



City Ordinances Archive

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ORDINANCE NO. 11-1001

AN ORDINANCE of the City Council of the City of SeaTac, Washington, creating a new Section 15.20.048 and amending Section 15.20.020 of the SeaTac Municipal Code regarding off-site construction worker parking at religious use facilities and school facilities.

WHEREAS, it is appropriate to amend the City's development regulations regarding Temporary Use Permits; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Zoning Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Zoning Code changes, and has recommended the amendments and additions for adoption by the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,

WASHINGTON DO ORDAIN as follows:

Section 1. Section 15.20.020 of the SeaTac Municipal Code is hereby amended to read as follows:

15.20.020 Temporary Uses

Temporary uses that shall be regulated are as follows:

- A. Carnivals, street fairs, and outdoor holiday celebrations;
- B. Seasonal sales of Christmas trees, fireworks, flowers, fruits and vegetables;

- C. Temporary construction sheds or trailers only for the duration of the construction activity; provided, that no residential or other use shall be made of such temporary construction sheds or trailers that is unrelated to the construction activity;
- D. Temporary outdoor food events related to, and on the same site as, a restaurant;
- E. Homeless encampments allowed in all zone classifications subject to the criteria and requirements listed under SMC 15.20.045.
- F. Emergency animal shelters subject to the criteria located under SMC 15.20.047.
- G. Animal control offices subject to the criteria located under SMC 15.20.047.
- H. Public/private parking for off-site construction worker parking on a site containing a religious use facility or school facility with adequate parking spaces, subject to the criteria located under SMC 15.20.048.

Section 2. A new Section 15.20.048 of the SeaTac Municipal Code is hereby added to read as follows:

15.20.048 Temporary Off-site Parking for Construction Workers at Religious Use Facilities and School Facilities

The City Manager or designee may issue a temporary and revocable permit for off-site construction worker parking subject to the following requirements and criteria:

- A. The off-site parking is allowed only for the duration of the construction;
- B. The off-site parking is located within one and one-half (1½) miles of the construction site;
- C. A “Traffic Plan” shall be submitted. The plan shall illustrate the travel route/s construction workers will use to access and depart the site. Travel routes to the site shall minimize traffic impacts to residential areas;

- D. For religious use facilities, if the routes the construction workers use to access and depart the site passes by a public/private school, the applicant shall stagger the hours of the arrival and departure from the site to minimize the conflicts between pedestrian and vehicular traffic of children arriving and departing the school site;
- E. If the off-site parking is adjacent to a residential zone, the use of the property for off-site parking shall only be from 5:00 am to 6:00 pm, weekdays only. Additional days or hours of use may be authorized by Director of Economic and Community Development;
- F. The property is used only for the parking of the personal vehicles used by the construction workers. No heavy vehicles or equipment may be stored on the site;
- G. The construction worker parking does not occupy parking spaces necessary for the primary use of the site during their normal operating hours;
- H. Parking shall be on an existing paved surface. No additional off-street parking spaces may be created, and;
- I. The site must be within one-quarter (1/4) mile of a "Principal" or "Minor" Arterial.
- J. Adjacent property owners, as determined by the Director of Economic and Community Development, shall be notified of the proposed construction parking, prior to the decision to issue a Temporary Use Permit. The cost of this notification shall be borne by the applicant.
- K. In the case where off-site construction worker parking will be on a site for more than one (1) year, the applicant shall renew their TUP on an annual basis.

Section 3. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development within ten (10) days after adoption, and to the King County Assessor.

Section 4. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 5. The Ordinance shall be effective five (5) days after passage and publication.

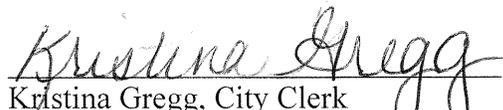
ADOPTED this 8th day of February, 2011, and signed in authentication thereof on this 8th day of February, 2011.

CITY OF SEATAC



Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary Mirante Bartolo, City Attorney

[Effective Date 2-19-11]

[Off-site Construction Worker Parking]

Temporary Off-site Construction Worker Parking

RCM 2/8/11



Washington Metro Facility

- Washington Metro Facility
- Prince of Peace Lutheran Church
- Prince of Peace Lutheran Church

Other Facilities

- Prince of Peace Lutheran Church
- Prince of Peace Lutheran Church
- Prince of Peace Lutheran Church

ORDINANCE NO. 11-1002

AN ORDINANCE of the City Council of the City of SeaTac, Washington eliminating the Department of Planning and Community Development, creating a new Department of Community and Economic Development, and amending the Classification and Compensation Plan.

WHEREAS, Chapter 2.65 of the SeaTac Municipal Code provides for a Classification and Compensation Plan for City employees, and for an annual review and adoption thereof as part of or consistent with the budget process; and

WHEREAS, the City Council has adopted a Classification and Compensation Plan during the regular 2011 budget process for the ensuing year, which the City Council desires to amend;

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

Section 1. The Department of Planning and Community Development shall be replaced by the Department of Community and Economic Development.

Section 2. All references to the Department of Planning and Community Development contained in City Ordinances, Resolutions, and the SeaTac Municipal Code shall be referred to as the Department of Community and Economic Development.

Section 3. All references to the Director of Planning and Community Development contained in City Ordinances, Resolutions, and the SeaTac Municipal Code shall be referred to as the Director of Community and Economic Development.

Section 4. The City Clerk is authorized to direct the Code Reviser to amend any relevant Municipal Code sections in order to implement and carry out the intent of Sections 2 and 3 of this Ordinance.

Section 5. The City's Classification and Compensation Plan, as adopted during the 2011 budget process, shall be amended as follows:

Action	Position Title	Current Salary Range	New Salary Range
Eliminate	Planning and Community Development Director	77	N/A
Create	Community and Economic Development Director	N/A	79

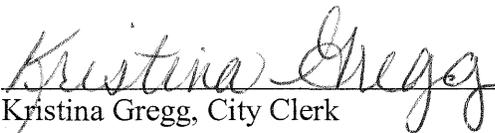
Section 6. This Ordinance shall be in full force and effect five (5) days after passage and publication.

ADOPTED this 8th day of February, 2011, and signed in authentication thereof on this 8th day of February, 2011.

CITY OF SEATAC


 Terry Anderson, Mayor

ATTEST:


 Kristina Gregg, City Clerk

Approved as to Form:


 Mary E. Mirante-Bartolo, City Attorney

Effective Date: 2/19/11

[CED Department creation]

ORDINANCE NO. 11-1003

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2011 Annual City Budget for 2010 Carryovers.

WHEREAS, certain expenditures were included in the 2010 Annual City Budget which were not initiated or completed during the 2010 fiscal year; and

WHEREAS, contractual or legal obligations require carryover of certain items; and

WHEREAS, City staff recommend that the remaining expenditures be made in 2011;

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

Section 1. The 2011 Annual City Budget shall be amended to increase the total General Fund expenditures by \$120,257.

Section 2. The 2011 Annual City Budget shall be amended to increase the total Street Fund expenditures by \$1,500.

Section 3. The 2011 Annual City Budget shall be amended to increase the total Transit Planning Fund expenditures by \$49,777.

Section 4. The 2011 Annual City Budget shall be amended to increase the total Hotel/Motel Tax Fund expenditures by \$63,500.

Section 5. The 2011 Annual City Budget shall be amended to increase the total Facility Repair & Replacement Fund expenditures by \$35,907.

Section 6. The 2011 Annual City Budget shall be amended to increase the total Municipal CIP Fund expenditures by \$73,774.

Section 7. The 2011 Annual City Budget shall be amended to increase the total Fire Equipment Capital Reserve Fund expenditures by \$334,025.

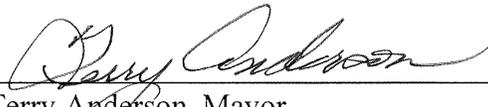
Section 8. The 2011 Annual City Budget shall be amended to increase the total Surface Water Management Fund expenditures by \$51,928.

Section 9. The 2011 Annual City Budget shall be amended to increase the total Equipment Rental Fund expenditures by \$25,291.

Section 10. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 22nd day of February, 2011, and signed in authentication thereof on this 22nd day of February, 2011.

CITY OF SEATAC



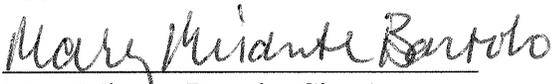
Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary Mirante Bartolo, City Attorney
[Effective Date: 3-05-2011]

[2011 Budget Amendment for 2010 Carryovers]

**City of SeaTac - 2010 Carryovers
AB 3293 Worksheet**

<u>Department</u>	<u>BARS Account</u>	<u>Description</u>	<u>2010 Remaining Balance</u>	<u>2011 Adopted Budget</u>	<u>2010 Carryover Request</u>	<u>2011 Revised Budget</u>	<u>Comment</u>
<u>GENERAL FUND</u>							
Human Resources	001.000.07.516.10.31.038	Employee Recognition Program	10,741	2,000	1,000	3,000	Enhancement of program for 2011
Human Resources	001.000.07.516.10.41.000	Professional Services	2,141	15,000	2,000	17,000	Investigation costs incurred in 2010 for which consultant didn't bill for until 2011
Human Resources	001.000.07.516.10.44.000	Advertising	27,522	19,000	3,000	22,000	Cost of recruiting for several mid-management positions
Human Resources	001.000.07.516.10.49.066	Employee Training Programs	14,883	28,314	6,000	34,314	Training classes moved from 2010 to 2011 due to scheduling conflicts
Police	001.000.08.521.20.35.132	JAG Grant Program - Equipment	15,124	18,511	15,124	33,635	JAG Grant Program expenditures moved from 2010 to 2011
Police	001.000.08.521.20.41.132	JAG Grant Program - Overtime/Training	11,287	5,000	11,287	16,287	JAG Grant Program expenditures moved from 2010 to 2011
Police	001.000.08.521.20.51.012	Innovative Law - Area #1	26,888	5,000	26,888	31,888	Legally mandated
Police	001.000.08.521.20.51.013	Gang Resistance Education - Area #2	9,504	27,190	9,504	36,694	Legally mandated
Police	001.000.08.521.20.51.014	Domestic Violence - Area #3	17,145	0	17,145	17,145	Legally mandated
Police	001.000.08.521.20.51.021	Auto Theft Initiative	13,884	0	13,884	13,884	Legally mandated
Fire	001.000.09.522.20.31.021	Safety Uniforms - Bunker Gear	23,920	40,000	14,425	54,425	Bunker gear ordered in 2010 on backorder until 2011
<u>GENERAL FUND</u>					120,257		
<u>STREET FUND</u>							
Public Works	102.000.11.543.30.31.018	Uniforms & Safety Clothing	1,202	2,000	500	2,500	Purchase of coats, vests, hard hats and gloves
Public Works	102.000.11.543.30.31.023	Regular Uniforms	2,550	2,850	1,000	3,850	Purchase of T-shirts, sweatshirts, jeans and hats
<u>STREET FUND</u>					1,500		
<u>TRANSIT PLANNING FUND</u>							
City Manager	106.000.03.547.10.41.000	Professional Services	49,777	25,000	49,777	74,777	Ongoing station area planning and implementation in the 154th and 200th Street Station Areas
<u>TRANSIT PLANNING FUND</u>					49,777		
<u>HOTEL/MOTEL TAX FUND</u>							
City Manager	107.000.03.557.30.41.088	Redevelopment Coordination Program	120,760	60,000	60,000	120,000	Accommodate future redevelopment planning and analysis in the City Center Area
City Manager	107.000.03.557.30.41.113	Market Data Research	8,127	3,000	2,000	5,000	Assemble additional, more detailed market data for economic development marketing materials and for the purpose of recruiting new development and business activity
City Manager	107.000.03.557.30.49.058	Printing and Binding	3,062	3,500	1,500	5,000	Expenses related to printing and binding of promotional and marketing materials and potential economic development studies
<u>HOTEL/MOTEL TAX FUND</u>					63,500		

**City of SeaTac - 2010 Carryovers
AB 3293 Worksheet**

<u>Department</u>	<u>BARS Account</u>	<u>Description</u>	<u>2010 Remaining Balance</u>	<u>2011 Adopted Budget</u>	<u>2010 Carryover Request</u>	<u>2011 Revised Budget</u>	<u>Comment</u>
<u>FACILITY REPAIR & REPLACEMENT FUND</u>							
Facilities	110.000.12.576.10.48.000	Japanese Garden Rockery/Seating Wall	35,907	0	35,907	35,907	Final payment for Japanese Garden rockery. Work was completed in 2010 but 50% will be retained for a period of 30 days after date of final acceptance. The carried over funds will also be used for a second phase of rockery located below the Japanese Garden. A large portion of the carryover amount will be used to build the seating wall in the rose garden at the botanical garden.
<u>FACILITY REPAIR & REPLACEMENT FUND</u>					<u>35,907</u>		
<u>MUNICIPAL CIP FUND</u>							
Facilities	301.000.04.594.19.62.001	City Hall Improvements	175,190	331,204	35,000	366,204	Final payments on City Hall roof and cooling tower projects
City Manager	301.000.04.594.28.64.090	Communication Equipment	30,000	0	30,000	30,000	Robotic cameras for City Hall Council Chambers
Parks & Recreation	301.000.04.594.76.63.109	North SeaTac Park Playground Equipment	8,774	0	8,774	8,774	The play equipment for North SeaTac Park was purchased from this account in 2010. The remainder is being carried forward to cover the cost of installation, wood chips, and any minor items needed to complete the installation.
<u>MUNICIPAL CIP FUND</u>					<u>73,774</u>		
<u>FIRE EQUIPMENT CAPITAL RESERVE FUND</u>							
Fire	303.000.09.594.22.64.097	Tools and Equipment	334,025	0	334,025	334,025	Carry forward purchase of self-contained breathing apparatus (SCBA) gear from 2010 to 2011
<u>FIRE EQUIPMENT CAPITAL RESERVE FUND</u>					<u>334,025</u>		
<u>SURFACE WATER MANAGEMENT FUND</u>							
Public Works	403.000.11.538.38.31.018	Uniforms & Safety Clothing	1,026	2,320	500	2,820	Purchase of coats, vests, hard hats and gloves
Public Works	403.000.11.538.38.31.023	Regular Uniforms	1,715	2,000	500	2,500	Purchase of T-shirts, sweatshirts, jeans and hats
Public Works	403.000.11.594.38.64.093	Computer Software	50,928	9,600	50,928	60,528	Complete Cityworks installation project
<u>SURFACE WATER MANAGEMENT FUND</u>					<u>51,928</u>		
<u>EQUIPMENT RENTAL FUND</u>							
Public Works	501.000.11.548.65.35.000	Small Tools & Minor Equipment	3,329	6,700	3,000	9,700	Rollaway tool box for shop tools for vehicles
Public Works	501.000.11.594.48.64.095	Vehicles/Heavy Equipment	22,291	57,064	22,291	79,355	2010 Pickup Truck purchase moved to 2011
<u>EQUIPMENT RENTAL FUND</u>					<u>25,291</u>		
<u>TOTAL 2010 EXPENDITURE CARRYOVERS</u>					<u>\$755,959</u>		

ORDINANCE NO. 11-1004

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Sections 15.14.125, 15.36.020, and 15.36.710 of the SeaTac Municipal Code and deleting Section 15.14.130, regarding on site street frontage landscaping, street landscaping and the Port/City Interlocal Agreement (ILA) and building/fire code standards to use for High Capacity Transit (HCT) projects.

WHEREAS, it is appropriate to amend the City's development regulations regarding Temporary Use Permits; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Zoning Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Zoning Code changes, and has recommended the amendments and additions for adoption by the Council;

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

Section 1. Section 15.14.125 of the SeaTac Municipal Code is hereby amended to read as follows:

15.14.125 On Site Street-Frontage Landscaping

- A. On site street frontage landscaping shall be installed on the subject (private) property and is separate from street landscaping as described in SMC ~~15.14.130~~ Title 11 – Streets, Sidewalks, and Public Thoroughfares.

B. On site street frontage landscaping required under SMC 15.14.060 and right-of-way (ROW) street landscaping required under Title 11 may be combined upon review and approval by the City Manager or designee. The combined landscaping may be variable widths, no less than five (5) feet; provided the total required amount of the combined on site street frontage landscaping and ROW street landscaping is located on-site outside of the public ROW. For example, if the combined required on site street frontage landscaping and ROW street landscaping is 20 feet in width along a 100 foot street frontage (15 feet on-site, five (5) feet in the ROW), and the width is reduced to seven (7) feet on-site, then 1,300 sq. ft. of landscaping (13 x 100 feet = 1,300 sq. ft.) must be distributed elsewhere on-site, outside of the ROW, in addition to other on-site landscape requirements. Variable widths may be allowed based on the following criteria.

1. The location of below and above utilities.
2. To provide bike lanes, if sufficient right-of-way is not available to provide both the bike lane and street landscaping.
3. Traffic safety.
4. Topographic conditions.
5. Other special site conditions.

Section 2. Section 15.36.020 of the SeaTac Municipal Code is hereby amended to read as follows:

15.36.020 Authority and Application

- A. The provisions of this chapter shall apply to:
1. Any form of HCT, such as light or heavy rail, train, express bus, Personal Rapid Transit, People Mover, or other similar technology, that moves a large number of people to set destinations, but excluding transit systems designed to exclusively serve between airport terminals and/or associated airport facilities;
 2. All property owned, purchased or leased by public agencies for the purpose of constructing and/or operating HCT systems and associated facilities; and

3. All HCT facility construction requiring a City building permit, but excluding bus stops, and/or minor expansions (less than twenty percent (20%)) of existing HCT facilities.
- B. The design of light rail transit stations, guideways, and support facilities for light rail transit located on property owned by the Port of Seattle shall be subject to design requirements jointly developed by the Port, the City, and Sound Transit. Development and application of the design requirements shall be consistent with any ~~the~~ Interlocal Agreement (ILA) ~~dated September 4, 1997,~~ between the City and the Port of Seattle.
 - C. In order to provide flexibility and creativity of project design, minor variations from these standards may be permitted, subject to the approval of the Director of Planning and Community Development, if the strict interpretation or application of these standards would be inconsistent with related and/or more restrictive provisions of the Zoning Code, or would be contrary to the overall purpose or intent of City goals and policies enumerated in the Comprehensive Plan.

Section 3. Section 15.36.710 of the SeaTac Municipal Code is hereby amended to read as follows:

15.36.710 Fire Safety Standards

The design of HCT stations and associated facilities, including elevated structures, shall conform to the most current versions of all applicable sections of the Building Code, Fire Code, and National Fire Protection Standards No. 130.

Section 4. Section 15.14.130 of the SeaTac Municipal Code is hereby deleted.

~~15.14.130 Street Landscaping~~

~~Street trees shall be planted along the property frontage within the City right-of-way adjacent to the subject property. In addition, shrubs and/or groundcover shall be planted along the property frontage within City right-of-way adjacent to the subject property. The type and location of plantings shall be determined by the City Manager or designee. Street trees shall be planted on a maximum of thirty (30) feet on center and to be a minimum two and one-half (2-1/2) inch caliper as measured four (4) feet from its base upon planting. Upon review and approval by the City Manager or designee, street landscaping and street frontage landscaping may be combined and be variable widths, no less than five (5) feet; provided the total required amount of the street landscaping and street frontage landscaping is located on-site.~~

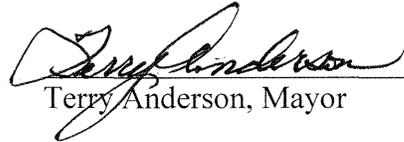
Section 5. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development within ten (10) days after adoption, and to the King County Assessor.

Section 6. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

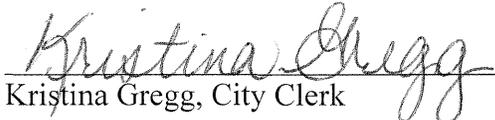
Section 7. The Ordinance shall be effective five (5) days after passage and publication.

ADOPTED this 8th day of March, 2011, and signed in authentication thereof on this 8th day of March, 2011.

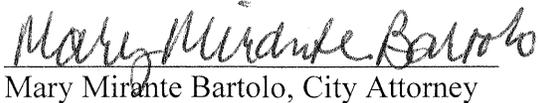
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date 3-19-11]

[On Site Street Frontage Landscaping, Street Landscaping, and HCT Port/City ILA and Building/Fire Standards]

ORDINANCE NO. 11-1005

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending sections 6.05.020 and 6.05.030 of the SeaTac Municipal Code related to animal control regulations.

WHEREAS, pursuant to the Interlocal Cooperation Act (RCW Chapter 39.34) the City has contracted with King County Animal Control (KCAC) for animal control services; and

WHEREAS, these services are valuable to the citizens of SeaTac, and are being performed in a responsive manner by personnel experienced and equipped to handle animal care and control issues; and

WHEREAS, the following sections of the SeaTac Municipal code related to animal control regulations have not been updated since 2005 and 1993; and

WHEREAS, the Interlocal Agreement with King County for animal services requires SeaTac to enact an ordinance or resolution that includes license and late penalty provisions that are substantially the same as those in Title 11 King County Code; and

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

Section 1. Section 6.05.020 of the SeaTac Municipal Code is hereby amended to read as follows:

SMC 6.05.020 General provisions and licensing.

The following sections of Chapter 11.04 King County Code as now in effect, and as may be subsequently amended, are hereby adopted by reference, except that, unless the context indicates otherwise, the word “county” and the words “King County” shall refer to the City and references to violations of the county code or county ordinances shall be deemed to be references to violations of City ordinances:

11.04.010 Purpose.

11.04.020 Definitions, and in addition thereto, the definitions set forth in Section 6.05.110 are adopted.

11.04.030 Pet licenses required.

11.04.035 License fees and penalties.

~~11.04.040 Animal shelter, kennel, grooming service, cattery and pet shop license required.~~

11.04.060 Hobby kennel or hobby cattery license – Required.*

11.04.070 Animal shelters, kennels and pet shops – Reporting required.

11.04.080 Animal shelters, kennels and pet shops – Inspections.

11.04.090 Animal shelters, kennels and pet shops – Conditions.

11.04.100 Animal shelters, kennels and pet shops – Indoor facilities.

11.04.110 Animal shelters, kennels and pet shops – Outdoor facilities.

11.04.120 Grooming parlors – License required.

11.04.130 Grooming parlors – Conditions.

11.04.140 Animal shelters, hobby kennels, kennels, pet shops, grooming parlors, guard dog purveyors, guard dog trainers and guard dog owners – Additional conditions.

11.04.150 Licenses, registrations – Revocation, suspension or refusal to renew.

11.04.160 Licenses, registration – Revocation or refusal waiting period.

* The number of animals triggering the requirement for a hobby kennel or hobby cattery license, and the total number of allowed animals, shall be as specified in SMC 15.12.015.

Section 2. Section 6.05.030 of the SeaTac Municipal Code is hereby amended to read as follows:

SMC 6.05.030 Enforcement and procedures.

The following sections of Chapter 11.04 King County Code as now in effect, and as may be subsequently amended, are hereby adopted by reference, except that, unless the context indicates otherwise, the word “county” and the words “King County” shall refer to the City and references to violations of the county code or county ordinances shall be deemed to be reference to violations of City ordinances:

11.04.170 Enforcement power.

11.04.180 Violations – Deemed nuisance – Abatement.

11.04.190 Violations – Misdemeanor – Penalty.

11.04.200 Violations – Civil penalty.

11.04.210 Impounding.

11.04.220 Additional enforcement.

11.04.230 Nuisances defined.

11.04.240 Unlawful acts against police department dogs.

11.04.250 Cruelty to animals – Unlawful acts designated.

11.04.260 Violations – Notice and order.

11.04.270 Appeals.

11.04.280 Redemption procedures.

11.04.290 Corrective action – Vicious animals.

11.04.300 Civil penalty and abatement costs – Liability of owner.

- 11.04.310 Costs of additional enforcement.
- 11.04.320 Miscellaneous service charges.
- 11.04.330 Additional rules and regulations.
- 11.04.335 Waiver of fees and penalties.
- ~~11.04.340 Severability.~~

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

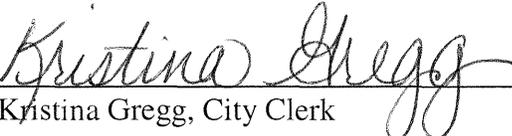
ADOPTED this 22nd day of March, 2011, and signed in authentication thereof on this 22nd day of March, 2011.

CITY OF SEATAC



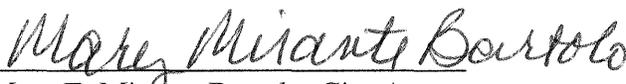
Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4-02-2011]

[Animal Control.KC.Fees]

ORDINANCE NO. 11-1006

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 15.16.080 of the SeaTac Municipal Code related to signs.

WHEREAS, the City recognizes that additional signage may be necessary to help property owners to lease or rent their buildings during the economic downturn; and

WHEREAS, it is appropriate to amend the City's development regulations regarding signage; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Zoning Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Zoning Code changes, and has recommended the amendments and additions for adoption by the Council;

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

Section 1. Section 15.16.080 of the SeaTac Municipal Code is hereby amended to read as follows:

15.14.080 Secondary Signage

A. General.

1. In addition to the primary signage allowed, the following secondary signage shall be allowed within the parameters specified for each site in the commercial/office/industrial zones, multi-family residential zones, and for churches, schools, community uses, and agricultural crop sales in the single-family residential zones.
 2. Permits. Signs and displays that meet the standards of this subsection do not require a permit, if they are not illuminated, except that the placement of pole-mounted banners and decorative flags shall be approved through a sign permit to ensure code compliance.
 3. **Illumination of Secondary Signage.**
 - a. Secondary signage shall not be illuminated, except as set forth in the following section.
 - b. The following secondary signage may be illuminated; provided, that such illumination is approved through issuance of an electrical permit and meets the standards of SMC 15.16.030 (A) for commercial/office/industrial zones and SMC 15.16.040 (A) for multi-family zones.
 - i. Illumination of permanent directional and informational signs.
 - ii. External illumination of decorative flags.
 - c. Secondary signage shall not be electronic.
 4. Readerboard signs shall not be allowed as secondary signs.
 5. **Quality and Condition.**
 - a. All signs under this section must appear to be professionally produced and must be maintained in an appearance of newness, free of tears, holes, mold, dirt, decay, chipped paint, fading, sagging, and other signs of wear.
 - b. The City may, at its discretion, and without notice, remove any temporary or portable sign not in compliance with this section.
- B. **Informational Signs.** Informational signs (SMC 15.16.020(24)) are not included in the number of primary signs so long as the following conditions are met:

1. **Interior Informational Sign.** The sign shall not exceed nine (9) square feet in surface area.
2. **Perimeter Informational Sign.** The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director of Planning and Community Development.

3. The sign shall be located on the subject site, and meet all other standards of the code. If an informational sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior informational sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

C. **Directional Signs.** Directional signs are not included in the number of primary signs so long as the following conditions are met:

1. **Interior Directional Sign.** The sign shall not exceed nine (9) square feet in surface area.
2. **Perimeter Directional Sign.**
 - a. The sign shall not exceed six (6) square feet in surface area;
 - b. Business identification shall comprise no more than twenty-five percent (25%) of the sign;
 - c. The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director of Planning and Community Development.

3. The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an

interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.16.160.

D. Temporary Signs, Displays and Other Secondary Signage.

The signage or displays described in this section are allowed within the limits described in each category; provided, that no more than three (3) categories shall be concurrently displayed.

1. **Portable Signs on Private Property.** One (1) portable sign, as defined in SMC 15.16.020 (38), per street frontage displayed on the site it advertises, provided it meets the requirements of this section.
 - a. **Size.** The sign may not exceed nine (9) square feet in surface area or three and one-half (3.5) feet in height. Only one (1) side of a double-faced temporary portable sign will be counted.
 - b. **Placement.** The sign shall be placed within three (3) feet of a vehicular or pedestrian entrance, and shall not obstruct traffic, pedestrian circulation, or access for the disabled.
 - c. **Hours Displayed.** Portable signs shall be displayed only during the hours of business operation. If displayed after dusk, portable signs shall be displayed only in well-lighted areas.
2. **Building and Fence-Mounted Banners.** One (1) banner per site per street frontage within the following limitations:
 - a. Banners must be constructed of nonrigid materials suitable for an exterior environment, such as fabric, vinyl, or plastic;
 - b. **Size.** Banners may not be greater than thirty-two (32) square feet;
 - c. No banner sign shall be allowed on a street frontage where there is a temporary freestanding sign displayed on that frontage; and
 - d. **Placement.** Banners may only be placed in the following manner:
 - i. On buildings, securely mounted at four (4) corners, and not blocking any window;

- ii. On fences, stretched tightly and fastened at four (4) corners;
- iii. For a new business only, over an existing monument or fixed sign for a maximum of sixty (60) days.

3. Temporary Freestanding Sign. One (1) temporary freestanding on-premises sign, as defined in SMC 15.16.020 (54) per site, per street frontage, under the following circumstances:

- a. A temporary freestanding sign is allowed for a maximum of sixty (60) days for a new business awaiting permanent signage; or
- b. A temporary freestanding sign is allowed during the time a property is under construction, remodel, or for sale, lease, or rent; and
- c. No temporary freestanding sign shall be allowed on a street frontage where there is a banner sign displayed on that frontage; and
- d. Such signs shall be constructed of durable, rigid materials and mounted securely into the ground; and
- e. In commercial, industrial and multi-family zones, no temporary freestanding sign shall exceed thirty-two (32) square feet in surface area or ten (10) feet in height, nor be located closer than five (5) feet from the property line, or closer than ten (10) feet from the property line of the abutting owner; and
- f. In single-family residential and townhouse zones, no temporary freestanding sign shall exceed eight (8) square feet of surface area, six (6) feet in height, or be located closer than ten (10) feet from the property line of the abutting owner, except that a new subdivision may be allowed one (1) sign thirty-two (32) square feet in surface area, located no closer than ten (10) feet from the property line of the abutting owner. All signs shall comply with the “sight distance” requirements of SMC 15.13.100.

4. Pennants. Pennants without text or logos; provided, that they are made of nonreflective material. The maximum length of all such strings of pennants shall be no greater than the linear footage associated with the perimeter of the site. Each pennant may not exceed twelve (12) inches in height or width. Pennants shall be mounted a minimum of thirteen and one-half (13.5) feet above any vehicular way, as measured from the

ground level of the vehicular way to the string or rope from which the pennant is suspended.

5. **Strings of Flags.** Strings of flags of a governmental or noncommercial institution; provided, that they are made of nonreflective material. The maximum length of all such strings of flags shall be limited to the linear footage associated with the perimeter of the site. Each flag may not exceed twelve (12) inches in height or width. Strings of flags shall be mounted a minimum of thirteen and one-half (13.5) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the flag is suspended.
6. **Decorative Flags or Decorative Pole-Mounted Banners.** Decorative flags or decorative pole-mounted banners, but not both, shall be allowed to be displayed on a site.
 - a. **Decorative Flags.** Decorative flags, without text or corporate logos, limited to one (1) flag per fifty (50) feet of street frontage. The allowable number of flags shall be grouped together within 50 feet of an entrance. The flag shall not exceed twenty (20) square feet, nor be smaller than five (5) square feet in surface area, shall be pole-mounted on one (1) side only, shall be no greater in its vertical dimension than in its horizontal dimension, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting. The pole shall be a maximum of twenty (20) feet in height.
 - b. **Decorative Pole-Mounted Banners.** Decorative banners, without text or corporate logos, mounted on poles and secured at the top and bottom, limited to one (1) per fifty (50) feet of street frontage, placed along the street frontage at a minimum distance fifty (50) feet apart. Decorative banners may not be illuminated. Decorative banners may be a maximum dimension of two and one-half (2.5) feet wide by six (6) feet high and mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of the banner. The pole shall be a maximum of twenty (20) feet in height.
7. **Special Directional Sign.** One (1) permanent on-site directional sign per street frontage, no greater than nine (9) square feet, which may include business identification up to fifty percent (50%) of the sign.

E. Grand Opening and Special Event Signs.

1. Otherwise prohibited posters, banners, strings of lights, clusters of flags, balloons, as limited by subsection (E)(3) of this section, and up to three (3) off-premises portable directional signs as limited by subsection (E)(4) of this section are permitted for four (4) weeks only (twenty-eight (28) consecutive days) to announce the opening of a completely new enterprise or the opening of an enterprise under new management, and for two (2) weeks (fourteen (14) consecutive days) twice per year for any business to advertise a special event or sale; provided, that no site shall have more than four (4) weeks (twenty-eight (28) days) total of grand opening or special event display in any one (1) calendar year.
2. A limit of one (1) inflatable object, such as a blimp or large air balloon, shall be allowed as part of a grand opening or special event, provided such object is attached to the ground and approved by the City for safety purposes as to placement and design. The maximum height of an inflatable object, when installed, shall be thirty (30) feet. A party must submit an application for an inflatable object sign permit at least two (2) weeks prior to the grand opening or scheduled event.
3. Balloons may be displayed only as part of a grand opening or special event, provided they are no greater than eighteen (18) inches in diameter with a tether no longer than thirty-six (36) inches and must be securely attached to a structure. No more than two (2) displays with a maximum of five (5) balloons per display (or ten (10) individual balloons) are permitted per site. Displays are only allowed from dawn to dusk.
4. Any grand opening or special event shall register with the City by filing a registration form. All such material shall be removed immediately upon the expiration of the allowed period. Use of the above-described devices within the limits specified shall be an exception to the general prohibition on these devices as set forth in SMC 15.16.110 (E). However, such displays are subject to all other code requirements.
5. Three (3) off-premises portable signs advertising the grand opening or special event are allowed; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, and shall be displayed only from dawn to dusk.

Off-premises grand opening/special event signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right-of-way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and is at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed,

or in any manner affixed upon any utility pole, tree or public or private sign.

F. Economic Stimulus Sign

- 1. Perforated Window Film Sign.** In order to improve local economic conditions, one (1) perforated window film sign may be installed per building during the time a property is for sale, lease, or rent and shall relate to the sale, lease, or rental of the property. The size of the sign shall meet the requirements 15.16.030 (B) (2) of the SMC. Because of the special circumstances of these signs, the graphics of such signage must be artistically pleasing and shall be approved by the Director of Community and Economic Development.
- 2.** For purposes of this subsection, a Perforated Window Film Sign is defined as a see through window graphics, is a vinyl window film made with small holes throughout so you can see through the material, which is affixed to the window/s.
- 3.** This subsection shall expire on December 31, 2013, at which time signs pursuant to this subsection shall be removed.

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

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

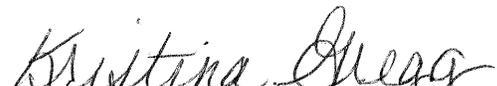
Section 4. The Ordinance shall be effective five (5) days after passage and publication.

ADOPTED this 12th day of April, 2011, and signed in authentication thereof on this 12th day of April, 2011.

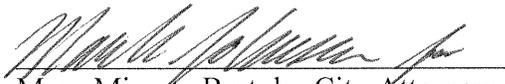
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:

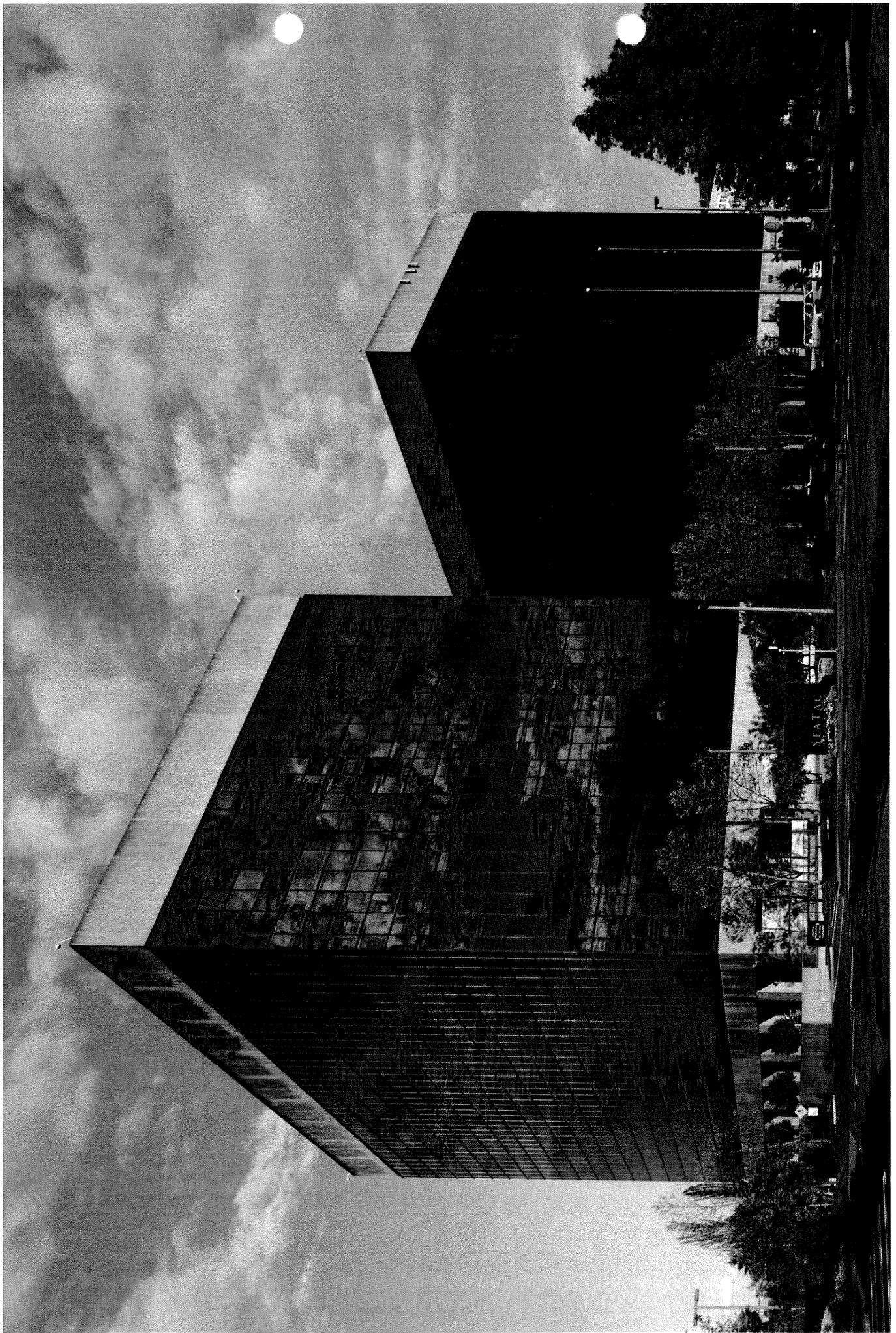

Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date 4-23-11]

[Economic Stimulus Signs]



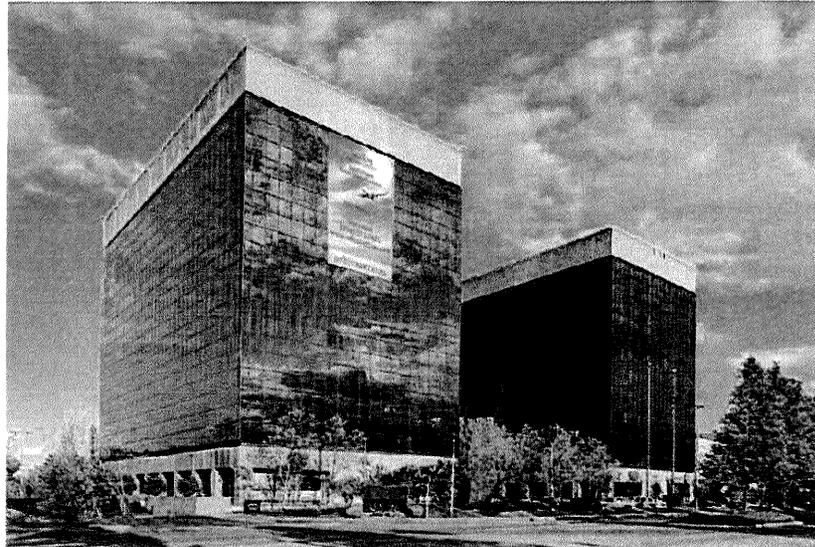
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Client Contact:
Salesperson: Dan Zinsmeyer
Project Manager:
Proof Round: 1
Proof Drawn By: Terry Calen
Proof Created On: 2/16/11

Production & Finishing Details:

Concept designs for 28'x50'
perforated window film.

