



THE CITY OF

SEATAC

PROS PLAN

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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

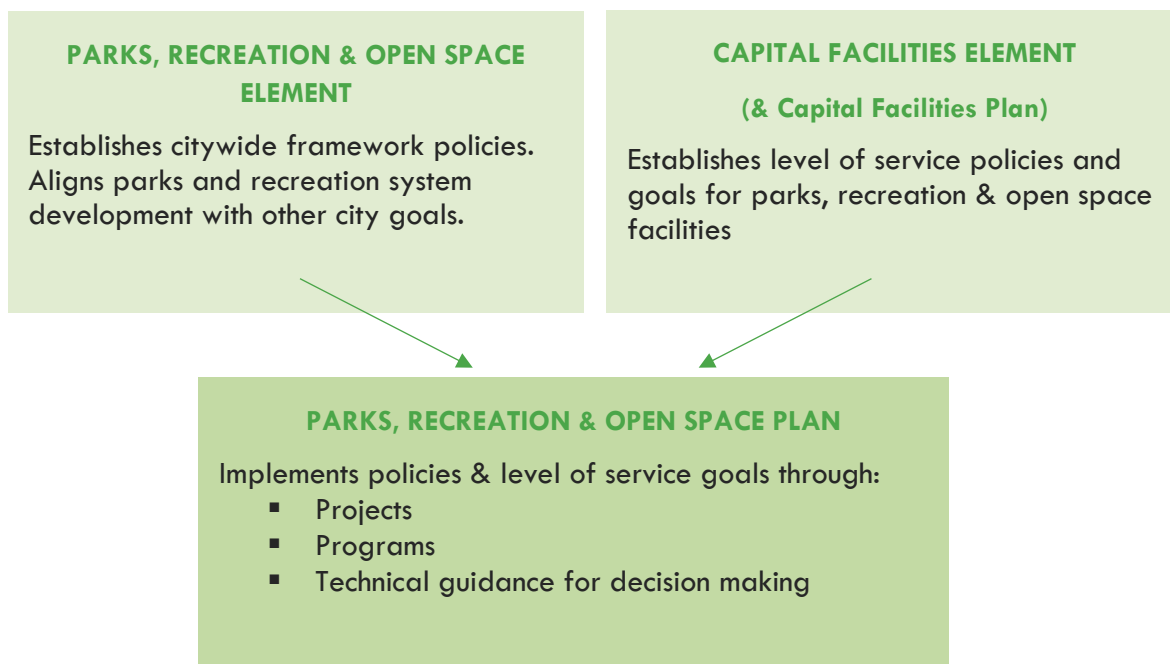
The PROS Plan is also designed to meet the requirements of the Washington State Growth Management Act (GMA). GMA requires cities to:

- 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:

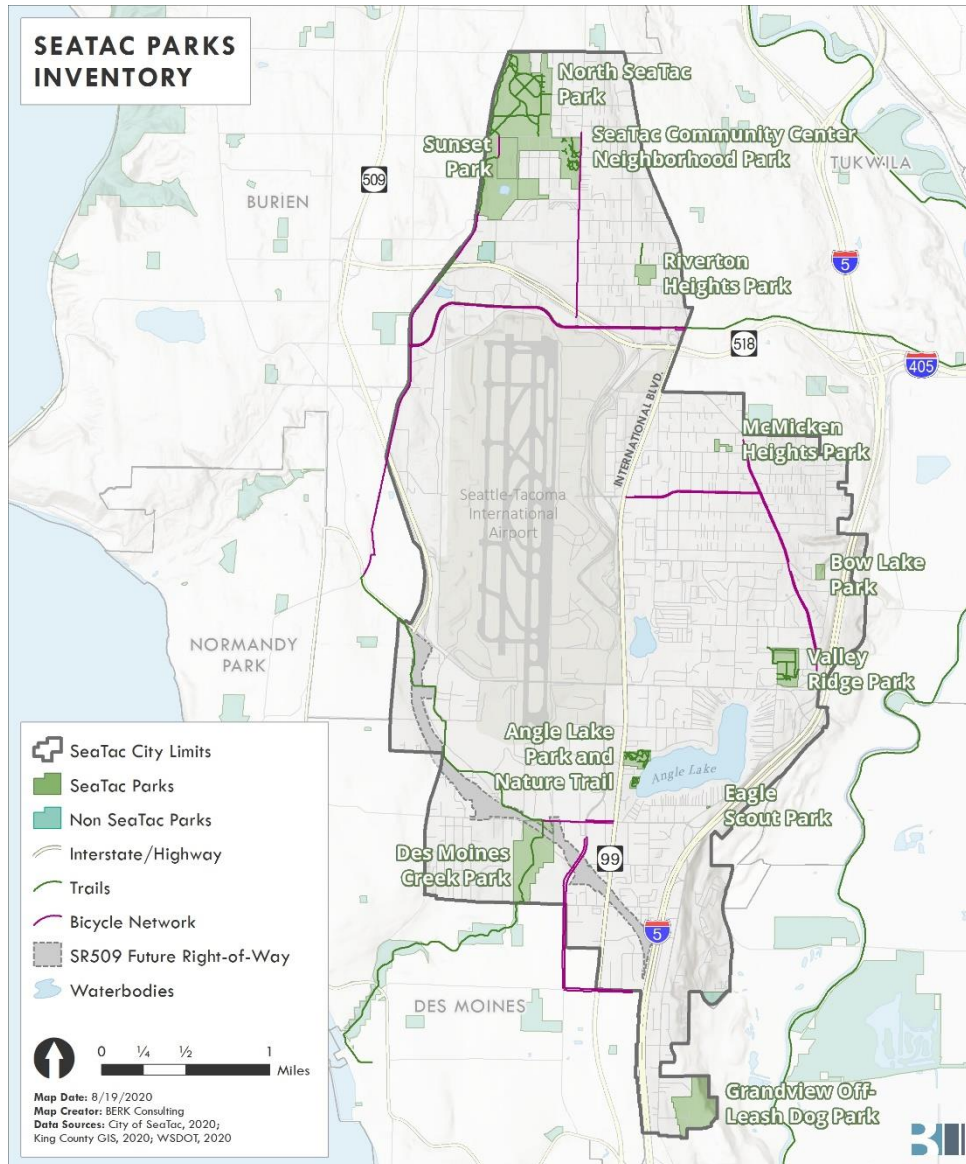
- **Inform the public about the PROS Plan and the opportunity to engage.** Get the word out and provide easy opportunities to engage by going out to the community.
- **Collect action-oriented feedback from a broad range of stakeholders.** Focus engagement around ideas and concepts where the public can 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.

Objective 1F 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

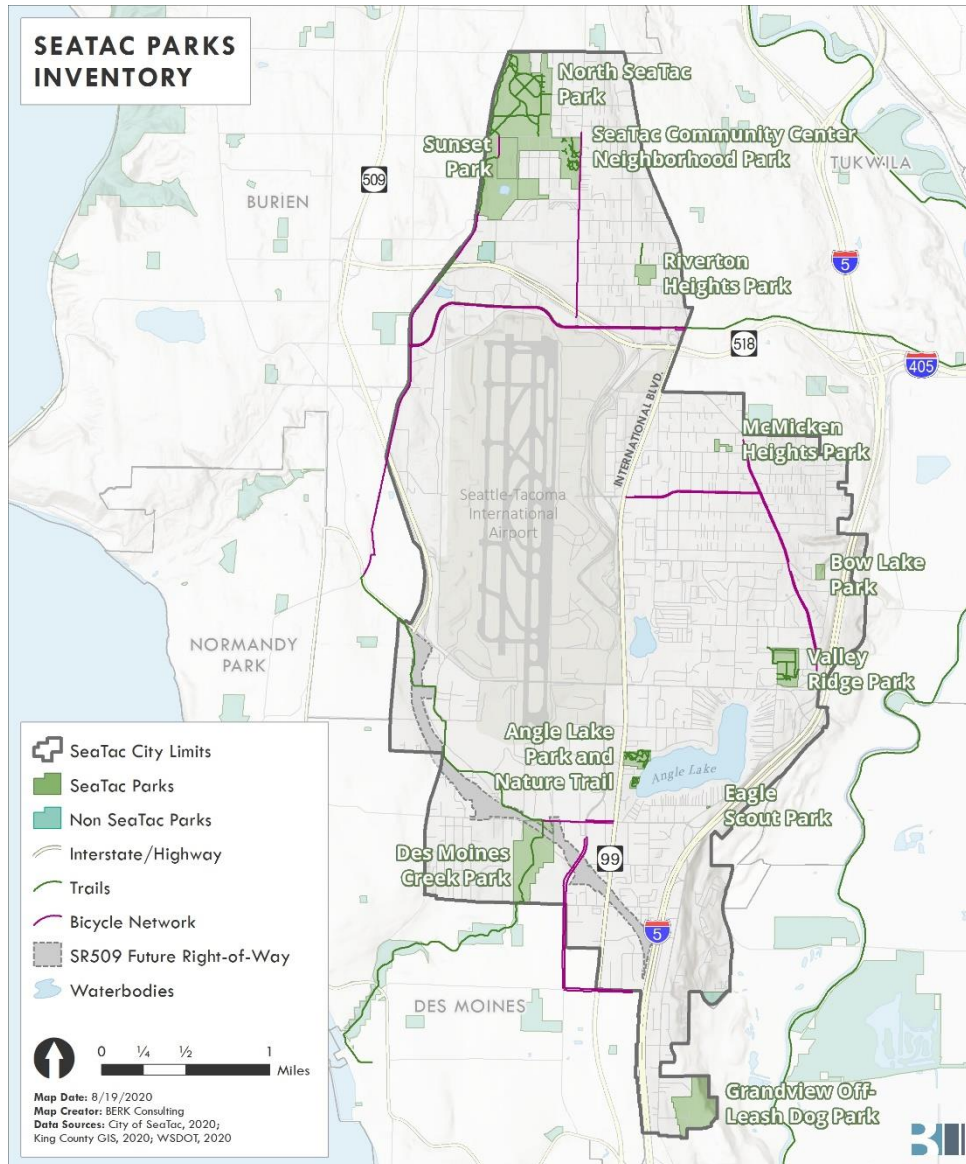
SeaTac has 352 total acres of park properties ranging in size from less than 2 acres to 200 acres as shown in Exhibit 3 and Exhibit 4.

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: ¹It 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

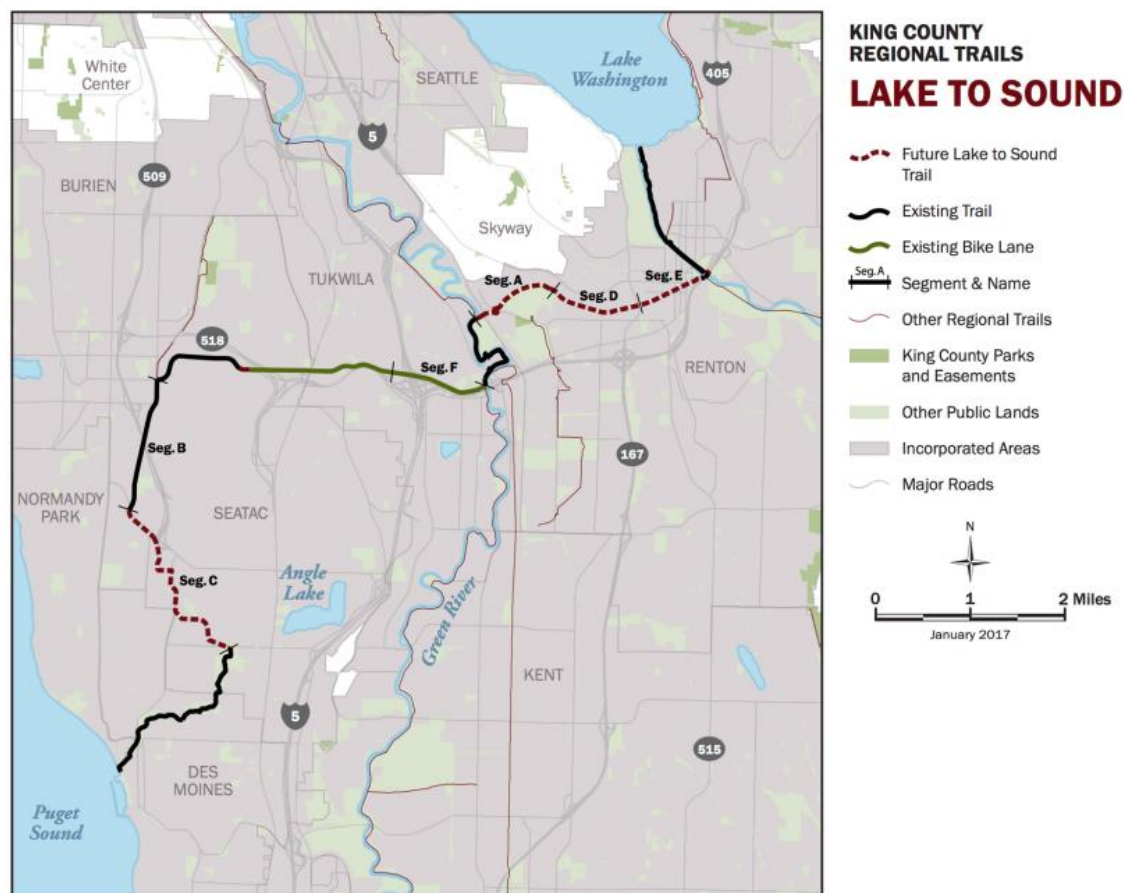
In addition to the facilities managed by the City of SeaTac, there are other resources available in the community managed by public and private organizations. These provide services to SeaTac's residents but are not included in SeaTac's overall PROS system plan in Section 5.0.

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.

