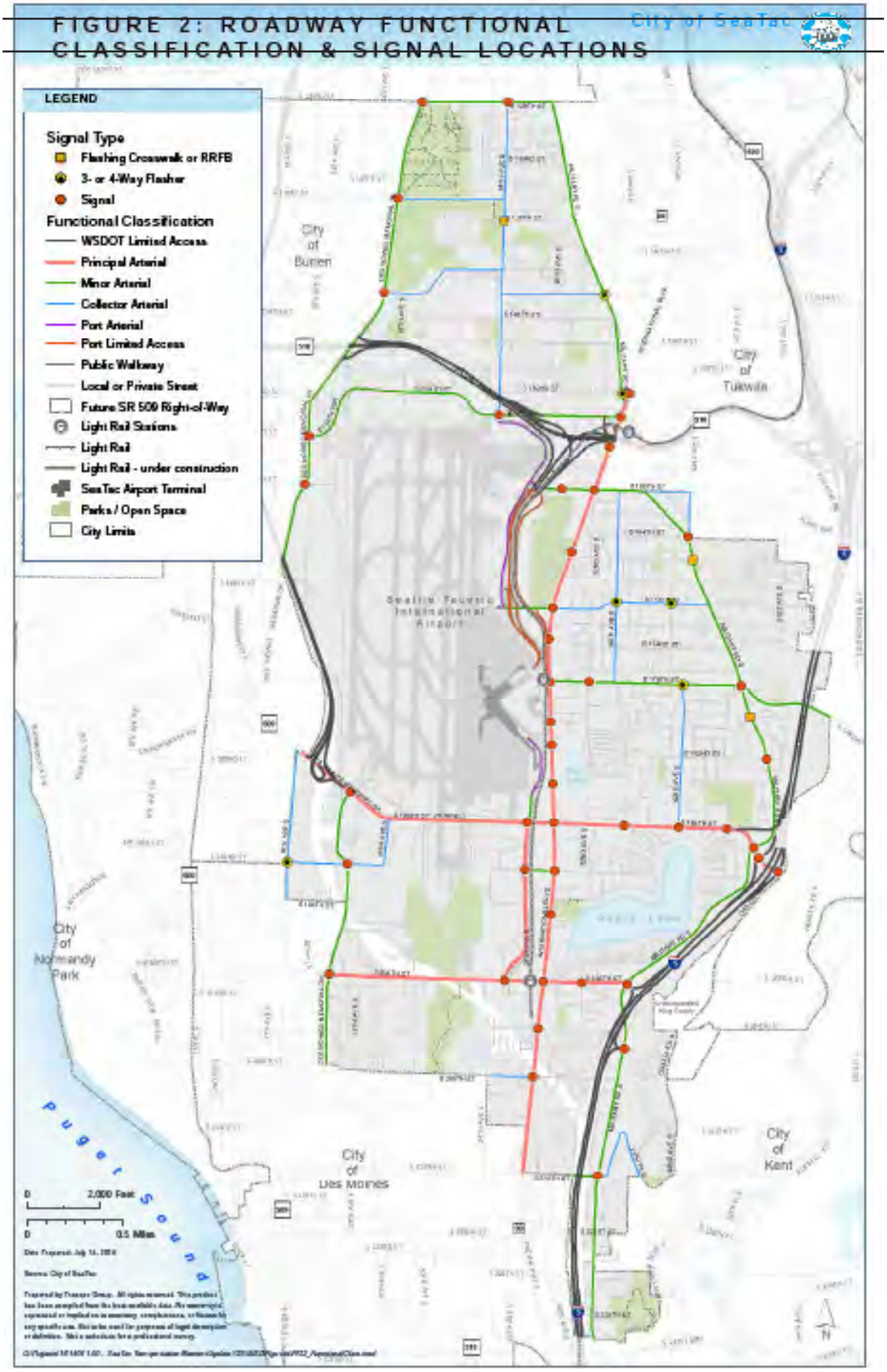
Table BR5.33 Community Center Facilities: Current Facilities Inventory

NAME	CAPACITY	LOCATION
SeaTac Community Center	26,809 square feet	13735 24th Ave S.
Valley Ridge Community Center	3,000 square feet	4644 S. 188th St.
Recreation Room at Bow Lake Elementary School	1,300 square feet	18237 42nd Ave S
TOTAL	31,109 square feet	

Table BR5.7 Concurrency Corridor Level of Service Standards					
ID	Corridor Name	Corridor Extents	Classification[1]	LOS Standard	Minimum Average Travel Speed (mph)[2]
	Northern Corridors				
1	S 128th Street	Des Moines Memorial Dr to Military Road	Minor Arterial	E	11
2	Des Moines Memorial Dr	128th St to 160th St	Minor Arterial	E	11
3	Military Road S	152nd St to 188th St	Minor Arterial	E	11
4	S 154th Street	Des Moines Memorial Dr to International Blvd	Minor Arterial	E	11
5	S 144th Street	24th St to Military Road	Collector Arterial	E	9
6	S 152nd Street	24th St to Military Road	Local Street	E	8
	Central Corridors				
7	International Blvd[3]	154th St to 188th St	Principal Arterial	E	12
8	Military Road S	International Blvd to 188th St	Minor Arterial	E	11
9	S 176th Street	International Blvd to Military Rd	Minor Arterial	E	9
10	S 170th Street	International Blvd to Military Rd	Collector Arterial	E	9
11	34th Avenue S	160th St to 176th St	Collector Arterial	E	9
	Southern Corridors				
12	S 188th Street	I5 NB Ramps to Des Moines Memorial Dr	Principal Arterial	E	11
13	Des Moines Memorial Dr	188th St to 208th St	Minor Arterial	E	11
14	24/26/28th Avenue S	188th St to 216th St	Principal Arterial	E	11
15	International Blvd[3]	188th St to 216th St	Principal Arterial	E	12
16	Military Road S	188th St to 228th St	Minor Arterial	E	11
17	S 200th Street	Des Moines Memorial Dr to Military Road	Principal Arterial	E	11

[1] Classification from City of SeaTac Comprehensive Plan
[2] Minimal travel speed for corridor based on *Highway Capacity Manual* (6th Edition, Transportation Research Board, 2016)
[3] Corridor exempt from concurrency because of classification as Highway of Statewide Significance

Map BR5.1 Existing Roadway System



Map BR5.~~2~~1 Existing Roadway System

Parks and Recreation

This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through 2023 (six years) and 2035 (20 years from the major update of this Plan in 2015) in most areas. The Parks, Recreation, and Open Space plan was updated in 2019-2020, which included an update to its capital facilities plan. As a result, for Parks and Recreation this Background Report has been updated to analyze facility capacity needs for the years 2026 and 2040..

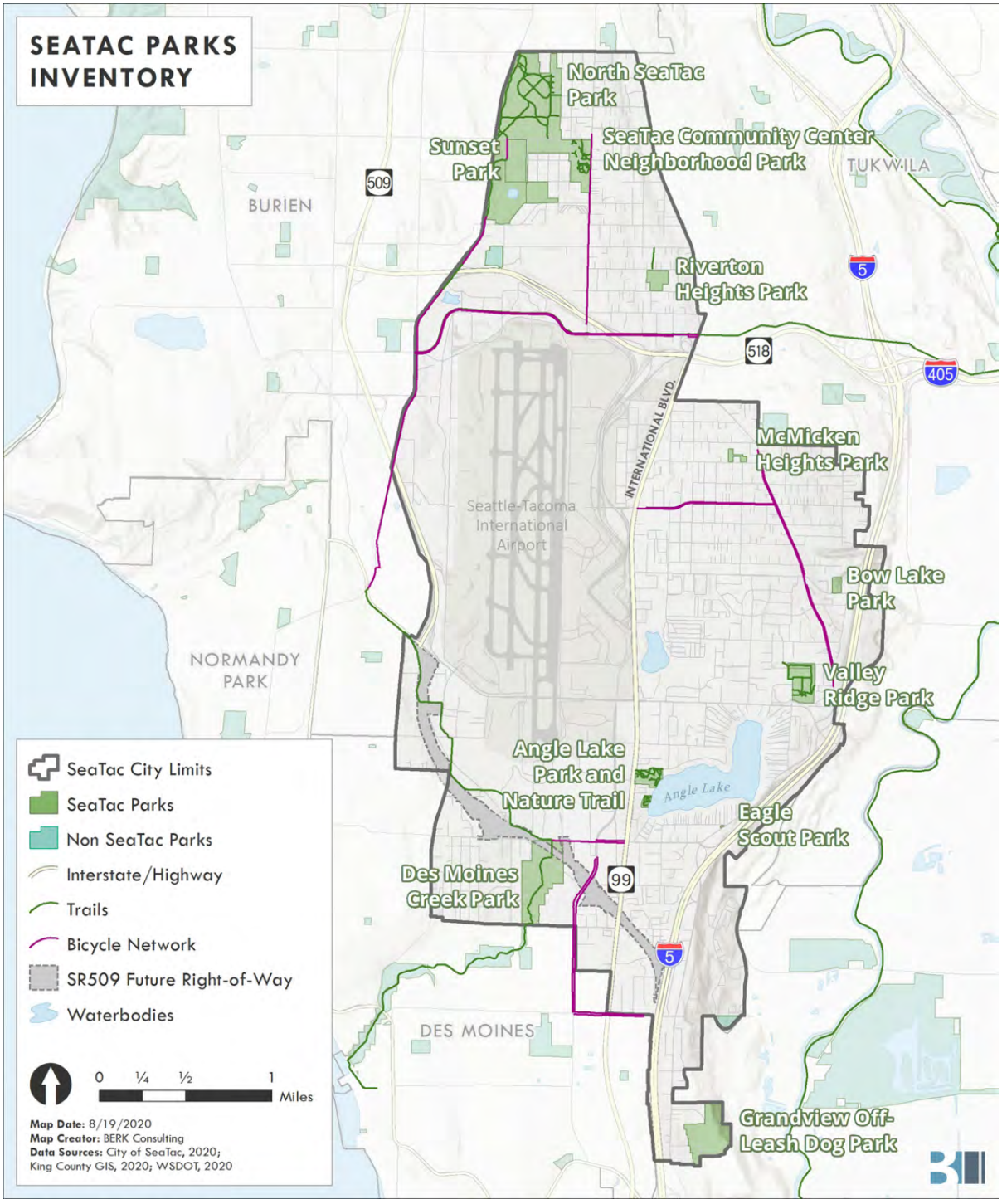
Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Parks Inventory

The parks inventory has identified the following:

- **Total Park Land:** There are approximately 352.0 total acres of parks within the SeaTac city limits.
- **Developed Park Land:** 147 acres of that parkland is developed; the remainder is undeveloped.
- **Community & Neighborhood Parks;** The City is currently served by 62.1 acres of Community and Neighborhood parks, 52 acres of which are developed.
- **Trails:** There are 27,684 lineal feet of trails in total including those within parks and off-road facilities (those not directly associated with a roadway right of way).
- **Indoor Facilities:** The city has 29.809 square feet of indoor recreational facilities.

Map BR5.2 SeaTac Parks Inventory



Map BR5.2 SeaTac Parks Inventory

Current Facilities

The parks inventory has identified the following Parks and Recreation Facilities:

Table BR5.8 SeaTac Parks and Recreation Facilities

Park	Acres	Developed Acres	Facilities
Angle Lake Park	8.9	8.9	Boat launch, stage, swimming area with lifeguard shack, spray park, fishing, docks, open recreation area, three picnic shelters, barbecue area, restrooms.
Angle Lake Nature Trail	1.9	1.9	Trails.
Bow Lake Park	3.1	2.6	Open space.
Des Moines Creek Park	52.0	0.0	Paved pedestrian and biking trail with trailhead parking.
Eagle Scout Park	0.1	0.1	Landscaped street right-of-way.
Grandview Park	37.7	14.0	Dog park with fencing, trails, benches, kiosk, waste receptacles, open areas, and sani-cans.
McMicken Heights Park	2.4	2.4	Tennis courts, playground equipment, open area.
North SeaTac Park	200.0	81.0	Baseball/soccer fields, playground equipment, outdoor basketball, BMX track, disc golf, climbing boulder, open area, botanical garden, picnic shelter, paved walking trails, restrooms. Indoor facilities: Storage area, community/senior center.
Riverton Heights Park	7.9	2.0	Playground equipment, basketball court, picnic area, community lawn, and open space.
Sunset Park	18.0	14.4	Baseball/soccer/softball fields, tennis courts, paved walking trails, restrooms.
Valley Ridge Park	19.9	19.9	Baseball/soccer/softball fields, tennis courts, skate park, playground equipment, hockey court, and basketball courts.
Westside Trail	7,000		Connects a variety of trails that were not previously connected. The trail is comprised of existing, multi-use pathways, sidewalks, and bike lanes, depending on the segment.1

Level of Service (LOS)

A level of service (LOS) is a minimum amount of parks facilities or services that SeaTac intends to provide to the community. Levels of service are measured in a unit of demand such as acres or miles per 1,000 population or value per person. LOS is determined by the city. However, benchmarking to other communities can be helpful. To respond to growth and community needs, the City intends to add parks, trails, and program space and invest in facilities and maintenance and operations.

Map BR5.21

Assets LOS: Asset LOS measures guide what type of facilities the City will add over time as growth occurs. The City would add developed acres citywide, and ensure a share of the developed acres are constructed to meet the criteria of smaller community and neighborhood parks distributed in areas where access is currently limited. The City would also ensure that indoor space at community centers and recreation program locations is available to meet demand.

System Investment LOS: System Investment LOS measures guide how much investment to make in facilities on parkland, trails, and indoor spaces, such as adding playgrounds, paths, fields, and courts. System Investment LOS also proposes that maintenance and operations be added as the system expands to maintain quality and offer experiences that fit the community. These measures are particularly helpful with budgeting.

SeaTac's Park System LOS is set to provide the same ratios of facilities enjoyed by the community in 2019 through the 6-year period 2026 and 2035 consistent with the City's Comprehensive Plan. The "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

Level of Service Metrics - Parks and Recreation

System Investment per Capita

System investment per capita can be used to measure both capital investments and ongoing maintenance and operations investments in a parks system. A system investment per capita approach identifies a total replacement value of the parks, recreation, and open space system and then divides by the population to find a value for the investment per capita. An M&O investment per capita approach works in the same way, but calculates annual expenditures to maintain buildings, grounds, facilities, and programming within a parks system. This value is then divided by the population for a per capital M&O investment figure. These per capita numbers, combined with population projections, help a PROS system set a benchmark for financial planning to accommodate growth.

- System Investment LOS: As population grows, an investment per capita LOS standard will tell the City how much it needs to invest in the park system to keep the current value per capita and quality of maintenance. Investments could include purchasing acres and building facilities, but also allows the City much more flexibility as any investment that increases the replacement value of the park system fulfills the LOS. Due to fluctuating land values, it is necessary to periodically reevaluate the system's value or index the system value to a particular year to minimize the effect of these market fluctuations.
- Maintenance & Operations Investment LOS: The M&O investment per capita number reflects system needs for day-to-day quality upkeep as well as the hosting of special events, summer camps, recreational sport leagues, classes, and other structured programming. For example, affordable programming is a critical community function of the parks system, especially in areas with growing populations of children and low income families. The increasing proportion of older adults in SeaTac's population is served by senior-specific outings and services. Drawing attention to levels of investment needed to offer these programs to residents is an important reflection of the PROS service.

Other methods, such as the assets LOS approach, must be used to determine how these investments can best serve SeaTac's community. Development of a prioritization process based on improving access and gathering public input can contribute to short- and long-range goal setting.

Assets per 1,000 Population

Assets per 1,000 population LOS standards include:

- Parks: As population increases, a park acres LOS would guide and measure the developed acres added across all parks in the City as well as the developed acres of community and neighborhood parks. Doing so, will ensure that acres are being developed in areas with limited park access
- Trails: Like park acres, a trail footage LOS would guide the number of total trail miles added and total off-road trail miles added across the city.
- Indoor Facilities: A indoor facilities LOS would measure indoor facility square footage offered per 1,000 population. This standard ensures that as the system grows, there is a balance of indoor facilities to meet the needs of the community.

Current Conditions

An inventory of SeaTac's parks system has identified:

- 352 acres of total park land, 147 acres of which is developed park land
- 27,684 lineal feet of trails that run through and connect the park land, creating access corridors across the community

Parks range in size from 2 to 200 acres and offer a wide variety of both active and passive facilities. Parks such as Sunset Park and Valley Ridge Park focus on active recreation with playfields for programmed activities such as baseball, softball, football, soccer, tennis, and basketball. Other parks such as Des Moines Creek and Grandview offer passive recreation opportunities with extensive trail networks and an off-leash dog park. The SeaTac Community Center, directly adjacent to North SeaTac Park, provides indoor meeting space for programmed events and includes a dedicated Senior Center. A full inventory of facilities can be found below.

Inventory

SeaTac's PROS system includes 10 parks with a total of 352 acres. These parks range in size, location, and facilities offered. Distinctive features of this park system include the Highline Botanical Garden and disc golf course in North SeaTac Park, BMX track in Sunset Park, and the water access at Angle Lake.

The table below outlines the City's parks inventory by acreage as well as by park classification. Park classifications are based on the size, service area, and typical characters of the parks. In general, regional parks are from 20-100+ acres and serve a regional destination in 10+ mile radius, community parks are from 5-20 acres and serve multiple neighborhoods, neighborhood parks are from 1-5 acres and serve neighborhoods within walking distance of ¼ to ½ mile, and special use parks are designed for specialized or single-purpose recreation activities.

Table BR5.9 Inventory of Parks by Acreage and Classification

Park	Acres	Developed Acres	Classification
Angle Lake Park	10.8	10.8	Community Park
Bow Lake Park	3.1	2.6	Neighborhood Park
Des Moines Creek Park	52	0	Regional Park

Grandview Park	37.7	14	Special Use Park
McMicken Heights Park	2.4	2.4	Neighborhood Park
North SeaTac Park	200	81	Regional Park
Riverton Heights Park	7.9	2	Neighborhood Park
Sunset Park	18	14.4	Community Park
Valley Ridge Park	19.9	19.9	Community Park
Eagle Scout Park	0.1	0.1	Special Use Park
TOTAL	352	147.1	

The City has 6 trail networks with a total of 27,684 lineal feet as see in the table below:

Table BR5.10 Inventory of Trails by Lineal Feet

Trail	Lineal Feet
North SeaTac Park	12,430
West Side Trail	7,200
Angle Lake Nature Trail	387
Des Moines Creek	3,000
Grandview	3,417
Riverton Heights	1,250
TOTAL	27,684

The City's parks system includes two indoor facilities: SeaTac Community Center and Valley Ridge Community Center. These two facilities total 29,809 square feet as shown in the table below:

Table BR5.11 Inventory of Indoor Facilities

Name	Capacity	Location
SeaTac Community Center	26,809 square feet	4644 S. 188th St.
Valley Ridge Community Center	3,000 square feet	18237 42nd Ave S
TOTAL	29,809 square feet	

Current Levels of Service

System Investment per Capita

The system value for SeaTac consists of assessed land values and the replacement cost of improvements and facilities within each park. The total value of the system in 2019 is approximately $123 million, or $4,220 per capita. With land values adjusted down by 40% to recognize land that has been donated or was acquired through incorporation, the value of SeaTac's PROS system is estimated to be approximately $94.0 million or $3,222 per capita. Capital value calculations are not exhaustive but focus on the key elements of each park. This means that items such as benches, signage, trash cans, or water fountains are not included. A summary, by park, can be found below:

Table BR5.12 Replacement Value of SeaTac PROS System

Park	Value($)	Land ($)	Facilities ($)
Angle Lake Park	10,468,903	5,933,100	4,535,803
Bow Lake Park	264,000	264,000	
Des Moines Creek Park	2,340,600	735,000	1,605,600
Grandview Park	3,184,510	466,000	2,718,510
McMicken Heights Park	668,139	417,700	250,439
North SeaTac Park	79,085,365	55,047,000	24,038,365
Riverton Heights Park	1,909,330	950,000	959,330
Sunset Park	8,973,566	4,708,900	4,264,666
Valley Ridge Park	14,934,299	4,332,000	10,602,299
Eagle Scout Park	835,650	-	835,650
West Side Trail	481,680	-	481,680
TOTAL	$123,146,043	$72,853,700	$50,292,343
TOTAL, AT 60% for Land	$94,004,563	$43,712,220	$50,292,343

This results in the City's investment per Capita LOS, which is currently estimated to by $3,222 as shown below:

Table BR5.13 Investment per Capita LOS Summary

2019 SeaTac PROS	Investment per Capita LOS
System Replacement Value	$94,004,563
Population	29,180
Investment per capita	$3,222

Maintenance and Operations per Capita

The annual maintenance and operations value for SeaTac consists of the staff salaries, supplies, and service charges involved in providing upkeep of buildings, grounds, and facilities throughout the PROS system. It also encompasses the salaries, supplies, and service charges involved in providing parks programs. Programming includes a wide range of one-off and year-round activities geared toward all age groups. SeaTac offers youth sports leagues and summer camps, after school programs for children and teens, daycare, adult fitness classes, continued adult learning, senior day trips and weekly lunches, and a selection of special events throughout the year. The annual value of M&O for SeaTac is approximately $5.5 million or $188 per capita. Calculations do not include administrative and human

services overhead. They also do not take into account quality ratings of the parks system at this time, which could reveal the need for increased investment for any underserved facilities.

Table BR5.14 Maintenance and Operations Annual Invesment per Capita LOS Summary, 2019

System Value	
System Operations value	$5,494,590
2018 population	29,180
Investment per capita, Buildings	$40.55
Investment per capita, Programs	$73.53
Investment per capita, Grounds	$74.22
Total Investment per capita, M&O	$188.30

Park Acres per Population

Park acres per population calculates the level at which park acres have been distributed across the population. However, this measure assumes an equal distribution of a recreation type without recognizing any disparities in that distribution. In that context, The City's LOS measures not only look at citywide park acres but also measure park acres of community and neighborhood parks to ensure the development of park acres in areas with limited park access. The table below outlines the City's park acres per population LOS standards. As noted above, the "base" LOS is the minimum standard the system is designed to meet, and the "target" LOS is an aspirational figure to strive to meet if resources allow.

Table BR5.15 Park Acres per Population LOS Summary, 2018

Measure	Units	Total	Base 2019 LOS	Target 2019 LOS
Citywide Parks				
(Total Acres)	Acres/1,000 population	12.06	N/A	12.1
Citywide Parks				
(Developed Acres)	Acres/1,000 population	5.04	5	
Community and Neighborhood Parks (Total Acres)	Acres/1,000 population	2.13	N/A	2.1
Community and Neighborhood Parks (Developed Acres)	Acres/1,000 population	1.78	1.8	

Trail Footage per Population

Like park acres, trail footage per population calculates the level at which trail miles have been distributed across the population. The table below outlines the City's park acres per population LOS standards.

Table BR5.16 Trail Footage per Population LOS Summary, 2018

Measure	Units	Total	Base 2019 LOS	Target 2019 LOS
Trails				
(Total Feet in All Trails)	Feet/1,000 population	948.73	950	
Trails				
(Total Feet in Off-Road Trails)	Feet/1,000 population	246.74	N/A	250

Indoor Facilities per Population

Facilities per population calculates the level to which parks have been developed and divides the total number of facilities by the population. It does not take into account the relative financial value of various facilities, but simply records the quantity. For indoor space, total square footage (SF) of the facility is considered, but not the physical assets within. These spaces are used to host parks programming, community events, and system maintenance needs. The 2019 LOS for SeaTac is for 1,022 SF of Community Center/Indoor Facility space per 1,000 population. These facilities are maintained by the annual M&O Investments reviewed above and their capital value to the system is included in the System Replacement Value calculations.

Table BR5.17 Facilities per Capita LOS Summary, 2018

Measure	Units	Total	2019 LOS
Community Center/ Indoor Facilities	SF per 1,000 pop	29,809	1,022

Future Needs

This plan considers both short- and long-term needs for the SeaTac PROS system. Short term needs are determined considering the 2020-2026 timeframe while the longer-term outlook extends to 2040. The following sections below detail 6- and 20-year goals as well as the deficiencies that will arise if no action is taken for each of the LOS measures outlined above.

System Investment and Maintenance and Operations LOS

To achieve the adopted LOS standards with projected population growth, the City would need the following:

- System Investment Per Capita: an additional $11.1 million needs to be invested in SeaTac's capital facilities by 2026 and $35.8 million by 2035. These investments will maintain an Investment per Capita service level of $3,200.
- Maintenance and Operations Investment Per Capita: annual investment will need to increase to $6.2 million by 2026 and to $7.7 million by 2040. These investments will maintain a Maintenance and Operations Investment per Capita service level of $190.

Table BR5.18 System Value and Maintenance Need

LOS Metric	Current Investment	2019	2026	2035	2040
Population Total		29,180	32,672	38,417	40,370
Population Net			3,492	9,237	11,190
System Value (Per Capita Base LOS)	$94,004,563 ($3,200)				
System Investment to New Growth per Base LOS			11,175,182	$29,558,400	$35,808,000
System Value (Per Capita Target LOS)	$123,146,043 ($4,200)				
System Investment to New Growth per Target LOS			$14,667,426	$38,795,400	$46,998,00
2019 Budget Value (Per Capita LOS)	$5,494,590 ($190)				
Annual M&O Investment to Serve Existing and Future Population			$6,207,726	$7,229,230	$7,670,300

Operating Expenditures Per Capita Benchmark

Nationally, parks and recreation agencies serving populations of 30,000 to 50,000 have a median per capita expenditure of $135 on operating expenses. Agencies serving any population size with a parks and recreation system budget of $4 to 7.5 Million spend about $102 per capita.

Assets Per 1,000 Population

Park Acres per 1,000 Population: To meet expected growth the City would provide about 47 developed acres by 2035 – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park. About 16 developed acres, a third of the Citywide LOS, would need to be provided as Community and Neighborhood Park space. To meet the LOS standard for Community and Neighborhood Parks, improvements to undeveloped areas of existing parks, or additional acres would need to be acquired over time.

Table BR5.19 Park Acre Needs for Future Growth

Year	Population	Total Acres	Developed Acres	Total Community &	Developed
Community & Neighborhood Acres					

Adopted Base LOS	29,180	352 acres (12.1 ac/1000)	147.1 acres (5.0 ac/1000)	62.1 acres (2.1 ac/1000)	52.0 acres (1.8 ac/1000)
2026 Needed	32,672	42.3	17.5	7.3	6.3
2035 Needed	38,417	111.8	46.2	19.4	16.6
2040 Needed	40,370	135.4	56.0	23.5	20.1

Trail Feet per 1,000 Population

Based on the base and target LOS measures, the City would add about a 1.6 miles of all types of trails or 0.44 mile of off-road trail by 2035.

Table BR5.20 Trail Feet Needs for Future Growth

Year	Population	All Trails: Feet	Off Road: Feet
Adopted Base LOS	29,180	27,684 ft (950 ft./1000)	7,200 ft (250 ft./1000)
2026 Needed	32,672	3,318	873
2035 Needed	38,417	8,775	2,309
2040 Needed	40,370	10,631	2,798

Indoor Facilities Square Feet per 1,000 Population

Based on growth, the City would add program space at existing sites or new partner sites of 3,500 by 2026 or 9,400 by 2035.

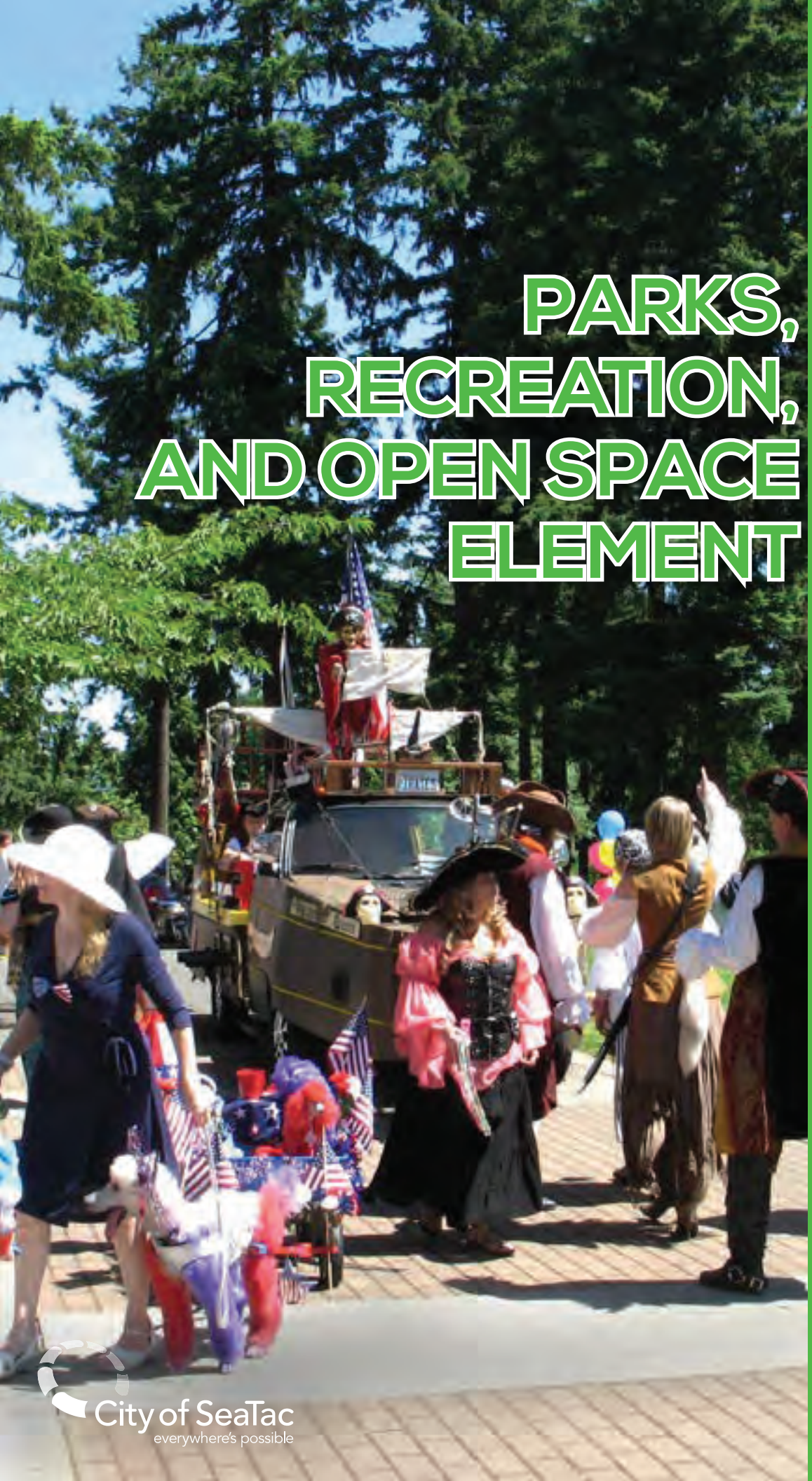
Table BR5.21 Indoor Facilities Program Space for Future Growth

Year	Population	Square Feet
Adopted Base LOS	29,180	29,809 (1,020 sq. ft./1000)
2026 Needed	32,672	3,562
2035 Needed	38,417	9,422
2040 Needed	40,370	11,414

Proposed PROS Plan Amendments:
Ch. 10 Parks, Recreation & Open Space Element

PARKS, RECREATION, AND OPEN SPACE ELEMENT

CHAPTER
10



City of SeaTac
everywhere's possible

SeaTac 2035

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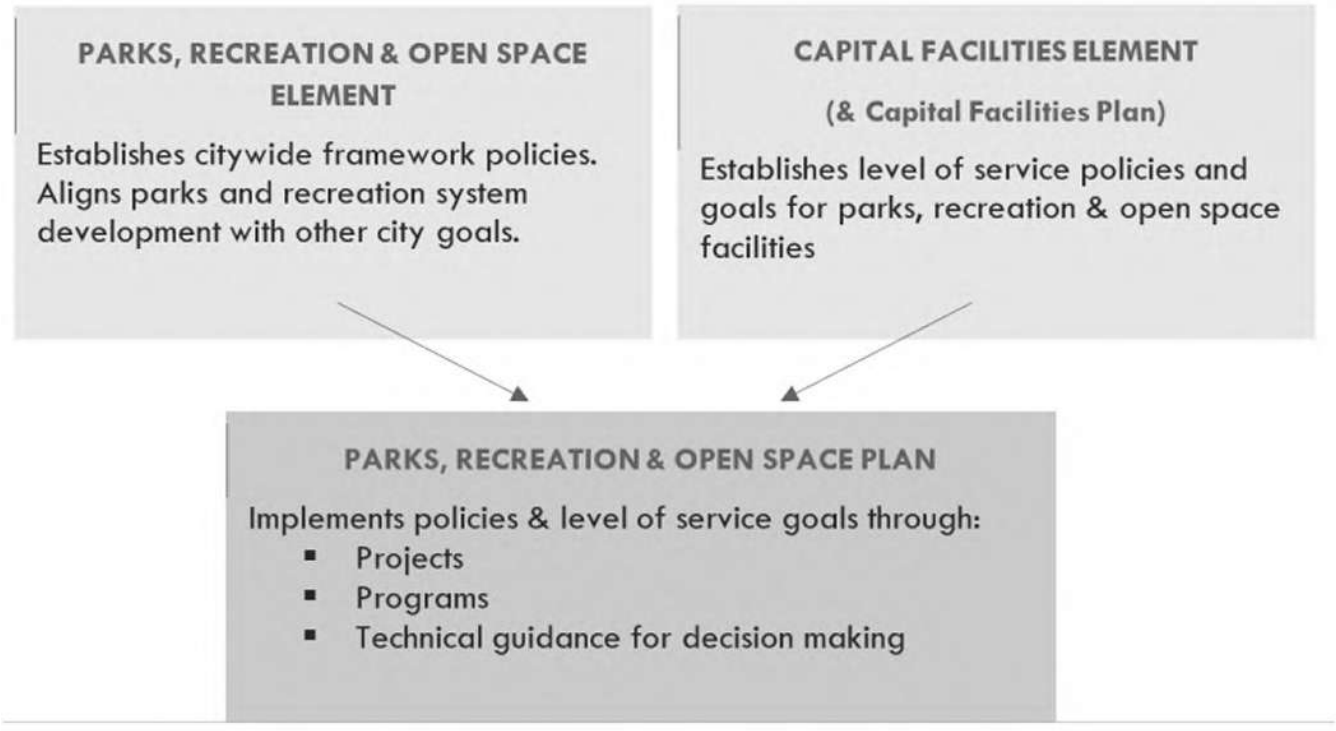
Introduction

This Element addresses the present and future park, recreation, and open space needs of those living and working in SeaTac. It is closely coordinated with the Land Use, Housing and Human Services, Transportation, Capital Facilities, and Environment Elements.