Please Sign and fax back to
425-251-5065

- Produce as is
- Produce with changes
- Make corrections/resend

Signature & Date:

Fax to the Attention of:
Terry Calen



ORDINANCE NO. 11-1007

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the Classification and Compensation Plan in order to implement the Reorganization Plan.

WHEREAS, Chapter 2.65 of the SeaTac Municipal Code provides for a Classification and Compensation Plan for City employees, and for an annual review and adoption thereof as part of or consistent with the budget process; and

WHEREAS, the City Council has adopted a Classification and Compensation Plan during the regular 2011 budget process for the ensuing year; and

WHEREAS, the City Council has adopted the Reorganization Implementation Plan as presented by the Interim City Manager; and

WHEREAS, the City Council has authorized the Interim City Manager to take actions as necessary to implement the proposed reorganization plan.

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

Section 1. The City's Classification and Compensation Plan, as adopted during the 2011 budget process, shall be amended as follows:

Action	Position Title	Current Salary Range	New Salary Range
Eliminate	Principal Planner	65	N/A
Create	Planning Manager	N/A	68
Eliminate	(one position of) Permit Technician 2	42	N/A
Change	Development Review Engineering Manager	65	64

Section 2. Notwithstanding the provisions set forth in Section 1 of this Ordinance, the position of Principal Planner shall not be eliminated until such time as the newly created position of Planning Manager is filled.

Section 3. Duties related to Community and Economic Development are authorized to be transferred to the Community and Economic Development by the City Manager. Such authorization is intended to supersede any explicit language outlined in the SeaTac Municipal Code.

Section 4. This Ordinance shall not be codified.

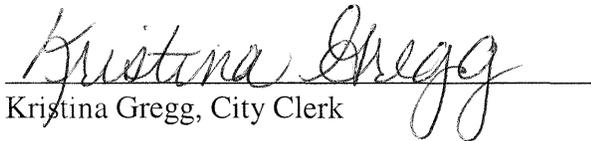
Section 5. This Ordinance shall be in full force and effect five (5) days after passage and publication, or on May 1, 2011, whichever date is later.

ADOPTED this 12th day of April, 2011, and signed in authentication thereof on this 12th day of April, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mark Johnsen, Senior Assistant City Attorney

Effective Date: 5-01-2011

[Reorganization implementation]

ORDINANCE NO. 11-1008

AN ORDINANCE of the City Council of the City of SeaTac, Washington creating a new Section 8.05.700 of the SeaTac Municipal Code related to Crimes and Offenses.

WHEREAS, the City Council desires to adopt additional state statutes by reference in order to comply with the Court of Appeals decision in City of Auburn v. Gaunnt;

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

Section 1. A new Section 8.05.700 is added to the SeaTac Municipal Code to read as follows:

8.05.700 Additional Crimes, Offenses, and Defenses

A. The following sections of the Revised Code of Washington (RCW), as currently enacted or as hereafter amended or recodified from time to time, are hereby adopted by reference and shall be give the same force and effect as if set forth herein in full:

RCW

- 9.61.260 Cyberstalking.
- 9.68A.011 Definitions.
- 9.68A.080 Reporting of depictions of minor engaged in sexually explicit conduct -- Civil immunity.
- 9.68A.090 Communication with minor for immoral purposes.
- 9.68A.103 Permitting commercial sexual abuse of a minor — Penalty.
- 9.68A.105 Additional fee assessment.
- 9.68A.110 Certain defenses barred, permitted.
- 9.68A.150 Allowing minor on premises of live erotic performance – Definitions – Penalty.
- 9.91.142 Food Stamps – Trafficking.
- 9.91.170 Interfering with dog guide or service animal.
- 9A.36.150 Interfering with the reporting of domestic violence.

- 9A.42.010 Definitions.
- 9A.42.035 Criminal mistreatment in the third degree.
- 9A.42.037 Criminal mistreatment in the fourth degree.
- 9A.42.040 Withdrawal of life support systems.
- 9A.42.045 Palliative care.
- 9A.42.050 Defense of financial inability.
- 9A.42.080 Abandonment of a dependent person in the third degree.
- 9A.42.090 Abandonment of a dependent person – Defense.
- 9A.42.110 Leaving a child in the care of a sex offender.

- 9A.49.010 Definitions.
- 9A.49.030 Unlawful discharge of a laser in the second degree.

- 9A.56.330 Possession of another's identification.

- 9A.76.175 Make a false or misleading statement to a public servant.

- 26.09.300 Restraining orders – Notice – Refusal to comply – Arrest – Penalty – Defense – Peace officers, immunity.
- 26.10.220 Restraining orders – Notice – Refusal to comply – Arrest – Penalty – Defense – Peace officers, immunity.
- 26.26.138 Restraining order – Knowing violation – Penalty – Law enforcement immunity.

- 26.28.080 Selling or giving tobacco to minor—Belief of representative capacity, no defense—Penalty
- 26.28.085 Applying tattoo to a minor—Penalty

- 26.44.020 Definitions.
- 26.44.030 Reports – Duty and authority to make – Duty of receiving agency – Duty to notify – Case planning and consultation – Penalty for unauthorized exchange of information – Filing dependency petitions – Interviews of children – Records – Risk assessment process – Reports to legislature.
- 26.44.040 Reports – Oral, written – Contents.
- 26.44.060 Immunity from civil or criminal liability – Confidential communications not violated – Actions against state not affected – False report, penalty.
- 26.44.063 Temporary restraining order or preliminary injunction – Enforcement – Notice of modification or termination of restraining order.
- 26.44.067 Temporary restraining order or preliminary injunction – Contents – Notice – Noncompliance – Defense – Penalty.
- 26.44.080 Violation – penalty.
- 26.44.150 Temporary restraining order restricting visitation for persons accused of sexually or physically abusing a child – Penalty for violating court order.
- 26.50.110 Violation of order – Penalties.
- 26.50.140 Peace officers – Immunity.
- 26.52.020 Foreign protection orders – Validity.

- 26.52.050 Peace officer immunity.
- 26.52.070 Violation of foreign orders – Penalties.

- 66.20.300 Definitions.
- 66.20.310 Alcohol servers -- Permits -- Requirements -- Suspension, revocation -- Violations -- Exemptions.
- 66.20.340 Alcohol servers -- Violation of rules -- Penalties.

- 69.41.010 Definitions.
- 69.41.030 Sale, delivery, or possession of legend drug without prescription or order prohibited -- Exceptions -- Penalty.

- 74.34.020 Definitions.
- 74.34.021 Vulnerable adult – Definition.
- 74.34.050 Immunity from liability.
- 74.34.053 Failure to report – False reports – Penalties.
- 74.34.145 Protection of vulnerable adults – Notice of criminal penalties for violation – Enforcement under RCW 26.50.110.

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

ADOPTED this 10th day of May, 2011, and signed in authentication thereof on this 10th day of May, 2011.

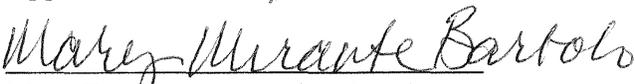
CITY OF SEATAC


 Terry Anderson, Mayor

ATTEST:


 Kristina Gregg, City Clerk

Approved as to Form:


 Mary E. Mirante Bartolo, City Attorney

[Effective Date: 5-21-11]
 [Criminal Code additions]

ORDINANCE NO. 11-1009

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the 2011 Annual City Budget for corrections to the 2010 carryovers.

WHEREAS, Ordinance 11-1003, adopted on February 22, 2011, amended the 2011 Annual City Budget and carried over appropriations included in the 2010 Budget which were not initiated or completed during the 2010 fiscal year; and

WHEREAS, two additional items have been identified as having been inadvertently left off the list of carryovers; and

WHEREAS, the 2011 Annual City Budget needs to be amended to increase the budgeted amount in the appropriate line items to provide the necessary appropriation authority in the 2011 Budget for these items;

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

Section 1. The 2011 Annual City Budget shall be amended to increase General Fund #001 expenditures by \$27,470.

Section 2. The 2011 Annual City Budget shall be amended to increase Street Fund #102 expenditures by \$34,782.

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

ADOPTED this 24th day of May, 2011, and signed in authentication thereof on this 24th day of May, 2011.

CITY OF SEATAC



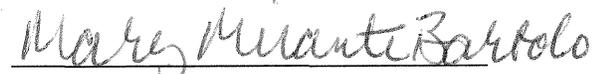
Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary Mirante Bartolo, City Attorney
[Effective Date: 6-4-11]

[2011 Budget Amendment for Corrections to 2010 Carryovers]

ORDINANCE NO. 11-1010

AN ORDINANCE of the City Council of the City of SeaTac, Washington, authorizing the City Manager to execute agreements with Coulomb Technologies, Inc. for installation of two electric car charging stations to be placed at City Hall, authorizing public use of the charging station without fee, and amending the 2011 Annual City Budget.

WHEREAS, the SeaTac City Council has reviewed Agenda Bill #3332, submitted by the Public Works and Parks Departments, requesting authorization to install two Level 2 electric vehicle charging stations at City Hall for public use at no charge; and

WHEREAS, although the charging stations are mostly grant funded, the cost of the installation of the stations is the City's responsibility, and estimated to not exceed \$5,500; and

WHEREAS, amendment to the City's 2011 Annual City Budget is necessary to provide the estimated revenue and additional appropriation authority to transfer funds from the Equipment Rental Fund #501 to the Municipal Capital Improvements Fund #301, and to pay for the estimated \$5,500 installation cost of the charging stations;

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

Section 1. The 2011 Annual City Budget shall be amended to increase expenditures by \$5,500 in the Equipment Rental Fund #501.

Section 2. The 2011 Annual City Budget shall be amended to increase estimated revenue by \$5,500 and expenditures by \$5,500 in the Municipal Capital Improvements Fund #301.

Section 3. The City Manager is authorized to sign agreements with Coulomb Technologies, Inc., in substantially similar form as attached hereto as Exhibit A. The electric car charging stations installed pursuant to these agreements shall be available for use by the public without a fee.

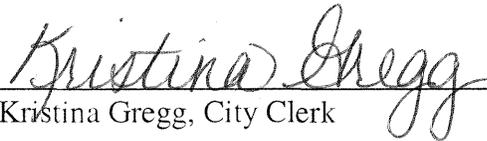
Section 4. This Ordinance shall not be codified, and shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 14th day of June, 2011, and signed in authentication thereof on this 14th day of June, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante-Bartolo, City Attorney

[Effective Date: 6-25-11]

[Electric vehicle charging stations and 2011 Budget amendment]



CHARGEPOINT AMERICA™ STATION AWARD AGREEMENT

1. **Charging Stations.** You (“You”) have been awarded one or more Coulomb Technologies, Inc. (“CTI”) electric vehicle charging stations under the ChargePoint America™ Program . The Program has been funded in part under the terms of Grant number DE-EE0003391 from the United States Department of Energy (the “DOE”) as part of the American Reinvestment and Recovery Act (“ARRA”). The charging stations will be installed at the locations specified on Appendix A.

Product Name	Product Description	Product Code	Quantity	Unit Price	Total Price
CT2101C-CDMA-LOCK-CCR	CHARGEPOINT AMERICA DOE EVSE PACKAGE Commercial /Public Outdoor Dual Output Level2/Level1 J1772 & Nema 5-20R EVSE, 208/240V 30A Max.& 120VAC 16A Max Simultaneous operation, Gateway, Zigbee LAN, Locking holster, Bollard. ChargePoint America DOE Parts Warranty thru 12/31/2013 . UL Listed.	CT2101C-CDMA-LOCK-CCR	1	\$0.00	\$0.00



CT2101C-LOCK-CCR	Dual 208/240-30A and 120V-12A Output Bollard with locking holster option and credit card reader	CT2101C-LOCK-CCR	1	\$0.00	\$0.00
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Grand Total:	\$0.00
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2. **Shipment and Delivery.** CTI will pay for the cost of standard delivery charges of the Charging Stations to the locations designated by You in writing to CTI. CTI shall choose the method by which Charging Stations are to be delivered. If You desire expedited delivery, You will be responsible for the payment of all delivery charges. No Charging Stations will be delivered until CTI has received written confirmation that You have obtained all applicable permits for the installation of the Charging Stations. A CTI representative, or one of its authorized distributors (“Authorized Distributors”) will assist You in obtaining the necessary permits.

3. **Installation.** (a) Unless specifically agreed in writing, installation of the Charging Stations may only be done by an Authorized Distributor or one or more installers chosen by such Authorized Distributor. Should You wish to use your own installer, you shall request CTI’s permission, in its reasonable discretion, to do so no more than fifteen (15) days prior to the scheduled installation date. You should be aware, however, that your installer may be subject to the provisions of the Davis Bacon Act (FAR 52.222-6). The Davis Bacon Act is a federal law that requires certain private contractors working on federal construction projects to pay their workers a wage at least equal to locally prevailing wages, as determined by the United States Department of Labor, for the type of work being performed. It is likely that the installation of Charging Stations would be treated as a federal construction project requiring observance of the Davis Bacon Act requirements. Union pay scales have frequently been used as a guide by the Department of Labor when determining locally prevailing wages. In addition, because the Charging Stations are being awarded to You under a federal program, in the event You use your own installer, such installer shall become subject to certain audit and other rights granted to the United States government and to CTI. YOU SHOULD CONTACT CTI IMMEDIATELY FOR A COMPLETE EXPLANATION OF THE APPLICABLE REPORTING, AUDITING AND OTHER REQUIREMENTS THAT APPLY TO YOU OR YOUR INSTALLER SHOULD YOU WISH TO USE YOUR OWN INSTALLER TO INSTALL THE CHARGING STATIONS.

(b) You agree to cause the installation of the Charging Stations within forty five (45) days of their delivery to You. In the event that the Charging Stations have not been installed by the expiration of such forty five day period, CTI reserves the right to reclaim the Charging



Stations. In the event that You are having trouble arranging for the installation of the Charging Stations by an Authorized Distributor or an installer chosen by such Authorized Distributor, please contact CTI as soon as possible so that it can assist you in obtaining prompt installation of the Charging Stations.

(c) The Charging Stations are not to be removed from their packaging by any person other than the Installer.

4. **Warranty.** The Charging Stations will be covered by the terms of CTI's standard Warranty (the "Warranty") for a period beginning on the date of installation and running until December 31, 2013. Should You wish to obtain an extended warranty, You should contact CTI or an Authorized Distributor.

5. **Access to the Public.** All of the Charging Stations will be installed in a manner and in locations that make them available for access and use by the general public. The Charging Stations, and the facilities in which they are located, shall be kept clean and in good repair. You shall promptly call CTI or an Authorized Distributor in order to arrange for the repair of any non-functioning Charging Stations.

6. **Network Access.** As a part of the award, You will receive free a free subscription for ChargePoint™ Network Standard Service, as defined in the ChargePoint™ Master Services Subscription Agreement (the "Master Services Agreement"), that will expire December 31, 2013 (the "Subscription Period"). You must execute a copy of the Master Services Agreement as a part of your obligations under this ChargePoint America™ Station Award Agreement and must keep the Charging Stations connected to the ChargePoint™ Network throughout the entire Subscription Period. CTI offers various other services, such as billing services, which may be accessed through the ChargePoint™ Network. All of such services are subject to CTI's standard terms and conditions.

7. **Access to Information.** The use of the Charging Stations will be subject to CTI's standard privacy policy (the "Privacy Policy"), which may be accessed at <https://www.chargepointportal.net/index.php/general/uri/privacv.html>. Notwithstanding anything to the contrary contained in the immediately preceding sentence, or in the Privacy Policy, CTI reserves the right, on behalf of the DOE, to collect certain anonymous information regarding the use and operation of the Charging Stations.

8. **Certain Rights of the United States Government.** Notwithstanding the fact that You are being awarded the Charging Stations under the Program, the United States Government reserves the right to seize the Charging Stations under certain, limited circumstances, including, without limitation, national emergency.

9. **No Right to Remove or Sell the Charging Stations.** The Charging Stations may not be sold or removed from their place of installation, prior to January 1, 2014, without the prior written consent of CTI.

10. **Additional Charging Stations.** In the event that You have purchased Charging Stations that are to become a part of the Program, CTI's standard terms and conditions shall apply.



11. No Amendment or Modification. No modification, amendment or waiver of this Agreement shall be effective unless in writing and either signed or electronically accepted by the party against whom the amendment, modification or waiver is to be asserted.

12. Waiver. CTI's failure at any time to require your performance of any obligation under this Agreement will in no way affect the full right to require such performance at any time thereafter. CTI's waiver of a breach of any provision of this Agreement will not constitute a waiver of the provision itself. CTI's failure to exercise any of its rights provided in this Agreement will not constitute a waiver of such rights. No waiver will be effective unless in writing and signed by a CTI authorized representative. Any such waiver will be effective only with respect to the specific instance and for the specific purpose given.

13. Applicable law. This Agreement will be construed, and performance will be determined, according to the laws of the State of California without reference to such state's principles of conflicts of law and the state and federal courts of California shall have exclusive jurisdiction over any claim arising under this Agreement.

14. Waiver of Jury Trial. You and CTI each hereby waive any right to jury trial in connection with any action or litigation arising out of this Agreement.

15. Severability. Except as otherwise specifically provided herein, if any term or condition of this Agreement or the application thereof to either You or CTI will to any extent be determined by any judicial, governmental or similar authority, to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to this Agreement, You and CTI or circumstances other than those as to which it is determined to be invalid or unenforceable, will not be affected thereby.

16. Assignment. You may not assign any of your rights or obligations under this Agreement, whether by operation of law or otherwise, without the prior written consent of CTI.

17. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute but one and the same document.

COULOMB TECHNOLOGIES, INC.

Praveen K. Mandal, President

AWARDEE:

By: _____
(Signature)

Name: _____

Title: _____



Coulomb
Technologies



APPENDIX A - CHARGING STATION LOCATIONS

Station #1 - 4800 S 188th St, Seatac, WA 98188

Station #2 - 4800 S 188th St, Seatac, WA 98188

CHARGEPOINT®
MASTER SERVICES SUBSCRIPTION AGREEMENT

IMPORTANT: PLEASE READ THIS MASTER SERVICES SUBSCRIPTION AGREEMENT (“AGREEMENT”) CAREFULLY.

THIS AGREEMENT GOVERNS REGISTRATION OF YOUR CHARGING STATION ON THE CHARGEPOINT NETWORK AND ACTIVATION OF CHARGEPOINT NETWORK SERVICES. SUBSCRIBING FOR A CHARGEPOINT NETWORK SERVICE CONSTITUTES ACCEPTANCE OF ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IS BINDING ON YOU AND THE BUSINESS ENTITY YOU REPRESENT (COLLECTIVELY, “SUBSCRIBER” OR “YOU”). IF YOU ARE ENTERING INTO THIS AGREEMENT ON BEHALF OF A COMPANY OR OTHER LEGAL ENTITY, YOU REPRESENT THAT YOU HAVE AUTHORITY TO BIND SUCH COMPANY OR OTHER LEGAL ENTITY AND ITS AFFILIATES TO THESE TERMS AND CONDITIONS; IF NOT, YOU MAY NOT ENTER INTO THIS AGREEMENT AND MAY NOT USE THE CHARGEPOINT SERVICES.

YOU MAY NOT ACCESS THE CHARGEPOINT SERVICES IF YOU ARE A DIRECT COMPETITOR OF CTI EXCEPT WITH CTI’S PRIOR WRITTEN CONSENT. IN ADDITION, YOU MAY NOT ACCESS THE CHARGEPOINT SERVICES FOR PURPOSES OF MONITORING THEIR AVAILABILITY, PERFORMANCE OR FUNCTIONALITY, OR ANY OTHER BENCHMARKING OR COMPETITIVE PURPOSE.

1. DEFINITIONS. The following terms shall have the definitions set forth below when used in this Agreement:

1.1 “Affiliate” means any entity which directly or indirectly controls, is controlled by, or is under common control with the subject entity. “Control”, for purposes of this definition, means direct or indirect ownership or control of fifty percent (50%) or more of the voting interests of the subject entity.

1.2 “ChargePass™ RFID Card” means a CTI provisioned radio-frequency identification card issued to a ChargePass Account Holder which permits a User of such card access to the ChargePoint Network for the delivery of Subscriber-provided services and the ChargePass Account Holder to use the ChargePoint Network to manage their ChargePass Account.

1.3 “ChargePass Account” means an account registered with CTI that permits a User to prepay for access to Networked Charging Stations utilizing a ChargePassRFID Card.

1.4 “ChargePass Account Holder” means a User who has registered with the Network Operator and created a ChargePass Account.

1.5 “ChargePoint Network” means the Network Operator provisioned software, firmware, hardware (excluding Charging Stations owned and registered by Subscribers) and services for Subscribers and Users that, among other things, provision, manage, and allow access to Networked Charging Stations by ChargePass Account Holders via the RFID Card and by other Users via the utilization of contactless RFID embedded credit cards, or authorized credit or electronic debit card transactions and permit Subscribers to register, activate, monitor and operate Charging Stations .

1.6 “ChargePoint Network Standard Service” means the bundled group of ChargePoint Services that assist in the basic operation of the Networked Charging Stations. The ChargePoint Network Standard Service is required to be subscribed to by Subscriber in order to register and activate a Charging Station on the ChargePoint Network.

1.7 “ChargePoint Services” means the ChargePoint Network support services and ChargePoint software applications, as such may be introduced and made available to Subscribers by the

Network Operator from time to time, which provide network support and functionalities for Users and Subscribers and allow Subscribers, among other things, to monitor and control Networked Charging Stations. ChargePoint Services, including, but not limited to, the ChargePoint Network Standard Service, are made available for subscription by Subscribers pursuant to Purchase Orders entered into between Subscriber and CTI.

1.8 *“Charging Session”* has the same definition as “Session” set forth below.

1.9 *“Charging Station”* means the electric vehicle charging station(s) installed by Subscriber at the Subscriber Location(s), either manufactured by CTI or by another entity, which have embedded within them CTI proprietary hardware and firmware, enabling Subscriber to register and activate such charging stations on the ChargePoint Network. A charging station may be designated by a Subscriber as a Commercial Charging Station or a Free Charging Station, a Public Charging Station or a Private Charging Station and such designations may be changed at any time with respect to any Networked Charging Station(s) utilizing the ChargePoint Network Standard Service.

1.10 *“Commercial Charging Station”* means a Charging Station that is designated by the Subscriber as one where Users must pay a Session Fee for access to the Charging Station.

1.11 *“CTI”* means Coulomb Technologies, Inc., a Delaware corporation.

1.12 *“CTI Marks”* means the various trademarks, service marks, names and designations used in connection with the CTI manufactured Charging Stations and/or the ChargePoint Network, including, without limitation, ChargePoint and ChargePass.

1.13 *“CTI Intellectual Property”* means all intellectual property of CTI relating to the CTI Marks, the ChargePoint Network, the ChargePoint Services, ChargePass, ChargePass RFID Cards, ChargePass Accounts and all other Intellectual Property Rights of CTI.

1.14 *“Documentation”* means written information (whether contained in user or technical manuals, product materials, specifications or otherwise) pertaining to ChargePoint Services and/or the ChargePoint Network and made available by the Network Operator to Subscribers and/or Users in any manner (including on-line).

1.15 *“Free Charging Station”* means a Charging Station that is designated by the Subscriber as one where Users do not pay a Session Fee for access to the Charging Station.

1.16 *“Intellectual Property Rights”* means all intellectual property rights, including, without limitation, patents, patent applications, patent rights, trademarks, trademark applications, trade names, service marks, service mark applications, copyrights, copyright applications, franchises, licenses, inventories, know-how, trade secrets, Subscriber lists, proprietary processes and formulae, all source and object code, algorithms, architecture, structure, display screens, layouts, inventions, development tools and all documentation and media constituting, describing or relating to the above, including, without limitation, manuals, memoranda and records.

1.17 *“Malicious Code”* means viruses, worms, time bombs, Trojan horses and other malicious code, malware, spyware, files, scripts, agents or programs.

1.18 *“Net Session Fees”* means all Session Fees actually collected on behalf of the Subscriber from Users by Network Operator for use of Networked Charging Stations less Session Authorization Fees and Session Processing Fees, as well as any Taxes and Regulatory Charges, if any, required by law to be collected by CTI from Users in connection with the use of Networked Charging Stations. Except as required by law, Subscriber shall be responsible for the payment of all Taxes and Regulatory Charges incurred in connection with the Networked Charging Stations.

1.19 *“Networked Charging Station”* means a Charging Station for which a Subscriber has subscribed for the ChargePoint Network Standard Service and registered and activated such Charging Station on the ChargePoint Network.

1.20 *“Network Operator”* means the entity responsible for provisioning, managing and maintaining the ChargePoint Network and offering ChargePoint Services. CTI is the Network Operator in North America but is permitted at any time to assign its rights and obligations as Network Operator under this Agreement to another entity.

1.21 *“Network Web Portal”* means any of the secure Internet web portals established and maintained by the Network Operator which will allow (i) Subscriber through its Subscriber Accounts to access ChargePoint Services for the management and control of Subscriber’s Networked Charging Stations and (ii) ChargePass Account Holders through their respective ChargePass Accounts to track their use of Networked Charging Stations, replenish ChargePass RFID Cards and otherwise manage their ChargePass Account.

1.22 *“Party”* means the Network Operator and Subscriber.

1.23 *“Private Charging Station”* means a Charging Station for which access by the general public is restricted (e.g., a Charging Station located in a private parking facility or restricted corporate campus).

1.24 *“Public Charging Station”* means a Charging Station that is accessible by any User subject only to stated hours of operation.

1.25 *“Purchase Order”* means the purchase order(s) or other documentation entered into between Subscriber and the Network Operator, its distributors or other authorized representatives for the subscription of ChargePoint Services the terms of which are incorporated herein by reference.

1.26 *“Purchased ChargePoint Services”* means those ChargePoint Services made available by the Network Operator and for which a Subscription has been purchased by Subscriber with respect to any of Subscriber’s Networked Charging Stations or for which the Subscription Term has automatically been renewed pursuant to Section 8.3 (Automatic Renewal of Subscriptions).

1.27 *“Regulatory Charges”* is defined in Section 4.6 (Taxes and Regulatory Charges).

1.28 *“Session”* or *“Charging Session”* means a continuous period of time measuring not less than five (5) minutes commencing when a User has accessed a Networked Charging Station and the delivery of Subscriber provided services has been initiated and terminating upon the cessation by such User of the Subscriber provided services.

1.29 *“Session Authorization Fees”* means the fees payable by the Subscriber to the Network Operator to pre-authorize a Charging Session at a Commercial Networked Charging Station.

1.30 *“Session Fees”* means the fees set by the Subscriber for a Charging Session, including any applicable Taxes and/or Regulatory Charges.

1.31 *“Session Processing Fees”* means the fees charged by the Network Operator for the management, collection and processing of Session Fees on behalf of Subscriber and the remittance of Net Session Fees to Subscribers.

1.32 *“Session Transaction Fees”* means the complete set of fees, session authorization fees and session processing fees, charged by the Network Operator to the Subscriber for collection of User Session Fees on behalf of the Subscriber, as well as any applicable Taxes and Regulatory Charges.

1.33 **"Software Application"** means computer programs, including firmware, as provided or otherwise made available to Subscriber by the Network Operator, or its distributors or other authorized representatives, as embedded in or downloaded by Subscriber to the Subscriber's Charging Stations, related products and any Upgrades.

1.34 **"Subscriber"** is an owner of one or more Charging Stations for which Subscriber has purchased Subscriptions for ChargePoint Services and registered with and activated on the ChargePoint Network.

1.35 **"Subscriber Account"** means an account established by a Subscriber.

1.36 **"Subscriber Location(s)"** means the physical locations where Subscriber has installed Networked Charging Stations registered with the ChargePoint Network.

1.37 **"Subscription"** means a subscription for ChargePoint Services purchased by a Subscriber.

1.38 **"Subscription Fees"** means the fees payable by Subscriber to the Network Operator for subscribing to any of the ChargePoint Services.

1.39 **"Subscription Term"** means the Term for which Subscriber has purchased a Subscription for Purchased ChargePoint Services for a Networked Charging Station.

1.40 **"Taxes"** is defined in Section 4.6 (Taxes and Regulatory Charges).

1.41 **"Upgrades"** means any authorized upgrades, updates, bug fixes or modified versions of Software Applications furnished by the Network Operator.

1.42 **"Users"** means any person using Networked Charging Stations including, without limitation, ChargePass Account Holders.

1.43 **"You"** or **"Your"** means the company or other legal entity for which you are accepting this Agreement and the Affiliates of that company or entity.

2. **CTI'S RESPONSIBILITIES AND AGREEMENTS.**

2.1 **NETWORK OPERATION.** The Network Operator shall be solely responsible for: (i) **Provisioning and Operating the ChargePoint Network** – provisioning and operating, maintaining, administration and support of the ChargePoint Network infrastructure (but excluding Subscribers' Charging Stations and infrastructure for transmitting data from Networked Charging Stations to any ChargePoint Network operations center); (ii) **Provisioning and Operating Network Web Portals** – provisioning and operating, maintaining, administration and support of the Network Web Portals; (iii) **User Acquisition, Administration and Support** -- acquisition and registration of new ChargePass Account Holders, administration and support of ChargePass Accounts and provisioning the support services for Users embodied in the ChargePoint Services, and (iv) **Data Protection** – using commercially reasonable efforts to comply with all applicable laws and regulations of the United States of America and all other governmental entities governing, restricting or otherwise pertaining to the use, distribution, export or import of data, products, services and/or technical data whether such information or data relates to either the Subscriber or Users in connection with the ChargePoint Network.

2.2 **PURCHASED CHARGEPOINT SERVICES.** The Network Operator shall make the Purchased ChargePoint Services available to Subscriber pursuant to this Agreement and the applicable Purchase Orders for each Networked Charging Station during the Subscription Term. The Network Operator represents and warrants that: (i) **Authority** -- it has the power and authority to enter into and be bound by this Agreement, (ii) **Performance of ChargePoint Services** -- the ChargePoint Services shall

perform materially in accordance with the Documentation, (iii) **Support for Purchased ChargePoint Services** – it will provide all support for Purchased ChargePoint Services and technical support and maintenance for all Software Applications as set forth in the Documentation, including, without limitation, Upgrades, (iv) **Continuity of Purchased ChargePoint Services** – It will use commercially reasonable efforts to make the Purchased ChargePoint Services available 24 hours a day, 7 days a week, 365 days per year, except for planned downtime (of which Subscriber shall be given not less than eight (8) hours prior notice via electronic messaging to the email address for notices specified in each Subscriber Account), (v) **No Decrease in Functionality of ChargePoint Services** – subject to Section 2.3(vi), the functionality of the ChargePoint Services shall not materially decrease during the Subscription Term, and (vi) **Malicious Code** – it will use commercially reasonable efforts to ensure that it does not transmit to Subscriber any Malicious Code (excepting Malicious Code transmitted to CTI or the Network Operator by Subscriber or its Affiliates). Subscriber's exclusive remedy for a breach of any of the foregoing shall be as provided in Section 8.4 (Termination) and Section 8.5 (Refund or Payment Upon Termination) as set forth below.

2.3 LIMITATIONS ON RESPONSIBILITY. Neither CTI, its distributors nor its other authorized representatives nor the Network Operator shall be responsible for, or makes any representation or warranty to Subscriber with respect to the following: (i) **Competing Subscriber Locations** -- specific location(s) or number of Networked Charging Stations now, or in the future, owned, operated and/or installed by Subscribers other than Subscriber, or the total number of Networked Charging Stations that comprise the ChargePoint Network; (ii) **Electrical Service Interruptions** – continuous availability of electrical service to any Networked Charging Stations; (iii) **Cellular and Internet Service Interruptions** – continuous availability of any wireless or cellular communications network or Internet service provider network not operated by CTI or the Network Operator; (iv) **Network Intrusions** – availability of or interruption of the ChargePoint Network attributable to unauthorized intrusions; (v) **Unregistered Charging Stations** -- Charging Stations that are not registered and activated with the ChargePoint Network, and (vi) **Google™ Services** – the continued availability of any Google services incorporated for use with the ChargePoint Services; provided that, if Google ceases to make the Google Application Programming Interface ("API") or any similar program available on reasonable terms for the ChargePoint Services, the Network Operator shall make commercially reasonable efforts to replace the Google API or such similar program with products providing similar functionalities if such products are available upon terms which the Network Operator, in its reasonable discretion, believes are commercially reasonable; and provided further that, if Google ceases to make the Google API or similar program available, or available on reasonable terms for the ChargePoint Services, the Network Operator may cease providing such features without entitling Subscriber to any refund, credit or other compensation.

2.4 DISCLAIMER OF WARRANTY. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS SECTION 2, NEITHER CTI, THE NETWORK OPERATOR NOR ANY OF THEIR RESPECTIVE DISTRIBUTORS OR OTHER AUTHORIZED REPRESENTATIVES AS APPLICABLE, MAKES ANY WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, AND HEREBY EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING ANY WARRANTIES OF MERCHANTABILITY FOR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW.

3. SUBSCRIBER RESPONSIBILITIES AND AGREEMENTS

3.1 GENERAL. Subscriber shall be solely responsible for: (i) **Installation of Charging Stations and/or Related Electrical Vehicle Charging Products** – the purchase and installation of Subscriber's Charging Stations and other electrical vehicle charging products shall be at Subscriber's sole cost and expense; (ii) **Registration and Activation of Charging Stations with the ChargePoint Network** – registration with and activation of Subscriber's Charging Stations on the ChargePoint Network through a

Network Web Portal, including, without limitation, keeping current Subscriber's contact information, email address for the receipt of notices hereunder, billing address for invoices and payment of Subscriber's Net Session Fees due under this Agreement; (iii) **Pricing and Access** -- setting the pricing (including all applicable Taxes and Regulatory Charges) for any Subscriber provided services accessed by Users through Networked Charging Stations that are designated Commercial Charging Stations and any conditions limiting access thereof, (iv) **Update of Registration of Charging Stations** -- if a Networked Charging Station is moved from its registered location Subscriber shall update the registration location of the Networked Charging Station on the appropriate Network Web Portal within five (5) business days of making any change in the Subscriber Location(s); (v) **Identification of Charging Stations and Subscriber Locations** -- provisioning and installation of appropriate signage that clearly and prominently identifies and, where appropriate, provides directions to the Subscriber Locations so that they may be easily located by Users; (vi) **Public Access Level** -- designation of each Networked Charging Station as either a Public Charging Station or a Private Charging Station; (vii) **Commercialization** -- designation of each Networked Charging Station as either a Commercial Charging Station or a Free Charging Station; (viii) **Appearance and Cleanliness** -- keeping Networked Charging Stations and Subscriber Locations(s) clean and free of graffiti, unauthorized advertising, debris and other materials that would obscure, block access or otherwise detract from or cast a negative light on the reputation of the ChargePoint Network; (ix) **Maintenance, Service and Repair of Networked Charging Stations** -- the maintenance, service, repair and/or replacement of Subscriber's Networked Charging Stations as needed, including deactivation of Networked Charging Stations that are non-operational and not intended to be replaced or repaired by Subscriber within ten (10) business days from the ChargePoint Network; (x) **Location of Charging Stations** -- assuring the accessibility, lighting and other factors pertaining to the safety of Users while utilizing the Charging Stations not directly related to the design or manufacture of the Charging Stations themselves; and (xi) **Compliance with Laws** -- operating and maintaining the Subscriber's Networked Charging Stations in a manner that complies with all applicable laws.

3.2 REPRESENTATIONS AND WARRANTIES OF SUBSCRIBER. Subscriber represents and warrants to CTI, the Network Operator, their respective its distributors and other authorized representatives that: (i) **Authority** -- Subscriber has the power and authority to enter into and be bound by this Agreement and to install the Charging Stations and any other electrical vehicle charging products to be registered and activated on the ChargePoint Network at the Subscriber Location(s); (ii) **No Violation With Subscriber's Electrical Supply or Other Agreements** -- Subscriber assumes all responsibility that the electrical usage consumed by any of Subscriber's Networked Charging Station does not violate or otherwise conflict with the terms and conditions of any applicable electrical purchase or other agreement including, without limitation, any lease, to which Subscriber is a party; (iii) **Installation of Charging Stations Will Not Violate Any Other Agreements or Laws** -- Subscriber will not install or attach Charging Stations on or to infrastructure not owned by Subscriber without proper authority, or in a manner that will block any easement or right of way. Subscriber will observe all legal requirements with respect to vehicle clearances from intersections, points of ingress or egress and public infrastructure such as fire hydrants, lampposts, parking meters, and will otherwise observe all applicable governmental restrictions or restrictions applicable to the Subscriber Locations under any other agreements to which Subscriber is subject; and (iv) **Compliance Laws** -- Subscriber will comply with all applicable laws.

