

Parks, Recreation and Open Space Plan



Tukwila, WA
June 2008

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Executive summary

Tukwila has continued to change since the accomplishment of the last comprehensive planning effort. The choices that confront Tukwila at the present time are significant and could alter the character and quality of park, recreation, and open space facilities and services if not adequately planned. This document outlines the choices that are available and the means for implementing preferred actions of most benefit to Tukwila residents.

1 Approach

This plan analyzed the supply, demand, and need for public and private park and recreation facilities and services within the Tukwila corporate limits and urban growth area. The inventories include a comprehensive assessment of public and private facilities and services within the city and urban growth area.

The Tukwila Parks Board and Tukwila Park & Recreation Department oversaw this planning process. The proposals contained within this document represent the consensus opinions developed during these events.

2 Inventory implications

- **Tukwila and other public and private agencies have amassed an impressive amount of acreage** - that includes every conceivable kind of parkland and recreational facility within or directly adjacent to Tukwila's UGA.
- **Almost every kind of park, recreation, and open space land** - is presently provided by Tukwila and other public and private agencies within the city service area.
- **A significant portion of the inventory are regional facilities** - that are used by populations who reside outside of Tukwila service areas boundaries even though the maintenance and operation of these sites has been financed by the city.

3 Opportunities

- **Strategically important sites** - are owned or controlled by utilities, private homeowner associations, and private commercial operators with every kind of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands and soils that may not be suitable for urban uses** - or even some kinds of developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.
- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** - but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Past park, recreation, and open space strategies may have relied too heavily on purchase approaches and not enough on lower cost, but possibly more cost-effective alternatives.

4 Future growth implications

The Washington State Office of Financial Management (OFM), King County, and the Tukwila Planning Department expect, the city's population will increase from 7,186 households in the year 2000 to 10,386 households in the year 2022 - or from 17,181 persons in the year 2000 to an estimated 24,719 persons in the year 2022 if households remain the same equivalent size and composition - or by to 17,990 persons by the year 2020 - or by 6,789 persons for an increase of 38%.

This forecasted population increase will create significant requirements for all types of park, recreation, and open space lands and facilities, especially within the developed city which presently provides the park, recreation, and open space facilities that service most of the urban growth area.

The population forecasts do not include expected increases in daytime employees and customers who also frequent city parks, recreational facilities, trails, and open spaces. Nor do the forecasts account for rising fuel costs and the impact increased transportation costs may have in limiting recreational activities to local rather than out-of-area facilities.

City of Tukwila ELOS value

	2008 supply	Value
Land acres	270.1	\$ 18,265,000
Facility units	88,615	29,668,653
Total		\$ 47,933,653
Per capita		\$ 2,673
Per household*		\$ 6,363

* Household of 2.38 persons/unit

City of Tukwila ELOS (existing level-of-service) requirement 2008-2022

	2008 supply	2022 reqmnt	2022 deficit	2022 cost
Land acres	270.1	372.4	102.3	\$ 6,915,518
Facility units	88,615	122,167	33,552	\$ 11,233,184
Total cost				\$ 18,148,702

Under the existing level-of-service (ELOS) for city-owned park land and facilities within existing city limits, the forecasted population increase will create a citywide need for an additional 102.3 acres of land and 33,552 facility units (square feet, courts, fields, etc.) by the year 2022.

The continuation of the city's existing level-of-service (ELOS) for the existing city limits could require an expenditure of \$18,148,702 by the year 2022 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$2,673 per every new person added to the city's population or about \$6,363 for every new housing unit. **This assumes the city would continue to maintain the same ratio of parklands and facilities for the future population that the city has in the past.**

Composite PLOS (proposed level-of-service) requirement 2008-2022

	2008 supply	2022 addns	2022 total	2022 cost
Land acres	270.1	94.5	364.6	\$ 2,904,242
Facility units	88,615	29,679	118,294	\$ 17,319,972
Total cost				\$ 20,224,214
Tukwila share				\$ 17,180,866
Tukwila share				85%

Under the composite agencies proposed level-of-service (PLOS) for all public and privately-owned park land and facilities within Tukwila, the forecasted population increase will create a city-wide proposal for an additional 94.5 acres of land and 29,679 facility units (square feet, courts, fields, etc.) by the year 2022. **This assumes these agencies would supplement the existing inventory as described within this chapter rather than simply extending the same ratios into the future.**