Relationship to the Parks, Recreation, and Open Space Plan

The ~~2008~~ 2020 Parks, Recreation, and Open Space Plan (PROS Plan) is the primary guiding document for this Element. It provides supporting information and specific guidance on the goals and policies in the PROS Element. The PROS Plan consists of:

- An overview of the City's population and its characteristics;
- Information about the PROS Planning process, including ~~survey results on park~~ demands and needs;
- Major issues, goals, and policies;
- A 10-year repair and replacement plan;
- An inventory of the City's parks;
- Information about the Department's programs; and
- Recommendations for implementation.



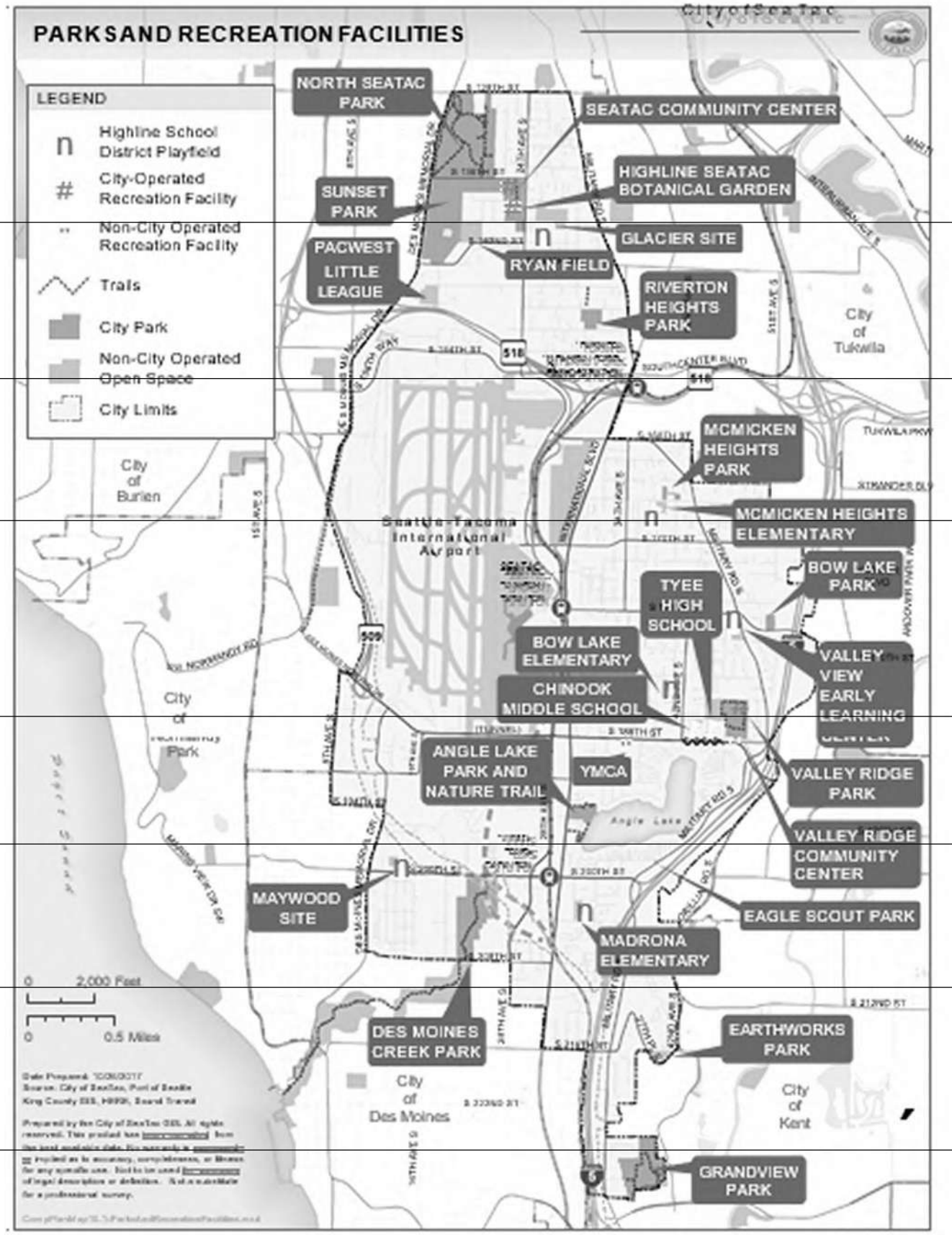
Major Conditions

SeaTac is a growing community in an area that is already highly developed. Growth will occur primarily through redevelopment, whether it is for residential, business, or civic uses such as parks and recreation. Given such conditions future development of the parks system is anticipated to address the following issues:

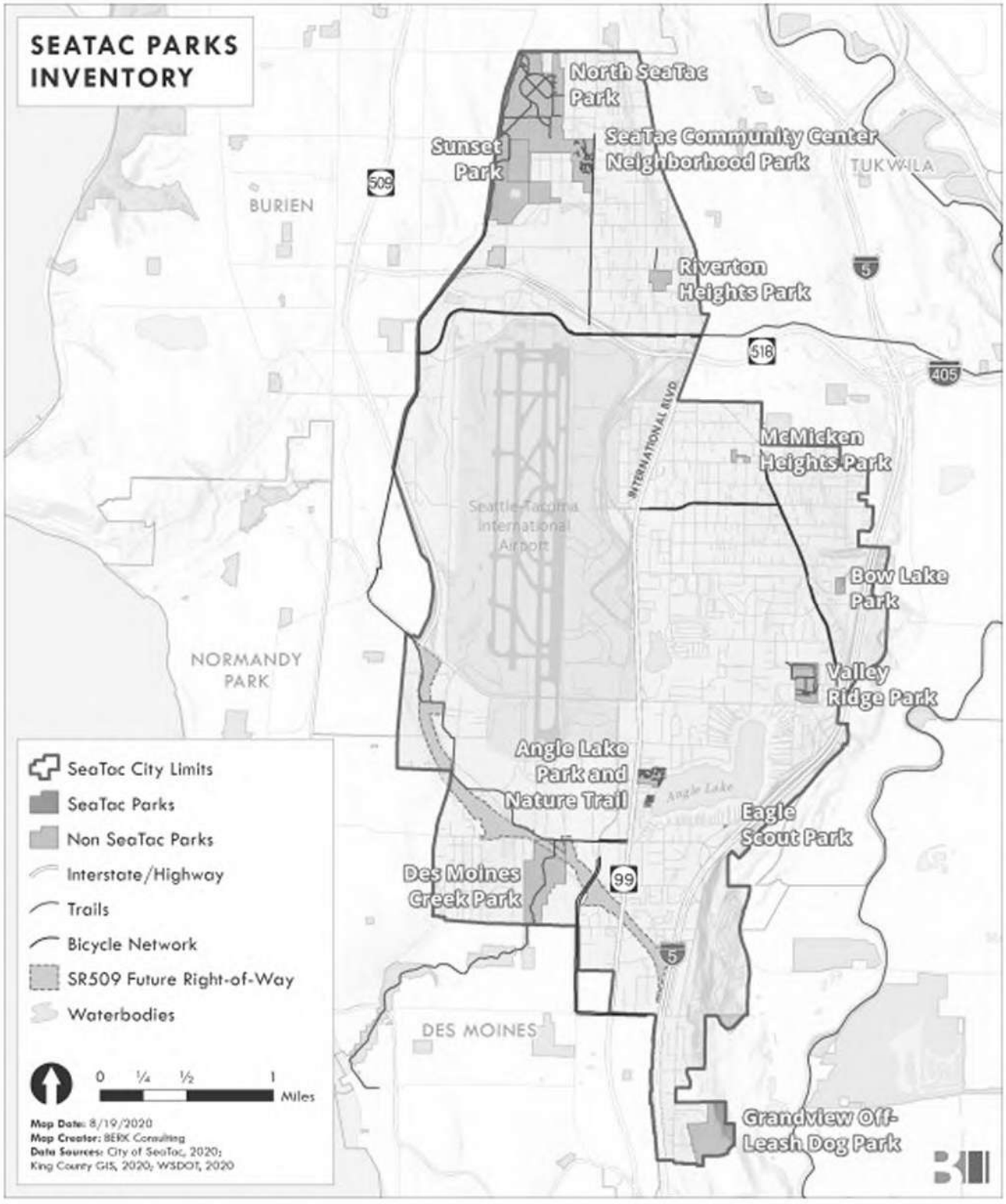
- The provision of neighborhood and community park amenities within ½ mile of all residents. In denser urban areas near light rail stations or the City Center a ¼ mile standard is targeted.
- The development of existing park lands by adding new facilities and amenities in accordance with community needs.
- Emphasis on connecting parks to each other and other civic facilities through a comprehensive set of trails.
- Adding indoor facilities to the City's inventory to support recreation programming, community gathering, and activity options during inclement weather.
- Continued investment in the maintenance and operations of the system as it grows.
- Balancing active and passive recreation facilities to meet community needs.

~~Major parks, recreation, and open space issues or conditions include:~~

- ~~The City has limited capital funds with which to continue improving its parks.~~
- ~~The City contains unique natural features such as the Tub Lake wetlands, Bow Lake, Angle Lake, and two major creek corridors (Des Moines Creek and Miller Creek). Expanding the use of these features is of interest to the City.~~
- ~~SeaTac does not have an adequate pedestrian/bicycle system to connect commercial areas, residential areas, and parks and public facilities.~~
- ~~Completion of the Lakes to Sound Trail is currently envisioned to be constructed with the SR 509 Extension.~~
- ~~The City holds two large, partially undeveloped regional parks, North SeaTac Park and Des Moines Creek Park.~~
- ~~The Seattle-Tacoma International Airport, located within the City boundaries, is a major owner of undeveloped land.~~
- ~~The City would like to expand cultural services with little or no cost to the general fund.~~



Map 10.1. Parks and Recreational Facilities



Map 1 SeaTac Parks Inventory

Goals and Policies

GOAL 10.1

Provide diverse active and passive recreational opportunities through a parks, open spaces, interlinking trails, programs, events, and community centers system.

Parks, Recreation, and Open Space

Vision

SeaTac provides innovative parks, recreation, and open spaces that are welcoming and available to all people in the community for health, fun, and community building.

Developing an efficient, quality park, and recreation system and program requires sound planning for the future. The City of SeaTac established level of service measures to guide the development of the system as its population grows and changes. ~~Continued engagement with the community~~

~~Policy 10.1A Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan~~

~~Policy 10.1A Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members; incorporate findings into the Parks, Recreation, and Open Space Element and PROS Plan.~~

Policy 10.1A Use the level of service for Capital Investments as the primary measure of SeaTac's ability to provide parks facilities that keep pace with population growth.

While other level of service (LOS) measures guide the development of a PROS system that meets a wide variety of community needs and demands, the Capital Investments LOS is the best measure of whether the system is keeping pace with overall community growth.

~~Developing an efficient, quality park and recreation system and program requires sound planning. Planning requires continual public participation to assure that the community's desires are identified and addressed. Advisory committees are an effective means to include public participation.~~

Policy 10.1B Use the ~~Parks, Recreation, and Open Space Plan's~~PROS Capital Improvement Program as the primary source for identifying park projects. ~~The PROS Plan's Facilities Equipment Repair and Replacement section includes a detailed Capital Improvement Plan (CIP) covering a 6-year period. The PROS Plan's CIP serves as an aid in obtaining outside funding for park projects.~~

The PROS plan includes a detailed Capital Improvement Plan (CIP) covering a 6-year and 10-year period. The PROS plan's CIP serves as an aid in obtaining outside funding for park projects.

Policy 10.1C Use the level of service for Operations and Maintenance to ensure the quality of PROS facilities and programs as the community grows.~~Policy 10.1C Pursue a variety of funding and assistance mechanisms for park acquisition and development, including public funding, outside funding, shared use of transportation rights-of-way, and dedications from large residential and commercial developments. City and non-City funds and creative sharing agreements are available for developing parks and recreation opportunities. Non-City sources include funding and services that are offered through County, State, and national agencies; volunteer donations; and development and other negotiated agreements. These sources can be used to increase park capital improvement funding.~~

Operations and Maintenance LOS is a helpful measure to ensure that as the parks system grows the City has adequate budget to maintain the existing system.

Policy 10.1D Add community and neighborhood park facilities with a blend of active and passive facilities to achieve the adopted level of service standard. ~~Expand the parks system by adding community and neighborhood park facilities with a blend of active and passive facilities that meet or exceed the adopted level of service standard.~~

SeaTac residents identified the importance of having both active and passive facilities in the parks system. Parks facilities serve many different community needs including spaces for maintaining mental and physical health, community gathering, entertainment, and experiencing the natural world. Special use parks in the urban center may also be counted and community and neighborhood park facilities.

~~Policy 10.1D Develop and expand community-oriented enrichment programs and events that are affordable, responsive to expressed demands, and promote community support. Quality, accessible, affordable recreational programming is important, particularly for the growing population of immigrant families, senior citizens, and youth. Programming has the potential to foster community identity and support. Access to all programs and an adequate range of activities that appeal to different segments of the community is a paramount consideration.~~

Policy 10.1E Expand existing Community Center facilities or add new indoor facilities ~~as community needs increase~~to maintain the adopted level of service. ~~The SeaTac Community Center was expanded to provide additional Senior Center facilities in 2005. The City also added 1,000+ square feet to Valley Ridge Community Center in 2015. New indoor facilities may be added by increasing the number or square footage of City facilities, or through cooperative agreements with community partners.~~

~~Policy 10.1F Involve private businesses, service organizations, and neighborhood groups in planning and developing recreational opportunities for neighborhoods and the community. The City should encourage private businesses, service organizations, and the general public to participate in the park and recreation process. Many community service groups are interested in doing projects which benefit local residents. The City can promote private involvement by identifying needs and providing support.~~

~~Policy 10.1G Bring innovative recreation opportunities to SeaTac that serve the community and distinguish the City from surrounding communities. SeaTac has a history of developing unique facilities and programs that reflect the needs, interests, cultures, and abilities of residents such as the BMX bike track, cricket pitch, concert stage, futsal court, or disc golf course. These amenities are valued by residents and provide a diverse set of opportunities for recreation, fun, health, and entertainment.~~

~~Policy 10.1H Provide opportunities to connect to health and human services resources through the parks and recreation system. Often those in need of health and human services assistance gravitate toward parks and recreation amenities as a source of shelter, resources, and assistance. Community centers, parks facilities, and recreation programs provide an opportunity to connect those in need to community resources that can help them.~~

Indoor facilities are multi-purpose spaces that support recreation programming, community gathering, and respite from inclement weather. New indoor facilities may be added by increasing the number or square footage of City facilities, or through cooperative agreements with community partners.

Policy 10.3E1F Develop a system of distinctively designed recreational trails (pedestrian/jogging/bicycle/horse) throughout SeaTac within parks and between parks, that provide better access by connecting parks and recreation facilities ~~and to~~ that can connect parks and recreation facilities to local and regional trail systems. ~~Recreational trails and pedestrian linkages between existing parks enhance public enjoyment of natural features within the City~~

~~and benefit transportation mobility and circulation and public health. They provide greater access to parks and recreation in SeaTac and beyond.~~

Recreational trails provide linkages between parks that enhance public enjoyment of natural features within the City, improve mobility and access, and promote public health.

Policy 10.1G~~1A~~ Continue the City's existing process to evaluate recreational needs through a variety of methods including input from community members such as advisory committees, surveys, and findings from the PROS Plan.

Developing an efficient, quality park and recreation system and program requires sound planning. Planning requires continual public participation to assure that the community's desires are identified and addressed. Advisory committees are an effective means to include public participation.

GOAL 10.2

Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.

New PROS facilities may come through new acquisition, but also through expansion or improvement of existing facilities, or through cooperative agreements with other public and non-profit agencies. While Goal 10.1 and adopted level of service measures guide the types and amount of facilities needed to grow SeaTac's system as the city's population increases, this goal directs the distribution of parks facilities and recreational programming within the system. The City has consistently aimed to achieve the policy of all residents living within a ½ mile walk of a neighborhood or community park~~All residents should live within ½ mile walk of a neighborhood or community park to ensure geographic equity and accessibility to the health and recreation benefits of these facilities~~. This ensures geographic equity and accessibility to the health and recreation benefits of these facilities. Within the City's Urban Center, and especially in the areas surrounding the light rail stations at Angle Lake, the City Center, and S 154th Street, SeaTac should strive to provide parks within ¼ mile walkable areas. In these areas intended for SeaTac's highest density urban development residents, businesses, and visitors all benefit from increased availability of parks and open space areas.~~Within the City Center and transit-oriented development areas, SeaTac should strive to provide parks within ¼ mile walkable area. In these areas intended for SeaTac's highest density urban development residents, businesses, and visitors all benefit from increased availability of parks and open space areas.~~

Policy 10.2~~G~~A Continue City efforts to expand the PROS system so that all residents live within one-half mile of a community or neighborhood park. ~~Expand the PROS system so that all residents live within one-half mile of a community or neighborhood park. Achieve at least one City park facility within one-half mile of each resident and consider geographic equity and accessibility when acquiring park land or establishing parks to ensure a fair distribution of parks, playgrounds, and related health and recreation opportunities.~~

Park facilities with opportunities for active and passive recreation are essential for a thriving community. Facilities within a half mile provide for a walkable system. Special Use parks in the Urban Center may be counted as community or neighborhood parks.

Policy 10.2B Prioritize the acquisition of new land for parks and recreation using the following criteria:

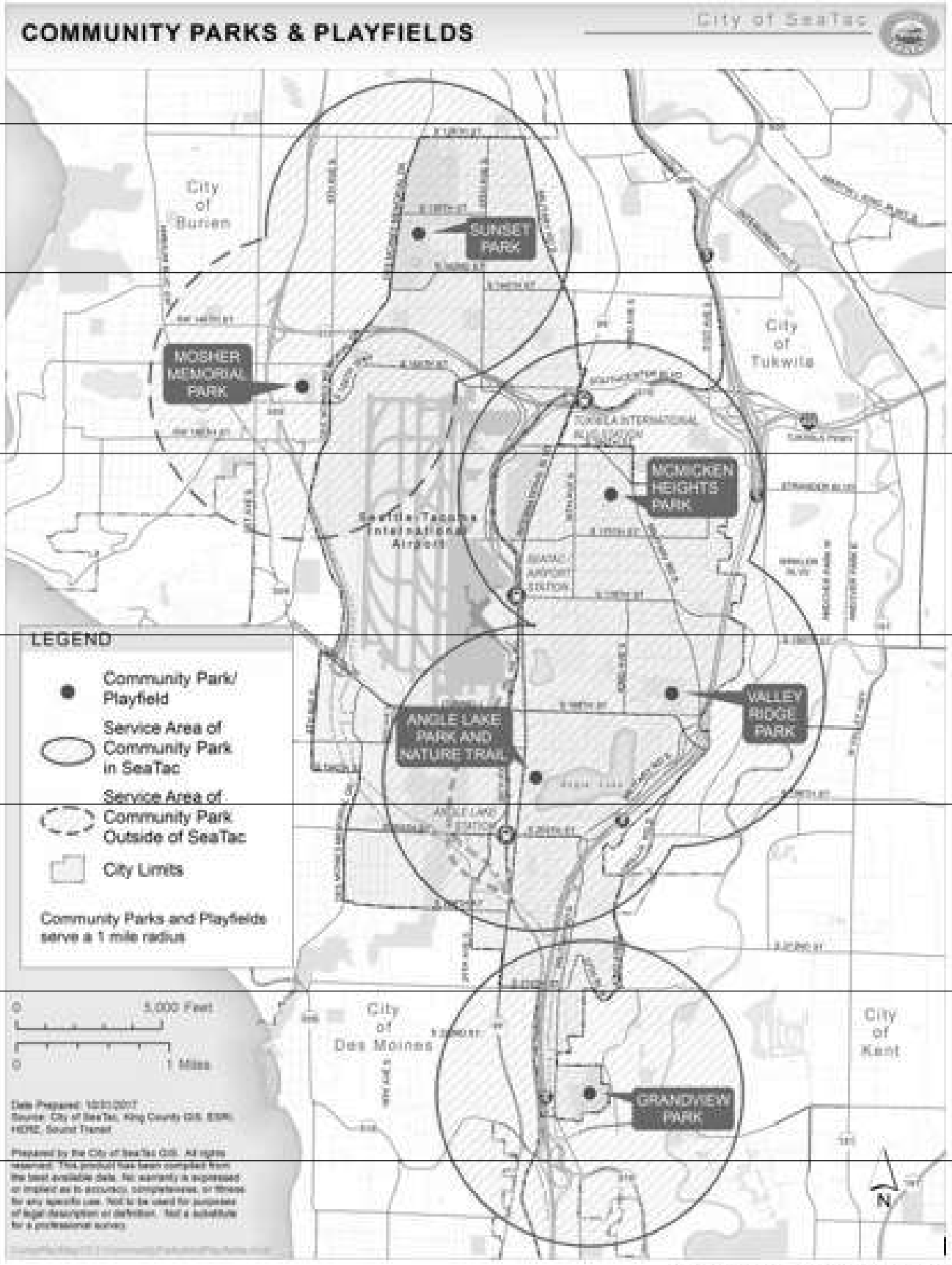
- The proposed acquisition serves an identified gap area, as shown on the Gap and Opportunity Maps.
- The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).
- The proposed acquisition is within ½ mile of rapid or mass transit facilities or serves a high population density.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed acquisition is located where there are no other recreation partner facilities and the City is the best provider of service, or the acquisition leverages other recreation partner investments (e.g. schools, non-profits) to advance healthy lifestyles in underserved areas.
- The proposed acquisition can meet the criteria for a neighborhood park or special use park in the Urban Center.

Gap and Opportunity Maps

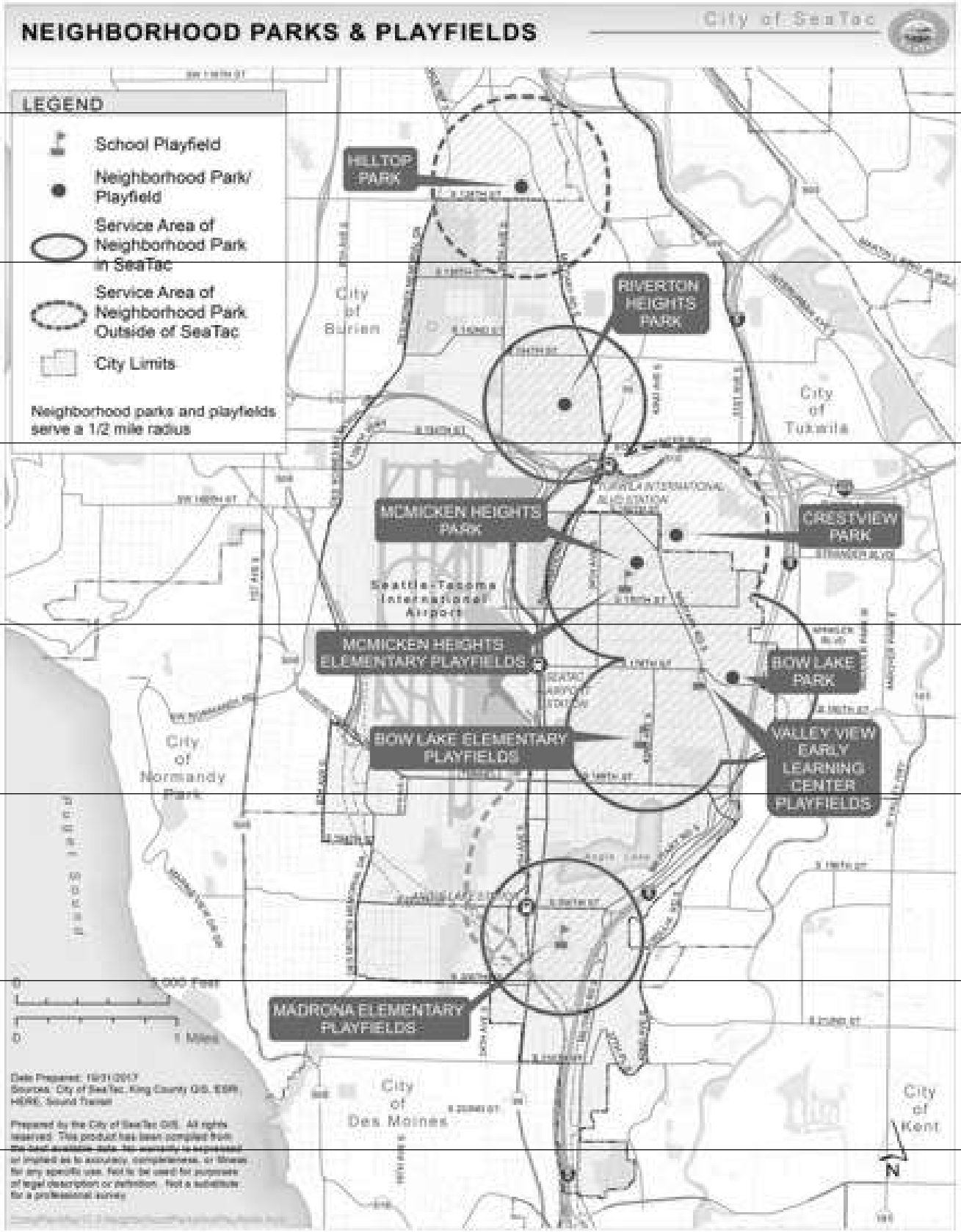
The purple circles on the Gap and Opportunity Maps show priority areas for PROS system development. Policies 10.2 B, 10.2C, and 10.2 D use these maps to identify areas where residents are not currently served by a SeaTac PROS facility within 1/2 mile.

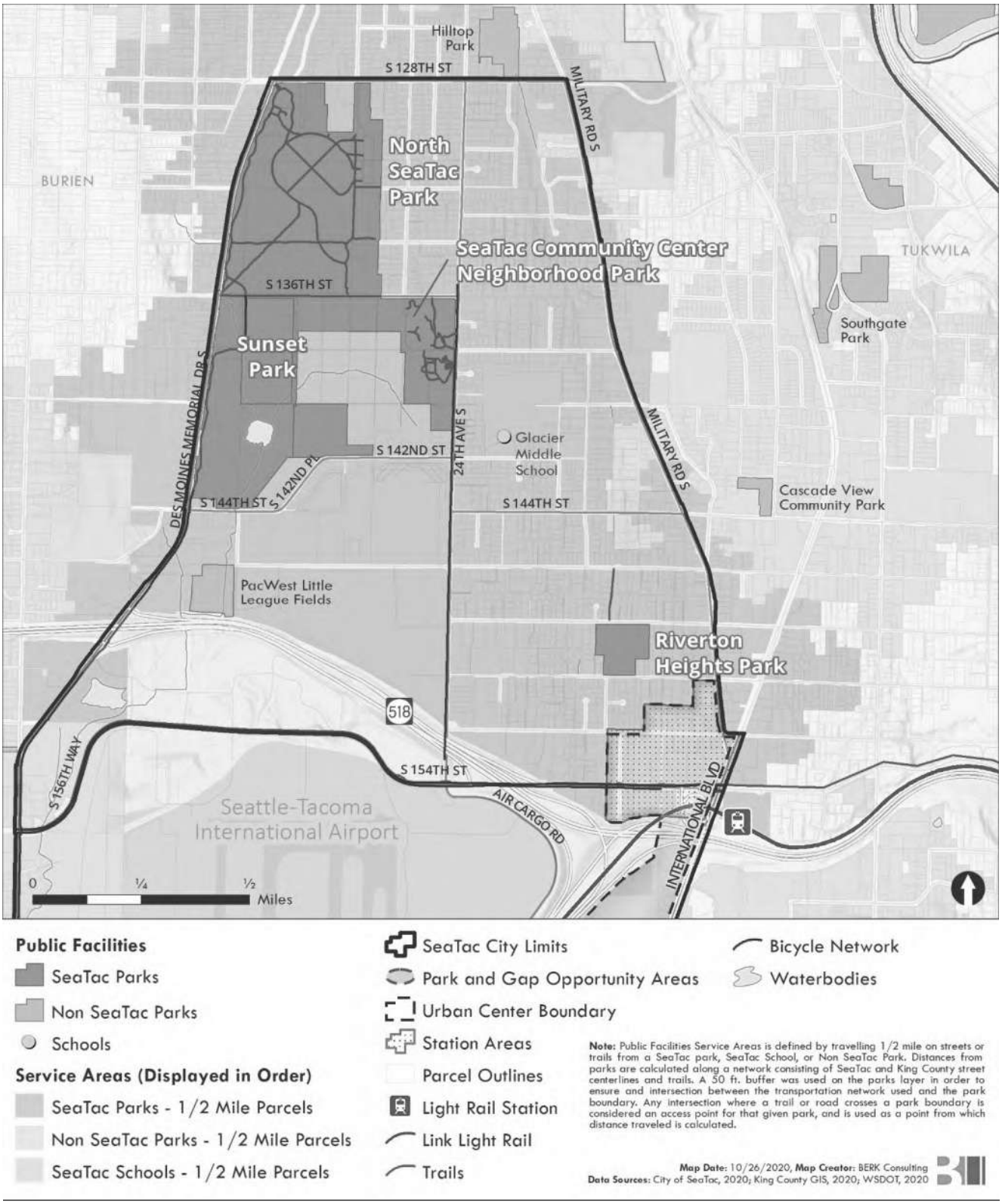
- SeaTac Parks and Recreation facilities are shown in dark green.
- The light green area shows parcels within a 1/2 mile walk of a SeaTac PROS facility.
- The yellow area shows parcels that are within a 1/2 mile of a school facility but more than 1/2 mile from a SeaTac PROS facility.
- Purple circles indicate general areas for new facilities and are not specific development proposals

New land acquisitions are opportunities for creating a stronger linkage between the PROS system and citywide goals for equity, transportation, and land use. The PROS plan contains additional information on balancing these priorities