3.3 FURTHER AGREEMENTS OF SUBSCRIBER MADE IN CONNECTION WITH REGISTRATION OF CHARGING STATIONS ON THE CHARGEPOINT NETWORK AND USE OF CHARGEPOINT SERVICES. Subscriber further acknowledges and agrees with the Network Operator, CTI, and their respective distributors and authorized representatives, as applicable, as follows: (i) **Display of CTI Marks** -- Subscriber will not remove, conceal or cover the CTI Marks or any other markings, labels, legends,

trademarks, or trade names installed or placed on the Networked Charging Stations or any peripheral equipment for use in connection with the Networked Charging Stations for so long as such Charging Stations are Networked Charging Stations; (ii) **Use of Network Web Portals** -- Subscriber shall comply with, and shall have responsibility for and cause all other persons accessing or using Network Web Portals to comply with, all of the rules, regulations and policies of the Network Operator, as well as other networks and computer systems used to access Network Web Portals, whether operated by Subscriber, its suppliers or others and Subscriber agrees to indemnify and hold the Network Operator, CTI, and their respective distributors and authorized representatives, directors, shareholders, officers, agents, employees, permitted successors and assigns harmless from any third party notices, allegations, claims, suits or proceedings (each, a "Claim") resulting from Subscriber's use of Network Web Portals and the ChargePoint Services in violation of the terms of this Section 3.3(ii) or of Section 3.3(iii); (iii) **Use of the ChargePoint Network and ChargePoint Services** -- Subscriber shall be responsible for use of the ChargePoint Services in compliance with this Agreement, and in particular, shall: (A) use its commercially reasonable efforts to prevent unauthorized access to Purchased ChargePoint Services, (B) use the Purchased ChargePoint Services only in accordance with the Documentation and applicable laws and government regulation, (C) shall not sell, resell, rent or lease the Purchased ChargePoint Services, (D) shall not interfere with or disrupt the integrity of the ChargePoint Network, the ChargePoint Services or any third party data contained therein, and (E) shall not attempt to gain unauthorized access to the ChargePoint Network or the ChargePoint Services or their related systems or networks; (iv) **Future ChargePoint Services** -- Purchase Orders are not contingent on the delivery of any future functionality or features, nor dependent on any oral or written comments anticipating future functionality or features; (iv) **Ownership of Data** -- All data collected by the Network Operator in connection with the operation of the ChargePoint Network shall be owned by CTI and the Network Operator and Subscriber acknowledges and agrees that Subscriber shall have no right of access or the use of such data for any purpose other than the management of Subscriber's Networked Charging Stations while registered with the ChargePoint Network.

4. FEES AND PAYMENT FOR PURCHASED CHARGEPOINT SERVICES.

4.1 SUBSCRIPTION FEES. Subscriber shall pay the Subscription Fees set forth on any Purchase Order for Purchased ChargePoint Services. Except as otherwise specified herein or in any Purchase Order, (i) Subscription Fees are quoted in and payable in U.S. Dollars, (ii) Subscription Fees are based on ChargePoint Services purchased and not on actual usage, (iii) payment obligations are non-cancelable and are non-refundable, and (iv) Subscriptions are non-transferable (provided, that any Subscription may be transferred to a Charging Station that is purchased by Subscriber to replace a previously Networked Charging Station). Subscription Fees are based on annual periods that begin on the date of the Subscription start date and end each annual anniversary thereafter.

4.2 INVOICING AND PAYMENT. Subscriber shall provide the Network Operator with valid and up to date credit card information if Subscriber is subscribing for ChargePoint Services online through the applicable Network Web Portal. In all other cases, payment of Subscription Fees shall be made under the terms of any accepted Purchase Order pursuant to a method of payment reasonably acceptable to the Network Operator. Where Subscriber provides credit card information to the Network Operator through such Network Web Portal for the payment of Subscription Fees, Subscriber hereby authorizes the Network Operator to charge such credit card for all Purchased ChargePoint Services for the initial Subscription Term and the automatic renewal of Subscription Term(s) as set forth in Section 8.3 (Automatic Renewal of Subscriptions). All credit card charges shall be made in advance, either annually or in accordance with the terms of the accepted Purchase Order. If the Purchase Order specifies that payment shall be made by a method other than credit card, the Network Operator, its

distributors or authorized representatives, as applicable, shall invoice Subscriber in advance in accordance with the accepted Purchase Order (including the automatic renewal of Subscription Term(s)) and invoiced charges shall be due within thirty (30) days of the invoice date.

4.3 OVERDUE SUBSCRIPTION FEES. If any invoiced Subscription Fees are not received by the Network Operator by the due date, then such charges: (i) may accrue late interest at the rate of one and one-half percent (1.5%) of the outstanding balance per month, or the maximum rate permitted by law, whichever is lower, from the date such payment was due until paid, and (ii) the Network Operator may condition future Subscription renewals and acceptance of Purchase Orders on payment terms other than those set forth herein.

4.4 ACCELERATION AND SUSPENSION OF CHARGEPOINT SERVICES. If any amount owing by Subscriber under this Agreement for Subscription Fees for Purchased ChargePoint Services or under any other agreement between the Network Operator and Subscriber is more than thirty (30) days overdue (or, in the event that Subscriber has authorized the Network Operator to charge the amount owing to Subscriber's credit card and payment under such credit card has been declined, more than 5 days has passed since Subscriber has received notice from the Network Operator of such event), the Network Operator may, without otherwise limiting the Network Operator's rights or remedies, accelerate Subscriber's unpaid fee obligations under such agreements so that all such obligations become immediately due and payable, and suspend the use by Subscriber of the Purchased ChargePoint Services until such amounts are paid in full.

4.5 PAYMENT DISPUTES. The Network Operator shall not exercise its rights under Section 4.3 (Overdue Subscription Fees) or Section 4.4 (Acceleration and Suspension of ChargePoint Services) if the applicable charges are under reasonable and good faith dispute and Subscriber is cooperating diligently to resolve the dispute.

4.6 TAXES AND REGULATORY CHARGES. Unless required by law or otherwise stated herein, Session Authorization Fees and Session Processing Fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including, but not limited to, value added, sales, local, city, state or federal taxes ("**Taxes**") or any fees or other assessments levied or imposed by any governmental regulatory agency ("**Regulatory Charges**"). Subscriber is responsible for the payment of all Taxes and Regulatory Charges hereunder in connection with Purchased ChargePoint Services, Session Fees, Session Authorization Fees and Session Processing Fees; *provided*, that the Network Operator is solely responsible for all Taxes and Regulatory Charges assessable based on the Network Operator's income, property and employees. Where the Network Operator is required by law to collect and/or remit the Taxes or Regulatory Charges for which Subscriber is responsible, the appropriate amount shall be invoiced to Subscriber in accordance with this Section 4 and deducted by the Network Operator from Session Fees, unless Subscriber has otherwise provided the Network Operator with a valid tax or regulatory exemption certificate or authorization from the appropriate taxing or regulatory authority.

5. FLEX-BILLING SERVICE FOR NETWORKED CHARGING STATIONS.

5.1. SESSION FEES. Subscriber shall have sole authority to determine and set in real-time a User's Session Fees (which shall include all applicable Taxes and Regulatory Charges) applicable to Subscriber's Networked Charging Stations that are designated as Commercial Charging Stations.

5.2. SESSION TRANSACTION FEES. In exchange for the Network Operator collecting Session Fees on behalf of the Subscriber, the Subscriber hereby authorizes the Network Operator to deduct from all Session Fees collected: (i) a Session Authorization Fee, and (ii) a Session Processing Fee, each in the amount and subject to the terms and conditions as set forth in **Schedule 1**.

5.3 PAYMENT TO SUBSCRIBER OF NET SESSION FEES. The Network Operator shall remit to Subscriber not more than thirty (30) days after the end of each calendar month to the address set forth in Subscriber's Account information registered on the applicable Network Web Portal all Net Session Fees.

5.5 NO COMMERCIALIZATION OF CHARGING STATIONS PRIOR TO JULY 1, 2010. Subscriber acknowledges and agrees that prior to July 1, 2010, Networked Charging Stations shall not be commercialized, *i.e.*, no Session Authorization Fee will be paid by Subscribers and no Session Fees will be collected from Users.

6. PROPRIETARY RIGHTS.

6.1 RESERVATION OF RIGHTS. Subject to the limited rights granted expressly hereunder, CTI reserves all right, title and interest in and to the ChargePoint Services, including all related Intellectual Property Rights. No rights are granted to Subscriber hereunder except as expressly set forth herein. CTI shall have a royalty-free, worldwide, transferable, sublicensable, irrevocable perpetual license to use or incorporate in the ChargePoint Services any suggestions, enhancement requests, recommendations or other feedback provided by Subscribers or Users relating to the ChargePoint Services.

6.2 RESTRICTIONS ON USE. Neither Subscriber nor any of its Affiliates shall: (i) permit any third party to access the ChargePoint Services except as otherwise expressly provided herein or in any Purchase Order, (ii) create derivative works based on the ChargePoint Services, (iii) copy, frame or mirror any part or content of the ChargePoint Services, other than copying or framing on Subscribers own intranets or otherwise for Subscriber's own internal business purposes, (iv) reverse engineer any Charging Station or Software Application, or (v) access the ChargePoint Network, any Network Web Portal or the ChargePoint Services in order to (A) build a competitive product or service, or (B) copy any features, functions, interface, graphics or "look and feel" of any Network Web Portal or the ChargePoint Services.

6.3 GRANT OF LIMITED LICENSE FOR CTI MARKS.

(a) LICENSE GRANT. Subscriber is granted under this Agreement the nonexclusive privilege of displaying the CTI Marks during the Term of this Agreement in connection with the Networked Charging Stations installed by Subscriber. Subscriber warrants that it shall not use any of the CTI Marks for any products other than the Networked Charging Stations at the Subscriber Location(s). CTI may provide trademark usage guidelines with respect to Subscriber's use of the CTI Marks which will be made available on a Network Web Portal, in which case Subscriber thereafter must comply with such guidelines. If no such guidelines are provided, then for each initial use of the CTI Mark, Subscriber must obtain CTI's prior written consent, which shall not be unreasonably withheld or delayed, and after such consent is obtained, Subscriber may use the CTI Mark in the approved manner. The CTI Marks may not be used under this Agreement as a part of the name under which Subscriber's business is conducted or in connection with the name of a business of Subscriber or its Affiliates.

(b) NO REGISTRATION OF CTI MARKS BY SUBSCRIBER. Neither Subscriber nor any of its Affiliates will take any action, directly or indirectly, to register or apply for or cause to be registered or applied in Subscriber's favor or in the favor of any third party any CTI Marks or any patent, trademark, service mark, copyright, trade name, domain name or registered design that is substantially similar to a patent, trademark, service mark, copyright, trade name or registered design of CTI or the Network Operator, or that is licensed to, connected with or derived from confidential, material or proprietary information imparted to or licensed to Subscriber by CTI or the Network Operator .

(c) **USE OF CTI MARKS BY SUBSCRIBER ON INTERNET.** Subscriber shall be entitled to use the CTI Marks to promote the ChargePoint Network on Subscriber-owned websites and through the Internet advertising of Subscriber and its Affiliates, *provided*, that Subscriber is limited to using the CTI Marks in connection with the Internet as follows: (i) **Compliance with Law** -- the use must be in compliance with local rules regarding advertising of the Networked Charging Stations and the ChargePoint Network on the Internet; (ii) **No Domain Name** -- no license is granted to use or register any domain name containing "CTI", the name of the Network Operator or the CTI Marks; and (iii) **Notice of License** -- Subscriber and its Affiliates, as applicable, will at all times indicate that each of the CTI Marks is a mark of CTI and used under license, as appropriate.

(d) **TERMINATION AND CESSATION OF USE OF CTI MARKS.** Upon termination of this Agreement Subscriber and its Affiliates will immediately discontinue all use and display of the name "CTI", the name of the Network Operator and the CTI Marks.

6.4 FEDERAL GOVERNMENT END USER PROVISIONS. CTI provides the ChargePoint Services, including Software Applications and technology, for ultimate federal government end use solely in accordance with the following: Government technical data and software rights related to the ChargePoint Services include only those rights customarily provided to the public as defined in this Agreement. This customary commercial license is provided in accordance with FAR 11.211 (Technical Data) and FAR 11.212 (Software) and, for Department of Defense transactions, DFAR 252.227-7015 (Technical Data – Commercial items) and DFAR 226.7202-3 (Rights in Commercial Computer Software or Computer Software Documentation). If a government agency has a need for rights not conveyed under these terms, it must negotiate with CTI to determine if there are acceptable terms for transferring such rights, and a mutually acceptable written addendum specifically conveying such rights must be included in any applicable Purchase order, contract or other agreement.

7. INDEMNIFICATION

7.1 INDEMNIFICATION OF SUBSCRIBER BY CTI. CTI shall defend at its expense any third party notices, allegations, claims, suits, or proceedings ("**Claim**") against Subscriber and its Affiliates, and their respective directors, shareholders, officers, agents, employees, permitted successors and assigns, to the extent alleging that the use of any of the ChargePoint Services as permitted hereunder or the CTI Marks as furnished hereunder infringes or misappropriates the Intellectual Property Rights of any third party, and to pay costs and damages finally awarded in any such suit or agreed to by CTI in settlement with such third party (including reasonable attorney's fees and expenses), provided that CTI is notified promptly in writing of the suit and at CTI's request and at its expense is given control of said suit and all requested reasonable assistance for defense of same. CTI agrees that it shall not settle any Claim unless Subscriber and its Affiliates, as applicable, are unconditionally released from any liability as part of any settlement. This indemnity does not extend to any suit based upon any infringement or alleged infringement of any Intellectual Property Rights by the combination of a product (including the ChargePoint Services) furnished by CTI with other elements not furnished by CTI if such infringement would have been avoided by the use of the CTI product (including in conjunction with the CTI furnished ChargePoint Services) alone.

7.2 INDEMNIFICATION OF CTI AND THE NETWORK OPERATOR BY SUBSCRIBER. Subscriber shall defend CTI, the Network Operator, and their respective distributors, authorized agents, directors, shareholders, officers, agents, employees, permitted successors and assigns against any Claim brought by a third party (i) as a result of Subscriber's negligence or willful misconduct or (ii) alleging that Subscriber's or any of its Affiliates' use of the ChargePoint Network or ChargePoint Services in violation of this Agreement infringes or misappropriates the Intellectual Property Rights of any third party or

violates applicable law, and to pay costs and damages finally awarded in any such suit or agreed to by Subscriber in settlement with such third party (including reasonable attorney's fees and expenses), provided that Subscriber is notified promptly in writing of the suit and at Subscriber's request and at its expense is given control of said suit and all requested reasonable assistance for defense of same. Subscriber agrees that it shall not settle any Claim unless CTI, the Network Operator, and their respective distributors and/or other authorized representatives, as applicable, are unconditionally released from any liability as part of any settlement.

7.3 LIMITATION OF LIABILITY. Except for liability for indemnification against third party claims for infringement or misappropriation of intellectual property rights, the Network Operator and CTI's aggregate liability under this Agreement shall not exceed the aggregate Subscription Fees paid by Subscriber to the Network Operator in the calendar year prior to the event giving rise to the Claim. THE FOREGOING DOES NOT LIMIT SUBSCRIBER'S PAYMENT OBLIGATIONS FOR THE PURCHASED CHARGEPOINT SERVICES.

7.4 EXCLUSION OF CONSEQUENTIAL AND RELATED DAMAGES. REGARDLESS OF WHETHER ANY REMEDY SET FORTH HEREIN FAILS OF ITS ESSENTIAL PURPOSE OR OTHERWISE, IN NO EVENT WILL CTI, THE NETWORK OPERATOR OR THEIR RESPECTIVE DISTRIBUTORS OR OTHER AUTHORIZED REPRESENTATIVES BE LIABLE FOR ANY LOST REVENUE OR PROFIT, LOST OR DAMAGED DATA, BUSINESS INTERRUPTION, LOSS OF CAPITAL, OR FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES, HOWEVER CAUSED AND REGARDLESS OF THE THEORY OF LIABILITY OR WHETHER ARISING OUT OF THE USE OF OR INABILITY TO USE THE CHARGEPOINT NETWORK, ANY CHARGEPOINT SERVICES, THIS AGREEMENT OR OTHERWISE OR BASED ON ANY EXPRESSED, IMPLIED OR CLAIMED WARRANTIES BY SUBSCRIBER NOT SPECIFICALLY SET FORTH IN THIS AGREEMENT AND EVEN IF CTI, THE NETWORK OPERATOR OR THEIR RESPECTIVE DISTRIBUTORS, OTHER AUTHORIZED REPRESENTATIVES, SUPPLIERS OR LICENSORS HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. BECAUSE SOME STATES OR JURISDICTIONS DO NOT ALLOW LIMITATION OR EXCLUSION OF CONSEQUENTIAL OR INCIDENTAL DAMAGES, THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

7.5 EXCLUSIVE REMEDY. The foregoing states the indemnifying party's sole liability to, and the indemnified party's exclusive remedy against, the other party with respect to any Claim described in this Section 7.

7.6 ELECTRICAL, CELLULAR AND INTERNET SERVICE INTERRUPTIONS. None of CTI, the Network Operator, any of their respective distributors, other authorized representatives, or Subscriber shall have any liability whatsoever to the other with respect to damages caused by: (i) electrical outages, power surges, brown-outs, utility load management or any other similar electrical service interruptions whatever the cause; (ii) interruptions in wireless or cellular service linking Networked Charging Stations to the ChargePoint Network; (iii) interruptions attributable to unauthorized ChargePoint Network intrusions; or (iv) interruptions in services provided by any Internet service provider not affiliated with CTI or the Network Operator. This includes the loss of data resulting from such electrical, wireless, cellular or Internet service interruptions.

8. TERM AND TERMINATION.

8.1 TERM OF AGREEMENT. This Agreement shall become effective on the date of acceptance and continues until all Subscriptions (including any automatic renewals thereof) purchased by Subscriber have been terminated or otherwise have expired.

8.2 TERM OF PURCHASED SUBSCRIPTIONS. Subscriptions purchased by Subscriber commence on the start date specified in the Purchase Order and shall continue for the applicable

Subscription Term specified therein for each Subscription or until the Purchased ChargePoint Services provided pursuant to any Subscription are otherwise terminated, changed or canceled by the Network Operator or Subscriber as allowed by the terms and conditions set forth herein.

8.3 AUTOMATIC RENEWAL OF SUBSCRIPTIONS. Unless otherwise specified in the applicable Purchase Order, all purchased Subscriptions shall automatically be renewed for a period equal to that of the expiring Subscription, unless either party gives the other notice of non-renewal not less than thirty (30) days prior to the schedule expiration date for the relevant Subscription Term. The per-unit pricing for any renewal term shall be the same as during the prior term unless the Network Operator shall have given Subscriber notice to the email address for the Subscriber Account that Subscriber has provided hereunder of any increase in pricing for Subscriptions not less than thirty (30) days prior to the end of such expiring Subscription, in which case the price increase shall be effective upon renewal and thereafter. Any such pricing increase shall not exceed ten percent (10%) over the pricing for the relevant Purchased ChargePoint Services in the prior term, unless the pricing for such expiring Subscription was designated in the applicable Purchase Order as promotional or a one-time offer.

8.4 TERMINATION.

(a) BY THE NETWORK OPERATOR. This Agreement and the Purchased ChargePoint Services furnished hereunder may be immediately suspended or terminated: (i) if Subscriber is in material violation of any of Subscriber's obligations under this Agreement, provided, that Subscriber shall be given written notice of such violation and if cured within thirty (30) days of such notice, any suspension or termination of Purchased ChargePoint Services shall be restored and this Agreement shall continue in effect, (ii) Subscriber becomes the subject of a petition in bankruptcy or any other proceeding related to insolvency, receivership, liquidation or an assignment for the benefit of creditors, (iii) upon the determination by any regulatory body that the subject matter of this Agreement is subject to any governmental regulatory authorization or review, or (iv) if, pursuant to the terms of this Agreement, the Network Operator is permitted the right to terminate upon the occurrence of an event or events.

(b) BY SUBSCRIBER. This Agreement may be terminated by Subscriber for cause: (i) upon thirty (30) days written notice given to the Network Operator alleging a material breach of this Agreement and the alleged breach remains unremedied at the expiration of such period, or (ii) the Network Operator becomes the subject of a petition in bankruptcy or any other proceeding related to insolvency, receivership, liquidation or an assignment for the benefit of creditors. This Agreement may be terminated by Subscriber upon the voluntary deactivation and removal from registration via the applicable Network Web Portal of all Networked Charging Stations owned by Subscriber and its Affiliates from the ChargePoint Network, at which time this Agreement shall terminate effective immediately; provided, that Subscriber shall not be entitled to any refund of prepaid Subscription Fees as a result of such termination.

8.5 REFUND OR PAYMENT UPON TERMINATION. Upon any termination of this Agreement for cause by Subscriber pursuant to Section 8.4(b)(i), or (ii) or the election of the Network Operator to terminate this Agreement pursuant to Section 8.4(a)(iii), the Network Operator shall refund to Subscriber the pro-rata portion of any pre-paid Subscription Fees for the remainder of the applicable Subscription Term for all Subscriptions after the effective date of termination. Upon any termination for cause by the Network Operator pursuant to Section 8.4(a)(i), (ii) or (iv) or upon the voluntary removal from registration and activation of all of Subscriber's Network Charging Stations from the ChargePoint Network, Subscriber shall pay any unpaid Subscription Fees covering the remainder of the Subscription

Term for any accepted Purchase Orders. In no event shall any termination relieve Subscriber of any liability for the payment of Subscription Fees or Session Processing Fees for any period prior to the termination date. Subscriber

9. **AMENDMENT OR MODIFICATION**. No modification, amendment or waiver of this Agreement shall be effective unless in writing and either signed or electronically accepted by the party against whom the amendment, modification or waiver is to be asserted; *provided*, that subject to any applicable Purchase Order the Network Operator may change the Session Authorization Fee and/or the Session Processing Fee as provided in **Schedule 1**.

10. **WAIVER**. The failure of either Party at any time to require performance by the other Party of any obligation hereunder will in no way affect the full right to require such performance at any time thereafter. The waiver by either Party of a breach of any provision hereof will not constitute a waiver of the provision itself. The failure of either Party to exercise any of its rights provided in this Agreement will not constitute a waiver of such rights. No waiver will be effective unless in writing and signed by an authorized representative of the Party against whom such waiver is sought to be enforced. Any such waiver will be effective only with respect to the specific instance and for the specific purpose given.

11. **FORCE MAJEURE**. Except with respect to payment obligations, neither the Network Operator nor Subscriber will be liable for failure to perform any of its obligations hereunder due to causes beyond such party's reasonable control and occurring without its fault or negligence (a "*Force Majeure Event*"). A Force Majeure Event will include, but not be limited to, fire, flood, earthquake or other natural disaster (irrespective of such party's condition of any preparedness therefore); war, embargo; riot; strike; labor action; any lawful order, decree, or other directive of any government authority that prohibits a party from performing its obligations under this Agreement; material shortages; shortage of transport; and failures of suppliers to deliver material or components in accordance with the terms of their contracts.

11. **APPLICABLE LAW**. This Agreement will be construed, and performance will be determined, according to the laws of the State of California without reference to such state's principles of conflicts of law (the "*Applicable Law*") and the state and federal courts of California shall have exclusive jurisdiction over any claim arising under this Agreement.

12. **WAIVER OF JURY TRIAL**. Each Party hereby waives any right to jury trial in connection with any action or litigation arising out of this Agreement.

13. **SURVIVAL**. Those provisions dealing with the Intellectual Property Rights of CTI, limitations of liability and disclaimers, restrictions of warranty, Applicable Law and those other provisions which by their nature or terms are intended to survive the termination of this Agreement will remain in full force and effect as between the Parties hereto as contemplated hereby.

14. **SEVERABILITY**. Except as otherwise specifically provided herein, if any term or condition of this Agreement or the application thereof to either Party will to any extent be determined jointly by the Parties or by any judicial, governmental or similar authority, to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to this Agreement, the Parties or circumstances other than those as to which it is determined to be invalid or unenforceable, will not be affected thereby. If, however such invalidity or unenforceability will, in the reasonable opinion of either Party cause this Agreement to fail of its intended purpose and the Parties cannot by mutual agreement amend this Agreement to cure such failure, either Party may terminate this Agreement for cause as provided herein above.

15. **ASSIGNMENT.** Subscriber may not assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the Network Operator (not to be unreasonably withheld). In the event of any purported assignment in breach of this Section 15, the Network Operator shall be entitled, at its sole discretion, to terminate this Agreement upon written notice given to Subscriber. In the event of such a termination, Subscriber shall pay any unpaid Subscription Fees covering the remainder of the Subscription Term for any accepted Purchase Orders. In no event shall any termination relieve Subscriber of any liability for the payment of Subscription Fees or Session Processing Fees for any period prior to the termination date. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, their respective successors and permitted assigns. CTI and the Network Operator may each assign its rights and obligations under this Agreement. Within ninety (90) days of any such assignment, CTI or the Network Operator, as the case may be, shall provide written notice to Subscriber of the fact of such assignment.

16. **NO AGENCY OR PARTNERSHIP CREATED BY THIS AGREEMENT.** CTI, in the performance of this Agreement, and in its role as the Network Operator, is an independent contractor. In performing its obligations under this Agreement, CTI shall maintain complete control over its employees, its subcontractors and its operations. No partnership, joint venture or agency relationship is intended by CTI and any Subscriber to be created by this Agreement.

17. **ENTIRE AGREEMENT.** This Agreement, **Schedule 1** and the applicable Purchase Orders of Subscriber contain the entire agreement between the Parties and supersedes and cancels all previous and contemporaneous agreements, negotiations, commitments, understandings, representations and writings in respect to the subject matter hereof. To the extent of any conflict or inconsistency between the terms and conditions of this Agreement and any Purchase Order, the Purchase Order shall prevail. Notwithstanding any language to the contrary therein, no terms or conditions stated in any other documentation (excluding **Schedule 1** and Purchase Orders) shall be incorporated into or form any part of this Agreement, and all such purported terms and conditions shall be null and void.

18. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute but one and the same document.

COULOMB TECHNOLOGIES, INC.

Praveen K. Mandal, President

SUBSCRIBER:

By: _____
(Signature)

Name: _____

Title: _____

On Behalf of:

(Print Name of Company or Other Legal Entity)

Address: _____

City: _____

State: _____ Zip Code: _____

E-Mail Address for Notices: _____

(Please complete Appendix A if signing up for Flex Billing Service.)

Schedule 1: Subscriber Session Transaction Fee Schedule¹

<u>Fee Schedule</u>	<u>For Each Charging Session using ChargePass Card</u>	<u>For Each Charging Session Using Credit Card</u>
Session Authorization Fee²	\$0.50 per Session	\$0.50 per Session
Session Processing Fee³	7.5% of Session Fees	7.5% of Session Fees

¹ Subscriber is required to separately subscribe for the ChargePoint™ Network Standard Service in order to activate its Charging Stations on the ChargePoint™ Network.

² The Session Authorization Fee may not be increased more than once in any twelve (12) month period nor more than the greater of (i) ten percent (10%) or (ii) the Consumer Price Index rate of change promulgated by the United State Bureau of Labor Statistics with respect to the 12-month period just then ended when any notice of change is given by CTI to Subscribers.

³ CTI may increase the Session Processing Fee payable pursuant to this Agreement at any time after July 1, 2011, upon not less than one hundred eight (180) days notice (the "**Notice Period**") given by electronic notice posted to the Subscriber Portal and sent to each individual Subscriber Account, and any such change shall thereafter be binding and enforceable with respect to Subscriber after the expiration of such Notice Period; provided, further, that the Session Processing Fee may not be increased by more than one percentage point in any twelve (12) month period, nor in the aggregate, increased to more than twenty percent (20.00%) of Session Fees at any time.

Appendix A: Account Information Form for Flex Billing Services

Complete and fax this form to Coulomb Technologies Sales Operations (+1-214-716-1244) to sign up for Flex Billing services. All fields are required (except where noted).

Business Info

Business Legal Name: _____

Business Legal Address: _____
(Number) (Street) (City) (State/Province) (Postal Code) (Country)

Business Federal Tax ID: _____

Individual Point of Contact

Contact Name: _____

Contact Phone: _____

Contact Fax: _____

Contact Email Address: _____

Bank Account Info

Bank Name: _____

Bank Address: _____
(Number) (Street) (City) (State/Province) (Postal Code) (Country)

Bank Routing number or Swift Code: _____

Bank's Account number (if applicable): _____

Business's Account Number: _____

Business's Account Name: _____
(Remit To Name, if different than Business Legal Name)

Business's Account Address: _____
(Remit To Address, if different than Business Legal Address)

Business's Federal Tax ID: _____
(if Remit To Entity is if different than Business Legal Entity)

Additional Information (for Non-US Customers Only)

Intermediary Bank Name: _____

Intermediary Bank Address: _____
(Number) (Street) (City) (State/Province) (Postal Code) (Country)

Intermediary Bank Routing or Swift Code: _____

Intermediary Bank' Account number if applicable: _____

ORDINANCE NO. 11-1011 (FAILED)

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Chapter 2.65 of the SeaTac Municipal Code regarding Personnel Policies and Procedures.

WHEREAS, Chapter 2.65 of the SeaTac Municipal Code established personnel policies and procedures; and

WHEREAS, it is appropriate to amend the SeaTac Municipal Code to clarify the City Council's intentions with regard to the consideration of market data in determining compensation for employees of the City;

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

Section 1. Chapter 2.65 of the SeaTac Municipal Code is hereby amended to read as follows:

Sections:

- 2.65.010 Authority to promulgate personnel policies.
- 2.65.020 Purpose of Classification and Compensation Plan.
- 2.65.030 Annual review of Plan.
- 2.65.040 Annual adoption of Plan.
- 2.65.050 Employee benefits.
- 2.65.060 Overtime and compensatory time.
- 2.65.070 Part-time employee benefits.
- 2.65.080 Miscellaneous leaves.

2.65.010 Authority to promulgate personnel policies.

The City Manager shall have the authority to administer personnel matters of the City, and is authorized to promulgate and implement personnel rules and regulations, administrative policies, manuals or directives including, but not limited to, those necessary to implement the provisions of this chapter, and to administer the collective bargaining agreements of the City, and address other personnel and employee matters of the City.

2.65.020 Purpose of Classification and Compensation Plan.

The Classification and Compensation Plan is intended to aid regular review and adoption by the City Council of all wages, salaries and other compensation so that:

A. Compensation will be competitive with compensation paid for similar employment by other public and private employers;

B. Compensation paid by the City will attract, motivate and promote retention of skilled employees;

C. Compensation will be equitably based upon duties, skills, qualifications and responsibilities, and upon the comparable worth of all positions allocated by the Classification Plan;

D. Compensation paid to each employee, and increases in compensation, shall be reflective of the meritorious performance of each such employee;

E. Compensation may be adjusted to off-set any loss of purchasing power resulting from inflation or increased costs of living;

F. The total cost of compensation to the City can be properly funded through the budgetary process.

2.65.030 Annual review of Plan.

On an annual basis, the City Manager may review the current Classification and Compensation Plan to determine whether existing pay ranges, additional compensation, and benefits are adequate to meet the purposes of the Classification and Compensation Plan.

With written justification, the City Manager is authorized to adjust non-represented employee classification and compensation, subject to ratification by the Administration and Finance Committee, when necessary in order to carry out sound personnel management and to accomplish objectives within the City's defined commitments. The City Manager may adjust classification and compensation of bargaining unit employees as established by their respective collective bargaining agreements.

2.65.040 Annual adoption of Plan.

The City Manager shall prepare a preliminary Classification and Compensation Plan for the ensuing year, with such changes as may be deemed necessary, together with a recommended cost of living allowance, and shall submit the same to the City Council for review and consideration at an appropriate regular meeting of each calendar year. The City Council shall review the preliminary Classification and Compensation Plan and the recommended cost of living allowance, if any, shall make any revisions or modifications thereof which may be deemed necessary, and shall then adopt, as a part of or consistent with the budget process, the same as the Classification and Compensation Plan for the ensuing year.

2.65.050 Employee benefits.

All employees of the City shall receive benefits required to be provided by the City as provided under State or Federal law. Bargaining unit employees of the City shall receive benefits as set forth in their respective collective bargaining agreements. Non-represented employees of the City shall receive benefits as set forth in the City's personnel policies or manuals or as set by Resolution, administrative directive, or as authorized by the City Council in the City's adopted budget, which include:

Health care insurance;

Dental insurance; Life insurance;

Long-term disability insurance;
Deferred compensation;
Employees' retirement;
Additional retirement plan in lieu of Social Security;
Paid sick, vacation, management, and holiday leave, as applicable

;

.

2.65.060 Overtime and compensatory time.

Qualified employees of the City shall receive pay for overtime hours and/or compensatory time in accordance with State and Federal law, including the Fair Labor Standards Act, resolution, agreement, memorandum of understanding, or as otherwise authorized by the City Council.

2.65.070 Part-time employee benefits.

Part-time employees of the City shall receive reduced employee benefits in accordance with the personnel or administrative policies of the City or by resolution, agreement, memorandum of understanding, State law or as otherwise authorized by the City Council.

2.65.080 Miscellaneous leaves.

All employees of the City shall receive leave required to be provided by the City under State or Federal law. Bargaining unit employees of the City shall receive miscellaneous leave as set forth in their respective collective bargaining agreements. Non-represented employees of the City may receive miscellaneous leave as set forth in the City's personnel policies or manuals which may include leave as authorized by:

~~Leave as authorized by the Family Medical Leave Act and Family Leave Act;~~

~~Family Care Act;~~

~~Domestic Violence Leave Act;~~

Military leave;

Jury duty leave;

Bereavement leave.

Section 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

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

ADOPTED this 28th day of June, 2011, and signed in authentication thereof on this 28th day of June, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 07-09-11]

[Personnel Policies]

ORDINANCE NO. 11-1012

AN ORDINANCE of the City Council of the City of SeaTac, Washington authorizing the King County Department of Elections to produce, publish and distribute a local voters' pamphlet for the November 8, 2011 general election and include therein information regarding adoption of the Mayor-Council plan of government in the City of SeaTac; agreeing to pay the City's share of the costs of such local voters' pamphlet; and directing the City Clerk to forward a copy of this Ordinance and all other required information for the local voters' pamphlet to the King County Department of Elections.

WHEREAS, Chapter 35A.06 RCW authorizes a non-chartered code city to abandon its plan of government and reorganize under another plan of government upon the filing of a sufficient petition signed by registered voters in a number equal to not less than ten percent of the votes cast at the last general municipal election therein; and

WHEREAS, King County Department of Elections determined that there were a sufficient number of signatures on the petition to submit to the qualified voters in the City the proposition of whether the City should abandon the current Council-Manager plan of government and adopt the Mayor-Council plan of government; and

WHEREAS, this proposition will appear on the ballot during the November 8, 2011 general election; and

WHEREAS, the City Council has determined that a local voter's pamphlet would be a desirable way of providing information to the qualified voters of SeaTac concerning the ballot proposition; and

WHEREAS, RCW 29A.32.210 and the rules for local voters' pamphlets promulgated by the King County Department of Elections provide that a City desiring that a local voters' pamphlet be produced and published for a local ballot proposition

must request the same and agree to pay its share of the costs of producing and publishing the pamphlet by way of an Ordinance;

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

Section 1. The City of SeaTac hereby requests that the King County Department of Elections produce, publish and distribute a local voters' pamphlet for the November 8, 2011 general election and include therein the information required by state law for the City of SeaTac's Proposition No. 1 regarding abandonment of the Council-Manager plan of government and adoption of the Mayor-Council plan of government.

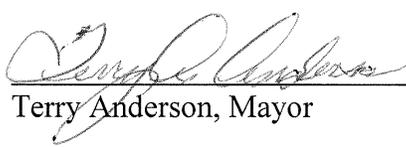
Section 2. The City of SeaTac agrees to pay its share of the cost of producing the local voters' pamphlet requested by this Ordinance.

Section 3. The City Clerk is hereby authorized and directed to forward a copy of this Ordinance to the King County Department of Elections, together with any and all other information required for the local voters' pamphlet. The City Clerk is directed to provide the information to King County Department of Elections no later than five (5) days after the effective date of this Ordinance, or when the required information is available.

Section 4. This Ordinance shall be in full force and effect five (5) days after its passage, approval, and publication in accordance with law.

ADOPTED this 26th day of July, 2011, and signed in authentication thereof on this 26th day of July, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo
Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8-06-11]

[Voter's Pamphlet--2011 Election]

ORDINANCE NO. 11-1013

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending Section 3.25.010 of the SeaTac Municipal Code to amend the rate of the gambling tax imposed upon gambling activities.

WHEREAS, state law, RCW 9.46.110 and .270, authorizes the City to impose taxes on specified gambling activities which are permitted by Chapter 9.46, RCW; and

WHEREAS, the City currently charges ten percent (10%) of the gross receipts from a bingo game or raffle less the amount awarded as cash or merchandise prizes; and

WHEREAS, pursuant to RCW 9.46.110(3)(a), the taxation amount should be no greater than five percent (5%) of the gross receipts from a bingo game or raffle less the amount awarded as cash or merchandise prizes; and

WHEREAS, the Council finds it necessary to amend Section 3.25.010 of the SeaTac Municipal Code to comply with state law;

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

Section 1. Section 3.25.010 of the SeaTac Municipal Code is hereby amended to read as follows:

3.25.010 Imposition of tax on gambling activities.

There is hereby imposed a tax, at the rates set forth below, upon the following gambling activities, when authorized by Chapter 9.46 RCW, and when conducted in the City:

- A. Five percent (5%) of the gross receipts from punch boards and pull-tabs, as those terms are defined by RCW 9.46.0273 and Rules and Regulations of the Gambling Commission.
- B. ~~Ten~~Five percent (~~10~~5%) of the gross revenue, less the amount paid for or as prizes, received from bingo and raffles, as those terms are defined by RCW 9.46.0205 and RCW 9.46.0277.

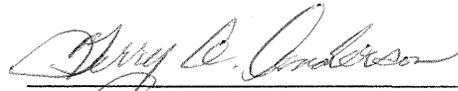
C. Two percent (2%) of the gross revenue, less the amount paid for or as prizes, from amusement games, as that term is defined by RCW 9.46.0201.

D. Ten percent (10%) of the gross revenue from social card games, as that term is defined by RCW 9.46.0282 and Rules and Regulations of the Gambling Commission.

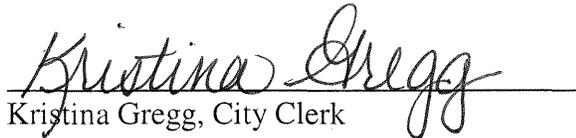
Section 2. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 26th day of July, 2011, and signed in authentication thereof on this 26th day of July, 2011.

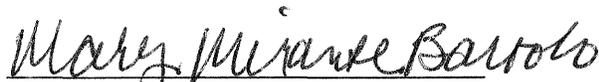
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8-06-11]

[Gambling Activities Amendment]

ORDINANCE NO. 11-1014

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adding a new Section 13.150.270 related to Enhanced 911 systems.

WHEREAS, the City Council desires to adopt standards for the protection of life through assuring that telephone systems provide adequate location information through enhanced 911 systems pursuant to RCW 38.52.505;

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

Section 1. A new Section 13.150.270 is hereby created to read as follows:

13.150.270 Automatic Location Identifier—Enhanced 911.

A. The definitions set forth in Section 118-68-020 of the Washington Administrative Code are hereby amended to read as follows:

1. "Authority having jurisdiction" is defined as the Fire Chief for the City of SeaTac, or designee.
2. "Building unit identifier" means room number or equivalent designation of a specific portion of a structure, or an apartment number in multifamily residences.
3. "Call back telephone number" means a phone number which can be called from the public switched network to be used by the public safety answering point to recontact the location from which the 911 call was placed. The number may or may not be the number of the station used to originate the 911 call.
4. "Determination of noncompliance" means written notification that a system is not in compliance with this Section. Information contained therein shall include, but not be limited to, system deficiencies requiring correction to bring the system into compliance and a date by which noted corrections shall be made.
5. "Director of fire protection" means the state fire marshal or his/her designee.
6. "Emergency location identification number (ELIN)" means a valid North American Numbering Plan format telephone number assigned to the MLTS operator by the appropriate authority that is used to route the call to a PSAP and is used to retrieve the

ALI for the PSAP. The ELIN may be the same number as the ANI. The North American Numbering Plan number may in some cases not be a dialable number.