The realization of the composite agencies proposed level-of-service (PLOS) for the Tukwila urban growth area could require a total of \$20,224,214 by the year 2022 - not accounting for any maintenance, operation or repair costs. **Based on the project proposals described in the plan chapters, Tukwila's share of the cost would be \$17,180,866 or 85%.**

Urban encroachments

However, if these proposals are not realized soon the present trend of urban developments may:

- **encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly those proposed for the East Hill, North, and South Tukwila Park sites, and
- **develop** - or otherwise preclude the purchase and development of close-in, suitable lands for playgrounds, picnic shelters, waterfront access, and Tukwila City Pool relocation.

Forcing city and urban growth area residents to:

- **use crowded** - picnic areas, and hike and bike on crowded trails,
- **commute to play** - at overcrowded existing facilities and/or organized athletic programs may have to be reduced for local youth, and
- **commute to use** - available facilities in other jurisdictions and/or programs may have to be curtailed to prevent severe overcrowding conditions in the facilities that do provide such services.

Such actions would be to the detriment of the local residents who have paid the costs of developing and operating these facilities.

5 Financial implications

These levels of facility investment cannot be financed with the resources available to Tukwila and the Tukwila School District if each jurisdiction pursues an independent delivery approach or uses traditional methods of funding. None of these agencies will be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using traditional financing methods in light of the needs projected.

These needs require a city-wide financing approach by Tukwila, King County, and Tukwila, Renton, and Highline School Districts. An area-wide approach may use a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved bonds to maintain and improve facilities in the face of continued Tukwila urban growth area population increases.

6 Role recommendations by function

This plan recommends Tukwila undertake a modified strategic approach to city services where Tukwila assumes responsibility for those functions, and helps coordinate or support those functions and activities that have other viable sponsors. For example:

Coordinating activities

Tukwila will provide central information and coordination services for open space, trail, and park facilities and recreation program activities on a citywide basis since Tukwila alone has the authority and resources to operate as a central facilitator. This role will include the maintenance and updating of future population growth estimates, inventories of existing and proposed facility developments, identification of probable citywide and local neighborhood facility and program needs, and proposals of city and area-wide facility and program solutions.

Planning and development assistance

Tukwila will provide detailed planning and development assistance when:

- there are no other designated agencies or organization who can,
- the activity involves site controversies or environmental consequences that may not be equitably resolved otherwise within the Tukwila urban growth area, or
- proposed developments will be within city urban growth areas and thus potentially annexed into corporate limits but currently subject to King County authority.

Development, operation and maintenance

Tukwila will not develop, operate or maintain open space, trail, or park facilities or recreation program activities unless:

- the facility will have broad benefits for a large proportion of the citywide population and will be financed using resident approved methods, or
- facility development and operating costs will be recaptured from direct charges of the populations who use the facility, or
- facility development and operating costs will be compensated in some manner through inter-local agreements with the using agency, area or benefiting user group, particularly where the demands will originate from a community service requirement, or
- the site or facility has intrinsic value apart from traditional operation and maintenance needs, like a passive natural area or wetland preservation.

7 Recreational programming clearinghouse

The following proposals concerning elements of the recreational programs approach are based on the results of demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident households. The proposals outline the vision developed for recreational programs within Tukwila for the next 6 years. The program proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual program particulars.

Tukwila will operate an internet web-based clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents, regardless of age, skill level, income – or program provider.

Recreational program offerings that will be offered through the clearinghouse will include activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

To the extent possible, practical, and consistent with the city's mission, programs will be conducted by city staff or contractors. However, depending on demand, cost, and feasibility, the clearinghouse will also coordinate with programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.

To the extent possible and practical, program offerings will include activities that will be conducted in city parks, community centers, and trail facilities. However, depending on demand, the clearinghouse will also include program offerings that may be conducted in schools and other public facilities inside or out of the city, as well as at non-profit and for-profit sites and facilities.