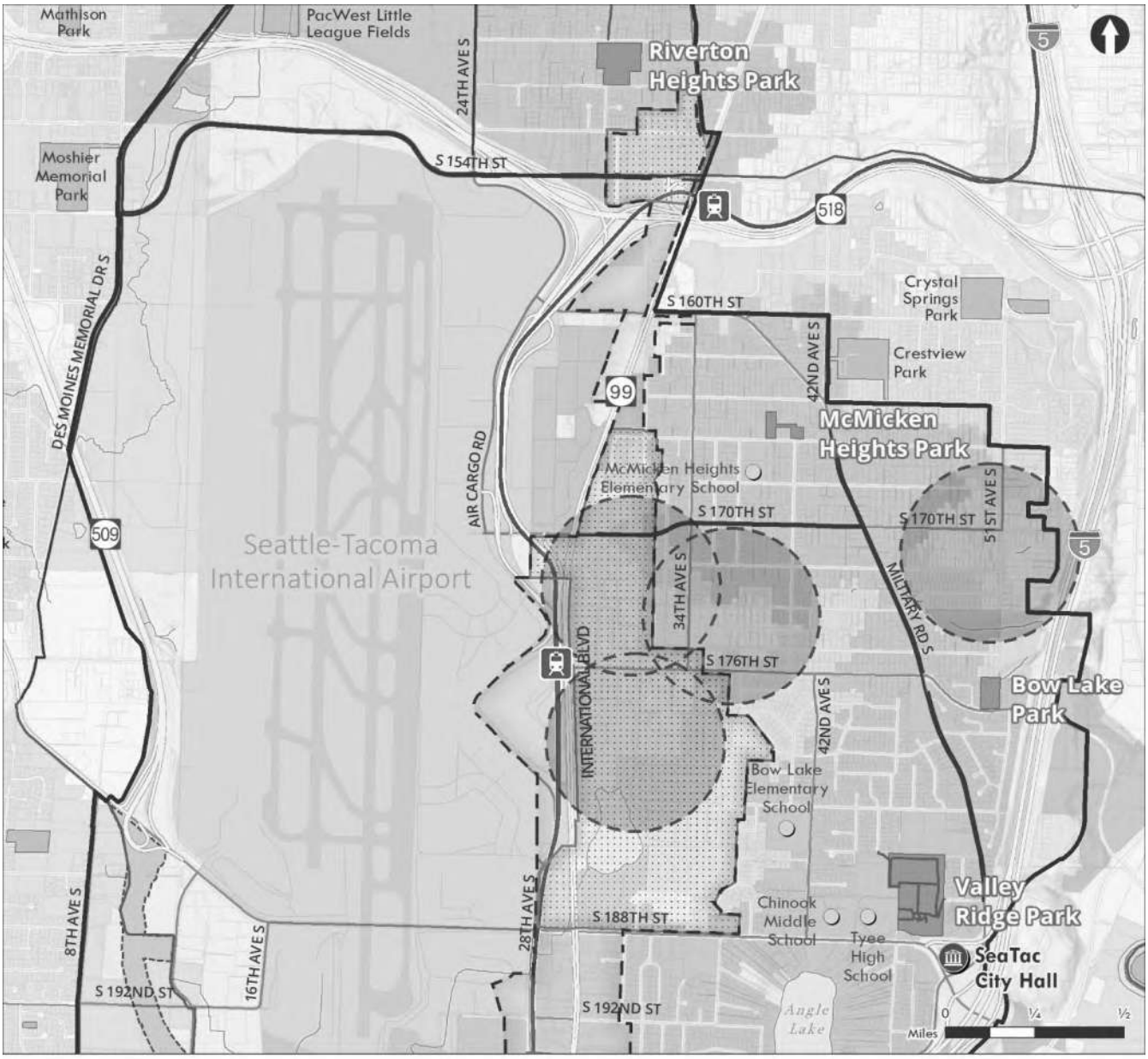


Map 10.2. Community Parks and Playfields


NEIGHBORHOOD PARKS & PLAYFIELDS
City of SeaTac
LEGEND
School Playfield
Neighborhood Park/ Playfield
Service Area of Neighborhood Park in SeaTac
Service Area of Neighborhood Park Outside of SeaTac
City Limits
Neighborhood parks and playfields serve a 1/2 mile radius
HILLTOP PARK
RIVERTON HEIGHTS PARK
MCMICKEN HEIGHTS PARK
CRESTVIEW PARK
MCMICKEN HEIGHTS ELEMENTARY PLAYFIELDS
BOW LAKE PARK
BOW LAKE ELEMENTARY PLAYFIELDS
VALLEY VIEW EARLY LEARNING CENTER PLAYFIELDS
MADRONA ELEMENTARY PLAYFIELDS
City of Burien
City of Tukwila
City of Normandy Park
City of Des Moines
City of Kent
Seattle-Tacoma International Airport
Puget Sound
0
5,000 Feet
0
1 Miles
N



Map 2. Gap and Opportunity Map - North



Public Facilities
- SeaTac Parks
- Non SeaTac Parks
- Schools

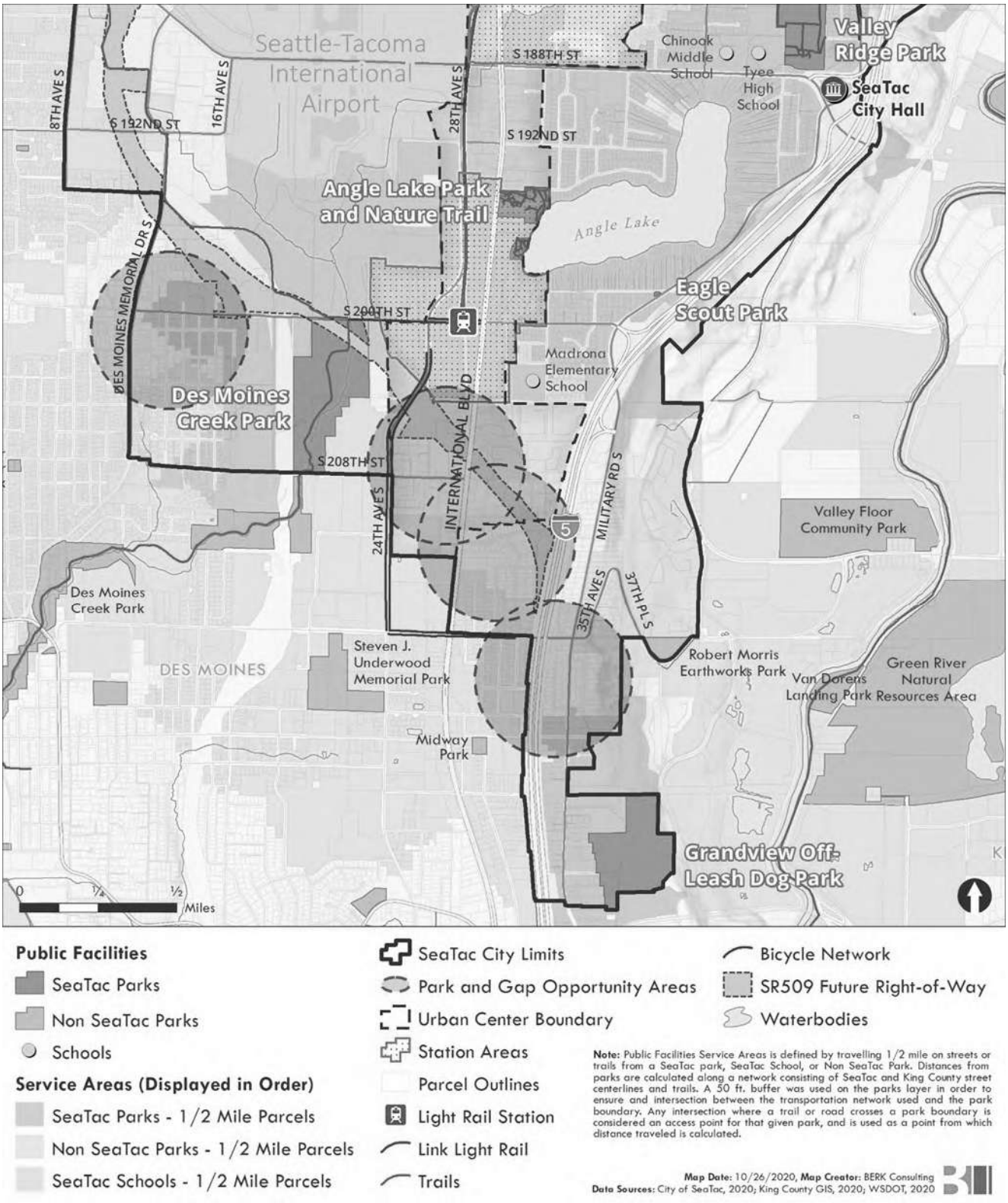
Service Areas (Displayed in Order)
- SeaTac Parks - 1/2 Mile Parcels
- Non SeaTac Parks - 1/2 Mile Parcels
- SeaTac Schools - 1/2 Mile Parcels

- SeaTac City Limits
- Park and Gap Opportunity Areas
- Urban Center Boundary
- Station Areas
- Parcel Outlines
- Light Rail Station
- Link Light Rail
- Trails
- Bicycle Network
- SR509 Future Right-of-Way
- Waterbodies

Note: Public Facilities Service Areas is defined by travelling 1/2 mile on streets or trails from a SeaTac park, SeaTac School, or Non SeaTac Park. Distances from parks are calculated along a network consisting of SeaTac and King County street centerlines and trails. A 50 ft. buffer was used on the parks layer in order to ensure and intersection between the transportation network used and the park boundary. Any intersection where a trail or road crosses a park boundary is considered an access point for that given park, and is used as a point from which distance traveled is calculated.

Map Date: 10/26/2020, **Map Creator:** BERK Consulting
Data Sources: City of SeaTac, 2020; King County GIS, 2020; WSDOT, 2020

Map 3. Gap and Opportunity Map - Central



Map 4. Gap and Opportunity Map - South

~~Policy 10.2B Prioritize the acquisition of new land for parks and recreation using the following criteria:~~

- ~~The proposed acquisition serves an identified gap area, as shown on map REFERENCE.~~
- ~~The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).~~
- ~~The proposed acquisition is within ½ mile of rapid or mass transit facilities or serves a high population density.~~
- ~~The proposed acquisition is located where there are no other recreation partner facilities and the City is the best provider of service, or the acquisition leverages other recreation partner investments (e.g. schools, non-profits) to advance healthy lifestyles in underserved areas.~~
- ~~The proposed acquisition can meet the criteria for a neighborhood park.~~

Policy 10.2C Prioritize the expansion, redevelopment, or improvement of existing vacant or underutilized facilities using the following criteria:

- The proposed facility serves an identified gap area, as shown ~~on the map REFERENCE.~~on the Gap and Opportunity Maps.
- The proposed facility expands the use of school or other publicly-owned sites.
- The proposed facility creates a neighborhood or community park.
- The proposed facility creates indoor recreation space.
- The proposed facility builds multi-use trails that connect parks and recreational facilities.
- The proposed acquisition furthers the goals or objectives of other adopted City plans or initiatives (such as those for human services, arts and culture, transportation, economic development, etc.).
- The proposed expansion, redevelopment, or improvement serves a high population density, or accessible by frequent transit service (twice per hour or better).
- The proposed facility addresses the need for additional active recreational facilities as identified through the PROS Plan or other community engagement processes such as athletic fields, dog parks, or other special use needs.

It is anticipated that the PROS system will mostly grow through redevelopment and expansion. Applying these priorities helps to identify projects that fulfill the most objectives of the PROS plan and other City initiatives. The PROS plan contains additional information on balancing these priorities.

Policy 10.2D~~A~~ Identify lands appropriate for park and open space purposes including:

- ~~1.~~ Natural areas and features with outstanding scenic or recreational value;
- ~~2.~~ Lands that may provide public access to creeks and lakes;
- ~~3.~~ Lands that visually or physically connect natural areas or provide important linkages for recreation, plant communities, and wildlife habitat;
- ~~4.~~ Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming, or picnic activities on a regional or community-sized scale;
- ~~5.~~ Lands that provide an appropriate setting and location for community center facilities or park land, if the needs evaluation reflects a deficiency; and

- ~~6.~~ Park land that enhances the surrounding land uses.
- ~~7.~~ Lands that provide access to residents that are currently more than ½ mile from an existing park, recreation, or open space facility.

Land acquisition requires considerable forethought since land is expensive and commits the City to maintenance responsibilities. Benefits of park and open space acquisition include establishing greenbelts, reserving wildlife habitat, protecting natural features, connecting people to open space, and providing access to water, unique recreational opportunities, and social gathering places.

While parks and open space have benefits, impacts on surrounding land uses should be considered when evaluating alternative sites. Impacts may include traffic, noise, and lighting. The evaluation should consider how the park will relate to the surrounding neighborhood and other adjacent land uses. ~~Land acquisition requires considerable forethought since land is expensive and commits the City to maintenance responsibilities. Benefits of park and open space acquisition include establishing greenbelts, reserving wildlife habitat, protecting natural features, connecting people to open space, and providing access to water, unique recreational opportunities, and social gathering places. While parks and open space have benefits, impacts on surrounding land uses should be considered when evaluating alternative sites. Impacts may include traffic, noise, and lighting. The evaluation should consider how the park will relate to the surrounding neighborhood and other adjacent land uses.~~

~~Policy 10.2B Preserve and/or acquire parcels identified for parks, open spaces, and trails. A variety of methods are available for preserving and acquiring parcels identified as valuable for parks, open spaces, and trails. Regulations may require new developments to dedicate park land or contribute monetarily to the park system in proportion to their impacts. The City may encourage developments to share in creating parks or open space through incentives (e.g., development bonuses). With a strong citywide vision, businesses may contribute voluntarily to gain recognition and amenities that attract residents, employees, and shoppers. Private or public land ownership can preserve parks and open space. A private residential development may benefit from preserving a sensitive area as open space accessible to residents of their development, and a business development may benefit from creating a plaza accessible to the general public. Easements – public use of land for a certain purpose – can be useful in creating an interlinking system of trails when the land cannot be purchased. The City should be open to using all possible implementation opportunities available for the preservation of significant park and open space land.~~

~~Policy 10.2C Achieve at least one City park facility within one-half mile of each resident and consider geographic equity and accessibility when acquiring park land or establishing parks to ensure a fair distribution of parks, playgrounds, and related health and recreation opportunities. Evaluate existing and proposed park and open space facility locations and types to ensure equitable distribution and address identified needs. Currently GIS analysis shows that 76.7% of SeaTac residents live within one-half mile of an identified public park, recreation facility, or open space. That number includes access to lands and facilities owned by public agencies such as the Highline School District, King County, or adjacent cities. 52.1% of residents live within one-half mile of a City of SeaTac owned facility.~~

~~Policy 10.3F Provide multiple open space benefits simultaneously on lands preserved for public parks or open space whenever possible.Policy 10.3A Encourage park and open space development, expansion, and/or redevelopment of vacant or underutilized park, school, and other publicly-owned sites. Several parks within the City, such as North SeaTac Park, can accommodate additional development. Such development should be encouraged to address the recreational needs of the community. All existing parks, publicly owned land, and vacant school sites should be considered for park development opportunities.~~

Policy 10.2~~3~~ED Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development. ~~The City should require on-site recreational opportunities (e.g., shared~~

~~open space, pocket parks, plazas, decks, balconies, and small yards) in townhouse, residential medium high and high density, and residential high mixed use land use designations, especially in areas identified as deficient in neighborhood parks. In addition, commercial and mixed-use developments should be required to provide publicly accessible open space, seating, gathering areas, and/or other recreational opportunities.~~

The City should require on-site recreational opportunities (e.g., shared open space, pocket parks, plazas, decks, balconies, and small yards) in townhouse, residential medium high and high density, and residential high mixed use land use designations, especially in areas identified as deficient in neighborhood parks. In addition, commercial and mixed-use developments should be required to provide publicly accessible open space, seating, gathering areas, and/or other recreational opportunities.

GOAL 10.3

Provide a balanced, quality park and recreational system and offer a wide range of park and recreational facilities to community members and visitors of various ages and physical capabilities, cultural backgrounds, abilities, incomes, and participation levels.

SeaTac is a growing community of people from diverse backgrounds and cultures and visited by people from around the world. Parks and recreation facilities promote healthy and active lifestyles, help build community identity, and are significant public amenities. As such they need to be accessible and affordable to people of all ages, cultural and ethnic backgrounds, incomes, physical abilities, and participation levels. People rely on public parks for physical and mental health, entertainment, play, recreation, and socialization opportunities. It is important to continue developing the system to serve a wide range of community needs and interests. ~~Parks and recreation are meant to be enjoyed as a public amenity and need to be accessible, affordable to people of all ages, cultural and ethnic backgrounds, incomes, physical abilities, and participation levels. People rely on public parks for physical and mental health, entertainment, play, recreation, and socialization opportunities. It is important to continue developing the system to serve a wide range of community needs and interests.~~

~~When developing the park and recreation system, making a range of activities and functions available is critical for serving the wide diversity of interests. Consideration also needs to be given to development and the type of activities appropriate for the community. As much as is practical, all ages, ethnic backgrounds, income levels, physical capabilities, and participation levels should be accommodated through the park and recreation system. To accomplish this goal, park development should incorporate both active and passive recreational opportunities.~~

~~Policy 10.3A Encourage park and open space development, expansion, and/or redevelopment of vacant or underutilized park, school, and other publicly-owned sites. Several parks within the City, such as North SeaTac Park, can accommodate additional development. Such development should be encouraged to address the recreational needs of the community. All existing parks, publicly-owned land, and vacant school sites should be considered for park development opportunities.~~

Policy 10.3A~~B~~ Develop recreation facilities and programs that accommodate a range of ages, cultures, and activities. ~~As community demographics change, the City should provide facilities, programs, and activities for community members of a range of ages and cultures. This may include facilities targeted toward specific age groups and cultures or flexible facilities that can serve multiple purposes.~~

As community demographics change, the City should provide adequate facilities for community members of a range of ages. Facilities targeted to specific age groups include playgrounds, swings, or slides for children; basketball courts, baseball fields, or skate parks for youth; trails or wildlife viewing areas for adults; and picnic areas for all ages. Community centers should offer programs and activities oriented toward children, youth, adults, and older adults. ~~Policy 10.3C Develop active recreation opportunities as a top priority. Active recreation facilities were a top priority in community engagement and provide opportunities for physical fitness and health.~~

~~Policy 10.3D Establish and require recreation and open space in new commercial and residential development, especially in new multifamily development. The City should require on-site recreational opportunities (e.g., shared open space, pocket parks, plazas, decks, balconies, and small yards) in townhouse, residential medium high and high density, and residential high mixed use land use designations, especially in areas identified as deficient in neighborhood parks. In addition, commercial and mixed-use developments should be required to provide publicly accessible open space, seating, gathering areas, and/or other recreational opportunities.~~

~~Policy 10.3E Develop a system of distinctively designed recreational trails (pedestrian/jogging/bicycle/horse) throughout SeaTac that can connect parks and recreation facilities to local and regional trail systems. Recreational trails and pedestrian linkages between existing parks enhance public enjoyment of natural features within the City and benefit transportation mobility and circulation and public health. They provide greater access to parks and recreation in SeaTac and beyond.~~

~~Policy 10.3F Provide multiple open space benefits simultaneously on lands preserved for public parks or open space whenever possible. Multiple benefits include, but are not limited to, publicly accessible active or passive recreation opportunities; scenic vistas; fish or wildlife habitat; and natural surface water drainage systems, including wetlands. To maximize use of the park system, a layering of multiple open space benefits and uses should be encouraged.~~

~~Policy 10.3G Minimize parks and recreational facilities' impacts (e.g., noise, security, lighting, and traffic) on adjacent neighborhoods. City review of new development should minimize or eliminate parks impacts upon adjacent uses.~~

~~Policy 10.3H Coordinate parks, open space, pedestrian walkways, bike paths, and urban trail system development with the area's unique open space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites. Public and private development of pedestrian, bicycle, and equestrian trails should be integrated with natural and historic feature~~ Policy 10.~~5C~~ 3B Provide recreational opportunities that do not discriminate against any participant, regardless of race, creed, color, sex, or special need, and eliminate barriers to special populations, such as elderly, physically challenged, and economically disadvantaged people.

To be socially accessible, park and recreational facilities should be available to all segments of the population, regardless of social status or other considerations. Park programming should be geared to a wide range of age groups and interests. In addition, City parks and recreation should not discriminate based on the race, creed, sex or other special needs of the participants.

Policy10.~~1D~~3C Develop and expand community-oriented enrichment programs and events that are affordable, responsive to expressed demands, and ~~promote community support.~~ address identified community needs.~~Quality, accessible, affordable recreational programming is important, particularly for the growing population of immigrant families, senior citizens, and youth. Programming has the potential to foster community identity and support. Access~~

~~to all programs and an adequate range of activities that appeal to different segments of the community is a paramount consideration.~~

Quality, accessible, affordable recreational programming is important, particularly for the growing population of children, youth, and older adults. Programming has the potential to foster community identity and support, which can help immigrant populations feel more at home in the community. Access to all programs and an adequate range of activities that appeal to different segments of the community is a paramount consideration.

~~To be socially accessible, park and recreational facilities should be available to all segments of the population, regardless of social status or other considerations. Park programming should be geared to a wide range of age groups and interests. In addition, City parks and recreation should not discriminate based on the race, creed, sex or other special needs of the participants.~~

Policy 10.~~1G~~3D Bring innovative recreation opportunities to SeaTac that serve the community and distinguish the City from surrounding communities. ~~SeaTac has a history of developing unique facilities and programs that reflect the needs, interests, cultures, and abilities of residents such as the BMX bike track, cricket pitch, concert stage, futsal court, or disc golf course. These amenities are valued by residents and provide a diverse set of opportunities for recreation, fun, health, and entertainment.~~

SeaTac has a history of developing unique facilities and programs that reflect the needs, interests, cultures, and abilities of residents such as the BMX bike track, cricket pitch, concert stage, futsal court, or disc golf course. These amenities are valued by residents and provide a diverse set of opportunities for recreation, fun, health, and entertainment.

Policy 10.~~1H~~3E Provide opportunities to connect to health and human services resources through the parks and recreation system. ~~Often those in need of health and human services assistance gravitate toward parks and recreation amenities as a source of shelter, resources, and assistance. Community centers, parks facilities, and recreation programs provide an opportunity to connect those in need to community resources that can help them.~~

Often those in need of health and human services assistance gravitate toward parks and recreation amenities as a source of shelter, resources, and assistance. Community centers, parks facilities, and recreation programs provide an opportunity to connect those in need to community resources that can help them.

GOAL 10.4

Maintain, remodel, and upgrade park and recreational facilities to respond to changing uses and attain and preserve operational efficiency.

Maintenance of the parks system is a priority to SeaTac residents because they value the amenities of the system and wish to ensure the safety and usability of their investment.

Policy 10.4A Periodically review buildings and other park improvements to determine if the public's needs are being met and make changes as necessary to meet those needs efficiently. ~~Park staffing, programming, and operations should be reviewed periodically in relationship to safety, efficiency, desired level of service, and community input. Park surveys should be distributed to document changes in public sentiment and general public need.~~

Park staffing, programming, and operations should be reviewed periodically in relationship to safety, efficiency, desired level of service, and community input. Park surveys should be distributed to document changes in public sentiment and general public need.

Policy 10.4B 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 costs when possible. ~~As needs change and existing facilities age, redevelopment of existing facilities may occur. Redevelopment should meet changing needs and promote safety and accessibility. The Americans with Disabilities Act requires that all parks are reasonably accessible to all community members. The City should evaluate parks and develop a renovation plan to address accessibility and safety issues. Additionally, the City should monitor and evaluate low public maintenance techniques wherever applicable.~~

As needs change and existing facilities age, redevelopment of existing facilities may occur. Redevelopment should meet changing needs and promote safety and accessibility. The Americans with Disabilities Act requires that all parks are reasonably accessible to all community members. The City should evaluate parks and develop a renovation plan to address accessibility and safety issues. Additionally, the City should monitor and evaluate low public maintenance techniques wherever applicable

Policy 10.4C Provide clean, safe, and attractive parks for public use through a maintenance program commensurate with the intensity of use and character of the park and facilities. ~~The City should consider all acquisition and development projects in the context of future maintenance responsibilities. Well maintained parks encourage use and promote community pride.~~

The City should consider all acquisition and development projects in the context of future maintenance responsibilities. Well maintained parks encourage use and promote community pride.

Policy 10.4D Encourage volunteer and civic groups to take part in appropriate periodic maintenance and improvement of park facilities. ~~To offset some maintenance costs and promote community identity and involvement, civic and community-based organizations should be encouraged to participate in maintenance activities.~~

To offset some maintenance costs and promote community identity and involvement, civic and community-based organizations should be encouraged to participate in maintenance activities.

Policy 10.~~3G~~ 4E Minimize parks and recreational facilities' impacts (e.g., noise, security, lighting, and traffic) on adjacent neighborhoods. ~~City review of new development should minimize or eliminate parks impacts upon adjacent uses.~~

City review of new development should minimize or eliminate parks impacts upon adjacent uses.

GOAL 10.5

Ensure safe and convenient access to recreational lands, facilities, and programs.

Parks and recreation facilities should be physically and socially accessible. This includes locating larger regional and community parks in locations that are easily accessed by car or public transit and by linking facilities through a system of trails, sidewalks, and bike lanes consistent with SeaTac's non-motorized transportation plans.

Policy 10.5A Locate major recreational facilities that generate large amounts of traffic (e.g., ballfields) on sites with public transit and direct arterial street access. ~~Park and recreation facilities should be physically and socially~~

~~accessible. To be physically accessible, heavily-trafficked parks should be located along major transportation routes at public transit stops.~~

Park and recreation facilities should be physically and socially accessible. To be physically accessible, heavily-trafficked parks should be located along major transportation routes at public transit stops. ~~Policy 10.5B Provide safe motor vehicle and bicycle parking at parks and recreational facilities. Parks should have adequate, safe parking facilities to encourage park use.~~

~~Policy 10.5C Provide recreational opportunities that do not discriminate against any participant, regardless of race, creed, color, sex, or special need, and eliminate barriers to special populations, such as elderly, physically challenged, and economically disadvantaged people. To be socially accessible, park and recreational facilities should be available to all segments of the population, regardless of social status or other considerations. Park programming should be geared to a wide range of age groups and interests. In addition, City parks and recreation should not discriminate based on the race, creed, sex or other special needs of the participants.~~

Policy 10.~~5D~~ 5B Promote uniform signage and lighting throughout the City's system of parks, open space, and trails. ~~Signage and lighting promote safety and wayfinding in City parks and recreation facilities.~~

Signage and lighting promote safety and wayfinding in City parks and recreation facilities.

Policy 10.5C Improve access to SeaTac parks and recreation facilities by using signage to provide wayfinding from other civic locations.

Wayfinding in the community helps to connect parks to the community.

Policy 10.~~3H~~5D Coordinate parks, open space, pedestrian walkways, bike paths, and urban trail system development with the area's unique open space settings including wetlands, creeks, greenbelts, and other environmentally sensitive or historic sites. ~~Public and private development of pedestrian, bicycle, and equestrian trails should be integrated with natural and historic features.~~

Public and private development of pedestrian, bicycle, and equestrian trails should be integrated with natural and historic features.

GOAL 10.6

Cooperate with governmental agencies, special districts, nonprofit organizations, and private businesses in providing publicly accessible open space, park facilities, and recreation services.

Intergovernmental and interagency coordination is important to extend the reach of recreational facilities across boundaries and increase potential funding sources. SeaTac has many potential partners such as the Port of Seattle, adjacent Cities, King County, the Highline School District, the YMCA, and multiple utility districts. Coordination with others may provide permanent or temporary solutions to addressing PROS system needs.

Policy 10.6A Collaborate with agencies, special districts, and other Cities to develop and utilize the community's recreational capabilities. ~~Intergovernmental coordination is important to extend the reach of recreational facilities across boundaries and increase potential funding sources. SeaTac's partners include the Port of Seattle, adjacent Cities, King County, the Highline School District, and multiple utility districts. The Port of Seattle has, through its noise acquisition program, acquired large areas of property within the City of SeaTac that could be used for~~

~~community trails and open space. In addition, shared use of transportation rights-of-way can provide trail and open space linkages, such as the SR 509 extension or the 28th/24th arterial corridors. Also see Transportation Element strategies. See related Policy 10.3B. See the Transportation Element for right-of-way plans.~~

SeaTac's partners include the Port of Seattle, adjacent Cities, King County, the Highline School District, and multiple utility districts. The Port of Seattle has, through its noise acquisition program, acquired large areas of property within the City of SeaTac that could be used for community trails and open space. In addition, shared use of transportation rights-of-way can provide trail and open space linkages, such as the SR 509 extension or the 28th/24th arterial corridors. Also see Transportation Element strategies. See related Policy 10.3B. See the Transportation Element for right-of-way plans.

Policy 10.6B Work with local school districts to maximize the use of school facilities as activity and recreation centers for all ages. ~~Locating youth programs at the school facilities provides easy access to this sometimes difficult to reach user group. Youth facilities and programs have been identified by the public as important elements in the City recreation programming and facility development.~~

Locating youth programs at the school facilities provides easy access to this sometimes difficult to reach user group. Youth facilities and programs have been identified by the public as important elements in the City recreation programming and facility development.

Policy 10.6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City. ~~The City has active volunteer groups, private community clubs, and businesses that operate facilities and recreation programs. Cooperating with these groups extends opportunities for local residents and employees, reduces duplication, increases the success of grant applications, and provides funding and staffing in addition to City sources.~~

The City has active volunteer groups, private community clubs, and businesses that operate facilities and recreation programs. Cooperating with these groups extends opportunities for local residents and employees, reduces duplication, increases the success of grant applications, and provides funding and staffing in addition to City sources

Policy 10.~~1C~~6D Pursue a variety of funding and assistance mechanisms for park acquisition and development, including public funding, outside funding, shared use of transportation rights-of-way, and dedications from large residential and commercial developments. ~~City and non-City funds and creative sharing agreements are available for developing parks and recreation opportunities. Non-City sources include funding and services that are offered through County, State, and national agencies; volunteer donations; and development and other negotiated agreements. These sources can be used to increase park capital improvement funding.~~

City and non-City funds and creative sharing agreements are available for developing parks and recreation opportunities. Non-City sources include funding and services that are offered through County, State, and national agencies; volunteer donations; and development and other negotiated agreements. These sources can be used to increase park capital improvement funding.

Policy 10.~~1F~~ 6E Involve private businesses, service organizations, and neighborhood groups in planning and developing recreational opportunities for neighborhoods and the community. ~~The City should encourage private businesses, service organizations, and the general public to participate in the park and recreation process. Many community service groups are interested in doing projects which benefit local residents. The City can promote private involvement by identifying needs and providing support.~~

The City should encourage private businesses, service organizations, and the general public to participate in the park and recreation process. Many community service groups are interested in doing projects which benefit local residents. The City can promote private involvement by identifying needs and providing support

GOAL 10.7

Develop community-wide recreational resources which respond to and are consistent with unique site characteristics and community desires.

North SeaTac Park

Policy 10.7A Develop North SeaTac Park in accordance with North SeaTac Park Master Plan Airport land use and safety guidelines.

North SeaTac Park, which is still partially undeveloped, is a community-wide resource with great potential for addressing park and recreational needs. The North SeaTac Park Master Plan details proposed development for the North SeaTac Park. As a park just north of the Airport's runways, the Master Plan takes into account Airport land use and safety guidelines.

Policy

10.7B Preserve the area surrounding Tub Lake as a natural wetland and increase opportunities for public enjoyment of the area.

Tub Lake is a natural peat bog existing since prehistoric times and a valuable resource for natural aquifer recharge. It has opportunities for interpretive interaction, passive use boardwalks, and wildlife viewing. As such, it should be preserved and protected.

Policy 10.7C Develop environmentally sensitive public trails connecting the Lakes to Sound Trail to SeaTac Community Center and natural features such as Tub Lake and adjacent wetlands.

The Lakes to Sound Trail, especially the section along Des Moines Memorial Drive, offers opportunities to connect with natural features, such as Tub Lake and adjacent wetlands. With improved access, these resources can be both recreational and educational. Environmentally sensitive trails could include foot, bike, and/or equestrian trails as appropriate.

Des Moines Creek

Policy 10.7D Preserve the Des Moines Creek area and extend the Des Moines Creek Trail north to Miller Creek and North SeaTac Park with connections to the Lakes to Sound Trail.

The community continues to express support for preservation and passive use of Des Moines Creek. The Des Moines Creek Park property is characterized by a wooded ravine with a creek, which begins at S. 200th Street in SeaTac and continues south to Puget Sound in the City of Des Moines. The Pedestrian Facilities map (see Transportation Element) identifies a trail extension continuing northward along the SR-509 right-of-way. In addition to its recreational value, Des Moines Creek's importance as a fish and wildlife habitat area will be enhanced by this policy.

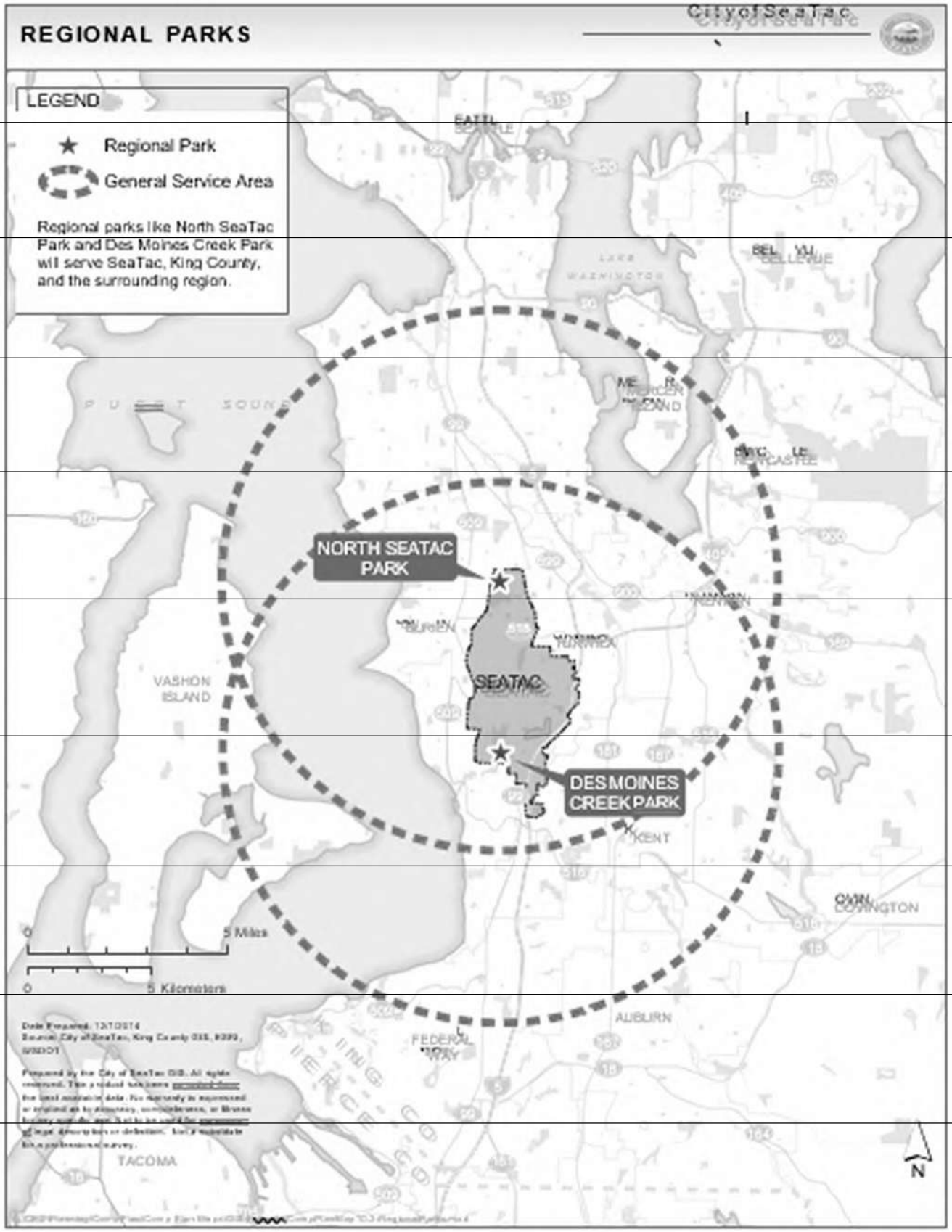
Policy 10.7E Work with the ~~Port of Seattle to~~Washington State Department of Transportation (WSDOT) ~~dedicate portions of Port-acquired land~~ on land south of S. 200th Street as open space for the enjoyment of local residents and prohibit vehicular traffic from these open space areas.