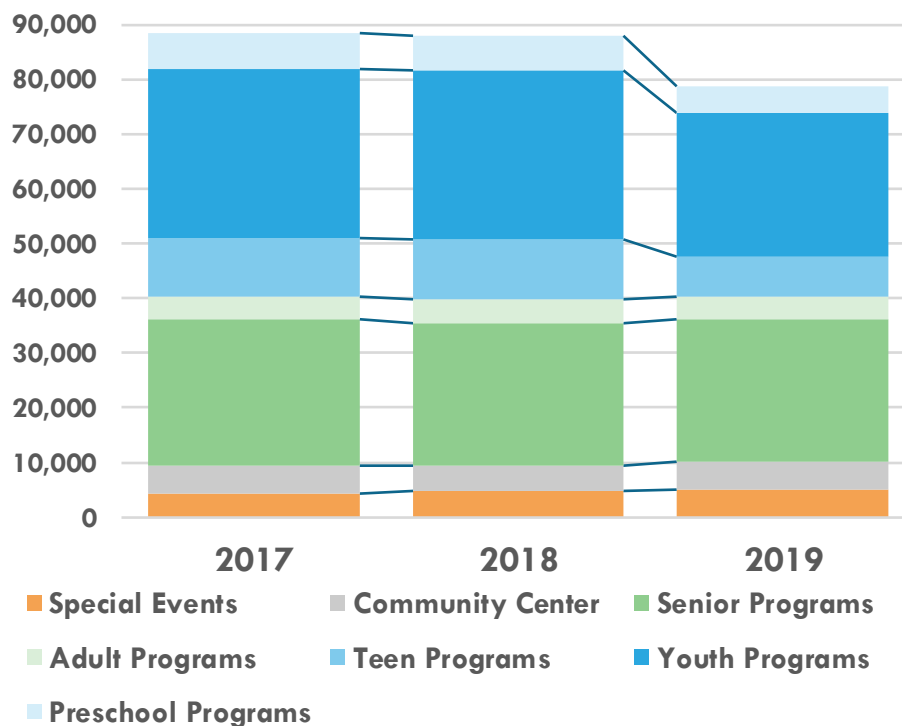
Exhibit 7 and Exhibit 8 below outline participation in the City’s recreation programming by category from 2017 to 2019.

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.

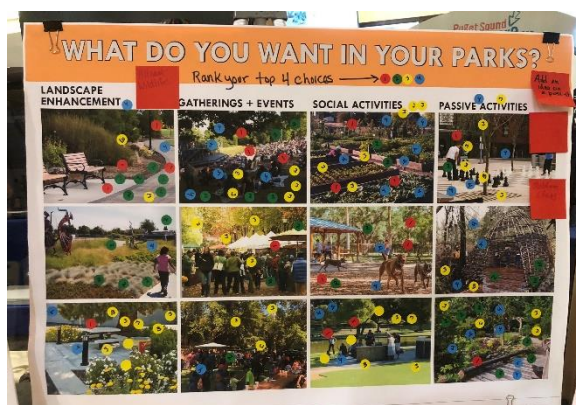
PROS Planners asked participants provide input in three main areas, building on the input already collected. People commented on the needs and improvements to parks in the parks system. There was a dot activity to prioritize different possibilities for the expansion of parks and recreation facilities. 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.
- 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.



Trails and play spaces were top desires.

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.

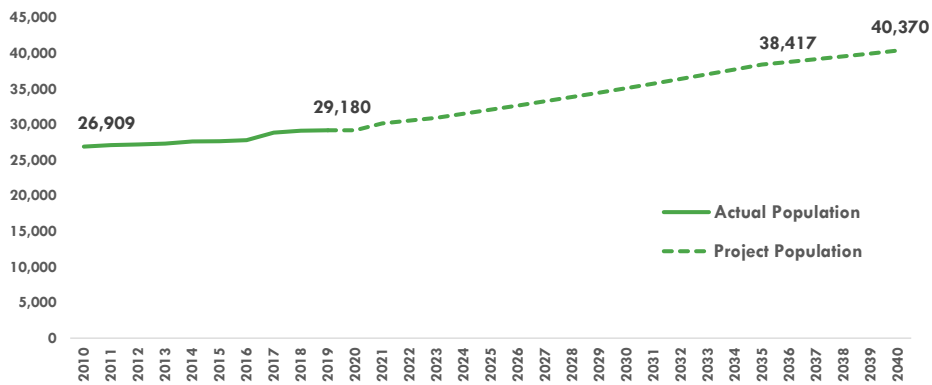
In addition to addressing needs and trends, this section identifies levels of service that are meant to guide the City's investment in the system improvement and operation. The levels of service help the City understand the strengths and areas of improvement of its Parks, Recreation, and Open Space (PROS) 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

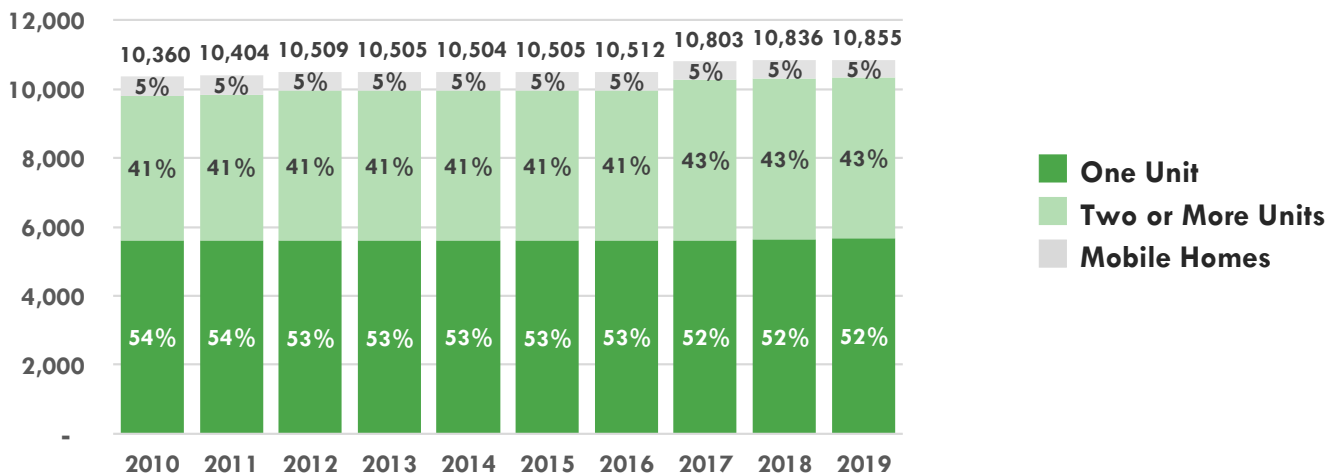
The City of SeaTac has had modest population growth since the year 2010, as shown in Exhibit 9. Its 2019 resident population was 29,180 people, and by 2035 the population is estimated to be 38,417 consistent with the city's growth share in Countywide Planning Policies. It should be noted that the State's 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

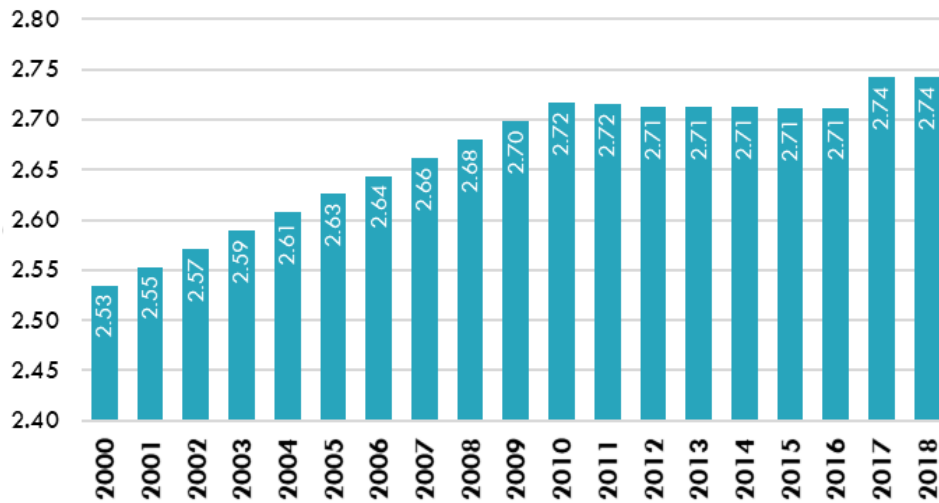
Sources: Washington State Office of Financial Management, 2019; PSRC LUV, 2017; City of SeaTac, 2020; BERK, 2020.

Household Characteristics

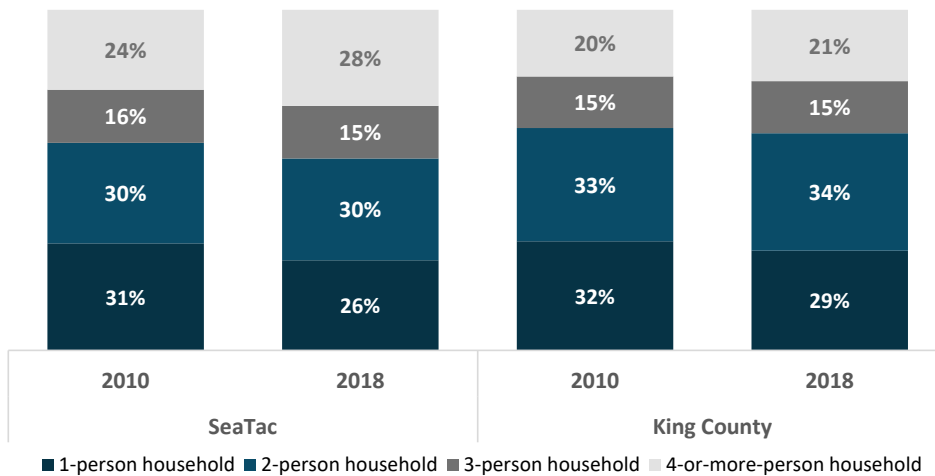
As of 2019, there are 10,855 households in SeaTac (Exhibit 10) with about half of the households living in single-family homes. The remaining households primarily live in multi-family dwellings, although about 5% live in mobile home units. The split between multi-family and single-family house remained 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.

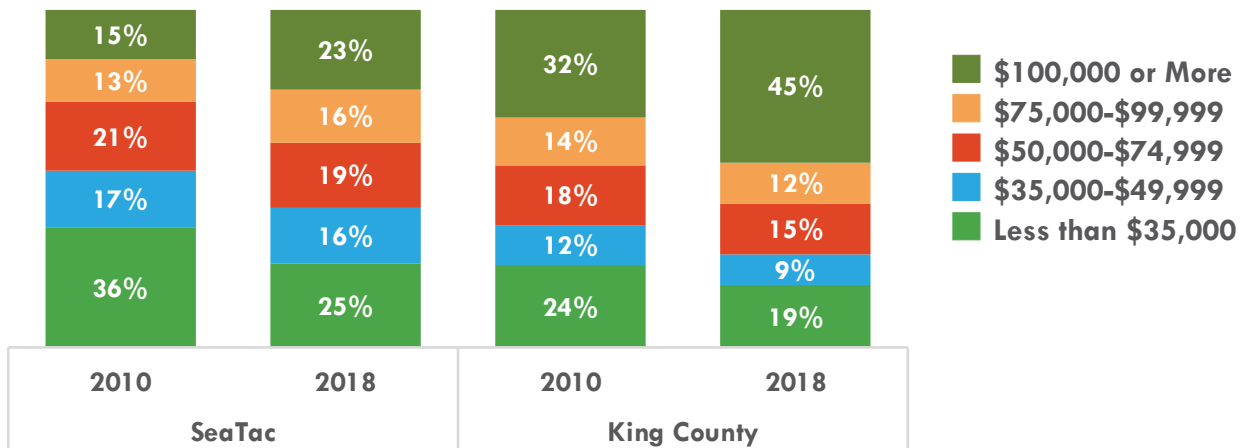
Exhibit 11. Average Household Size

Sources: Washington State Office of Financial Management, 2019; BERK, 2019.

Exhibit 12. SeaTac Persons per Household

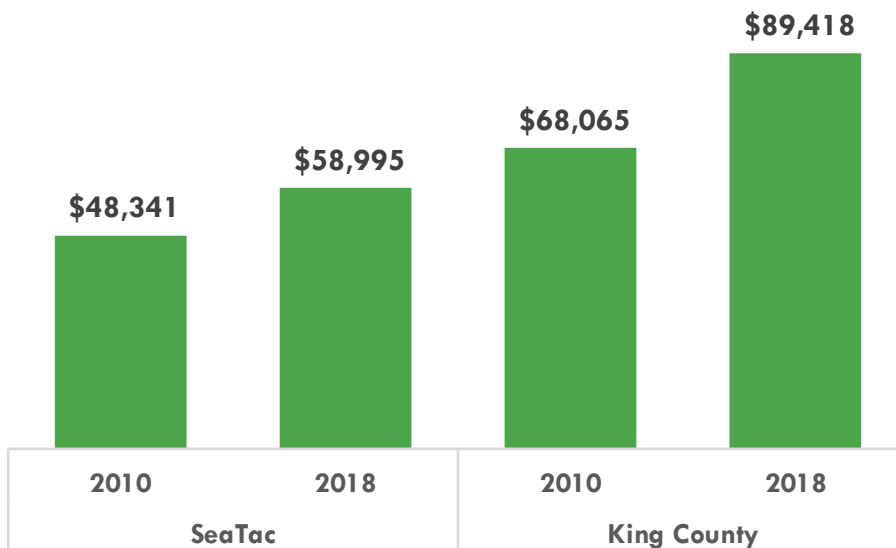
Sources: American Community Survey 5-year Estimates S2501, 2010 & 2018; BERK, 2020.