Vision

The internet web-based clearinghouse may be realized through the coordination of:

- **Tukwila programs** - where there is sufficient demand to meet the city's park and recreation mission and pricing and delivery objectives;
- **through other jurisdictions** - including Seattle, SeaTac, Kent, Renton, and Tukwila School District;
- **through non-profit organizations** - such as the YMCA, Boys & Girls Club, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, Elks, VFW, and Granges, 4-H Clubs, and Volunteers for Outdoor Recreation, among others; and
- **through private for-profit entities and vendors** - such as Starfire Sports, the Family Fun Center, among others.

8 Development plans

The proposals outlined in this document concerning elements of the open space, trail, and park plan are based on the results of environmental inventories, field analysis, demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident registered voter households. The proposals outline the vision developed for open space, trails, and parks within Tukwila for the next 14 years. The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

The proposals are described referring to a site or property that may provide a major type of open space, trail, or park activity. Any particular site or property may include one or all of the described element plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element - see also the park planning exhibits in Chapter 5 for a composite description for any particular site.

See also the appendix chapters B and C on existing land and facilities or opportunities for a description of each site's current conditions, ownership, and other particulars.

9 Mail-out/phone-back survey

A random sample was conducted of resident voter households in Tukwila in January 2008 to participate in a controlled survey concerning park, recreation,

and open space needs and priorities. The survey results are accurate to within +/-10% of the opinions of the general population.

The results of the mail-out/phone-back survey indicate resident city voters will support the projects and programs indicated in the survey and chapters 3-6 of this document.

10 Recommendations

A feasible city financial strategy for accomplishing the next 6 and 14-year implementation of the plan may be achieved if:

- ***General Fund and other revenue contributions*** – from facility use and rental fees, public utility and gambling taxes, REET, hotel/motel tax, state and federal grants, SEPA mitigation values, and volunteers and donations remain in the same proportions as recent years except for the property tax contribution which would decline an average -3.0% per year as a result of proposition 747 or the 1% tax limitation,
- ***Growth impact fee*** – would be used to capture 25% of the \$2,673 cost per person of maintaining Tukwila’s existing level-of-service (ELOS) standards through additional population increases equal to \$668 per person or \$1,590 per dwelling unit where the typical unit averages 2.38 residents, and
- ***Property tax levy lid lift*** – would be sought to finance remaining costs necessary to realize combined administration, special events, recreation programs, aquatics, park maintenance, and renovations, necessary to realize the city’s portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$26.46 for a city median \$150,100 house value for 6 years.

If the monies from General Fund program revenues are increased, then the amounts that must be generated from growth impact fee assessments and the property tax levy may be lower. Conversely, if the monies provided from General Fund program revenues are lower and/or if the growth impact fee or the property tax levy amount is lower;

- then some or most of the proposed level-of-service (PLOS) enhancements will have to be reduced - or extended beyond the next 6 and 14-year programming time period.

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Chapter 1: Introduction

Tukwila has grown since the last comprehensive park and recreation planning effort was accomplished in 2001 and faces continued growth pressure. The choices that confront Tukwila at the present time are significant and could alter the character and quality of open space, trail, and park facilities, and recreation programs and services if not adequately planned. This document outlines the choices that are available and the means for implementing preferred actions found to be of most benefit to Tukwila residents.

1.1 Objectives

The specific objectives of this planning effort were to:

- **Define the setting** – within Tukwila including climate, environment, wildlife habitat, history, culture, population changes, and current development conditions.
- **Inventory assets** – existing public and private park facilities and recreational services that have been developed to-date within the city by the city, county, school district, and private non-profit and for-profit organizations.
- **Forecast demand** – for future open space, trails, and park facilities and recreation services that may be provided by the city or other agencies.
- **Identify appropriate roles and responsibilities** – that should be undertaken by Tukwila to meet critical open space, trail, and park facilities and recreation program needs.
- **Develop the elements of a citywide plan** – for open space, trails, and park facilities and recreation programs including wildlife habitat and conservation areas, open spaces and natural resource areas, trails, athletic fields and facilities, indoor community and recreation centers, and other special purpose facilities.
- **Determine the costs** – involved in maintaining and/or improving open space, trails, and park facilities and recreation program levels-of-service (LOS), particularly the possible use of innovative financing tools or methods.
- **Define an implementation program** – outlining the actions necessary to realize the plan including supporting actions necessary to resolve agreements with the county, school district, and other private and non-profit agencies.
- **Determine public opinion** – through a series of public participation events and resolve final project, plan, and financing particulars based on the results of public input.