-The natural character of the ravine provides a type of open space which is not found in other areas of the City. The corridor also accommodates a rich array of wildlife and wildflowers, as well as access to a water environment within the City. Retaining these features is important to the quality of this park experience.

Bow Lake

Policy 10.7F Seek public access to waterfront area(s) of Bow Lake.

Bow Lake is located within a highly urbanized area, surrounded by private commercial development and parking. With acquisition or negotiation of public access and new development to attract activity, Bow Lake could provide a recreational resource in this area.



Map 10.4. Regional Parks

Historical and Archaeological Resources

Policy 10.7G Retain significant historical and archaeological resources.

Historical and archaeological resources contribute to community character and maintain ties to the past.

Recommended Implementation Strategies

This section identifies the specific steps, or **implementation strategies**, that achieve this element's policies. It also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Policy summaries are included in the table for reference.

As the Primary Responsibility column indicates, many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, the City Council will analyze the specific board/commission recommendation and make the final decision about how to proceed.

The time frame categories are defined as follows:

Short-Term one to five years

Medium-Term six to 10 years

Long-Term 11 to 20 years

Ongoing the strategy will be implemented on a continual basis

The time frames are target dates set regularly when the City Council adopts amendments to the Comprehensive Plan.

The list of proposed implementation strategies is a minimum set of action steps and is not intended to limit the City from undertaking other strategies not included in this list.

(Please note that the implementation below is the same as in in the PROS Plan)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.1 PROVIDE RECREATIONAL OPPORTUNITIES			
10.1A Evaluate parks and recreation needs.	Revise the Parks, Recreation, and Open Space Plan every 10 years.	Staff	Ongoing
	Continue to incorporate parks, recreation, and open space-related questions into the recurring citywide resident survey.	Staff	Ongoing
	Meaningfully engage community members (e.g., conduct public meetings) for major park renovation projects.	Staff	Ongoing
10.1B Use the PROS Plan's Capital Improvement Program to identify potential park projects.	Update the Capital Improvement Program (CIP) for parks and recreation facilities on a biennial basis to reflect current needs and community interests.	Staff, City Council	Ongoing
	Include the Parks CIP in the City's capital facility planning and budget process.	City Council	Ongoing
	Apply for grants.	Staff	Ongoing
	Coordinate with transportation entities to encourage multiple uses of public rights-of-way.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.1C Pursue a variety of funding and assistance mechanisms.	Maintain grant and volunteer records of prior investment and potential funding sources to aid the City budgeting process.	Staff	Short-Term
	Encourage volunteer programs and events.	Staff	Ongoing
	Prioritize grant applications to sources that require minimal local matching funds or maximize value while meeting the local identified need.	Staff	Ongoing
	Review and consider increasing public open space incentives and/or requirements for urban development.	Planning Commission, City Council	Short-Term
	See 10.2B for implementation strategies related to private development contributions.		
10.1D Develop community- oriented enrichment programs that respond to needs.	Continue to revise recreation programs to reflect the community's comments and changing demographics.	Staff	Ongoing
	Partner with Highline schools to expand recreation opportunities for youth.	Staff	Ongoing
	Continue to offer low cost community-wide events such as dances and carnivals.	Staff, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	Continue working with community groups to develop and improve citywide special events such as parades, festivals, holiday banners, juried art exhibits, and festive displays.	City Council, Staff	Ongoing
10.1E Expand existing or increase number of facilities if community center needs increase.	Expand the SeaTac Community Center when needed.	Staff, City Council	Medium-Term
	Expand the Valley Ridge Community Center when needed.	Staff	Short-Term
	Coordinate use of the YMCA facility.	Staff, City Council	Ongoing
10.1F Involve private businesses, service organizations, and neighborhood groups.	Identify opportunities for contributions by contacting potential donors and discussing specific needs and services.	Staff, City Council	Short-Term
	Work with the Rotary Club, the Chamber of Commerce, Angle Lake Shore Club, and other organizations on the International Festival and the July 4th celebration.	Staff	Ongoing
	Work with the YMCA to offer joint recreation opportunities for SeaTac residents.	Staff	Ongoing
10.2 PRESERVE AND ACQUIRE RECREATIONAL LAND			

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.2A Identify appropriate land for park and open space preservation and acquisition.	Develop a long-range plan that identifies desirable areas for future park and trail location.	Staff, Planning Commission, City Council	Short-Term
	Identify important urban open spaces in conjunction with new transportation development.	Planning Commission, City Council, Staff	Ongoing
	Discuss noise remedy land with the Port of Seattle regarding its appropriateness for use as parks or trails.	Staff	Ongoing
	Update development regulations and review/ approval processes to include mitigation options such as:	Staff, Planning Commission, City Council	
	Land dedication		
	Monetary contribution		

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	On-site facilities development		Short-Term
	Contract to construct needed facilities in an existing park		
	Any combination of the above		
10.2B Preserve and/or acquire parcels identified as appropriate for parks and open space.	Negotiate land dedication, acquisition, or shared use of the desirable park and trail locations in 10.2A's long- range plan during development review/approval processes.	Planning Commission, City Council	Short-Term
	In conjunction with the Safe and Complete Streets Plan (see the Transportation Element), acquire or seek dedication of open spaces that have bicycle/ pedestrian connections to businesses, neighborhoods, and new developments.	Staff	Short-Term
	Implement the Safe and Complete Streets' shared use trails plans. (Also see Transportation Strategies)	Staff	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	Prioritize acquiring and developing the proposed Lakes to Sound Trail.	Staff, City Council	Ongoing
	Protect sensitive areas and classify as open space, where appropriate, including heavily forested scenic areas.	Staff, City Council	Ongoing
	See "Section 10.7 – Community-Wide Resources" for specific implementation strategies related to Tub Lake, Bow Lake, and Miller Creek Corridor preservation.		
	Review and consider increasing incentives for public open space dedication in SeaTac's Urban Center.	Planning Commission, City Council	Short-Term
10.2C Achieve geographic equity by providing a park facility within one half mile of each resident.	Achieve geographic distribution by: Mapping deficiencies in achieving the goal of a park facility within one-half mile of every resident. Incorporating this information into the annual level of service analysis/ report and making it available to the Planning Commission and City Council.	Staff	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.3 DEVELOP PARKS AND RECREATION FACILITIES			
10.3A Develop or redevelop school sites, parks, or other publicly owned sites.	Improve neglected facilities, and make them safe for public use; for example, "level ballfields."	City Council	Ongoing
	Master plan future parks to accommodate appropriate potential usage and provide an equitable geographic distribution of recreational opportunities.	Staff	Ongoing
	Consider selling Bow Lake Park to fund acquisition of other more usable land or park improvements.	Staff, City Council	Short-Term
	Inventory existing facilities and major user groups and identify deficiencies.	Staff	Short-Term
	Engage community organizations and school groups to help identify recreational demands and community needs.	Staff, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.3B Develop age-appropriate facilities.	Continue to pursue partnerships that expand recreational opportunities through increased funding or shared facilities or programs (e.g., Highline School District).	Staff, City Council	Ongoing
10.3C Develop active recreation opportunities.	Continue to supply and increase the number of active recreation programs.	Staff	Ongoing
	Complete the fourth field at Valley Ridge Park.	Staff	Short-Term
10.3D Require open space in new development.	Review and revise, as necessary, development regulations requiring open space or recreation space for new development as part of the required periodic Comprehensive Plan review and update.	Planning Commission, City Council	Ongoing
	Enable incentives to encourage major new developments greater than a certain size to incorporate an open space/ pedestrian pathway element into their site plan based on the pedestrian facilities plan (see Transportation Element).		

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.3E Develop a recreational trails system.	It should be designed to link together existing or future open space/pedestrian paths from adjacent properties to the greatest extent possible (for example, a boardwalk along a portion of Bow Lake), or provide "in lieu of" fees.	Planning Commission, City Council	Short-Term
	Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible.	Staff, City Council	Ongoing
	Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails.	Staff, City Council	Ongoing
10.3F	Develop the trail corridor around Tub Lake in North SeaTac Park, which will provide natural open space, wildlife habitat, and recreation/ transportation linkages.	Staff	Short-Term
	Seek public access to Bow Lake for multiple uses.	Staff, City Council	Long-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
Layer multiple functions on public open space.	Complete a Master Plan for large open spaces in North SeaTac and Des Moines Creek Parks.	Staff, City Council	Short-Term
10.3G Minimize impacts to adjacent neighborhoods.	Close parks at a reasonable hour to discourage misuse and excessive evening noise.	City Council	Ongoing
10.3H Coordinate park development with unique local natural and historic features.	Overlay the long-range park plan, including trails, with a map showing the area's unique features such as wetlands, creeks, and other environmentally sensitive or historic sites. Evaluate access to these resources, and document for future park plan revisions.	Staff	Short-Term
	Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound Trail.	Staff	Ongoing
10.4 REDEVELOP AND MAINTAIN FACILITIES			
10.4A	Conduct a facility review at least once a year with park maintenance, programming, and planning personnel; document findings for project planning purposes.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
Review facilities periodically and make changes in response to public needs and efficiency.	Utilize the Repair and Replacement Fund to maintain parks and facilities.	Staff	Ongoing
10.4B Design, maintain and modify parks to enhance safety, accessibility and versatility, and lower maintenance costs.	Conduct periodic meetings to coordinate and exchange information with various City departments and personnel (planning, programming, and maintenance).	Staff	Ongoing
	Follow established safety standards when designing new children's play areas in local parks.	Staff	Ongoing
	Evaluate low-maintenance techniques and use where appropriate.	Staff	Ongoing
	Review past safety records of parks prior to new development or renovation planning.	Staff	Ongoing
	Pursue smoking ban in all City parks	Staff City Council	Short-Term
10.4C Maintain parks commensurate with intensity of use and character of park.	Develop and publish a maintenance plan that prevents degradation of park facilities while allowing for normal usage.	Staff	Short-Term
	Continue to use the Repair and Replacement Fund to keep parks and facilities in top condition.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.4D Encourage volunteer participation in maintenance and improvement projects.	Staff periodic volunteer work days.	Staff	Ongoing
	Develop an Adopt-A-Park program.	Staff, City Council	Short-Term
	Continue to work with groups (e.g., Highline SeaTac Botanical Garden and BMX groups) to maintain their areas.	Staff	Ongoing
10.5 ENSURE SAFE AND CONVENIENT ACCESS			
10.5A Locate traffic-generating facilities on sites with direct access.	Coordinate the location of planned facilities with bicycle and pedestrian routes, transit stops, and vehicle access.	City Council	Ongoing
10.5B Provide safe parking at parks and recreational facilities.	Construct bicycle parking areas at Community Centers and other parks.	City Council	Ongoing
	Improve access to all local parks per Americans with Disabilities Act (ADA) requirements.	City Council	Ongoing
	Design all new parks to barrier- free standards.	Staff	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.5C Provide nondiscriminatory recreational opportunities and eliminate barriers to special populations.	Supply transportation to senior citizen activities whenever possible.	City Council	Ongoing
	Provide free or low cost programs; make programs requiring fees accessible to low income people through scholarships.	Staff	Ongoing
	Continue to request funding for human services needs through the Human Services Advisory Committee.	Staff	Ongoing
10.6 PROMOTE INTERGOVERNMENTAL COORDINATION			
10.6A Promote collaboration with agencies, organizations, and businesses in recreational and cultural development.	Seek private and public sponsorship for special parks, recreation, and cultural programs.	Staff	Short-Term
	Participate in regional planning efforts that might affect local residents, even if projects are outside the City.	Staff, City Council	Ongoing
	Seek partnerships with community groups for tree planting programs and other park and open space improvements.	Staff	Ongoing
	Encourage easements on public or private lands for recreation.	Staff, City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	Purchase programs annually from the YMCA.	Staff, City Council	Ongoing
10.6B Work with the school district to provide recreational opportunities.	Continue to use school sites for recreation and after-school programs.	Staff	Ongoing
	Develop an interlocal agreement that allows the City to use school facilities at no cost in exchange for school use of City facilities at no cost.	City Council, Staff	Short-Term
	Encourage the school district to improve and maintain athletic fields for Little League and other uses.	City Council	Ongoing
10.6C Encourage cooperative planning and use of recreational facilities with private businesses, nonprofit organizations, and other groups in the City.	Build relationships with partner organizations and explore possibilities for shared recreational facilities. Where possible, provide joint spaces and/or programs.	Staff	Ongoing
10.7 DEVELOP COMMUNITY-WIDE RESOURCES			
10.7A	Prohibit facilities in North SeaTac Park that attract large numbers of people.	City Council	Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
Develop North SeaTac Park in accordance with North SeaTac Park Master Plan and Airport safety regulations.	Confine active recreational facilities, specifically new athletic fields, to the area north of South 136th Street.	City Council	Ongoing
10.7B Preserve Tub Lake as a natural wetland; increase opportunities for public enjoyment of the area.	Seek funding to implement the North SeaTac Park Master Plan.	Staff, City Council	Short-Term
	Implement the North SeaTac Park Master Plan by installing boardwalks and interpretive information at Tub Lake.	City Council	Short-Term
10.7C Develop trails connecting Lakes to Sound Trail, North SeaTac Park Community Center, and natural features.	Work with the Port of Seattle to establish an access plan to connect the Lakes to Sound Trail to the SeaTac Community Center with access through the Tub Lake natural area.	Staff	Short-Term
10.7D Preserve the Des Moines Creek area for open space and recreation.	Complete a Master Plan for Des Moines Creek Park. The Master Plan should, at a minimum, address preserving the character and wildlife habitat, and allow for interpretive opportunities and linkage to regional trails.	Staff, City Council	Short-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
	Coordinate with SR 509 and 24th/28th Avenue transportation planning to integrate parks needs.	Staff	Ongoing
10.7E Work with the Port to provide open space.	Discuss opportunities with the Port to provide open space.	City Council	Ongoing
	Work with the Port to dedicate Port-owned land for open space and recreational uses, including trails identified on the Pedestrian Facilities map.	City Council	Medium-Term
	Negotiate an agreement with the Port for shared parking serving recreational and Port needs.	City Council	Medium-Term
	Work with the Port to prohibit vehicular traffic in the open space areas.	City Council, Port	Medium-Term

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME FRAME
10.7F Seek public access to waterfront area(s) of Bow Lake.	Initiate discussions with private property owners about the purchase of adjacent lands and negotiate conservation easements as possible.	Staff, City Council	Long-Term
	Update development regulations to enable incentives to provide public access with Urban Center redevelopment.	Planning Commission, Staff, City Council	Long-Term
	Revisit and update the June 2000 Bow Lake Joint Use Facilities Study before proceeding with implementation of a boardwalk, viewing areas or pedestrian trails. Prioritize development of publicly owned properties.	Planning Commission, Staff, City Council	Medium-Term
10.7G Encourage retention of significant historical and archaeological resources.	Inventory historical and archaeological structures and sites.	Staff	Short-Term
	Revise the Zoning Code to include standards for the retention of historical and archaeological resources identified by the City's inventory cited above.	Planning Commission, Staff, City Council	Short-Term

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~

Policy	Implementation Strategies	Primary Responsibility	Time Frames
Goal 10.1 Provide Recreational Opportunities			
10.1A Capital Investments are the primary LOS	Review this level of service biennially.	Staff	Ongoing
10.1B Use the PROS Plan's capital improvement program to identify potential projects	Update the Capital Improvement Program (CIP) for parks and recreation facilities on a biennial basis to reflect current needs and community interests.	Staff, City Council	Ongoing
	Include the Parks CIP in the city's capital facility planning and budget process.	City Council	Ongoing
10.1C Operation and Maintenance LOS	Review this level of service biennially.	Staff	Ongoing
10.1D Blend active and passive uses in Community and Neighborhood Park facilities	Use data collected in the PROS Plan and community input on parks planning processes to meet community demands for active and passive uses.	Staff	Ongoing
10.1E Expand indoor facilities	Expand the SeaTac community center when needed.	Staff, City Council	Medium-term
	Expand the Valley Ridge community center when needed.	Staff	Short-term

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
	Coordinate use of the YMCA facility.	Staff, City Council	Ongoing
	Coordinate with community partners to use existing facilities, such as schools.	Staff, City Council	Ongoing
10.1F Develop a recreational trails system.	Enable incentives to encourage major new developments greater than a certain size to incorporate an open space/ pedestrian pathway element into their site plan based on the pedestrian facilities plan (see transportation element). It should be designed to link together existing or future open space/pedestrian paths from adjacent properties to the greatest extent possible (for example, a boardwalk along a portion of Bow Lake), or provide "in lieu of" fees.	Planning Commission, City Council	Short-term
	Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible.	Staff, City Council	Ongoing
	Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails.	Staff, City Council	Ongoing
10.1G Evaluate parks and recreation needs	Revise the Parks, Recreation, and Open Space Plan every six years to maintain grant eligibility.	Staff	Ongoing
	Continue to incorporate parks, recreation, and open space-related questions into the recurring citywide resident survey.	Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
	Meaningfully engage community members (e.g., conduct public meetings) for major park renovation projects.	Staff	Ongoing
Goal 10.2 Preserve and Acquire Recreational Land			
10.2A Achieve geographic equity by providing a park facility within one half mile of each resident	Prioritize acquiring and developing the proposed Lake to Sound trail.	Staff, City Council	Ongoing
	Protect environmentally critical areas and classify as open space, where appropriate, including heavily forested scenic areas.	Staff, City Council	Ongoing
	Review and consider increasing incentives for public open space dedication in SeaTac's Urban Center.	Planning Commission, City Council	Short-term
	Prioritize acquisitions that increase access for residents more than ½ mile from an existing park, recreation, or open space facility.	Staff	Ongoing
10.2B Priorities for acquisition of new lands for Parks and Recreation	Apply priority criteria to all proposals for new parks and recreation facility acquisitions.	Staff, City Council	Ongoing
10.2C Priorities for expansion or redevelopment of Parks and Recreation facilities	Apply priority criteria to all proposals for expansion or redevelopment of parks and recreation facilities.	Staff, City Council	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
10.2D Identify appropriate land for park and open space preservation and acquisition	Develop a long-range plan that identifies desirable areas for future park and trail location.	Staff, Planning Commission, City Council	Short-term
	Identify important urban open spaces in conjunction with new transportation development.	Planning Commission, City Council, Staff	Ongoing
	Discuss noise remedy land with the Port of Seattle regarding its appropriateness for use as parks or trails.	Staff	Ongoing
	Prioritize acquisitions that increase access for residents more than ½ mile from an existing park, recreation, or open space facility.	Staff	Ongoing
10.2E Require open space in new development.	Review and revise, as necessary, development regulations requiring open space or recreation space for new development as part of the required periodic Comprehensive Plan review and update.	Planning Commission, City Council	Ongoing
Goal 10.3 Develop Parks and Recreation Facilities			
10.3A Develop a range of facilities for all ages, cultures, and abilities.	Inventory existing facilities and major user groups and identify deficiencies.	Staff	Short-term
	Engage community organizations and school groups to help identify recreational demands and community needs.	Staff, City Council	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
	Continue to pursue partnerships that expand recreational opportunities through increased funding or shared facilities or programs (e.g., Highline School District).	Staff, City Council	Ongoing
10.3B Provide nondiscriminatory recreational opportunities and eliminate barriers to special populations.	Improve access to all local parks per Americans with disabilities Act (ADA) requirements.	City Council	Ongoing
	Design all new parks to barrier- free standards.	Staff	Ongoing
	Supply transportation to senior citizen activities whenever possible.	City Council	Ongoing
	Provide free or low-cost programs; make programs requiring fees accessible to low income people through scholarships.	Staff	Ongoing
10.3C Develop community-oriented enrichment programs that respond to needs	Continue to request funding for human services needs through the Community Services Advisory Committee.	Staff	Ongoing
	Partner with Highline schools to expand recreation opportunities for youth.		Ongoing
	Continue to offer low cost community-wide events such as dances and carnivals.	Staff, City Council	Ongoing
	Continue working with community groups to develop and improve citywide special events such as parades, festivals, holiday banners, juried art exhibits, and festive displays.	City Council, Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
10.3D Bring innovative recreation opportunities to SeaTac	Identify opportunities for unique and diverse recreation in SeaTac through community input and changes in recreation demand and trends.	Staff	Ongoing
10.3E Use parks and recreation to connect people in need to health and human services	Maintain referral and resource lists for free and low-cost health and human services that can be distributed to those in need in parks and recreation facilities.	Staff	Ongoing
	Identify internal and external funding sources for open space/pedestrian pathways when appropriate and possible.	Staff, City Council	Ongoing
	Coordinate with adjacent cities and other relevant agencies to develop or expand connections to designated regional open space/pedestrian trails.	Staff, City Council	Ongoing
	Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail.	Staff	Ongoing
Goal 10.4 Redevelop and Maintain Facilities			
10.4A Review facilities periodically and make changes in response to public needs and efficiency	Conduct a facility review at least once a year with park maintenance, programming, and planning personnel; document findings for project planning purposes.	Staff	Ongoing
	Utilize the Repair and Replacement fund to maintain parks and facilities.	Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
10.4B Design, maintain and modify parks to enhance safety, accessibility and versatility, and lower maintenance costs	Conduct periodic meetings to coordinate and exchange information with various city departments and personnel (planning, programming, and maintenance).	Staff	Ongoing
	Follow established safety standards when designing new children's play areas in local parks.	Staff	Ongoing
	Evaluate low maintenance techniques and use where appropriate.	Staff	Ongoing
	Review past safety records of parks prior to new development or renovation planning.	Staff	Ongoing
10.4C Maintain parks commensurate with intensity of use and character of park	Develop and publish a maintenance plan that prevents degradation of park facilities while allowing for normal usage.	Staff	Short-term
	Continue to use the Repair and Replacement fund to keep parks and facilities in top condition.	Staff	Ongoing
10.4D Encourage volunteer participation in maintenance and improvement projects	Staff periodic volunteer work days.	Staff	Ongoing
	Develop an Adopt-A-Park program.	Staff, City Council	Short-term
	Continue to work with groups (e.g., Highline SeaTac Botanical Garden, disc golf, and BMX groups) to maintain their areas.	Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
10.4E Minimize impacts to adjacent neighborhoods	Close parks at a reasonable hour to discourage misuse and excessive evening noise.	City Council	Ongoing
Goal 10.5 Ensure Safe and Convenient Access			
10.5A Locate traffic-generating facilities on sites with direct access	Coordinate the location of planned facilities with bicycle and pedestrian routes, transit stops, and vehicle access.	City Council	Ongoing
10.5B Provide lighting and signage in parks	Design lighting and signage to improve safety and wayfinding in parks.	Staff	Ongoing
10.5C Provide lighting and signage to parks	Design lighting and signage to improve wayfinding and access to parks.	Staff	Ongoing
10.5D Coordinate park development with unique local natural and historic features	Overlay the long-range park plan, including trails, with a map showing the area's unique features such as wetlands, creeks, and other environmentally sensitive or historic sites. evaluate access to these resources, and document for future park plan revisions.	Staff	Short-term
	Work with WSDOT regarding use of the SR 509 right-of-way for the Lakes to Sound trail.	Staff	Ongoing
Goal 10.6 Promote Intergovernmental Coordination			

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
10.6A Promote collaboration with agencies, organizations, and businesses in recreational and cultural development	Seek private and public sponsorship for special parks, recreation, and cultural programs.	Staff	Short-term
	Participate in regional planning efforts that might affect local residents, even if projects are outside the city.	Staff, City Council	Ongoing
	Seek partnerships with community groups for tree planting programs and other park and open space improvements.	Staff	Ongoing
	Encourage easements on public or private lands for recreation.	Staff, City Council	Ongoing
	Schedule programs annually from the YMCA.	Staff, City Council	Ongoing
10.6B Work with the school district to provide recreational opportunities	Continue to use school sites for recreation and after-school programs.	Staff	Ongoing
	Review an interlocal agreement biannually that allows the city to use school facilities at no cost in exchange for school use of city facilities at no cost.	City Council, Staff	Short-term
	Encourage the school district to improve and maintain athletic fields for Little League and other uses.	City Council	Ongoing
10.6C **Encourage cooperative planning and use of recreational facilities with private**	Build relationships with partner organizations and explore possibilities for shared recreational facilities. where possible, provide joint spaces and/or programs.	Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
businesses, nonprofit organizations, and other groups in the city			
10.6D Pursue a variety of funding options	Apply for grants	Staff	Ongoing
	Coordinate with transportation entities to encourage multiple uses of public rights-of-way.	Staff	Ongoing
	Maintain grant and volunteer records of prior investment and potential funding sources to aid the city budgeting process.	Staff	Short-term
	Encourage volunteer programs and events.	Staff	Ongoing
	Prioritize grant applications to sources that require minimal local matching funds or maximize value while meeting the local identified need.	Staff	Ongoing
	Review and consider increasing public open space incentives and/or requirements for urban development.	Planning Commission, City Council	Short-term
10.6E Involve private businesses, service organizations, and neighborhood groups	Identify opportunities for contributions by contacting potential donors and discussing specific needs and services.	Staff, City Council	Short-term
	Work with the Rotary club, the Chamber of Commerce, Angle Lake Shore club, and other organizations on the international festival and the July 4th celebration.	Staff	Ongoing

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
	Work with the YMCA to offer joint recreation opportunities for SeaTac residents.	Staff	Ongoing
Goal 10.7 Develop Community-Wide Resources			
10.7A **Develop North SeaTac Park in accordance with Airport safety regulations.**	Prohibit facilities in North SeaTac Park that attract large numbers of people.	City Council	Ongoing
	Examine possible active recreational facilities, specifically new athletic fields, to the area north of South 136th Street.	City Council	Ongoing
10.7B **Preserve Tub Lake as a natural wetland; increase opportunities for public enjoyment of the area.**	Install boardwalks and interpretive information at Tub Lake.	City Council	Short-term
10.7C **Develop trails connecting the Lake to Sound trail with the Westside Trail, North SeaTac Park community center, and natural features.**	Work with the Port of Seattle to establish an access plan to connect the Lakes to Sound trail to the SeaTac community center with access through the Tub Lake natural area.	Staff	Short-term
10.7D **Preserve the Des Moines Creek area for open space and recreation.**	Complete a Master Plan for Des Moines Creek Park. the Master Plan should, at a minimum, address preserving the character and wildlife habitat, and allow for interpretive opportunities and linkage to regional trails.	Staff, City Council	Short-term

~~PROPOSED POLICIES~~	~~IMPLEMENTATION STRATEGIES~~	~~PRIMARY RESPONSIBILITY~~	~~TIME FRAME~~
	Coordinate with SR 509 and 24th/28th Avenue transportation planning to integrate parks needs.	Staff	Ongoing
10.7E **Work with the Port of Seattle to provide open space.**	Discuss opportunities with the Port to provide open space.	City Council	Ongoing
	Work with the Port to dedicate Port-owned land for open space and recreational uses, including trails identified on the pedestrian facilities map.	City Council	Medium-term
10.7F **Seek public access to waterfront area(s) of Bow Lake.**	Initiate discussions with private property owners about the purchase of adjacent lands and negotiate conservation easements as possible.	Staff, City Council	Long-term
	Update development regulations to enable incentives to provide public access with urban center redevelopment.	Planning Commission, Staff, City Council	Long-term
	Revisit and update the June 2000 Bow Lake Joint Use Facilities Study before proceeding with implementation of a boardwalk, viewing areas or pedestrian trails. Prioritize development of publicly owned properties.	Planning Commission, Staff, City Council	Medium-term
10.7G **Encourage retention** **of significant historical and archaeological resources.**	Inventory historical and archaeological structures and sites.	Staff	Short-term
	Revise the zoning code to include standards for the retention of historical and archaeological resources identified by the City's inventory cited above.	Planning Commission, Staff, City Council	Short-term

PROS Plan Amendments:
Ch. 10 PROS Background Report

PARKS, RECREATION, AND OPEN SPACE BACKGROUND REPORT

CHAPTER

10

SeaTac 2035

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PROS PLAN ~~2008~~ 2020 SUMMARY PROS-BR-3

Summary

Background information pertaining to the Parks, Recreation, and Open Space Element may be found in the document titled "Parks, Recreation and Open Space Plan ~~2008~~2020." The Plan consists of an overview of the City's population and its characteristics; information about the process used to develop the Plan including a survey of residents to gauge park demands and needs; major issues, goals, and policies; a 10-year repair and replacement plan; an inventory of the City's parks; information about the Department's programs; and recommendations for implementation.

The City of SeaTac Parks, Recreation and Open Space Plan ~~2008~~ 2020 is incorporated into the City of SeaTac Comprehensive Plan by reference, and, as such, serves as the Parks, Recreation, and Open Space Background Report to the Comprehensive Plan.

ORDINANCE NO. 20-1026

AN ORDINANCE of the City of SeaTac, Washington, relating to land use and zoning; adopting zoning regulations relating to wireless communications facilities and establishing aesthetic, design and concealment regulations for macro facilities and small wireless deployments by adding new sections to and amending Chapter 15.480 and amending Sections 15.105.130, 15.115.010, 15.115,020, 15.205.040, 15.300.055, 15.305.055, and 15.310.055 of the SeaTac Municipal Code.

WHEREAS, the City Council acknowledges that the growing use of smart phones and other personal wireless devices creates a substantial need for wireless data transmission and deems it in the public's best interest to adopt provisions related to wireless communications; and

WHEREAS, Chapter 15.480 SMC provides for criteria, requirements, and review procedures applicable to the installation of wireless communications facilities in the various zones of the City, and

WHEREAS, the Federal Communications Commission (FCC) adopted regulatory rulings and order governing small wireless facilities and eligible facilities requests that impose limitations on the processing of all permits associated with the deployment of small wireless facilities; and

WHEREAS, the FCC Order allows the City to adopt aesthetic designs and concealment standards for such deployments that will require utilization of a consolidated process emphasizing administrative review in order to comply with federal safe harbors or presumptively reasonable time limits for review; and

WHEREAS, the FCC also enacted regulations to implement Section 6409(a) of the Spectrum Act, specifically the creation of Eligible Facilities Requests governing the modifications of wireless communications facilities; and

WHEREAS, on January 8, 2019, the SeaTac City Council adopted interim land use regulations (Ordinance No.19-1001) in effect for one year (through December 30, 2019) pursuant to 36.70A.390 RCW to comply with the FCC's ruling and order, preempting local authority on the siting of wireless communications facilities; and

WHEREAS, on September 9, 2019, City staff properly and timely 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 September 17, 2019, a SEPA threshold Determination of Nonsignificance was issued for the proposed amendments and no comments have been received nor has an appeal been filed; and

WHEREAS, on September 17, 2019, a draft of the proposed amendments was introduced at the Planning Commission meeting and the Commission heard public comments from wireless carrier representatives including a request for more time to provide additional comments on the proposed permanent code before the Planning Commission makes any recommendation to the City Council; and

WHEREAS, on December 10, 2019, the SeaTac City Council adopted Ordinance No. 19-1028 extending the interim land use regulations and interim controls for an additional six-months through June 30, 2020 in order to further review the draft ordinance and incorporate recommendations from wireless carrier representatives; and

WHEREAS, on March 23, 2020, Governor Jay Inslee issued Emergency Proclamation 20-25 (Stay Home, Stay Healthy order) requiring all people in Washington State to stay at their home

or place of residence except for essential activities and/or essential business services that prevented the Planning Commission meeting on May 19, 2020, to occur; and

WHREAS, on May 26, 2020, the City Council adopted Ordinance No. 20-1009 pursuant to RCW 35A.63.220 and RCW 36.70A.390 extending the interim land use regulations and interim controls for a second time through December 30, 2020, and directed the Planning Commission to review the proposed amendments to the permanent regulations no later than November 30, 2020; and

WHEREAS, on November 3, 2020 the Planning Commission reviewed the proposed amendments, held a public hearing and considered public comments from the wireless industry's representatives and recommended approval of the proposed amendments with any further necessary modifications based on wireless industry's comments and the November 3, 2020 FCC Ruling;

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

Section 1. Purpose. The purpose of this Ordinance is to establish aesthetic requirements and revisions to the City's wireless communications facilities code provisions in response to the enactment of regulations by the Federal Communications Commission.

Section 2. Findings in Support of Establishing Regulations. The City Council hereby adopts the recitals set forth above as its findings in support of the adoption of this Ordinance.