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

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

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

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

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

B. Section 118-68-030 of the Washington Administrative Code pertaining to "Applicability" as now in effect or subsequently amended, is hereby adopted.

C. Section 118-68-040 of the Washington Administrative Code pertaining to "Compliance" as now in effect or subsequently amended, is hereby adopted.

D. Section 118-68-050 of the Washington Administrative Code pertaining to "Inspection" as now in effect or subsequently amended, is hereby adopted.

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

Section 2. If any provision of this Ordinance or the application thereof to any person or circumstance is held to be invalid, the remainder of such Ordinance or the application thereof to other persons or circumstances shall not be affected.

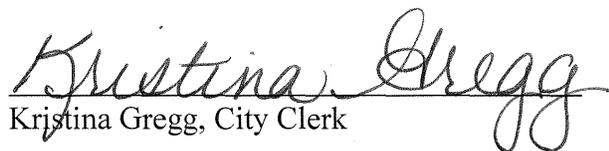
Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 9th day of August, 2011, and signed in authentication thereof on this 9th day of August, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8-20-2011]

[Enhanced 911]

ORDINANCE NO. 11-1015

AN INTERIM ORDINANCE of the City Council of the City of SeaTac, Washington adopting a Moratorium on the establishment of Medical Cannabis Dispensaries and Collective Gardens; Defining "Medical Cannabis Dispensaries" and "Collective Gardens;" Providing for a Public Hearing; Declaring an Emergency; and Establishing an Effective Date.

WHEREAS, Initiative Measure No. 692, approved November 3, 1998, created an affirmative defense for "qualifying patients" to the charge of possession of cannabis; and

WHEREAS, the initiative and current Chapter 69.51A RCW are clear that nothing in its provisions are to be "construed to supersede Washington state law prohibiting the acquisition, possession, manufacture, sale or use of marijuana for non-medical purposes;" and

WHEREAS, the Washington State Department of Health opines that it is "not legal to buy or sell" medical cannabis and further opines that "the law [Chapter 69.51A RCW] does not allow dispensaries," leaving enforcement to local officials; and

WHEREAS, the City acknowledges the right of qualified health care professionals to recommend the medical use of cannabis, acknowledges the affirmative defense available to qualifying patients from the possession of cannabis as well as the right of patients to designate a "designated provider" who can "provide" rather than sell cannabis to "only one patient at any one time;" and

WHEREAS, the 2011 State Legislature passed E2SSB 5073 ("the Act") and the Governor has signed the bill but has vetoed several sections of the bill; and

WHEREAS, E2SSB 5073 was effective on July 22, 2011; and

WHEREAS, the Act authorizes “collective gardens” which would authorize certain qualifying patients the ability to produce, grow and deliver cannabis for medical use; and

WHEREAS, the acceptance of development applications proposing medical cannabis dispensaries and collective gardens development may allow development that is incompatible with nearby existing land uses and lead to erosion of community character and harmony; and

WHEREAS, despite the Governor’s veto of certain Sections of E2SSB 5073, it is appropriate to impose a moratorium on medical cannabis dispensaries, so the City Council can determine whether further regulation is necessary.

WHEREAS, the City Council finds that it is in the public interest that any zoning and development regulations are consistent with both federal and state law; and

WHEREAS, the City Council deems it to be in the public interest to establish a zoning moratorium pending local review of the anticipated changes in the law; and

WHEREAS, pursuant to RCW 36.70A.390 a public hearing must be held within 60 days of the passage of this Ordinance;

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

Section 1. Pursuant to the provisions of RCW 36.70A.390, a zoning moratorium is hereby enacted in the City of SeaTac prohibiting the establishment, location, operation, licensing, maintenance, or continuation of any medical cannabis collective garden or any medical marijuana dispensary, whether for profit or not for profit, asserted to be authorized or actually authorized under E2SSB 5073, Chapter 181, Laws of 2011, Chapter 69.51A RCW, or any other laws of the State of Washington. No building permit, occupancy permit, or other development permit or approval shall be issued for any of the purposes or activities listed above, and no business license

shall be granted or accepted while this moratorium is in effect. Any land use approvals, business licenses or other permits for any of these operations that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void, and without legal force or effect.

Section 2. A “Medical Cannabis Dispensary” means any business, agency, organization, cooperative, network, consultation operation, or other group, or person, no matter how described or defined, including its associated premises and equipment, which has for its purpose or which is used to grow, select, measure, package, label, deliver, sell, or otherwise transfer (for consideration or otherwise) cannabis for medical use. A person who is the designated provider for only one qualified patient during any 15 day period and who complies with Chapter 69.51A RCW, shall not be deemed a medical cannabis dispensary for the purposes of this moratorium.

Section 3. A “Medical Cannabis Collective Garden” is an area or garden where qualifying patients engage in the production, processing, transporting, and delivery of cannabis for medical use as set forth in the Act and subject to the limitations therein.

Section 4. Medical cannabis dispensaries and medical cannabis collective gardens as defined in this Ordinance are hereby designated as prohibited uses in the City of SeaTac and a moratorium related to these uses is hereby established. No business license shall be issued to any person or entity for a medical cannabis dispensary medical cannabis collective garden, which are hereby defined to be prohibited uses under the Ordinances of the City of SeaTac.

Section 5. Pursuant to RCW 36.70A.106, this interim Ordinance shall be transmitted to the Washington State Department of Commerce as required by law.

Section 6. Pursuant to RCW 36.70A.390, the City Council sets the City Council Regular Meeting of September 27, 2011, which begins at 6:00 p.m. at SeaTac City Hall, 4800 South 188th Street, SeaTac, Washington 98188, as the date and time for a public hearing on the continuance of this moratorium. The City Clerk is directed to cause appropriate notice of such hearing to be given.

Section 7. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 9. This Ordinance shall not be codified.

Section 10. The above "Whereas" clauses of this Ordinance constitute specific findings by the Council in support of passage of this Ordinance.

Section 11. The City Council declares that an emergency exists requiring passage of this Ordinance for the protection of public health, safety, welfare, and peace based on the Findings set forth in Section 10 above. This Ordinance shall take effect and be in full force immediately upon passage and shall expire February 1, 2012 unless extended or repealed according to law.

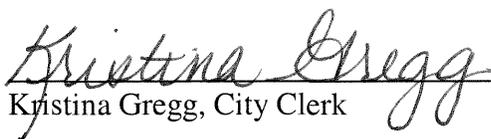
ADOPTED this 9th day of August, 2011, and signed in authentication thereof on this 9th day of August, 2011.

CITY OF SEATAC



Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 8-9-2011]

[Moratorium on Collective Gardens and Dispensaries]

ORDINANCE NO. 11-1016

AN ORDINANCE of the City Council of the City of SeaTac, Washington adopting a Council Reimbursement Policy.

WHEREAS, RCW 35A.13.040 provides in relevant part that Councilmembers shall receive reimbursement for their actual and necessary expenses incurred in the performance of the duties of their office, or the council by ordinance may provide for a per diem allowance; and

WHEREAS, the City Council wants to ensure compliance with applicable State laws regarding the reimbursement of Councilmember expenses;

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

Section 1. The Council Reimbursement Policy, which is attached as Exhibit A, is hereby adopted.

Section 2. This Ordinance shall not be codified.

Section 3. This Ordinance shall be in full force and effect October 1, 2011.

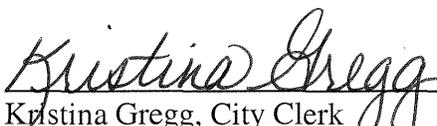
ADOPTED this 13th day of September, 2011, and signed in authentication thereof on this 12th day of September, 2011.

CITY OF SEATAC



Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 10-01-11]

[Council Reimbursement Policy]

ORDINANCE NO. 11-1017

AN ORDINANCE of the City Council of the City of SeaTac, Washington relating to Councilmember compensation and benefits.

WHEREAS, Ordinance 10-1006 provides for a City contribution on behalf of each Councilmember into the member's Voluntary Employees' Beneficiary Association for Public Service Employers in the Northwest, also referred to as the "HRA/VEBA Plan," in lieu of health insurance coverage. The amount of contribution is equal to the medical insurance premium for a non-represented employee and spouse into the most frequently enrolled medical plan available together with the full family premiums for dental, orthodontia and vision coverage. This contribution amount is revised annually based on the insurance premium amounts paid by the City annually, and is included and made part of the City's annual budget for amendment and adoption by the City Council;

WHEREAS, the 2011 HRA/VEBA contribution rate is \$1,234.98 per month, and the 2012 contribution rate is expected to be \$1,323.35 per month based on the City's health insurance premium rates;

WHEREAS, the City's HRA/VEBA Plan contribution rate has increased between two point three percent (2.3%) to twelve point five percent (12.5%) per year from 2008 through 2012, with an average of seven point eight percent (7.8%) increase per year;

WHEREAS, City contributions to a qualifying health plan, such as the HRA/VEBA Plan, on behalf of its elected officials are not deemed as compensation under RCW 41.04.190. Therefore, adjustments to the contribution amount can be made effective during the elected official's term of office;

WHEREAS, the City Council wishes to stop contributions to the current HRA/VEBA Plan and instead redirect the contributions to a 457 Deferred Compensation Plan in the same amount as authorized in Ordinance 10-1006;

WHEREAS, contributions to a 457 Deferred Compensation Plan is considered as compensation under RCW 35A.13.040, which states “That compensation of councilmembers may not be increased or diminished after their election nor may the compensation of the mayor be increased or diminished after the mayor has been chosen by the council.” Therefore, any contribution amounts into a 457 Deferred Compensation Plan must be fixed prior to the elected official’s election into the office for which the compensation is made and cannot be increased or diminished during the elected official’s term of office; and

WHEREAS, the City council wishes to re-adopt Section 1 of Ordinance 06-1031 without change so that there is a single Ordinance which addresses Councilmember compensation and benefits;

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

Section 1. Section 1 of Ordinance No. 06-1031 is hereby re-adopted without change as follows:

The compensation to be paid to the members of the SeaTac City Council who are elected to their positions in an election subsequent to the effective date of this Ordinance, and the compensation to be paid, pursuant to RCW 35A.13.040, to the Council member selected to serve as Mayor, shall be as follows:

Council members	\$1,000 per month
Council member selected as Mayor	\$1,200 per month

Section 2. The City will continue to make the HRA/VEBA contributions authorized in Ordinance 10-1006 through December 31, 2013. Effective January 1, 2014, the City shall stop making contributions into each Councilmember’s HRA/VEBA Plan per Ordinance 10-1006; and

instead, the City shall make contributions to a 457 Deferred Compensation Plan for each Councilmember in lieu of medical, dental, orthodontia and vision insurance coverage. Each Councilmember may elect to participate in one of several deferred compensation plans offered by the City to its employees. The amount of the City's Deferred Compensation contribution on behalf of each Councilmember shall be a flat rate of \$1,538.00 per month, not to exceed the maximum allowable by law. This flat rate shall remain unchanged until further action is directed by the Council.

Section 3. This Ordinance shall not be codified in the SeaTac Municipal Code.

Section 4. This Ordinance shall be in full force and effect January 1, 2014.

Section 5. Ordinance 10-1006 and Ordinance 06-1031 shall be repealed effective January 1, 2014.

ADOPTED this ____ day of _____, 2011, and signed in authentication thereof on this ____ day of _____, 2011.

CITY OF SEATAC

Terry Anderson, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante-Bartolo, City Attorney

[Effective Date: **January 1, 2014**]

[Councilmember Compensation]

ORDINANCE NO. 11-1018

AN ORDINANCE of the City Council of the City of SeaTac, Washington, adopting the Annual Budget for the year 2012 and appropriating funds for the estimated expenditures.

WHEREAS, State Law, Chapter 35A.33 RCW requires the City to adopt an annual budget and provides procedures for the filing of estimates, a preliminary budget, deliberations, a public hearing, and final fixing of the budget; and

WHEREAS, a preliminary budget for the fiscal year 2012 has been prepared and filed; a public hearing has been held for the purpose of fixing the final budget; and the City Council has deliberated and has made adjustments and changes deemed necessary and proper;

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

Section 1. The 2012 Annual Budget for the City of SeaTac, covering the period from January 1, 2012, through December 31, 2012, is hereby adopted by reference with appropriations in the amount of \$54,876,604.

Section 2. The budget sets forth totals of estimated appropriations for each separate fund, and the aggregate totals for all such funds. The said budget appropriation, in summary by fund and aggregate total of the City of SeaTac are as follows:

<u>Fund Number</u>	<u>Fund Name</u>	<u>Appropriations</u>
001	General	\$ 30,295,576
102	Street	4,724,011
103	Contingency Reserve	-0-
105	Port ILA	924,500
106	Transit Planning	64,123
107	Hotel/Motel Tax	1,153,618
108	Building Management	1,590,879
110	Building Repair/Replacement	229,598
111	Des Moines Creek Basin ILA	567,300
204	Special Assessment Debt	212,805
205	LID Guarantee	35,000
206	2009 LTGO Refunding Bond	750,720
301	Municipal Capital Improvements	2,623,181
303	Fire Equipment Reserve	424,234

<u>Fund Number</u>	<u>Fund Name</u>	<u>Appropriations</u>
306	Municipal Facilities CIP	\$ 1,659,870
307	Transportation CIP	6,303,079
308	Light Rail Station Areas CIP	500,000
403	SWM Utility	1,904,859
406	SWM Construction	1,000
501	Equipment Rental	<u>912,251</u>
TOTAL ALL FUNDS		\$ 54,876,604

Section 3. A complete copy of the final budget as adopted herein shall be transmitted to the Division of Municipal Corporations in the Office of the State Auditor, and to the Association of Washington Cities. One complete copy of the final budget as adopted herein shall be filed with the City Clerk and shall be available for use by the public.

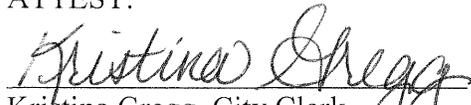
Section 4. This Ordinance shall be in full force and effect for the fiscal year 2012 five (5) days after passage and publication as required by law.

ADOPTED this 22nd day of November, 2011, and signed in authentication thereof on this 22nd day of November, 2011.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12-03-2011]

[2012 Annual Budget Ordinance]

CITY OF SEATAC

2012 Fund Balance Projection Summary

<u>Fund</u>	<u>Projected 1/1/2012 Fund Balance</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Projected 12/31/2012 Fund Balance</u>
General (001)	\$8,103,079	\$29,815,491	(\$30,295,576)	\$7,622,994
Street (102)	8,458,247	6,826,961	(4,724,011)	10,561,197
Contingency Reserve (103)	773,645	775		774,420
Port ILA (105)	3,696,182	3,675	(924,500)	2,775,357
Transit Planning (106)	93,524	175,495	(64,123)	204,896
Hotel/Motel Tax (107)	7,477,282	732,500	(1,153,618)	7,056,164
Building Management (108)	1,455,565	1,403,523	(1,590,879)	1,268,209
Facility Repair/Replacement (110)	4,376	229,603	(229,598)	4,381
Des Moines Creek Basin ILA (111)	1,600,587	334,585	(567,300)	1,367,872
Special Assessment Debt (204)	10,564	209,172	(212,805)	6,931
LID Guarantee (205)	67,000	0	(35,000)	32,000
2009 LTGO Refunding (206)	9,967	750,730	(750,720)	9,977
Capital Improvements (301)	3,642,600	2,122,751	(2,623,181)	3,142,170
Fire Equipment Reserve (303)	1,081,102	376,586	(424,234)	1,033,454
Municipal Facilities CIP (306)	3,729,726	4,393	(1,659,870)	2,074,249
Transportation CIP (307)	4,192,521	4,091,375	(6,303,079)	1,980,817
Light Rail Station Areas CIP (308)	736,843	735	(500,000)	237,578
SWM Utility (403)	2,122,873	1,896,910	(1,904,859)	2,114,924
SWM Construction (406)	1,434,070	1,450	(1,000)	1,434,520
Equipment Rental (501)	1,948,666	557,851	(912,251)	1,594,266
Total For City	\$50,638,419	\$49,534,561	(\$54,876,604)	\$45,296,376

ORDINANCE NO. 11-1019

AN ORDINANCE of the City Council of the City of SeaTac, Washington relating to ad valorem property taxes, tentatively establishing the amount to be levied in 2012 by taxation on the assessed valuation of the property of the City pending certified assessed valuation from the King County Assessor.

WHEREAS, State law, RCW 35A.33.135, requires the City Council to consider the City's total anticipated financial requirements for the ensuing fiscal year, and to determine and fix, by ordinance, the amount to be levied by ad valorem taxes; and

WHEREAS, RCW 84.52.020 requires that, upon fixing of the amount to be so levied, the City Clerk shall certify the same to the Clerk of the King County Council; and

WHEREAS, RCW 84.55.120, as amended in 1997 by Referendum 47, requires a statement of any increased tax in terms of both dollar revenue and percentage change from the previous year; and

WHEREAS, the King County Assessor, as ex officio assessor for the City pursuant to RCW 35A.84.020, has not to date certified the assessed valuation of all taxable property situated within the boundaries of the City;

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

SECTION 1. Levy Rate.

The regular ad valorem levy rate for collection during the fiscal year of 2012 cannot be determined until certified assessed valuations are received by the City.

SECTION 2. Tentative Amount to be Collected by Ad Valorem Taxation.

The amount of revenue to be collected by the City in the fiscal year 2012 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of \$12,797,316. This levy amount has been determined by the King County Assessor as the maximum statutory property tax levy for 2012. This levy amount will be revised upon determination of certified assessed valuations by the King County Assessor.

SECTION 3. Effective Date.

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

ADOPTED this 22nd day of November, 2011, and signed in authentication thereof on this 22nd day of November, 2011.

CITY OF SEATAC



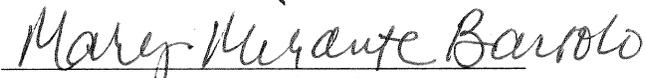
Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante Bartolo, City Attorney

[Effective Date: 12-03-2011]

[2012 Ad Valorem Property Tax Levy]

PRELIMINARY

LEVY LIMIT WORKSHEET – 2012 Tax Roll

TAXING DISTRICT: **City of SeaTac**

The following determination of your regular levy limit for 2012 property taxes is provided by the King County Assessor pursuant to RCW 84.55.100.

Annexed to Library District (Note 1) Estimated Library rate: 0.50000

Using Limit Factor For District	Calculation of Limit Factor Levy	Using Implicit Price Deflator
11,812,190	Levy basis for calculation: (2011 Limit Factor) (Note 2)	11,812,190
1.0100	x Limit Factor	1.0276
11,930,312	= Levy	12,137,616
29,490,155	Local new construction	29,490,155
0	+ Increase in utility value (Note 3)	0
29,490,155	= Total new construction	29,490,155
2.80159	x Last year's regular levy rate	2.80159
82,619	= New construction levy	82,619
12,012,931	Total Limit Factor Levy	12,220,235
Annexation Levy		
0	Omitted assessment levy (Note 4)	0
12,012,931	Total Limit Factor Levy + new lid lifts	12,220,235
4,128,166,599	÷ Regular levy assessed value less annexations	4,128,166,599
2.90999	= Annexation rate (cannot exceed statutory maximum rate)	2.96021
0	x Annexation assessed value	0
0	= Annexation Levy	0
Lid lifts, Refunds and Total		
0	+ First year lid lifts	0
12,012,931	+ Limit Factor Levy	12,220,235
12,012,931	= Total RCW 84.55 levy	12,220,235
26,825	+ Relevy for prior year refunds (Note 5)	26,825
12,039,756	= Total RCW 84.55 levy + refunds	12,247,060
Levy Correction: Year of Error _____ (+or-)		
12,039,756	ALLOWABLE LEVY (Note 6)	12,247,060
Increase Information (Note 7)		
2.91649	Levy rate based on allowable levy	2.96671
11,826,917	Last year's ACTUAL regular levy	11,826,917
103,395	Dollar increase over last year other than N/C – Annex	310,699
0.87%	Percent increase over last year other than N/C – Annex	2.63%
Calculation of statutory levy		
Regular levy assessed value (Note 8)		4,128,166,599
x Maximum statutory rate		3.10000
= Maximum statutory levy		12,797,316
+Omitted assessments levy		0
=Maximum statutory levy		12,797,316
Limit factor needed for statutory levy		Not usable

ALL YEARS SHOWN ON THIS FORM ARE THE YEARS IN WHICH THE TAX IS PAYABLE.
Please read carefully the notes on the reverse side.

Notes:

- 1) Rates for fire districts and the library district are estimated at the time this worksheet is produced. Fire district and library district rates affect the maximum allowable rate for cities annexed to them. These rates *will* change, mainly in response to the actual levy requests from the fire and library districts. Hence, affected cities may have a higher or lower allowable levy rate than is shown here when final levy rates are calculated.
- 2) This figure shows the maximum *allowable levy*, which may differ from any actual prior levy if a district has levied less than its maximum in prior years. The maximum allowable levy excludes any allowable refund levy if the maximum was based on a limit factor. The maximum allowable levy excludes omitted assessments if the maximum was determined by your district's statutory rate limit. If your district passed a limit factor ordinance in the year indicated, that limit factor would help determine the highest allowable levy. However, if the statutory rate limit was more restrictive than your stated limit factor, the statutory rate limit is controlling.
- 3) Any increase in value in state-assessed property is considered to be new construction value for purposes of calculating the respective limits. State-assessed property is property belonging to inter-county utility and transportation companies (telephone, railroad, airline companies and the like).
- 4) An omitted assessment is property value that should have been included on a prior year's roll but will be included on the tax roll for which this worksheet has been prepared. Omitted are assessed and taxed at the rate in effect for the year omitted (RCW 84.40.080-085). Omitted assessments tax is deducted from the levy maximum before calculating the levy rate for current assessments and added back in as a current year's receivable.
- 5) Administrative refunds under RCW 84.69.020 were removed from the levy lid by the 1981 legislature.
- 6) A district is entitled to the lesser of the maximum levies determined by application of the limit under RCW 84.55 and the statutory rate limit. Levies may be subject to further proration if aggregate rate limits set in Article VII of the state constitution and in RCW 84.52.043 are exceeded.
- 7) This section is provided for your information, and to assist in preparing any Increase Ordinance that may be required by RCW 84.55.120. The increase information compares the allowable levy for the next tax year with your ACTUAL levy being collected this year. The actual levy excludes any refund levy and expired temporary lid lifts, if applicable. New construction, annexation and refund levies, as well as temporary lid lifts in their initial year, are subtracted from this year's *allowable* levy before the comparison is made.
- 8) ***Assessed valuations shown are subject to change from error corrections and appeal board decisions recorded between the date of this worksheet and final levy rate determination.***

ORDINANCE NO. 11-1020

An ORDINANCE of the City Council of the City of SeaTac, Washington, amending portions of the City of SeaTac Comprehensive Plan.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of SeaTac is required to develop and adopt a Comprehensive Plan, which plan is required to include various elements for land use, housing, transportation, capital facilities and utilities, economic development, parks and recreation, and which may include other elements such as, community image, environmental management, and human services; and

WHEREAS, the City adopted its Comprehensive Plan in December, 1994, after study, review, community input and public hearings; and

WHEREAS, the State Growth Management Act (RCW 36.70A.130) requires that each comprehensive land use plan and development regulations be subject to continuing review and evaluation by the county or city that adopted them; and

WHEREAS, the State Growth Management Act provides for amendments to the Comprehensive Plan no more than once per year; and

WHEREAS, the City Council authorized, by Resolution No. 97-001, a process for amending the Comprehensive Plan; and

WHEREAS, it is necessary to update the Comprehensive Plan Capital Facilities Element, 6-year Capital Facilities Plan, and other sections as identified through public process; and

WHEREAS, procedures for amending the Plan have been implemented in 2011, including efforts to solicit public input, acceptance of proposals for Comprehensive Plan

amendments, evaluation according to preliminary and final criteria; and

WHEREAS, the environmental impacts of the proposed amendments have been assessed, and a Determination of Nonsignificance, File No. SEP11-00008, was issued August 22, 2011; and

WHEREAS, after a public hearing on October 18, 2011 to consider proposed amendments to the Comprehensive Plan, the Planning Commission recommended adoption of proposed amendments to the Comprehensive Plan, and made its recommendation to the City Council; and

WHEREAS, after consideration of testimony received at the Public Hearing, the Department of Community and Economic Development has recommended to the City Council adoption of the proposed amendments to the Comprehensive Plan as shown in the Final Docket Staff Report; and

WHEREAS, copies of these proposed amendments were filed with the Washington Department of Commerce not less than sixty days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-195-620; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

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

Section 1. The City of SeaTac Comprehensive Plan, adopted on December 20, 1994, and amended annually in subsequent years, is hereby amended as set forth in Exhibit A. A copy of the amendments shall be maintained on file with the Office of the City Clerk for public inspection.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance to the Washington Department of Commerce, Growth Management Services Division within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a complete and accurate copy of this Ordinance to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210. The Clerk is further directed to transmit a copy of this Ordinance, together with copies of other Ordinances amending development regulations adopted within the preceding twelve months, to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.

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

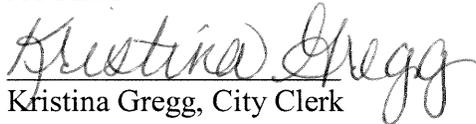
Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication.

ADOPTED this 22nd day of November, 2011 and signed in authentication thereof this 22nd day of November, 2011.

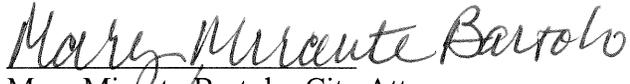
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 12-03-2011]

[2011 Comprehensive Plan Amendments]

Exhibit A

2011 Comprehensive Plan Amendments

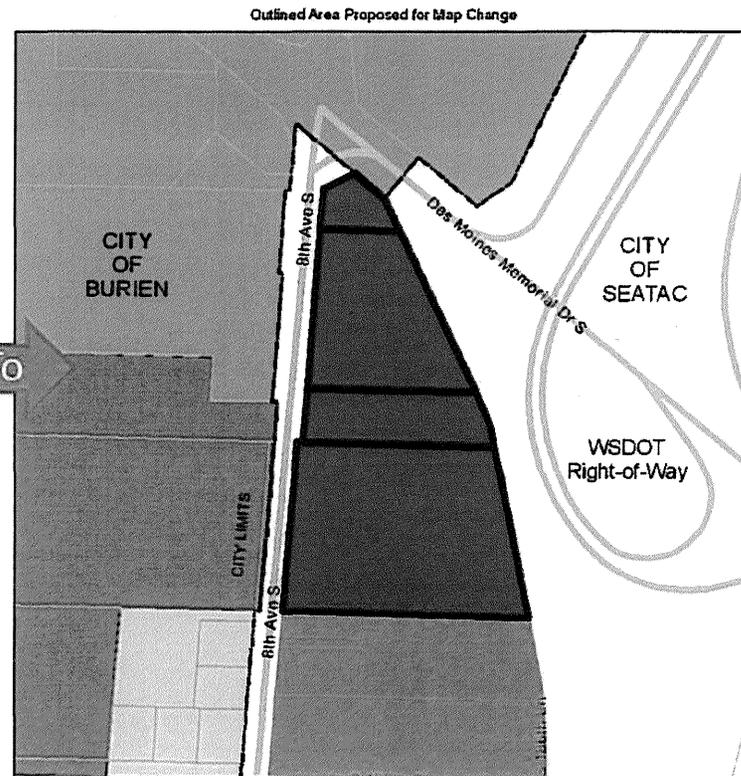
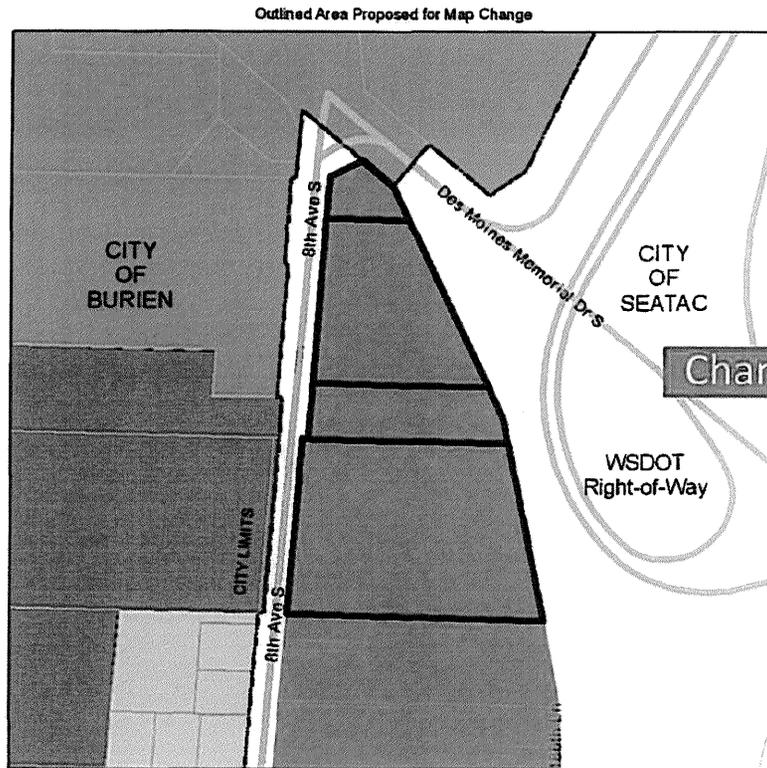
Map Amendment A-1



Map Amendment A-1

Existing Comprehensive Plan:
Business Park

Proposed Comprehensive Plan:
Commercial High Density



Change To

Burien Comprehensive Plan

Existing SeaTac Comprehensive Plan

-  Moderate Density Residential Neighborhood
-  Industrial
-  Public Park/Schools/Recreation/Open Space

-  Business Park

Burien Comprehensive Plan

Proposed SeaTac Comprehensive Plan

-  Moderate Density Residential Neighborhood
-  Industrial
-  Public Park/Schools/Recreation/Open Space

-  Commercial High Density
-  Business Park

Map Amendment A-2



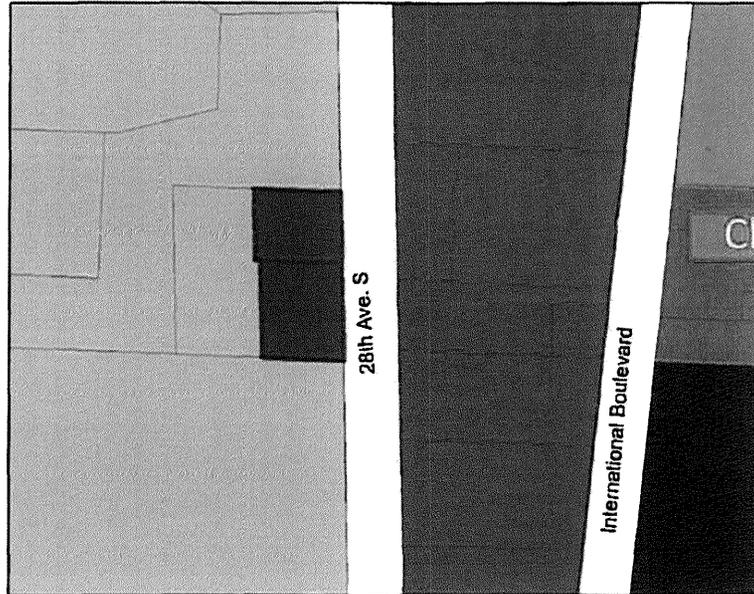
Map Amendment A-2

Existing Comprehensive Plan:
Aviation Business Center (City)

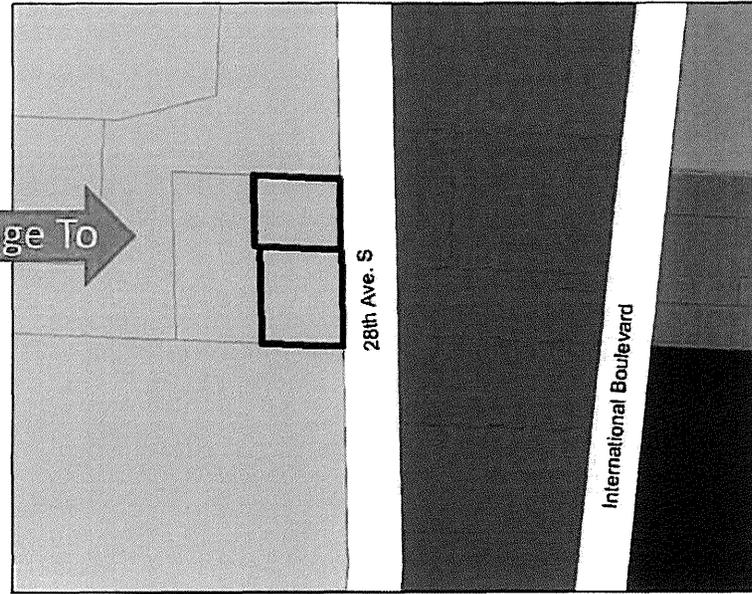
Proposed Comprehensive Plan:
Airport (Port)

Outlined Area Proposed for Map Change

Outlined Area Proposed for Map Change



Change To



Existing Comprehensive Plan Designations

Proposed Comprehensive Plan Designations

-  Residential High Mixed Use
-  Commercial Medium Density
-  Commercial High Density
-  Aviation Business Center
-  Airport
-  Park

-  Residential High Mixed Use
-  Commercial Medium Density
-  Commercial High Density
-  Airport
-  Park

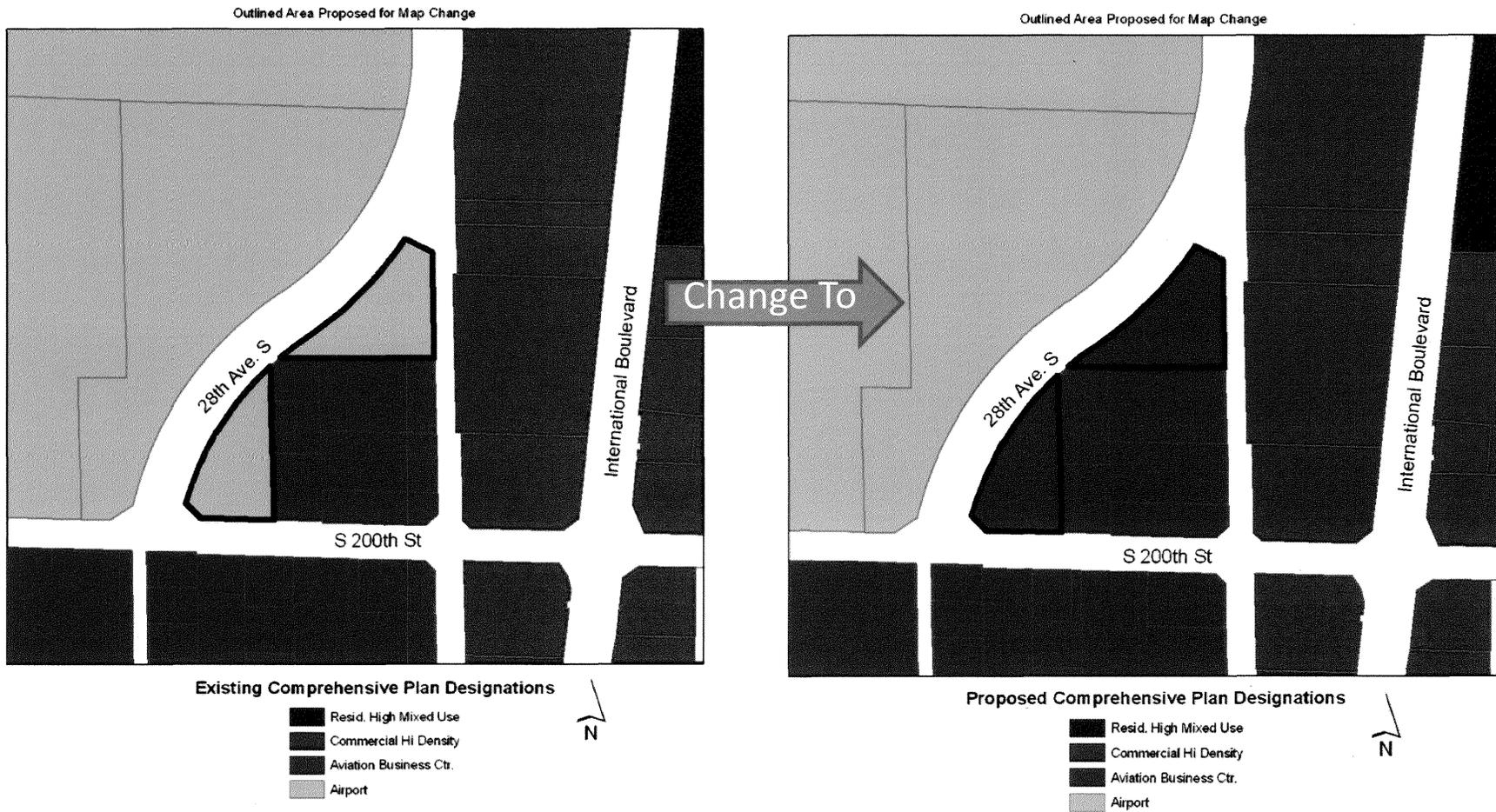
Map Amendment A-3



Map Amendment A-3*

Existing Comprehensive Plan:
Airport (Port)

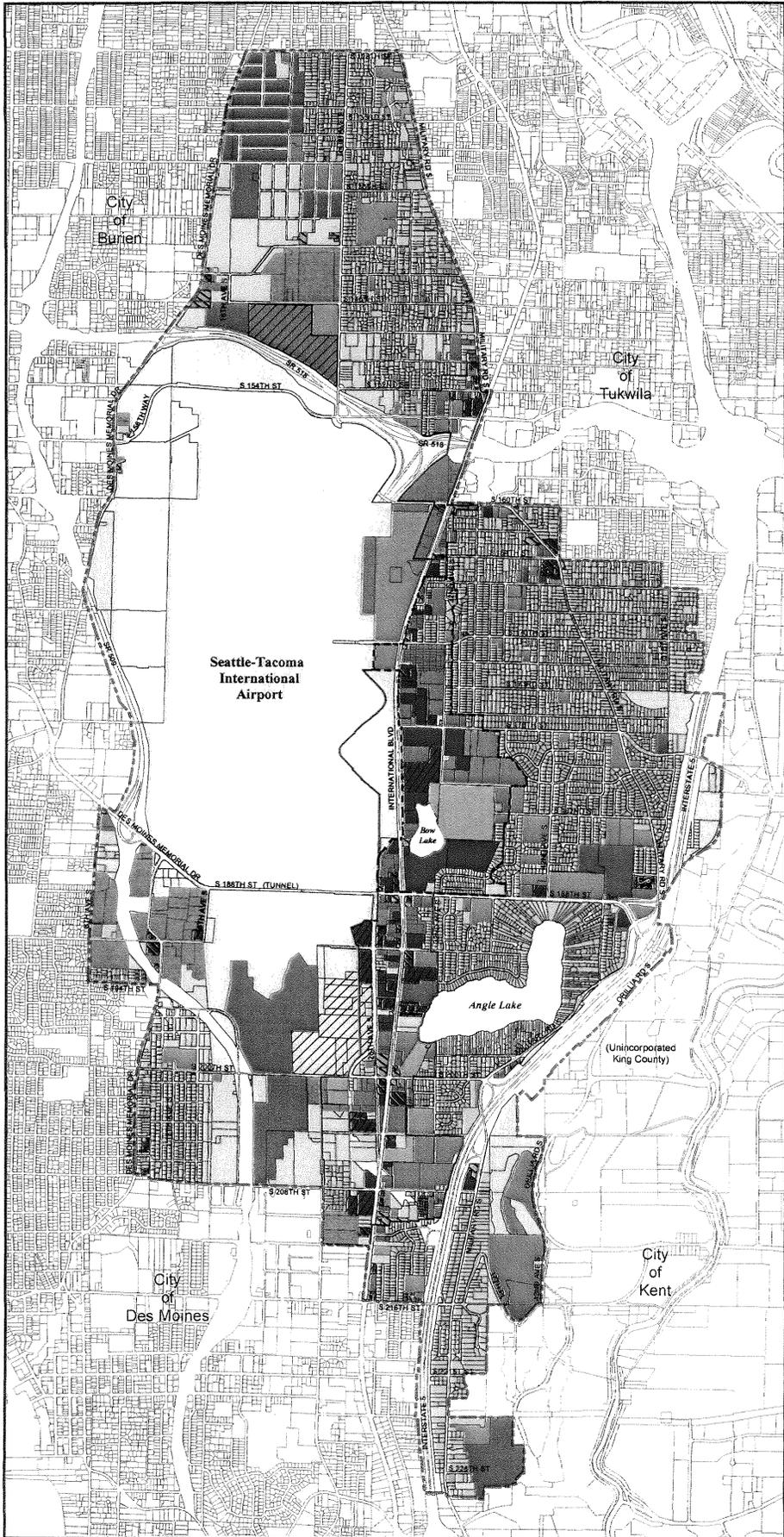
Proposed Comprehensive Plan
Aviation Business Center (City)



*This amendment is contingent on the transfer of property from the Port of Seattle to Sound Transit. Should the property not be transferred, the map designations would remain as is, indicating Port property.