1.2 Approach

This study analyzed the supply, demand, and need for public and private open space, trail, and park facilities and recreation services within Tukwila's urban growth area.

The proposed implementation strategies are the result of this comprehensive or holistic analysis. Generally, the proposed strategies recommend the city focus its resources where open space, trail, and park facilities and recreation needs are most critical, and the city resources will be most effective.

1.3 Public involvement

The Tukwila Parks & Recreation Department and the Parks Commission oversaw this planning process. During the course of the planning program, the Department conducted a series of:

- **Public workshops and forums** – with city residents to determine their condition assessments and plan and project proposals prior to the development of final alternative proposals.
- **Hand-out/hand-back survey** – of a sample of Tukwila middle school students, pool, community center, and golf users to determine their current park and program utilization, program and park priorities.
- **Mail-out/phone-back survey of registered voter households** - towards the end of the process to determine final project and program priorities from among the alternative proposals, and resolve financing preferences with which to implement this plan.

The proposals contained within this document represent the opinions developed from these public participation events.

1.4 Documentation

This report is organized into 6 chapters outlining goals and objectives, plan and program elements, existing park and open space exhibits, and implementation measures.

Separate technical appendices detailing the city setting, facility inventories, park opportunities, land and facility demands, finances, and public opinion are available from the Tukwila Parks & Recreation Department.

Chapter 2: Goals and objectives

This plan recommends Tukwila undertake a modified strategic approach to city services where Tukwila assumes responsibility for those functions, and helps coordinate or support those functions and activities that have other viable sponsors. For example:

2.1 Strategic role

2.1.1 Coordinating activities

Tukwila will provide central information and coordination services for open space, trail, and park facilities and recreation program activities on a citywide basis since Tukwila alone has the authority and resources to operate as a central facilitator.

This role will include the maintenance and updating of future population growth estimates, inventories of existing and proposed facility developments, identification of probable citywide and local neighborhood facility and program needs, and proposals of city and area-wide facility and program solutions.

2.1.2 Planning and development assistance

Tukwila will provide detailed planning and development assistance when:

- there are no other designated agencies or organization who can,
- the activity involves siting controversies or environmental consequences that may not be equitably resolved otherwise within the Tukwila urban growth area, or
- proposed developments will be within the city urban growth area and thus potentially annexed into corporate limits but currently subject to King County authority.

2.1.3 Development, operation and maintenance

Tukwila will not develop, operate or maintain open space, trail, or park facilities or recreation program activities unless:

- the facility will have broad benefits for a large proportion of the citywide population and will be financed using resident approved methods, or
- facility development and operating costs will be recaptured from direct charges of the populations who use the facility, or
- facility development and operating costs will be compensated in some manner through inter-local agreements with the using agency, area or benefiting user group, particularly where the demands will originate from a community service requirement, or
- the site or facility has intrinsic value apart from traditional operation and maintenance needs, like a passive natural area or wetland preservation.

The following goals and objectives are based on a strategic approach to community or citywide services, an analysis of existing open space, trail, park, and recreation conditions, and the results of workshop planning sessions and surveys.

2.2 Recreational programs

Coordinate, assist, and on occasion program and operate recreational and interpretive programs and outreach activities of special interest and benefit for city residents at city park sites and community centers.

Coordinate, promote, and link an integrated recreational program system with other public, non-profit, and for-profit agencies, organizations, and vendors including King County, the YMCA, Boys & Girls Club, Starfire Sports, and Community Schools Collaboration (CSC). Such programs may include athletic leagues and sports, teen and senior age groups, and special populations where these activities are of major interest and benefit to city residents of all ages.