Section 3. Chapters 15.480.005 through 15.480.100 of the SeaTac Municipal Code are hereby amended to read as follows:

WIRELESS COMMUNICATIONS FACILITIES
Sections:

Section I. General
15.480.005 Purpose
15.480.010 Authority and Application
15.480.015 Exemptions

15.480.020 Definitions
15.480.025 General Provisions

Section II. Macro Wireless Facilities
15.480.030 Review and Approval Process for Macro Facilities
15.480.040 Siting Hierarchy for Macro Facilities
15.480.050 Attached Concealed Macro Facilities ~~WCFs~~ – Specific Development Standards
15.480.060 Collocated Macro Facilities ~~WCFs~~ – Specific Development Standards
15.480.070 Macro Facilities Mitigation – Specific Development Standards
15.480.080 New Concealed Freestanding Macro Facilities ~~WCFs~~ –Specific Development Standards
15.480.090 General Development Standards for All Macro Facilities ~~WCFs~~
15.480.100 Submittal Requirements for All Macro Facilities ~~WCF~~s

Section III. Small Wireless Facilities
15.480.110 Applications for Small Wireless Facilities
15.480.120 Review Process and Criteria
15.480.130 Standard Permit Conditions
15.480.140 Modification to Small Wireless Facilities
15.480.150 Design and Concealment Standards for Small Wireless Facilities
15.480.160 New Poles in the Rights-of-Way for Small Wireless Facilities
15.480.170 Appeals – Small Wireless Facilities

Section IV. Eligible Facilities Request
15.480.180 Definitions
15.480.190 Application
15.480.200 Initial Review of an Eligible Facilities Request
15.480.210 Timeframe for Review
15.480.220 Tolling of the Timeframe for Review
15.480.230 Determination that the Application is Not An Eligible Facilities Request
15.480.240 Failure to Act

Section I. General

15.480.005 Purpose

~~The purpose of this chapter is to establish local guidelines, standards and procedures for the siting and construction of wireless communications facilities (WCFs), and to address the issues of appearance and safety associated with WCFs. It is intended to provide adequate siting opportunities at appropriate locations within the City to support existing WCF technologies, to encourage new technologies to benefit SeaTac residents, businesses, and institutions, and to permit WCF providers to remain competitive. This chapter has been developed in conjunction with a Wireless Telecommunications Master Plan that forecasts future needs for wireless facilities in SeaTac and analyzes appropriate locations for their placement.~~

~~A wide range of locations and options that minimize the safety hazards and visual impacts sometimes associated with WCFs are provided. The siting of facilities is encouraged on buildings and structures, and in certain rights-of-way as locations for wireless communications infrastructure to establish a precedence of quality concealment products that will minimize the aesthetic impact of related infrastructure. The siting of concealed facilities on existing structures, collocation of WCFs, and visual mitigation measures are encouraged in this chapter in order to preserve neighborhood aesthetics and reduce visual clutter in the community.~~

~~The development standards in this chapter establish siting criteria and address setbacks, landscaping, dimensions, and other site-specific design requirements. Siting criteria for WCFs are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations.~~

The purpose of this Chapter is to regulate the placement, construction and modification of wireless communication facilities, in order to protect the safety and welfare of the public in a manner that does not unreasonably interfere with the development of the competitive wireless communication marketplace in the City. Furthermore, the regulations in this Chapter are intended to:

A. Minimize potential adverse visual, aesthetic, and safety impacts of all wireless communication facilities.
B. Establish objective standards for the placement of wireless communication facilities.
C. Ensure that such standards allow competition and do not unreasonably discriminate among providers of functionally equivalent services or have the effect of prohibiting wireless services.
D. Encourage the design of such wireless communication facilities to be aesthetically and architecturally compatible with the surrounding built and natural environments where feasible.
E. Encourage the collocation or attachment of wireless communication facilities on existing support structures to help minimize the total number and impact of such structures throughout the community.

15.480.010 Authority and Application

~~The provisions of this chapter shall apply to all WCFs and communication facilities as defined in SMC 15.480.020, Definitions, except as specifically exempted in SMC 15.480.015, Exemptions,~~

~~including, but not limited to:~~

~~A. Existing antenna-supporting structures.~~
~~B. Proposed antenna-supporting structures.~~
~~C. Mitigation for existing antenna-supporting structures.~~
~~D. Attached WCFs.~~
~~E. Collocation on antenna-supporting structures.~~
~~F. Satellite earth stations (satellite dishes) and microwave facilities that are greater than one (1) meter (39.37 inches) in diameter.~~
~~G. Major communication facilities as defined in SMC 15.480.020, Definitions. Location of such facilities shall be allowed only per the use chart in SMC 15.205.040. Such facilities shall additionally comply with all requirements of this chapter.~~

A. **Authority.** The authority to administrate, review, and interpret the City's deployment standards and procedures in this Chapter rests with the applicable City Department Director or designee as follows:
   1. Macro Wireless Facilities – Director of Community and Economic Development or designee.
   2. Small Wireless Facilities – Director of Public Works or designee.
   3. Eligible Facilities Requests – Director of Community and Economic Development or designee.

B. **Applicability.** The placement of any wireless communication facility in any location within the City is subject to the provision of this Chapter.

C. **Permit Required.** Any person who desires to place any wireless communication facility within the boundaries of the City must apply to the City for the appropriate wireless communication facility permit.

D. **Lease Required.** In addition to the requirement of obtaining the appropriate wireless communication facility permit, if all or a portion of the wireless communication facility will be located upon a City-owned structure, or upon non-right-of-way property, which is either City-owned or City-leased, the applicant shall be required to enter into a lease agreement with the City for the use of the City property.

E. **Franchise Agreement Required.** In addition to the requirement of obtaining the appropriate wireless communication facility permit, if all or a portion of the wireless communication facility will be located within the City's right-of-way, the applicant shall be required to enter into a franchise agreement with the City for the use of the City's right-of-way.

15.480.015 Exemptions

The ~~provisions of this chapter shall~~ requirement to obtain a permit pursuant to this Chapter does not apply to:

A. ~~Maintenance and repair of existing antennas and/or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same, and a waiver is submitted and approved prior to the start of such work, or, for emergencies, submitted within forty-eight (48) hours of such work. Inspections of such work shall be allowed if requested by the City.~~

~~Should such maintenance and repair require a replacement of any existing antenna(s) and/or feed line(s) due to damage of any kind, the affected equipment shall only be replaced with an exact replica of the affected equipment. If this is not feasible, and upgraded equipment is required, such changes may be effected in order to comply with Federally licensed regulations, for no more than ten (10) days.~~ Routine maintenance or repair of wireless communication facilities and related equipment (excluding structural work or changes in height or dimensions of antennas, support structures or buildings); provided, that compliance with the standards of this code is maintained and a right-of-way use permit is obtained if the wireless communication facility is located in the right-of-way.

B. Satellite earth stations (satellite dishes) that are one (1) meter (39.37 inches) or less in diameter.

C. Television-receiving only antennas.

D. ~~A temporary wireless communications facility, also known as a carrier on wheels (COW), upon the declaration of a state of emergency by Federal, State, or local government, and a written determination of public necessity by the City; for a period not to exceed ninety (90) days; provided, that this period may be extended at the discretion of the Director.~~ Temporary macro facilities for emergency communication equipment in anticipation of and during a declared public emergency or emergency exercise; or, when required to temporarily relocate facilities where the structure is being replaced or redeveloped, provided the relocation is not in the public right-of-way. Said ~~facility~~ equipment must comply with all federal and state requirements.

E. ~~Minor communication facilities as defined in SMC 15.480.020. Such facilities shall be regulated in accordance with SMC 15.205.040.~~ Government-operated wireless communication devices for public safety radio systems, Ham radio and business radio systems.

F. Wireless communication facilities which legally existed or for which an application was approved on or prior to the effective date of the ordinance; except, that this exemption does not apply to modifications of such facilities.

15.480.020 Definitions

(Note to Code Reviser: All applicable images currently in this section will be retained; to be alphabetized later)

In addition to the land use definitions in Chapter 15.105 SMC, ~~Definitions,~~ the following definitions apply to this ~~e~~Chapter~~.~~; any term defined in this Section that is also defined in Title 15 of the SeaTac Municipal Code, the definition in this Section shall control. Words not defined herein shall be given the meaning set forth in the Code of Federal Regulation. Words not otherwise defined shall have their common and ordinary meaning.

Abandonment

Intentional discontinuation of electrical service to a wireless communication~~s~~ facility ~~(WCF)~~ for sixty (60) or more days.

Accessory Building

A building used exclusively or primarily to contain and conceal radio or other equipment necessary for the transmission or reception of wireless communication signals.

Ancillary Structures
Any form of development associated with a wireless communications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets, and enclosures.

Antenna
~~Any apparatus designed for transmitting and/or receiving electromagnetic waves, including, but not limited to telephonic, radio or television communications. Types of elements include, but are not limited to, wireless Internet, omni-directional (whip) antennas, sectorized (panel) antennas, multi or single bay (FM and TV) antennas, and yagi or parabolic (dish) antennas.~~
An apparatus designed for the purpose of emitting radio frequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term "antenna" does not include an unintentional radiator, mobile station, or device authorized under 47 CFR Part 15.

Antenna Array
One (1) or more antennas and their associated mounting hardware, feed lines, or other appurtenances, such as a platform, which share a common attachment device, such as a mounting frame, or mounting support structure.

~~**Antenna Element Combining**~~
~~A change that results in an antenna or an array of antennas providing services for more than one (1) wireless provider for the same or similar type of services.~~

~~**Antenna Element Replacement**~~
~~The changing of a single antenna or of an array antenna unit with another single antenna or array unit with different mechanical or electromagnetic specifications.~~

~~**Antenna-Supporting Structure**~~
~~A ground-based vertical projection composed of metal or other substance with or without foundation that is for the express purpose of accommodating antennas at a desired height above grade.~~

Antenna Equipment
Equipment, switches, wiring, cabling, power sources, shelters, or cabinets associated with an antenna, located at the same fixed location as the antenna, and, when collocated on a structure, is mounted or installed at the same time as such antenna.

Certain Rights-of-Way
Non-arterial rights-of-way unless otherwise approved by the Public Works Director. See SMC 15.480.080(F)(4) regarding requirements for placement of macro facilities in rights-of-way.

Collocation
~~The practice of installing and operating multiple and various wireless carriers, service providers, government wireless and/or radio common carrier licensees on the same antenna supporting structure using different and separate antenna arrays, feed lines and radio frequency generating and/or receiving equipment.~~
(A) Mounting or installing an antenna facility on a pre-existing structure, and/or (B) modifying a structure for the purpose of mounting or installing an antenna facility on that structure.

~~**Communication Facility, Major**~~
~~A communication facility for transmission of UHF and/or VHF television signals, FM and AM radio signals, and/or signals through FM translators or boosters not related to wireless telecommunications facilities.~~

~~**Communication Facility, Minor**~~
~~A communication facility for the transmission and reception of amateur (ham) radio signals.~~

Director
The applicable City Department Director authorized by SMC 15.480.010(A).

E-911 Enhanced
A federally mandated upgrade to a ~~WCF~~ wireless communication facility or handheld device that enables an emergency call center to track the approximate location of a wireless caller dialing 911.

Equipment Compound
An outdoor fenced area occupied by all the equipment associated with a wireless communications facility, including ~~antenna supporting~~ structure(s), equipment shelters, equipment cabinets or pedestals, feed lines, generators, and ancillary structures, but excluding parking and access ways.

Equipment Enclosure
Any structure including: cabinets, shelters, pedestals, shrouds, and other similar structures used exclusively to contain radio or other equipment necessary for the transmission and/or reception of wireless communication signals.

~~**Existing Structure**~~
~~An existing structure to which wireless telecommunications antenna(s) may be attached. For the purpose of siting wireless telecommunications facilities, existing structures shall include only the following: buildings (other than single family residential), and water towers.~~

FAA
The Federal Aviation Administration.

FCC or Federal Communications Commission
~~The Federal Communications Commission.~~ The federal administrative agency, or lawful

successor, authorized to regulate and oversee telecommunications carriers, services and providers on a national level.

Feed Lines
Cables used as the interconnecting media between the transmission/receiving base station and the antenna.

Flush-Mounted
Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush mounting distance is given that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.

Geographic Search Area
An area designated by a ~~wireless~~ service provider or operator for a ~~new base station~~ macro facility, produced in accordance with generally accepted principles of radio frequency wireless engineering.

Height
The height of any wireless communication facility is determined based on the combined measurement of the antenna(s) and structure. ~~For the purposes of measuring the height of any WCF, any antenna(s) mounted on a antenna supporting structure shall be considered part of the antenna supporting structure and shall be included in measurements to determine overall (i.e., combined) height. For a~~Antenna(s) mounted on an existing structure(s)~~, the height of the antenna(s)~~ shall be measured in addition to the height of the existing structure.~~,~~ ~~but~~ The combined height shall be subject to the height limitations specified in this Chapter, and/or ~~of the~~ applicable regulations under the Federal Aviation Administration ~~(FAA) if applicable~~. A mounted nest excluder used to discourage birds from nesting on a wireless communication facility will not be included when calculating the maximum height of any antennas or structures under this Chapter.

~~**Intermodulation Distortion**~~
~~The preventable and avoidable results of the mixture of two (2) certain and specific radio frequencies (3rd Order); or more certain or specific radio frequencies (5th Order), that creates at least one (1) other unwanted, undesirable, and interfering radio frequency (3rd Order), or multiple other unwanted, undesirable, and interfering radio frequency signals (5th Order).~~

Lattice Tower
A tapered style of ~~antenna supporting~~ structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

~~**Least Visually Obtrusive**~~
~~A wireless communications facility (WCF) that is designed to present a visual profile that is the minimum profile necessary for the facility to properly function.~~

Light Pole

A pole used primarily for lighting streets, parking areas, parks or pedestrian paths.

Macro Facility
A large wireless communication facility that is not a small wireless facility and provides radio frequency coverage or capacity for a service provider network. Generally, macro facility antennas are mounted on ground-based towers, rooftops, and other existing structures, at a height that provides a clear view over the surrounding buildings and terrain. Macro facilities typically cover large geographic areas with relatively high capacity and may be capable of hosting multiple service providers.

Maintenance and Repair
Repair or routine maintenance of antennas, equipment and/or feed lines, provided the model, type, mechanical and electrical specifications, size and number remains the same~~, and a waiver is completed prior to the start of such work or, for emergencies, within forty-eight (48) hours of such work.~~, and excludes structural work or changes in height or dimensions of support structures or buildings.

Microwave
Electromagnetic waves with a frequency of eight hundred ninety (890) megahertz (~~mhz~~MHz) or greater intended for point-to-point communications.

Mitigation
A modification to replace or remove one (1) or several nonconforming ~~antenna-supporting~~ structure(s) located in close proximity to a proposed new ~~antenna-supporting~~ structure, or to replace or remove one (1) or several nonconforming building-mounted antennas in close proximity of a proposed new building-mounted antennas, in order to encourage compliance with the ordinance, improve aesthetics or functionality of the overall wireless network.

Monopole
A style of freestanding ~~antenna-supporting~~ structure that is composed of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of ~~antenna-supporting~~ facility is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground.

Overhead Facilities
Utility facilities and telecommunications facilities located above the surface of the ground, including the underground supports and foundations for such facilities.

Pedestrian or Higher Elevation Views
Views from higher physical grade, or buildings into equipment installations that are screened by fencing, including views from residential and commercial building windows and decks.

Personal Wireless Services
Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

Platform
A mounting structure to which one (1) or more antennas, sufficient to serve the needs of one (1) or more wireless ~~telecommunications carriers'~~ service provider's installation(s), are attached, and which is affixed to a ~~antenna-supporting~~ structure.

Public Safety Communications Equipment
All communications equipment utilized by the City for the purpose of operation in the interest of the safety of the citizens of SeaTac and operating within the frequency range of eight hundred six (806) MHz and one thousand (1,000) MHz and future spectrum allocations at the direction of the FCC.

Radio Frequency (RF) Emissions
Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment on the ground, ~~antenna-supporting~~ structure, building, or other vertical projection.

Satellite Earth Station (Satellite Dish)
A single or group of satellite parabolic (or dish) antennas. These dishes are mounted to a supporting device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment shelters necessary for the transmission or reception of wireless communications signals with satellites. Satellite earth stations of one (1) meter or less are used primarily for the purposes of home entertainment and personal data systems.

Service Provider
Defined consistently with RCW 35.99.010(6). Service provider shall include those infrastructure companies that provide telecommunications services or equipment to enable the deployment of personal wireless services.

Small Wireless Facility
A small wireless facility has the same meaning as defined in 47 CFR 1.6002, or as amended, and such facilities meet the following conditions:

A. The facilities -
   1. are mounted on structures 50 feet or less in height including their antennas, or
   2. are mounted on structures no more than 10 percent (10%) taller than other adjacent structures, or
   3. do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent (10%), whichever is greater;
B. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume;
C. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume;
D. The facilities do not require antenna structure registration under 47 CFR Part 17;
E. The facilities are not located on tribal lands; and

F. The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards.

Structure
A pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or comingled with other types of services).

Telecommunications Facilities
The plant, equipment, and property including, but not limited to, antennas, cables, wires, conduits, ducts, pedestals, electronics, and other appurtenances used or to be used to transmit, receive, distribute, provide, or offer wireline or wireless communication service.

~~**Telecommunications Master Plan**~~
~~A plan developed to enforce applicable development standards, State statutes and Federal regulations related to the deployment of wireless telecommunications infrastructure.~~

Telecommunications Service
The transmission of information by wire, radio, optical cable, electromagnetic, or other similar means for hire, sale, or resale to the general public. For the purpose of this subsection, "information" means knowledge or intelligence represented by any form of writing, signs, signals, pictures, sounds, or any other symbols. For the purpose of this Chapter, telecommunications service excludes the over-the-air transmission of broadcast television or broadcast radio signals.

Temporary Wireless ~~Telee~~ Communications Facility (Temporary ~~WTF~~ WCF)
A ~~WTF~~ wireless communication facility which is to be placed and ~~in~~ used for a limited period of time~~, is not deployed in a permanent manner,~~ and does not have a permanent foundation.

Tower
A freestanding structure designed solely or primarily to support an antenna(s) or antenna platform(s).

Traffic Signal Poles
A pole that supports equipment used for controlling traffic, including but not limited to traffic lights, rapid flashing beacons, speed radar, and school zone flashers.

Transmission Equipment
Equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial, or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Unified Enclosure

A small wireless facility providing concealment of antennas and equipment within a single enclosure.

Utility Pole
A structure designed and used primarily for the support of electrical wires, telephone wires, television cable, traffic signals, or lighting for streets, parking areas, or pedestrian paths.

~~**Wireless Communications**~~
~~Any personal wireless service, which includes, but is not limited to, cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), unlicensed spectrum services utilizing Part 15 devices (i.e., wireless Internet services) and paging.~~

Wireless Communications Facility ~~(WCF)~~
~~Any fixed location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, telephone lines, and equipment shelters, and may include an antenna supporting structure.~~
A facility used for personal wireless services.

~~**Wireless Communications**~~ **Macro Facility, Attached**
An antenna or antenna array that is secured to an existing building or structure with any accompanying pole or device ~~which~~ attache~~ds it~~ to the building or structure, feed lines, and equipment~~, which~~ It may be located either on the ~~roof or~~ inside or outside of the existing building or structure. An attached ~~wireless communications~~ macro facility is considered to be an accessory use to the existing principal or structure use on a site.

~~**Wireless Communications**~~ **Macro Facility, Concealed Attached**
An attached ~~wireless communications~~ macro facility, ancillary structure, or ~~WCF~~ macro facility equipment compound ~~that is not readily identifiable as such, and is~~ designed to be obscured and aesthetically compatible with existing and proposed buildings on a site. A concealed attached facility includes, but is not limited to, flush-mounted antenna and feed lines painted to match the color of a building or structure, faux windows, dormers or other architectural features that blend with an existing or proposed building or structure.

~~**Wireless Communications**~~ **Macro Facility, Concealed Freestanding**
A ~~wireless communications~~ macro facility, ancillary structure, or ~~WCF~~ macro facility equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed uses on a site. A concealed facility may have a secondary function, including, but not limited to, the following: church steeple, windmill, bell tower, clock tower, cupola, light standard, flagpole with a flag, or tree.

~~**Wireless Communications**~~ **Macro Facility, Nonconcealed Attached**
A nonconcealed attached ~~wireless communications~~ macro facility is one that is readily identifiable, such as a pole with a mounting platform containing panel antennas, attached to a roof and/or rising above the roofline of a building.

~~Wireless Communications~~ Macro **Facility, Nonconcealed Freestanding**
A freestanding ~~wireless communications~~ macro facility, ancillary structure, or ~~WCF~~ macro facility equipment compound that is readily identifiable, such as a monopole or lattice tower.

Wireline
Services provided using a physically tangible means of transmission, including without limitation wire or cable, and the apparatus used for such transmission.

Zones, High Intensity
Zones that typically involve commercial or industrial rather than residential uses. Such zones are limited to Community Business (CB and CB-C), Industrial (I), Regional Business Mix (RBX), Office Commercial Medium (O/CM), Aviation Commercial (AVC) and Aviation Operations (AVO).

Zones, Low Intensity
Zones that typically include or are adjacent to residential uses, including the Urban Low (UL), Urban Medium (UM), Urban High (UH), Townhouse (T), Office/Commercial Mixed Use (O/C/MU), Neighborhood Business (NB), Mobile Home Park (MHP), and Park (P) Zones.

15.480.025 General Provisions

A. Wireless communication facilities are not "essential public facilities," as defined in SMC 15.105.050.

B. Wireless communication facilities located outside of the public rights-of-way may be either a primary or secondary use. A different use of an existing structure on the same lot shall not preclude the installation of a wireless communication facility.

C. Macro facilities, as defined in SMC 15.480.020, are regulated by Section II this Chapter.

D. Small wireless facilities, as defined in SMC 15.480.020, are permitted uses in all zones and are regulated by Section III of this Chapter. Any small wireless facilities located within the public rights-of-way are permitted pursuant to a valid franchise agreement and a small wireless facility permit.

E. Eligible Facilities Requests, as defined in SMC 15.480.180, are regulated by Section IV of this Chapter.

F. Wireless communication facilities may require additional building, electrical, or other construction permits not regulated by this Chapter.

Section II. Macro Wireless Facilities

15.480.030 Review and Approval Process for Macro Facilities

A. **Pre-Application Meeting.** Applicants are encouraged to schedule a pre-application meeting with the City prior to applying for a Macro Facilities permit.

~~A.~~B. **Permits Required.** ~~Any application submitted pursuant to this chapter shall be evaluated by the Director in accordance with the City's Wireless Telecommunication Master Plan (plan) to confirm consistency with the plan. The City's plan, a copy of which is on file with the City Clerk, was adopted on December 14, 2004, and may be amended and revised by a resolution.~~As part of the submittal of the appropriate application below, applicants shall submit the items included on the appropriate macro facilities checklist as outlined in SMC 15.480.100.

1. **Building/Electrical Permits.** A building and/or electrical permit is required for all ~~WCFs~~ macro facilities.
2. **Minor Conditional Use Permits (Minor CUP).** A Minor Conditional Use Permit is required for the following as outlined in subsections ~~(B) and (C)~~ (C) and (D) of this ~~section~~Section: new freestanding concealed ~~antenna support~~ macro facility structures in low intensity zones, provided such facility is allowed per subsection (~~C~~D) of this ~~section~~Section.
3. ~~**Major Conditional Use Permits (Major CUP).** A Major Conditional Use Permit is required for the following as listed in subsections (B) and (C) of this section: flush-mounted collocations on existing nonconcealed WCFs.~~
4~~3~~. **Variance.** A variance from the standards regarding height, setbacks, aesthetics (including concealment), equipment enclosures and the dimensions of macro facility freestanding poles specified in ~~this chapter~~ Section II may be granted only pursuant to the criteria set forth in SMC 15.115.010(D). ~~The permit process for any facility applying for a variance from such standards shall be a Major Conditional Use Permit.~~ A variance from the standards regarding ~~setbacks,~~ landscaping~~,~~ and fencing specified in this ~~chapter~~ Chapter may be granted, subject to the criteria and process set forth in SMC 15.115.010(B).
5~~4~~. **Other Permits.** In addition to the permits listed above and in the table in subsection (~~B~~C) of this ~~section~~Section, other permits may be required, including but not limited to grading and right-of-way permits. Additionally, any provider locating within the City right-of-way will be required to have a valid franchise agreement on file with the City. Facilities locating on City property will require a lease agreement.
6~~5~~. **Independent Review.** The City may~~, at the applicant's expense,~~ have an independent radio frequency engineer or other qualified consultant review all materials submitted ~~for review by~~ to the City. ~~WCF~~ Macro facility review by the independent radio frequency engineer is subject to the following:
   a. The reasonable cost for independent review ~~shall be paid by~~ is at the expense of the applicant.
   b. The reviewer may request from the applicant ~~additional~~ information in addition to that listed in the submittal requirements if~~, in~~ the reviewer~~'s opinion,~~ finds that such information is necessary for ~~the~~a complete review of the application.
   c. ~~Based on the results of the independent review, t~~The approving authority may require changes to the applicant's application or submittals based on the results of the independent review.
   d. The independent review may address any or all of the following:
      i. The accuracy and completeness of the application and accompanying documentation.
      ii. The applicability of analysis techniques and methodologies.
      iii. The validity of conclusions reached.
      iv. Whether the proposed ~~WCF~~ macro facility complies with the applicable approval criteria set forth in this ~~chapter~~ Chapter and any other applicable City codes.
      v. Whether the proposed ~~WCF~~ macro facility complies with

applicable ~~State~~ state and ~~Federal~~ federal guidelines.

vi. Other items deemed by the City to be relevant to determining whether a proposed macro ~~wireless communications~~ facility complies with the provisions of this ~~chapter~~ Chapter and any other applicable City codes.

~~B~~C. The following table summarizes the types of ~~WCFs~~ macro facilities that are permitted in each zone subject to the siting hierarchy in SMC 15.480.040 and the type of permits required:

	Concealed Attached ~~WCF~~ Macro Facility	**~~Concealed~~ Collocation on Existing ~~Concealed~~ Freestanding ~~WCF~~ Macro Facility**	**New Concealed Freestanding ~~WCF~~ Macro Facility**	**Mitigation of Existing ~~WCF~~ Macro Facility**	**~~Flush-Mounted Collocation on an Existing Nonconcealed WCF~~[1]**	**~~Antenna Element Replacement or Combining~~[2]**
Low Intensity Zones[3]						
UL	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
UM	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~I~~	~~Building/Electrical~~
UH	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~I~~	~~Building/Electrical~~
MHP	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~I~~	~~Building/Electrical~~
T	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~I~~	~~Building/Electrical~~
P	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~I~~	~~Building/Electrical~~
O/C/MU	Building/Electrical	Building/Electrical	Minor CUP and	Building/Electrical	~~I~~	~~Building/Electrical~~

	Concealed Attached ~~WCF~~ Macro Facility	~~Concealed~~ Collocation on Existing ~~Concealed~~ Freestanding ~~WCF~~ Macro Facility	New Concealed Freestanding ~~WCF~~ Macro Facility	Mitigation of Existing ~~WCF~~ Macro Facility	~~Flush-Mounted Collocation on an Existing Nonconcealed WCF~~[1]	~~Antenna Element Replacement or Combining~~[2]
			Building/Electrical			
NB	Building/Electrical	Building/Electrical	Minor CUP and Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
High Intensity Zones						
I	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
RBX	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
CB	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
CB-C	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~
O/CM	Building/Electrical	Building/Electrical	Building/Electrical	Building/Electrical	~~Major CUP and Building/Electrical~~	~~Building/Electrical~~

~~1. The City is not aware of any existing WCFs in these zoning districts; however, if one does exist, then it shall be subject to the same regulations as the UL zone.~~

~~2. Provided there is no increase in the number of feed lines, and/or the size of number of antennas, or in the aesthetic impact of the replacement. See SMC 15.480.090(C) for specifics.~~

~~3~~1. See subsection (~~C~~ D) of this ~~section~~ Section for restrictions on residentially zoned property that is vacant or contains a residential use.

~~C~~D. In residential zones, new concealed freestanding ~~antenna-supporting~~ macro facility structures shall only be permitted on lots whose principal use is not single-family residential, including, but not limited to: schools, churches, water towers, fire stations, parks, and other public property. The following table summarizes the types of ~~WCF~~ macro facility and ~~WCF~~ macro facility equipment that can be located on residentially zoned properties containing various uses:

Use within a Residential Zone	Concealed Attached ~~WCF~~ Macro Facility	Concealed Freestanding ~~WCF~~ Macro Facility	Equipment Enclosure
Single-Family Residence	No	No	Conditional*
Multi-Family Residences	Yes	No	Yes
Vacant	No	Conditional**	Conditional**
Water tower, church, school, park, or other nonresidential use	Yes	Conditional	Yes/Conditional***

* For concealed equipment associated with a ~~WCF~~ macro facility in a right-of-way, where no other option for placement of the equipment is feasible or appropriate, the minor CUP process may consider whether an equipment enclosure is compatible with the existing and adjacent uses and the character of the area based on concealed equipment design, proximity to other residential uses, and existence of mature landscaping and/or topography. If approved, equipment shall be limited to one (1) three hundred sixty (360) foot enclosure on a single-family lot.

** On vacant residential property, the minor CUP process may consider whether the concealed facility's design, proximity to other residential uses, and existence of mature landscaping and/or topography would allow for a freestanding ~~WCF~~ macro facility that is compatible with adjacent uses and the character of the area.

*** Based on the process for the ~~WCF~~ macro facility.

15.480.040 Siting Hierarchy

A. Siting of a ~~WCF~~ macro facility shall be in accordance with the following order of ranking preference ~~siting alternatives hierarchy~~, with the exception of mitigation of an existing nonconcealed ~~WCF~~ macro facility, which shall be in accordance with subsection (C) of this ~~section~~Section:

1. A Concealed Attached ~~WCF~~ Macro Facility.

~~2. In Certain Rights-of-Way.~~

~~a. Concealed collocation on an existing concealed freestanding WCF;~~

~~b. Concealed freestanding WCF.~~

2. Collocation.

3. ~~Collocation or~~ Concealed Freestanding Macro Facility.

~~a. Concealed collocation on an existing concealed freestanding WCF;~~

~~b. Concealed freestanding WCF;~~

~~c. Flush-mounted collocation on an existing nonconcealed WCF.~~

4. Concealed Freestanding Macro Facility In Certain Rights-of-Way.

B. ~~The order of ranking preference, from highest to lowest, shall be subsections (A)(1), (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c) of this section, except for mitigation of an existing nonconcealed WCF which is described in subsection (C) of this section. Where~~ If a lower ranking alternative is proposed, the applicant must file ~~relevant~~ information as ~~indicated~~ provided in SMC 15.480.100(A)(3)(f) and (g). ~~including.~~ Information may include, but is not limited to, an affidavit by a radio frequency engineer or other qualified representative demonstrating that despite diligent efforts to adhere to the established hierarchy within the geographic search area, higher ranking options are not technically feasible or justified given the location of the proposed wireless communications facility.

~~Where a freestanding WCF macro facility is permitted, then the order of ranking preference for the freestanding WCF shall be (A)(2)(a), (A)(2)(b), (A)(3)(a), (A)(3)(b), and (A)(3)(c). Where a lower ranking alternative is proposed, the applicant must file relevant information as indicated in SMC 15.480.100(A)(3)(f) and subsection (C)(2) of this section, and demonstrate higher ranked options are not technically feasible, or justified given the location of the proposed wireless communications facility, and the existing land uses of the subject and surrounding properties within three hundred (300) feet of the subject property.~~

C. An exception to the hierarchy shall occur in those cases where mitigation of an existing nonconcealed ~~WCF~~ macro facility would occur. Mitigation (replacement of an existing nonconcealed facility with a concealed facility in full compliance with the current code) is encouraged by the City to reduce the visual impact of existing nonconcealed facilities and is subject to the following benefits:

1. Expedited permit review;
2. Waiver of all planning, building and electrical permit fees except for independent review fees, if applicable;
3. Height bonus per SMC 15.480.070.

15.480.050 Attached ~~WCFs~~ Concealed Macro Facilities – Specific Development Standards

~~A. Attached Concealed WCF.~~

~~1.~~A. **Height.** The height of attached concealed ~~WCFs~~ macro facility shall not exceed twenty (20) feet above the existing building or water tower. The additional height shall not exceed applicable FAA limitations.

~~2.~~B. **Antenna Aesthetics.** If the antenna is attaching onto the wall, rooftop or other side of an existing building or structure, ~~then~~ the antenna shall be flush-mounted, encased, and designed to match the principal structure or building on which it is affixing. The antenna shall not extend more than fifteen (15) inches from the side of the building to which it is affixing, measured from the outside of the building wall to the inside or backing of the antenna.

If the antenna cannot be ~~flush~~ flush-mounted to the existing building or water tower, then a faux parapet, elevator shaft, chimney or other similar architectural feature may be designed and constructed for the purposes of attaching and/or concealing the antenna to the existing structure or building. Faux designs shall match and blend with the color, texture and architectural features of the existing structure or building.

~~3.~~C. **Feed Lines.** Feed lines shall not be seen from pedestrian or higher elevation views. Feed lines shall be contained within a principal building or encased and the encasement

painted to blend and match the design, color, and texture of the facade, roof, wall or structure to which they are affixing. Feed lines may be painted rather than encased and painted if the Director determines that the visual impact is lessened through this method. Unless they are located inside an enclosed compound, feedlines between the base of a tower or building and the ground equipment shall be located underground.