Map Amendment B-1

Map Amendment B-2



CITY OF SEATAC
Existing Land Use

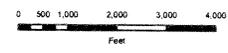
Land Use Classifications:

-  Agriculture
-  Airport
-  Airport Transition
-  Commercial Parking/Auto Rental Sales
-  Employee Parking
-  Hotel/Motel
-  Industrial
-  Institutional
-  Mobile Home
-  Multi-Family
-  Office/Professional
-  Open Space/Park/Recreation
-  Public/Quasi-Public Facility
-  Retail
-  Service Activity
-  Single-Family
-  Vacant
-  City Center Boundary
-  Urban Center Boundary
-  City of SeaTac Boundary

CITY OF SEATAC
COMPREHENSIVE PLAN

Map 1.4

EXISTING LAND USE



Prepared by the City SeaTac, Washington. All rights reserved.
 This digital product has been compiled from the best available data.
 No warranty is expressed or implied as to accuracy, completeness,
 or fitness for any specific use. Not to be used for purposes of legal
 description or definition. Not a substitute for a professional survey.
 Requestor is solely liable for the accuracy and lawful use of this data.
 Date of preparation: November 2003
 Revised: April 2011

Text Amendment T-1

CHAPTER 2

HOUSING AND NEIGHBORHOOD ELEMENT

INTRODUCTION

This element addresses the major housing issues facing the City of SeaTac over the next 20 years. These issues include protecting existing residential neighborhoods, providing adequate housing supply for the projected population at all income levels, and providing for special housing needs. The housing and neighborhood element meets the goals of the Growth Management Act, the requirements of the Washington State Housing Policy Act, Vision 2040, and the Countywide Planning Policies.

The City recognizes that the following may affect housing affordability:

- Obtaining permits in a timely and efficient manner
- Streamlining development regulations
- Allowing housing density to meet demand
- Consolidating and simplifying regulations
- Reducing costs, taxes and fees by government and utilities (local, adjacent and regional)
- Lending policies and requirements
- Vacancy rates

When evaluating affordable housing policies, the City should consider the following:

- The effects on taxpayers who may subsidize housing costs of others
- The fairness to tenants who do not meet the criteria to qualify for new subsidized housing and therefore live in older units
- The effect on market rate housing, as may be impacted by subsidized housing, rent controls, property tax exemptions, financing subsidies, and reduced utility and insurance rates
- Tax burdens, if any, on other properties as a result of tax exempt properties
- The effect of housing types/densities on community resources, such as schools, parks, police and fire protection and access to transit
- The existing level of affordable housing in SeaTac

HOUSING AFFORDABILITY

GOAL 2.3

To increase housing opportunities for all economic segments of the community.

Policy 2.3A

Identify, maintain and enhance the existing affordable housing stock in SeaTac.

Discussion: SeaTac's existing housing stock serves as one of the most affordable housing alternatives in the greater Seattle area, and its preservation is an appropriate affordable housing mechanism. This policy is particularly important since some loss of affordable stock may occur because certain residential areas of the City that are impacted by Airport noise may transition to other uses.

Policy 2.3B

Use City land use planning policies and codes to encourage an adequate supply of additional housing affordable to all economic segments of the forecast population.

Discussion: The City will plan for housing to accommodate the needs of all income levels. ~~A basic assumption is that the private market will create housing for those in the upper income brackets, but that a~~ combination of City land use and planning policies ~~will~~ may be necessary to make adequate provisions for the needs of ~~some~~ middle and lower income residents. City land use, zoning, and subdivision policies can be used to encourage the development of housing affordable to all but the very lowest income households. In order to create affordable housing that is compatible with surrounding residential uses, City codes can be reviewed and adapted to encourage innovative design, siting, and building techniques.

Policy 2.3C

~~Consider encouraging~~ Encourage cooperation with the private sector, nonprofit agencies, and public entities in the planning and development of affordable housing in SeaTac.

Discussion: The City can encourage and assist in the siting of affordable housing in SeaTac through incentive and informational/technical assistance programs.

Policy 2.3D

Ensure that City codes and development regulations do not create barriers to affordable housing opportunities.

Discussion: Development regulations contribute to housing costs. Although some regulations are necessary, the City can eliminate those requirements which create unreasonable costs without benefit. In addition, the City may be able to streamline the development process and make it more predictable for the housing developer.

Policy 2.3E

Encourage affordable housing opportunities to be equitably dispersed throughout the City.

Discussion: SeaTac's existing neighborhoods contain a variety of housing throughout the spectrum of costs. Where possible the City should support continued variety by encouraging affordable housing opportunities to be distributed throughout the community rather than concentrated in large, monolithic projects. While affordable housing uses cannot legally be restricted from congregating, innovative housing options (such as a percentage of affordable units in market-rate developments, accessory housing units and first-time home buyer programs) can help to distribute affordable housing opportunities throughout the community.

Policy 2.3F

Pursue a regional approach to housing affordability through which the City's efforts and resources can be leveraged by regional cooperation.

Discussion: The issue of affordable housing is not just a local one. The needs of the SeaTac community, and of the region, can best be addressed through cooperation and the regional pooling of resources.

Housing and Neighborhoods Element

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
2.2 ENCOURAGE A VARIETY OF HOUSING TYPES			
2.2B Encourage Residential Uses in Commercial Districts.	<ul style="list-style-type: none"> • Reduce the parking requirements for multi-family land uses in commercial districts, resulting in reduced impact fees. • Revise Neighborhood Business designation to allow multifamily development outright as part of a mixed use development. • Consider encouraging a nonprofit entity or private development authority to purchase vacant or underutilized commercial property for redevelopment as housing or as a mixed use structure with housing as its principal use. • Explore current use taxation for new residential developments in commercial districts. 	Planning Commission, City Council Planning Commission, City Council City Council, City Staff City Council, City Staff	Short-Term (1 – 2 years) Short-Term (1 – 2 years) Short-Term (2 – 4 years) Short-Term (2 – 4 years)
2.3A Identify, Maintain and Enhance Existing Affordable Housing Stock.	<ul style="list-style-type: none"> • Housing Rehabilitation. Publicize King County housing rehab program available to low and moderate income residents. [See strategy 2.1B] • Develop a monitoring system to measure whether the Countywide Planning Policy’s affordable housing unit targets are being met. Monitoring system should have some mechanism for crediting SeaTac for existing affordable housing. System should also include enough details about each new unit so that the impact of specific housing programs and policies can be quantified. • Consider sponsoring a nonprofit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds. • House Matching. Consider funding a program that matches home owners who have extra space or maintenance/extra income needs with appropriate renters. • Housing Options Brochure. Prepare a brochure highlighting creative ways that home owners can reduce monthly housing costs and maintain their homes with low 	Human Services Commission <u>Advisory Committee</u> King County Staff, City Staff Human Services <u>Advisory Committee</u> Commission City Council Human Services <u>Advisory Committee</u> Commission City Council City Staff, Other Agency Staff	Ongoing Short-Term (1 – 2 years) Short-Term (2 – 4 years) Short-Term (1 – 2 years) Short-Term (2 – 4 years)

Housing and Neighborhoods Element

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	<p>cost measures.</p> <ul style="list-style-type: none"> • <u>Consider identifying</u> Identify subsidized and low cost nonsubsidized housing that may be lost to redevelopment, deterioration, or public actions. <ul style="list-style-type: none"> – Determine if existing subsidized and low cost nonsubsidized housing stock is located where it may be replaced by known or anticipated redevelopment projects. – Research sources of existing housing assistance or relocation funds available to low income residents and assist in obtaining these funds when subsidized and low cost nonsubsidized housing is lost due to redevelopment. – Continue to use existing Human Services funding to assist low income residents with maintenance and repair projects to maintain the City's existing stock of affordable housing. 	City Staff	Short-Term (1 – 2 years)
<p>2.3B Use Land Use Policies and Codes to Encourage Affordable Housing for Forecast Population.</p>	<p>Zoning Strategies</p> <ul style="list-style-type: none"> • Density Bonuses <u>Consider maintaining</u> Maintain density incentives for developers who make a proportion of their development affordable housing for lower income households. • Minimum Density Zoning The Zoning Code should be revised to provide incentives for developing residential properties to the maximum densities allowed by the zone. Incentives may include: <ul style="list-style-type: none"> – Reduced infrastructure requirements – Building placement specifications to ensure further land division in the future • Accessory Dwelling Unit Ordinance [see strategy 2.2A] <p>Development Standards/PUD Ordinance</p> <ul style="list-style-type: none"> • Subdivision/Site Development Standards Work with the Fire Department to streamline site and subdivision 	<p>Planning Commission, City Council</p> <p>Planning Commission, City Council</p> <p>Planning Commission, City Council</p> <p>Planning Commission, City Council</p>	<p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p>

Housing and Neighborhoods Element

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	<p>standards, allowing, for example, narrower roads and turn-arounds, and reduced parking requirements, to facilitate more efficient land usage and reduce land and building development costs, keeping in mind the need to maintain minimum life safety standards.</p> <ul style="list-style-type: none"> • Planned Unit Development (PUD) Ordinance <ul style="list-style-type: none"> – Assure that the incentives for affordable housing are explicitly stated in the PUD ordinance so as to encourage their use. – Streamline the PUD process for projects with an affordable housing component. <p>Permit Review Procedures</p> <ul style="list-style-type: none"> • Consider exemptions from part or all impact fees for affordable housing projects that provide a minimum percentage of affordable units. • Streamline the SEPA process for projects that include affordable housing, based upon consistency with adopted City policy and the City's programmatic EIS. 	<p>Planning Commission, City Council</p> <p>Planning Commission, City Council</p> <p>City Staff</p>	<p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p>
<p>2.3C <u>Consider Encouraging Encourage Public/Private/Nonprofit Cooperation in the Development of Affordable Housing in SeaTac.</u></p>	<ul style="list-style-type: none"> • <u>Consider meeting</u> Meet with existing nonprofit housing developers to discuss the feasibility of nonprofit housing development in SeaTac and encourage its development by explaining SeaTac's procedures and working with them to find appropriate sites. • Participate in the State's one-night count of the homeless, using the methodology developed by the State, to assess the extent of homelessness in SeaTac; use the results of this inventory to focus on affordable housing as homelessness prevention. 	<p>City Staff</p> <p>Human Services <u>Advisory Committee</u> Commission, City Staff, City Council</p>	<p>Short-Term (1 – 2 years)</p> <p>Short-Term (1 – 2 years)</p>
<p>2.3D <u>Ensure that City Codes and Development Regulations do not Create Barriers to Affordable Housing.</u></p>	<ul style="list-style-type: none"> • Conduct a thorough review of all relevant City codes and regulations and revise where they are found to create unnecessary barriers. 	<p>Planning Commission, City Council</p>	<p>Short-Term (1 – 2 years)</p>

POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>2.3E Encourage Affordable Housing Opportunities to be Equitably Dispersed Throughout the City.</p>	<ul style="list-style-type: none"> Allow accessory dwelling units in residential areas throughout the City. [see strategy 2.2A for details] 	<p>Planning Commission, City Council</p>	<p>Short-Term (1 – 2 years) [Z.C. allows ADUs in all SF residential zones, subject to regulations]</p>
<p>2.3F Pursue a Regional Approach to Affordability; Use City Efforts and Resources to Leverage Regional Cooperation.</p>	<ul style="list-style-type: none"> Work with other South King County Cities to explore the feasibility of establishing a regional housing funding initiative and create it if deemed feasible. Work with King County and the State to identify and pursue regional mechanisms for meeting the Puget Sound Region’s housing needs. Coordinate the City’s land use policy, housing policies/programs and human services programs to assure the City’s resources are used to their fullest capacity. Explore the shared use of public and nonprofit facilities. 	<p>City Council, City Staff</p> <p>City Council, Human Services <u>Advisory Committee</u>Commission</p> <p>City Council Planning Commission, Human Services <u>Advisory Committee</u>Commission,</p> <p>City Council, Human Services <u>Advisory Committee</u>Commission</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Short-Term (1 – 2 years)</p>

Text Amendment T-2

[Note: This amendment was intended as a placeholder for potential amendments related to the Major Zoning Code Update. No amendments are proposed]

Text Amendment T-3

GOALS AND POLICIES

This section of the Element contains the land use goals and policies for the City of SeaTac. The following **goals** represent the general direction of the City related to land use, while the **policies** provide more detail about the steps needed to meet the intent of each individual goal.

GENERAL LAND USE

GOAL 1.1

To achieve a rational land use pattern for the City of SeaTac.

Policy 1.1A

Designate and create an “Urban Center” that has clearly defined boundaries, a mixture of land uses and densities sufficient to support high capacity transit, a pedestrian emphasis, public open spaces and recreational opportunities, and both daytime and nighttime activities.

Discussion: Vision 2040 and the The Countywide Planning Policies and Vision 2020 emphasize the designation of “Urban Centers” “Centers” in major employment centers throughout the Puget Sound Region. Vision 2040 defines a hierarchy of centers, which includes “Regional Growth Centers.” The Countywide Planning Policies also define a hierarchy of centers, which include “Urban Centers.” The presence of Seattle-Tacoma International Airport has resulted in a concentration of employment and commercial activities, which makes the City of SeaTac a significant and desirable place within which to focus future employment growth, transit linkages, and recreational opportunities. The SeaTac City Council’s nomination of a section of the City as an “Urban Center” was approved by King County’s Growth Management Planning Council in 1994. SeaTac’s designation as an Urban Center under the Countywide Planning Policies is consistent with Vision 2040’s Regional Growth Centers strategy. Sound Transit’s ~~planned~~ Airport Link light rail station at S. 176th Street, located within the Urban Center, will provide a key transit connection within the Urban Center area. The City has adopted a station area plan for the S. 154th Street Station area.

INTERJURISDICTIONAL COORDINATION

The City of SeaTac's Comprehensive Plan is required by the Growth Management Act ~~and the Countywide Planning Policies to be coordinated and consistent with PSRC's Vision 2040 (the "Multi-County Planning Policies") and the Countywide Planning Policies, and coordinated with the~~ comprehensive plans adopted by neighboring jurisdictions. The amount and content of communication among cities in King County has been very impressive. As part of the City's and Region's growth management planning efforts, SeaTac's elected officials have been active members of regional groups, such as Growth Management Planning Council (GMPC) and the King County Suburban Cities Association. City of SeaTac staff have also participated in numerous growth management related committees and work groups, including the GMPC Liaison Group and its Urban Centers Designation/Population and Employment Allocation Subcommittee, the Puget Sound Regional Council's (PSRC) Multi-County Planning Policy Committee, the King County Planning Directors Committee, the King County Affordable Housing Technical Forum, the King County Data Resources Technical Forum, and the PSRC's Regional Technical Committee.

Text amendment T-3

In addition to the groups and committees listed above, SeaTac staff was instrumental in organizing the South King County Comprehensive Plan Coordinators Committee, which ~~meets met~~ monthly to provide updates on the various cities' comprehensive planning processes and to discuss growth management issues of common interest ~~during the years when the cities' Comprehensive Plans were first being developed. This group has been was~~ invaluable in facilitating open communication and increasing the occasions for coordination among all of the cities in South King County. The SEPA/Environmental Impact Statement (EIS) process for the City of SeaTac Comprehensive Plan has provided further opportunities for coordination between the City and its neighbors, including the Port of Seattle and the areas of unincorporated King County adjacent to SeaTac. Due to the fact that most jurisdictions in King County are preparing their comprehensive plans at the same time and under the same State and County requirements, consistency among these plans should be heightened.

Text Amendment T-4

CHAPTER 4

Text Amendment #4

CAPITAL FACILITIES BACKGROUND REPORT

SUMMARY

The Capital Facilities Element, also referred to as the Capital Facilities Plan (CFP), is one of the elements of the City of SeaTac's Comprehensive Plan that 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 long lives.

CAPITAL FACILITIES PLAN SUPPORT DOCUMENTS

The City of SeaTac's CFP consists of this Capital Facilities Element of the Comprehensive Plan, and 2 support documents:

- 1. Capital Facilities Requirements:** An analysis of the need for additional facility capacity to serve current and future development. Multiple scenarios use different levels of service (for example, current LOS vs. recommended LOS) to quantify the capacity needs and to estimate the cost of meeting those needs.
- 2. Revenue Sources for Capital Facilities:** Analysis of each source of revenue that the City can legally use for capital facilities, including sources now in use as well as other sources the City does not now use.

GROWTH ASSUMPTION

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

Year	City-Wide
2001	25,380
2002	25,320
2003	25,100
2004	25,130
2005	25,140
2006	25,230
2007	25,530
2008	25,720
2009	25,730
2010	25,890
2011	26,188 27,110
2012	26,510 27,432
2013	26,857 27,719
2014	27,229 28,151
2015	27,626 28,548
2016	28,048 28,970
2017	29,397

CAPITAL COSTS

The cost of capital improvements for ~~2011-2012~~ through ~~2016~~ 2017 is:

Figure A4.1
Capital Improvement Costs, 2011 - 2016
 (All Amounts are times \$1,000)

TYPE OF FACILITY	City Cost	Non-City Cost	Total Cost*
City Hall	\$ 659.6 <u>608.0</u>	\$ 405.0 <u>46.8</u>	\$ 764.6 <u>654.8</u>
Parks and Park Facilities	\$ 6,575.8 <u>5,937.8</u>	\$ 279.8 <u>318.9</u>	\$ 6,855.6 <u>6,256.7</u>
Fire Services	\$ 6,004.2 <u>6,507.5</u>	\$0.0	\$ 6,004.2 <u>6,507.5</u>
Surface Water Management	\$ 0.0 <u>930.0</u>	\$0.0	\$ 0.0 <u>930.0</u>
Transportation	\$ 19,972.7 <u>41,655.7</u>	\$ 30,948.3 <u>21,891.3</u>	\$ 50,921.0 <u>63,547.0</u>
Station Areas	\$3,046.4	\$0.0	\$3,046.4
TOTAL	\$36,258 <u>55,639.0</u>	\$31,331.1 <u>22,257.0</u>	\$67,591 <u>77,896.0</u>

FINANCING

The financing plan for these capital improvements includes:

Figure A4.2
~~2011-2016~~ **2012-2017 Revenue**
 (All amounts are x \$1,000)

Revenue Source	City*	Non-City**	Total*
Existing Revenues	\$34,312.3 42,739.0	\$6,300.0 1,013.4	\$40,579.7 42,822.4
New Revenues	\$1,946.4 12,900.0	\$17,633.4 21,243.6	\$26,979.2 34,143.6
TOTAL	\$36,258.4 55,639.0	\$31,333.4 22,257.0	\$67,591.5 77,896.0

* City Sources include bonds, the General Fund, the City Arterial and City Street Funds, the SWM Fund, the Capital Reserve Fund, and parking taxes.

** Non-city sources include grants, donations, impact fees and contributions from outside agencies /jurisdictions toward joint projects.

LEVEL OF SERVICE CONSEQUENCES OF THE CFP

The CFP will enable the City of SeaTac to accommodate over 8% growth during the next 6 years (from 25,890 to 28,048 people) while maintaining the ~~2010~~2011 level of service (LOS) for the following public facilities:

Figure A4.3
Facilities With Non-Population Growth-Based LOS

Facility	LOS Units	Existing 2010 2011 LOS	Adopted LOS Standard
Surface Water Management	Storm Cycle/Duration	100 Yr.-24 Hr.	100 Yr.-24 Hr.
Transportation	Volume/Capacity Ratio	LOS D/E; Some intersections F	LOS D/E; Some intersections F

Figure A4.4
Facilities With Population Growth-Based LOS

Facility	LOS Units	Existing 2010 2011 LOS	Adopted LOS Standard	Page(s) (will be added to final draft)
City Hall	Gross Sq. Ft./City Hall Employee	402.26	256.00	<u>23</u>
Community Center	Sq. Ft./1,000 population	1,162.96 1,110.62	1020.00	<u>64</u>
Fire Services	Svc. Units	0.12 <u>0.11</u>	0.10	<u>68</u>
Community Parks	Acres	2.43 <u>2.32</u>	1.70	<u>31</u>
Neighborhood Parks	Acres	0.39 <u>0.37</u>	0.27	<u>34</u>
Pocket/Mini Parks	Sq. Ft.	2,264 <u>2,712</u>	500.00	<u>37</u>
Trails/Linear Parks	Lineal Ft.	874.1 <u>834.80</u>	251.60	<u>39</u>
Badminton Courts	Courts	0.12 <u>0.11</u>	0.10	<u>41</u>
Baseball/Softball Fields, adult	Fields	0.15	0.08	<u>42</u>
Baseball/Softball Fields, youth	Fields	0.23 <u>0.22</u>	0.15	<u>43</u>
Basketball Courts, indoor	Courts	0.08 <u>0.07</u>	0.04	<u>44</u>
Basketball Courts, outdoor	Courts	0.42 <u>0.41</u>	0.23	<u>45</u>
BMX Track	Tracks	0.04	0.03	<u>46</u>
Boat Launch	Launches	0.04	0.03	<u>47</u>
Botanical Garden	Gardens	0.04	0.01	<u>48</u>
Fishing Pier	Piers	0.04	0.03	<u>49</u>
Football/Soccer Fields	Fields	0.27 <u>0.26</u>	0.18	<u>50</u>
Pickleball Courts, indoor	Courts	0.12 <u>0.11</u>	0.10	<u>51</u>
Picnic Shelters	Shelters	0.08 <u>0.07</u>	0.06	<u>52</u>
Picnic Table Areas	Table Areas	0.08 <u>0.07</u>	0.03	<u>53</u>
Playgrounds	Playgrounds	0.27 <u>0.26</u>	0.24	<u>54</u>
Roller Hockey	Rinks	0.04	0.03	<u>55</u>
Skateboard Parks	Parks	0.04	0.03	<u>56</u>
Swimming Pools	Pools	0.04	0.02	<u>57</u>
Tennis Courts	Courts	0.39 <u>0.37</u>	0.30	<u>58</u>
Theater, outdoor	Theaters	0.04	0.03	<u>59</u>
Volleyball Courts	Courts	0.19 <u>0.18</u>	0.12	<u>60</u>
Weight/Fitness Rooms	Courts	0.08 <u>0.07</u>	0.04	<u>61</u>

NOTE: 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 level of service 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 PLAN

The CFP is a 6-year plan for capital improvements that support the City of SeaTac's current and future population and economy. The capital improvements are fully funded, not a "wish list." One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (for example, the "concurrency" requirement). The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

The purpose of the CFP 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

A CFP is required by the GMA. The CFP is one of five required elements of the City of SeaTac's Comprehensive Plan:

- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities Plan

Capital facilities plans are required in the Comprehensive Plan in order to:

- Provide capital facilities for land development that is envisioned or authorized by the land use element of the Comprehensive Plan.
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of the Comprehensive Plan (for example, 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.
- Insure 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 CFP is the element that makes the rest of the Comprehensive Plan real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the Comprehensive 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 (for example, 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 Community, Trade and Economic Development's (DCTED) Public Works Trust Fund 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 give preference to governments that have a CFP.

STATUTORY REQUIREMENTS FOR CAPITAL FACILITIES PLANS

The GMA requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (2011 through 2016). Each year the CFP is amended to reflect the subsequent six-year time frame. Thus, this CFP addresses the Capital needs of the City for the ~~2011-2016~~2012-2017 time frame. The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. The CFP 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 level of service, 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 standards for levels of service of facility capacity as the basis for public facilities contained in the CFP (see RCW 36.70A.020 (12)). As a result, public facilities in the CFP 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 to serve 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 CFP. 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). Concurrency management procedures will be developed to ensure that sufficient public facility capacity is available for each proposed development.

After the CFP is completed, and adopted as part of the Comprehensive Plan, the City must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the Comprehensive Plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP will likely need to be updated. The annual update should be completed before the City's budget is adopted in order to incorporate the capital improvements from the updated CFP in the City's annual budget.

Traditional Capital Improvement Programs (CIP) vs. New CAPITAL Facilities Plans (CFP)

Traditional capital improvements programs, which are often "wish lists," will not meet these requirements. Figure A4.5 compares traditional CIPs to the new CFP.

**Figure A4.5
Traditional CIP vs. New CFP**

Feature of Plan	Capital Improvements Program	Capital Facilities Plan
Which facilities?	None Required	All Facilities Required
What priorities?	Any Criteria (or None)	Level of Service Standards
Financing Required?	None Required	Financing Plan Required
Implementation Required?	None Required	Concurrency Required for Identified Facilities

There are traditional and non-traditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIP's) are needs-driven, and revenue-driven.

- 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 non-traditional 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 level of service 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 level of service 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 hybrid approach that overcomes these problems is scenario-driven.

- Scenario-driven: develop two or more scenarios using different assumptions about needs (levels of service) and revenues. Use the scenarios to identify the best combination of level of service 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. Each version is like a choice on a menu in a restaurant: the most desirable choices are often the most expensive and the most affordable choices are often not as appealing.

The same is true with the City's CFP: 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 provide 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 SEPA (State Environmental Policy Act); and
- Evaluating scenarios for the land use element.

The scenario-driven approach also provides a non-traditional method of policy development. The other approaches begin by setting policies (for example, 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

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

Typically, measures of levels of service are expressed as ratios of facility capacity to demand (for example, actual or potential users). Figure A4.6 lists examples of levels of service measures for some capital facilities:

Figure A4.6
Sample Level of Service Measurements

Type of Capital Facility	Sample Level of Service 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 (for example, 100-year storm)
Transit	Ridership
Water	Gallons per customer per day Water quality

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

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

There are other ways to measure the level of service of many of these capital facilities. The examples in Figure A4.7 are provided in order to give greater depth to the following discussion of the use of levels of service as a method for determining the City's need for capital facilities.

Method for Using Levels of Service: The level of service method answers two questions in order to develop a financially feasible CFP. The GMA requires the CFP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years following adoption of the plan. The CFP must meet the City's capital needs for the fiscal years ~~2011-2016~~2012-2017.

There are two questions that must be answered in order to meet the 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 (for example, roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of the CFP. One of the CFP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

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

Formula 1.1 Demand x Standard = Requirement

Where Demand is the estimated year 2016 population or other appropriate measure of need (for example, dwelling units),

And Standard is the amount of facility per unit of demand (for example, acres of park per capita)

The answer to this formula 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

Where Requirement is the result of Formula 1.1,

and Inventory is the quantity of facilities available as of December 31, ~~2010~~2011 (the beginning of the six years covered by the plan).

This formula uses the inventory of existing public facilities, plus facilities that will be completed by December 31, ~~2010~~2011, to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, 2016. 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 (see the CFP support document "Capital Facilities Requirements" for the delineation between current development and 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 (for example, alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (for example, revise the land use element), which may cause growth to occur in other jurisdictions, or
5. Reduce the demand by reducing consumption (for example, 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):

$$\text{Formula 2.1P} \quad \text{Deficiency} \times \text{Average Cost/Unit} = \text{Deficiency Cost}$$

Where Deficiency is the Result of Formula 1.2,

and Average Cost/Unit is the usual cost of one unit of facility (for example, 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.

$$\text{Formula 2.2P} \quad \text{Deficiency Cost} - \text{Revenue} = \text{Net Surplus or Deficiency}$$

Where Deficiency Cost is the result of Formula 2.1P,

and 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.

One of the CFP support documents, "Capital Facilities Requirements" contains the scenarios for the City of SeaTac.

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

Where 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,

and 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

Where Project Cost is the result of Formula 2.1F,

and *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 levels of service that are used for each public facility in the CFP and in the other elements of the Comprehensive Plan. The financially feasible standards for levels of service 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 Levels of Service

Because the need for capital facilities is largely determined by the levels of service that are adopted, the key to influencing the CFP is to influence the selection of the level of service standards. Level of service 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 levels of service rests with the City Council because they

enact the level of service 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 (for example, 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 level of service (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 CFP process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the level of service decision and giving input during the SEPA review process.

The scenario-driven approach to developing the level of service standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various levels of service 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 level of service to be the "adopted standard" was accomplished by a 10-step process:

1. The "current" actual level of service was calculated in 1993, at the beginning of the Capital Facilities Planning Process.
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 CFP.
5. The first draft of the Capital Facilities Requirements support document forecast needed capacity and approximate costs of two levels of service, 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 CFP). 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 CFP was prepared using the 1993 LOS (unless the City Council indicated

an interest in a different LOS). The LOS in the first draft CFP served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.

9. The draft CFP was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFP by the City Council.
10. The City Council formally adopted levels of services as part of the Comprehensive Plan. The final standards for levels of service 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 Comprehensive Plan.

Because the CFP is a rolling 6-year plan, it must be revised annually and the revision constitutes one component of the Comprehensive Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards, and references 1993 as the base year. In the process of amending the CFP, the current LOS is calculated using the current population, in this case the year ~~2010~~2011.

DEFINITIONS

This section defines specialized terms used throughout the Capital Facilities Element.

Capital Improvement

Buildings, land or equipment with a minimum cost of \$25,000 and an expected useful life of at least 10 years.

Capital Facility

A public facility with a minimum cost of \$25,000 and an expected useful life of at least 10 years.

Capital Facilities Plan

A plan for capital improvements to public facilities necessary to support the City's current and future population and economy. The Capital Facilities Plan typically looks at a 6-year time-frame. Background documents for this CFP also analyze a longer 21-year time-frame.

Category 1 Public Facilities

Facilities owned or operated by the City of SeaTac that are subject to a "no new development" trigger ("concurrency") if established levels of service are not met for existing and new development concurrent with the impacts of new development.

Category 2 Public Facilities

Facilities owned or operated by the City of SeaTac that are not subject to concurrency.

Category 3 Public Facilities

Facilities owned or operated by jurisdictions other than the City of SeaTac, including Federal, State, County and City governments, independent districts and private organizations, that are subject to concurrency.

Category 4 Public Facilities

Facilities owned or operated by jurisdictions other than the City of SeaTac that are not subject to concurrency.

Certificate of Capacity

Certificate issued by the City assuring that adequate public facilities are available to serve a proposed development.

Concurrency

A requirement of the Growth Management Act that "adequate public facilities" to serve a development be in place or planned and financed before the development is permitted.

Concurrency Management System

A system integrated into the development regulations and permit review process which assures that adequate public facilities to serve a development are in place or planned and financed before the development is permitted.

Development Permit

A building permit, or any other development permit, which results in an immediate and continuing impact upon public facilities.

Land Use Approval

A rezone, plat, planned unit development, conditional use permit, shoreline substantial development permit, or any other official action by the City's Department of Planning and Community Development which has the effect of authorizing development of land or changing the conditions under which land can be developed.

Level of Service Standard

A benchmark for measuring the provision of a public service; the amount or quality of a public service that the City of SeaTac adopts and agrees to provide to its residents.

Public Facility

Public facilities are facilities provided by a government, district, or private company for public use. Examples include:

City government (including administrative offices, municipal court and maintenance facilities)

Fire protection and emergency medical services

Law enforcement

Libraries

Parks and recreation facilities

Roads (including related sidewalks and lighting)

Sanitary Sewers

Schools

Solid Waste

Storm Water

Transit

Water

CAPITAL IMPROVEMENTS

INTRODUCTION

This section of the CFP presents capital improvements projects and the financing plan to pay for those projects. It also contains the inventory of existing facilities, a map of existing and planned facilities, the level of service (LOS) standard, concurrency requirements, estimates of future operating and maintenance costs of new capital projects, and non-capital alternatives to achieving the LOS standard.

Each type of public facility is presented in a separate section which follows a standard format. In each section, tables of data are identified with abbreviations that correspond to the type of facility: Table FS-1 refers to Table 1 for FS (Fire Services). Each abbreviation corresponds to the name of the type of facility. Each section provides an overview of the data, with subsections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing, Operating Impact of Level of Service Projects, and Concurrency.

INVENTORY OF CURRENT FACILITIES (TABLE 1 OF EACH SUBSECTION)

A list of existing capital facilities, including the name, capacity (for reference to levels of service) and location.

LEVEL OF SERVICE CAPACITY ANALYSIS (TABLE 2 OF EACH SUBSECTION)

A table analyzing facility capacity requirements is presented for each type of public facility. The analysis begins with the same analytical technique and format as the support document "Capital Facilities Requirements." The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

CAPITAL PROJECTS AND FINANCING PLAN (TABLE 3 OF EACH SUBSECTION)

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2016. Each list of capital improvements begins with a financing plan, then itemizes the individual projects.

Financing Plan. Specific sources and amounts of revenue are shown which will be used to pay for the proposed capital projects. The amounts shown for each funding source represent only the amount needed to finance the proposed capital projects, and not the total amount available from that source. The amounts of the revenue forecasts are based on data from two support documents "Revenue Sources for Capital Facilities," and "Financial Capacity Analysis."

The "Financial Capacity Analysis" forecasts existing revenue and expenditures to determine the City's overall financial position, and identify existing City of SeaTac revenue that can be used for future capital facility projects.

"Revenue Sources for Capital Facilities" forecasts new sources of revenue that the City could generate for capital facilities projects.

Capital Projects. Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars (\$1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.

All capital improvements projects were prepared by the department that provides the public facility.

Operating Impact of Capital Projects (Table 4 each subsection)

A forecast of future operating/maintenance costs of capital improvement projects. The impacts are presumed to begin in the year after the project is completed. Since it is not possible to forecast the completion date of each project, no attempt has been made to identify impacts for any portion of the year in which the project is completed.

The costs reflect the amount by which each future year's operating budget will increase compared to the current (2011) budget. In other words, once a project is completed and it impacts the next year's operating budget, that same project is shown to have the same annual impact on each succeeding year's operating budget.

The forecast of operating impacts is not required by GMA, but is included because the substantial cost impacts of some facilities may be a factor in the City's decision to construct the project (and to adopt the level of service that causes the need for the project). No "financing plan" is offered for the operating costs, and the City will be obliged to find revenue to pay for such costs. (Some of the revenue may come from increases to the tax base that accompanies new development that created the need for the capital facility. There is no assurance, however, that increased tax revenue from new development will be sufficient to pay for the cost of operating new facilities.)

The total of all operating costs of all capital projects is calculated as the sum of all the tables with a "-4" suffix. The annual totals are:

Figure A4-7 Annual Impact Year (x \$1,000)	
20092013	1,519.4 5.8
20102014	1,519.4 5.8
20112015	0 10.1
20122016	6.8 18.2
20132017	15.4 24.6
20142018	27.8 -32.7

SELECTING REVENUE SOURCES FOR THE FINANCING PLAN

One of the most important requirements of the Capital Facilities Plan 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 CFP Policy 4.1 requires "conservative estimates of revenues from sources that are available to the City pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue."

Sources of revenue are analyzed in two support documents "Financial Capacity Analysis," and "Revenue Sources for Capital Facilities."

The "Financial Capacity Analysis" forecasts existing revenue and expenditures to determine the City's overall financial position, and identify existing City of SeaTac revenue that can be used for future capital facility projects.

"Revenue Sources for Capital Facilities" forecasts new sources of revenue that the City of SeaTac could generate for capital facilities projects.

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:
 - a. New bond issues (either councilmanic, or voted, or a combination), and
 - b. 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 ~~35,328~~ 37,120 gsf of space through the year ~~2016~~ 2017. (See Table CH-2). Through the year ~~2026~~ 2032, the City will need approximately ~~41,000~~ 46,000 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 ~~has purchased a building in 2002~~ with its long-term needs in mind.

CAPITAL FACILITIES PROJECTS AND FINANCING

There are ~~five (5)~~ four (4) capital projects planned at the City Hall through the year 2016 2017. The City intends to conduct an annual replacement of its heat pump each year between ~~2011~~ 2012 and ~~2016~~ 2017. In 2012, an upgrade is planned for the existing City Hall lighting ~~and HVAC systems~~ that will allow for greater energy efficiency. In 2013, the existing carpeting within City Hall is scheduled to be replaced, and in 2015, the existing elevator is scheduled to be upgraded. An additional project, a new equipment fueling station, will be located at the maintenance yard, although that project is listed in this section, since there are no other maintenance yard projects. (See Table CH-3 for costs associated with these projects).

CAPITAL FACILITIES PROJECTS COMPLETED IN 2010 2011

In 2010 2011, those heat pumps and lighting components scheduled for replacement under the City's ongoing replacement programs were replaced. Also, a new digital control system for the HVAC system was installed. The energy savings associated with this upgrade are estimated to be \$10,000 annually. the City Hall Roof and Cooling Tower were replaced. The new roof replaces a previous, fifteen (15) year old roof that had begun to leak and was thus costly to maintain. The new roof is constructed of PVC materials and is Energy Star rated. This will allow the City to save money on its operations costs. The new City Hall cooling tower replaces a thirty-five (35) year old unit that had exceeded its usable life. The new unit has energy-saving features the old one lacked, such as variable speed drives. This will also allow for reduced energy costs.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during ~~2011~~ 2013-2018 of the capital improvement projects required to maintain the adopted level of service standard is projected to decrease significantly as a result of energy-efficient capital improvements scheduled to occur between ~~2011~~ and 2016 2012 and 2017. The projected savings is shown on Table CH-4.