2.2.1 Recreational programs

a: Organize and sponsor the operation of environmental, historical, cultural, and recreational programs providing instruction, volunteerism, and participation in habitat restoration, water-based recreation, trail development and security, interpretation programs, summer and day-camps, maintenance, and other site-specific activities at Tukwila parks sites and properties.

b: Create a central access point and clearinghouse for arts and crafts, classroom instruction in music and dance, physical conditioning and health care, meeting facilities, daycare, latch key, and other program activities for all cultural, age, physical and mental capability, and income groups in Tukwila by all agencies and vendors including the city.

c: Designate and land bank appropriate sites, and facilitate development agreements and clearinghouse access to user and league organizations to operate basketball, volleyball, tennis, soccer, baseball, softball, and other instruction and participatory programs for all age, skill level, and income groups in Tukwila.

d: Support historical and cultural societies to develop and display artifacts, reports, and exhibits; and conduct lectures, classes, and other programs that document and develop awareness of Tukwila's heritage at city park sites and properties.

2.3 Cultural arts programs and resources

Organize, coordinate, and selectively develop high quality, diversified cultural arts facilities and programs that increase awareness, attendance, and participation opportunities at Tukwila parks and properties.

2.3.1 Programs

a: Support successful collaborations between the Tukwila Arts Commission, public agencies, the business community, service groups, schools, arts patrons, and artists that optimally utilize artistic resources and talents at Tukwila parks and properties.

2.3.2 Artworks

a: Where appropriate, incorporate public artworks including paintings, sculptures, exhibits, and other media for indoor and outdoor display through the Tukwila Arts Commission to expand resident access and appropriately furnish public places in Tukwila parks and properties.

2.4 Resource conservancies

a: Assume a major responsibility for the planning, coordination, and preservation of unique environmental areas, floodplains, wetlands, wildlife habitat, open spaces, forestlands, and scenic areas.

Tukwila roles and responsibilities

	No action - present policies					
	Proposed Tukwila role:					
	Plan/coordinate development programs/plans	Own/develop facilities	Maintain facilities	Operate programs		
					Other participants:	
Recreational programs						
before and after school programs	X	X	X	X	X	w/YMCA, Boys & Girls Club
youth outreach recreation programming	X	X	X	X	X	w/YMCA, Boys & Girls Club
teenage group programs	X	X	X	X	X	w/YMCA, Boys & Girls Club
adult education and instruction		O				w/Tukwila School District
senior age group programs	X	X	X	X	X	w/King County
special population resources		X	X	X	X	
swimming instruction and competition	X	X	X	X	X	w/YMCA, King County, Burien, Renton
athletic leagues and sports programs	X	X	X	X	X	w/Athletic Leagues, Starfire Sports
cultural/performing arts						
environmental interpretive programs	X	X	X	X	X	w/King County, Duwamish Tribe, Renton, Kent
special events - festivals, trail activities, etc	X	X	X	X	X	
Environments						
critical areas - floodplains, landslide, etc	X	X	X	X	X	w/King County
wildlife habitat - ESA/water resources	X	X	X	X	X	w/King County, DFW, Renton, Kent
natural areas	X	X	X	X	X	w/King County, DFW, Renton
agricultural land preservation						
forestland preservation		X	X	X	X	w/WSDOT
passive open space preservation	O	O	O	O	O	w/Renton, WSDOT
historical/cultural sites/facilities	X	X	X	X	X	w/Tukwila Historical Society, WA Historical Commission
Trails						
water trail access sites	X	X	X	X	X	w/King County, Seattle, Kent
off-road hiking trails	X	X	X	X	X	w/King County, Seattle, Renton, SeaTac, Kent
off-road bicycle trails	X	X	X	X	X	w/King County, Seattle, Renton, SeaTac, Kent
off-road equestrian trails						
on-road bicycle commuter/touring routes	X	X	X	X	X	w/King County, Seattle, Renton, SeaTac, Kent
off-leash dog trails	O	O				w/South King County cities, King County, SODA
Resource parks						
fishing from a bank or dock	X	X	X	X	X	w/King County, Kent
boat ramps and access		X	X	X	X	w/King County, Kent
swimming beach - no lifeguard						
picnic areas	X	X	X	X	X	w/King County
camping areas						
Athletic parks						
playgrounds	X	X	X	X	X	w/Tukwila School District
skateboard courts	X	X	X	X	X	w/Tukwila School District
BMX course						
basketball courts	X	X	X	X	X	w/Tukwila School District
volleyball courts		X	X	X	X	
tennis courts	X	X	X	X	X	w/Tukwila School District
football fields						Tukwila School District
soccer fields	X	O	O	O	O	w/Tukwila School District, Starfire Sports, SeaTac
baseball/softball fields	X	O	O	O	O	w/Tukwila School District, SeaTac
jogging tracks						Tukwila School District
golf courses	X	X	X	X	X	
Community centers						
aquatics facilities	X	X	X	X	X	w/King County, Burien, Des Moines, Renton
health and physical conditioning	X	X	X	X	X	w/YMCA, Private operators
indoor gymnasium (basketball/volleyball)	X	X	X	X	X	w/Tukwila School District
indoor tennis/racquetball/handball courts	X	X	X	X	X	w/YMCA, Private operators
arts/crafts/pottery rooms		X	X	X	X	w/Tukwila Arts Commission
classroom/small meeting/training rooms	X	X	X	X	X	w/Tukwila School District
auditorium/large meeting room	X	X	X	X	X	w/Tukwila School District
daycare/preschool	X	X	X	X	X	w/YMCA, Boys & Girls Club
youth/teen center		X	X	X	X	
senior center						
cultural/performing arts						
Special facilities						
special event areas - outdoor	X	X	X	X	X	w/Tukwila Farmers' Market
interpretive exhibits/centers	X	X	X	X	X	w/Duwamish Tribe, King County, Renton, Kent
museums		O	O	O	O	w/Tukwila Historical Society