15.480.060 Collocated ~~WCFs~~ Macro Facilities – Specific Development Standards, if not an Eligible Facilities Request.

A. **Collocation on an Existing Concealed Freestanding ~~WCF~~ Macro Facility.**

1. **Height.** The height of ~~WCFs~~ macro facilities collocating on existing concealed ~~antenna-supporting~~ structures shall not exceed a maximum height of sixty ~~(60)~~ feet in a low intensity zone and eighty (80) feet in a high intensity zone; and shall not exceed applicable FAA height limitations.
2. **Antenna Aesthetics.** Antenna shall match the overall design of the approved concealed freestanding ~~WCF~~ macro facility.
3. **Equipment Enclosures.** ~~Shall be installed according to the master site plan for the equipment compound and~~ Equipment enclosures are subject to the development standards of SMC 15.480.090.
4. **Feed Lines.** ~~Shall~~ Feed lines shall be installed inside the concealed ~~antenna supporting~~ structure and shall not be visible.
5. **Intensity.** The number of concealed antenna arrays on a concealed freestanding ~~WCF~~ macro facility shall not be limited; provided, that the increased number of antenna and/or equipment enclosures meet the following criteria:
   a. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;
   b. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
      i. Removal of existing mature landscaping necessary to screen the site;
      ii. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner; or
      iii. Creating a number of accessory buildings, or size of accessory building, on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

B. **Collocation on an Existing Nonconcealed Freestanding ~~WCF~~ Macro Facility.**

~~1. **Existing Capacity.** Collocation on an existing nonconcealed freestanding WCF shall only be allowed where:~~
~~a. A higher-ranked installation is not technically feasible;~~
~~b. The facility was built with the structural capacity for the additional facility and no structural upgrades will be required for such collocation.~~

~~2.~~1. **Height.** Antennas shall not exceed the height of the ~~antenna supporting~~ structure on which it is affixing.

~~3.~~2. **Antenna Aesthetics.** New antenna installations shall be flush-mounted onto

existing ~~WCFs~~ macro facility.

~~4.~~3. **Setbacks.** Equipment enclosures and all ancillary equipment are required to meet the setbacks of the underlying zoning district.

~~5.~~4. **Landscaping.** Landscaping shall be brought into compliance with the standards described in SMC 15.480.090(G).

~~6.~~5. **Feed Lines.** Feed lines ~~S~~shall be concealed to the greatest extent ~~possible~~ feasible.

~~7.~~6. **Intensity.**

a. **In High Intensity Zones.** The maximum number of platforms shall be four (4).

b. **In Low Intensity Zones.** The maximum number of platforms shall be two (2), except where the Director determines that a lower number is needed to protect the character of the existing neighborhood.

15.480.070 Macro Facility Mitigation – Specific Development Standards

~~A. Development Standards.~~

~~1.~~A. **Height.** The height for a ~~WCF~~ macro facility approved for mitigation may exceed the height of the tallest freestanding ~~WCF~~ macro facility that is being mitigated by a maximum of twenty (20) feet and may exceed the height of the tallest attached ~~WCF~~ macro facility that is being mitigated by a maximum of ten (10) feet.

~~2.~~B. **Aesthetics.** Mitigated facilities shall meet all code requirements for the type of facility being mitigated.

~~3.~~C. **Equipment Compounds.** The existing equipment compound shall be brought into compliance with standards described in SMC 15.480.090(B).

~~4.~~D. **Equipment Enclosures.** All existing equipment shelters shall be brought into compliance with standards described in SMC 15.480.090(A) and (B).

~~5.~~E. **Screening.** Landscaping and fencing shall be brought into compliance with the standards of SMC 15.480.090(F) and (G).

~~6.~~F. **Feed Lines.** Feed lines ~~S~~shall be installed inside the concealed ~~antenna supporting~~ structure and shall not be visible.

~~7.~~G. **Incentives.** Mitigation is subject to the incentives listed in SMC 15.480.040.

15.480.080 New Concealed Freestanding ~~WCFs~~ Macro Facilities – Specific Development Standards

A. **Height.**

1. **Low Intensity Zones.** The maximum height shall be sixty (60) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.

2. **High Intensity Zones.** The maximum height shall be eighty (80) feet, including foundations, but excluding lightning rods or lighting as required by the FAA.

B. **Aesthetics.** Any new freestanding ~~antenna-supporting structure~~ macro facility must be a concealed freestanding ~~antenna-supporting structure~~ macro facility as defined in SMC 15.480.020 and shall be configured, located and designed to complement or match adjacent structures and landscapes with specific design considerations such as architectural designs, height, scale, color, and texture. The concealment design shall minimize visual impact through quality of materials and close resemblance to: (1) adjacent landscaping, (2) a feature that is commonly associated with the primary use

of the property, or (3) a pedestrian amenity appropriate to the area, such as a light pole, clock tower, fountain or water feature. Up to three (3) design concepts may be required to be submitted for consideration, with the final design being determined by the Director based on positive visual impact and appropriateness to the context of the site.

C. **Setback.**

1. Equipment enclosures and all ancillary equipment is required to meet the setbacks of the underlying zoning district.
2. Within the Urban Center, new support structures shall be located as far to the rear of the site as the setbacks will allow, to preserve as much of the site as possible for future development.
3. On properties fronting Angle Lake, or containing other amenities, new support structures shall be located to preserve open space, views, and future site development potential.
4. Setback departures may be allowed by the Director for pedestrian amenities whose placement closer to the property line provides a public benefit.

D. **Feed Lines.** Feed lines ~~S~~shall be installed inside the concealed ~~antenna-supporting~~ structure and shall not be visible.

E. **Intensity.** The number of antennas on a new concealed freestanding ~~WCF~~ macro facility shall not be limited; provided, that the following criteria ~~shall be~~ are met:

1. The increased number of antennas and/or equipment enclosures does not lessen the ability of the site to meet the requirements for concealment and screening;
2. The site is sized and located so that the increased number of antennas and/or equipment enclosures does not negatively impact adjacent properties in any of the following manners:
   a. Removal of existing mature landscaping necessary to screen the site;
   b. Exceeding the site's capacity to combine and coordinate equipment compounds in an orderly manner;
   c. Creating a number of accessory buildings or a size of accessory building on a site, either of which would be unusual and visually intrusive to the character of a neighborhood or area.

F. **In Rights-of-Way.**

1. ~~**Antenna-Supporting Structure.** Only e~~Concealed, freestanding ~~WCFs~~ macro facilities ~~will be~~ are permitted in ~~designated~~ rights-of-way ~~per subsection (F)(4)(d) of this section~~ only if technically infeasible outside of the right-of-way. No utility wires may be attached to outside of the ~~concealed freestanding WCF~~structure.
2. **Height.** The maximum height of concealed, freestanding macro facilities in rights-of-way is the minimum necessary for technical feasibility provided, the height does not interfere with the use of the right-of-way for utility and transportation purposes.
   ~~a. **Rights-of-Way in Low Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of forty-five (45) feet measured from the base of the pole.~~
   ~~b. **Rights-of-Way in High Intensity Zones.** No antenna-supporting structure, including the wireless antenna, shall exceed a height of fifty-five (55) feet measured from the base of the pole.~~

~~c. If a right-of-way is abutted by both high and low intensity zones, the right-of-way shall be considered to be in a low intensity zone.~~

3. **Dimensions.** Concealed freestanding ~~WCFs~~ macro facilities in rights-of-way must be tapered and shall measure no more than twenty-six (26) inches in diameter at the base and shall taper to no more than eighteen (18) inches diameter at the top of the pole.

4. **Intensity and Location.**

   a. The number of ~~WCFs~~ antennas located on a freestanding ~~antenna-supporting structure~~ macro facility in the right-of-way shall be limited to two (2), unless it can be shown that the criteria in subsection (~~D~~E) of this ~~section~~ Section are met.

   b. Where ~~possible~~feasible, freestanding ~~antenna-supporting structures~~ macro facilities in the right-of-way shall be located at property line extensions rather than in front of a residential or retail commercial structure.

   c. Freestanding ~~antenna-supporting structures~~ macro facilities in the right-of-way shall be separated by a minimum of one hundred (100) feet and sited so that no more than one (1) such structure is located adjacent to any one (1) single-family property.

   d. Freestanding ~~antenna-supporting structures~~ macro facilities shall only be located in right-of-way areas approved by the Public Works Department based on case-by-case review of a site in relation to existing and proposed utilities, road width, and safety considerations. Generally, a freestanding ~~antenna-supporting structures~~ macro facility shall not be allowed on an arterial street where utilities have been placed underground or are anticipated to be placed underground.

G. **Pedestrian Amenity.** Freestanding ~~antenna-supporting structures~~ macro facilities that incorporate a pedestrian amenity appropriate to the area, such as bus shelter, street furniture, pedestrian street lighting, clock tower, fountain or water feature are encouraged. Design for such ~~WTF~~ macro facility in a right-of-way must meet the approval of the Director and the Director of Public Works. ~~WTF~~ Such macro facilities with pedestrian amenities shall be subject to the following benefits:

   1. Expedited review; and,
   2. Refund of planning and building permit fees upon design approval, except for independent review fees, if applicable.

15.480.090 General Development Standards for All ~~WCFs~~ Macro Facilities

All ~~WCFs~~ Macro Facilities shall be subject to the following:

A. **Equipment Enclosures.**

   1. Each service provider shall be limited to an equipment enclosure installation not to exceed three hundred sixty (360) square feet in area at each ~~WCF~~ macro facility site.
   2. All new equipment enclosures shall be part of ~~a master site design for the~~ an equipment compound as provided for in subsection (B) of this Section.
      a. The design shall coordinate the placement of the equipment enclosures so that enclosures are contiguous or otherwise organized to minimize aesthetic impacts to the property.

b. If a site is being designed for multiple known providers, one (1) accessory building with multiple compartments to serve the total number of collocation tenants and their designated equipment or equipment enclosures may be required by the City.

3. Equipment enclosures shall be concealed from pedestrian or higher elevation views through one (1) of the following methods. The approved method shall offer the most appropriate concealment of the equipment or equipment enclosure for the site as determined by the Director.

a. For attached ~~WCFs~~ macro facilities:

i. Located within the principal building on the site; or,

ii. Located behind a wall, parapet, louvers or other concealment materials meeting the intent of concealing the equipment or equipment enclosure on the rooftop or ground from pedestrian and higher elevation views.

b. For freestanding ~~antenna supporting structures~~ macro facilities:

i. Located underground or below grade, with the access to the site concealed in one (1) of the following manners:

(A) The access is no more than eighteen (18) inches above grade; or

(B) The access is concealed by landscaping, grade, placement out of view, or by treatment as a pedestrian amenity; or,

ii. Enclosed within an accessory building compatible with the architectural features of the principal building or structure, such as building materials, roof pitch, and siding color and texture. This option shall be required in low intensity zones, unless another option contained in this ~~section~~ Section is approved as an alternative by the Director if the equipment is not visible from pedestrian or high-elevation views. The accessory building may have a secondary function ancillary to the principal building or structure of the concealed ~~WCF~~ macro facility that it serves; or,

iii. Surrounded by an opaque fence constructed of cedar or other high-quality fencing material meeting the criteria of subsection (F) of this ~~section~~ Section as approved by the Director.

4. **In Rights-of-Way.** When a ~~WCF~~ macro facility is located in the right-of-way, equipment enclosures shall be located underground, below grade or on adjacent property, per the standards of subsection (A)(3) of this ~~section~~Section, unless an exemption is granted as described below. The approved method shall offer the best concealment of the equipment enclosure for the site as determined by the Director.

The Director and the Director of Public Works may approve an above-ground equipment enclosure if the total installation comprises less than six (6) cubic feet and if the installation is more appropriate than an underground facility due to existing vegetation, the location of existing infrastructure, construction impacts, or other similar factors. In all cases, an above-ground equipment enclosure shall be mounted to the ground, not mounted or attached to a pedestal, and the cumulative size of all equipment shall not exceed six (6) cubic feet.

B. **Equipment Compound.**

1. All compounds shall be screened from pedestrian or higher elevation view, as determined by the Director, by utilizing a matching design of opaque screening, such as cedar or other approved high quality fencing material per subsection (F) of this ~~section~~Section, through topography, through planting of new landscaping, and/or through retention of existing mature landscaping. All fencing shall be located inside of any required landscaping.
2. The ~~WCF~~ macro facility equipment compound shall not be used for the storage of any excess equipment or hazardous waste (i.e., discarded batteries), nor be used as habitable space. No outdoor storage yards shall be allowed in a ~~WCF~~ macro facility equipment compound.

C. **Addition or Upgrade of Equipment on a Legal Nonconforming Site, if not an Eligible Facilities Request.**

1. **Freestanding ~~WCF~~ Macro Facility.**
   a. **Existing Antennas and/or Feed Lines.** Upgrades of existing antennas and feed lines on a legal nonconforming freestanding ~~WCF~~ macro facility ~~shall be~~ are allowed, ~~provided~~ as long as the number, approximate size, and visual impact of antennas and feed lines are not increased.
   Addition or expansion of equipment cabinets or enclosures shall be allowed only if the ~~carrier's~~ service provider's existing and proposed equipment enclosure/compound meets the standards for screening in this code.
   b. **New Antennas and/or Feed Lines.** Addition of new antennas and feed lines on a legal nonconforming freestanding ~~WCF~~ macro facility ~~shall be~~ are allowed on existing platforms as follows:
      i. **Permitted.** Antennas vested under a valid permit ~~shall be~~ are allowed to be installed per that permit's approval and conditions.
      ii. **Interim Permit with Agreement for Future Upgrade.** Antennas that exceed the number on the existing platform, but do not exceed the capacity of the existing platform, shall be allowed to be added on an interim basis, ~~providing~~ provided that:
         (A) An agreement is signed by the provider to upgrade the freestanding facility to a concealed facility meeting the full requirements of this code within three (3) years;
         (B) The size of the antennas and feed lines are comparable to those on the existing platform.
      Where an agreement has been signed to upgrade to a concealed facility within three (3) years, equipment may be upgraded and/or added within a compound without the requirement for new landscaping. Opaque fencing may be required.
2. **Attached ~~WCF~~ Macro Facility.**
   a. **Within the Urban Center – Existing or New Antennas and/or Feed Lines.** Upgrades to antennas and feed lines for existing nonconcealed antennas within the Urban Center shall be required to meet the full standards of this code.
   Addition or expansion of equipment cabinets or enclosures shall be

allowed, only if the ~~carrier's~~ service provider's new and existing equipment meet the standards for screening in this code.

b. **Outside the Urban Center – Existing Antennas and/or Feedlines.** Upgrades of existing nonconcealed antennas outside the Urban Center shall be allowed, ~~provided~~ as long as the number, approximate size, and visual impact of antennas and feed lines are not increased. Addition or expansion of equipment cabinets or enclosures ~~shall be~~are allowed only if the ~~carrier's~~ service provider's existing and proposed equipment enclosure/compound meets the standards for screening in this code.

c. **Outside the Urban Center – New Antennas and/or Feedlines.** Addition of new antennas on nonconcealed arrays outside the Urban Center shall be subject to the standards of subsection (C)(1)(b) of this ~~section~~Section.

3. **Addition of Generators to Sites.** Addition of generators to existing legal nonconforming sites shall be allowed within a compound; provided, that all equipment screening and landscaping standards contained in this ~~chapter~~ Chapter are met.

4. **Addition of E-911 Enhancement Equipment to Site.** Addition of E-911 enhancement equipment shall be allowed on legal nonconforming sites providing that attachments on support structures or addition to ground equipment shall meet all City ~~WCF~~ standards for concealment and screening.

D. **Signage.** The only signage that is permitted upon ~~an antenna-supporting~~ structure, equipment enclosure, shelter, or fence (if applicable) shall be required safety signage ~~informational~~, and for the purpose of identifying the ~~antenna-supporting~~ structure, such as antenna structure registration (ASR) number, as well as the party responsible for the operation and maintenance of the facility, its current address and telephone number, security or safety signs, and property manager signs (if applicable). A twenty-four (24) hour emergency contact name and number is required to be posted on the site. If more than two hundred twenty (220) voltage is necessary for the operation of the facility and is present in a ground grid or in the tower additional signage is required as follows:

1. ~~s~~Signs located every twenty (20) feet and attached to the fence or wall;
2. ~~s~~Signs shall display in large, bold, high contrast letters (minimum height of each letter: four (4) inches) the following: "HIGH VOLTAGE – DANGER." ~~WCFs and WCF equipment compounds shall be constructed and maintained in conformance with all applicable building code requirements.~~

E. **Setbacks.**

1. **Low Intensity Zones.** ~~For new antenna-supporting structures, the~~ The required setbacks for new structures shall be measured from the base of the ~~antenna-supporting~~ structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The setbacks shall be a minimum of twenty (20) feet on all sides.

2. **High Intensity Zones.** ~~For new antenna-supporting structures, the~~ The required setbacks for new structures shall be measured from the base of the ~~antenna-supporting~~ structure or from the edge of the equipment shelter or compound, whichever is closer to the property line. The minimum setbacks shall be as follows:

a. Front: Ten (10) feet;
b. Side: Five (5) feet;
c. Rear: Five (5) feet.

The setbacks shall be a minimum of twenty (20) feet on the sides adjacent to low intensity zones.

~~For new WCFs located on existing buildings, the WCF~~New macro facilities located on existing buildings shall be allowed to project into the setback~~; provided, that such projection does not exceed~~ a maximum of twelve (12) inches.

F. **Fencing.** Fences are not required, unless utilized for required screening of an equipment enclosure or compound. ~~Where~~ If required, fences shall meet the following criteria:

1. Materials shall be weather-resistant.
2. Materials and design shall be appropriate to and compatible with the character of the site.
3. Unless otherwise specified, fencing shall be a maximum of six (6) feet in height, or one (1) foot taller than the proposed equipment enclosure, whichever is greater. In no case shall the fence be taller than eight (8) feet.
4. Barbed, or other types of security wire are prohibited.
5. All fencing shall be located inside of any required landscaping.

The Director may specify the size, type and materials to be used for the fencing to ensure compatibility with the surrounding neighborhood.

G. **Landscaping.**

1. **Low Intensity Zones.** For freestanding ~~WCFs~~ macro facilities and ground-based equipment, landscaping shall be Type I, ten (10) feet, on all sides. In all cases, the landscaping shall be located on the outside of any fence ~~that is used~~. Irrigation shall be required per SMC 15.445.140.
~~Landscaping standards may be modified at the discretion of the Director, in cases where the need for landscaping is eliminated by adequate natural screening, existing landscape buffers, topography, the placement of the WCF among buildings, or other suitable screening as determined by the Director.~~
2. **High Intensity ~~Landscaping~~ Zones.** For freestanding ~~WCFs~~ macro facilities and ground-based equipment, the street frontage landscaping shall be Type II, ten (10) feet, and side and rear landscaping shall be Type II, five (5) feet. Where adjacent to low intensity zones, new support structures shall provide ten (10) feet of Type II landscaping on that side(s). In all cases, the landscaping shall be located on the outside of any fence that is used. Irrigation shall be required per SMC 15.445.140.
3. At the discretion of the Director, these ~~L~~ landscaping standards may be modified ~~at the discretion of the Director,~~ in cases where ~~the need for landscaping is eliminated by adequate~~ natural screening, existing landscape buffers, topography, or the placement of the ~~WCF~~ macro facility among buildings~~, or other~~ provides suitable screening ~~as determined by the Director~~.

H. **Lighting.**

1. Only lighting required by FAA regulations, as supported by the "determination of no hazard" document issued by the same agency, is allowed on support structures or antennas. Where lighting is required by FAA regulations, the light source shall be hooded or directed to shield adjacent properties, except where prohibited by

FAA regulations. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA.

2. Any security lighting for on-ground facilities and equipment shall be user-operated or motion-activated only.

I. **Noise.** ~~WCFs~~ Macro facilities shall meet all existing noise standards as per SMC 15.460.020. ~~In addition, noise levels shall not exceed ambient noise levels when measured at the property boundaries except in designated emergencies or for emergency generator testing.~~ Generator testing is allowed only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

J. **Parking.** Parking for one (1) maintenance vehicle shall be provided on site or allowed for in the site lease unless on-street parking is available adjacent to the site.

K. **Public Safety.** Any applicant for facilities under this ~~section~~ Section shall certify that such proposed facility shall comply with all applicable ~~Federal~~ federal regulations regarding radio frequency interference (RFI) ~~protection, including but not limited to Federal regulations regarding adjacent channel receiver (blanket) overload and intermodulation distortion.~~ as specified in SMC 15.480.100(A)(~~3~~2)(h).

L. **Maintenance.** All required landscaping shall be maintained as per SMC 15.445.150. In addition, painted or otherwise coated surfaces and concealment treatments shall be continually maintained or the structure shall be subject to removal at the expense of the responsible party.

M. **Abandonment.** Any ~~WCF~~ macro facility that is abandoned shall be reported ~~immediately~~ within thirty (30) days of abandonment to the Director by the service provider. The service provider shall include documentation of the date that use of the ~~WCF~~ macro facility was discontinued. The service provider shall remove the abandoned ~~WCF~~ macro facility and restore the aboveground site features to their pre-existing condition within six (6) months of the abandonment, unless another service provider commits to using the site/facility as specified below. If the abandoned ~~WCF~~ macro facility is not removed and the site restored within the specified time frame, the City may conduct the removal and/or restoration at the service provider's expense. If there are two (2) or more users of a single ~~WCF~~ macro facility, then this provision shall not become effective until all users cease using the ~~WCF~~ macro facility. If another service provider has committed to continue the use of the abandoned ~~WCF~~ macro facility, the abandoned ~~WCF~~ macro facility does not need to be removed; provided, that:

1. A letter of intent to operate the abandoned facility is submitted to the City by the new service provider; and
2. The ~~WCF~~ macro facility is put into service, or an application for a ~~WCF~~ macro facility has been submitted within three (3) months of the letter of intent, and is actively being pursued.

15.480.100 Submittal Requirements for All ~~WCFs~~ Macro Facilities

A. **General.** This ~~section~~ Section shall apply to all ~~WCFs~~ ~~Macro~~ macro ~~Facilities~~facilities. ~~except, antenna element replacements and combining. Antenna element replacements and combining submittal requirements are located in subsection (D) of this section.~~ A

separate application is required for each macro facility.

~~Prior to application submittal, an applicant must attend a preapplication meeting before the City's Development Review Committee.~~

~~1. With each application, the applicant shall provide an inventory of its existing antenna-supporting structures that are within the jurisdiction of the City and/or within one-quarter (1/4) mile of the border thereof, including specific information about the location, height, design, and performance specifications of each tower or monopole. The Department shall maintain a file containing this information, which will be available for review by applicants.~~

~~2~~1. ~~Each~~ The application shall illustrate and describe the final schematic design of the ~~WCF~~ macro facility installation ~~as it will be~~ when fully deployed~~, even if the construction or installation will occur in phases~~.

~~3~~2 ~~Each WCF~~ An application for an attached, collocation, mitigated or freestanding ~~WCF~~ macro facility shall include the following:

a. Proposed maximum height of the proposed ~~WCF~~ macro facility, including individual measurement of the base, the ~~antenna supporting~~ structure and lightning rod.

b. ~~A written statement detailing the antenna mounting elevations and power levels of the proposed antenna and all the mounting elevations and power levels of any other facilities on the subject property.~~ A sworn affidavit signed by an RF Engineer with knowledge of the proposed project affirming that the macro facility will be compliant with all FCC and other governmental regulations in connection with human exposure to radio frequency emissions for every frequency at which the small wireless facility will operate.

c. Photo-simulated post construction renderings of the proposed ~~antenna-supporting~~ structure, equipment enclosures, and ancillary structures from at least two (2) locations ~~to be determined during the preapplication meeting~~ (but shall, at a minimum, include ~~renderings~~ simulations from the vantage point of any adjacent roadways and occupied or proposed nonresidential or residential structures), proposed exterior paint and stain samples for any items to be painted or stained, exterior building material and roof samples ~~(all mounted on color board no larger than eleven (11) inches by seventeen (17) inches). If requested, materials detailing the locations of existing wireless communications facilities to which the proposed antenna will be a hand-off candidate; including latitude, longitude, and power levels of the proposed and existing antenna~~.

d. A map showing the designated geographic search area and a statement that the included search area map is, in fact, the same as used to identify the proposed site.

e. A radio frequency propagation plot indicating the existing and proposed signal coverage of existing and proposed wireless communications sites, coverage prediction, and design radius, or a statement by a qualified representative that the facility is designed to provide additional network capacity.

f. A written certification from the applicant's radio frequency (RF) engineer

that the proposed facility's coverage or capacity potential cannot be achieved by a higher ranked alternative, if any. This certification shall not be required in cases where the City and the applicant mutually agree that higher ranked alternatives are not feasible.

g. Any other documentation, evidence, or materials necessary to demonstrate compliance with the applicable approval criteria set forth in this ~~chapter~~ Chapter as the applicant deems necessary.

h. Interference with Public Safety Communications. Each owner and applicant for a ~~WCF~~ macro facility shall agree in a written statement to the following:

i. Comply with good engineering practices as defined by the FCC in its rules and regulations.

ii. Comply with FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other ~~Federal~~ federal statutory and regulatory requirements relating to radio frequency interference (RFI).

~~iii. In the case of an application for collocation of facilities or the placement of a new WCF macro facility on a building or water tower containing an existing WCF macro facility, the applicant, together with the owner of the subject site, shall provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety communications equipment and will implement appropriate technical measures, as described in subsection (A)(3)(h)(iv)(A) of this section, to attempt to prevent such interference.~~

~~iv~~iii. Whenever the City has encountered radio frequency interference with the City's public safety communications equipment, and the City reasonably believes that such interference has been or is being caused by one (1) or more ~~WCFs~~ macro facilities, the following steps shall be taken:

(A) The City shall provide notification to all ~~WCFs~~ macro facilities operating in the City of possible interference with the public safety communications equipment, and upon such notifications, the owners of facilities operating in the 800MHz frequency band shall reasonably cooperate with the City and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set for in the joint wireless industry-public safety "Best Practices Guide," released by the FCC in February 2001, including the good engineering practices, as may be amended or revised by the FCC from time to time.

~~(B) If any WCF owner fails to cooperate with the City in~~

~~complying with the owner's obligations under this subsection or if the FCC makes a determination of radio frequency interference with the City's public safety communications equipment, the owner who failed to cooperate and/or the owner of the WCF which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Best Practices Guide" within twenty-four (24) hours of City's notification.~~

~~i.~~h. ~~Prior to issuance of a building permit, proof of FAA compliance with Subpart C of the Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.~~

~~j.~~i All applications for ~~WCFs~~ macro facilities shall comply with all applicable FAA and ~~Federal Communication Commission~~ (FCC) regulations.

B. **Attached ~~WCFs~~ Macro Facilities and Collocations.** In addition to SMC 15.480.090 the following is also required:

1. Certification furnished by a registered professional engineer licensed in the State of Washington that the ~~WCF or~~ macro facility structure has sufficient structural integrity in accordance with the latest published EIA/TIA codes and windspeed criteria for the district in which it is to be located to support the proposed antenna and feed lines in addition to all other equipment located or mounted on the structure.
2. A signed statement (including the ~~signature's~~ signer's qualifications) shall be included by a party representing the ~~antenna supporting~~ structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.

C. **Freestanding ~~WCFs~~ Macro Facilities, and Mitigation of ~~WCFs~~ Macro Facilities.** In addition to SMC 15.480.090 the following is also required:

1. A signed statement from the ~~antenna supporting~~ structure owner agreeing to allow the collocation of other wireless equipment on the proposed ~~antenna supporting~~ structure, if the structure is designed for collocation.
2. If an attached structure or collocation is higher on the hierarchy than a proposed freestanding structure proposed for the ~~WCF~~ macro facility, a copy of the following notice, with any and all responses or a statement that no responses were received, must be mailed by the applicant to all other ~~wireless~~ service providers licensed to provide service within the City of SeaTac, and to the property owners of all existing structures exceeding forty (40) feet in height within one thousand (1,000) feet of the proposed site:

Pursuant to the requirements of the City of SeaTac Municipal Code 15.480.100(C)(2), _____ (~~wireless~~ service provider) is hereby providing you with notice of our intent to apply to the City of SeaTac to construct a wireless communication~~s~~ facility support structure at _____ (address). The proposed support structure will be approximately _____ feet in height for the purpose of providing (type of service) service.

Please inform us whether you have any existing structures or wireless communication facility support structures in the vicinity of our proposed facility that may be available for our use. Please provide this information to us within ten (10) working days from the date of this letter. If we receive no response from you within that time, we shall assume that you do not wish to pursue ~~a wireless communications~~ macro facility at this site.

3. A copy of the mailing labels, or a list of the names and addresses of the recipients of the notice described above.
4. A report and supporting technical data demonstrating that all antenna attachments and collocations ~~as identified in the Master Plan inventory~~, including all potentially usable ~~antenna supporting~~ structures, and other elevated structures within the proposed service area~~, and alternative antenna configurations~~ have been examined, and found not to be acceptable, and the reasons such ~~antenna supporting~~ structures, and other elevated structure are not acceptable. Costs of concealment technology that exceed facility development costs shall not be presumed to render the concealment technology unsuitable. The report shall consist of one (1) or more of the following applicable findings, with supporting documentation:
   a. No existing wireless communication~~s~~ facilities located within the geographic search area meet the applicant's engineering requirements, and why.
   b. Existing wireless communication~~s~~ facilities are not of sufficient height to meet the applicant's engineering requirements, and cannot be increased in height.
   c. Existing wireless communication~~s~~ facilities do not have sufficient structural integrity to support the applicant's proposed wireless communications facilities and related equipment, and the existing facility cannot be sufficiently improved.
   d. Other limiting factors that render existing wireless communication~~s~~ facilities unsuitable.
   e. Technical data included in the report shall include certification by a registered professional engineer licensed in the State of Washington, or other qualified professional, ~~which~~ whose qualifications shall be included, regarding the technical need for the macro facility, ~~service gaps~~ coverage, ~~or~~ service expansions, introduction of new services, or other service objectives, that are addressed by the proposed ~~WCF~~ macro facility, and to the extent applicable, accompanying maps and calculations demonstrating the need of the proposed ~~WCF~~ macro facility.

5. The applicant shall provide simulated photographic evidence of the proposed ~~WCF's~~ macro facility's appearance from any and all residential ~~areas~~ zones within one thousand ~~five hundred~~ (~~1,500~~ 1,000) feet ~~and vantage points, as chosen by the Director,~~ including the facility types the applicant has considered and the impact on adjacent properties including:
   a. Overall height;
   b. Configuration;
   c. Physical location;
   d. Mass and scale;
   e. Materials and color;
   f. Illumination.

   The applicant shall provide a statement describing potential visual and aesthetic impacts of the proposed ~~WCF~~ macro facility on all adjacent residential zoning districts.
6. Certification furnished by a registered professional engineer licensed in the State of Washington that the ~~WCF~~ macro facility has sufficient structural integrity to accommodate the required and proposed number of collocations.
7. Identification of the intended service providers of the ~~WCF~~ macro facility.

~~D. **Antenna Element Replacements or Combining.** Any applicant seeking to replace any existing antenna elements on a WCF, shall, prior to making such modifications, submit the following:~~

~~1. A written statement from the applicant setting forth the reasons for the modification.~~

~~2. A description of the proposed modifications to the WCF, including modifications to antenna element design, type and number, as well as any additional feed lines from the base of the WCF to such antenna elements.~~

~~3. A signed statement (including the signature's qualifications) shall be included by a party representing the antenna-supporting structure's owner or owner's agent certifying that the radio frequency emissions of the proposal comply with FCC standards for such emissions, both individually and cumulatively and with any other facilities located on or immediately adjacent to the proposed facility.~~

~~4. A stamped or sealed structural analysis of the existing WCF prepared by a registered professional engineer licensed by the State of Washington indicating that the existing antenna-supporting structure as well as all existing and proposed appurtenances meet Washington Building Code requirements (including windloading) for the antenna-supporting structure.~~

Section 4. Chapter 15.480 of the SeaTac Municipal Code is hereby amended by adding new sections to read as follows:

Section III. Small Wireless Facilities

15.480.110 Applications for Small Wireless Facilities

A. **Applicability and Authority.** Any application for a small wireless facility either inside or outside of the right-of-way of the City shall comply with the application requirements for a small wireless facility permit prescribed in this Chapter. Small wireless facility permits are issued by the Public Works Director or designee.

B. **Consolidated Permits.** All permits, leases, and franchise agreements necessary for the deployment of the same small wireless facilities shall be consolidated for review. Applicants are allowed to apply for franchise agreements or leases independently of an application for a small wireless facility permit.

C. **Consultation Meeting.** Prior to a submittal of an applications, a consultation meeting mutually agreed upon by the City and the applicant is encouraged but not required.

D. **Application Types.** Deployment of small wireless facilities may require multiple approvals as outlined below. All necessary approvals shall be obtained prior to deployment of any small wireless facility.

1. **Franchise.** If any portion of the applicant's facilities are to be located in the right-of-way, an application and approval of a franchise agreement is required. A franchise agreement for the use of the City's right-of-way is a contract which requires approval by the City Council. An applicant with a franchise agreement for the deployment of small wireless facilities in the City may apply directly for a small wireless facility permit and related approvals. An applicant at this stage may utilize phased development.