City Hall

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

**Table CH-1
CURRENT FACILITIES INVENTORY
City Hall**

Capacity		
<u>Name</u>	<u>(Net Sq. Ft.)</u>	<u>Location</u>
City Hall	53,500	4800 S. 188 th Street

**Table CH-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
City Hall**

City LOS = 256 gross square feet per employee				
(1)	(2)	(3)	(4)	(5)
<u>Time Period</u>	<u>City Hall Employment</u>	<u>Sq. Ft. Required @ 256 Per Employee</u>	<u>Current Sq. Ft. Available</u>	<u>Net Reserve or Deficiency</u>
2010 2011 Actual Employment	133 120	34,048 30,720	53,500	-19,452 22,780
2011-2016 2012-2017 Growth	5 25	-1,280 6,400	0	-1,280 - 5,400
TOTAL AS OF 2016 2017	138 145	-35,328 37,120	53,500	-5,376 16,380
CAPACITY PROJECTS: No capacity projects.				

Table CH-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
City Hall

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
SOURCES/USES	2011	2012	2013	2014	2015	2016	2017	TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Fund Balance #108	234.2	26.7	380.1	28.3	93.3	30.0	30.1	588.5
Fund Balance #301	0.0	19.5	0.0	0.0	0.0	0.0	0.0	19.5
<i>Existing City Sources Total:</i>	<u>234.2</u>	<u>46.2</u>	<u>380.1</u>	<u>28.3</u>	<u>93.3</u>	<u>30.0</u>	<u>30.1</u>	<u>608.0</u>
<i>Non-City Sources:</i>								
(none)	-	-	-	-	-	-	-	0.0
<i>Existing Non-City Sources Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Existing Revenue Total:	234.2	46.2	380.1	28.3	93.3	30.0	30.1	608.0
New Revenue:								
<i>City Sources:</i>								
(none)	-	-	-	-	-	-	-	-
<i>New City Sources Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<i>Non-City Sources:</i>								
Local Grants	97.0	0.0	38.8	0.0	0.0	0.0	0.0	38.8
Arch/Eng Contribution	0.0	8.0	0.0	0.0	0.0	0.0	0.0	8.0
<i>New Non-City Sources Total:</i>	<u>97.0</u>	<u>8.0</u>	<u>38.8</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>46.8</u>
New Revenue Total:	97.0	8.0	38.8	0.0	0.0	0.0	0.0	46.8
Total Sources	331.2	54.2	418.9	28.3	93.3	30.0	30.1	654.8
USES OF FUNDS								
Non-Capacity Projects:								
7. City Hall HVAC Digital Control	111.2	0.0	0.0	0.0	0.0	0.0	-	111.2
1. City Hall Heat Pump Replacement	25.9	26.7	27.5	28.3	29.1	30.0	30.1	171.7
2. City Hall Carpet Replacement	0.0	0.0	197.3	0.0	0.0	0.0	0.0	197.3
3. Elevator Upgrade	0.0	0.0	0.0	0.0	64.2	0.0	0.0	64.2
4. City Hall Lighting Upgrade	194.1	0.0	194.1	0.0	0.0	0.0	0.0	194.1
5. Maint. Fueling Station (@ Maint Yard)	0.0	27.5	0.0	0.0	0.0	0.0	0.0	27.5
Total Costs	331.2	54.2	418.9	28.3	93.3	30.0	30.1	654.8
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Table CH 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
City Hall

There are no operating impacts associated with capital projects through 2016

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Type of Facility	2012	2013	2014	2015	2016	2017	2018	Total \$
City Hall Lighting Upgrade		0	(9.3)	(9.5)	(9.7)	(9.9)	(10.0)	-48.4
City Hall HVAC Digital Control		0	-112.9	-115.1	-117.4	-119.8	-122.2	587.4
Total Costs	0.0	0.0	-9.3	-9.5	-9.7	-9.9	-10.0	-48.4

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 A4.1 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 level of service: 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 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 A4.1 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.

**Figure A4.8
Summary of Park Land, ~~2010~~ 2011**

Park Category	Developed	Undeveloped	Total
Community Parks	63 acres	35 acres	98 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 ~~2010~~ 2011 SeaTac population. This equates to ~~2.4~~ 2.3 acres per 1,000 population for community parks; 0.4 acres per 1,000 population for neighborhood parks; ~~2,261~~ 2,712 square feet per 1,000 population feet for pocket/mini parks; and 874.1 lineal feet per 1,000 population 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 population for neighborhood parks; 500 square feet per 1,000 population for pocket/mini parks; and 251.6 lineal feet per 1,000 population for trails/linear parks.

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

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2010~~ 2011

~~There were no Parks or Parks facilities Capital Facilities projects completed in 2011. In 2010, the City added several amenities to NST Community Park. These amenities included playground equipment targeted at the preschool and school-aged populations, a climbing rock, a basketball half-court and a sensory garden. These new features will allow this community park to provide neighborhood park amenities to the surrounding residential neighborhood. Additionally, a new tensile-structure concert band shell was added to Angle Lake Park. This canopy will remove the need for park personnel to erect temporary canopies for events at the park, and will shelter performers for park programming series such as "Music in the Park" and "Theatre in the Park" from sun and rain.~~

CAPITAL FACILITIES PROJECTS AND FINANCING

~~Parks and Recreation facilities include one-four (4) capacity project and four-eight (8) non capacity capital projects at a cost of \$4,321,500.~~ \$6,256,700. The proposed financing plans are shown on Tables PRC-3 and Table PRF-3.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

~~The net operating impact during 2011-2016~~ 2012-2018 of the capital improvement projects required to maintain the adopted level of service standards is shown on Table PR-4.

MAP A4.1

PARKS AND RECREATION FACILITIES

COMMUNITY PARKS

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

The inventory of current Community Parks includes the following:

**Table PRC-1
PARKS INVENTORY
Community Parks**

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. 228 th Street
Sunset Playfield	14.4 acres	0 acres	14.4 acres	13659 – 18 th Ave. S.
Valley Ridge Park	21 acres	0 acres	21 acres	4644 S. 188 th St.
NST Community Park	0.6 acres	11.0 acres	11.6 acres	S. 128 th St. & 20 th Ave. S
Tyee H.S. Playfields	2.5 acres	0 acres	2.5 acres	4424 S. 188 th St.
TOTAL	63 acres	35 acres	98 acres	

* Developed acres are used to calculate current capacity.

**Table PRC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Community Parks**

LOS = 1.7 acres per 1,000 population				
(1)	(2)	(3)	(4)	(5)
<u>Time Period</u>	<u>City Population</u>	<u>Dev. Acres Required @ 0.0017 per Capita</u>	<u>Dev. Acres Available</u>	<u>Net Reserve Or Deficiency</u>
<u>2010-2011</u> Actual Pop.	<u>25,890</u> <u>27,110</u>	<u>44.0</u> <u>46.1</u>	<u>63.0</u>	<u>19.0</u> <u>16.9</u>
<u>2011-2016</u> <u>2012-2017</u> Growth	<u>2,158</u> <u>2,287</u>	<u>-3.7</u> <u>3.9</u>	<u>0.5</u> <u>.02</u>	<u>-3.2</u> <u>3.7</u>
TOTAL AS OF <u>2016</u><u>2017</u>	<u>28,048</u> <u>29,397</u>	<u>-47.7</u> <u>50.0</u>	<u>63.5</u>	<u>-15.8</u> <u>13.2</u>
CAPACITY PROJECTS:	1. Gathering Space (SeaTac/Airport Station Area, 15,000 sq. ft.), and 21. Military Triangle Plaza (S. 154 th St. Station Area, 8,250 Sq. ft.),			

**Table PRC-3
CPF PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Community Parks**

(1) SOURCES/USES	(2) 2011	(2) 2012	(3) 2013	(4) 2014	(5) 2015	(6) 2016	(7) 2017	(8) TOTAL
(All Amounts Are Times \$1,000)								
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Construction Sales Tax	0.0	0.0	37.0	0.0	312.5	0.0	0.0	349.5
Fund Balance #308	0.0	0.0	0.0	82.5	17.5	0.0	0.0	100.0
Fund Balance #301	0.0	0.0	115.8	0.0	0.0	34.0	0.0	0.0
REET 1	0.0	180.3	600.0	0.0	0.0	0.0	0.0	780.3
REET 2	0.0	0.0	723.2	0.0	0.0	0.0	0.0	723.2
<i>Existing City Sources Total:</i>	<i>0.0</i>	<i>180.3</i>	<i>1,476.0</i>	<i>82.5</i>	<i>330.0</i>	<i>34.0</i>	<i>0.0</i>	<i>2,102.8</i>
<i>Non-City Sources:</i>								
(none)	-	-	-	-	-	-	-	0.0
<i>Existing Non-City Sources Total:</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>
Existing Revenue Total:	0.0	180.3	1,476.0	82.5	330.0	34.0	0.0	2,102.8
New Revenue:								
<i>City Sources:</i>								
(none)	-	-	-	-	-	-	-	0.0
<i>New City Sources Total:</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>
<i>Non-City Sources:</i>								
(none)	-	-	-	-	-	-	-	0.0
<i>New Non-City Sources Total:</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>
New Revenue Total:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Sources	0.0	180.3	1,476.0	82.5	330.0	34.0	0.0	2,102.8
USES OF FUNDS								
Capacity Projects								
1. Plaza/pedestrian connection at Military triangle (S. 154th St. Station Area)	0.0	0.0	0.0	82.5	330.0	0.0	0.0	412.5
Subtotal	0.0	0.0	0.0	82.5	330.0	0.0	0.0	412.5
Non-Capacity Projects:								
2. Angle Lake Park Phase II*	0.0	100.3	1,476.0	0.0	0.0	0.0	0.0	1,576.3
3. Riverton Heights Site Design Study	0.0	80.0	0.0	0.0	0.0	0.0	0.0	80.0
4. Ornamental Fence Replacement (Angle Lake Pk)	0.0	0.0	0.0	0.0	0.0	34.0	0.0	34.0
Subtotal	0.0	180.3	1,476.0	0.0	0.0	34.0	0.0	1,690.3
Total Costs	0.0	180.3	1,476.0	82.5	330.0	34.0	0.0	2,102.8
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

*This project contains facility capacity improvements to boat launches, picnic shelter areas, as well as other amenities. These capacity improvements are noted where applicable in the Parks Facility Section of this Chapter.

Because the City tracks its facilities separately from its parks, improvements to the facilities at Valley Ridge Park, Angle Lake Park, and North SeaTac Community Park, as well as funding for these projects, are shown in Table PRF-3 on page A4-60.

NEIGHBORHOOD PARKS

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

The inventory of current Neighborhood Parks includes the following:

**Table PRN-1
PARKS INVENTORY
Neighborhood Parks**

Name	Developed*	Undeveloped	Total	Location
McMicken Heights Park	2.5 acres	0 acres	2.5 acres	S. 166 th St. & 40 th Ave. S.
Bow Lake Park	3.5 acres	.5 acres	4 acres	S. 178 th St. at 51 st Ave. S.
McMicken Hts. School*	1 acre	0 acres	1 acre	3708 S. 168 th St.
Valley View Elem. School*	1 acre	0 acres	1 acre	17622 46 th Ave. So.
Madrona Elem. School*	1 acre	0 acres	1 acre	3030 S. 204 th St.
Bow Lake Elem. School*	1 acre	0 acres	1 acre	18237 42 nd 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.

**Table PRN-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Neighborhood Parks**

City LOS = 0.27 acres per 1,000				
(1)	(2)	(3)	(4)	(5)
<u>Time Period</u>	<u>City Population</u>	<u>Dev. Acres Required @ 0.0027 per Capita</u>	<u>Current Acres Available</u>	<u>Net Reserve Or Deficiency</u>
2010 <u>2011</u> Actual Pop.	25,890 <u>27,110</u>	7.0 <u>7.3</u>	10.0	3.0 <u>2.7</u>
2011-2016 <u>2012-2017</u> Growth	2,158 <u>2,287</u>	0.6	0.0	-0.6
TOTAL AS OF <u>2016</u>	28,048 <u>29,397</u>	7.6 <u>7.9</u>	10.0	2.4 <u>2.1</u>
CAPACITY PROJECTS:	No projects			

**Table PRN-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Neighborhood Parks**

There are no Capital projects planned through 2016 <u>2017</u>

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, in 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.

Table PRR-1
CURRENT FACILITIES INVENTORY
Regional Parks

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	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.

**Table PRP-1
PARKS INVENTORY
Pocket/Mini Parks**

Type	Name	Developed Sq. Ft.	Location
Pocket Parks	Flag Pavilion	2,500 square feet	Intl. Blvd. at Airport entrance
	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 176 th Street
Mini Parks	Eagle Scout Park	1,800 square feet	196 th & Military Road
TOTAL		73,548 square feet	

None of the pocket parks listed is owned or 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 no 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.

**Table PRP-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Pocket/Mini Parks**

City LOS = 500 square feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
<u>Time Period</u>	<u>Citywide Population</u>	<u>Square Feet Required @ 0.5 per Capita</u>	<u>Square Feet Available</u>	<u>Net Reserve Or Deficiency</u>
2010 2011 Actual Pop.	25,890 27,110	12,945 13,555	73,548	60,603 59,993
2011-2016 2012-2017 Growth	2,158 2,287	1,079 1,144	0	-1,079 1,144
Total as of <u>2016</u>2017	28,048 29,397	14,024 14,699	73,548	59,524 58,849 (Approx. 1.4 acre)
CAPACITY PROJECTS: No projects.				

**Table PRP-3
CFPPROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Pocket/Mini Parks**

There are currently no capital projects planned through 2016 2017.

TRAILS/LINEAR PARKS

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

The inventory of current Trails includes the following:

**Table PRT-1
CURRENT FACILITIES INVENTORY
Trails**

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	

**Table PRT-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Trails/Linear Parks**

City LOS = 251.6 lineal feet per 1,000 population				
(1)	(2)	(3)	(4)	(5)
<u>Time Period</u>	<u>Citywide Population</u>	<u>Feet @ 0.2516 Per Capita</u>	<u>Lineal Feet Available</u>	<u>Net Reserve Or Deficiency</u>
2010-2011 Actual Pop.	-25,890 27,110	-6,514 6,821	22,630	-16,116 16,809
2011—2016-2012-2017 Growth	-2,158 2,287	-543 575	0 700	-543 125
Total as of 2016-2017	-28,048 29,397	-7,057 7,396	22,630 23,330	-15,573 15,934
CAPITAL CAPACITY PROJECTS:	No Capacity projects.			

Table PRT-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Trails/Linear Parks

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
SOURCES/USES	2011	2012	2013	2014	2015	2016	2017	TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
(none)	-							0.0
<i>Existing City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
<i>Non-City Sources:</i>								
(none)	-							0.0
<i>Existing Non-City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
Existing Revenue Total:	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
New Revenue:								
<i>City Sources:</i>								
(none)	-							0.0
<i>New City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
<i>Non-City Sources:</i>								
<u>King Co. Park Levy</u>	-	<u>18.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>18.0</u>
<i>Non-City Sources Total:</i>	0.0	18.0	0.0	0.0	0.0	0.0	<u>0.0</u>	18.0
New Revenue Total:	0.0	18.0	0.0	0.0	0.0	0.0	<u>0.0</u>	18.0
Total Sources	0.0	18.0	0.0	0.0	0.0	0.0	<u>0.0</u>	18.0
USES OF FUNDS								
Capacity Projects:								
<u>1. Tub Lake Trail Master Plan</u>		<u>18.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>18.0</u>
Subtotal	0.0	18.0	0.0	0.0	0.0	0.0	<u>0.0</u>	18.0
Non-Capacity Projects:								
-								0.0
Subtotal	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
Total Costs	0.0	18.0	0.0	0.0	0.0	0.0	<u>0.0</u>	18.0
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0

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. Table PRF-2 in each category analyzes capacity through the year 2016. Several projects are planned to increase capacity, including various sports field improvements. Capacity projects and financing plans for facilities with a facilities-based LOS are shown in Table PRF-3.

**Table PRF-bd-1
CURRENT FACILITIES INVENTORY
Badminton Courts**

Park	Location	Number of Facilities
NST Community Park	13735 24 th Ave. S. (Community Center Gym)	3
TOTAL		3

**Table PRF-bd-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Badminton Courts**

City LOS = 0.1 courts per 1,000 population				
[1]	[2]	[3]	[4]	[5]
<u>Time Period</u>	<u>City-wide Population</u>	<u>Facilities Required @ 0.00010 per capita</u>	<u>Current Facilities Available</u>	<u>Net Reserve or Deficiency</u>
2010-2011 Actual Pop.	25,890 27,110	2.6 2.7	3.0	0.4 0.3
2011-2016 2012-2017 Growth	2,158 2,287	0.2	0.0	-0.2
Total as of 2016-2017	28,048 29,397	2.8 2.9	3.0	0.2 0.1
CAPACITY PROJECTS:	No projects.			

**Table PRF-bsa-1
INVENTORY
Baseball/softball Fields, adult**

Park	Location	Number of Facilities
Valley Ridge Park	4644 S. 188 th Street	2
NST Community Park	S. 128 th Street & 20 th Avenue South	2
TOTAL		4

**Table PRF-bsa-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Baseball/Softball Fields, Adult**

Adopted City LOS = 0.083 fields per 1,000 population

[1] <u>Time Period</u>	[2] <u>Population</u>	[3] Facilities @ <u>per capita</u>	[4] Current Facilities <u>Available</u>	[5] Added Capacity <u>to</u> Facilities	[6] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	2.2	4.0		1.8
2012 - 2017 Growth	2,287	0.2	0.0	0.5	0.3
Total as of 2017	29,397	2.4	4.0	0.5	2.1

CAPACITY PROJECTS
Adult Baseball/Softball Acquisition/Development:
*Improved surface and outdoor lighting on Field #4 @ Valley Ridge Park.

* Column [5] refers to these improvements.

**Table PRF-bsy-1
INVENTORY
Baseball/softball Fields, youth**

Park	Location	Number of Facilities
Sunset Playfield	13659 18 th Ave. South	2
Valley Ridge Park	4644 S. 188 th Street	4
TOTAL		6

**Table PRF-bsy-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Baseball/softball Fields, youth**

Adopted City LOS = 0.15 fields per 1,000 population					
[1] <u>Time Period</u>	[2] <u>Population</u>	[3] Facilities @ <u>per capita</u>	[4] <u>Current</u> <u>Facilities</u> <u>Available</u>	[5] <u>Added</u> <u>Capacity</u> <u>to</u> <u>Facilities</u>	[6] <u>Net</u> <u>Reserve</u> <u>or</u> <u>Deficiency</u>
2011 Actual Pop.	27,110	0.00015 4.1	6.0		1.9
2012 - 2017 Growth	2,287	0.3	0.0	0.5	0.2
Total as of 2017	29,397	4.4	6.0	0.5	2.1

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 PRF-bbi-1
INVENTORY
Basketball Courts, indoor**

Park	Location	Number of Facilities
NST Community Park	13735 24 th Ave. S. (Community Center Gym)	1
YMCA	3595 S. 188 th St.	1
TOTAL		2

**Table PRF-bbi-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Basketball Courts, indoor**

Adopted City LOS = 0.15 fields per 1,000 population					
[1]	[2]	[3] Facilities @	[4] Current Facilities Available	[5] Added Capacity to Facilities	[6] Net Reserve or Deficiency
<u>Time Period</u>	<u>Population</u>	<u>per capita</u>			
2011 Actual Pop.	27,110	4.1	6.0		1.9
2012 - 2017 Growth	2,287	0.3	0.0	0.5	0.2
Total as of 2017	29,397	4.4	6.0	0.5	2.1
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 PRbbo-1
INVENTORY
Basketball Courts, outdoor**

Park	Location	Number of Facilities
Valley Ridge Park	4644 S. 188 th Street	3
NST Community Park	S. 128 th Street & 20 th Avenue South	2
Bow Lake School	18237 42 nd Ave. Street	2
Madrona School	440 S. 186 th Street	4
TOTAL		11

**Table PRF-bbo-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Basketball Courts, outdoor**

Adopted City LOS = 0.23 courts per 1,000 population				
<u>[1] Time Period</u>	<u>[2] City-wide Population</u>	<u>[3] Facilities @ 0.00023 per capita</u>	<u>[4] Current Facilities Available</u>	<u>[5] Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	6.2	11	4.8
2012 - 2017 Growth	2,287	0.5	0	-0.5
Total as of 2017	29,397	6.7	11	4.3
CAPACITY PROJECTS				
Outdoor Basketball Courts Acquisition/Development:				
No Projects				

**Table PRF-bmx-1
INVENTORY
BMX Track**

Park	Location	Number of Facilities
NST Community Park	S. 128 th St. & 20 th Ave. S	1
TOTAL		1

**Table PRF-bmx-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
BMX Track**

Adopted City LOS = 0.03 tracks per 1,000 population				
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00003 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	0.9	1	0.1
CAPACITY PROJECTS				
BMX Track Acquisition/Development: No projects.				

**Table PRF-bl-1
INVENTORY
Boat Launch**

Park	Location	Number of Facilities
Angle Lake Park	19408 International Boulevard	1
TOTAL		1

**Table PRF-bl-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Boat Launch**

Adopted City LOS = 0.03 launches per 1,000 population				
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00003 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	0.9	1	0.1
CAPACITY PROJECTS				
Boat Launch Acquisition/Development: No projects				

**Table PRF-bg-1
INVENTORY
Botanical Garden**

Park	Location	Number of Facilities
Highline Botanical Garden	13735 24 th Avenue S.	1
TOTAL		1

**Table PRF-bg-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Botanical Garden**

Adopted City LOS = 0.01 gardens per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00001 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.3	1	0.7
2012 - 2017 Growth	2,287	0.0	0	0.0
Total as of 2017	29,397	0.3	1	0.7

CAPACITY PROJECTS
Botanical Garden Acquisition/Development: No projects

**Table PRF-f-1
INVENTORY
Fishing Pier**

Park	Location	Number of Facilities
Angle Lake Park	19408 International Boulevard	1
TOTAL		1

**Table PRF-f-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Fishing Pier**

Adopted City LOS = 0.03 piers per 1,000 population				
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00003 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	0.9	1	0.1
CAPACITY PROJECTS				
Fishing Pier Acquisition/Development:		No projects.		

**Table PRF-fs-1
INVENTORY
Football/soccer Fields**

Park	Location	Number of Facilities
Sunset Playfield	13659 18 th Ave. South	1
Valley Ridge Park	4644 S. 188 th Street	4
NST Community Park	S. 128 th Street & 20 th Avenue South	2
TOTAL		7

**Table PRF-fs-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Football/soccer Fields**

Adopted City LOS = 0.18 fields per 1,000 population					
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00018 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Added Capacity to Facilities</u>	[6] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	4.9	7		2.1
2012 - 2017 Growth	2,287	0.4	0	0.5	0.1
Total as of 2017	29,397	5.3	7	0.5	2.2

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 PRF-pb-1
INVENTORY
Pickleball Courts, Indoor**

Park	Location	Number of Facilities
NST Community Park	13735 24 th Ave. S. (Community Center Gym)	3
TOTAL		3

**Table PRF-pb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Pickleball Courts**

Adopted City LOS = 0.1 courts per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>0.00010 per capita</u>	[4] Current Facilities <u>Available</u>	[5] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	2.7	3	0.3
2012 - 2017 Growth	2,287	0.2	0	-0.2
Total as of 2017	29,397	2.9	3	0.1

CAPACITY PROJECTS
Pickleball Courts Acquisition/Development: No projects

**Table PRF-ps-1
INVENTORY
Picnic Shelters**

Park	Location	Number of Facilities
Angle Lake Park	19408 International Boulevard	1
NST Community Park	S. 128 th Street & 20 th Avenue South	1
TOTAL		2

**Table PRF-ps-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Picnic Shelters**

Adopted City LOS = 0.06 shelters per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00006 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	1.6	2	0.4
2012 - 2017 Growth	2,287	0.1	2	1.9
Total as of 2017	29,397	1.7	4	2.3

CAPACITY PROJECTS

Picnic Shelters Acquisition/Development:

Two new picnic shelters as part of Angle Lake Phase II improvements

**Table PRF-pt-1
INVENTORY
Picnic Table Areas**

Park	Location	Number of Facilities
NST Community Park	S. 128 th Street & 20 th Avenue South	1
Valley Ridge Park	4644 S. 188 th Street	1
TOTAL		2

**Table PRF-pt-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Picnic Table Areas**

Adopted City LOS = 0.03 table areas per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ 0.00003 <u>per capita</u>	[4] Current Facilities <u>Available</u>	[5] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	0.8	2	1.2
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	0.9	2	1.1

CAPACITY PROJECTS

Picnic Table Areas Acquisition/Development: No Projects

**Table PRC-1
INVENTORY
Playgrounds**

Park	Location	Number of Facilities
McMicken School	S. 166 th Street & 37 th Avenue South	2
McMicken Heights Park	S. 166 th Street & 40 th Avenue South	1
Valley Ridge Park	4644 S. 188 th Street	1
NST Community Park	S. 128 th Street & 20 th Avenue South	1
Bow Lake School	18237 42 nd Ave. S.	1
Angle Lake Park	19408 International Blvd.	1
TOTAL		7

**Table PRC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Playgrounds**

Adopted City LOS = 0.24 playgrounds per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>0.00024 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	6.5	7	0.5
2012 - 2017 Growth	2,287	0.5	0	-0.5
Total as of 2017	29,397	7.0	7	0.0

CAPACITY PROJECTS

Playgrounds Acquisition/Development:
No projects

-

**Table PRF-rh-1
INVENTORY
Roller Hockey**

Park	Location	Number of Facilities
Valley Ridge Park	4644 S. 188 th Street	1
TOTAL		1

**Table PRF-rh-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Roller Hockey**

City (proposed) LOS = 0.03 rinks per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>0.00003 per capita</u>	[4] Current Facilities <u>Available</u>	[5] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	1	0.9
Total as of 2017	29,397	0.9	2	1.1

CAPACITY PROJECTS
Roller Hockey Rink Acquisition/Development:
New skatepark at NST Community Park

**Table PRF-sb-1
INVENTORY
Skateboard Parks**

Park	Location	Number of Facilities
Valley Ridge Park	4644 S. 188 th Street	1*
TOTAL		1

**Table PRF-sb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Skateboard Parks**

City (proposed) LOS = 0.03 parks per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00003 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	1	0.9
Total as of 2017	29,397	0.9	2	1.1

CAPACITY PROJECTS
Skateboard Parks Acquisition/Development:
New skatepark at NST Community Park

*In addition to the Skateboard Park at Valley Ridge 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 PRF-swm-1
INVENTORY
Swimming Pools**

Text Amendment #10

Park	Location	Number of Facilities
YMCA	3595 S. 188 th St.	1
TOTAL		1

**Table PRF-swm-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Swimming Pools**

City (proposed) LOS = 0.02 Swimming Pools per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.00002 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.5	1	0.5
2012 - 2017 Growth	2,287	0.0	0	0.0
Total as of 2017	29,397	0.5	1	0.5

CAPACITY PROJECTS
Skateboard Parks Acquisition/Development: No projects.

**Table PRF-tc-1
INVENTORY
Tennis Courts**

Park	Location	Number of Facilities
McMicken Heights Park	S. 166 th Street & 20 Avenue South	2
Sunset Playfield	13659 18 th Ave. South	2
Valley Ridge Park	4644 S. 188 th Street	2
Tyee High School	4424 S. 188 th Street	4
TOTAL		10

**Table PRF-tc-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Tennis Courts**

Adopted City LOS = 0.30 courts per 1,000 population					
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Added Capacity to Facilities</u>	[6] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	8.1	10		1.9
2012 - 2017 Growth	2,287	0.7	0	0	-0.7
Total as of 2017	29,397	8.8	10	0	1.2
CAPACITY PROJECTS					
Tennis Courts					
Acquisition/Development:					
No projects					

**Table PRF-th-1
INVENTORY
Theater, outdoor**

Park	Location	Number of Facilities
Angle Lake Park	19408 International Boulevard	1
TOTAL		1

**Table PRF-th-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Theater, outdoor**

Adopted City LOS = 0.03 theaters per 1,000 population				
[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] <u>Facilities @ 0.000030 per capita</u>	[4] <u>Current Facilities Available</u>	[5] <u>Net Reserve or Deficiency</u>
2011 Actual Pop.	27,110	0.8	1	0.2
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	0.9	1	0.1
CAPACITY PROJECTS				
Outdoor Theater Acquisition/Development: No projects				

**Table PRF-vb-1
INVENTORY
Volleyball Courts**

Park	Location	Number of Facilities
NST Community Park	S. 128 th St. & 20 th Ave. S	1
Tyee H.S. Playfields	4424 S. 188 th Street	2
YMCA	3595 S. 188 th St.	2
TOTAL		5

**Table PRF-vb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Volleyball Courts**

Adopted City LOS = 0.12 courts per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>0.00012 per capita</u>	[4] Current Facilities <u>Available</u>	[5] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	3.3	5	1.7
2012 - 2017 Growth	2,287	0.3	0	-0.3
Total as of 2017	29,397	3.6	5	1.4

CAPACITY PROJECTS

Volleyball Courts Acquisition/Development: No Projects

**Table PRF-wf-1
INVENTORY
Weight/Fitness Rooms**

Park	Location	Number of Facilities
NST Community Park	S. 128 th Street & 20 th Avenue South	1
YMCA	3595 S. 188 th St.	1
TOTAL		2

**Table PRF-wf-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Weight/Fitness Rooms**

Adopted City LOS = 0.04 weight rooms per 1,000 population

[1] <u>Time Period</u>	[2] <u>City-wide Population</u>	[3] Facilities @ <u>0.00004 per capita</u>	[4] Current <u>Facilities Available</u>	[5] Net Reserve or <u>Deficiency</u>
2011 Actual Pop.	27,110	1.1	2	0.9
2012 - 2017 Growth	2,287	0.1	0	-0.1
Total as of 2017	29,397	1.2	2	0.8

CAPACITY PROJECTS
Weight Room/fitness Acquisition/Development: No Projects

Table PRF-3
CAPITAL PROJECTS AND FINANCING PLAN
Park and Recreation Facilities

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
SOURCES/USES	2011	2012	2013	2014	2015	2016	2017	TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Fund Carryover from Previous Years	0.0	0.0	0.0	0.0	0.0	520.0		520.0
Fund Balance #301	72.0	29.4	252.8	71.9	0.0	0.0	0.0	354.1
<u>Turf Field Rentals</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>520.0</u>	<u>1,242.5</u>	<u>1,762.5</u>
Reet 1	0.0	0.0	0.0	0.0	511.2	202.4	0.0	713.6
Reet 2	0.0	0.0	210.0	0.0	433.8	145.5	0.0	789.3
Sales Tax	0.0	0.0	0.0	0.0	120.5	0.0		120.5
<i>Existing City Source Total:</i>	<u>72.0</u>	<u>29.4</u>	<u>462.8</u>	<u>71.9</u>	<u>1,065.5</u>	<u>867.9</u>	<u>1,242.5</u>	<u>3,740.0</u>
<i>Non-City Sources:</i>								
(none)	-							
<i>Existing Non-City Source Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Existing Revenue Total:	72.0	29.4	462.8	71.9	1,065.5	867.9	1,242.5	3740.0
NEW FUNDS								
<i>City Sources:</i>								
(None)	-							
<i>New City Sources Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<i>Non-City Sources:</i>								
Federal Grant	279.8	273.9	0	0	0	0.0		273.9
<i>New Non-City Source Total:</i>	<u>279.8</u>	<u>273.9</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>273.9</u>
New Revenue Total:	279.8	273.9	0.0	0.0	0.0	0.0	0.0	273.9
Total Sources	351.8	303.3	462.8	71.9	1,065.5	867.9	1,242.5	4,013.9
USES OF FUNDS								
Capacity Projects:								
1. Valley Ridge Field #4 renovation	0.0	0.0	0.0	0.0	945.0	867.9	0.0	1,812.9
2. Angle Lake Picnic Shelters (2)		0.0	420.0	0.0	0.0	0.0	0.0	420.0
3. Skate Park at SeaTac Community Center	279.8	273.9	0.0	0.0	0.0	0.0	0.0	273.9
Subtotal	279.8	273.9	420.0	0.0	945.0	867.9	0.0	2,506.8
Non-Capacity Projects:								
4. Angle Lake Pk playground equip. replacement	0.0	0.0	42.8	0.0	0.0	0.0	0.0	42.8
5. Valley Ridge Pk playground equip. replacement	72.0	0.0	0.0	71.9	0.0	0.0	0.0	71.9
6. Sunset Park Tennis Court Renovation	0.0	0.0	0.0	0.0	120.5	0.0	0.0	120.5
7. Valley Ridge Pk Synthetic Turf Field Repl.	0.0	0.0	0.0	0.0	0.0	0.0	1,242.5	1,242.5
8. Japanese Garden Ornamental Fence		29.4	0.0	0.0	0.0	0.0	0.0	29.4
Subtotal	72.0	29.4	42.8	71.9	120.5	0.0	1,242.5	1,507.1
Total Costs	351.8	303.3	462.8	71.9	1,065.5	867.9	1,242.5	4,013.9
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The operating impact of the capital improvement projects during ~~2010~~ 2012 — ~~2018~~ 2015 to maintain the adopted LOS is shown in Table PRF-4.

Table PR 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Total Parks and Recreation

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Type of Facility	2012	2013	2014	2015	2016	2017	2018	Total \$
1. Plaza/pedestrian connection at Military triangle (S. 154th St. Station Area)		0	0	<u>0</u>	<u>1.5</u>	1.5	1.5	4.5
2. Angle Lake Pk Ph II				0.79	<u>0.87</u>	<u>0.92</u>	<u>3.9</u>	6.5
3. Skate Park	0.23	0.23	0.24	0.24	0.25	0.26	0.3	1.5
4. Fourth Sports Field-Valley Ridge Park		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>-60.4</u>	<u>-60.4</u>
Total Costs	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	<u>1.0</u>	<u>2.6</u>	<u>2.7</u>	<u>54.7</u>	<u>-47.9</u>

Note: Revenues from sports field rentals exceed operation and maintenance costs, resulting in a negative operating cost over the six year period.

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 sq.ft. 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 sq. ft. 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 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 sq. feet per 1,000 population, marginally lower than the current LOS of ~~1,170~~ 1,110 sq. ft. per 1,000 population. Based on projected population growth, the adopted LOS will result in a reserve of ~~1,500~~ 124 sq. feet of community center space by the year ~~2016~~ 2017.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2010~~2011

~~There were no new capital facilities projects completed in~~ In 2010~~2011~~ two capital projects were completed at the North SeaTac Community Center: the roof was replaced and a digital control system was installed for the HVAC system.

CAPITAL FACILITIES PROJECTS AND FINANCING

This City is planning two non-capacity capital projects through the year ~~2016~~ 2017. ~~The roof of the NSTP Community Center is scheduled to be replaced, and digital controls for the Community Center's HVAC system will be installed. The rooftop heat pump will be replaced, and a new system to recover heat from the exhaust air system will be installed.~~ Both of these projects are scheduled for 2012. (See table CC-3).

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during ~~2011-2016~~2013-2018 of the capital improvement projects required to maintain the adopted level of service standard is projected to decrease significantly as a result of energy-efficient capital improvements scheduled to occur between ~~2011 and 2016~~2012 and 2017. The projected savings is shown on Table CC-4.

**Table CC-1
CURRENT FACILITIES INVENTORY
Community Center Facilities**

Name	Capacity	Location
North SeaTac Park Community Center	26,809 square feet	13735 - 24 th 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 CC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Community Center Facilities**

City LOS - 1,020 sq. ft. per 1,000 population				
(1)	(2)	(3)	(4)	(5)
Time Period	City Population	Sq. Ft. Required @ 1.02000 Per Capita	Sq. Ft. Available	Net Reserve Or Deficiency
<u>2009</u> 2010 <u>2011</u> Actual Pop.	-25,890 <u>27,110</u>	-26,408 <u>27,672</u>	30,109	-3,701 <u>2,457</u>
<u>2011-2016</u> 2012-2017 Growth	-2,158 <u>2,287</u>	-2,201 <u>2,333</u>	0	-2,201 <u>-2,333</u>
TOTAL AS OF <u>2016</u>2017	-28,048 <u>29,397</u>	-28,609 <u>29,985</u>	30,109	-1,500 <u>124</u>
CAPACITY PROJECTS:	No projects.			

Table CC-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Community Center Facilities

(All Amounts Are Times \$1,000)

(1) SOURCES/USES	(2) 2011	(2) 2012	(3) 2013	(4) 2014	(5) 2015	(6) 2016	(7) <u>2017</u>	(8) TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Fund Balance 301	206.4	95.0	0.0	0.0	0.0	0.0	0.0	95.0
<i>Existing City Source Total:</i>	<u>206.4</u>	<u>95.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>95.0</u>
<i>Non-City Sources:</i>								
(none)	-							0.0
<i>Existing Non-City Source Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Existing Revenue Total:	206.4	95.0	0.0	0.0	0.0	0.0	0.0	95.0
New Revenue:								
<i>City Sources:</i>								
(none)								
<i>New City Source Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<i>Non-City Sources:</i>								
<u>PSE Grant</u>		27.0	0.0	0.0	0.0	0.0	0.0	27.0
<i>New Non-City Source Total:</i>	<u>0.0</u>	<u>27.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>27.0</u>
New Revenue Total:	0.0	27.0	0.0	0.0	0.0	0.0	0.0	27.0
Total Sources	206.4	122.0	0.0	0.0	0.0	0.0	0.0	122.0
USES OF FUNDS								
Non-Capacity Projects								
—1. Roof Replacement-NSTP-Community Center	168.3	0.0	0.0	0.0	0.0	0.0		168.3
2. CC HVAC Digital Control	37.8	0.0	0.0	0.0	0.0	0.0		37.8
<u>1. Rooftop Heat Pump Replacement</u>		<u>70.4</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>70.4</u>
<u>2. Air Heat recovery Units</u>		<u>51.6</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>51.6</u>
Total Costs	206.4	122.0	0.0	0.0	0.0	0.0	0.0	122.0
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Table CC 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Community Center Facilities

(All Amounts Are Times \$1,000)

(1) Type of Facility	(2) 2012	(2) 2013	(3) 2014	(4) 2015	(5) 2016	(6) 2017	(7) <u>2018</u>	(8) Total \$
1. CC HVAC Digital Control	0	29.8	30.4	31.0	31.6	32.2		155.0
1. Rooftop Heat Pump Replacement		-6.5	-6.7	-6.8	-7.0	-7.1	-7.2	-41.3
2. Air Heat Recovery Units		-4.3	-4.4	-4.5	-4.5	-4.6	-4.7	-27.0
Total Costs	0.0	-10.8	-11.1	-11.3	-11.5	-11.7	-11.9	-68.3

FIRE SERVICES

CURRENT FACILITIES

The SeaTac Fire Department is responsible for delivering fire protection and emergency medical services to the City. The Fire Department currently serves approximately 8.95 square miles (~~does not reflect recent Port of Seattle acquisitions~~) and 27,110 people, thus each of the three fire stations, on average, serves 2.6 miles and 9,036 people. Table FS-1, the Current Facilities Inventory for Fire Services, lists each fire station, its current capacity and location. A map following the inventory shows the geographic location of each station.