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.

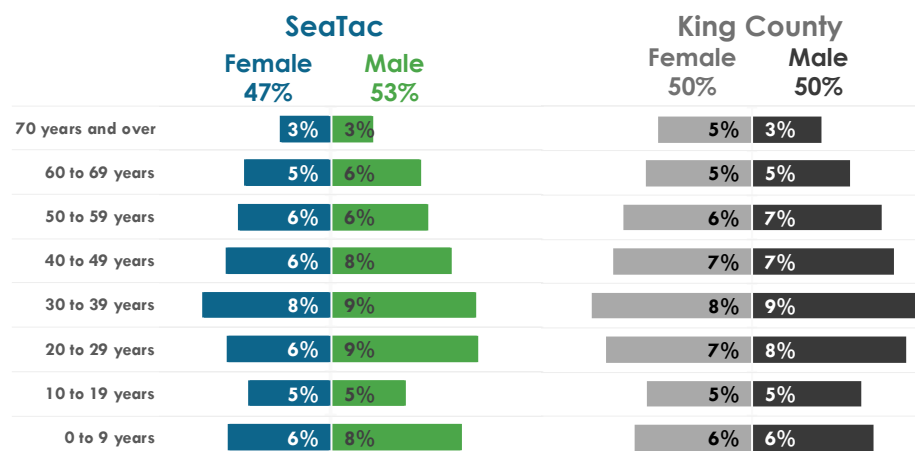
As shown in Exhibit 14, median income within the City increased between 2010 and 2018 by about 22%. However, median income in King County is nearly 51% higher than within the City.

Exhibit 14. Household Median Income Comparison, 2010 & 2018

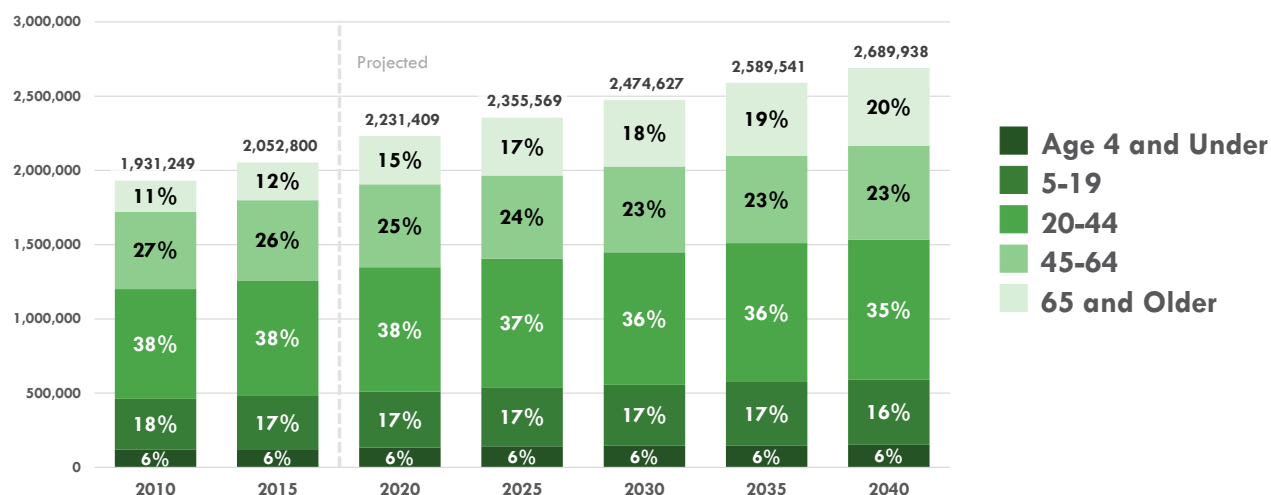
Sources: American Community Survey 5-year Estimates S1901, 2010 & 2018; BERK, 2020.

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.

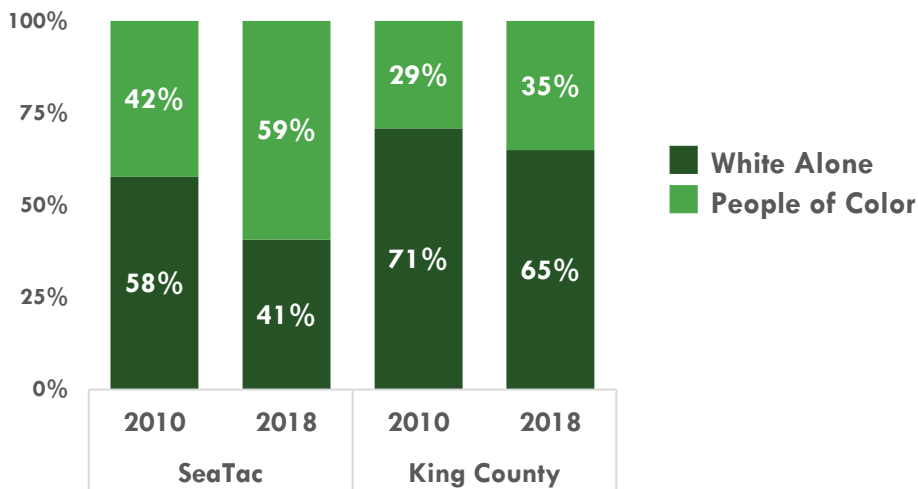
Exhibit 16. King County Population and Age Projections, 2010-2040

Sources: Washington State Office of Financial Management, 2019; BERK, 2020.

Diversity

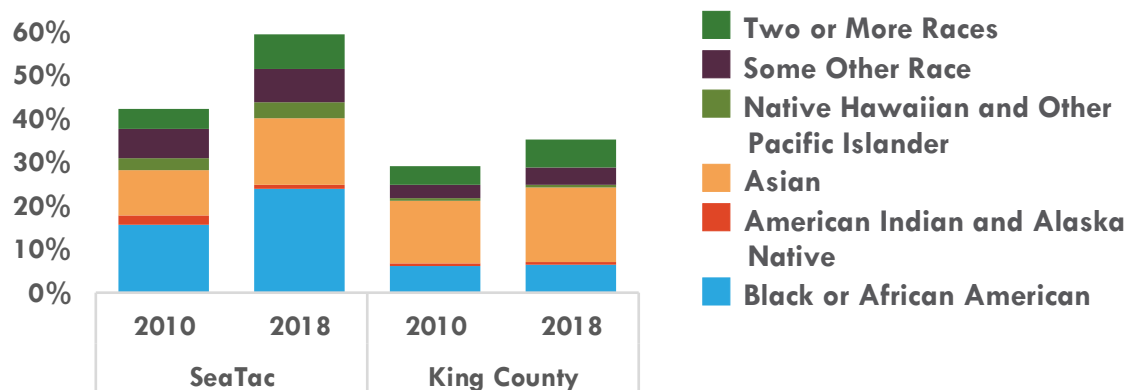
A higher proportion of SeaTac's population identified as people of color in 2018 than in 2010. Exhibit 17 shows that in 2010, 42% of the community identified as people of color, but by 2018, 59% of the community identified as such.¹

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}

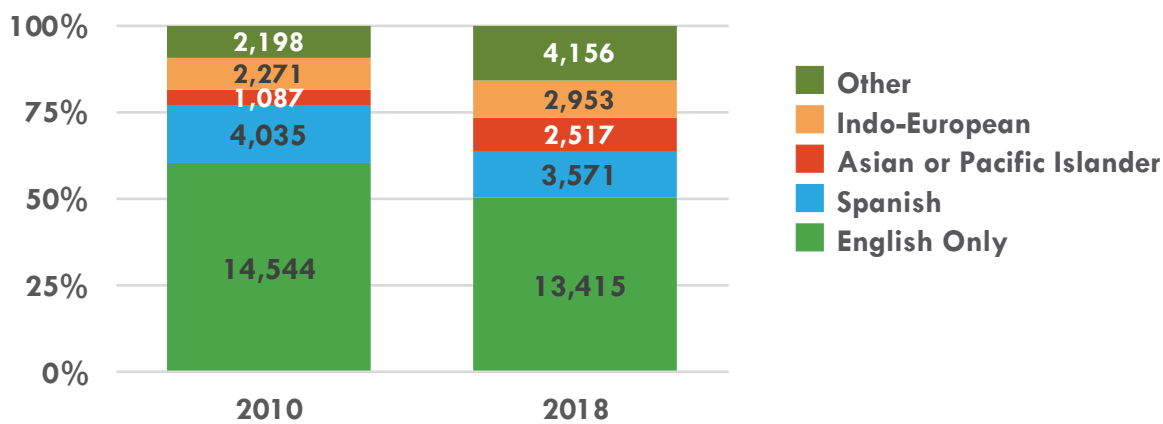
Exhibit 18. Diversity Comparison, 2010 & 2018

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.

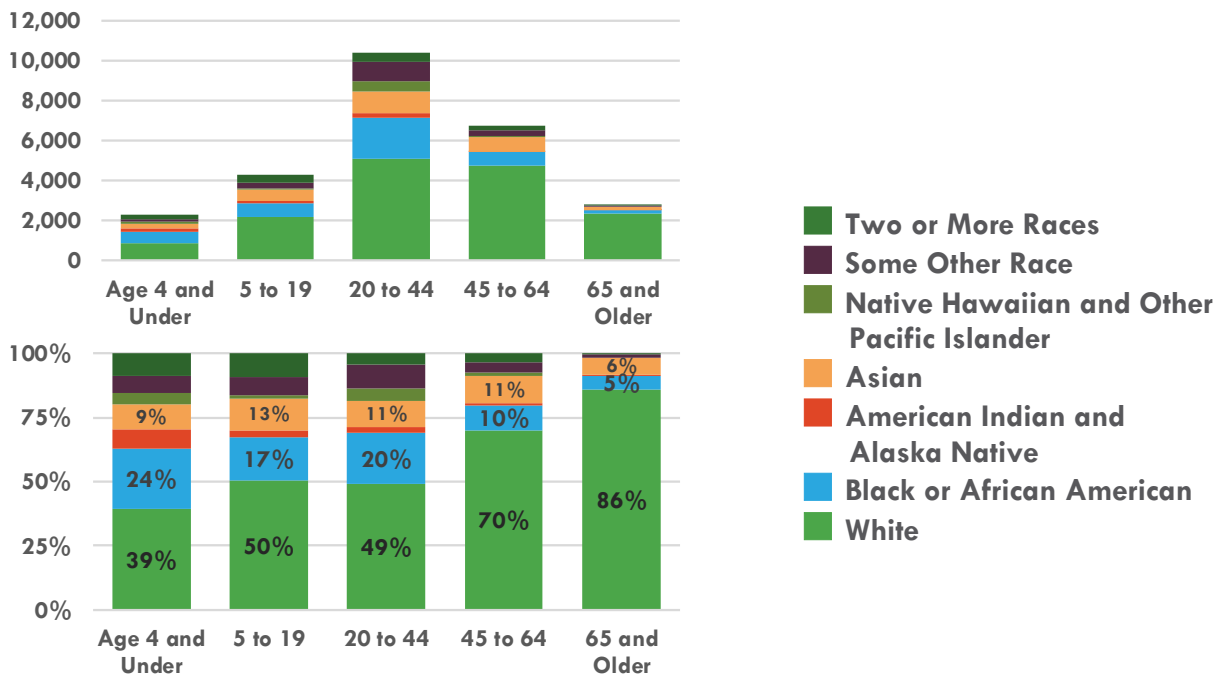
Exhibit 19. Language Spoken at Home, 2010 & 2018



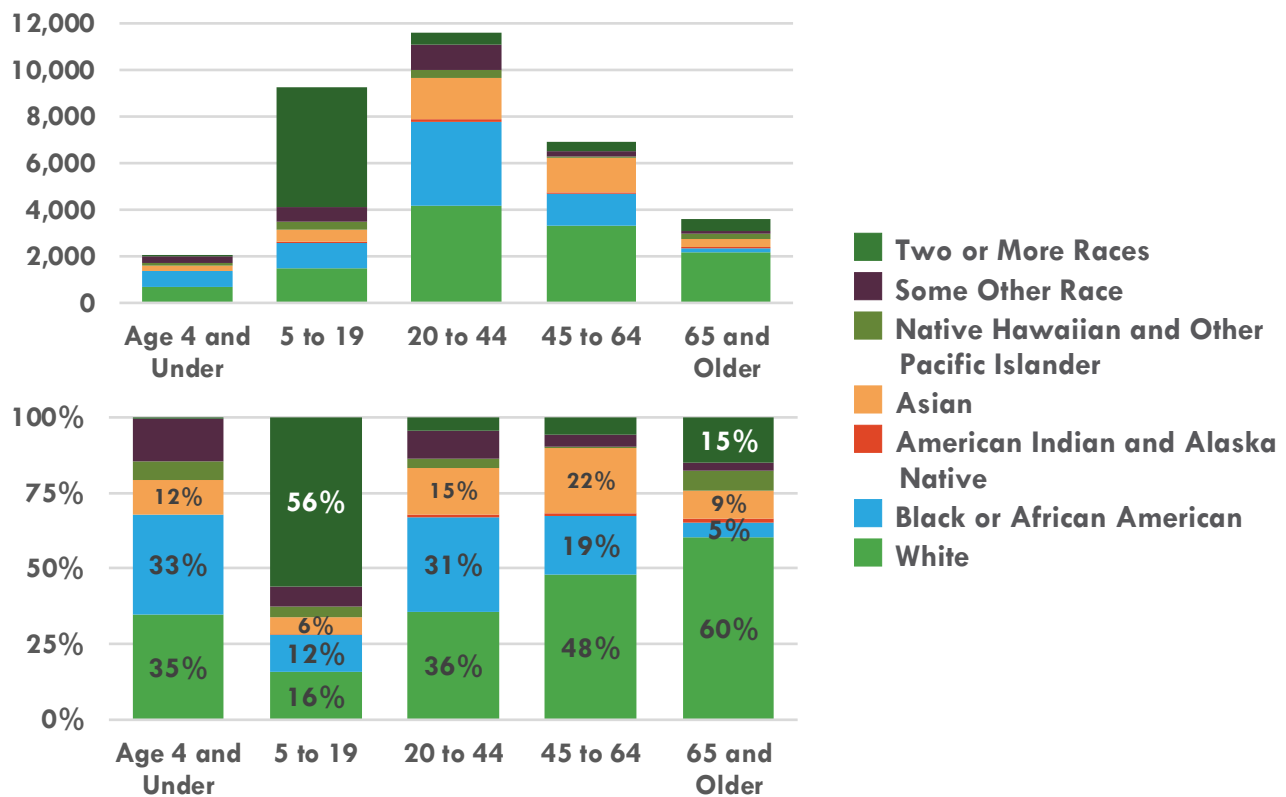
Sources: US Census Bureau American Community Survey 5-year Estimates, 2018; BERK, 2020.

