

CAPITAL FACILITIES BACKGROUND REPORT

CHAPTER 5

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SUMMARY

The Capital Facilities Element (CFE) is required by Washington’s Growth Management Act (GMA). Capital facilities are public facilities with a minimum cost of \$25,000 and an expected useful life of at least 10 years. Capital facilities require special advanced planning because of their significant costs and longevity.

This Background Report analyzes facility capacity needs to serve current and future development, calculating the adopted level of service (LOS) against future population estimates through 2020 (six years) and 2035 (20 years).

Information, including cost and financing, about capital projects scheduled for implementation over the next six years is found in the City of SeaTac Capital Improvement Program (CIP), adopted by Ordinance in even-numbered years.

Growth Assumption

This CIP is based on the following established and projected population data:

YEAR	CITYWIDE POPULATION
2010	25,890
2011	27,110
2012	27,210
2013	27,310
2014	27,620
2015	27,792
2016	27,964
2017	28,136
2018	28,380
2019	28,480
2020	28,652
2035	39,474

Level of Service Consequences of the CFE

The CFE will enable the City of SeaTac to accommodate over 3.7% growth during the next six years (from 27,620 to 28,652 people) while maintaining the 2014 LOS for the following public facilities:

Table BR5.1 Facilities with Non-Population Growth-Based LOS			
FACILITY	LOS MEASURE	EXISTING 2014 LOS	ADOPTED LOS STANDARD
Stormwater Management	Flow Mitigation	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual	Adequate capacity to mitigate flow and water quality impacts as required by the adopted Surface Water Design Manual
Transportation	Volume/ Capacity Ratio	LOS D/E; Some intersections F	LOS D/E; Some intersections F

Table BR5.2 Facilities with Population Growth-Based LOS

FACILITY	LOS UNITS	EXISTING 2013 LOS	ADOPTED LOS STANDARD	PAGE
City Hall	Gross Sq. Ft./City Hall Employee	402	256.00	23
Community Center	Sq. Ft./1,000 people	1,090	1,020.00	64
Community Parks	Acres	2.28	1.70	31
Neighborhood Parks	Acres	0.36	0.27	34
Pocket/Mini Parks	Sq. Ft.	2,662	500.00	37
Trails/Linear Parks	Lineal Ft.	819	251.60	39
Off-leash Dog Parks	Acres	0.43	0.40	26
Baseball/Softball Fields, adult	Fields	0.14	0.08	42
Baseball/Softball Fields, youth	Fields	0.22	0.15	43
Basketball Courts, outdoor	Courts	0.40	0.23	45
Football/Soccer Fields	Fields	0.25	0.18	50
Picnic Shelters	Shelters	0.07	0.06	52
Playgrounds	Playgrounds	0.29	0.24	54
Skateboard Parks	Parks	0.07	0.03	56
Tennis Courts	Courts	0.36	0.30	58

The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a LOS higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.

In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.

INTRODUCTION

Definition and Purpose of Capital Facilities Element

The SeaTac Capital Facilities Element (CFE) is comprised of three components: (1) this Background Report, which provides an inventory of the City's capital facilities with their locations and capacities; (2) the Capital Improvement Program (CIP) which contains the capital projects scheduled for construction over the next six year period and includes the costs and revenue sources for each project, balanced by year; and (3) broad goals and specific policies that guide and implement the provision of adequate public facilities, LOS standards for each public facility, and requires that new development be served by adequate facilities (the "concurrency" requirement). The LOS standards are used in this section to identify needed capital improvements through 2020 and 2035.

The purpose of the CFE is to use sound fiscal policies to provide adequate public facilities consistent with the Land Use Element and concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

Why Plan for Capital Facilities?

There are at least three reasons to plan for capital facilities: growth management, good management, and eligibility for grants and loans.

Growth Management

The CFE is a GMA-required element and intends to:

- Provide capital facilities for land development that is envisioned or authorized by the Land Use Element of the Comprehensive Plan (Plan).
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the LOS of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of the Plan (e.g., transportation and utilities elements),
 - Master plans and other studies of the local government,
 - Plans for capital facilities of state and/or regional significance,
 - Plans of other adjacent local governments, and
 - Plans of special districts.
- Ensure the timely provision of adequate facilities as required in the GMA.
- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFE is the element that realizes the Plan. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFE determines the quality of life in the community. The requirement to fully finance the CIP (or revise the land use plan) provides a reality check on the vision set forth in the Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

Good Management

Planning for major capital facilities and their costs enables the City of SeaTac to:

- Demonstrate the need for facilities and the need for revenues to pay for them;
- Estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- Take advantage of sources of revenue (e.g., grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- Get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants and Loans

The Department of Commerce requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements or prefer governments that have a CFP.

Statutory Requirements for Capital Facilities Elements

The GMA requires the CFE to identify public facilities that will be required during the six years following adoption or update of the plan. Every two years, the CIP is amended to reflect the subsequent six year time frame. The CIP must include the location, cost, and funding sources of the facilities. The CIP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its LOS, reduce costs, or modify the Land Use Element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of LOS standards as the basis for public facilities contained in the CFE (see RCW 36.70A.020 (12)). As a result, public facilities in the CIP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as “concurrency” (also called “adequate public facilities”). In the City of SeaTac, concurrency requires 1) facilities serving the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time) and 2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFE. The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be “adequate” (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

Traditional Capital Improvement Programs (CIP) vs. New CIPs under GMA

Traditional capital improvements programs do not meet the GMA requirements stated above. Table BR5.3 compares traditional CIPs to the new CIP.

Table BR5.3 Traditional CIP vs. New CIP		
FEATURE OF PLAN	TRADITIONAL CAPITAL IMPROVEMENTS PROGRAM	NEW GMA CAPITAL IMPROVEMENTS PROGRAM
Which facilities?	None Required	All Facilities Required
What priorities?	Any Criteria (or None)	LOS Standards
Financing Required?	None Required	Financing Plan Required
Implementation Required?	None Required	Concurrency Required for Identified Facilities

There are traditional and nontraditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIPs) include:

- Needs driven: first develop needed capital projects, then try to finance them. This approach is sometimes called a “wish list.”
- Revenue driven: first determine financial capacity, then develop capital projects that do not exceed available revenue. This approach is also called “financially constrained.”

Because of the nontraditional requirements of capital facilities planning under the GMA, the traditional approaches to developing capital improvements can cause problems.

The needs-driven approach may exceed the City’s capacity to pay for the projects. If the City cannot pay for needed facilities to achieve the adopted LOS standards, the City must impose a moratorium in order to comply with the concurrency requirement.

The revenue-driven approach may limit the City to capital projects that provide a lower LOS than the community desires. The City may be willing to raise more revenue if it knows that the financial constraints of existing revenues limit the levels of service.