Presently, the City operates 3 fire stations: Station 45 (South), Station 46 (East), and Station 47 (North). Station 46 is the headquarters station, and the location of the City's Emergency Coordination Center (ECC). Three fire/aid units (engine companies with EMS/rescue capability) operate from these fire stations. The current ratio of fire/aid units to population is 0.11 fire/aid units per 1,000 population. The average response time from each station is 5.0 minutes.

LEVEL OF SERVICE (LOS)

The adopted LOS for fire protection and emergency services capital facilities is 0.10 fire/aid units per 1,000 population. The adopted LOS will not require any additional fire/aid unit through the year 2016.

Fire Department staff emphasize that the "capital facility" LOS (0.10 fire/aid units per 1,000 population) is only one measurement for assessing fire protection services. In contrast, an "operational" level of service considers response time, delivery of required fire flows (quantity and pressure) in a timely manner, and available fire fighting force at the scene. The recommended "operational" level of service thus includes:

- A five minute response time for 95% of all emergency fire calls;
- Delivery of a minimum 350 gallons per minute to a fire:
 - a. Within 10 minutes of an emergency fire call;
 - b. At 35 gallons per minute per firefighter.

The recommended operational level of service is consistent with:

- The 4 to 5 minute response time and 350 gallon availability within 10 minutes that the City of SeaTac Fire Department has identified as the "operational" LOS most likely to be required for the "average" residential fire, as well as the amount required to provide final extinguishment in a commercial building that is equipped with automatic sprinklers; and
- The "Managing Fire Services" guide for fire administrators published by the International City Management Association (ICMA), and the National Fire Academy which recommends 350 gpm delivery capability @ 35 gpm per firefighter.

According to Fire Department staff, the 350 gpm delivery standard adds an important dimension to a "typical response time LOS," which is a measure of when the first fire/aid unit arrives at the site of a fire. Response time as a sole LOS measure is appropriate for EMS response (assuming sufficient aid resources are on the apparatus) to provide basic life support. However, a fire incident response time

only reflects the time at which the first "spectators" arrive, and does not reflect the total and immediate resource requirements for water application, possible rescue, forcible entry, ventilation, and provision of a rescue team for the initial fire entry team. The 350 gpm delivery LOS capability would require at least 10 fire fighters at the scene for an effective fire suppression effort.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2010~~2011

In ~~2010~~2011, no capital expenditures were made for fire capital facilities two Type III Aid Cars were replaced.

CAPITAL FACILITIES PROJECTS AND FINANCING

The 0.10 units/1,000 population LOS does not require any additional fire/aid unit for the ~~2011-2016~~2012-2017 period. The City's Fire Capital Reserve fund is the source for Fire Department major vehicles and equipment, including any additional Fire/Aid unit needed in the future to achieve the adopted LOS. The city expects to complete the replacement of Fire Station #45 by ~~2011-2013~~ (estimated cost is ~~\$3,338,400~~ \$3,120,100). Other capital projects planned for the ~~2011-2016~~2012-2017 time period include vehicle and equipment replacements, estimated at ~~\$2,331,800~~ \$3,387,400 (See Table FS-3).

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The operating impact of the capital improvement projects during ~~2011-2016~~2012-2017 to maintain the adopted LOS is shown in Table FS-4.

Fire Services

The inventory of current Fire Services capital facilities include the following:

**Table FS-1
CURRENT FACILITIES INVENTORY
Fire Services**

Name of Station	Fire/Aid Units In Service	Total Station Capacity (Fire/Aid Units per Station)	Location
Station 45	1	3	South
Station 46	1	2	East
Station 47	1	1	North
TOTAL	3	6	

**Table FS-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Fire Services**

City LOS = 0.10 service units per 1,000 population				
(1)	(2)	(3)	(4)	(5)
Time Period	City Population	Service Units Required @ 0.0001 Per Capita	Service Units Available	Net Reserve Or Deficiency
2010-2011 Actual Pop.	25,890 27,110	2.6	3.0	0.4 <u>0.3</u>
2011-2016/2012-2017 Growth	2,158 2,287	0.2	0.0	-0.2
Total as of 2016/2017	28,048 <u>29,397</u>	2.8 <u>2.9</u>	3.0	0.2 <u>0.1</u>
CAPACITY PROJECTS:	No projects.			

MAP A4.2 FIRE STATIONS

**Table FS-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Fire Services**

(1) SOURCES/USES	(All Amounts Are Times \$1,000)							(8) TOTAL
	(2) 2011	(2) 2012	(3) 2013	(4) 2014	(5) 2015	(6) 2016	(7) <u>2017</u>	
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Fund Balance 301/306	1,833.2	1,505.2	0.0	0.0	0.0	0.0		3,338.4
Sales Tax	79.0	292.3	375.0	0.0	367.6	425.0		1,538.9
Fire Equipment Fund #303	334.0	47.6	824.8	20.8	0.0	86.2	<u>331.2</u>	1,310.6
Interest Earnings from Fund #303	4.3	1.6	3.1	3.0	8.7	7.8	<u>10.5</u>	34.7
<u>Fund #301</u>		<u>375.0</u>	<u>375.0</u>	<u>375.0</u>	<u>92.1</u>	<u>400.0</u>	<u>425.0</u>	<u>2,042.1</u>
<u>Fund #306</u>		<u>1,659.9</u>	<u>1,460.2</u>					
Existing City Sources Total:	2,247.5	2,084.1	2,663.1	398.8	100.8	494.0	<u>766.7</u>	6,507.5
<i>Non-City Sources:</i>								
(none)								0.0
Existing Non-City Sources Total:	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
Existing Revenue Total:	2,247.5	2,084.1	2,663.1	398.8	100.8	494.0	<u>766.7</u>	6,507.5
New Revenue:								
<i>City Sources:</i>								
(None)								0.0
City Sources Total:	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
<i>Non-City Sources:</i>								
(none)								0.0
Non-City Sources Total:	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
New Revenue Total:	0.0	0.0	0.0	0.0	0.0	0.0	<u>0.0</u>	0.0
Total Sources	2,247.5	2,084.1	2,663.1	398.8	100.8	494.0	<u>766.7</u>	6,507.5

Table FS-3 Continued
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Fire Services

(1) SOURCES/USES	(All Amounts Are Times \$1,000)							(8)
	(2) 2014	(2) 2012	(3) 2013	(4) 2014	(5) 2015	(6) 2016	(7) 2017	TOTAL
USES OF FUNDS								
Capacity Projects:								
(none)								0.0
Subtotal, Capacity Projects	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Non-Capacity Projects:								
1. Station 45 Replacement	1,833.2	1,659.9	1,460.2	0.0	0.0	0.0	0.0	3,120.1
Subtotal, Buildings	1,833.2	1,659.9	1,460.2	0.0	0.0	0.0	0.0	3,120.1
Vehicles:								
5. Type III Aid Car Replacement (#116)	0.0	0.0	295.4	0.0	0.0	0.0		295.4
6. Type III Aid Car Replacement (#119)	0.0	0.0	0.0	0.0	325.7	0.0		325.7
1. Pumper Replacement (#112)	0.0	350.0	501.7	0.0	0.0	0.0	0.0	851.7
2. Assistant Chief Vehicle Replacement (#21)	0.0	0.0	0.0	52.9	0.0	0.0	0.0	52.9
3. Chief Vehicle Replacement (#20)	0.0	0.0	50.4	0.0	0.0	0.0	0.0	50.4
4. Battalion Chief Vehicle Replacement (#19)	80.3	74.2	0.0	0.0	0.0	0.0	0.0	74.2
5. Training Officer's Vehicle Replacement (#23)	0.0	0.0	50.3	0.0	0.0	0.0	0.0	50.3
6. Battalion Chief Vehicle Repl (#22)	0.0	0.0	0.0	0.0	0.0	0.0	94.7	94.7
7. Inspector Vehicle Repl (#24)	0.0	0.0	0.0	0.0	0.0	34.5	0.0	34.5
8. Inspector Vehicle Repl (#25)	0.0	0.0	0.0	0.0	0.0	34.5	0.0	34.5
9. Pierce Quantum Repl (App#115)	0.0	0.0	0.0	0.0	0.0	425.0	610.2	1,035.2
Subtotal, Vehicles	80.3	424.2	602.4	52.9	0.0	494.0	704.9	2,278.4
Equipment:								
10. Cardiac Defibrillators	0.0	0.0	106.6	0.0	0.0	0.0	0.0	106.6
11. SCBA Replacement (Incl. bottles)	334.0	0.0	493.9	0.0	0.0	0.0	0.0	493.9
12. Thermal Imaging Camera	0.0	0.0	0.0	0.0	63.9	0.0	0.0	63.9
13. Rescue Tools (Replacement)		0.0	0.0	0.0	0.0	0.0	61.8	61.8
14. Radios (Replacement)		0.0	0.0	345.9	0.0	0.0	0.0	345.9
15. Body Armor		0.0	0.0	0.0	36.9	0.0	0.0	36.9
Subtotal, Equipment	334.0	0.0	600.5	345.9	100.8	0.0	61.8	1,109.0
Total Costs	2,247.5	2,084.4	2,663.1	398.8	100.8	494.0	766.7	6,507.5
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Fire Services
Table FS-4

There are no operating impacts associated with capital projects through ~~2016~~ 2017

SURFACE WATER MANAGEMENT

CURRENT FACILITIES

The inventory at the end of this section describes current surface water management facilities. Map A4.3 in this section identifies the major drainage basins within the City. As part of its ongoing efforts to develop programs that address the needs of the community, the City completed a Comprehensive Surface Water Plan for the Des Moines Creek Basin in the autumn of 1997 that identifies what will be needed to bring the basin up to the adopted LOS. This multi-year project was completed in ~~2010~~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 stormwater 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 Miller Creek Basin.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2010~~2011

- No surface water management projects were completed in ~~2010~~2011, except those included as part of street improvements. See the Transportation section of this Chapter for specific projects.

CAPITAL FACILITIES PROJECTS AND FINANCING

Surface Water Management improvement activities have been included as part of ~~six (6)~~ five (5) transportation projects discussed in the Transportation section of this chapter. Those projects include:

- South 154th Street Improvements,
- ~~South 138th Street Pedestrian Improvements~~
- Military Road Improvements between 166th and 176th Streets
- Military Road Improvements between 150th and 152nd Streets
- South 152nd Street between 30th and Military Streets, and
- 34th Avenue South between 160th and 176th Streets.

The City will also update its Stormwater Comprehensive Plan beginning in 2012. This is listed as a non-capacity project in Table SWM-3. Surface water management enhancement and maintenance activities included in road network projects will be paid for from the Surface Water Management Fund~~transportation improvement revenues discussed in that section.~~ Surface Water Management Funds will be placed into reserve until such time as they become sufficient to fund significant Surface Water Management activities. These activities will be included in future Capital Facilities Plans.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

No additional operating and maintenance costs will be imposed for Surface Water Management activities during the time period covered by this Capital Facilities Plan. (See Table SWM-4).

INVENTORY, CURRENT SURFACE WATER MANAGEMENT FACILITIES

The surface water management system consists of both City-owned and regional detention and water quality facilities, consisting primarily of piping and associated conveyance facilities. A detailed inventory of current surface water management facilities is on file in the City's Department of Public Works.

MAP A4.3 DRAINAGE BASINS

**Table SWM-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds**

(All Amounts Are Times \$1,000)								
(1) SOURCES/USES	(2) 2014	(2) 2012	(3) 2013	(4) 2014	(5) 2015	(6) 2016	(7) 2017	(8) TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
SWM Fee Revenue	-	400.0	130.0	100.0	100.0	100.0	100.0	930.0
<i>Existing City Sources Total:</i>	0.0	400.0	130.0	100.0	100.0	100.0	100.0	930.0
<i>Non-City Sources:</i>								
(none)	-							0.0
<i>Existing Non-City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Existing Revenue Total:	0.0	400.0	130.0	100.0	100.0	100.0	100.0	930.0
New Revenue:								
<i>City Sources:</i>								
(none)	-							0.0
<i>New City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<i>Non-City Sources:</i>								
(none)	-							0.0
<i>Non-City Sources Total:</i>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Revenue Total:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Sources	0.0	400.0	130.0	100.0	100.0	100.0	100.0	930.0
USES OF FUNDS								
Capacity Projects:								
1. Spot Drainage Improvements	0.0	200.0	100.0	100.0	100.0	100.0	100.0	700.0
Subtotal	0.0	200.0	100.0	100.0	100.0	100.0	100.0	700.0
Non-Capacity Projects:								
1. Storm Water Comprehensive Plan Update		200.0	30.0	0.0	0.0	0.0	0.0	230.0
Subtotal	0.0	200.0	30.0	0.0	0.0	0.0	0.0	230.0
Total Costs	0.0	400.0	130.0	100.0	100.0	100.0	100.0	930.0
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

**Table SWM-4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Surface Water Management**

There are no operating impacts associated with capital projects through ~~2016~~ 2017

TRANSPORTATION

CURRENT FACILITIES

Regional freeway facilities serving the City of SeaTac include I-5, S.R. 509, and S.R. 518. The City of SeaTac is served by interchanges with I-5 at S. 200th and S. 188th Streets. S.R. 518 also provides access to I-5 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 Sea-Tac 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 TR-1 "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 A4.4 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, shall be allowed 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 level of service policy at the following three intersections: S. 188th Street/International Boulevard; S. 200th Street/International Boulevard; and S. 188th Street/I-5 southbound ramps.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2010~~2011

Transportation projects completed in ~~2010~~2011 include constructing new sidewalks on S. ~~192nd St.~~ and ~~37th Ave. S.~~138th St.

CAPITAL FACILITIES PROJECTS AND FINANCING

The City's road system improvement plan includes ~~ten (10)~~fourteen (14) "capacity" projects (~~\$49,921,000~~ \$63,047,000) and one (1) "non-capacity" project (~~\$1,000,000~~ \$500,000). The proposed financing plan is shown on Table TR-3.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during ~~2010~~ 2013 – 2018 ~~2015~~ of the capital improvements projects required to maintain the adopted level of service standards is shown on Table TR-4.

CONCURRENCY (ADEQUATE PUBLIC FACILITIES)

In compliance with GMA and City Policy 4.3, adequate Roads and Transit facilities must be available within 6 years of the occupancy and use of any projects that cause the roadway LOS to be exceeded.

Table TR-1
CURRENT FACILITIES INVENTORY
Transportation

Principal Arterials (Current Level or LOS E)	International Boulevard
	S. 188th St.
	S. 200th St.
	28 th /24 th Ave. S. (S. 188 th St. to S. 202 th 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. 216 th 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.)
	35 th Ave. S (S. 216 th - 37 th Pl. S.)
	40th Pl. S. (37 th Pl. S. - 42 nd Ave. S.)
	42nd Ave. S. (S. 164 th St. - S. 160 th St.)
	S. 136th St. (West of 24th Ave. S.)
	S. 142nd Pl.
	S. 142 nd St. (West of 24 th Ave. S.)
	S. 144th St.
	S. 170th St. (Air Cargo Rd. - Military Rd. S.)
	S. 192nd St. (8 th Ave. S. - 16 th Ave. S)
	S. 208th St. (24 th Ave. S, - International Boulevard)

MAP A4.4 EXISTING ROADWAY SYSTEM

Table TR-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Transportation Funding

(All Amounts Are Times \$1,000)

	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	2011	2012	2013	2014	2015	2016	2017	TOTAL
SOURCES OF FUNDS								
EXISTING Revenue:								
<i>City Sources:</i>								
Parking Tax	0.0	1,591.7	4,090.0	4,200.0	2,932.8	5,200.0	2,600.0	20,614.5
Fund Balance #307	2,611.7	1,580.7	145.5	1,118.3	34.5	0.0		2,879.0
Construction Sales Tax	100.0	200.0	500.0	0.0	517.4	0.0	549.4	1,766.8
Invest Interest Earnings	33.0	17.4	11.0	0.0	22.5	0.0		50.9
GMA Impact Fees	350.0	0.0	0.0	200.0	400.0	400.0	0.0	1,000.0
Community Relief Funds	973.5	904.5	635.5	0.0	681.6	222.9		2,444.5
<i>Existing City Sources Total:</i>	<u>4,068.2</u>	<u>4,294.3</u>	<u>5,382.0</u>	<u>5,518.3</u>	<u>4,588.8</u>	<u>5,822.9</u>	<u>3,149.4</u>	<u>28,755.7</u>
<i>Non-City Sources:</i>								
State Grant (TIB)		513.4	0.0	0.0	0.0	0.0	0.0	513.4
Federal Grants	1,300.0	500.0	0.0	0.0	0.0	0.0	0.0	500.0
<i>Existing Non-City Sources Total:</i>	<u>1,300.0</u>	<u>1,013.4</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>1,013.4</u>
Existing Revenue Total:	5,368.2	5,307.7	5,382.0	5,518.3	4,588.8	5,822.9	3,149.4	29,769.1
NEW Revenue:								
<i>City Sources:</i>								
Asset Sales		0.0	0.0	1,800.0	11,100.0	0.0	0.0	12,900.0
<i>New City Sources Total:</i>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>1,800.0</u>	<u>11,100.0</u>	<u>0.0</u>	<u>0.0</u>	<u>12,900.0</u>
<i>Non-City Sources:</i>								
Local Grants: ST HCT Mitigation	0.0	0.0	250.0	1,250.0	0.0	0.0	0.0	1,500.0
State Grants: TIB, FMSIB	2,271.8	408.3	1,600.0	6,581.7	6,147.2	800.0	0.0	15,537.2
Federal Grants		0.0	0.0	0.0	1,000.0	1,000.0	0.0	2,000.0
Other	200.0	0.0	0.0	0.0	0.0	1,067.1	773.6	1,840.7
<i>New Non-City Sources Total:</i>	<u>2,471.8</u>	<u>408.3</u>	<u>1,850.0</u>	<u>7,831.7</u>	<u>7,147.2</u>	<u>2,867.1</u>	<u>773.6</u>	<u>20,877.9</u>
New Revenue Total:	2,471.8	408.3	1,850.0	9,631.7	18,247.2	2,867.1	773.6	33,777.9
Total-All Sources	7,840.0	5,716.0	7,232.0	15,150.0	22,836.0	8,690.0	3,923.0	63,547.0
Total Costs-All Transportation Projects	0.0	5,716.0	7,232.0	15,150.0	22,836.0	8,690.0	3,923.0	63,547.0
BALANCE: Surplus or (Deficit)	7,840.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Table TR-3 (Continued)
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Transportation Projects

(All Amounts are x \$1,000)

(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
USES OF FUNDS	2011	2012	2013	2014	2015	2016	2017	TOTAL
Capacity Projects								
8 ST-827 S 138th St Neighborhood Ped. Improv.	1,390.0	0.0	0.0	0.0	0.0	0.0		1,390.0
20 ST-033 IB @ SR 518 Ramps	0.0	0.0	0.0	1,000.0	2,000.0	6,600.0		9,600.0
9 ST-065 Des Moines Memorial Dr. & 200th St. Int.	200.0	1,100.0	0.0	0.0	0.0	0.0		1,300.0
2 ST-142 S 152nd Right Turn Lane	0.0	0.0	200.0	880.0	0.0	0.0		1,080.0
1 ST-130 S. 154th St Improvements (24th-32nd Aves)	5,000.0	2,000.0	0.0	0.0	0.0	0.0	0.0	2,000.0
2 ST-125 Military Road S. & 152nd (150th-IB)	0.0	300.0	800.0	2,000.0	980.0	0.0	0.0	4,080.0
3 ST-828 S 164th St. N'hood Ped. Improvements 2011-2012 Ped Prog	250.0	1,366.0	0.0	0.0	0.0	0.0	0.0	1,366.0
4 ST-122 Military Road S. (176th-166th)	500.0	500.0	3,490.0	3,200.0	0.0	0.0	0.0	7,190.0
5 ST-126 S 152 (30th-Military)	0.0	0.0	0.0	800.0	4,600.0	0.0	0.0	5,400.0
6 ST-148 S 154 St Sta Area Improvements	0.0	0.0	0.0	1,000.0	6,500.0	0.0	0.0	7,500.0
7 ST-015 34th Ave S (S 160 to S 176)	0.0	0.0	0.0	500.0	400.0	4,000.0	2,200.0	7,100.0
8 ST-829 2012-2013 Ped Prog	0.0	250.0	1,342.0	0.0	0.0	0.0	0.0	1,592.0
9 ST-830 2013-2014 Ped Prog	0.0	0.0	250.0	1,250.0	0.0	0.0	0.0	1,500.0
10 ST-831 2014-2015 Ped Prog	0.0	0.0	0.0	250.0	1,406.0	0.0	0.0	1,656.0
11 ST-832 2015-2016 Ped Prog	0.0	0.0	0.0	0.0	250.0	1,440.0	0.0	1,690.0
12 ST-833 2016-2017 Ped Prog	0.0	0.0	0.0	0.0	0.0	250.0	1,473.0	1,723.0
13 ST-834 2017-2018 Ped Prog	0.0	0.0	0.0	0.0	0.0	0.0	250.0	250.0
14 ST-131 28th/24th Ave. Extension	0.0	800.0	1,350.0	6,150.0	8,700.0	3,000.0	0.0	20,000.0
Capacity Project Cost Subtotal	7,340.0	5,216.0	7,232.0	15,150.0	22,836.0	8,690.0	3,923.0	63,047.0
Non-Capacity Projects								
1 GE-037 Transp Plan Update	500.0	500.0	0.0	0.0	0.0	0.0	0.0	500.0
Non-Capacity Project Cost Subtotal	500.0	500.0	0.0	0.0	0.0	0.0	0.0	500.0
Total Costs - All Projects	7,840.0	5,716.0	7,232.0	15,150.0	22,836.0	8,690.0	3,923.0	63,547.0

Table TR-4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Transportation Facilities

All amounts are
times \$1000

(1) Type of Facility	(2) 2012	(2) 2013	(3) 2014	(4) 2015	(5) 2016	(6) 2017	(8) <u>2018</u>	(8) Total \$
1. S 152nd Right Turn Lane (Military Rd. —to International Boulevard southbound)	0.0	0.0	0.0	0.0	3.5	3.5		7.0
2. Intersection Improvements —(Des Moines Mem. Dr. & S. 200th St)	0.0	0.0	3.0	3.0	3.0	3.0		12.0
3. Westside Trail Ph. II	0.0	6.6	6.6	6.6	6.6	6.6		33.0
1. S. 154th St Improvements (24th Ave. S to 32nd Ave S)	5.6	5.6	5.6	5.6	5.6	<u>5.6</u>	<u>5.6</u>	33.6
2. Military Rd. (s 176 to S 166th St.)	0.0	0.0	0.0	3.5	3.5	3.5	<u>3.5</u>	14.0
3. Military Rd. & S. 152nd St. (S 150th St to IB)	0.0	0.0	0.0	0.0	1.0	1.0	<u>1.0</u>	3.0
4. 28th/24th Ave. Ext.	0.0	0.0	0.0	0.0	0.0	6.3	<u>6.3</u>	12.6
5. S. 154th St. Sta. Area Streets	0.0	0.0	0.0	0.0	5.5	5.5	<u>5.5</u>	16.5
-								
Total Costs	5.6	5.6	5.6	9.1	15.6	21.9	21.9	79.7

STATION AREA IMPLEMENTATION

Introduction

Light rail ~~has come is coming~~ to SeaTac! Sound Transit, a regional transit service connecting King, Pierce and Snohomish counties, is bringing light rail to the City of SeaTac. There are currently two stations serving the City: a station at the southeast corner of International Blvd. and S 154th St., and a station at SeaTac City Center and the Sea-Tac International Airport just northwest of the intersection of International Boulevard and S. 176th St.

The South 154th Street Station Area will be a vibrant, mixed use residential neighborhood that connects people of various backgrounds. The station area will be pedestrian-oriented, visually pleasing, and easily accessible to high capacity transit.

The City is currently working with Sound Transit to extend the light rail line to S. 200th St. The S. 200th St. Station is scheduled to open in 2016. The City expects to plan for the area around the S. 200th Station in the next few years.

~~The SeaTac/Airport Light Rail Station will be a vibrant new urban neighborhood with high quality, pedestrian-friendly developments. The station area will include a mix of commercial, residential and civic uses that both support and encourage high capacity transit use.~~

~~The purpose of this section is to identify specific projects (which are the primary responsibility of the City) and sources of funds needed to implement the S 154th St. Station Area Action Plans for both the South 154th Street Station Area and SeaTac/Airport Light Rail Station Area are contained in the relevant sections of this chapter; i.e., Transportation, Parks.~~

~~CAPITAL FACILITIES PROJECTS AND FINANCING~~

~~The City's Station Area-related Capital Facilities projects include six property acquisition & facility projects (\$15,690,200). The proposed financing plan is shown on Table SA-3~~

Table SA-3
STATION AREA IMPLEMENTATION PROJECTS AND FINANCING PLAN
Sources and Uses of Funds

(All Amounts Are Times \$1,000)								
(1)	(2)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
SOURCES/USES	2010	2011	2012	2013	2014	2015	2016	TOTAL
SOURCES OF FUNDS								
Existing Revenue:								
<i>City Sources:</i>								
Fund Balance #306	3,068.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fund Balance #308	250.0	350	0.0	0.0	0.0	0.0	0.0	750
Community Relief Fund 105	9,400.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Construction Sales Tax	450.0	250	250.0	250.0	0.0	0.0	0.0	750
REET 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<i>Existing City Sources Total:</i>	<i>13,168.0</i>	<i>-600.0</i>	<i>250.0</i>	<i>250.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>-1,100</i>
<i>Non-City Sources:</i>								
Local Grants	691.0	0.0	0.0	941.0	0.0	0.0	0.0	941.0
<i>Non-City Sources Total:</i>	<i>691.0</i>	<i>0.0</i>	<i>0.0</i>	<i>941.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>941.0</i>
Existing Revenue Total:	13,859.0	-600.0	250.0	-250.0	0.0	0.0	0.0	-1,100.0
NEW FUNDS								
<i>City Sources:</i>								
GO Bonds	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Asset Sales		0.0	0.0	0.0	1,626.1	0.0	0.0	1,626.1
Lease Revenues		320.0	0.0	0.0	0.0	0.0	0.0	320.0
Fund Balance 301/306		0.0	0.0	0.0	0.0	0.0	0.0	0.0
<i>New City Sources Total:</i>	<i>0.0</i>	<i>-320.0</i>	<i>0.0</i>	<i>0.0</i>	<i>1,626.1</i>	<i>0.0</i>	<i>0.0</i>	<i>1,946.1</i>
<i>Non-City Sources</i>								
<i>(none)</i>								0.0
<i>New Non-City Sources Total:</i>		<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>
New Revenue Total:	0.0	-320.0	0.0	0.0	1,626.1	0.0	0.0	-1,946.1
Total Sources	13,859.0	-920.0	250.0	-250.0	1,626.1	0.0	0.0	-3,046.1
USES OF FUNDS								
Projects:								
1-154th Property acquisition-1st round	250.0	500.0	250.0	250.0	0.0	0.0	0.0	1,000.0
2-International market place (154th)	0	0.0	0.0	0.0	1,626.1	0.0	0.0	1,626.1
3-176th Property acquisition-1st round	8,600.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4-176th Permanent CAP-Construction	941.0	0.0	0.0	0.0	0.0	0.0	0.0	941.0
5-176th Property acquisition-CAP	4,068.0	0.0	0.0	0.0	0.0	0.0	0.0	4,068.0
6-Public Parking Garage	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
7-SeaTac Center Tenant Improvements		320.0	0.0	0.0	0.0	0.0	0.0	320.0
8-Riverton Heights Property		100.0	0.0	0.0	0.0	0.0	0.0	100.0
Total Costs	13,859.0	-920.0	250.0	-250.0	1,626.1	0.0	0.0	-3,046.1
BALANCE								
Surplus or (Deficit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Table CH-4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Station Area Implementation Facilities

All amounts are times \$1000							
(1) Type of Facility	(2) 2010	(3) 2011	(4) 2012	(5) 2013	(6) 2014	(7) 2015	(8) Total \$
All Projects	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Costs	0.0						

Projects Outside the ~~2011-2016~~2012-2017 Capital Facilities Planning Time Frame

Capital projects needed to implement the Station Area Plans will be managed by various departments: the City Manager's Office, the Public Works Department, and the Parks and Recreation Department. Some of those projects will be implemented after ~~2016~~ 2017. This section of the Capital Facilities Background Report tracks these projects. Some long-term projects are included in other City documents (e.g., the ten-year Transportation Improvement Program, or TIP), and those are not duplicated here; this section includes projects not tracked in other City documents. Detailed planning for these projects has not been done, so cost estimates are "order of magnitude" in 2008 dollars.

	<u>PROJECT TITLE</u>	<u>LOCATION</u>	<u>COST</u>
	<i>154th Streets & Sidewalks</i>		
1	Pedestrian improvements at intersection of IB/S. 154th St.	IB and 154th	\$250,000
2	Pedestrian improvements at intersection of IB/S. 152nd St.	IB and 152nd	\$250,000
3	30th Ave. S. Streetscape Improvement	152nd to 154th	\$2,314,331
4	32nd Ave. S. Streetscape Improvement	152nd to 154th	\$3,078,000
	<i>154th Facilities & Property Acquisition</i>		
10	Public parking in structured garage (50 stalls)	TBD	\$1,000,000
11	Art and signage amenities	Throughout 154th station area	\$500,000
12	Pedestrian bridge	IB and 154th	\$3,000,000
13	Property acquisition - 2nd round	Land assemblage for redevelopment	\$1,000,000
	Total		\$9,892,831

Text Amendment T-5

EXISTING LAND USE PATTERNS

Text Amendment T-5

Land uses in SeaTac reflect the general range of land uses that are found in an urban environment, such as residential, commercial and industrial development. Several prominent features of the study area include Sea-Tac International Airport, Angle and Bow Lakes and the several highways and major arterials that intersect SeaTac.

The City of SeaTac currently contains 8,072 acres, or 12.6 square miles, of land within its borders (this includes all streets, roads, highways, and other rights-of-way not shown in figures A1.1 and A1.2). As shown in Figures A1.1 and A1.2 below, this land acreage consists primarily of airport-related, single-family residential, and commercial/retail land uses. The percentages cited below are based on a SeaTac acreage subtotal (~~5,395~~ 5,460 acres) that excludes rights-of-ways from the total amount. If included into the percentage breakdowns, rights-of-way would be among the single largest land use category with ~~2,685~~ 2,612 acres (~~33~~ 32% of the total land area). Map #1.4 illustrates the existing land use distribution in the City.

**Figure A1.1
Land Use Summary Chart
[NEW 2011 Chart]**

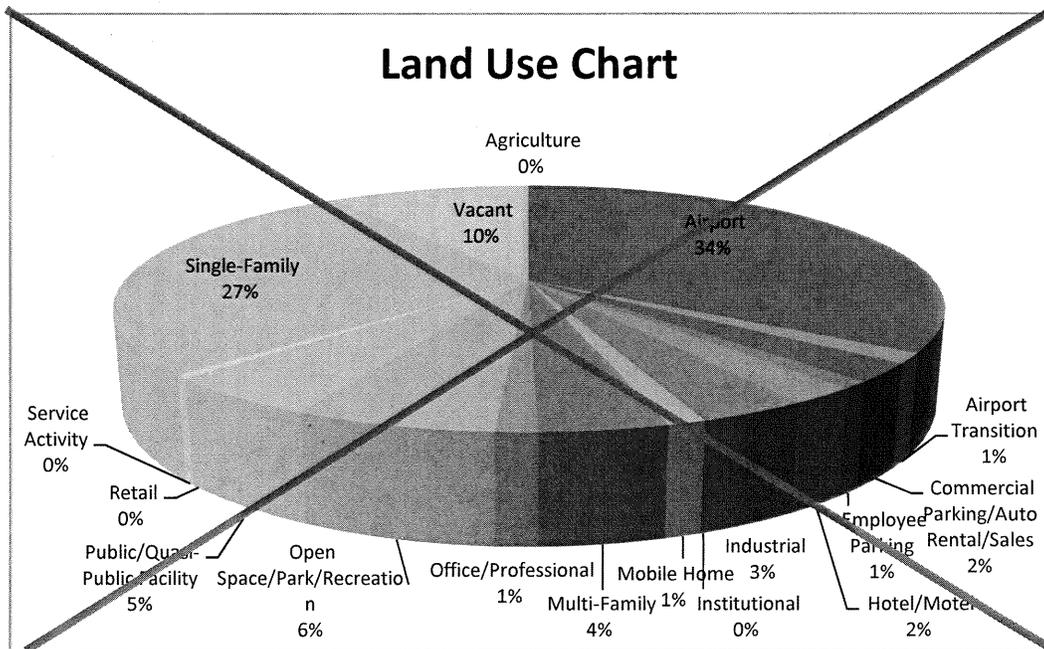
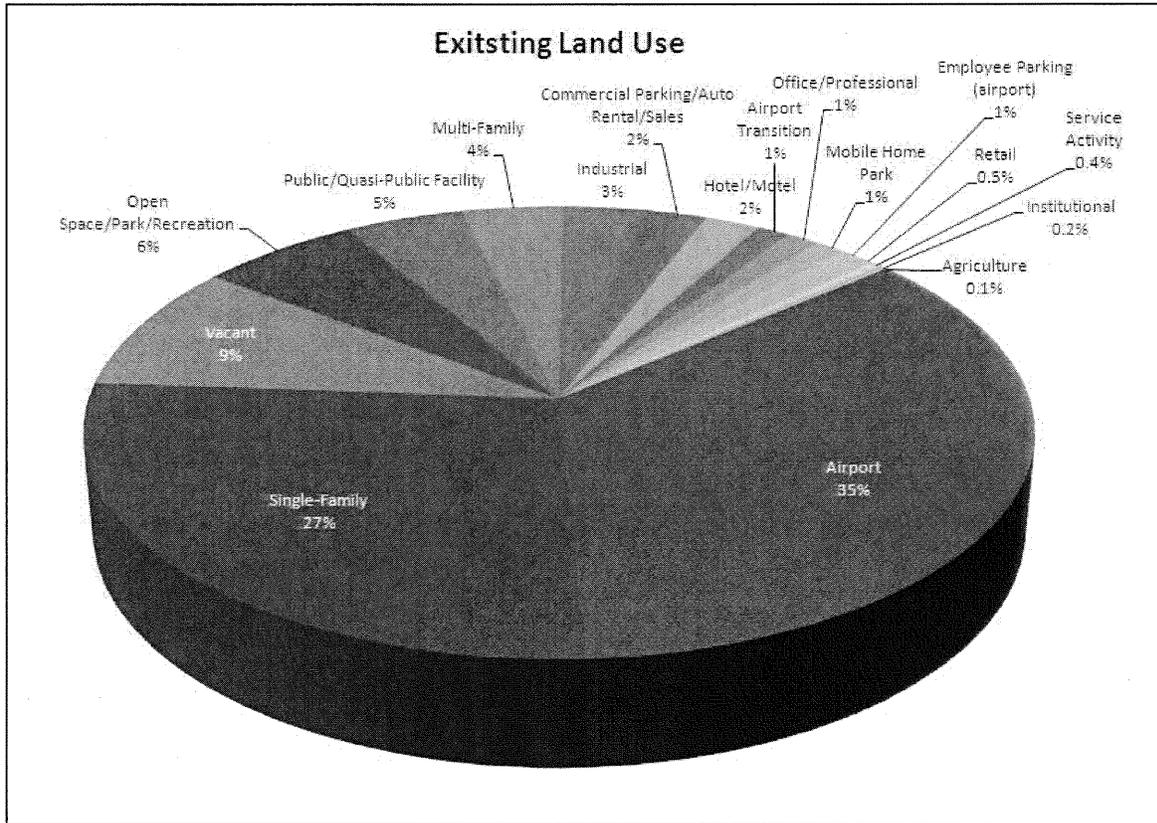


Figure A1.2
Land Use Summary Tab
 The existing land use categories are described below.
[NEW 2011 Table]

Land Use	Square Feet	Acres	Percent of Total
Agriculture	350,004.0	8.0	0.1%
Airport	83,982,094.2	1,928.0	35.3%
Airport Transition	3,056,085.4	70.2	1.3%
Commercial Parking/Auto Rental/Sales	5,626,830.0	129.2	2.4%
Employee Parking (airport)	2,198,643.6	50.5	0.9%
Hotel/Motel	5,119,458.0	117.5	2.2%
Industrial	7,776,737.6	178.5	3.3%
Institutional	414,828.4	9.5	0.2%
Mobile Home Park	2,738,359.7	62.9	1.2%
Multi-Family	9,542,766.0	219.1	4.0%
Office/Professional	3,054,874.7	70.1	1.3%
Open Space/Park/Recreation	15,029,045.1	345.0	6.3%
Public/Quasi-Public Facility	11,029,298.5	253.2	4.6%
Retail	1,173,060.2	26.9	0.5%
Service Activity	988,601.0	22.7	0.4%
Single-Family	64,119,724.6	1,472.0	27.0%
Vacant	21,643,173.1	496.9	9.1%
Total	237,843,584.0	5,460.1	100%

2010 Land Use Summary Table			
Land Use	Square Feet	Acres	Percent of Total
Agriculture	350,003.99	8.03	0%
Airport	80,050,830.22	1,837.71	34%
Airport Transition	3,056,122.40	70.16	1%
Commercial Parking/Auto Rental/Sales	5,620,858.34	129.04	2%
Employee Parking	2,198,643.54	50.47	1%
Hotel/Motel	5,119,457.59	117.53	2%
Industrial	7,725,301.45	177.35	3%
Institutional	414,828.53	9.52	0%
Mobile Home	2,842,971.37	65.27	1%
Multi-Family	9,417,856.63	216.20	4%
Office/Professional	3,060,644.74	70.26	1%
Open Space/Park/Recreation	14,899,463.54	342.04	6%
Public/Quasi-Public Facility	11,029,272.01	253.20	5%
Retail	1,173,035.75	26.93	0%
Service Activity	1,085,552.90	24.92	0%
Single-Family	64,209,849.35	1,474.06	27%
Vacant	22,730,771.27	521.83	10%
Total	234,985,463.63	5,394.52	100%

RESIDENTIAL LAND USES

A majority (~~54-53~~ percent) of SeaTac's residential units are **single-family** homes (~~2000 US Census~~ 2010 Washington Office of Financial Management). In fact, ~~27.3%~~ 27.3% percent (~~1,474.61,472.0~~ acres) of the City's acreage is single-family residential. This situation represents the area's historic development trend, which initially was focused primarily on residential and agricultural land uses. It wasn't until the construction of S.R. 99 and, later, Seattle-Tacoma International Airport that significant commercial development started to appear within the community.