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.

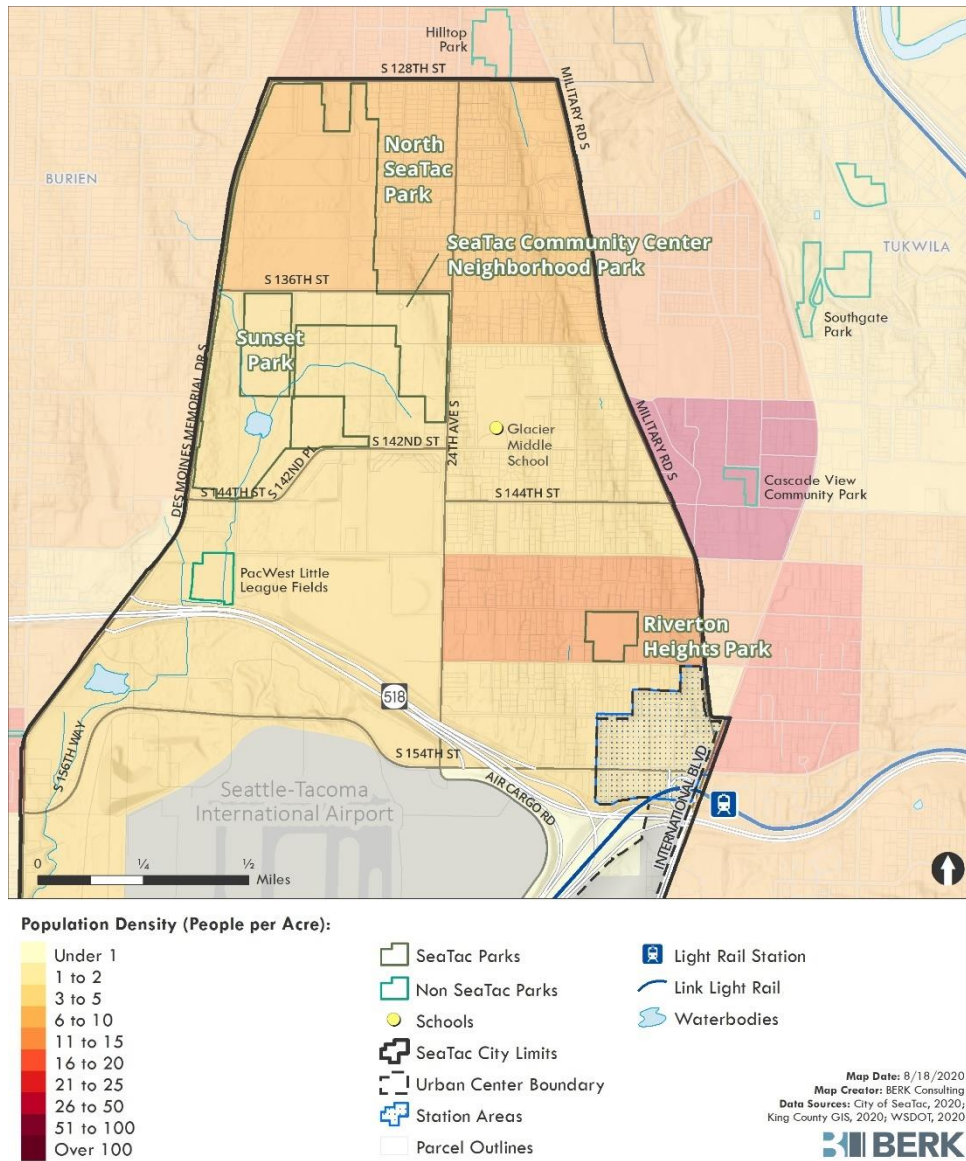
Exhibit 21. Age and Ethnicity, 2018

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.

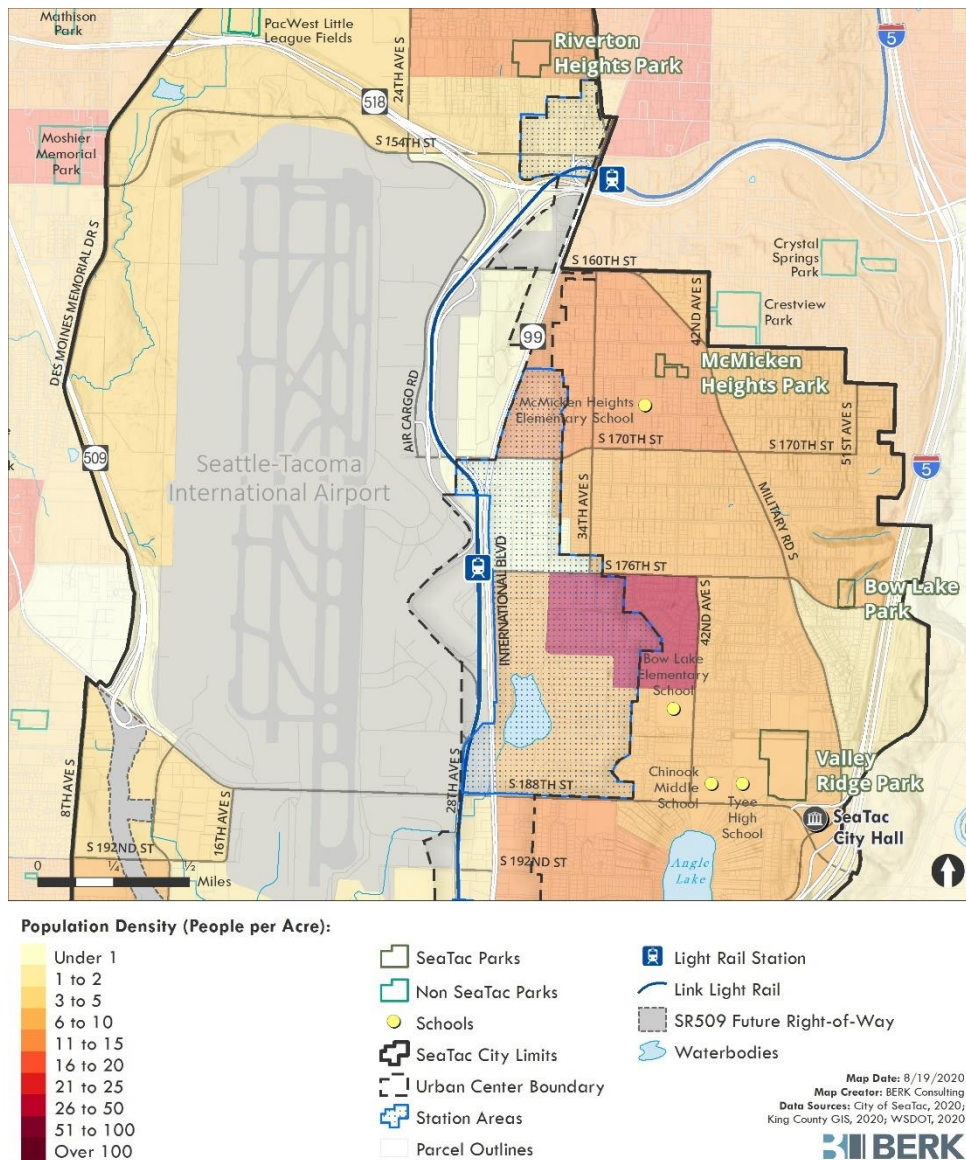
Exhibit 22. Current Population Density and Planned Station Areas and Urban Centers: North



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.

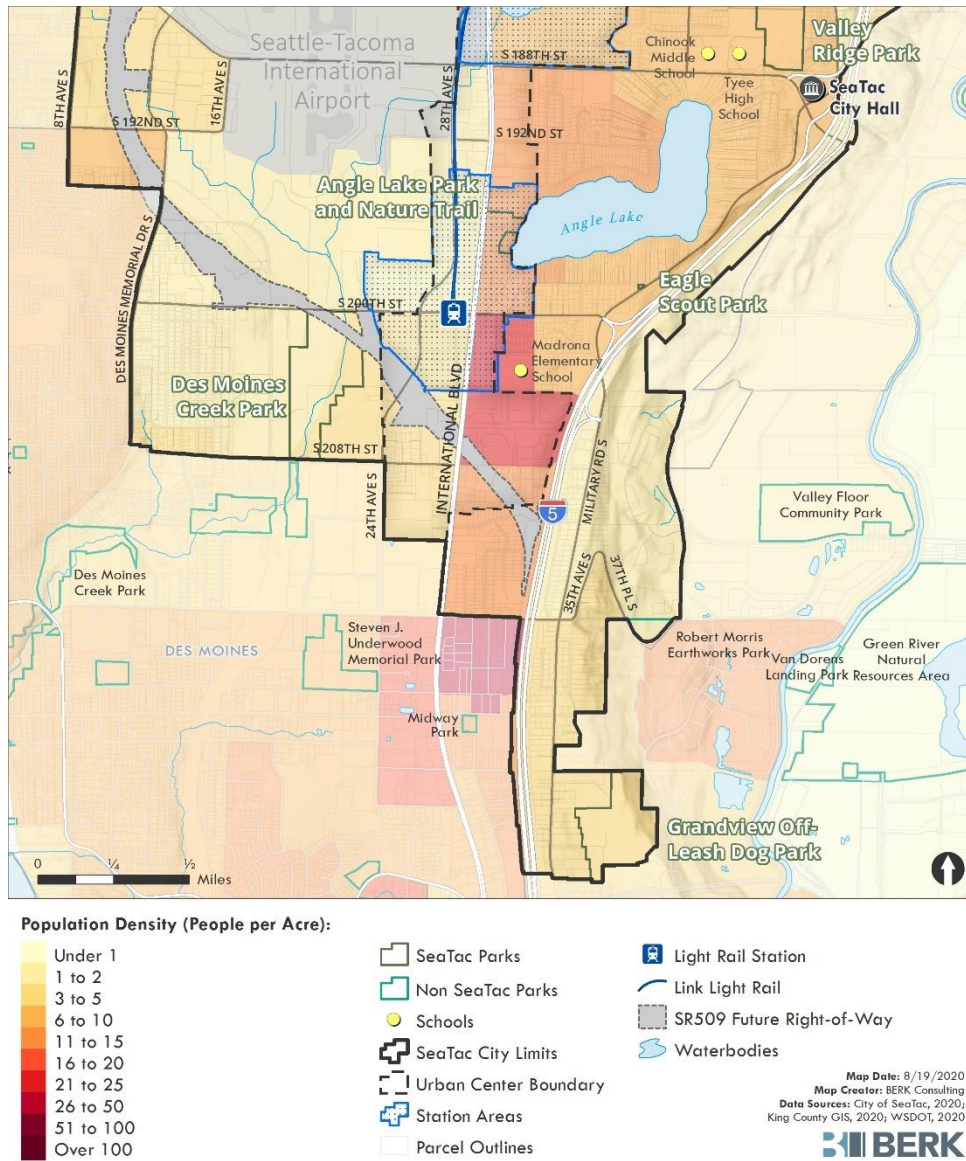
Exhibit 23. Current Population Density and Planned Station Areas and Urban Centers: Central



Sources: US Census, 2020; BERK, 2020.