A scenario-driven hybrid approach overcomes these problems. A scenario-driven approach develops two or more scenarios using different assumptions about needs (LOS) and revenues and uses the scenarios to identify the best combination of LOS and financing plan.

The development of multiple scenarios allows the community and decision makers to review more than one version of the City’s future. The highest levels of service provide the best quality of life, but the greatest cost (and the greatest risk of a development moratorium if the cost is not paid), while the lowest cost LOS provides less desirable quality of life. The scenario-driven approach enables the City to balance its desire for high levels of service with its willingness and ability to pay for those levels of service.

Other advantages of the scenario-driven approach include:

- Helping the City analyze which approach achieves the best balance among GMA goals,
- Helping prepare analyses required by the State Environmental Policy Act (SEPA), and
- Evaluating scenarios for the Land Use Element.

The scenario-driven approach also provides a nontraditional method of policy development. The other approaches begin by setting policies (e.g., needs or revenues) then building a plan to implement

the policies. The scenario-driven approach uses alternative potential policy assumptions as the basis for different scenarios.

The establishment of City policies is accomplished by reviewing all scenarios. The City Council selects the preferred scenario, and then policies are written to implement the preferred scenario.

The scenarios are used to test alternative policies, and lead to selection of the policy that the community believes they can achieve. The formal language of policies is written after the scenarios are evaluated and the preferred scenarios (and accompanying policies) have been identified.

Level of Service (Scenario-Driven) Method for Analyzing Capital Facilities

Explanation of Levels of Service (LOSs)

LOSs are usually quantifiable measures of the amount of public facilities that are provided to the community. LOSs may also measure the quality of some public facilities.

Typically, measures of LOSs are expressed as ratios of facility capacity to demand (e.g., actual or potential users). Table BR5.4 lists examples of LOS measures for some capital facilities:

TYPE OF CAPITAL FACILITY	SAMPLE LOS MEASURE
Corrections	Beds per 1,000 population
Fire and Rescue	Average response time
Hospitals	Beds per 1,000 population
Law Enforcement	Officers per 1,000 population
Library	Collection size per capita, building square feet per capita
Parks	Acres per 1,000 population
Roads and Streets	Ratio of actual volume to design capacity
Schools	Square feet per student
Sewer	Gallons per customer per day, effluent quality
Solid Waste	Tons (or cubic yards) per capita or per customer
Surface Water	Design storm (e.g., 100year storm)
Transit	Ridership
Water	Gallons per customer per day, water quality

Each of these LOS measures needs one additional piece of information: the specific quantity that measures the current or proposed LOS. For example, the *standard* for parks might be 5 acres per 1,000 people, but the *current* LOS may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the LOS method, the City selects the way in which it will measure each facility (e.g., acres, gallons, etc.), and it identifies the amount of the current and proposed LOS for each measurement.

There are other ways to measure the LOS of many of these capital facilities. The examples in Table BR5.4 are provided in order to give greater depth to the following discussion of the use of LOSs as a method for determining the City's need for capital facilities.

Method for Using LOSs

The LOS method answers two questions in order to develop a financially feasible CIP. The GMA requires the CIP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years.

Two questions must be answered to meet GMA requirements:

- What is the quantity of public facilities that will be required by the end of the 6th year?
- Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (e.g., roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of the CIP. One of the CIP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

Question 1: What is the quantity of public facilities that will be required by the end of the 6th year?

Formula 1.1 Demand x Standard = Requirement

- **Demand** is the estimated sixth-year population or other appropriate measure of need (e.g., dwelling units).
- **Standard** is the amount of facility per unit of demand (e.g., acres of park per capita).
- **Requirement** is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2 Requirement - Inventory = Surplus or Deficiency

- **Requirement** is the result of Formula 1.1.
- **Inventory** is the quantity of facilities available at the beginning of the six-year planning period.
- **Surplus or Deficiency** is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before the end of the sixth year. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development.

Question 2: Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

A "preliminary" answer to Question 2 is prepared in order to test the financial feasibility of tentative or proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids the problem of developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however,

the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the City:

1. Reduce the standard of service, which will reduce the cost, or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
3. Reduce the average cost of the public facility (e.g., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (e.g., revise the Land Use Element), which may cause growth to occur in other jurisdictions, or
5. Reduce the demand by reducing consumption (e.g., transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
6. Any combination of options 1-5.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

Formula 2.1P Deficiency x Average Cost/Unit = Deficiency Cost

- **Deficiency** is the Result of Formula 1.2.
- **Average Cost/Unit** is the usual cost of one unit of facility (e.g., mile of road, acre of park, etc.).

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an “average” cost for each unit of public facility that is needed.

Formula 2.2P Deficiency Cost Revenue = Net Surplus or Deficiency

- **Deficiency Cost** is the result of Formula 2.1P.
- **Revenue** is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed after Question 2.

The “final” demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the “average” costs of facilities used in the preliminary answer, as follows (F = final):

Formula 2.1F Capacity Projects + Non-capacity Projects = Project Cost

- **Capacity Projects** is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities.
- **Non-capacity Projects** is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F. Project Cost Revenue = Net Surplus or Deficiency

- **Project Cost** is the result of Formula 2.1F.
- **Revenue** is the money available for public facilities from current/proposed sources.

The “final” answer to Question 2 validates the financial feasibility of the standards for LOSs that are used for each public facility in the CFE and in the other elements of the Plan. The financially feasible standards for LOSs and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

Setting the Standards for LOSs

Because the need for capital facilities is largely determined by the LOSs that are adopted, the key to influencing the CFE is to influence the selection of the LOS standards. LOS standards are measures of the quality of life of the community. The standards should be based on the community’s vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts, including staff and consultants, to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the LOSs rests with the City Council because they enact the LOS standards that reflect the community’s vision. Their decision should be influenced by recommendations of the 1) Planning Commission; 2) providers of public facilities including local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.; 3) formal advisory groups that make recommendations to the providers of public facilities (e.g., CPSC); and 4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques.

An individual has many opportunities to influence the LOS (and other aspects of the Growth Management Plan). These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFE process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the LOS decision and giving input during the SEPA review process.

The scenario-driven approach to developing the LOS standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various LOSs for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.

Selection of a specific LOS to be the “adopted standard” was accomplished by a 10-step process:

1. The actual LOS was calculated in 1993, at the beginning of the Capital Facilities Planning Process. This 1993 level is referred to as the “current” LOS.
2. Departmental service providers were given national standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from City studies, master plans, ordinances, and development regulations.
4. Departmental service providers recommended a standard for the City of SeaTac’s CFE.
5. The first draft of the Capital Facilities Requirements forecast needed capacity and approximate costs of the 1993 actual LOS and the department’s recommended LOS.
6. The City Council reviewed and commented on the first draft Capital Facilities Requirements report.
7. Departmental service providers prepared specific capital improvements projects to support the 1993 LOS (unless the Council workshop indicated an interest in a different LOS for the purpose of preparing the first draft CFE). In 2002 the City Council adopted LOS standards for individual park and recreation facilities to better reflect the City’s commitment to providing improvements to parks without adding to parks acreage.
8. The first draft CFE was prepared using the 1993 LOS. The LOS in the first draft CFE served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.
9. The draft CFE was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFE by the City Council.
10. The City Council formally adopted LOSs as part of the Plan.