2. **Small Wireless Facility Permit.**

   a. A small wireless facility permit is a consolidated permit that grants authority to construct small wireless facilities inside and outside the public right-of-way to allow the applicant, in most situations, to avoid the need to seek duplicative approvals by both the Public Works and the Community and Economic Development departments.

   b. If the applicant requires a new franchise agreement to utilize the right-of-way, the approval of a franchise agreement may be consolidated with the small wireless facility permit review, if requested by the applicant.

   c. As an exercise of police powers pursuant to RCW 35.99.040(2), the small wireless facility permit is not a right-of-way use permit, but instead a consolidated public works and land use permit and the issuance of a small wireless facility permit shall be governed by the time limits established by federal law for small wireless facilities.

   d. As part of any application for a small wireless facility permit, the applicant shall submit the items as outlined in subsection (E) of this Section and any items included in the City's small wireless facility permit checklist.

   f. An applicant can batch multiple small wireless facility sites in one application, and are encouraged to do so for sites within a contiguous service area.

   e. Prior to the issuance of a small wireless facility permit, the applicant shall pay a permit fee as set forth in the City's Fee Schedule adopted by Resolution.

3. **Associated Permit(s).** An applicant shall include with the submission of a small wireless facility permit all associated permits required for deployment, including but not limited to, applications or checklists required under the Critical Areas SMC 15.700, SEPA SMC 16A.23, and the 2019 Shoreline Master Program.

4. **Leases.** An applicant who desires to attach a small wireless facility on any utility pole owned by the City shall include an application for a lease as a component of

its application. The Director is authorized to approve leases in the form approved for general use by the City Council for any utility pole or light pole in the right-of-way. Leases for the use of other public property, structures or facilities shall be submitted to the City Council for approval.

E. **Application Requirements for Small Wireless Facility Permits.** The following information shall be provided by all applicants for a small wireless facility permit:

1. The application shall provide specific survey quality locational information including GPS coordinates of all proposed small wireless facilities and specify where the small wireless facilities will utilize existing, replacement or new poles, towers, existing buildings and/or other structures. Ground-mounted equipment, conduit, junction boxes, backhaul (whether by fiber or microwave), and power connections necessary for and intended for use in the deployment shall also be specified regardless of whether the additional facilities are to be constructed by the applicant or leased from a third party. Detailed schematics and visual renderings of the small wireless facilities, including engineering and design features, shall be provided by the applicant. The application shall have sufficient detail to identify:
   a. The location of overhead and underground public utilities, telecommunication, cable, water, adjacent lighting, sewer drainage and other lines and equipment within fifty (50) feet of the proposed project area, which the project area shall include the location of the backhaul source and power source. Further, the applicant shall include all existing and proposed improvements related to the proposed location, including but not limited to poles, driveways, ADA ramps, equipment cabinets, street trees and structures within fifty (50) feet of the proposed project area.
   b. The specific trees, structures, improvements, facilities, lines and equipment, and obstructions, if any, that applicant proposes to temporarily or permanently remove or relocate and a landscape plan for protecting, trimming, removing, replacing, and restoring any trees or areas to be disturbed during construction.
   c. The construction drawings shall also include the applicant's plan for backhaul and power service, all conduits, cables, wires, handholes, junctions, meters, disconnect switches and any other ancillary equipment or construction necessary to construct the small wireless facility, to the extent to which the applicant is responsible for installing such backhaul and power service, conduits, cables, and related improvements. Where another party is responsible for installing such backhaul and power service, conduits, cables, and related improvements, applicant's construction drawings will include such utilities to the extent known at the time of application, but at a minimum applicant must indicate how it expects to obtain power and backhaul service to the small wireless facility.
   d. If the site location includes a replacement light pole, a photometric analysis of the roadway and sidewalk the existing light and replacement light.
   e. Compliance with the aesthetic requirements of this Chapter.
2. The applicant must show written approval from the owner of any pole or structure

for the installation of its small wireless facilities on such pole or structure. Such written approval shall include approval of the specific pole, engineering, and design features. Submission of the lease agreement between the owner and the applicant is not required. For City-owned poles or structures, the applicant must obtain a lease from the City prior to or concurrent with the small wireless permit application and must submit as part of the application the information required in the lease for the City to evaluate the usage of a specific pole.

3. Any application for a small wireless facility permit located in the right-of-way adjacent to a parcel zoned for residential use shall demonstrate that it has considered the following:
   a. Whether a small wireless facility is currently installed on an existing pole in front of the same residential parcel. If a small wireless facility exists, then the applicant must demonstrate that no technically feasible alternative location exists which is not in front of the same residential parcel.
   b. Whether the proposed small wireless facility can be screened from residential view by choosing a pole location that is not directly in front of a window or views.
4. For a permit application for a small wireless facility located on private property, the applicant shall provide documentation establishing the lease or easement right and permission of the property owner to locate the small wireless facility on the private property.
5. Any application for a small wireless facility permit which contains an element which is not exempt from SEPA review shall simultaneously apply under Chapter 43.21C RCW and Chapter 16A.23 SMC. Further, any application proposing small wireless facilities in the Shoreline jurisdiction (pursuant to the 2019 Shoreline Master Program) or in Critical Areas (pursuant to Chapter 15.700 SMC) must indicate that the application is exempt or comply with the review processes in such codes.
6. The applicant shall submit a declaration signed by an RF Engineer with knowledge of the proposed project affirming that the small wireless facilities will be compliant with all FCC ~~and other governmental~~ regulations in connection with human exposure to ~~radio frequency~~ RF emissions for every frequency at which the small wireless facility will operate. If facilities which generate RF radiation necessary to the small wireless facility are to be provided by a third-party, then the small wireless facility permit shall be conditioned on an RF Certification showing the cumulative impact of the RF emissions on the entire installation. The applicant may provide one emissions report for the entire small wireless deployment if the applicant is using the same small wireless facility configuration for all installations within that batch or may submit one emissions report for each subgroup installation identified in the batch.
7. The applicant shall provide proof of FCC and other regulatory approvals required to provide the service(s) or utilize the technologies sought to be installed.
8. A professional engineer licensed by the State of Washington shall seal both construction plans and final construction of the small wireless facilities and structure or pole and foundation as designed to reasonably withstand wind and seismic loads as required by applicable codes. If this structural review is

conducted by another agency, such as the pole owner, copies of structural approval shall be provided to the City.

9. A site-specific traffic control plan.

10. Proof of a valid City of SeaTac business license.

11. Recognizing that small wireless facility technology is rapidly evolving, the Director is authorized to adopt and publish standards and application requirements, pertaining to information the Director, in his/her discretion, deems appropriate to effectively evaluate the application based on technical, engineering and aesthetic considerations.

15.480.120 Review Process and Criteria

A. **General.** The Director shall determine compliance with the following provisions prior to approving a small wireless permit:

1. All small wireless facilities shall meet all applicable Design and Concealment Standards under SMC 15.480.150.

2. The height and vertical clearance of the small wireless facilities will not pose a hazard to other users of the right-of-way.

3. Small wireless facilities may not encroach on private property or property outside of the right-of-way without the property owner's express written consent.

B. **Right-of-Way.** Small wireless facilities inside the right-of-way shall also comply with the requirements of Chapter 11.10 SMC, Right-of-Way Use Code, to the extent they do not conflict with the requirements of this Chapter. Any application for a small wireless facility located in the right-of-way adjacent to a parcel zoned for residential use shall demonstrate that it has considered the following:

1. Whether a small wireless facility is currently installed on an existing pole in front of the same residential parcel. If a small wireless facility exists, then the applicant must demonstrate that no technically feasible alternative location exists which is not in front of the same residential parcel.

2. Whether the proposed small wireless facility can be screened from residential view by choosing a pole location that is not directly in front of a window or views.

C. **Eligible Facilities Requests.** The design approved in a small wireless facility permit shall be considered concealment elements and such facilities may only be expanded upon an Eligible Facilities Request described in Section IV of this Chapter when the modification does not defeat the concealment elements of the small wireless facility.

D. **Review of Facilities.** Review of the site locations proposed by the applicant shall be governed by the provisions of 47 USC 253 and 47 USC 332 and other applicable statutes, regulations. Applicants for franchises and the small wireless facility permits shall be treated in a competitively neutral and non-discriminatory manner with other service providers. Small wireless facility permit review under this Chapter shall neither prohibit nor have the effect of prohibiting the ability of an applicant to provide telecommunications services.

E. **Withdrawal.** Any applicant may withdraw in writing an application submitted, provided the withdrawal is signed by all persons who signed the original application or their successors in interest. The application shall be deemed null and void upon the City's receipt of the withdrawal. If such withdrawal occurs prior to the Director's decision, then

reimbursement of fees submitted in association with said application shall be prorated to withhold the amount of City costs incurred in processing the application prior to time of withdrawal. If such withdrawal is not accomplished prior to the Director's decision, there shall be no refund of all or any portion of such fee.

F. **Supplemental Information.** Failure of an applicant to provide complete information by way of supplemental information as requested by the Director within ninety (90) days of notice shall be deemed a denial of that application, unless an extension period has been approved by the Director.

G. **Optional Alternative Design Process.** An applicant may present an alternative design that deviates from the standards prescribed in SMC 15.480.150, provided, that the applicant agrees in writing that the alternative design review period is excluded from the allotted time required to review the application, and:

1. The alternative design meets the aesthetic concealment objectives of the design standards (SMC 15.480.150(B)) and achieves a similar or better aesthetic concealment outcome than strictly following the prescriptive design standards (SMC 15.480.150);
2. Deviations from the prescriptive design standards shall be the minimum necessary to support the function of a small wireless facility;
3. As part of this optional review process, the City may consider the cumulative visual effects of small wireless facilities within the rights-of-way when assessing proposed designs so as to not adversely affect the visual character of the City;
4. No alternative design shall result in a deployment that exceeds the size limitations for a small wireless facility as defined in 47 CFR 1.6002.
5. Approved alternative designs may be used as an alternative to meeting the design standards of SMC 15.480.150 for any future small wireless facility application.

15.480.130 Standard Permit Conditions

A. The applicant of any permit shall comply with all of the requirements within the small wireless facility permit.

B. **Post-Construction As-Builts.** Upon request, the grantee shall provide the City with as-builts of the small wireless facilities, within thirty (30) days after construction of the small wireless facility, demonstrating compliance with the permit and site photographs.

C. **Permit Time Limit.** Construction of the small wireless facility must be completed within six (6) months after the approval date by the City. The grantee may request a single extension for a period no longer than six months, if the applicant provides an explanation as to why the small wireless facility cannot be constructed within the original 6-month period. The small wireless facilities permit shall expire and be null and void if not construction is not completed within twelve (12) months of approval.

D. **Site Safety and Maintenance.** The grantee must maintain the small wireless facilities in safe and working condition. The grantee shall be responsible for the removal of any graffiti or other vandalism and shall keep the site neat and orderly, including but not limited to following any maintenance or modifications on the site.

E. **Operational Activity.** The grantee shall commence operation of the small wireless facility no later than six months after installation. The applicant may request one extension for an additional six-month period if the applicant can show that such

operational activity is delayed due to inability to connect to electrical or backhaul facilities. The small wireless facility shall be removed if not operational within twelve (12) months of installation.

15.480.140 Modification to Small Wireless Facilities

A. If a grantee desires to make a modification to an existing small wireless facility, including but not limited to expanding or changing the antenna type, increasing the equipment enclosure, placing additional pole-mounted or ground-mounted equipment, or modifying the concealment elements, the applicant shall apply for a small wireless facility permit.

B. A small wireless facility permit shall not be required for routine maintenance and repair of a small wireless facility within the rights-of-way, or the replacement of an antenna or equipment of similar size, weight, and height, provided that such replacement does not defeat the concealment elements used in the original deployment of the small wireless facility, does not impact the structural integrity of the pole, and does not require pole replacement.

C. A small wireless facility permit shall not be required for replacing equipment within the equipment enclosure or reconfiguration of backhaul or power to the small wireless facility. Right-of-way use permits may be required for such routine maintenance, repair or replacement consistent with Chapter 11.10 SMC.

15.480.150 Design and Concealment Standards for Small Wireless Facilities

A. The standards in this Section are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant or otherwise have the effect of prohibiting service, alternative forms of concealment or deployment may be permitted which provide similar or greater protections from negative visual impacts to the streetscape.

B. **Intent.** These design and concealment standards are intended to meet the following objectives:

1. Small wireless facilities should be at a location with the least visible impact to the general public;
2. Design of small wireless facilities should be aesthetically and architecturally compatible with the surrounding built and natural environments;
3. Small wireless facilities should not interrupt the design of decorative light pole designs or architectural features;
4. Visual clutter and obtrusiveness of small wireless facilities should be minimized on individual poles;
5. The use of exterior cables and wires should be limited to the extent feasible; and,
6. Antennas, equipment enclosures, and ancillary equipment, conduit and cable, should not dominate the structure or pole upon which they are attached.

C. **Optional Alternative Design.** Applicants may elect to use the optional alternative design process in SMC 15.480.120(G) for alternative concealment designs.

D. **General Requirements.**

1. Except for locations in the right-of-way or private access easements, small wireless facilities are not permitted on any property containing a residential use in the residential zones.
2. Ground-mounted equipment in the rights-of-way is prohibited, unless such facilities are placed underground or the applicant can demonstrate that pole mounted or undergrounded equipment is technically infeasible. If ground-mounted equipment is necessary, then the applicant shall submit a concealment element plan. Generators located in the rights-of-way are prohibited.
3. No equipment shall be operated so as to produce noise in violation of Chapter 173-60 WAC and SMC 8.05.360.
4. Small wireless facilities are not permitted on traffic signal poles unless denial of the siting could be a prohibition or effective prohibition of the applicant's ability to provide telecommunications service in violation of 47 USC §§ 253 and 332.
5. Replacement poles and new poles shall comply with the Americans with Disabilities Act (ADA), City construction and sidewalk clearance standards, City ordinance, and state and federal laws and regulations in order to provide a clear and safe passage within the rights-of-way. Further, the location of any replacement or new pole must:
   a. Be physically possible;
   b. Comply with applicable traffic warrants;
   c. Not interfere with utility or safety fixtures (e.g., fire hydrants, traffic control devices); and,
   d. Not adversely affect the public welfare, health or safety.
6. Replacement poles shall be located as near as feasible to the existing pole and the abandoned pole shall be removed.
7. No signage, message or identification other than the manufacturer's identification, identification required by governing law or required safety signage is allowed to be portrayed on any antenna or equipment enclosure. Any permitted signage shall be located on the equipment enclosures and be of the minimum amount feasible to achieve the intended purpose; provided that, signs are permitted as concealment element techniques where appropriate.
8. Antennas and related equipment shall not be illuminated except for security reasons, as required by a federal or state authority, or as part of an approved concealment element plan.
9. Side arm mounts for antennas or equipment must be the minimum extension necessary and for wooden poles may be no more than twelve (12) inches off the pole and for non-wooden poles no more than six (6) inches off the pole.
10. Small wireless facilities are not permitted on bollards or pedestrian path lighting.
11. The use of a pole for the siting of a small wireless facility shall be considered secondary to the primary function of the pole. If the primary function of a pole serving as the host site for a small wireless facility becomes unnecessary, the pole shall not be retained for the sole purpose of accommodating the small wireless facility and the small wireless facility and all associated equipment shall be removed.

E. **Non-wooden poles.** Small wireless facilities attached to non-wooden light poles shall conform to the following design criteria:

1. Upon adoption of a City standard small wireless facility pole design(s) within the Road Standards, an applicant shall first consider using or modifying the standard pole design to accommodate its small wireless facility without substantially changing the outward visual and aesthetic character of the design. The applicant, upon a showing that use or modification of the standard pole design is either technically or physically infeasible, or that the modified pole design will not comply with the City's ADA, sidewalk clearance requirements and/or would violate electrical or other safety standards, may deviate from the adopted standard pole design and use the design standards as further described in this subsection (E).

2. The applicant shall minimize to the extent feasible the antenna and equipment space and shall use the smallest amount of enclosure technically necessary to fit the proposed equipment and antennas to be constructed as part of the application. The antennas and equipment shall be located using the following methods:

   a. Concealed Completely within the Pole or Pole Base. Antennas and the associated equipment enclosures (including disconnect switches and other appurtenant devices) shall be fully concealed within the pole, unless such concealment is otherwise technically infeasible, or is incompatible with the pole design. If within the pole base, the base shall meet the ADA requirements and not impact the pedestrian access route.

   b. Located on a Pole. If located on a pole, antennas and the associated equipment enclosures (including disconnect switches and other appurtenant devices) must be camouflaged to appear as an integral part of the pole.

      i. The antenna(s) shall be mounted as close to the surface of the pole as technically feasible or six (6) inches, whichever is less, and only if such distance is necessary for antenna tilt and technical need. Each antenna may not exceed three cubic feet in volume.

      ii. The equipment shall be mounted as close to the surface of the pole as technically feasible or six (6) six inches, whichever is less. The equipment must be placed in the smallest enclosure feasible for the technical need of the small wireless facility. The equipment enclosure and all other wireless equipment associated with the utility pole, including wireless equipment associated with the antenna (including conduit) and any pre-existing associated equipment on the pole, may not exceed 28 cubic feet. Multiple equipment enclosures may be acceptable if designed to more closely integrate with the pole design and do not cumulatively exceed 28 cubic feet. The applicant is encouraged to place the equipment enclosure behind any banners or road signs that may be on the pole; provided, that such location does not interfere with the operation of the banners or signs, or the operation of the small wireless facility.

      iii. A unified antenna and equipment enclosure shall be mounted as close to the surface of the pole as technically feasible, or no more than twelve (12) inches off the pole if necessary for antenna tilt

and technical need. The unified equipment enclosure shall be the smallest size technically necessary, but shall not exceed the dimensional requirements of subsection (E)(2)(b)(ii) of this Section.

iv. To the extent technically feasible, the equipment enclosures shall be placed so as to appear as an integrated part of the pole or behind banners or signs; provided, that such location does not interfere with the operation of the banners or signs, or the operation of the small wireless facility.

v. The applicant may propose a side-mounted canister antenna, so long as the inside edge of the antenna is no more than six inches from the surface of the pole.

c. Underground in a Utility Vault. If located underground, the access lid to the equipment enclosure shall be located outside the footprint of any pedestrian curb ramp and shall have a nonskid surface meeting ADA requirements if located within an existing pedestrian access route.

3. The furthest point of any equipment enclosure may not extend more than 28 inches from the face of the pole. Any equipment or antenna enclosures must meet WSDOT height clearance requirements. Applicants are encouraged to place the equipment enclosure as close to the antennas as physically and technically feasible, unless such placement would cause a greater aesthetic impact.

4. All conduit, cables, wires and fiber must be routed internally in the pole.

5. Full concealment of all conduit, cables, wires and fiber is required within mounting brackets, shrouds, canisters or sleeves if attaching to exterior antennas or equipment.

6. An antenna on top of an existing pole may not extend more than six feet above the height of the existing pole and the diameter may not exceed 16 inches, measured at the top of the pole, unless the applicant can demonstrate that more space is technically necessary. The antennas shall be integrated into the pole design so that it appears as a continuation of the original pole, including colored or painted to match the pole, and shall be shrouded, screened, or otherwise, to blend with the pole, if technically feasible. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.

7. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right-of-way.

8. The height of any replacement pole may not extend more than 6 feet above the height of the existing pole or the minimum additional height necessary, whichever is greater; provided, that the height of the replacement pole cannot be extended further by additional antenna height.

9. The replacement pole shall comply with the City's setback and sidewalk clearance requirements and shall, to the extent technically feasible, the diameter of the replacement pole shall not be more than a 25 percent (25%) increase of the existing non-wooden pole measured at the base of the pole, unless additional diameter is needed in order to conceal equipment within the base of the pole, and

shall comply with the requirements in subsection (E)(4) of this Section.

F. **Wooden Poles.** Small wireless facilities located on wooden poles shall conform to the following design criteria:

1. The wooden pole at the proposed location may be replaced with a taller pole for the purpose of accommodating a small wireless facility; provided, that the replacement pole shall not exceed a height that is a maximum of ten (10) feet taller than the existing pole, or the height allowed by the definition of small wireless facility, unless a further height increase is required and confirmed in writing by the pole owner and that such height extension is the minimum extension technically feasible to provide sufficient separation and/or clearance from electrical and wireline facilities.
2. A pole extender may be used instead of replacing an existing pole but may not increase the height of the existing pole by more than ten (10) feet, or the height allowed by the definition of small wireless facility, unless a further height increase is required and confirmed in writing by the pole owner and that such height increase is the minimum extension technically feasible to provide sufficient separation and/or clearance from electrical and wireline facilities. A "pole extender" as used herein is an object affixed between the pole and the antenna for the purpose of increasing the height of the antenna above the pole. The pole extender shall be painted to approximately match the color of the pole and shall substantially match the diameter of the pole measured at the top of the pole.
3. Replacement wooden poles must either match the approximate color and materials of the replaced pole or shall be the standard new wooden pole used by the pole owner in the City.
4. Antennas, equipment enclosures, and all ancillary equipment, boxes and conduit shall be colored or painted to match the approximate color of the surface of the wooden pole on which they are attached.
5. Antennas shall not be mounted more than twelve (12) inches from the surface of the wooden pole.
6. Multiple antennas are permitted on a wooden pole provided that each antenna enclosure shall not be more than three (3) cubic feet in volume.
7. A canister antenna may be mounted on top of an existing or replacement wooden pole, provided that the pole with the canister may not exceed the height requirements described in subsection (F)(1) above. A canister antenna mounted on the top of a wooden pole shall not exceed sixteen (16) inches in diameter, measured at the top of the pole, and shall be colored or painted to match the pole. The canister antenna must be placed to look as if it is an extension of the pole. In the alternative, the applicant may propose a side mounted canister antenna, so long as the inside edge of the antenna is no more than twelve (12) inches from the surface of the wooden pole. All cables shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.
8. The furthest point of any antenna or equipment enclosure may not extend more than twenty-eight (28) inches from the face of the pole. Any equipment or antenna enclosures must meet WSDOT height clearance requirements.
9. An omni-directional antenna may be mounted on the top of an existing wooden pole, provided such antenna is no more than four (4) feet in height and is mounted

directly on the top of a pole or attached to a sleeve made to look like the exterior of the pole as close to the top of the pole as technically feasible. All cables shall be concealed within the sleeve between the bottom of the antenna and the mounting bracket.

10. All antenna equipment, including but not limited to ancillary equipment, radios, cables, associated shrouding, microwaves, and conduit which are mounted on wooden poles shall not be mounted more than six (6) inches from the surface of the pole, unless a further distance is technically required and is confirmed in writing by the pole owner.

11. Antenna equipment for small wireless facilities must be attached to the wooden pole, unless otherwise permitted to be ground-mounted pursuant to subsection (D) of this Section. The equipment must be placed in the smallest enclosure technically feasible for the intended purpose. The equipment enclosure and all other wireless equipment associated with the utility pole, including wireless equipment associated with the antenna and any pre-existing associated equipment on the pole, may not exceed twenty-eight (28) cubic feet. Multiple equipment enclosures may be acceptable if designed to more closely integrate with the pole design and does not cumulatively exceed twenty-eight (28) cubic feet. The applicant is encouraged to place the equipment enclosure behind any banners or road signs that may be on the pole, provided that such location does not interfere with the operation of the banners or signs.

12. An applicant who desires to enclose both its antennas and equipment within one unified enclosure may do so, provided that such enclosure is the minimum size necessary for its intended purpose and the enclosure and all other wireless equipment associated with the pole, including wireless equipment associated with the antenna and any pre-exiting associated equipment on the pole does not exceed twenty-eight (28) cubic feet. The unified enclosure may not be placed more than twelve (12) inches from the surface of the pole, unless a further distance is required and confirmed in writing by the pole owner. To the extent feasible, the unified enclosure shall be placed so as to appear as an integrated part of the pole or behind banners or signs, provided that such location does not interfere with the operation of the banners or signs.

13. The replacement pole shall comply with the City's setback and sidewalk clearance requirements and the diameter of the replacement pole shall either be the pole owner's standard pole diameter or not be more than a twenty-five percent (25%) increase of the existing utility pole measured at the base of the pole.

14. All cables and wires shall be routed through conduit along the outside of the pole. The outside conduit shall be colored or painted to match the pole. The number of conduit shall be minimized to the number technically necessary to accommodate the small wireless.

G. **Existing Buildings.** Small wireless facilities attached to existing buildings, shall conform to the following design criteria:

1. Small wireless facilities may be mounted to the sides of a building if the antennas do not interrupt the building's architectural theme.

2. New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if they complement the

architecture of the existing building.

3. Small wireless facilities shall utilize the smallest mounting brackets necessary in order to provide the smallest offset from the building.
4. Skirts or shrouds shall be utilized on the sides and bottoms of antennas in order to conceal mounting hardware, create a cleaner appearance, and minimize the visual impact of the antennas.
5. Exposed cabling/wiring is prohibited.
6. Small wireless facilities shall be colored, painted, and textured to match the adjacent building surfaces, to the extent technically feasible.

H. **Strand Mounted.** Small wireless facilities mounted on cables strung between existing utility poles shall conform to the following standards:

1. Each strand-mounted facility shall not exceed three cubic feet in volume, unless the applicant can demonstrate, to the satisfaction of the director, that the three cubic feet maximum is technically infeasible;
2. Only one strand-mounted facility is permitted per cable between any two existing poles;
3. The strand-mounted devices shall be placed as close as feasible to the nearest utility pole, and no more than five feet from the pole unless a greater distance is technically necessary or is required by the pole owner for safety clearance;
4. No strand-mounted device shall be located in or above the portion of the roadway open to vehicular traffic;
5. Ground-mounted equipment to accommodate a strand mounted facility is not permitted except when placed in pre-existing equipment cabinets;
6. Pole-mounted equipment shall comply with the requirements of subsections (E) and (F) of this Section;
7. Strand-mounted devices must be installed without excess exterior cabling or wires (other than the original strand); and
8. Strand-mounted facilities are prohibited on non-wooden poles, unless the existing pole has pre-existing communication wirelines.

15.480.160 New Poles in the Rights-of-Way for Small Wireless Facilities

A. New poles, as compared to replacement poles, within the rights-of-way require a small wireless permit and are only permitted if the applicant can establish that:

1. The proposed small wireless facility cannot be located on an existing utility pole or light pole, electrical transmission tower or on a site outside of the public rights-of-way such as a public park, public property, building, transmission tower or in or on a non-residential use in a residential zone whether by roof or panel-mount or separate structure;
2. The proposed small wireless facility complies with the applicable requirements of SMC 15.480.150(D);
3. The proposed small wireless facility receives approval for a concealment element design, as described in subsection (C) of this Section;
4. The proposed small wireless facility also complies with the City's 2019 Shoreline Master Program and SEPA, Chapter 16A.23 SMC, if applicable;
5. No new poles shall be located in a critical area or associated buffer required by the City's Critical Areas Ordinance (Chapter 15.700 SMC), except when

determined to be exempt pursuant to said ordinance; and

6. To the extent feasible, new poles shall provide secondary benefits to the public, such as but not limited to lighting and wayfinding signs.

B. If the proposed small wireless facility is for placement on a pedestrian light pole within the rights-of-way of a residential zone, the applicant must establish that placement of the small wireless facility on an existing or replacement pole located on an arterial or collector street is technically infeasible. Upon such demonstration by the applicant, the applicant is encouraged to place the small wireless facility at a corner and shall utilize a concealment element design as described in subsection (C) of this Section.

C. The concealment element design shall include the design of the screening, fencing or other concealment technology for a tower, pole, or equipment structure, and all related transmission equipment or facilities associated with the proposed small wireless facility, including but not limited to backhaul and power connections.

1. The concealment element design shall seek to minimize the visual obtrusiveness of the small wireless facility. The proposed pole or structure shall have similar designs to existing neighboring poles in the rights-of-way, including similar height to the extent technically feasible. Any concealment element design for a small wireless facility on a decorative pole shall attempt to mimic the design of such pole and integrate the small wireless facility into the design of the decorative pole. Other concealment methods include, but are not limited to, integrating the installation with architectural features or building design components, utilization of coverings or concealment devices of similar material, color, and texture - or the appearance thereof - as the surface against which the installation will be seen or on which it will be installed, landscape design, or other camouflage strategies appropriate for the type of installation. To the extent technically feasible, applicants are required to utilize designs in which all conduit and wirelines are installed internally in the structure. Further, applicant designs should, to the extent technically feasible, comply with the generally applicable design standards adopted pursuant to SMC 15.480.150.

2. If the Director has already approved a concealment element design either for the applicant or another small wireless facility along the same public right-of-way or for the same pole type, then the applicant shall utilize a substantially similar concealment element design, unless it can show that such concealment element design is not physically or technically feasible, or that such deployment would undermine the generally applicable design standards.

D. Even if an alternative location is established pursuant to subsection (A)(1), the Director may determine that a new pole in the right-of-way is in fact a superior alternative based on the impact to the City, the concealment element design, the City's Comprehensive Plan and the added benefits to the community.

E. These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant or otherwise have the effect of prohibiting service, alternative forms of concealment or deployment may be permitted which provide similar or greater protections of the streetscape.

15.480.170 Appeals – Small Wireless Facilities

The Director's final decisions on a small wireless facilities permit may be appealed. The process and forum for the appeal will depend on the nature of the decision being challenged.

Section IV. Eligible Facilities Request

15.480.180 Definitions

The following additional definitions shall only apply to eligible facilities requests as described in this Section. Should any term defined in this Section also be defined elsewhere in Title 15 of the SeaTac Municipal Code, the definition in this Section shall apply.

Base Station

A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein nor any equipment associated with a tower. Base Station includes, without limitation:

A. Equipment associated with wireless communications services as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

B. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems (DAS) and small wireless networks).

C. Any structure other than a tower that, at the time the relevant application is filed (with jurisdiction) under this Section, supports or houses equipment described in subsection (A) and (B) above that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.

D. The term does not include any structure that, at the time the Eligible Facilities Request application is filed with the City, does not support or house equipment described in subsection (A) and (B) above.

Collocation

The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes.

Director

The Director of the Community and Economic Development or designee.

Eligible Facilities Request

Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

A. Collocation of new transmission equipment;

B. Removal of transmission equipment; or

C. Replacement of transmission equipment.

Eligible Support Structure

Any tower or base station as defined in this Section, provided that it is existing at the time the relevant application is filed with the City.

Existing

A constructed tower or base station is existing if it has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

Substantial Change

A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

A. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than ten percent (10%) or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet as measured from the top of the existing antenna to the bottom of the new antenna, whichever is greater; for other eligible support structures, it increases the height of the structure by more than ten percent (10%) or more than ten (10) feet, whichever is greater;

B. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty (20) feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet;

C. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets per installation or, for towers in the public rights-of-way and Base Stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure;

D. It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site.

E. It would defeat the concealment elements of the eligible support structure such that the proposed modification would cause a reasonable person to view the structure's intended stealth design as no longer effective after the modification; or

F. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided, however, that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified above.

Tower

Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized

antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixes wireless services such as microwave backhaul and the associated site.

Transmission Equipment
Equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

15.480.190 Application
The City shall prepare and make publicly available an application form used to consider whether an application is an Eligible Facilities Request. The application may not require the applicant to demonstrate a need or business case for the proposed modification. The applicant may apply concurrently for a building permit and/or any other permit required for the proposal.

15.480.200 Initial Review of an Eligible Facilities Request
Upon receipt of an application for an Eligible Facilities Request, the Director shall first review such application to determine whether the application qualifies as an Eligible Facilities Request as set forth in SMC 15.480.180.

15.480.210 Timeframe for Review
Within sixty (60) days of the date on which an applicant submits an Eligible Facilities Request application, the Director shall approve the application unless, (a) the Director determines that the application is not covered by this Section or (b) the application is incomplete and the Director provides written notice of incompleteness to the applicant within thirty (30) days of receipt of the application.

15.480.220 Tolling of the Timeframe for Review
Tolling of the Time Frame for Review. The time frame provided in the Section is pursuant to Federal Communication Code under 47 USC Section 1455(a) or "Section 6409"; 47 CFR Section 1.6100.
The sixty (60) day review period begins to run when the application is filed and may be tolled only by mutual agreement by the City and the applicant or in cases where the City determines that the application is incomplete. The timeframe for review of an Eligible Facilities Request is not tolled by a moratorium on the review of applications.

A. To toll the timeframe for incompleteness, the City shall provide written notice to the applicant within thirty (30) days of receipt of the application, clearly and specifically delineating all missing documents or information required in the application.
B. The timeframe for review begins running again when the applicant makes a supplemental submission in response to the City's notice of incompleteness.
C. Following a supplemental submission, the City will notify the applicant within ten (10) days that the supplemental submission did not provide the information identified in the

original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this subsection. Second or subsequent notice of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.

15.480.230 Determination that the Application is not an Eligible Facilities Request
If the City determines that the applicant's request does not qualify as an Eligible Facilities Request, the City shall deny the application.

15.480.240 Failure to Act
In the event the City fails to approve or deny a request for an Eligible Facilities Request within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the Director in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

Section 5. Section 15.105.130 of SeaTac Municipal Code is hereby amended by adding a new definition under "M" Definitions:

Major Communication Facility
A communication facility for transmission of UHF and/or VHF television signals, FM and AM radio signals, and/or signals through FM translators or boosters not related to wireless communication facilities.

Section 6. Section 15.115.010 (D) of the SeaTac Municipal Code is hereby amended to read as follows:

15.115.010 Variance

D. A variance from the standards for ~~WCF~~ macro facilities regarding height, setbacks, aesthetics (including concealment), equipment enclosures and the dimensions of freestanding poles specified in Chapter 15.480 SMC, Wireless Communications Facilities, may be granted by the Hearing Examiner only in situations where all of the following criteria are met. These criteria shall apply in lieu of those specified in subsection (B) of this ~~section~~Section.