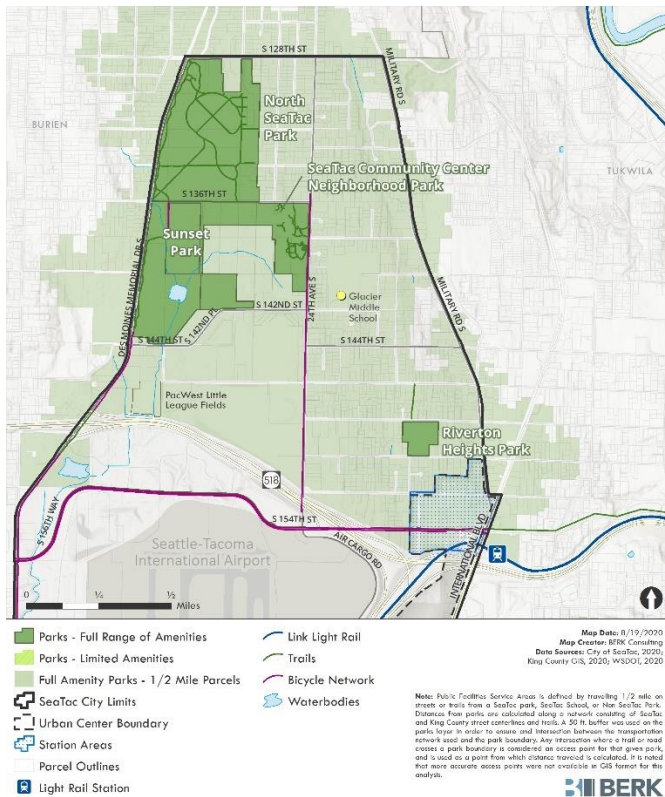
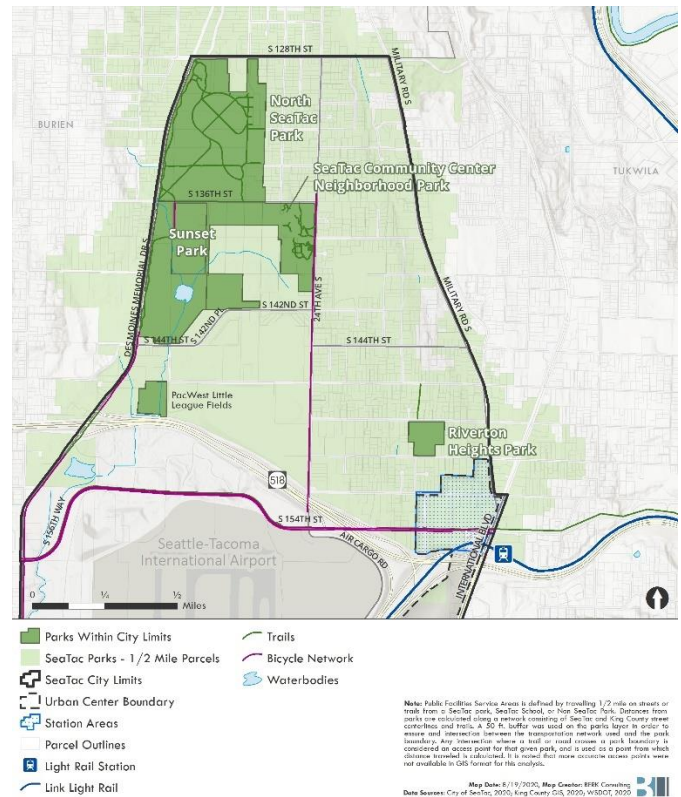
- Population is moderately dense around McMicken Heights Park, Bow Lake Park, and Valley Ridge Park.
- Population is moderate to highly dense within the SeaTac/Airport Station Area, and density within this and other areas within the Urban Center is anticipated to increase with mixed commercial and residential uses.

Exhibit 24. Current Population Density and Planned Station Areas and Urban Centers: Central



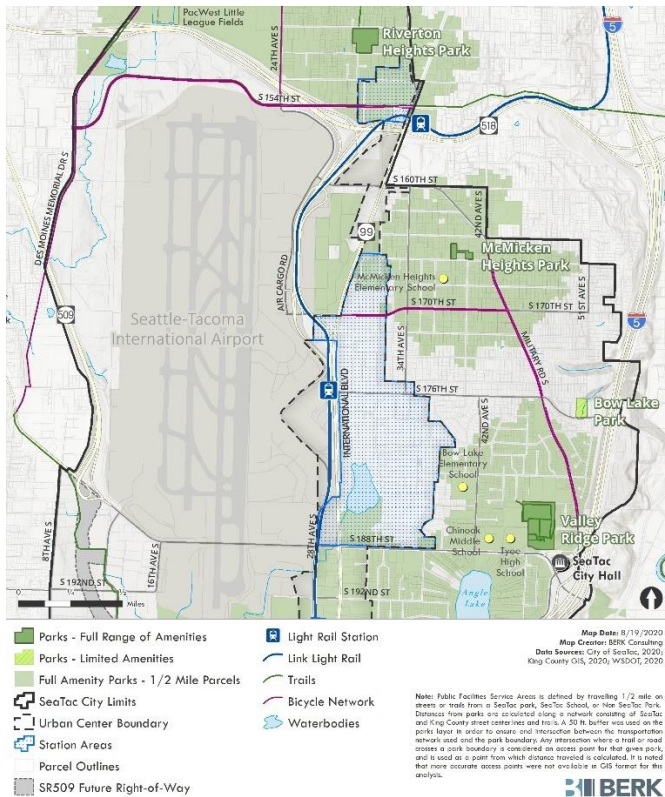
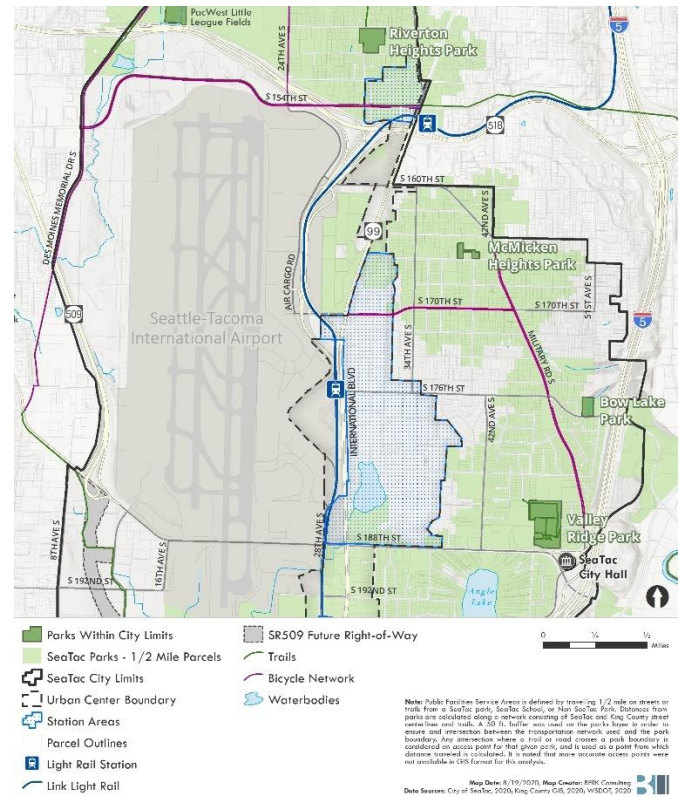
Sources: US Census, 2020; BERK, 2020.

- 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.

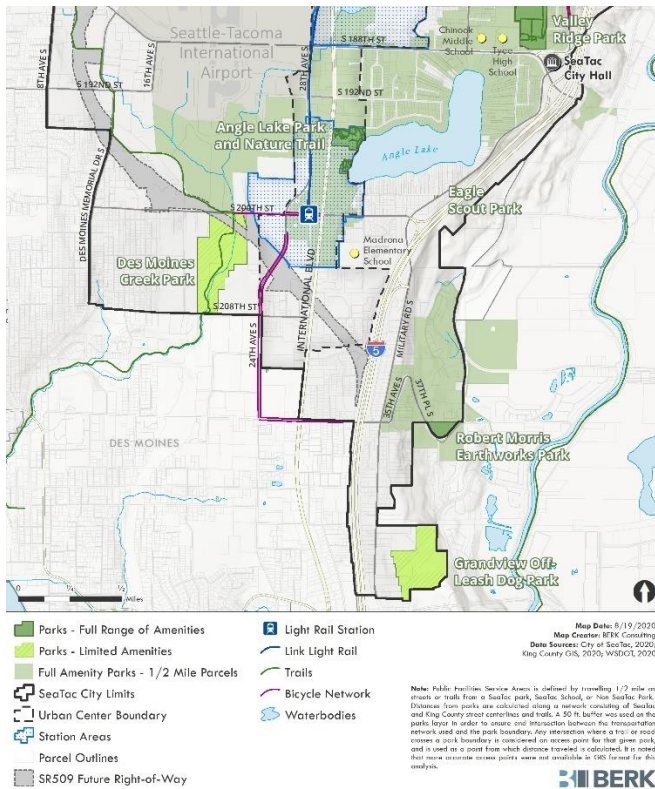
Exhibit 26. Access Analysis: Central**SeaTac Full Amenity Parks and Gaps****SeaTac and Non-SeaTac Parks, and Schools**

Sources: King County Assessor, 2020; SeaTac GIS, 2020; BERK, 2020.

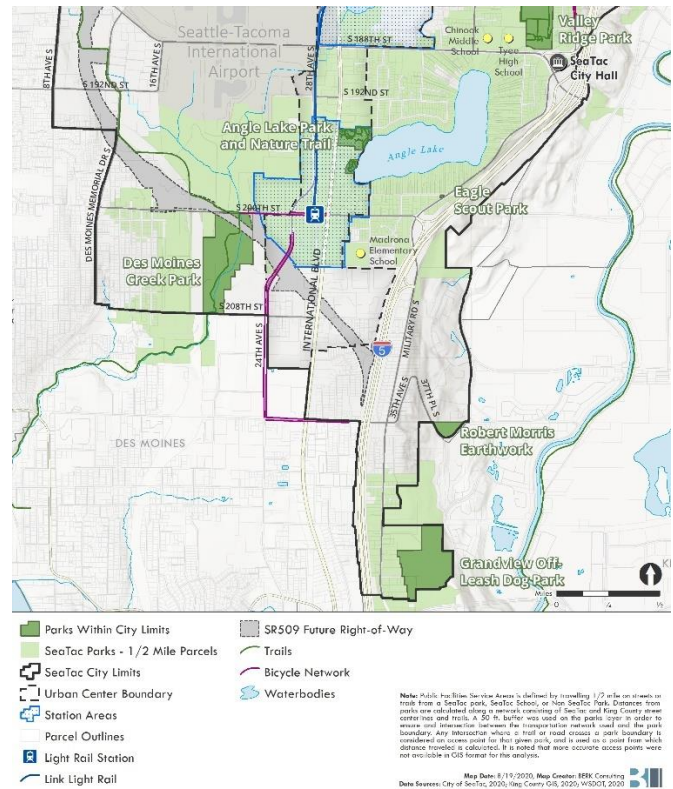
- Within and east of the SeaTac/Airport Station there is a gap of properties without a half-mile access to a SeaTac park.
- Bow Lake Park currently lacks amenities, but if improved it could help close the gap. Also, while school facilities provide some recreation, they are available only during non-school 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. Even 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

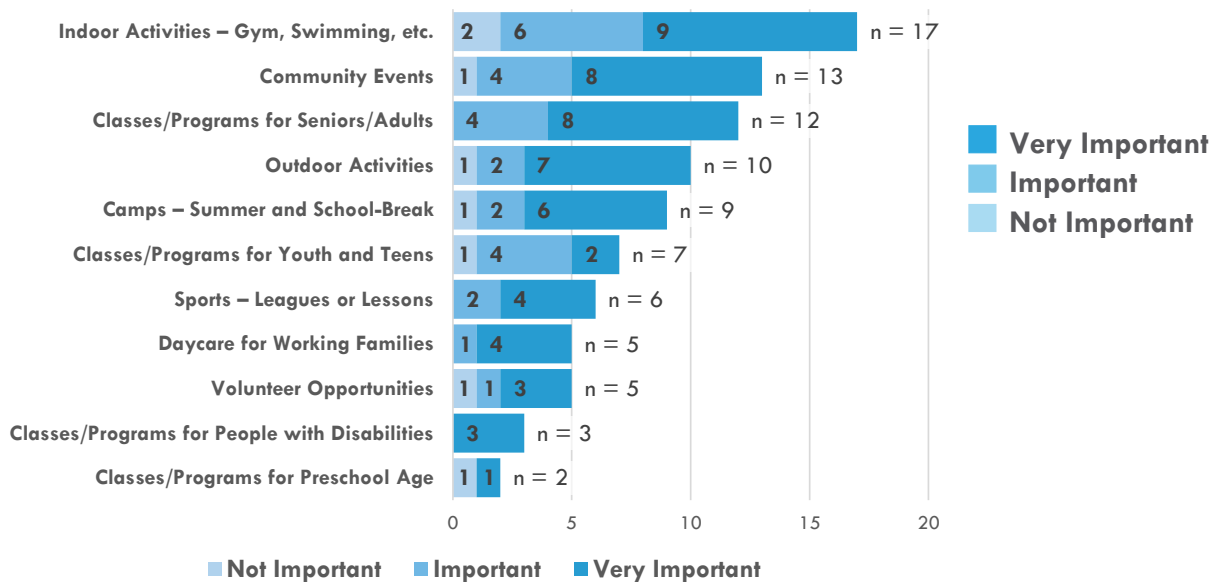
Trends and demand in recreation were compared locally, regionally, and nationally to better understand how existing recreation programming in the SeaTac area aligns with what is desired by the public. Local, regional, and national trends can also help the City anticipate possible changes in demands that 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.