The final standards for LOSs are adopted in Policy 4.3. The adopted standards 1) determine the need for capital improvements projects (see Policy 4.4 and the Capital Improvements section) and 2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the “concurrency” requirement (see Policy 4.3). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the Plan.

Because the CIP is a rolling 6 year plan, it must be revised regularly and the revision constitutes one component of the Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards. In the process of amending the CFE, the current LOS is calculated using the current population.

CAPITAL IMPROVEMENTS

Introduction

This section compares the inventory of existing facilities with the LOS standard, considering population projections, to estimate the need for future facilities.

Each type of public facility is presented in a separate section which follows a standard format. Each section provides an overview of the data, with subsections for Current Facilities and LOS analysis. Two tables are provided for each facility type:

- **Inventory of Current Facilities (the first table of each subsection).** A list of existing capital facilities, including the name, capacity (for reference to LOSs) and location.
- **Level of Service Capacity Analysis (the second table of each subsection).** A table analyzing facility capacity requirements is presented for each type of public facility. The table calculates the amount of facility capacity that is required to achieve and maintain the adopted standard for LOS. The capital improvements projects that provide the needed capacity (if any) are listed in the table, and their capacities are reconciled to the total requirement.

Selecting Revenue Sources for the Financing Plan

One of the most important requirements of the CIP is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires “a six year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” For roads, GMA allows development when “a financial commitment is in place to complete the improvements...within six years” (emphasis added).

The City must be able to afford the standards of service that it adopts, or “if probable funding falls short of meeting existing needs” the City must “reassess the Land Use Element” (which most likely will cause further limits on development).

In keeping with these requirements, the City’s CFE Goal 5.2 requires the City to “provide needed public facilities through City funding...”

Sources of revenue are maintained by the Finance Director.

The process of identifying specific revenues for the financing plan was as follows:

1. Calculate total costs for each type of public facility.
2. Match existing restricted revenue sources to the type of facility to which they are restricted.
3. Subtract existing restricted revenues from costs to identify unfunded “deficit.” (1 – 2 = 3).
4. Apply new restricted revenues to the type of facility to which they are restricted.

5. Subtract new restricted revenues from costs to identify remaining unfunded “deficits” (3 – 4 = 5).
6. Allocate new unrestricted revenue to unfunded deficits. Two new unrestricted revenues are potentially available to meet deficits:
7. New bond issues (either councilmanic, or voted, or a combination), and
8. The second 1/44 real estate excise tax.

Decision makers can choose which of the two (bonds or REET) to assign to specific capital projects for the final CFP.

City Hall

Current Facilities

In 2002, the City purchased and renovated an existing building to serve as the new City Hall. This building is located at 4800 S. 188th Street, SeaTac WA 98188. It contains over 81,000 square feet, of which the City uses approximately 53,500 square feet. The balance is leased but available for expansion, should the City need additional space.

Level of Service (LOS)

The adopted LOS of 256 gross square feet (gsf) per city hall employee (gross square feet includes offices and other work areas, the City Council Chamber, Courtroom, restrooms and other common areas) requires approximately 35,840 gsf of space through the year 2020 (See Table CH2).

Through the year 2035, the City will need approximately 49,400 gsf of space to maintain this LOS. In addition, there may be other public (non-employee) spaces that must be accommodated in the City Hall. Accordingly, the City purchased a building in 2002 with its long-term needs in mind.

Capital Facilities Projects Completed in 2013-2014

At City Hall, the heat pumps scheduled for replacement under the City’s ongoing replacement program were replaced, and replacement of the windows with energy efficient double pane glass was completed.

At SeaTac Center, those tenant improvements which had been scheduled for 2013 were completed.

The inventory of current City Hall administrative offices includes the following.

Table BR5.5 City Hall: Current Facilities Inventory		
CAPACITY		
Name	(Net Sq. Ft.)	Location
City Hall	53,500	4800 S. 188 th Street

Table BR5.6 City Hall: Capital Projects LOS Capacity Analysis				
CITY LOS = 256 SQUORE FEET PER EMPLOYEE				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY HALL EMPLOYMENT	SQUARE FEET REQUIRED @ 256 PER EMPLOYEE	CURRENT AREA AVAILABLE	NET RESERVE OR DEFICIENCY
2014 City Hall Actual Emp	128	32,768	53,500	20,732
2015 - 2020 Growth	12	3,072	0	-3,072
Total as of 2020	140	35,840	53,500	17,660
Total as of 2035	193	49,408	53,500	4,092
Capacity Projects	None			

Parks and Recreation

Current Facilities

The parks inventory has identified approximately 400 acres of community, neighborhood and regional parks within the SeaTac city limits. 154 acres of that parkland is developed; the remainder is undeveloped. Much of the park land is operated by the City, while some is operated by other jurisdictions. The City currently owns and operates 98 acres of community parks, 18.3 acres of neighborhood parks, and more than 22,600 lineal feet of trails. The City is served by 58,548 square feet of pocket/mini parks which are owned by private businesses and other agencies, but are open to the public. Additionally, the city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well. As such, the City will seek funds outside the City for operations. Pocket parks will primarily serve the daytime public in commercial areas of the City; these parks will be encouraged as part of new developments and will typically be owned and maintained by commercial establishments. Mini parks are envisioned as small recreation areas to be located within residential developments, especially in higher density areas. Linear parks/trails will help to link different areas of the city and provide enjoyment of natural features; after such trails are developed, they will be owned and maintained by the City. Table 1 of each section, the "Current Facilities Inventory," lists each park facility separately along with its current capacity and street location. Map BR5.1 shows the geographic location of each facility.

In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year round. These two multi-purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.

Level of Service (LOS)

SeaTac uses two methods of measuring its LOS for parks and recreation facilities: acreage-based and facilities-based. In the past, the City measured its LOS solely by the amount of acreage per thousand residents devoted to a particular parks category, such as regional park, neighborhood park, etc. That approach does not directly take into account facilities available for recreation; it assumes that the demand will be met by providing a specified number of acres per City resident. Under an acreage-based LOS, as the number of residents increases, the amount of park land must increase to keep pace.