Much of the newer residential development in SeaTac has been **multi-family** in nature, including an 80-unit senior housing facility at 4040 S. 188th St, completed in 2004. While there are pockets of multiple family housing in numerous sections of the City, two areas of major concentration are located in the vicinity of:

- A. S. 176th and S. 180th Streets between 32nd and 38th Avenues South; and
- B. S. 204th and 211th Streets between International Boulevard and I-5.

Multi-family development consumes less land per housing unit than single-family housing. For example, multi-family residential units make up ~~37-40.3~~ percent of the total residential units in SeaTac, but only consume 4 percent of the City's area and ~~12-12.5~~ percent of the residentially used land.

SeaTac has a relatively large number of **mobile homes** (~~532-544~~ units), which make up 5 percent of the City's housing units. Most of the mobile homes are located in mobile home parks, which include the following (Data are from the City's ~~2010-2011~~ OFM Housing Unit and Population Estimate Report):

- Bow Lake Mobile Home Park ~~407Units~~ 408 Units
18030 32nd Avenue S.
- Firs Mobile Home Park 73 Units
20440 International Boulevard
- Angle Lake Mobile Home Park 63 Units
2916 S. 200th Street

The last of the mobile home parks west of International Boulevard were closed in January of 2010. The three mobile home parks listed above are located east of International Boulevard and are outside of the 65+ Ldn noise impact contour areas, and therefore are not subject to FAA noise insulation requirements.

**PROPOSED 2011 CITY OF SEATAC COMPREHENSIVE PLAN AMENDMENTS
FINAL DOCKET STAFF REPORT**

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation					
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached						
MAP AMENDMENTS													
<p>Land Use Plan Map Map Amendment #A-1</p> <p><u>Proposal:</u> Amend the designations of properties located at 18205, 18220, 18366, & 18420 8th Ave. S. Site encompasses approx. 5.7 acres.</p> <p>{Individual rezone to be pursued by applicant, subject to Hearing Examiner approval.}</p> <p><u>Existing:</u> C.P.: Business Park</p> <p>Zoning: Industrial & Business Park</p> <p><u>Proposed:</u> C.P.: Commercial High Density</p> <p>Potential Zone: Community Business (CB)</p> <p><u>Applicant:</u> Jag Basra (Park-N-Jet)</p>	<p>The short-term purpose of the proposal is to expand the existing Park-N-Jet airport parking lot onto the large lot to the south of the existing site. This would more than double the size of the existing Park-N-Jet operation. The current Zoning of the existing Park-N-Jet site allows the current use. A change in Comprehensive Plan Designation and Zoning is needed for the <u>additional land</u> to be used for park-and-fly.</p> <p>Longer Term, the applicant envisions a commercial use, such as a hotel with retail, services.</p>	<p>May adversely affect intersection LOS at Des Moines Memorial Drive & 8th Ave. S.</p> <p>Impacts to intersection LOS will be made at subsequent rezone stage, and measures to address those will be determined through appropriate SEPA review at that time.</p>	✓	<p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	✓	<p>Will not adversely affect public health, safety or welfare.</p>	✓	<p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	✓	<p>Yes. The proposal contains four parcels. The three northern parcels are proposed to maintain the current use. The fourth, southernmost parcel, formerly in single-family residential use, is now vacant.</p>	✓	<p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: No Recommendation</p>

ATTACHMENT

1

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
<p>Land Use Plan Map Map Amendment #A-2</p> <p><u>Proposal:</u> Amend the designations of two parcels located at 19453 & 19521 28th Ave. S.</p> <p>{Individual rezone to be pursued by applicant, subject to Hearing Examiner approval.}</p> <p><u>Existing:</u> C.P.: Aviation Business Center (ABC)</p> <p>Zoning: Aviation Business Center (ABC)</p> <p><u>Proposed:</u> C.P.: Airport</p> <p>Potential Zone: Aviation Commercial (AVC)</p> <p><u>Applicant:</u> Port of Seattle</p>	<p>The Port of Seattle has recently completed acquisition of these two parcels. Per the City/Port ILA, Port-owned parcels must be designated "Airport" on the Comprehensive Plan Map.</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS standards.</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, CPPs and the City-Port ILA.</p>	<p>✓</p> <p>Yes. he subject parcels were recently acquired by the Port.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
<p>Land Use Plan Map Map Amendment #A-3</p> <p><u>Proposal:</u> Amend the designations of parcels located on the east side of 28th Ave. S., north of S. 200th St.</p> <p>{City-initiated rezone to be processed under a separate action.}</p> <p><u>Existing:</u> C.P.: Airport</p> <p>Zoning: Airport Commercial & Airport Operations</p> <p><u>Proposed:</u> C.P.: Aviation Business Center</p> <p>Potential Zone: Aviation Business Center (ABC)</p> <p><u>Applicant:</u> City of SeaTac on behalf of Sound Transit.</p>	<p>Because a specific Comprehensive Plan designation and specific Zoning classifications apply to Port-owned property (per the City/Port ILA), this amendment is contingent on the transfer of the subject properties from the Port to Sound Transit. Should the property not be transferred, the map designations would remain as is, indicating Port property.</p>	<p>✓</p> <p>Impacts to Transportation, utilities, and other elements of the environment were evaluated under the 1999 Central Link Light Rail Project EIS and the 2005 Airport Link Environmental Assessment. These documents identified mitigation measures to address some impacts.</p> <p>Additional mitigation is being addressed through the Essential Public Facilities Conditional Use Permit process and the Development Agreement between the City and sound Transit</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	<p>✓</p> <p>Yes. City staff have been working with Sound Transit staff to facilitate construction of the S. 200th St. station on an accelerated schedule.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
<p>Other Maps Map Amendment #B-1</p> <p><u>Proposal:</u> Amend Map A8.1, Wellhead Protection Areas to include new information about Highline Water District wells, including that near McMicken Heights Park.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>This amendment includes new information related to wells that provide drinking water to parts of the City. Federal and State laws require that sources of drinking water be protected from contamination. Highline Water District (HWD) has completed mapping related to protecting their wells from contamination. This amendment incorporates that information into Comprehensive Plan Map A8.1</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS standards.</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p> <p>This amendment will help to protect public water supplies</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	<p>✓</p> <p>Yes. Highline Water District has provided new wellhead protection information about two wells in the City.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>
ANNUALLY RECURRING MAP AMENDMENTS								
<p>Informational Maps Map Amendment #B-2</p> <p><u>Proposal:</u> Amend Map 1.4, Existing Land Use Map, with current information.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>This amendment updates the Existing Land Use Map. The Existing Land Use Map describes the actual land use on each parcel in the City, not the regulatory land use designations.</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS standards.</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	<p>✓</p> <p>Yes, as new development occurs, updates to this informational map are necessary.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
TEXT AMENDMENTS:								
<p>Housing Element Text Amendment #T-1</p> <p><u>Proposal:</u> Begin review of housing policies, particularly those addressing affordability.</p> <p><u>Applicant:</u> SeaTac Planning Commission</p>	<p>The purpose of this proposal is to begin reviewing the City's housing policies, particularly those related to affordable housing, in anticipation of the Major Comprehensive Plan Update, due in 2014. We will begin the Major Update in 2012.</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS standards.</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	<p>✓</p> <p>Yes. The King County County-wide Planning Policies (CPP) will be amended in September, 2011. The amendments include amendments to the Affordable Housing Policies. SeaTac and other south County Cities have requested that additional amendments be considered in 2012. The amendments to SeaTac's Comprehensive Plan this year are anticipated to be minor, and perhaps preparatory to more extensive amendments in 2012, consistent with the CPP amendments.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
<p>Land Use Element Text Amendment #T-2</p> <p><u>Proposal:</u> Potential amendments related to Major Zoning Code Update.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>This is a "placeholder" to cover potential amendments that may emerge from the Major Zoning Code Update process. Amendment may be withdrawn if no potential amendments emerge.</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS</p>	<p>✓</p> <p>No significant impacts to Housing,</p>	<p>✓</p> <p>Will not adversely affect public</p>	<p>✓</p> <p>Consistent with Comprehensive</p>	<p>✓</p> <p>Yes. Some changes to the</p>	<p>✓</p> <p>Will not prevent the City's</p>	<p>Planning Commission: Concur with staff</p> <p>Staff: Withdraw, no changes related to the Major Zoning Code Update are proposed, or are necessary at this time.</p>
<p>WITHDRAWN: This amendment was intended as a placeholder for potential amendments related to the Major Zoning Code Update. No amendments are proposed.</p>								
						<p>changes are adopted this year, they should be reflected in the Land Use Background Report.</p>		

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
<p>Various Elements Text Amendment #T-3</p> <p><u>Proposal:</u> Update terminology for consistency with Vision 2040.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>Some terminology in the City's Comprehensive Plan is out of date. For example, the term "Urban Center" is no longer used by PSRC or the Countywide Planning Policies. The current term is "Regional Growth Center." This type of update is what is intended by this amendment proposal.</p> <p>It is anticipated that more extensive amendments will be needed for consistency with Vision 2040 as part of the 2014 Major Update</p>	<p>✓</p> <p>No adverse affect on concurrency or LOS standards.</p>	<p>✓</p> <p>No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.</p>	<p>✓</p> <p>Will not adversely affect public health, safety or welfare.</p>	<p>✓</p> <p>Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.</p>	<p>✓</p> <p>Yes. Vision 2040 was adopted by PSRC in 2009. SeaTac's Comprehensive Plan is required to be consistent with Vision 2040, as the region's Multi-County Planning Policy document under GMA. This year's amendments are expected to be minor. More extensive amendments will be proposed in 2012, possibly into 2013, to meet the state deadline for a Major Comprehensive Plan Update to be completed by December 1, 2014.</p>	<p>✓</p> <p>Will not prevent the City's Population or Employment targets from being reached.</p>	<p>Planning Commission: Adopt</p> <p>Staff: Adopt</p>

Proposal/Existing/Applicant	Purpose and Reason	Final Docket Decision Criteria for Adoption (The following six criteria must be satisfied to allow adoption)						Recommendation
		May Satisfy Concurrency for Transportation and Utilities and does not Adversely Affect other Adopted LOS standards	No Impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that Cannot be Mitigated	Will not Result in Development that Adversely Affects Public Health, Safety and Welfare	Consistent with Other Elements of the Comprehensive Plan and other Applicable Policies and Agreements	The proposal is Based Upon New Information or Changed Circumstances Since Plan Adoption	Will not Prevent the City's Population and Employment Targets, under GMA, from being reached	
ANNUALLY RECURRING TEXT AMENDMENTS:								
<u>Capital Facilities Element Text Amendment #T-4</u> Proposal: Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (annual update). Applicant: City of SeaTac	The Capital Facilities Background Report contains the City's 6-year Capital Facilities Plan. To remain current, this plan needs to be updated each year using the most recent project priorities, and cost/revenue information for the next 6 years..	✓ No adverse affect on concurrency or LOS standards.	✓ No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.	✓ Will not adversely affect public health, safety or welfare.	✓ Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.	✓ Yes. Annual amendment to update the 6-year CFP with current information.	✓ Will not prevent the City's Population or Employment targets from being reached.	Planning Commission: Adopt Staff: Adopt
<u>Land Use Element Text Amendment #T-5</u> Proposal: Update existing land use information in Background Report (related to Map Amendment #B-2). Applicant: City of SeaTac	As noted above under Map Amendment B-2, the Existing Land Use Map describes the <u>actual land use</u> on each parcel in the City. This amendment updates the table showing the percentage of land in each land use category, as well as related descriptive text, and adds other summary information.	✓ No adverse affect on concurrency or LOS standards.	✓ No significant impacts to Housing, Transportation, Capital Facilities, Utilities, Parks or Environmental Features that cannot be mitigated.	✓ Will not adversely affect public health, safety or welfare.	✓ Consistent with Comprehensive Plan Policies, GMA, Vision 2040, and CPPs.	✓ Yes, as new development occurs, updates to this information are necessary.	✓ Will not prevent the City's Population or Employment targets from being reached.	Planning Commission: Adopt Staff: Adopt

Potential Amendment Issues for Later Years

- Sustainability Policies: Proposed in 2009 and 2010, but deferred to later.
- Items related to studies occurring under the 2011 CPPW Grant

G:\group\PLANNING\Comp Plan\Compplan Amendments\2011\Final Docket\Final Docket 11-2-11.docx

Excerpt from Minutes of the October 18, 2011 Public Hearing on the 2011 Final Docket of Comprehensive Plan Amendments

Public Comments

Rod Sheffer, Highline School District, regarding Map Amendment A-1, expressed concerns about how the increased traffic would impact Woodside School, which is directly across the street from the site of Map Amendment A-1. Mr. Sheffer noted that there is a misconception that Woodside School is closed and is used only for storage. He explained that the school is not closed, and that there are at least seven education-related programs at Woodside that serve school age children on a regular basis. The school also houses other programs, including the security department and the technology department. Specifically the programs that serve school age children are what the district is concerned about. There is considerable pedestrian traffic on the street, including school age children walking back and forth between Woodside and the Skills Center, which is across the intersection with Des Moines Memorial Drive to the north. The district is concerned that any changes in zoning, and specifically expanding the park and fly use or something involving a lot of vehicle traffic, would negatively impact students walking back and forth to and from Woodside. The district would like the Commission to seriously consider and take this into account in any decisions regarding the Comprehensive Plan amendment proposal or rezone.

Commissioner Ladenburg pointed out that there is a sidewalk on the school's side of 8th Ave. S, and that the proponent has stated that the ingress and egress for the expanded park-and-fly business would be through the current entrance, which is at the north end of the park-and-fly site, and not across from the school.

Earl Gipson, 17050 51st Ave S, regarding Text Amendment T-4, expressed concern that the Capital Facilities Plan section of the Comprehensive Plan only addresses level-of-service issues rather than the costs of the City's policies. As an example, Mr. Gipson described the City's purchase of the SeaTac Center property using the Community Relief funds agreed to in the ILA, and applying the operational proceeds from the property to the City Budget's General Fund. Mr. Gipson also stated that he supported the Map Amendment A-1 proposal, stating that it does not serve the City's long term economic interest to make it difficult for business owners to expand.

Commissioner Ladenburg, regarding Text Amendment T-1, asked if there was an inventory of low income housing in the Comprehensive Plan, and whether that is something that would normally be included in a Comprehensive Plan.

Staff responded that the information about housing, including low income housing, is located in another section of the Housing Element. Because that information is not being amended this year, it has not been presented to the Commission as part of the Commission's review of the proposed Comprehensive Plan amendments. Staff also explained that the City would be working with King County and other south county cities to address affordable housing issues over the coming year.

ORDINANCE NO 11-1021

AN ORDINANCE of the City Council of the City of SeaTac, Washington, relating to ad valorem property taxes, repealing City of SeaTac Ordinance #11-1019, setting the levy rate for the year 2012, setting the amount to be levied in 2012 by taxation on the assessed valuation of the property of the City, and stating the dollar amount of the increase and the percentage increase over the prior year's property tax levy.

WHEREAS, State law, RCW 35A.33.135, requires the City Council to consider the City's total anticipated financial requirements for the ensuing fiscal year, and to determine and fix, by ordinance, the amount to be levied by ad valorem taxes; and

WHEREAS, RCW 84.52.020 requires that, upon fixing of the amount to be so levied, the City Clerk shall certify the same to the Clerk of the King County Council; and

WHEREAS, RCW 84.55.120, as amended in 1997 by Referendum 47, requires a statement of any increased tax in terms of both dollar revenue and percentage change from the previous year; and

WHEREAS, the SeaTac City Council adopted Ordinance #11-1019 on November 22, 2011, tentatively establishing the 2012 property tax levy since assessed valuations had not yet been certified by the King County Assessor and received by the City; and

WHEREAS, the King County Assessor, as ex officio assessor for the City pursuant to RCW 35A.84.020, has now certified the assessed valuation of all taxable property situated within the boundaries of the City at \$4,500,240,659; and

WHEREAS, the SeaTac City Council, after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of SeaTac requires a regular levy in the amount of \$12,954,786, which includes no increase in property tax revenue from the

previous year, except amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

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

SECTION 1. Ordinance #11-1019 is Repealed.

City of SeaTac Ordinance #11-1019, tentatively establishing the 2012 property tax levy, is hereby repealed.

SECTION 2. Levy Rate Fixed.

The regular ad valorem levy rate for collection during the fiscal year of 2012 is hereby set at \$2.88 per thousand dollars of assessed value of all taxable property situated within the boundaries of the City.

SECTION 3. Estimated Amount to be Collected by Ad Valorem Taxation.

The amount of revenue to be collected by the City in the fiscal year 2012 by taxation on the assessed valuation of all taxable property situated within the boundaries of the City is estimated to be the sum of \$12,954,786.

SECTION 4. Increase in Property Tax Revenue From the Previous Year.

The allowable 1% increase in property tax revenue over the previous year is not being levied for 2012 and is to be banked as future capacity instead. The levy amount does not include any increase in property tax revenue from the previous year, except amounts resulting from (1) new construction and improvements to property, (2) any increase in the value of state-assessed property, and (3) amounts authorized by law as a result of any annexations that have occurred, as well as applicable refunds already made.

SECTION 5. Effective Date.

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

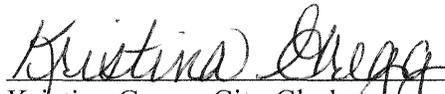
ADOPTED this 13th day of December, 2011, and signed in authentication thereof
on this 13th day of December, 2011.

CITY OF SEATAC



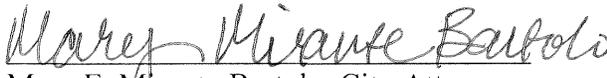
Terry Anderson, Mayor

ATTEST:



Kristina Gregg, City Clerk

Approved as to Form:



Mary E. Mirante-Bartolo, City Attorney

[Effective Date: 12-24-2011]

[2012 Ad Valorem Property Tax Levy]

LEVY LIMIT WORKSHEET – 2012 Tax Roll

TAXING DISTRICT: City of SeaTac

The following determination of your regular levy limit for 2012 property taxes is provided by the King County Assessor pursuant to RCW 84.55.100.

FINANCE DEPT.
NOV 28 2011
RECEIVED

Annexed to Library District (Note 1) Estimated Library rate: 0.50000

Using Limit Factor For District	Calculation of Limit Factor Levy	Using Implicit Price Deflator
11,812,190	Levy basis for calculation: (2011 Limit Factor) (Note 2)	11,812,190
1.0100	x Limit Factor	1.0276
11,930,312	= Levy	12,137,616
29,526,093	Local new construction	29,526,093
363,480,584	+ Increase in utility value (Note 3)	363,480,584
393,006,677	= Total new construction	393,006,677
2.80159	x Last year's regular levy rate	2.80159
1,101,044	= New construction levy	1,101,044
13,031,356	Total Limit Factor Levy	13,238,660
Annexation Levy		
0	Omitted assessment levy (Note 4)	0
13,031,356	Total Limit Factor Levy + new lid lifts	13,238,660
4,500,240,659	+ Regular levy assessed value less annexations	4,500,240,659
2.89570	= Annexation rate (cannot exceed statutory maximum rate)	2.94177
0	x Annexation assessed value	0
0	= Annexation Levy	0
Lid lifts, Refunds and Total		
0	+ First year lid lifts	0
13,031,356	+ Limit Factor Levy	13,238,660
13,031,356	= Total RCW 84.55 levy	13,238,660
26,825	+ Relevy for prior year refunds (Note 5)	26,825
13,058,181	= Total RCW 84.55 levy + refunds	13,265,485
	Levy Correction: Year of Error (+or-)	
13,058,181	ALLOWABLE LEVY (Note 6)	13,265,485
Increase Information (Note 7)		
2.90166	Levy rate based on allowable levy	2.94773
11,826,917	Last year's ACTUAL regular levy	11,826,917
103,395	Dollar increase over last year other than N/C – Annex	310,699
0.87%	Percent increase over last year other than N/C – Annex	2.63%
Calculation of statutory levy		
	Regular levy assessed value (Note 8)	4,500,240,659
	x Maximum statutory rate	3.10000
	= Maximum statutory levy	13,950,746
	+Omitted assessments levy	0
	=Maximum statutory levy	13,950,746
	Limit factor needed for statutory levy	Not usable

ALL YEARS SHOWN ON THIS FORM ARE THE YEARS IN WHICH THE TAX IS PAYABLE.
Please read carefully the notes on the reverse side.



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0725

Seattle, WA 98104-2384

(206) 296-5145 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

FINANCE DEPT.

NOV 28 2011

RECEIVED

CERTIFICATION OF ASSESSED VALUATION

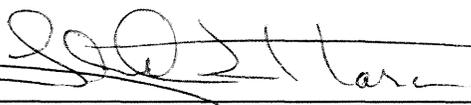
I, Lloyd Hara, King County Assessor, pursuant to the duty imposed upon me by RCW 84.48.130, certify that the assessed valuation of all the taxable property situated within the boundaries of the City of Seatac for the assessment year 2011 and tax year 2012 is \$4,500,240,659 and is recorded as such in the King County Assessment Roll.

The above valuation is based upon the values established and certified in the 2011 assessment year and certified to the King County Board of Equalization on October 31, 2011 pursuant to RCW 84.40.320.

This valuation includes \$393,006,677 which is the value of new construction and improvements to property in 2011, plus any increase in the value of state-assessed property included in the certificate of values from the Washington State Department of Revenue received November 17, 2011.

The value herein certified to you has been adjusted to exclude \$23,474,035, which is exempt from taxation pursuant to RCW 84.36.381, and does not include all changes that may be ordered by the King County Board of Equalization, which is now in session and will remain so for an undetermined period of time.

Dated this 22nd day of November, 2011



Lloyd Hara, King County Assessor

SeaTac City Council

REQUEST FOR COUNCIL ACTION

Department Prepared by: Finance

Agenda Bill #: 3384

TITLE: An Ordinance repealing SeaTac Ordinance No. 11-1019 and reestablishing the 2012 property tax levy and rate.

December 1, 2011

<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Info. Only <input type="checkbox"/> Other	
Date Council Action Requested:	<u>12/13/11 RCM</u>
Ord/Res Exhibits:	<u>N/A</u>
Review Dates:	<u>10/21/11 Budget Workshop #4, 11/15/11 A&F Committee, 11/22/11 RCM, 11/29/11 SCM</u>
Prepared By:	<u>Joyce Papke, Interim Finance and Systems Director</u>
Director:	<u><i>Joyce Papke</i></u> City Attorney: <u><i>Mary Milante Bartolo</i></u>
Finance:	<u><i>Joyce Papke</i></u> BARS #: <u>001.311.10.00.000 and 206.311.10.00.000</u>
City Manager:	<u><i>Todd Cullen</i></u> Applicable Fund Name: <u>General Fund and 2009 LTGO Refunding Bond Fund</u>

mrc
HJ

SUMMARY:

This Ordinance will repeal SeaTac Ordinance #11-1019 and formally reestablish the final 2012 property tax levy and rate, as was discussed at the SCM on 11/29/30, and as was provided to King County by staff on November 30, 2011. This final property tax levy is based on the final new construction levy and assessed valuation of property in the City, as certified by the King County Assessor's Office.

DISCUSSION / ANALYSIS / ISSUES:

On November 22, 2011, the SeaTac City Council approved Ordinance #11-1019, tentatively establishing the amount to be levied in 2012 by taxation on the assessed valuation of property in the City. This action was necessary because the City was required to submit its 2012 property tax levy to King County by December 2, 2011 (King County deadline), and the November 22 Council Meeting was the last regular meeting scheduled prior to this deadline. The approved tentative levy amount of \$12,797,316 was the maximum statutory levy at that time, as estimated by the King County Assessor's Office, and would typically have been expected to accommodate any anticipated increases in new construction and utility values, yet to be received from King County at that point.

However, the final new construction levy came in considerably higher than anticipated, due to a significant increase in utility value over 2011. On November 28, 2011, the City received certification of assessed valuations for the tax year 2012 from the King County Assessor's Office. The total valuation of the City of SeaTac for 2012, as certified by the King County Assessor, is \$4,500,240,659, representing a decrease from 2011 in general assessed valuation, but an overall increase in total assessed valuation, due to the significant increase in utility value within the City.

Initiative 747, approved by the voters on November 6, 2001, limited annual property tax increases to the lower of 1% or inflation, defined by the implicit price deflator (IPD), whichever is lower. On November 8, 2007, the Washington State Supreme Court ruled that Initiative 747 is unconstitutional. In a special legislative session held on November 29, 2007, the 1% property tax increase limitation was reinstated by the Legislature.

On November 22, 2011, the City Council elected not to take the allowable 1% over the previous year, thereby limiting any increase in 2012 property tax revenue to only that resulting from new construction and

state-assessed property valuation increases, along with prior year refunds. On November 29, 2011, the City Council reviewed final numbers released by King County and reaffirmed this approach. Steps were taken by staff on November 30 to establish the 2012 Property Tax Levy with King County accordingly. This proposed Ordinance formalizes these actions.

RECOMMENDATION(S):

It is recommended that the City Council adopt this Ordinance repealing SeaTac Ordinance #11-1019 and setting the 2012 property tax levy and rate, as per Council concurrence on November 29, 2011, and in sync with staff administrative action on November 30, 2011.

FISCAL IMPACT:

This Ordinance provides for a 2012 tax levy of \$12,954,786, the maximum allowable levy as determined by the King County Assessor's Office, excluding the allowable 1% increase over 2011. The resulting levy rate of \$2.88 per \$1,000 of assessed valuation represents an increase of \$.08 per \$1,000 over the 2011 levy rate. It has been determined that given the decrease in assessed valuation of the majority of unchanged properties in SeaTac for 2012, the City portion of the property tax bill should actually reflect a modest decrease in City property tax due for 2012. The 2012 proposed property tax levy is based on the City levying no increase over 2011, except that which results from the addition of new construction, increases in the value of state-assessed property, and applicable refunds made.

ALTERNATIVE(S):

Because this Ordinance formalizes direction previously provided by Council and acted upon accordingly by staff, no other reasonable alternatives have been identified.

ATTACHMENTS:

Levy Limit Worksheet – 2012 Tax Roll
Certification of Assessed Valuation for tax year 2012

**ORDINANCE
11-1022**

**EXHIBIT A
EFFECTIVE 12/24/11**

**EXHIBIT B
EFFECTIVE UPON TRANSFER OF SAID
PROPERTY FROM THE PORT OF SEATTLE
TO SOUND TRANSIT**

ORDINANCE NO. 11-1022

An ORDINANCE of the City Council of the City of SeaTac, Washington, adopting a City-Initiated Rezone of parcels related to the S. 200th St. LINK Light Rail Station.

WHEREAS, SeaTac Municipal Code Section 16A.03.030(E) provides for the City Council to act on rezones initiated by the City; and

WHEREAS, the rezone of the subject parcels was proposed by the City in association with Map Amendment A-3 of the 2011 Final Docket of Comprehensive Plan Amendments; and

WHEREAS, public notification was made pursuant to adopted Comprehensive Plan amendment procedures; and

WHEREAS, the rezone of the subject parcels would facilitate establishing the S. 200th St. LINK Light Rail Station at South 200th St. and 28th Avenue South in the City of SeaTac; and

WHEREAS, the environmental impacts of the proposed rezone have been assessed, and a Determination of Nonsignificance, File No. SEP11-00008, was issued August 22, 2011; and

WHEREAS, after a public hearing on October 18, 2011 to consider this rezone in the context of proposed amendments to the Comprehensive Plan, the Planning Commission recommended adoption of the proposed amendments, and made its recommendation to the to the City Council; and

WHEREAS, after consideration of testimony received at the Public Hearing, the Department of Community and Economic Development has recommended to the City Council adoption of the proposed rezone; and

WHEREAS, copies of these proposed amendments were filed with the Washington Department of Commerce not less than sixty days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-195-620; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

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

Section 1. The City of SeaTac Zoning Map is hereby amended as set forth in Exhibits A and B. A copy of the amendments shall be maintained on file with the Office of the City Clerk for public inspection.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance to the Washington Department of Commerce, Growth Management Services Division within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a complete and accurate copy of this Ordinance to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210. The Clerk is further directed to transmit a copy of this Ordinance, together with copies of other Ordinances amending development regulations adopted within the preceding twelve months, to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.

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

Section 4. The Zoning Map amendment depicted in Exhibit A shall be in full force and effect 5 days after passage and publication

Section 5. The Zoning Map amendment for each parcel to be rezoned as depicted in Exhibit B shall be in full force and effect upon the transfer of said parcel from the Port of Seattle to Sound Transit, but no sooner than 5 days after passage and publication

ADOPTED this 13th day of December, 2011 and signed in authentication
thereof this 13th day of December, 2011.

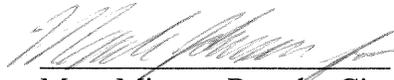
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante-Bartolo, City Attorney

[Effective Date: 12-24-2011]

[2011 Rezone]



Exhibit A

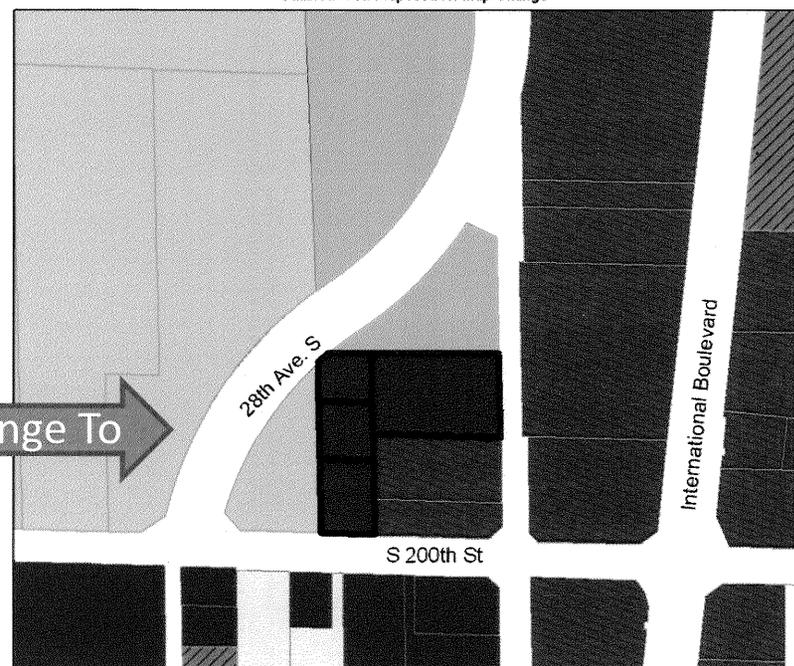
Existing Zoning: UH-900

Outlined Area Proposed for Map Change



Proposed Zoning: ABC (Aviation Business Center)

Outlined Area Proposed for Map Change



Existing Zoning Classifications

- UL-7,200
- UH-900
- Community Business in Urban Center (CB)
- Aviation Business (ABC)
- Aviation Commercial (AVC)
- Aviation Operations (AVO)



Proposed Zoning Classifications

- UL-7,200
- UH-900
- Community Business in Urban Center (CB)
- Aviation Business (ABC)
- Aviation Commercial (AVC)
- Aviation Operations (AVO)

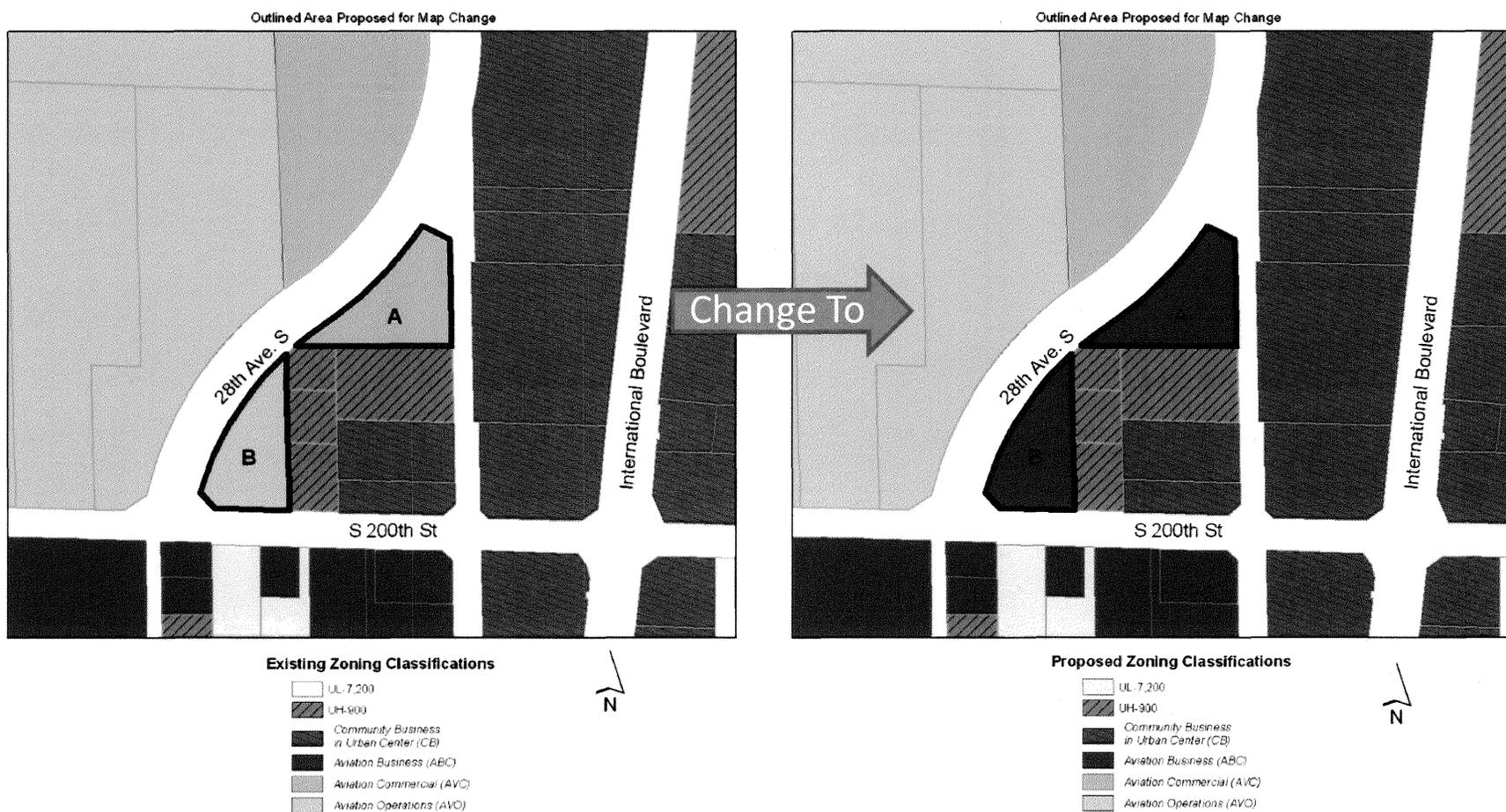




Exhibit B

Existing Zoning: AVC (A) and AVO (B) (Port)

Proposed Zoning: ABC (Aviation Business Center) (City)



*This amendment is contingent on the transfer of property from the Port of Seattle to Sound Transit. Should the property not be transferred, the Zoning Map would remain unchanged.

SeaTac City Council

REQUEST FOR COUNCIL ACTION

Department Prepared by: Community and Economic Development, Planning Division

Agenda Bill #: 3386

TITLE: An Ordinance Adopting a City-Initiated Rezone of Parcels Related to the S. 200th St. LINK Light Rail Station.

<i>December 7, 2011</i>	
<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Info. Only <input type="checkbox"/> Other	
Date Council Action Requested: <u>RCM 12/13/2011</u>	
Ord/Res Exhibits: <u>Exhibits A & B: Maps of properties to be rezoned</u>	
Review Dates: <u>PC: 5/17/11, 6/21/11, 7/19/11, 9/20/11, 10/4/11, 10/18/11 (Public Hearing), 11/1/11; LUP: 6/28/11, 7/26/11, 9/27/11; Council: 7/12/11, 7/26/11</u>	
Prepared By: <u>Michael Scarey, Senior Planner</u>	
Director: <u><i>Cindy Bole</i></u>	City Attorney: <u><i>Mark S. Johnson, Sr. Port City Atty</i></u>
Finance: <u><i>Jane P. ...</i></u>	BARS #: <u>N/A</u>
City Manager: <u><i>Todd ...</i></u>	Applicable Fund Name: <u>N/A</u>

MK
12/13

SUMMARY: The proposed Ordinance rezones six parcels of property at the site of the future South 200th Street LINK Light Rail Station (“200th St. Station”). The rezone is needed to facilitate the construction of the South 200th Street Station and related facilities.

DISCUSSION / ANALYSIS / ISSUES: Sound Transit is working with the City to permit and construct a LINK Light Rail station at S. 200th St. in the City. Sound Transit plans to have the station open and operational by the end of 2016. The site includes two parcels of land currently owned by the Port of Seattle which are Zoned Aviation Operations (AVO) and Aviation Commercial (AVC). The site also includes three privately owned parcels in single family residential use which are Zoned UH-900, and one parcel owned by Puget Sound Energy that is the site of an electrical substation and is also Zoned UH-900. All six of these parcels would be rezoned to Aviation Business Center (ABC) under the attached Ordinance. The current zoning of the Port-owned properties allows transit use, however the City’s Interlocal Agreement (ILA) with the Port requires the change in zoning classification when the two Port parcels are acquired by Sound Transit. The rezoning of the Port-owned properties is more administrative than substantive in nature.

The 200th St. Station will include a 700 stall (approximately) parking garage to serve transit users. The station and parking garage are expected to expand the demand for retail services in the area with 4,500 passengers estimated daily. The proposed rezone of the residential properties from UH-900 (a residential zone) to ABC (a commercial zone) will allow retail and service uses to locate on these portions of the site.

Sound Transit is currently in negotiations with both the Port of Seattle and the private parties regarding acquisition of the subject parcels.

The rezone of the four parcels depicted on Exhibit A would be effective 5 days after passage and publication of the Ordinance. The rezone of the parcels depicted in Exhibit B would be effective upon transfer of the parcels from the Port of Seattle to Sound Transit in order for the zoning to remain consistent with the City’s ILA with the Port.

RECOMMENDATION(S): The Planning Commission made its recommendation on the proposed amendments at the November 1, 2011 Planning Commission meeting. The Planning Commission and staff concur in their recommendation that the proposed rezone be adopted.

FISCAL IMPACT: Although not a direct impact of the rezone per se, Sound Transit's acquisition of the three residential properties will result in their being removed from the property tax rolls. According to the City's Finance Department, 2012 City property taxes for the three residential properties are estimated to total approximately \$1,700. The other three properties being in public ownership (Port and Puget Sound Energy), are tax exempt already. There will be some offsetting sales tax revenue from the retail uses that will be located in the new parking garage serving the light rail station's patrons; however it is not possible to make an estimate of that potential revenue at this time.

ALTERNATIVE(S): Amend the Ordinance prior to adoption.

ATTACHMENTS: None.