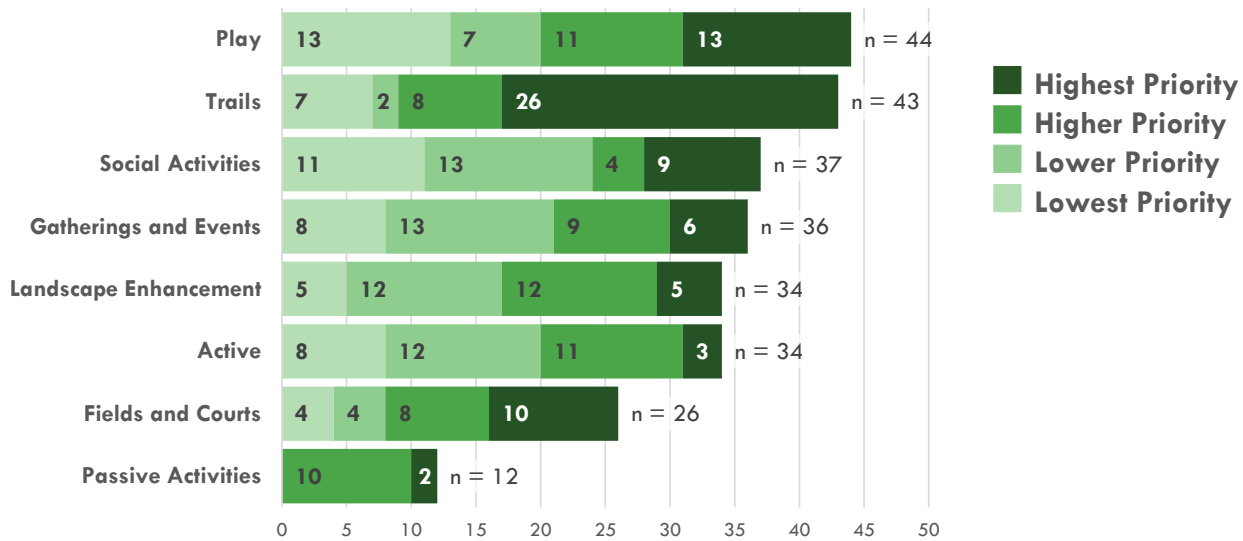
**Exhibit 27. Community Recreation Programming Needs – City of SeaTac
Community Celebration, February 2020**



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

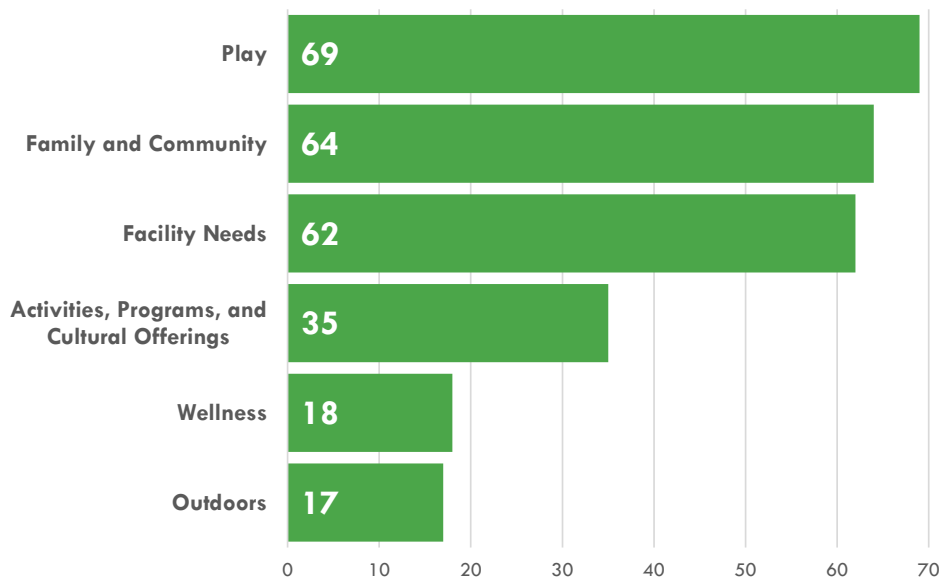


Source: BERK, 2020.

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.

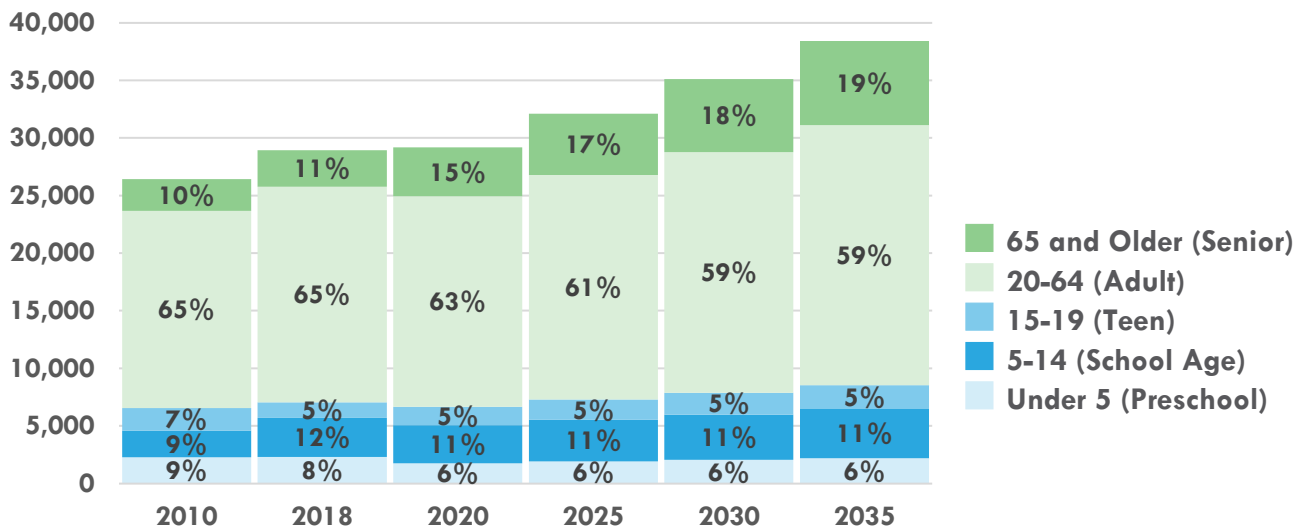
Other themes around SeaTac’s recreation programming emerged from public feedback at the events that was not quantifiable. These themes included that people:

- 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.

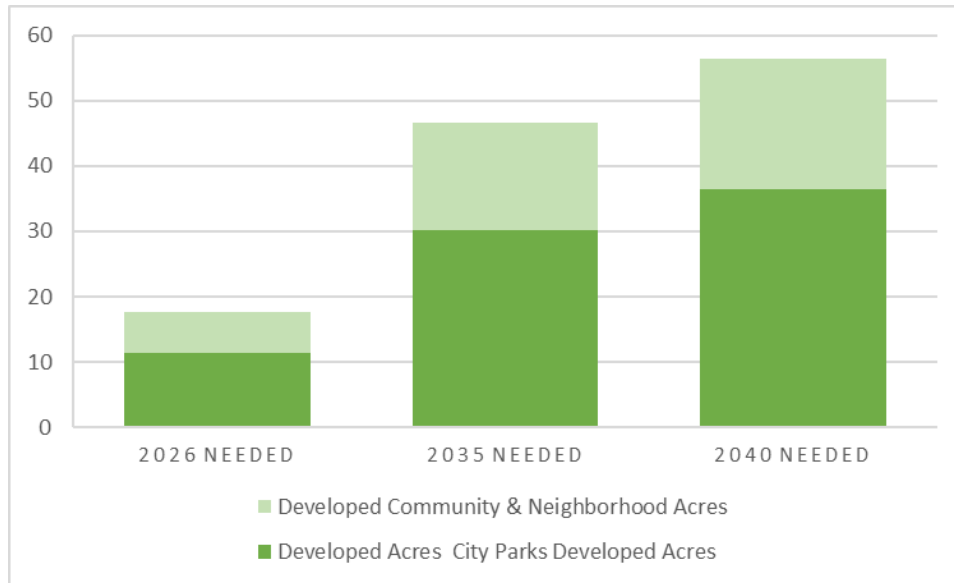
Park Acre Needs for Future Growth: To meet expected growth the City would provide about 46.6 developed acres by 2035 – much of this could be accomplished through improvements to partially developed park properties, e.g. North SeaTac Regional Park.

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.

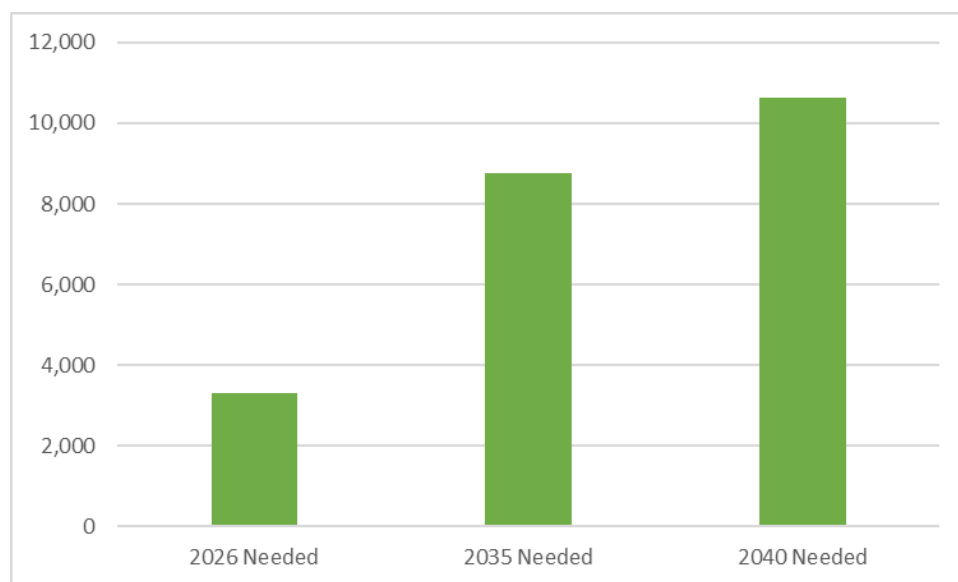
Trail Feet Needs for Future Growth: Based on the base and target LOS measures, the City would add about 1.6 miles of all types of trails or 0.44 mile of off-road trail by 2035.

- 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.

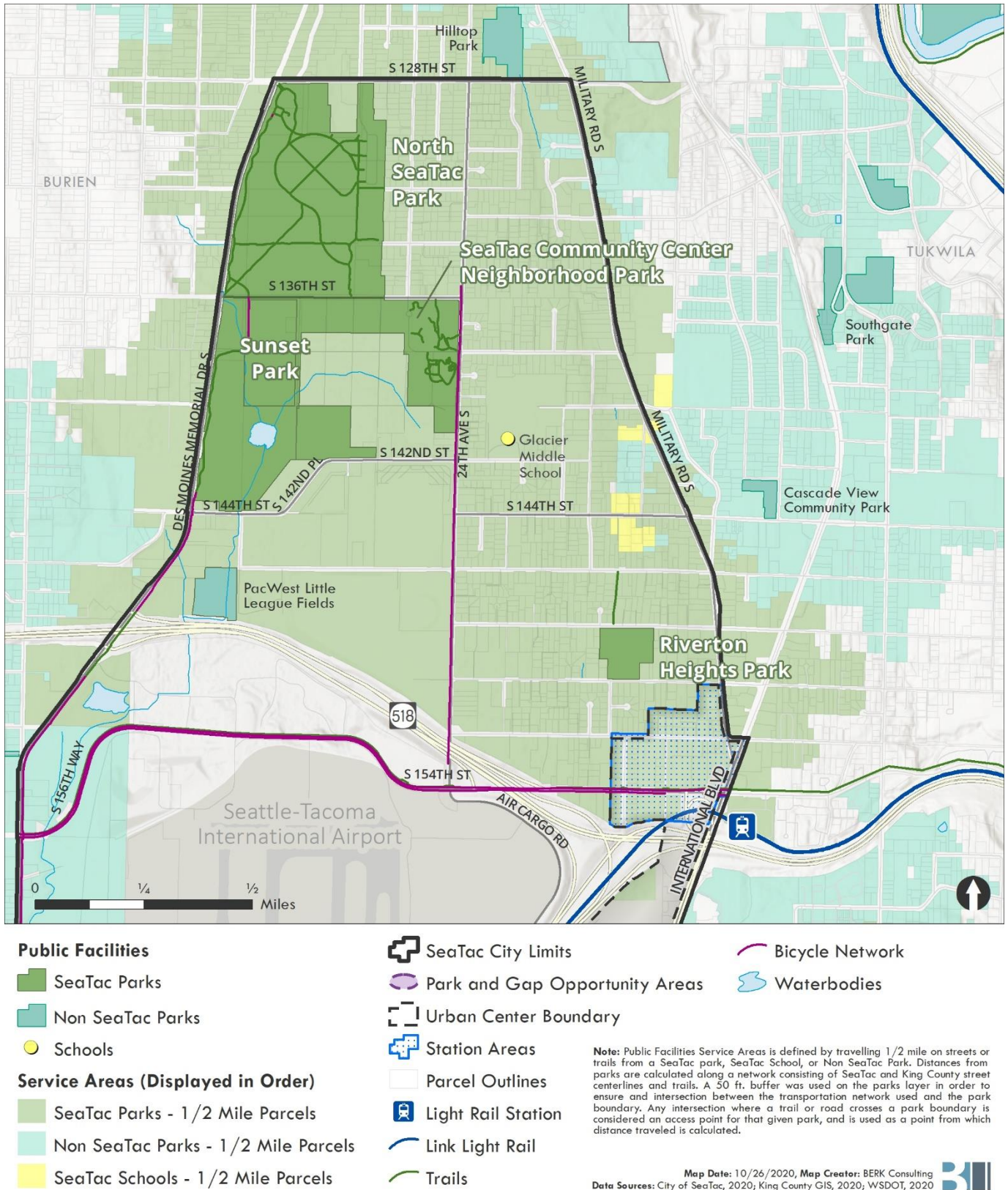
These gaps are considered **opportunity areas** to add Neighborhood or Community Parks. Neighborhood Parks are about 1-5 acres in size and offer active and passive facilities making them potentially the most likely size to add into a neighborhood or to add onto partner sites (e.g. school grounds). Special 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.