In SeaTac, however, very little land is left for additional parks. As the City's population grows, residents' need for recreational opportunities must be met by adding or upgrading facilities to most parks. Four types of parks will still be evaluated by an acreage-based standard: Community, Neighborhood, Pocket/Mini parks and Trails/Linear. All other types of parks use a facilities-based LOS to measure how well the City is meeting the recreational needs of SeaTac residents.

As those needs increase, the City has the option of adding new facilities, or adding capacity to existing ones, by improving the facilities themselves. For example, the Parks Department proposes to make playing surface and outdoor lighting improvements on field 4 at Valley Ridge Park. Improvements of this nature nearly double the capacity of baseball/football fields in the City, without actually adding any new fields.

While not reflected in either LOS standard, the City will also consider equity of location, to further ensure that all residents have access to recreation. Map BR5.1 shows the locations of parks in SeaTac and the immediate surrounding areas.

Parks Description and Acreage-based LOS

Only land currently developed for recreational activities is counted as “capacity” for the purpose of calculating park LOS. Counting only developed acres as capacity allows the City to focus on its targeted need: more *developed* park land. As land is developed or as facilities are added, land will be transferred from the undeveloped to the developed category, showing progress toward the City’s adopted LOS standard. In some cases, acreage that appears to be developed may be classified as undeveloped because it lacks facilities typical of parks in its category. In these cases, an acre value is assigned to a needed facility, for instance .5 acres for a child’s play area. The following figure lists developed, undeveloped, and total land within each park category.

PARK CATEGORY	DEVELOPED	UNDEVELOPED	TOTAL
Community Parks	49 acres	35 acres	84 acres
Neighborhood Parks	10 acres	8.3 acres	18.3 acres
Regional Park	80 acres	211.4 acres	291.4 acres
Pocket/Mini Parks	73,548 sq. ft.	N.A.	73,548 sq. ft.
Trails/Linear Parks	22,630 lineal feet	0 lineal feet	22,630 lineal feet

The current LOS provided by the park system within the City is based on the current inventory of developed park acres divided by the actual 2014 SeaTac population. This equates to 2.28 acres per 1,000 people for community parks; 0.36 acres per 1,000 people for neighborhood parks; 2,662 square feet per 1,000 population feet for pocket/mini parks; and 819 lineal feet per 1,000 people for trails/linear parks.

The City adopted LOS is 1.7 acres per 1,000 population for community parks; 0.27 acres per 1,000 people for neighborhood parks; 500 square feet per 1,000 people for pocket/mini parks; and 251.6 lineal feet per 1,000 population for trails/linear parks. Current facilities and planned improvements enable the City to maintain current LOSs through 2020.

Each City LOS will enable the City to anticipate the need for additional developed park acreage and facilities, and trail miles as the City population continues to increase over time.

Through 2035 the City will need to add or develop an additional 4 acres of Community Parks, and 1 acre of Neighborhood Parks. 18.1 acres of off-leash dog park, 2 playgrounds, 2 skateboard parks, and 2 tennis courts to satisfy adopted service levels.

Capital Facilities Projects Completed in 2013-2014

In 2013-2014 the City completed the following projects:

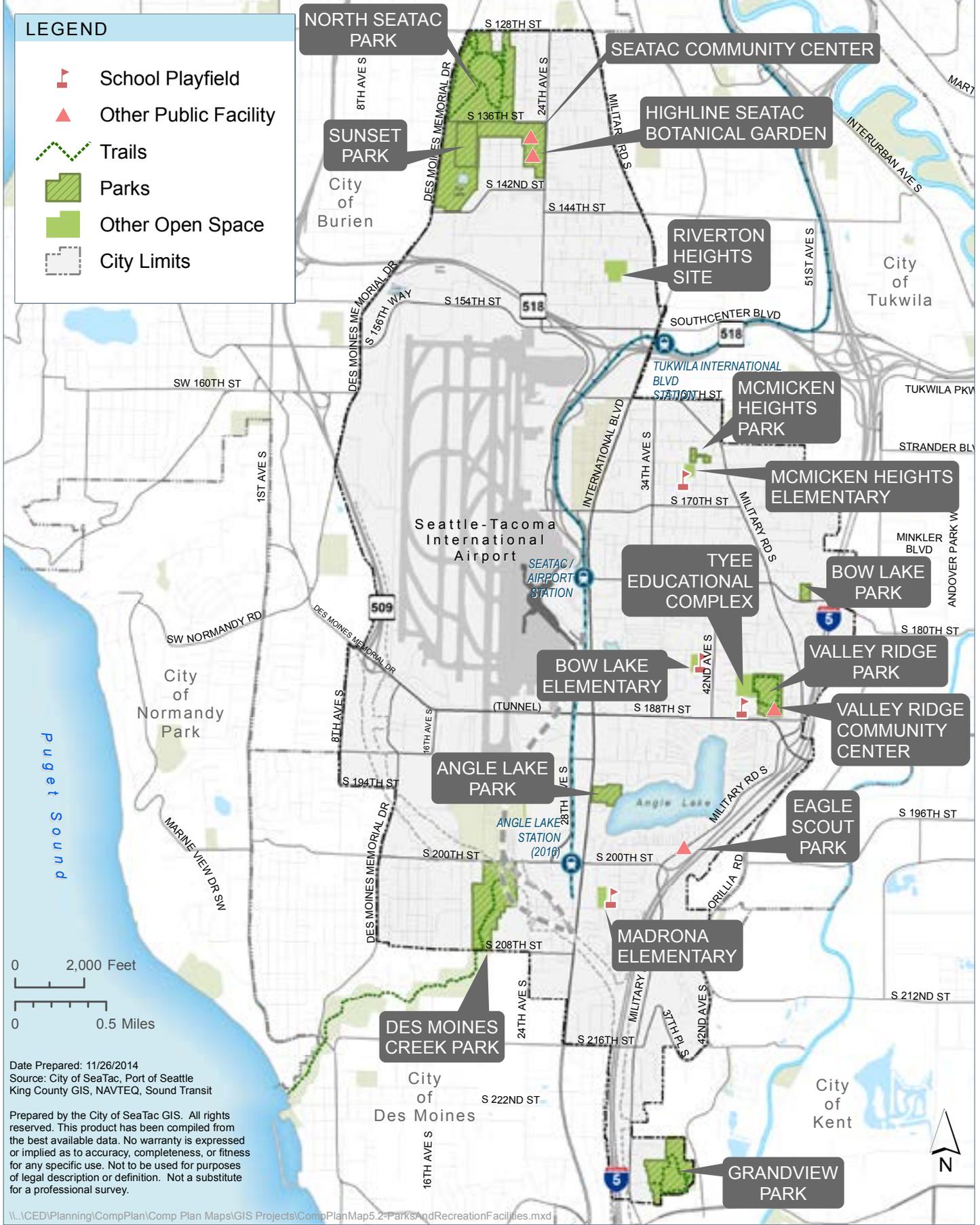
- The Angle Lake Park Spray Park, part of the Phase II construction project;
- Construction of the boat launch replacement;
- The addition of two picnic shelters at Angle Lake Park; and

PARKS AND RECREATION FACILITIES



LEGEND

-  School Playfield
-  Other Public Facility
-  Trails
-  Parks
-  Other Open Space
-  City Limits



Date Prepared: 11/26/2014
 Source: City of SeaTac, Port of Seattle
 King County GIS, NAVTEQ, Sound Transit

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Map BR5.1. Parks and Recreation Facilities

- Construction of the life guard shelter.