1. The specified standard would have the effect of ~~precluding~~ prohibiting the provision of ~~commercial~~ wireless ~~communication~~ service;

~~2. The variance is necessary to protect a property right possessed by others;~~

2.~~3.~~ The variance will not harm the public welfare of adjacent properties;

43. The requested variance will not create a use not generally permitted within the zone classification in which the subject property is located;

~~5~~-4. The variance is the minimum necessary to grant relief to the applicant;

~~6~~5. Any request for a variance from the standards regarding height, aesthetics, equipment enclosures and dimensions of freestanding poles specified in Chapter 15.480 SMC, Wireless Communications Facilities, shall include a written report that specifies:

a. The necessity of the site to provide the ~~communication coverage required~~

~~by the applicant~~ wireless service; and

b. The necessity of the requested variance as the minimum necessary to meet the service provider's technical need ~~provide the communication coverage required by the applicant~~; and

c. An assessment of all ~~possible~~ feasible alternatives that could meet the service provider's ~~system coverage requirements~~ technical need. The alternatives assessment shall include collocations and alternative sites~~, alternative antenna types, and any other mechanism that could make the variance unnecessary in terms of meeting the service provider's system coverage needs~~.

Section 7. Section 15.115.020 (E) of the SeaTac Municipal Code is hereby amended to read as follows:

15.115.020 Conditional Use Permit (CUP)

E. A minor conditional use permit may be granted by the Director only in the following situations:

1. The minor conditional use must conform to the criteria as set forth in this ~~section~~ Section and all other requirements of this code.
2. To allow the expansion of an existing, legal conditional use which has previously been permitted within the zone classification, provided the requested expansion of the existing conditional use is either:
   a. No greater than twenty percent (20%) of the gross floor area of the existing conditional use; and
   b. Exempt from environmental review under the State Environmental Policy Act (SEPA).
3. To allow location of a new concealed freestanding ~~WCF~~ macro facility in a low intensity zone, subject to the requirements set forth in Chapter 15.480 SMC, Wireless Communications Facilities.
4. To allow uses in school facilities or City facilities within the residential zones and Park zone. See criteria in Chapter 15.470 SMC, Subsidiary Uses.

Section 8. Section 15.205.040 of the SeaTac Municipal Code is amended, by deleting the use "Communication Facility" from the Utilities section of the *Use Chart*.

Section 9. Section 15.300.055 of the SeaTac Municipal Code is amended, by deleting the use "Communication Facility" from the Utilities section of the *City Center Overlay District Use Chart*.

Section 10. Section 15.305.055 of the SeaTac Municipal Code is amended, by deleting the use "Communication Facility" from the Utilities section of the *South 154th Street Station Area Overlay District Use Chart*.

Section 11. Section 15.310.055 of the SeaTac Municipal Code is amended, by deleting the use "Communication Facility" from the Utilities section of the *Angle Lake Station Area Overlay*

District Use Chart.

Section 12. 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 13. 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 November, 2020, and signed in authentication thereof on this 24th day of November, 2020.

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: 12/5/2020]

[Wireless Communication Facilities]

ORDINANCE NO. 20-1027

AN ORDINANCE of the City Council of the City of SeaTac, Washington extending an Interim Ordinance establishing development regulations and official controls pursuant to RCW 35A.63.220 and RCW 36.70A.390 relating to Flood Damage Prevention and Flood Hazard Areas; and Establishing an Effective Date.

WHEREAS, on August 11, 2020, the City Council adopted Interim Ordinance 20-1013, establishing interim development regulations and official controls relating to Flood Damage Prevention and Flood Hazard Areas; and

WHEREAS, following adoption of Interim Ordinance 20-1013 the City Council held a public hearing on September 22, 2020; and

WHEREAS, the City Council desires to establish permanent development regulations and official controls relating to Flood Damage Prevention and Flood Hazard Areas; and

WHEREAS, the City Council anticipates that the state-mandated public review and adoption process will require several months and cannot be completed before December 31, 2020; and

WHEREAS, Interim Ordinance 20-1013 will expire on December 31, 2020 unless the City Council extends the ordinance; and

WHEREAS, on December 8, 2020, the City Council held a public hearing on the proposed extension of Interim Ordinance 20-1013; and

WHEREAS, the City Council deems it to be in the public interest to continue the interim development regulations and official controls relating to Flood Damage Prevention and Flood Hazard Areas until such time as permanent development regulations and official controls are adopted;

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

Section 1. The interim development regulations and official controls relating to Flood Damage Prevention and Flood Hazard Areas originally established pursuant to Ordinance 20-1013, are hereby enacted and extended for a time as set forth in Section 6 of this Ordinance.

Section 2. Pursuant to RCW 36.70A.106, this interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

Section 3. 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 4. This Ordinance shall not be codified.

Section 5. The above "Whereas" clauses of this Ordinance constitute specific findings by the Council in support of passage of this Ordinance. In addition, the City Council adopts by reference its' findings of fact as set forth in Ordinances 20-1013 in support of passage of this Ordinance.

Section 6. The City Council declares that an emergency exists requiring passage of this Ordinance for the protection of public health, safety, welfare, and peace based on the Findings set forth in Section 8 above. This Ordinance shall take effect and be in full force immediately

upon expiration of Ordinance 20-1013 and shall expire June 30, 2021 unless extended or repealed according to law.

ADOPTED this 8th day of December, 2020, and signed in authentication thereof on this 8th day of December, 2020.

CITY OF SEATAC

Erin Sitterley

Erin Sitterley, Mayor

ATTEST:

Kristina Gregg

Kristina Gregg, City Clerk

Approved as to Form:

Mary Murante Bartolo

Mary E. Murante Bartolo, City Attorney

[Effective Date: 1/1/2021]

[Re-adoption of Interim Development Regulations related to FEMA Flood Plain]

ORDINANCE NO. 20-1028

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapters 13.110, 13.150, 13.160, 13.170, 13.210, and 13.220 of the SeaTac Municipal Code related to Buildings and Construction.

WHEREAS, the City is required to adopt the named codes (herein referred to as the State Building Code) in RCW 19.27.031; and

WHEREAS, the State Building Code is amended and adopted by the State at specific intervals; and

WHEREAS, the State adopted the named codes in RCW 19.27.031 with an effective date of July 1, 2020; and

WHEREAS, due to the Governor's Stay Home Stay Safe proclamation, the effective date for the State Building Code was delayed to November 1, 2020; and

WHEREAS, the Washington State Building Code Council further delayed the effective date for the State Building Code to February 1, 2021; and

WHEREAS, the Community and Economic Development Department and the City's fire Department, Puget Sound Regional Fire Authority have reviewed the current codes adopted in Title 13 and the recent amendments to the State Building Code; and

WHEREAS, the City Council desires to regulate Buildings and Construction for the safety and well-being of the public and the citizens of SeaTac, and to comply with State law;

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

Section 1. Chapter 13.110 of the SeaTac Municipal Code is hereby amended to read as follows:

13.110.010 Building Code.

The International Building Code, International Residential Code, International Performance Code and the International Existing Building Code, as adopted and amended by this chapter, shall collectively be referred to as the Building Code.

13.110.020 International Building Code.

The ~~2015~~2018 Edition of the International Building Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, as now or hereafter amended, is hereby adopted by reference with the following additions and exceptions:

A. Appendixes E and H are hereby adopted.

B. The following is added to Section 504, Height Modifications:

504.2.1 Five story type VA buildings allowed.

Type VA buildings with B, M, R-1 and R-2 occupancies may be increased to five stories in height in accordance with all of the following:

1. The building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1; and

2. The building is equipped with a complete, approved fire alarm and detection system; and

3. The fire sprinkler alarm system is provided with annunciation for each floor; and

4. The building does not exceed 70 feet in height; and

5. The vertical exit enclosures shall be smoke proof enclosures in accordance with Section 909; and

6. Special inspection is provided for the lateral support portion of the structural system; and

7. The building must comply with all other applicable provisions of Title 13 of the SeaTac Municipal Code.

13.110.030 International Residential Code.

The ~~2015~~2018 Edition of the International Residential Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-51 WAC, as now or hereafter amended, is hereby adopted by reference with the following additions and exceptions:

A. Appendix Q is adopted.

B. Table R301.2, Climate and Geographic Design Criteria, is hereby amended to read as follows:

Ground/Roof Snow Load:	~~15~~ 20 psf with drift calculations; 25 psf without drift calculations
Wind Speed:	85 mph
Topographic Effects:	No
Seismic Design Category:	D2
Subject to Damage From:	
Weathering:	Moderate
Frost Line Depth:	18 inches
Termite:	Slight to Moderate
Decay:	Slight to Moderate
Outside Design Temperatures:	24F Heat; 83F Cool.
Ice Shield Underlayment Required:	No
Flood Hazards:	FEMA # 530320
Air Freezing Index:	50
Mean Annual Temperature:	51.4

C. Section R105.2(1) is hereby amended to read as follows:

1. One-story detached accessory structures constructed under the provisions of the IRC used as tool and storage sheds, tree supported play structures, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 square meters).

D. The following is added to R405.1.1 to read as follows:

Drainage. Provisions shall be made for the control and drainage of water around and under buildings.

Adequate provisions shall be made to insure that under floor spaces remain free of running or standing water by the installation of drains. Additional drains are required in foundations to relieve water from under floor spaces where it is determined by the Building Official that such drainage is required. Drain pipes shall be of sufficient size to adequately convey water to an approved location, but shall be a minimum size of 4 inches. Provisions shall be made to prevent the drainage system from becoming blocked.

13.110.040 International Performance Code.

The ~~2015~~2018 Edition of the International Performance Code, published by the International Code Council, as now or hereafter amended, is hereby adopted.

13.110.050 International Existing Building Code.
The ~~2015~~2018 Edition of the International Existing Building Code, published by the International Code Council, as now or hereafter amended, is hereby adopted.

13.110.060 Copies on file.
At least one (1) copy of the adopted editions of the International Building Code, International Residential Code, International Performance Code and the International Existing Building Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 2. The following Sections of Chapter 13.150 of the SeaTac Municipal Code are hereby amended to read as follows:

13.150.010 Adoption.
The International Fire Code with Appendix B, ~~2015~~2018 Edition, as published by the International Code Council, as amended in Chapter 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.

... Section 13.150.015 [No Change]

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~~5 is added to read as follows:

105.1.~~4~~5 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~~67[1].

D. A new subsection 105.6.~~50~~ 60 is added to read as follows:

105.6.~~50~~ 60 Commercial Kitchen. An operational permit is required for all commercial kitchens with type I hood systems.

E. A new subsection 105.6.~~51~~ 61 is added to read as follows:

105.6.~~51~~ 61 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 105.6.62 is added to read as follows:

105.6.62 Fire Protection System Contractor. An operational permit is required for all companies performing any installation, inspection, service, maintenance, or repair of any fire protection system.

G. A new subsection 105.6.63 is added to read as follows:

105.6.63 Commercial Kitchen Hood and Duct Systems Contractor. An operational permit is required for all companies performing any inspection or cleaning of commercial kitchen hood and duct systems.

~~F~~H. A new subsection 105.6.~~54~~ 64 is added to read as follows:

105.6.~~52~~ 64 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~~I. A new subsection 105.6.~~53~~ 65 is added to read as follows:

105.6.~~53~~ 65 Food Trucks. For parcels zoned Aviation Operations ("AVO") or Aviation Commercial ("AVC"), an operational permit is required for any activities utilizing food trucks.

~~H~~J. A new subsection 105.6.~~54~~ 66 is added to read as follows:

105.6.~~54~~ 66 Use of Aircraft Hangars 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 hangar or warehouse for an event with more than 100 people.

~~I~~K. A new subsection 105.6.~~55~~ 67 is added to read as follows:

105.6.~~55~~ 67 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.

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[1] **Note for Code Reviser:** Sections 105.6.1 through 105.6.59 address operational permits set forth in the International Fire Code, as amended in Chapter 51-54A WAC, with any unused section numbers reserved. City of SeaTac local amendments begin at Section 105.6.60.

L. Subsection 105.7 of the International Fire Code is amended to read as follows:

105.7 Required construction permits. The fire code official is authorized to issue construction permits for work set forth in Sections 105.7.1 through 105.7.30[2].

~~J~~M. A new subsection 105.7.~~21~~30 is added to read as follows:

105.7.~~21~~30 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.

N. Subsection 106.3 of the International Fire Code is amended to read as follows:

106.3 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.

O. 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~~P. 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~~Q. Subsection ~~111~~112.4 of the International Fire Code is amended to read as follows:

~~111~~112.4 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.~~

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[2] **Note for Code Reviser:** Sections 105.7.1 through 105.7.29 address construction permits set forth in the International Fire Code, as amended in Chapter 51-54A WAC, with any unused section numbers reserved. City of SeaTac local amendments begin at Section 105.7.30.

... Section 13.150.030 [No Change]

13.150.040 Amendments to the International Fire Code – Chapter 3, General Requirements.

The following local amendments to Chapter 3 of the International Fire Code, entitled "General Requirements," are hereby adopted and incorporated into the International Fire Code:

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

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

~~B. A new subsection 315.4.3 is added 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.~~

... Section 13.150.050 [No Change (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~~,~~ or 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~~ City Road Standards, as set forth in SMC 11.05.

... Subsections D, E, F, and G [No Change]

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 hammerhead turnarounds, 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.

... Subsections 503.3.2 and 503.3.3 [No Change]

... Subsections I and J [No Change]

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.

503.9.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access roads or between the aerial apparatus access road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

... Subsections L through Y [No Change]

Z. Section 510 of the International Fire Code is amended to read as follows:

510.1 Emergency responder radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided within buildings meeting any of the following conditions:

1. High rise buildings;

2. The total building area is 50,000 square feet or more;

3. The total basement area is 10,000 square feet or more; or

4. There are floors used for human occupancy more than 30 feet below the finished floor of the lowest level of exit discharge.

5. Buildings or structures where the Fire or Police Chief determines that in-building radio coverage is critical because of its unique design, location, use or occupancy.

The radio coverage system shall be installed in accordance with Sections 510.5.1 through 510.5.5 of this code and with the provisions of NFPA 1221. This section shall not require improvement of the existing public safety communication systems.

Point of Information

When determining if the minimum signal strength referenced 510.4.1.1 exists at a subject building, the signal strength shall be measured at any point on the exterior of the building up to the highest point on the roof.

Exceptions:

1. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1 without the use of a radio coverage system.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

3. One- and two-family dwellings and townhouses.

510.2 Emergency responder radio coverage in existing buildings. Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.

510.3 Permit required. A construction permit for the installation of or modification to emergency responder radio coverage systems and related equipment is required as specified in Section 105.7.6. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

Point of Information

Prior coordination and approval from the Public Safety Radio System Operator is required before installation of an Emergency Responder Radio System. Until 2022, such approval is required from EPSCA, King County, Seattle or ValleyCom depending on the location of the installation. In 2022 PSERN will be the single operator of a county wide system.

In order to be forward compatible, designers and contractors should be aware of PSERN's requirements for Distributed Antenna Systems which can be found via https://psern.org/requirements/

510.4 Technical requirements. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

510.4.1 Emergency responder communication enhancement system signal strength. The building shall be considered to have acceptable emergency responder communications enhancement system coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.1.3.

Exception: Critical areas, such as the fire command center(s), the fire pump room(s), interior exit stairways, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas required by the fire code official, shall be provided with 99 percent floor area radio coverage.

510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be a minimum of -95dBm in 95% of the coverage area and 99% in critical areas and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.0 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.0 or an equivalent SINR applicable to the technology for either analog or digital signals. A minimum signal strength of -95 dBm shall be received by the King County Regional 800 MHz Radio System when transmitted from within the building.

510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the radio system manager in Section 510.4.2.2.

510.4.2 System design. The emergency responder radio coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1221.

510.4.2.1 Amplification systems and components. Buildings and structures that cannot support the required level of radio coverage shall be equipped with systems and components

to enhance the public safety radio signals and achieve the required level of radio coverage specified in Sections 510.4.1 through 510.4.1.3. Public safety communications enhancement systems utilizing radio-frequency-emitting devices and cabling shall be allowed by the Public Safety Radio System Operator. Prior to installation, all RF-emitting devices shall have the certification of the radio licensing authority and be suitable for public safety use.

510.4.2.2 Technical criteria. The Public Safety Radio System Operator shall provide the various frequencies required, the location of radio sites, the effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design upon request by the building owner or owner's representative.

510.4.2.3 Power supply sources. Emergency responder radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the emergency responder radio coverage system at 100-percent system capacity for a duration of not less than 12 hours.

510.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a National Electrical Manufacturer's Association (NEMA) 4, IP66-type waterproof cabinet or equivalent.

Exception: Listed battery systems that are contained in integrated battery cabinets.

2. Battery systems used for the emergency power source shall be contained in a NEMA 3R or higher-rated cabinet, IP65-type waterproof cabinet or equivalent.

3. Equipment shall have FCC or other radio licensing authority certification and be suitable for public safety use prior to installation.

4. Where a donor antenna exists, isolation shall be maintained between the donor antenna and all inside antennas to not less than 20dB greater than the system gain under all operating conditions.

5. Bi-Directional Amplifiers (BDAs) used in emergency responder radio coverage systems shall be fitted with anti-oscillation circuitry and per-channel AGC.

6. The installation of amplification systems or systems that operate on or provide the means to cause interference on any emergency responder radio coverage networks shall be coordinated and approved by the Public Safety Radio System Operator.

7. Unless otherwise approved by the Public Safety Radio System Operator, only channelized signal boosters shall be permitted.

Exception: Broadband BDA's may be utilized when specifically authorized in writing by the Public Safety Radio System Operator.

Point of Information

BDA's must also comply with PSERN's (www.psern.org/requirements) detailed requirements, which include channelized, minimum of 28 channels, supporting analog, P25 Phase I (FDMA), and P25 Phase II (TDMA).

510.4.2.5 System monitoring. The emergency responder radio enhancement system shall include automatic supervisory and trouble signals that are monitored by a supervisory service and are annunciated by the fire alarm system in accordance with NFPA 72. The following conditions shall be separately annunciated by the fire alarm system, or, if the status of each of the following conditions is individually displayed on a dedicated panel on the radio enhancement system, a single automatic supervisory signal may be annunciated on the fire alarm system indicating deficiencies of the radio enhancement system:

1. Loss of normal AC power supply.
2. System battery charger(s) failure.
3. Malfunction of the donor antenna(s).
4. Failure of active RF-emitting device(s).
5. Low-battery capacity at 70-percent reduction of operating capacity.
6. Active system component malfunction.
7. Malfunction of the communications link between the fire alarm system and the emergency responder radio enhancement system.

510.4.2.6 Additional frequencies and change of frequencies. The emergency responder radio coverage system shall be capable of modification or expansion in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC or other radio licensing authority.

510.4.2.7 Design documents. The fire code official shall have the authority to require "as-built" design documents and specifications for emergency responder communications coverage systems. The documents shall be in a format acceptable to the fire code official.

510.4.2.8 Radio communication antenna density. Systems shall be engineered to minimize the near-far effect. Radio enhancement system designs shall include sufficient antenna density to address reduced gain conditions.

Exceptions:

1. Class A narrow band signal booster devices with independent AGC/ALC circuits per channel.
2. Systems where all portable devices within the same band use active power control

510.5 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with NFPA 1221 and Sections 510.5.1 through 510.5.7.

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Public Safety Radio System Operator.

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio telephone operators license.

2. Certification of in-building system training issued by an approved organization or approved school, or a certificate issued by the manufacturer of the equipment being installed.

510.5.3 Acceptance test procedure. Where an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is in accordance with Section 510.4.1. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal test areas, with a maximum test area size of 6,400 square feet. Where the floor area exceeds 128,000 square feet, the floor shall be divided into as many approximately equal test areas as needed, such that no test area exceeds the maximum square footage allowed for a test area.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for each of the test grids. A diagram of this testing shall be created for each floor where coverage is provided, indicating the testing grid used for the test in Section 510.5.3(1), and including signal strengths and frequencies for each test area. Indicate all critical areas.

3. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire code official. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets shall be tested and recorded in the grid square diagram required by section 510.5.3(2): each grid square on each floor; between each critical area and a radio outside the building; between each critical area and the fire command center or fire alarm control panel; between each landing in each stairwell and the fire command center or fire alarm control panel.

4. Failure of more than 5% of the test areas on any floor shall result in failure of the test.

Exception: Critical areas shall be provided with 99 percent floor area coverage.

~~4.~~5. In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.

~~5.~~ 6. A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.

~~6.~~ 7. The gain values of all amplifiers shall be measured, and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.

~~7.~~ 8. As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.

~~8.~~ 9. Systems incorporating Class B signal booster devices or Class B broadband fiber remote devices shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.

10. Documentation maintained on premises. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall place a copy of the following records in the DAS enclosure or the building engineer's office. The records shall be available to the fire code official and maintained by the building owner for the life of the system:

a. A certification letter stating that the emergency responder radio coverage system has been installed and tested in accordance with this code, and that the system is complete and fully functional.

b. The grid square diagram created as part of testing in Sections 510.5.3(2) and 510.5.3(3).

c. Data sheets and/or manufacturer specifications for the emergency responder radio coverage system equipment; back up battery; and charging system (if utilized).

d. A diagram showing device locations and wiring schematic.

e. A copy of the electrical permit.

11. Acceptance test reporting to fire code official. At the conclusion of the testing, and prior to issuance of the building Certificate of Occupancy, the building owner or owner's representative shall submit copies of the acceptance test in a form and manner determined by the fire code official.

510.5.4 FCC compliance. The emergency responder radio coverage system installation and components shall comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219.

510.5.5 Mounting of the donor antenna(s). To maintain proper alignment with the system designed donor site, donor antennas shall be permanently affixed on the highest possible position on the building or where approved by the fire code official. A clearly visible sign shall be placed near the antenna stating, "movement or repositioning of this antenna is prohibited without approval from the fire code official." The antenna installation shall be in accordance with the applicable requirements in the International Building Code for weather protection of the building envelope.

510.5.6 Wiring. The backbone, antenna distribution, radiating, or any fiber-optic cables shall be rated as plenum cables. The backbone cables shall be connected to the antenna distribution, radiating, or copper cables using hybrid coupler devices of a value determined by the overall design. Backbone cables shall be routed through an enclosure that matches the building's required fire-resistance rating for shafts or interior exit stairways. The connection between the backbone cable and the antenna cables shall be made within an enclosure that matches the building's fire-resistance rating for shafts or interior exit stairways, and passage of the antenna distribution cable in and out of the enclosure shall be protected as a penetration per the International Building Code.

510.5.7 Identification Signs. Emergency responder radio coverage systems shall be identified by an approved sign located on or near the Fire Alarm Control Panel or other approved location stating "This building is equipped with an Emergency Responder Radio Coverage System. Control Equipment located in room ".

A sign stating "Emergency Responder Radio Coverage System Equipment" shall be placed on or adjacent to the door of the room containing the main system components.

510.5.8 Port of Seattle Pathway Survivability Alternatives. In lieu of the prescriptive requirements of NFPA 72 and 1221, the Port of Seattle Fire Department will allow the following alternatives for pathway survivability:

1. All backbone pathways (riser cables, donor antenna cables, BDA cables) between signal boosters, donor antennae and secondary power supplies and between head end and remote units for fiber-based systems shall be protected by a 2-hour fire rated enclosure.

2. All signal booster components and battery backup equipment, located in rooms with fire sprinklers, shall be installed in NEMA-4 type waterproof cabinets.

3. The connection between the riser and feeder coaxial cables shall be made within 2-hour rated enclosure, and passage of the feeder cable in and out of the 2-hour rated enclosure shall be fire stopped to a 2-hour rating.

4. Feeder cables that are installed above ceilings in buildings that are protected with an automatic fire sprinkler system in accordance with NFPA 13 shall not require additional physical protection. Feeder cables in these installations shall be plenum rated.

5. Feeder cables that are installed in areas without ceilings shall require additional physical protection such as EMT or equivalent.

6. Both fiber and coaxial based systems shall be designed such that each floor or remote area shall be covered by a minimum of 2 independent feeders, whereas the failure of a single feeder does not cause signal loss for more than 50% of the required coverage for that floor or remote area. A remote area shall be defined as an area served by a feeder providing connectivity to 2 or more antennae.

510.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 510.6.1 through 510.6.4.

510.6.1 Testing and proof of compliance. The owner of the building or owner's authorized agent shall have the emergency responder radio coverage system inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following items (1) through (7):

1. In-building coverage test as required by the fire code official as described in Section 510.5.3 "Acceptance test procedure" or 510.6.1.1 "Alternative in-building coverage test".

Exception: Group R Occupancy annual testing is not required within dwelling units.

2. Signal boosters shall be tested to verify that the gain/output level is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.

3. Backup batteries and power supplies shall be tested under load of a period of 1 hours to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.

4. If a fire alarm system is present in the building, a test shall be conducted to verify that the fire alarm system is properly supervising the emergency responder communication system as required in Section 510.4.2.5. The test is performed by simulating alarms to the fire alarm control panel. The certifications in Section 510.5.2 are sufficient for the personnel performing this testing.

~~4.~~5. Other active components shall be checked to verify operation within the manufacturer's specifications.

~~5.~~6. At the conclusion of the testing, a report, which shall verify compliance with Section 510.6.1, shall be submitted to the fire code official by way of the department's third-party vendor, www.thecomplianceengine.com, or other such vendor as determined by the department.

7. At the conclusion of testing, a record of the inspection and maintenance along with an updated grid diagram of each floor showing tested strengths in each grid square and each critical area shall be added to the documentation maintained on the premises in accordance with Section 510.5.3.

510.6.1.1 Alternative In-building coverage test. When the comprehensive test documentation required by Section 510.5.3 is available, or the most recent full five-year test results are available if the system is older than six years, the in-building coverage test required by the fire code official in Section 510.6.1(1), may be conducted as follows:

1. Functional talk-back testing shall be conducted using two calibrated portable radios of the latest brand and model used by the agency's radio communications system or other equipment approved by the fire code official. Testing shall use Digital Audible Quality (DAQ) metrics, where a passing result is a DAQ of 3 or higher. Communications between handsets in the following locations shall be tested: between the fire command center or fire alarm control panel and a location outside the building; between the fire alarm control panel and each landing in each stairwell.

2. Coverage testing of signal strength shall be conducted using a calibrated spectrum analyzer for:

(a) Three grid areas per floor. The three grid areas to be tested on each floor are the three grid areas with poorest performance in the acceptance test or the most recent annual test, whichever is more recent; and

(b) Each of the critical areas identified in acceptance test documentation required by Section 510.5.3, or as modified by the fire code official, and

(c) One grid square per serving antenna.

3. The test area boundaries shall not deviate from the areas established at the time of the acceptance test, or as modified by the fire code official. The building shall be considered to have acceptable emergency responder radio coverage when the required signal strength requirements in 510.4.1.1 and 510.4.1.2 are located in 95 percent of all areas on each floor of the building and 99 percent in Critical Areas, and any non-functional serving antenna are repaired to function within normal ranges. If the documentation of the acceptance test or most recent previous annual test results are not available or acceptable to the fire code official, the radio coverage verification testing described in 510.5.3 shall be conducted.

Point of Information

The alternative in-building coverage test provides an alternative testing protocol for the in-building coverage test in subsection (1) of section 510.6.1. There is no change or alternative to annual testing requirements enumerated in subsections (2) – (7) of Section 510.6.1, which must be performed at the time of each annual test.

510.6.2 Additional frequencies. The building owner shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are required by the FCC or other radio licensing authority, or additional frequencies are made available by the FCC or other radio licensing authority, public safety radio system operator or

FCC license holder. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

510.6.3 Nonpublic safety system. Where other nonpublic safety amplification systems installed in buildings reduce the performance or cause interference with the emergency responder communications coverage system, the nonpublic safety amplification system shall be corrected or removed.

510.6.4 Field testing. Agency personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage or to disable a system that due to malfunction or poor maintenance has the potential to impact the emergency responder radio system in the region.

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

511 Automatic External Defibrillators

~~AA~~BB. 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. AEDs 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.

Section 3. The following Sections of Chapter 13.150.070 of the SeaTac Municipal Code are hereby amended to read as follows:

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 in a form or manner determined by 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~~607.2 is amended to add the following two (2) subsections to read as follows:

~~609~~607.2.2 Permit Required. Permits shall be required as set forth in Section 105.6.

~~609~~607.2.3 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~~607.3.3.3 is amended to read as follows:

~~609~~607.3.3.3 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 submitted in a form or manner determined by 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 705.2.3 is amended to read as follows:

705.2.3. Hold-open devices and closers. Hold-open devices and automatic door closures, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.

The fire code official is authorized to require the installation of hold-open devices of existing door installations where there has been documented use of door closure impairment devices.

~~A~~B. Subsection ~~703.4~~705.2.6 is amended to read as follows:

~~703.4~~705.2.6 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 submitted in a form or manner determined by 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~~ 3 is amended to read as follows:

901.6.~~2~~ 3 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 submitted in a form or manner determined by 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.

... Subsections C, D, and E [No Change]

F. A new subsection 903.3.~~8~~ 9 is added to read as follows:

903.3.~~8~~9. 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.

... Subsections H, I, and J [No Change]

K. A new subsection 907.~~11~~ 12 is added to read as follows:

907.~~11~~12. 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~~ 13 is added to read as follows:

907.~~12~~ 13Resetting. All fire alarm panels shall be reset only by an approved person.

907.~~12~~13.1. 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~~ 14 is added to read as follows:

907.~~13~~ 14 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.

... Subsections N, O [No Change]

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~~ 6 is added to read as follows:

1103.5.~~3~~ 6 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~~ 7 is added to read as follows:

1103.7.~~8~~ 7 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~~18	Carbon Dioxide Extinguishing Systems
12A-~~15A~~18	Halon 1301 Fire Extinguishing Systems
13-~~16~~19	Installation of Sprinkler Systems
13D-~~16~~19	Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes
13R-~~16~~19	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height
14-~~16~~19	Installation of Standpipe and Hose Systems
20-~~16~~19	Installation of Stationary Pumps for Fire Protection
24-~~16~~19	Installation of Private Fire Service Mains and Their Appurtenances
72-~~16~~19	National Fire Alarm and Signaling Code
110-~~16~~19	Emergency and Standby Power Systems
111-~~16~~19	Stored Electrical Energy Emergency and Standby Power Systems

400-~~16~~19	Hazardous Materials Code
407-17	Aircraft Fuel Servicing
409-16	Aircraft Hangars
410-~~15~~20	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~~19	Water Mist Fire Protection Systems
2001-~~15~~18	Clean Agent Fire Extinguishing Systems
1221-19	Installation, Maintenance, and Use of Emergency Services Communications 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~~2020	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.

Exception: For one- and two-family residences when either of the following conditions apply.

1. 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.

2. Walls with a distance greater than 10' 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.

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 hours.

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 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.

... Subsection C [No Change]

... Section 13.150.270 [No Change]

Section 3. Chapter 13.160 of the SeaTac Municipal Code are hereby amended to read as follows:

13.160.010 International Mechanical Code.
The ~~2015~~2018 Edition of the International Mechanical Code, as published by the International Code Council, as amended by the Washington State Building Code Council and as published in Chapter 51-52 WAC, as now or hereafter amended, is adopted.

13.160.020 Copy on file.
At least one (1) copy of the adopted editions of the International Mechanical Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 4. Chapter 13.170 of the SeaTac Municipal Code are hereby amended to read as follows:

13.170.010 Uniform Plumbing Code.
The ~~2015~~2018 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and as published in Chapter 51-56 WAC, as now or hereafter amended, is adopted.

Exception:

A. The ~~2015~~2018 International Plumbing Code, as published by the International Code Council, may be used as an approved alternate to the Uniform Plumbing Code per SMC 13.100.040 as an alternate material, design and method of construction.

B. When an approved alternate plumbing code is utilized, the entire plumbing installation shall be installed and governed under provisions of the alternate code and the permit documents shall clearly state which code will be used.

13.170.020 Copy on file.
At least one (1) copy of the adopted editions of the International Plumbing Code and Plumbing Code Standards shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 5. Chapter 13.210 of the SeaTac Municipal Code are hereby amended to read as follows:

13.210.010 International Property Maintenance Code.
The ~~2015~~2018 Edition of the International Property Maintenance Code ("IPMC"), as published by the International Code Council, is adopted to be the property maintenance code of the City of SeaTac, with the following amendments:

... Subsections A through L [no change]

13.210.020 Copy on file.
At least one (1) copy of the adopted edition of the International Property Maintenance Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 6. Chapter 13.220 of the SeaTac Municipal Code are hereby amended to read as follows:

13.220.010 International Energy Conservation Code.
The International Energy Conservation Code, ~~2015~~2018 Edition, as amended by the Washington State Building Code Council and as published in Chapters 51-11C and 51-11R WAC, as now or hereafter amended, is adopted.

13.220.020 Copy on file.
At least one (1) copy of the adopted edition of the International Energy Conservation Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 7. 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 8. Upon approval of the City Attorney's Office, the City Clerk and the Code Reviser are authorized to make necessary corrections without altering intent, 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 9. This Ordinance shall be in full force and effect the later of February 1, 2021 or thirty (30) days after passage and publication as required by law.

ADOPTED this 8th day of December, 2020, and signed in authentication thereof on this 8th day of December, 2020.

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: 2/1/2021]

[2020 Building and Construction Code Amendments]