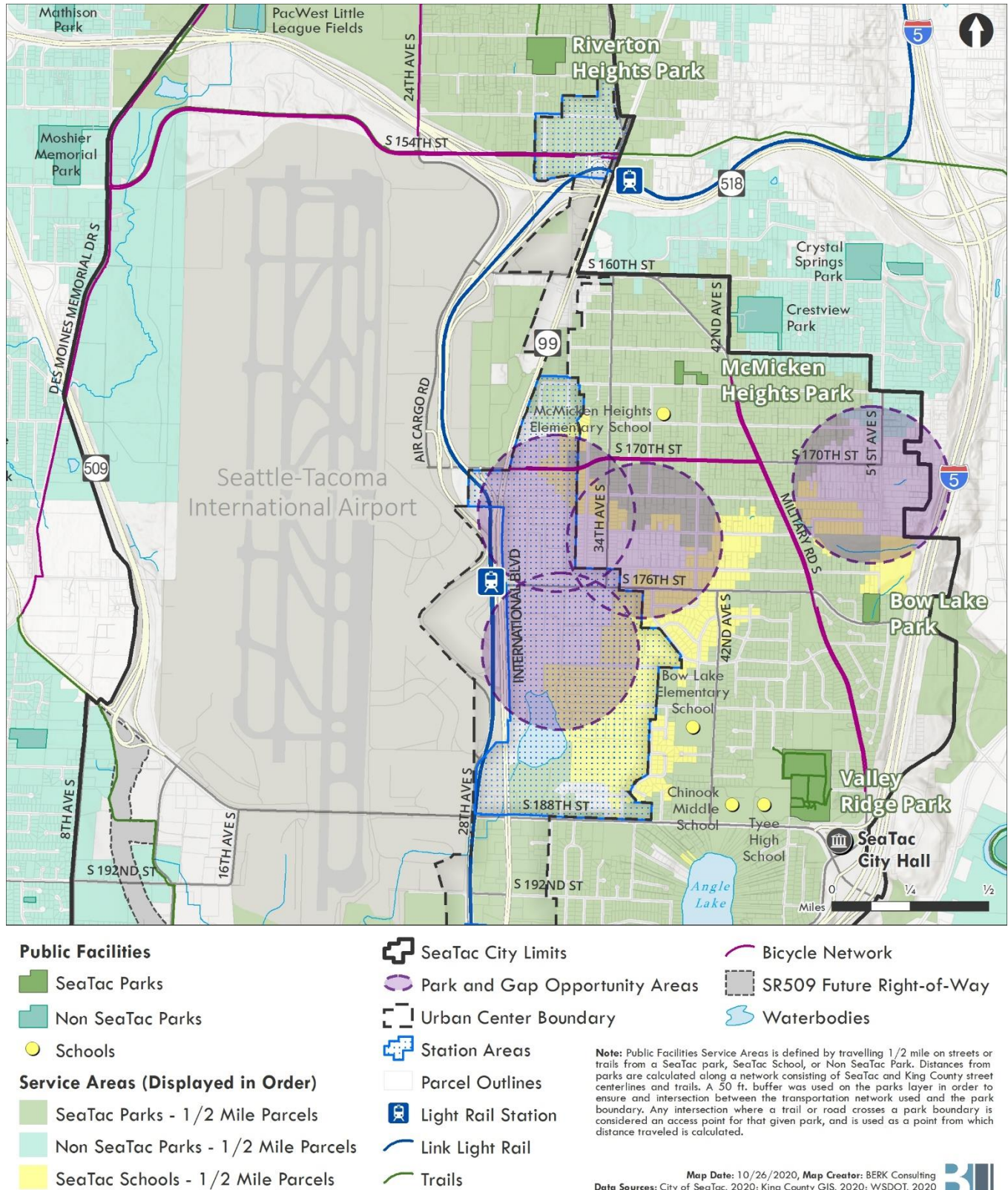
- To the east along 51st Avenue S is a gap area. Bow Lake Park is located in the area, but is currently limited in amenities (See Section 4.2 Access and Population Density). Park Concept Plans below suggest improvements to allow for improved passive recreation. Schools are not open for general recreation 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



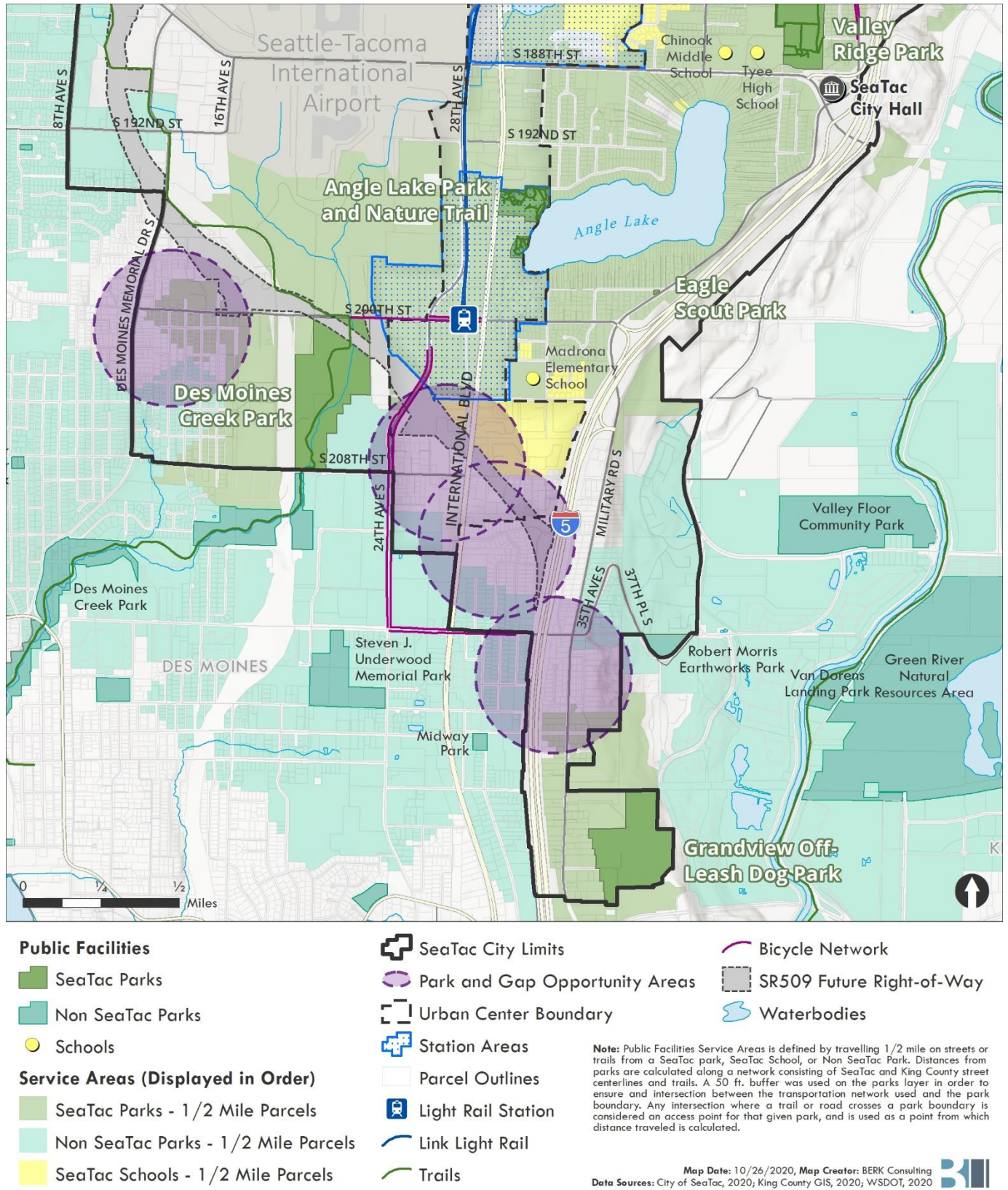
Source: BERK, 2020.

Exhibit 43. Gap and Opportunity Maps: Central



Source: BERK, 2020.

Exhibit 44. Gap and Opportunity Maps: South



Source: BERK, 2020.

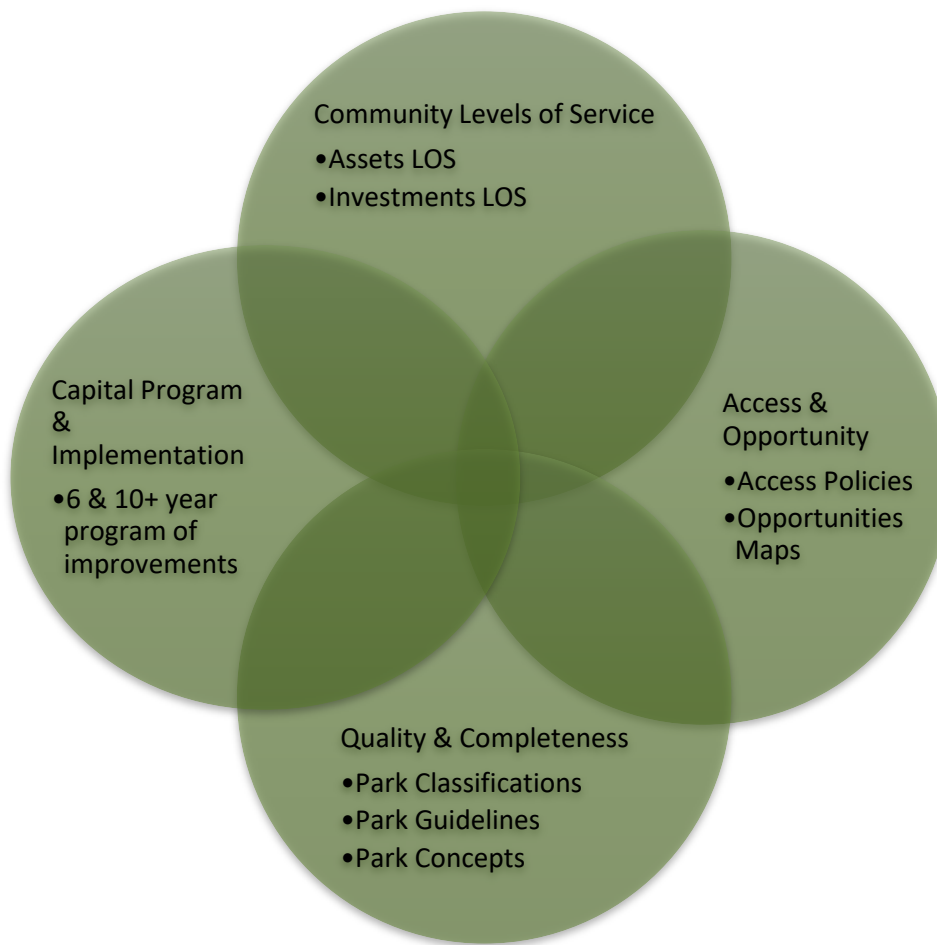
Exhibit 44 identifies gaps and opportunities in south SeaTac.

- 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**

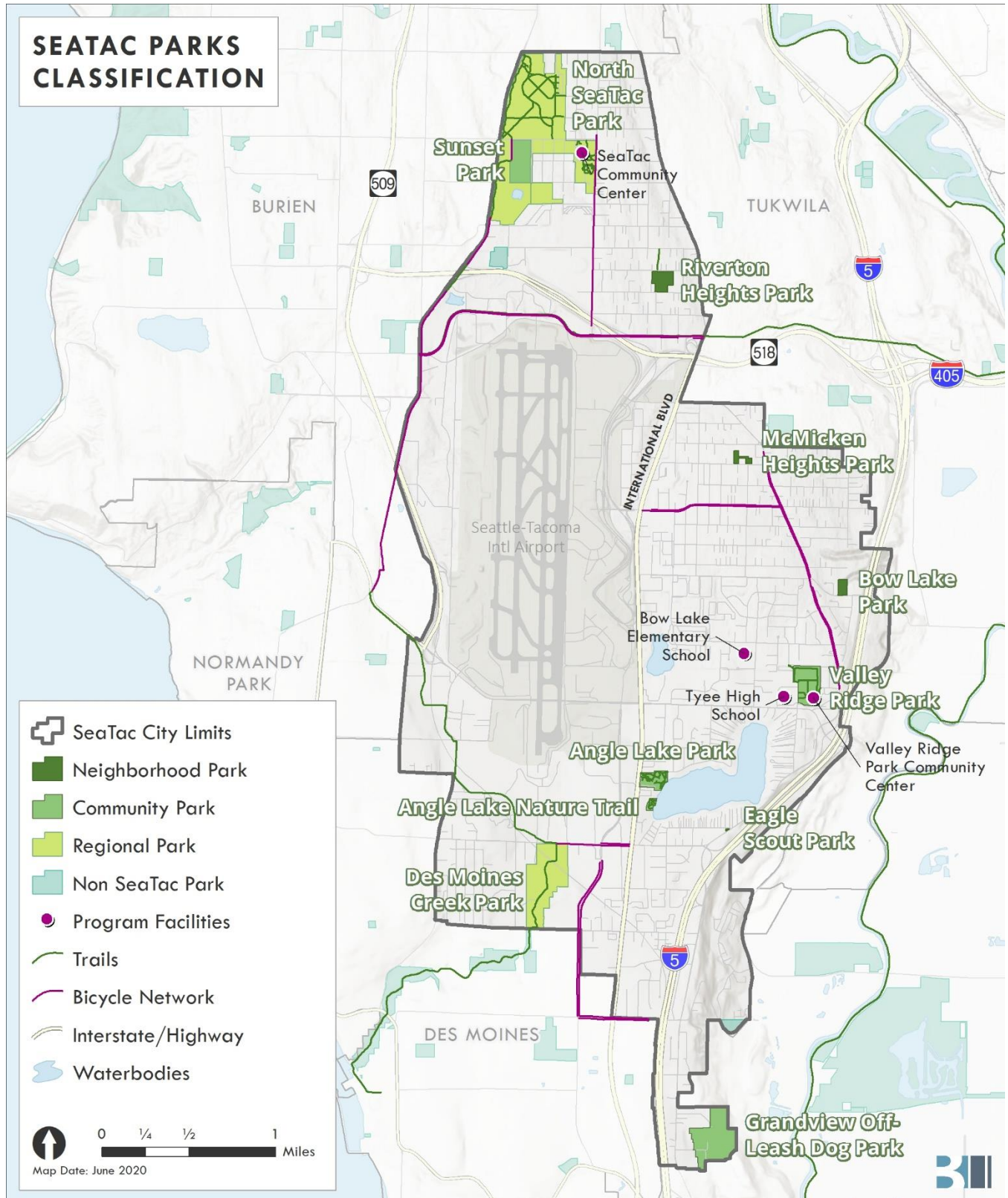
Classifying parks and recreation facilities allows SeaTac to make resource allocation, acquisition, and design decisions for park sites, facilities, and the organization of recreation space that can be effectively maintained.