Community Parks

Community parks within the City are primarily highly developed and used for active recreation. They include amenities from picnic tables, and a boat launch at Angle Lake Park to courts and fields for tennis, softball, and soccer. Typically, community parks serve population within a mile radius of the park.

The inventory of current Community Parks includes the following:

NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
Angle Lake Park	10.5 acres	0 acres	10.5 acres	19408 International Blvd.
Grandview Park**	14.0 acres	24.0 acres	38.0 acres	3600 S. 228th Street
Sunset Playfield	14.4 acres	0 acres	14.4 acres	13659 – 18th Ave. S.
Valley Ridge Park	21 acres	0 acres	21 acres	4644 S. 188th St.
NST Community Park	0.6 acres	11.0 acres	11.6 acres	S. 128th St. & 20th Ave. S
Tyee H.S. Playfields	2.5 acres	0 acres	2.5 acres	4424 S. 188th St.
TOTAL	49 acres	35 acres	84 acres	

* Developed acres are used to calculate current capacity.

**Grandview Park's developed acres are not included in the inventory of Community Parks- they are instead counted separately as the Off-Leash Dog Park.

City LOS = 1.7 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
Time Period	City Population	Dev. Acres Required @ 0.0017 per capita	Current Acres Available	Net Reserve or Deficiency
2014 Actual Pop.	27,620	47	49	2
2015 - 2020 Growth	1,032	1.8	-1.8	0
Total as of 2020	28,652	48.8	49	0.2
Total as of 2035	39,474	67.1	49	-18.1
Capacity Projects	None			

Neighborhood Parks

Neighborhood parks are typically located within a residential area and provide passive, multiuse space, as well as opportunities for active recreation. They typically serve the population within a 1/2 mile radius of the park. Elementary school playfields and other school outdoor facilities (e.g., Tye High School tennis courts) are counted in the City's inventory of parks facilities because they are available for the community's use. The City is not obligated to pay for maintenance or replacement of these facilities, except in cases where the City has entered into specific agreements with the Highline School District for provision or maintenance of specific facilities.

The inventory of current Neighborhood Parks includes the following:

NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
McMicken Heights Park	2.5 acres	0 acres	2.5 acres	S. 166th St. & 40th Ave. S.
Bow Lake Park	3.5 acres	.5 acres	4 acres	S. 178th St. at 51st Ave. S.
McMicken Hts. School❖	1 acre	0 acres	1 acre	3708 S. 168th St.
Valley View Elem. School❖	1 acre	0 acres	1 acre	17622 46th Ave. So.
Madrona Elem. School❖	1 acre	0 acres	1 acre	3030 S. 204th St.
Bow Lake Elem. School❖	1 acre	0 acres	1 acre	18237 42nd Ave. So.
TOTAL	10 acres	0.5 acres	10.5 acres	

*Developed acres are used to calculate current capacity.

*School playfields also serve as neighborhood parks for local residents.

City LOS = 0.27 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	DEV. ACRES REQUIRED @ 0.00027 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	7.5	10	2.5
2015 - 2020 Growth	1,032	0.3	0	-0.3
Total as of 2020	28,652	7.8	10	2.2
Total as of 2035	39,474	11	10	-1.0
Capacity Projects	None			

Regional Parks

Regional/District parks typically serve a 10+ mile radius. They may include active recreational facilities, as well as passive open space areas.

North SeaTac Park

Due to its wide service area extending beyond the City of SeaTac, North SeaTac Park has not been treated as a typical SeaTac park. The City, working with King County, has established policies for park jurisdiction and maintenance.

The City has a Master Plan for the whole park, and approximately 80 acres have been developed with facilities for active recreation. No projects for additional development are proposed for the six-year CFP.

Des Moines Creek Park

Des Moines Creek Park is a wooded, natural area of 95 acres surrounding Des Moines Creek that was purchased with Forward Thrust funds for preservation as open space and recreation. Currently the area is underdeveloped and contains dirt bike trails. A connecting trail was completed along Des Moines Creek in 1997. Some additional improvements may be planned after discussion and master planning in conjunction with the community. However, the park will continue to offer passive recreational opportunities. Its large size and proximity at the southern end of the City contribute to its classification as a regional park. It will play a key role in the future, as additional trails are developed to form a linked network of natural areas in the Puget Sound.

NAME	DEVELOPED*	UNDEVELOPED	TOTAL	LOCATION
North SeaTac Park	80.0 acres	116.4 acres	196.4 acres	City's Northwest Corner
Des Moines Creek Park	0.0 acres	95.0 acres	95.0 acres	City's South End
TOTAL	80.0 acres	211.4 acres	291.4 acres	

Pocket/Mini Parks

"Pocket parks" are envisioned as small parks near workplaces. They are characterized by urban plazas with hardscape surfaces, benches, lighting, and other pedestrian amenities. They may also include special interest areas such as the Flag Pavilion that highlights unique features of SeaTac, adding variety and interest to the commercial environment. City standards also encourage the inclusion of pocket parks within new developments, especially in the Urban Center.

Mini parks are small parks of 1/4 to 1/2 acre serving residential developments. Smaller than neighborhood parks, mini parks allow recreation areas to be accessible to children without the need to cross major streets. Such parks are especially needed in several existing multi-family areas that lack access to neighborhood parks.

The inventory of current pocket/mini parks includes the following.

TYPE	NAME	DEVELOPED SQ. FT.	LOCATION
Pocket Parks	SeaTac Office Center Plaza	8,500 square feet	18000 International Blvd.
	Hilton Plaza	45,748 square feet	17620 International Blvd.
	Sound Transit Plaza	15,000 square feet	Intl. Blvd. at 176th Street
Mini Parks	Eagle Scout Park	1,800 square feet	196th & Military Road
TOTAL		71,048 square feet	

None of the pocket parks listed are owned by the City, and only Eagle Scout Park is maintained by the City. They are accessible to the public through the desire of property owners to create urban amenities that will enhance commercial areas. Both the City and local business can benefit from such parks which typically remain under the commercial property owner's operation. Currently there are neither guidelines for the use of such parks nor guarantees that they will remain as parks. The City would like to encourage creation of additional parks in conjunction with guidelines for their use. Guidelines can serve both to protect property owners and to ensure the long term availability of pocket parks for the public.

