

TECHNICAL MEMORANDUM

Prepared For: Michael Fitzpatrick
City of SeaTac
4800 South 188th St.
SeaTac, WA 98188

April 4, 2025

Prepared By: Farallon Consulting LLC dba Grette Associates
2709 Jahn Ave NW, Suite H-5
Gig Harbor, WA 98335

File No: 3337-006

Re: Angle Lake Park Waterfront Improvements Project – Response to Criteria for Approval –
Shoreline Conditional Use Permit

Introduction

The City of SeaTac (City) proposes to replace select portions of the existing waterfront park facility and install new components at Angle Lake Park located in SeaTac, Washington. The Angle Lake Park Waterfront Improvements Project (Project) will include replacing the existing floating dock, connecting pier, boat ramp, and associated gangways with Americans with Disabilities Act (ADA)-accessible, environmentally-updated facilities. The Project will also place approximately 275 cubic yards (CY) of fill below the ordinary high water mark (OHWM). Because this volume is greater than 25 CY, this project component requires a Shoreline Conditional Use Permit (SCUP) pursuant to the SeaTac Shoreline Master Program (SSMP) 8.4.5(B).

The following sections describe how the proposed Project meets or addresses the applicable criteria, as outlined in the SSMP. Project consistency with the critical areas requirements (Chapter 15.700 SMC) are addressed in the Angle Lake Park Waterfront Improvements Project Critical Areas Report (Grette Associates 2025).

SSMP 8.4.5(B)(i) – Criteria for Granting Shoreline Conditional Use Permits

- a. *That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program*

The proposed use is consistent with both the policies of RCW 90.58.020 and the Master Program by creating long term benefits, increasing public access and recreational activities, protecting the natural character and resources of the shoreline, and recognizing statewide interest. Specifically, the proposed project intends to replace the existing waterfront structures with ADA-accessible, environmentally updated facilities.

The City proposes to remove the existing floating dock, connecting pier, boat ramp, and associated gangways, and replace them with ADA-accessible, environmentally updated facilities. For safety, swimmer-accessibility, and fisher accessibility, the proposed fishing pier will be reconfigured to relocate the finger in deeper water at the outer edge of the swim

area. The pier will be elevated and will include aluminum guardrails, including sections with lower rails for ADA accessibility.

In the swimming access area, three (3) aluminum access swim stairs with handrails will be added that descend from the concrete steps into the water. Additional railings and fencing will be installed to focus swimmers to the access stairs. Additionally, an elevated aluminum ramp with handrails will be added at the east end of the concrete steps that extends approximately 109 feet into the water to allow for ADA access to the swim area.

The boat ramp will be a combination of pre-cast (below Ordinary High Water [OHW]) and cast-in-place (CIP; above OHW) concrete in the same size and configuration as the existing ramp. Scour protection will be added to the perimeter of the boat ramp to prevent erosion. The concrete abutment and gangway to the boarding floats will be replaced with aluminum floats. The existing boarding floats will not be replaced, but will remain in nearly the same configuration as existing.

Finally, the proposed improvements will result in improvements to the aquatic habitat provided by Angle Lake. Nineteen (19) creosote-treated timber pile will be removed from the lake, solid overwater structure, including floats, will be converted to grated elevated structure, and a solid overwater pier that abuts a wetland will be removed and relocated to the uplands to remove that impact.

These improvements will increase public accessibility, safety, and improve aquatic conditions.

b. That the proposed use will not interfere with the normal public use of public shorelines

There will be no interference with the normal public use, as the use of the site is not changing. The purpose of the proposed Project is to improve public facilities and services by updating both the environmental and public safety conditions of the existing facilities. Aging structures will be replaced with new structures designed to be more environmentally friendly and to improve ADA-accessibility and accessibility for users with limited mobility.

c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Master Program

The design and use of the proposed project is consistent with the existing park and is compatible with the authorized use of this site. The project will replace existing waterfront structures at Angle Lake Park that are beyond their useful life. The improvements will not change the use of this site, only increase accessibility and safety.

d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located

The Project is self-mitigating and has been designed so as to avoid and minimize impacts to the aquatic environment. The project will result in conversion of solid-decked pier/ramp/float structures to grated decking for increased light penetration; more of the pier/ramp/float structure will be elevated, also to allow for increased light penetration under the structures; the finger float will be moved from midway down the structure to the

waterward end, moving the overwater coverage out of the nearshore; creosote-treated timber will be removed from the aquatic environment; in- and overwater coverage has been designed to improve ADA accessibility and public safety; and aged facilities will be replaced with new, environmentally friendly components. A concrete connecting pier will be relocated from its current location, protruding over a wetland, to the uplands, removing the overwater coverage from the wetland. Please see the Angle Lake Park Waterfront Improvements Critical Areas Report for a more detailed discussion of No Net Loss and Mitigation Sequencing (Grette Associates 2025). Best management practices (BMPs) will be closely followed during all construction activities to ensure minimal impacts to the shoreline environment.

e. That the public interest suffers no substantial detrimental effect.

Public interest will be improved by creating a safer waterfront facility at Angle Lake Park. There have been two recent fatalities and multiple safety concerns with the existing conditions at this site. The proposed project intends to improve public safety through reconfiguring the finger in deeper water for swimmer accessibility, including aluminum guardrails on the pier, installing handrails to the access swim stairs and elevated aluminum ramp, and placing sand material at the base of the existing steps to reduce the drop-off height for swimmers.

References

Farallon Consulting, L.L.C. dba Grette Associates (Grette Associates). 2025. Angle Lake Park Waterfront Improvements Project Critical Areas Report. Prepared for Mott MacDonald, LLC. March 2025.