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.	<ul style="list-style-type: none"> ■ Des Moines Creek Park ■ North SeaTac Park
Regional Trails No size	Regional Trails are off-road linear parks that offer: <ul style="list-style-type: none"> ■ 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 	<ul style="list-style-type: none"> ■ 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.	<ul style="list-style-type: none"> ■ 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.	<ul style="list-style-type: none"> ■ 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.	<ul style="list-style-type: none"> ■ 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

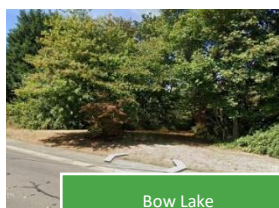
Neighborhood parks are intended for frequent and convenient access to basic recreation activities and opportunities. They typically serve neighborhoods within walking distance of a $\frac{1}{4}$ to $\frac{1}{2}$ mile. Neighborhood parks provide passive, multiuse space, with opportunities for active recreation 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:** Typically 1-5 acres in size.

In the SeaTac Collection:

- Bow Lake Park
- McMicken Heights Park
- Riverton Heights Park

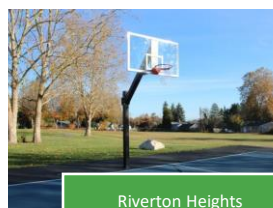
Exhibit 48. Neighborhood Parks



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**:

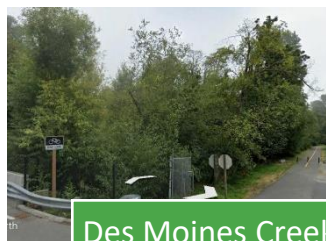
- Turf areas
- Exotic plantings
- Sources of light and glare that may interfere with the natural, open space, and habitat character of the park

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:

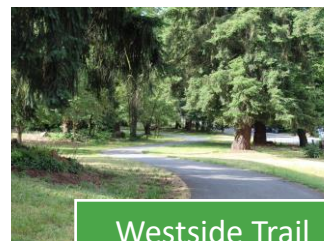
- Des Moines Creek Park
- North SeaTac Park
- Westside Trail

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.

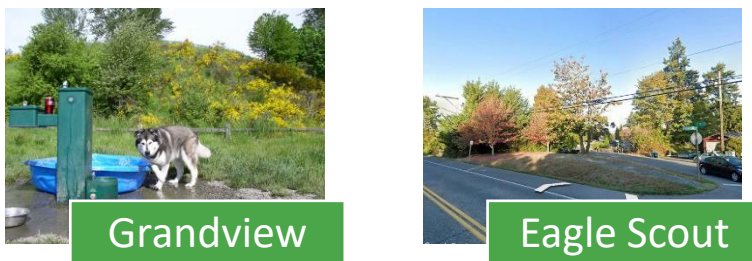
Special Use Parks

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)
Regional Park and Trail								
Des Moines Creek Park	X	X				*	X*	
North SeaTac Park	X*	X	X			X*	X*	X*
Westside Trail		X					X	
Community Park								
Angle Lake Park	X	X			X*	X	X	X*
Sunset Park		X				*	X*	X*
Valley Ridge Park		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

PROGRAMS & FACILITIES

ADD & IMPROVE TRAILS



CLIMBING WALL



GATHERINGS & EVENTS



P-PATCH



SPORTS COURTS



ENHANCED LANDSCAPES



DOG PARKS & AMENITIES



SPLASH PADS



NATURE PLAY



FIELDS & LAWNS



INFORMAL EDUCATION



SIGHTSEEING



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

DES MOINES CREEK TRAILHEAD



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

NORTH SEATAC PARK (NORTH)



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

January 4, 2020

NORTH SEATAC PARK (SOUTH)



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

January 4, 2020

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

ANGLE LAKE PARK



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

SUNSET PLAYFIELDS

- Sports Field**
- improve fields, ie. synthetic, lights, etc.
- Entry**
- expand parking
 - improve accessibility
- Activity**
- improve opportunities for passive recreation, ie. walking paths, picnic
 - improve sightlines
- Connections**
- add wayfinding elements to nearby landmarks
 - improve trails throughout the park and connecting to other park properties
- Site Boundary**



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

VALLEY RIDGE PARK

- OPPORTUNITY AREAS**
- Sports Field**
 - add seating and shade
 - enhance landscaping
 - Activity**
 - increase shade opportunities
 - enhance landscaping
 - enhance recreational opportunities
 - **Connections**
 - wayfinding throughout the park, to the surrounding neighborhood & major landmarks
 - add or improve city and neighborhood landmarks
 - Site Boundary**



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

BOW LAKE PARK



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

MCMICKEN HEIGHTS PARK



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

RIVERTON HEIGHTS PARK



SeaTac Parks, Community Programs and Services

PROS PLAN 2020 Update

June 4, 2020

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

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

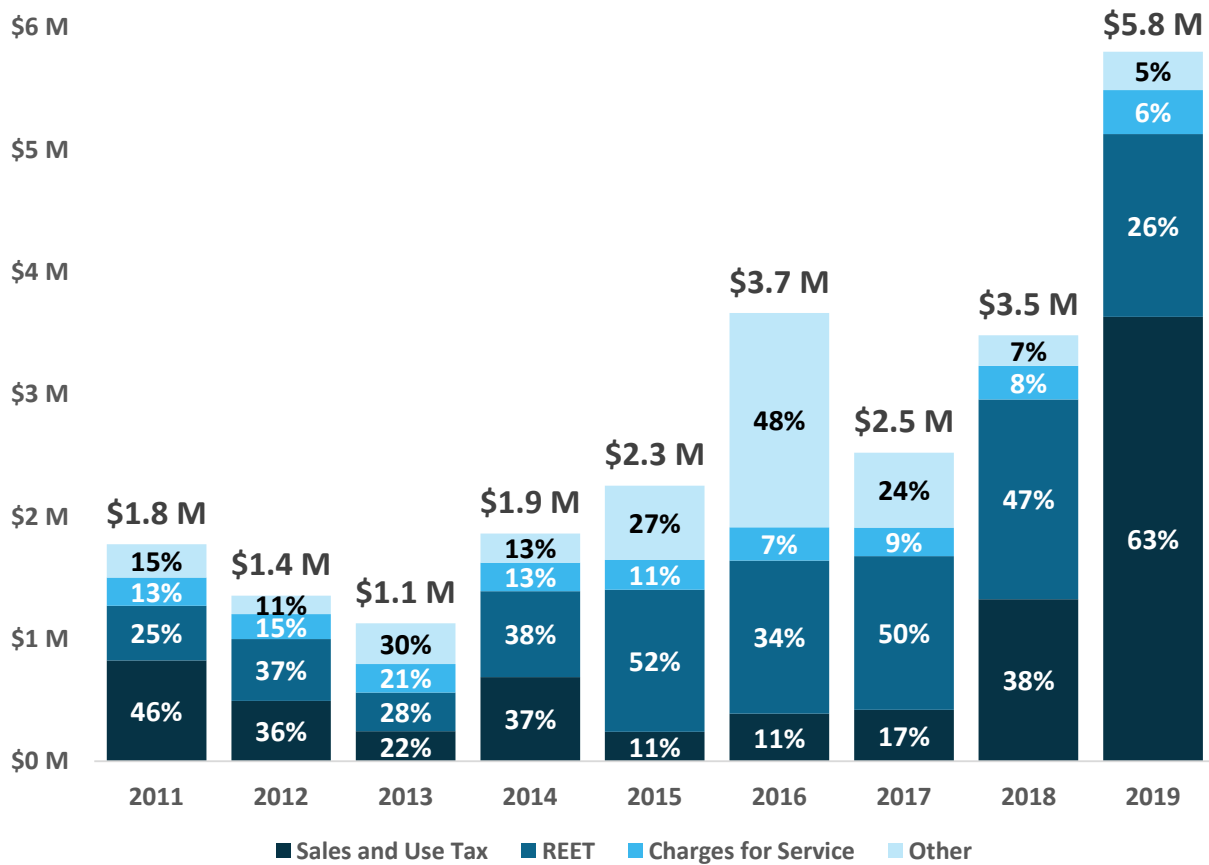
The City's parks capital projects are funded through the Municipal Capital Improvement Fund, otherwise known as Fund #301. Primary sources for Fund #301 include:

- 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.

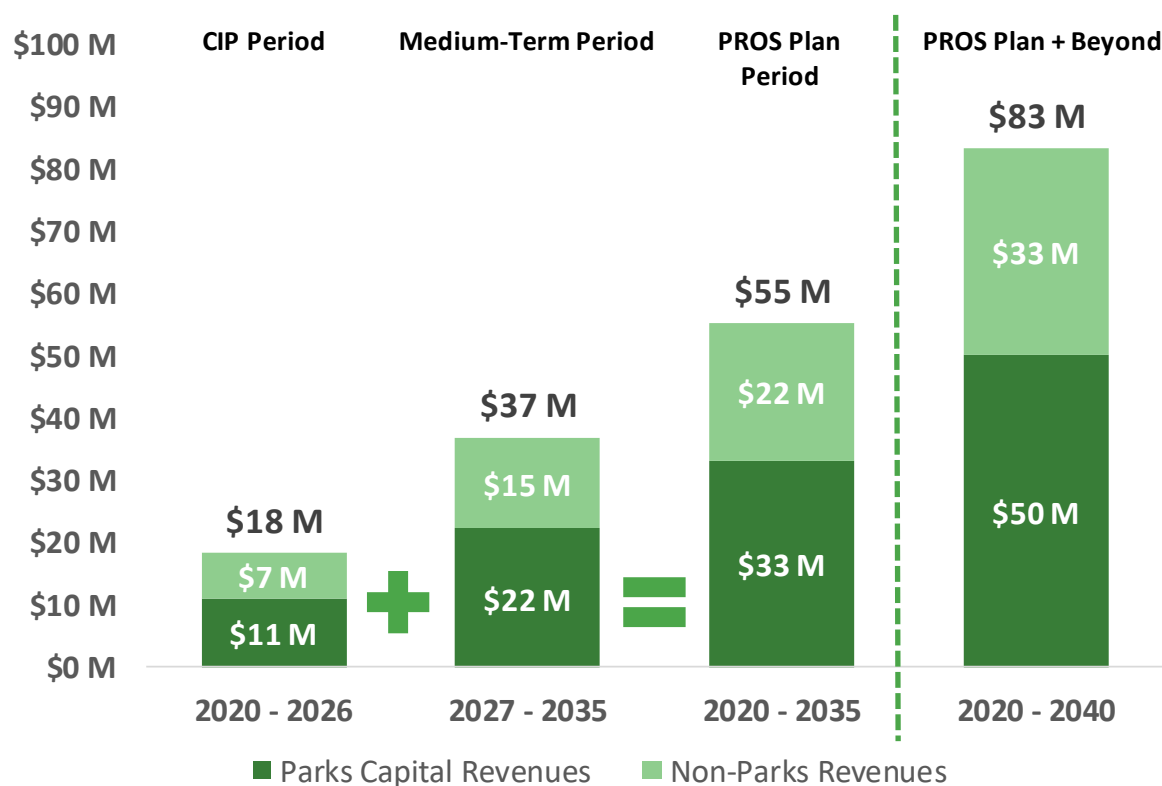
Exhibit 62 outlines the historical Fund #301 revenues from 2011 to 2019 below. Revenues to Fund #301 have increased significantly in recent years, driven by sales tax receipts from new construction, particularly from construction projects at the Seattle-Tacoma International Airport. Prior to 2018, some 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	<ul style="list-style-type: none"> City Dev Ac Trails System Invest 	Priority I Priority II
7	Des Moines Creek Trailhead	\$8,627,950		X	X	X	<ul style="list-style-type: none"> City Dev Ac Trails System Invest 	Priority I
8	Angle Lake	\$1,383,300	#1	X			<ul style="list-style-type: none"> System Invest 	Priority I
9	Sunset Playfields	\$7,247,900			X		<ul style="list-style-type: none"> City Dev Ac Trails System Invest 	Priority I Priority II
10	Valley Ridge	\$3,048,700				X	<ul style="list-style-type: none"> System Invest 	Priority II
11	Bow Lake	\$1,679,600		X			<ul style="list-style-type: none"> City Dev Ac C+N Dev Ac Trails System Invest 	Priority I
12	McMicken Heights	\$2,535,200				X	<ul style="list-style-type: none"> Trails System Invest 	Priority II
13	Riverton Heights	\$4,830,400	#2			X	<ul style="list-style-type: none"> City Dev Ac System Invest 	Priority II
14	Grandview Dog	\$4,189,900				X	<ul style="list-style-type: none"> City Dev Ac Trails System Invest 	Priority II
15	Neighborhood Parks (Future)	\$14,049,000		X	X	X	<ul style="list-style-type: none"> City Dev Ac C+N Dev Ac Trails System Invest 	Priority I
16	Trails (Future)	\$549,800			X		<ul style="list-style-type: none"> Trails System Invest 	Priority I
17	Community Space (Future)	\$2,748,900	#3 #4 #5	X	X		<ul style="list-style-type: none"> 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
1G Evaluate parks and recreation needs	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
	Revise the Parks, Recreation, and Open Space Plan every six years to maintain grant eligibility.	Staff	Ongoing
1G Evaluate parks and recreation needs	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