The zoning code currently gives density bonuses to developers for including open space or park in their development, or for dedicating land for park development. Additionally, within the Urban Center, pedestrian plazas can count toward the landscaping requirements in certain situations. These zoning code provisions are intended to encourage the creation of pocket parks as the City grows.

The City has recently identified the need for mini parks in existing residential developments, and will continue to work with the community to identify opportunities to develop such parks.

City LOS = 500 square feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	SQUARE FEET REQUIRED @ 0.5 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	13,810	71,048	57,238
2015 - 2020 Growth	1,032	516	0	-516
Total as of 2020	28,652	14,326	71,048	56,722
Total as of 2035	39,474	19,737	71,048	51,311
Capacity Projects:	None			

Trails/Linear Parks

Recreational trails create pedestrian linkages between existing parks and enhance public enjoyment of natural features.

The inventory of current Trails includes the following:

NAME	CAPACITY (LINEAL FEET)	LOCATION
North SeaTac Park Trails	12,430	City's Northwest Corner
Des Moines Creek Park Trail	3,000	City's South End
West Side Trail	7,200	Adjacent to DMMD, NSTP to Sunnydale
TOTAL	22,630 Lineal Feet	

City LOS = 251.6 lineal feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
TIME PERIOD	CITY POPULATION	LINEAL FEET REQUIRED @ 0.2516 PER CAPITA	CURRENT LINEAL FEET AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	6,949	22,630	15,681
2015 - 2020 Growth	1,032	260	0	-260
Total as of 2020	28,652	7,209	22,630	15,421
Total as of 2035	39,474	9,932	22,630	12,698
Capacity Projects:	None			

Off-Leash Dog Park

SeaTac's Off-Leash Dog park serves residents of the city and parts of the larger South King County community of dog owners.

The current inventory of off-leash dog parks includes the following:

NAME	CAPACITY (ACRES)	LOCATION
Grandview Park Off-Leash Dog park	14 acres	3600 S. 228th Street
TOTAL	14 acres	

Table BR5.18 Off-Leash Dog Parks: Capital Projects LOS Capacity Analysis				
City LOS= 0.4 Acres per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY POPULATION	ACRES REQUIRED @ 0.4 PER CAPITA	CURRENT ACRES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	11.0	14	3.0
2015 - 2020 Growth	1,032	0.4	0	-0.4
Total as of 2020	28,652	11.4	14	2.6
Total as of 2035	39,474	15.8	14	-1.8
CAPACITY PROJECTS	None			

Recreational Facilities

Facilities-Based LOS

The LOS provided by recreational facilities in the City is based on the number of each facility divided by the estimated number of people each one can serve annually. The second table in each category analyzes capacity through the years 2020 and 2035. Several projects are planned to increase capacity, including various sports field improvements. Current facilities and planned improvements enable the City to maintain service levels through 2020.

By 2035 this plan anticipates a need for 1.5 additional playgrounds, 1.5 additional skateboard parks, and 1.8 additional tennis courts.

Table BR5.19 Baseball/Softball Fields, Adult: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	2
NST Community Park	S. 128th Street & 20th Avenue South	2
TOTAL		4

Table BR5.20 Baseball/Softball Fields, Adult: Capital Projects LOS Capacity Analysis

Adopted City LOS = 0.18 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00018 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	5.0	7		2.0
2015 - 2020 Growth	1,032	0.2	0	0.5	0.3
Total as of 2020	28,652	5.2	7	0.5	2.3
Total as of 2035	39,474	7.1	7	0.5	0.4
CAPACITY PROJECTS					
Football/Soccer Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.21 Baseball/Softball Fields, Youth: Inventory

PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	4
TOTAL		6

Table BR5.22 Baseball/Softball Fields, Youth: Capital Projects LOS Capacity Analysis

Adopted City LOS = 0.15 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00015 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	4.1	6.0		1.9
2015 - 2020 Growth	1,032	0.2	0.0	0.5	0.3
Total as of 2020	28,652	4.3	6	0.5	2.2
Total as of 2035	39,474	5.9	6	0.5	0.6
CAPACITY PROJECTS					
Youth Baseball/softball Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.23 Basketball Courts, Outdoor: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	3
NST Community Park	S. 128th Street & 20th Avenue South	2
Bow Lake School	18237 42nd Ave. Street	2
Madrona School	440 S. 186th Street	4
TOTAL		11

Table BR5.24 Basketball Courts, Outdoor: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.23 courts per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00023 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	6.4	11	4.6
2015 - 2020 Growth	1,032	0.2	0	-0.2
Total as of 2020	28,652	6.6	11	4.4
Total as of 2035	39,474	9.1	11	1.9
CAPACITY PROJECTS				
Outdoor Basketball Courts Acquisition/Development:				
No Projects				

Table BR5.25 Football/Soccer Fields: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Sunset Playfield	13659 18th Ave. South	1
Valley Ridge Park	4644 S. 188th Street	4
NST Community Park	S. 128th Street & 20th Avenue South	2
TOTAL		7

Table BR5.26 Football/Soccer Fields: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.18 fields per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00018 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	5.0	7		2.0
2015 - 2020 Growth	1,032	0.2	0	0.5	0.3
Total as of 2020	28,652	5.2	7	0.5	2.3
Total as of 2035	39,474	7.1	7	0.5	0.4
CAPACITY PROJECTS					
Football/Soccer Fields Acquisition/Development:					
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.					
* Column [5] refers to these improvements.					

Table BR5.27 Picnic Shelters: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Angle Lake Park	19408 International Boulevard	3
NST Community Park	S. 128th Street & 20th Avenue South	1
TOTAL		4

Table BR5.28 Picnic Shelters: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.06 shelters per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00006 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	1.7	4	2.3
2015 - 2020 Growth	1,032	0.1	0	-0.1
Total as of 2020	28,652	1.8	4	2.2
Total as of 2035	39,474	2.4	4	1.6
CAPACITY PROJECTS				
Picnic Shelter Acquisition/Development				
No Projects				

Table BR5.29 Playgrounds: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
McMicken School	S. 166th Street & 37th Avenue South	2
McMicken Heights Park	S. 166th Street & 40th Avenue South	1
Valley Ridge Park	4644 S. 188th Street	1
NST Community Park	S. 128th Street & 20th Avenue South	1
Bow Lake School	18237 42nd Ave. S.	1
Angle Lake Park	19408 International Blvd.	1
Spray Park at Angle Lake Park	19408 International Blvd.	1
TOTAL		8

Table BR5.30 Playgrounds: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.24 playgrounds per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	6.6	8	1.4
2015 - 2020 Growth	1,032	0.2	0	-0.2
Total as of 2020	28,652	6.8	8	1.2
Total as of 2035	39,474	9.5	8	-1.5
Capacity Projects				
Playgrounds Acquisition/Development:				
No Projects				

Table BR5.31 Skateboard Parks: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
Valley Ridge Park	4644 S. 188th Street	1*
North SeaTac Park	S. 128th Street & 20th Avenue South	1
TOTAL		2

Table BR5.32 Skateboard Parks: Capital Projects LOS Capacity Analysis				
Adopted City LOS = 0.24 playgrounds per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00024 PER CAPITA	CURRENT FACILITIES AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	6.6	8	1.4
2015 - 2020 Growth	1,032	0.2	0	-0.2
Total as of 2020	28,652	6.8	8	1.2
Total as of 2035	39,474	9.5	8	-1.5
CAPACITY PROJECTS				
Playgrounds Acquisition/Development:				
No Projects				

**In addition to the Skateboard Parks at Valley Ridge Park and North SeaTac Park, SeaTac residents use the facility at Foster High School in Tukwila. Since SeaTac does not contribute support to this facility, however, it is not listed here.*

Table BR5.33 Tennis Courts: Inventory		
PARK	LOCATION	NUMBER OF FACILITIES
McMicken Heights Park	S. 166th Street & 20 Avenue South	2
Sunset Playfield	13659 18th Ave. South	2
Valley Ridge Park	4644 S. 188th Street	2
Tyee High School	4424 S. 188th Street	4
TOTAL		10

Table BR5.34 Tennis Courts: Capital Projects LOS Capacity Analysis					
Adopted City LOS = 0.30 courts per 1,000 population					
[1]	[2]	[3]	[4]	[5]	[6]
TIME PERIOD	CITY-WIDE POPULATION	FACILITIES @ 0.00030 PER CAPITA	CURRENT FACILITIES AVAILABLE	ADDED CAPACITY TO FACILITIES	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	8.3	10		1.7
2015 - 2020 Growth	1,032	0.3	0	0	-0.3
Total as of 2020	28,652	8.6	10	0	1.4
Total as of 2035	39,474	11.8	10	0.0	-1.8
CAPACITY PROJECTS					
Tennis Courts Acquisition/Development:					
No projects					

Community Center

Current Facilities

The City of SeaTac operates one major community center to provide indoor recreation facilities and public meeting rooms. The North SeaTac Community Center is located at 13735 24th Avenue South and offers nearly 27,000 square feet of recreational space, meeting rooms, and administrative offices from which various recreational programs are run. The facilities include a weight room, gymnasium, locker rooms, a banquet room with cooking facilities, and a senior center.

In addition to North SeaTac Park, the City owns a small Community Center building at the Valley Ridge Community Park. This 2,000 square-foot building provides a large meeting room, an office, and restrooms. A morning preschool program and afternoon teen program are now being offered at this facility. The Valley Ridge facility is rented out to the community on Sundays.

Also, a City recreation room at Bow Lake Elementary School was completed in 2007 that is used for before and after school activities and meetings.

Level of Service (LOS)

The City adopted LOS is 1,020 square feet per 1,000 people, marginally lower than the current LOS of 1,106 square feet. per 1,000 people. Based on projected population growth, the adopted LOS will result in a reserve of 884 square feet of community center space by the year 2018.

By 2035, this plan anticipates the need for approximately an additional 8,600 square feet of community center space to maintain the adopted LOS.

Capital Facilities Projects Completed in 2013-2014

No new projects were scheduled for the North SeaTac Community Center in 2013-2014.

Table BR5.35 Community Center Facilities: Current Facilities Inventory		
NAME	CAPACITY	LOCATION
North SeaTac Community Center	26,809 square feet	13735 24th Ave S.
Valley Ridge Community Center	2,000 square feet	4644 S. 188th St.
Recreation Room at Bow Lake Elementary School	1,300 square feet	18237 42nd Ave S
TOTAL	30,109 square feet	

Table BR5.36 Community Center Facilities: Capital Projects LOS Capacity Analysis				
City LOS = 1020 Square Feet per 1,000 population				
[1]	[2]	[3]	[4]	[5]
TIME PERIOD	CITY POPULATION	SQUARE FEET REQUIRED @ 1.02 PER CAPITA	SQUARE FEET AVAILABLE	NET RESERVE OR DEFICIENCY
2014 Actual Pop.	27,620	28,172	30,109	1,937
2015 - 2020 Growth	1,032	1,053	1,500	447
Total as of 2020	28,652	29,225	31,609	2,384
Total as of 2035	39,474	40,263	31,609	-8,654
Capacity Projects:				
Community Center Acquisition/Development				
Valley Ridge Community Center Addition: approx. 1,500 sq. ft.				

Surface Water Management

Current Facilities

Information about the surface water management facilities inventory is available from the Public Works Department. Map BR5.1 in this section identifies the major drainage basins within the City. The City completed a Comprehensive Surface Water Plan for the Des Moines Creek Basin in the autumn of 1997 that identified needs for bringing the basin up to the adopted LOS. This multi-year project was completed in 2011.

Level of Service (LOS)

The City has adopted the current King County Surface Water Design Manual, together with revisions and amendments for flow control and water quality treatment as the LOS for all five of the major drainage basins in the City. The standards and requirements of the King County Surface Water Design Manual are intended to ensure that peak storm water flows from new development are equivalent to or less than pre-development conditions, and that new development does not have a degrading effect on ambient water quality. The City of SeaTac also worked in conjunction with the cities of Burien,

Normandy Park, the Port of Seattle, and King County to complete a Comprehensive Surface Water Plan for the Miller Creek Basin.

Capital Facilities Projects Completed in 2013-2014

Street improvement spot drainage and other spot drainage improvements were completed in 2013-2014. An update of the Stormwater Comprehensive Plan was also completed.

Transportation

Current Facilities

Regional freeway facilities serving the City of SeaTac include I5, S.R. 509, and S.R. 518. The City of SeaTac is served by interchanges with I5 at S. 200th and S. 188th Streets. S.R. 518 also provides access to I5 from the north end of the City. The 509 freeway currently terminates at S.188th Street; arterial streets south of S. 188th Street are designated as the current S.R. 509 route to Des Moines, Federal Way, and Tacoma. S.R. 518 provides the primary access to SeaTac Airport.

The City of SeaTac's Public Works Department's road system inventory consists of roads in 4 categories: principal arterials, minor arterials, collector arterials, and non-arterials.

Table BR5.35 "Current Facilities Inventory," lists each of the principal arterials, minor arterials, and collector arterials, along with the policy LOS for each of these arterial categories.

Map BR5.2 shows the geographic location of freeways, principal arterials, minor arterials, collector arterials, and non-arterial city streets.

Level of Service (LOS)

Policy 3.2A of the City's Transportation Plan establishes an LOS standard for intersections and roadways with LOS E or better as being acceptable on principal or minor arterials. LOS D or better is acceptable on collector arterials and lower classification streets, as calculated on a delay-basis.

The City's Director of Public Works, utilizing established criteria, has the authority to provide for exceptions to the LOS E standard along minor and principal arterials if future improvements are included in the City's transportation plan, or where the City determines improvements beyond those identified in the transportation plan are not desirable, feasible, or cost-effective. The recommended plan would require exceptions to the LOS policy at the following three intersections: S. 188th Street/International Boulevard; S. 200th Street/International Boulevard; and S. 188th Street/I5 southbound ramps.

Capital Facilities Projects Completed in 2013-2014

Transportation projects completed in 2013-2014 include:

- Design and construction of the S. 168th St. Sidewalk Improvements as part of the 2013-2014 Neighborhood Sidewalk Program; and

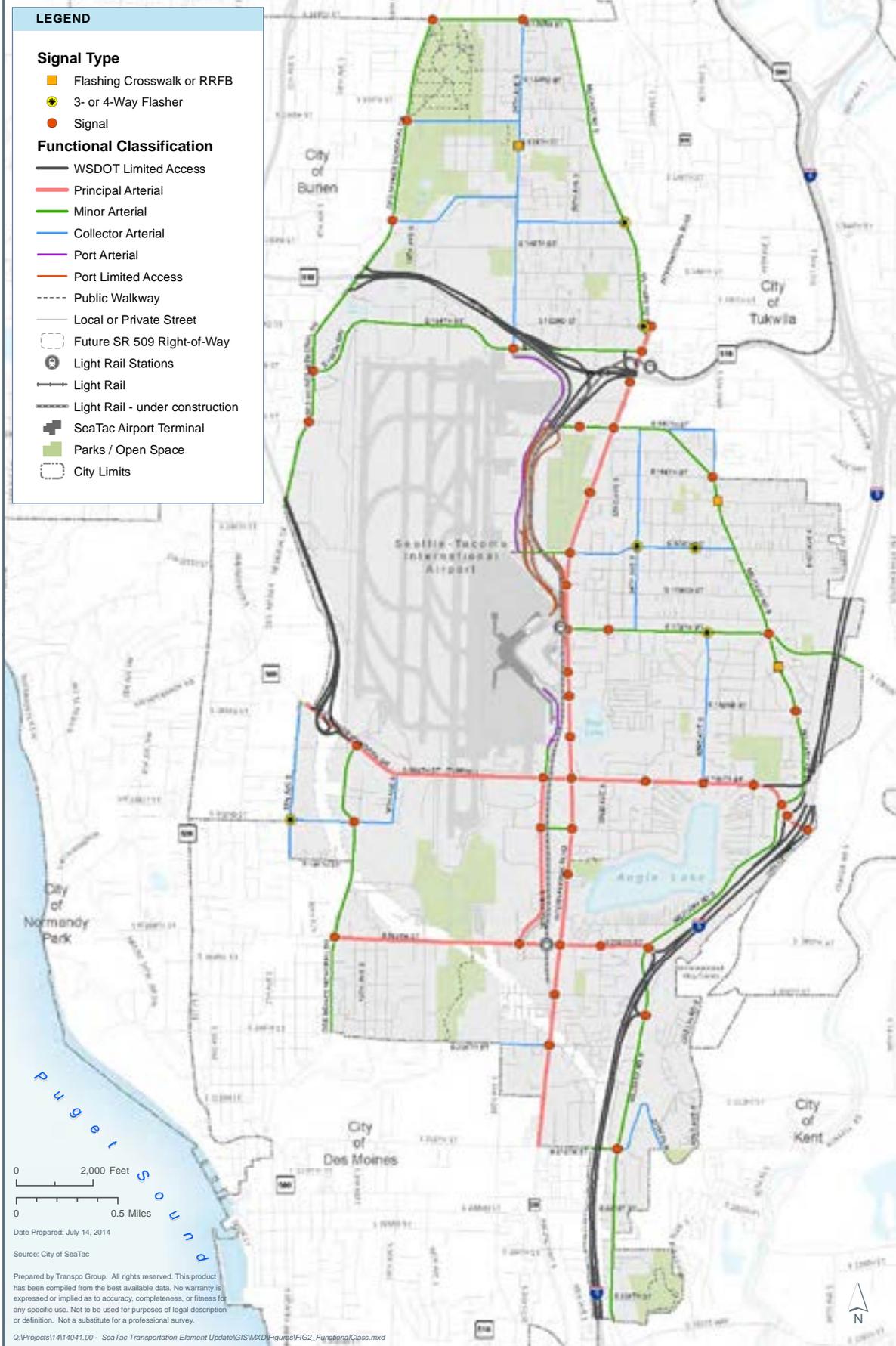
- Design and partial construction of the S. 179th St. Sidewalk Improvements as part of the 2014-2015 Neighborhood Sidewalk Program.
- Design of the 28/24 Avenue extension project.

Concurrency (Adequate Public Facilities)

In compliance with GMA and City Policy 5.1B, adequate Roads and Transit facilities must be available within six years of the occupancy and use of any projects that cause the roadway LOS to be exceeded.

Table BR5.37 Transportation: Current Facilities Inventory	
PRINCIPAL ARTERIALS (CURRENT LEVEL OR LOS E)	International Boulevard
	S. 188th St.
	S. 200th St.
	28th/24th Ave. S. (S. 188th St. to S. 202th St.)
MINOR ARTERIALS (MIN LOS E)	Des Moines Memorial Dr. S.
	Military Rd. S.
	S. 128th St.
	S. 154th St.
	S. 160th St. (Air Cargo Rd. - Military Rd. S.)
	S. 176th St. (International Blvd. – Military Rd. S.)
	S. 178th St. (East of Military Rd. S.)
	S. 216th St.
COLLECTOR ARTERIALS (MIN LOS D)	24th Ave. S. (S. 128th - S. 154th St.)
	34th Ave. S. (S. 160th - S. 176th St.)
	42nd Ave. S. (S. 176th - S. 188th St.)
	35th Ave. S (S. 216th - 37th Pl. S.)
	40th Pl. S. (37th Pl. S. - 42nd Ave. S.)
	42nd Ave. S. (S. 164th St. - S. 160th St.)
	S. 136th St. (West of 24th Ave. S.)
	S. 142nd Pl.
	S. 142nd St. (West of 24th Ave. S.)
	S. 144th St.
	S. 170th St. (Air Cargo Rd. - Military Rd. S.)
	S. 192nd St. (8th Ave. S. - 16th Ave. S)
	S. 208th St. (24th Ave. S, - International Boulevard)

FIGURE 2: ROADWAY FUNCTIONAL CLASSIFICATION & SIGNAL LOCATIONS



Map BR5.2. Existing Roadway System