X major role/responsibility
O minor role/responsibility

b: Work with all other public and private agencies, particularly King County, SeaTac, Renton, Kent, and Washington State Departments of Fish & Wildlife, Natural Resources, and Transportation, among others, to create an effective approach to the following conservation issues.

2.4.1 Wildlife habitat

a: Identify and conserve critical wildlife habitat including nesting sites, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and the developing urban area – such as along the I-5 and I-405 corridor alignments.

b: Preserve sensitive habitat sites that support threatened species and urban wildlife habitat - including the freshwater shorelines of the Duwamish, Green, and Black Rivers, and Tukwila Pond.

2.4.2 Natural areas

a: Preserve and protect significant environmental features including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics that support wildlife and reflect Tukwila's resource heritage – especially Duwamish and Duwamish Riverbend Parks, Crystal Springs, Tukwila Parks, and Codiga Farm.

b: Provide public access to environmentally sensitive areas and sites that are especially unique to Tukwila – including Tukwila and P-17 Ponds, Macadam Wetland, and Codiga Farm.

2.4.3 Forestlands

a: Identify and conserve forest cover and the scenic attributes woodlands provide within urban land uses – especially including the wooded hillsides along the I-5 and I-405 corridors.

b: Identify and preserve prime examples of heritage forestlands in Tukwila – such as the mature woodland stands in Tukwila Park, and the historic 100-year old Maple tree in Foster Golf Links.

2.4.4 Open spaces

a: Define and conserve a system of open space corridors or separators to provide definition between natural areas and urban land uses within Tukwila – especially including the Southgate and Interurban Hill Greenbelts.

b: Increase natural area and open space linkages within the developing urban area - particularly along the Duwamish/Green River Trail corridor.

2.4.5 Urban growth preserves and set-asides

a: Cooperate with other public and private agencies, and with private landowners to set-aside land and resources necessary to provide high quality, convenient open space, trail, and park facilities before the most suitable sites are lost to development – particularly private lands in the south annexation area.

b: Preserve unique environmental features or areas in future land developments and increase public use and access. Cooperate with other public and private agencies, and with private landowners to set aside unique features or areas as publicly accessible resources – including lands within the Green River bends and corridor in the south annexation area.

2.5 Historical resources

Assume a major responsibility for the planning, coordination, and preservation of unique archaeological, historical, cultural, scenic, and man-made places, sites, landmarks, and vistas.

Work with all other public and private agencies, particularly the Tukwila Historical Society, King County, and Washington State Historical Societies, among others, to create an effective approach to the following resource conservation issues and proposals.

2.5.1 Historical features and interests

a: Identify, preserve, and enhance Tukwila's heritage, traditions, and cultural features including historical sites, buildings, artworks, views, and monuments within park sites and historical district – such as the Duwamish/Green River Footbridge, Frank W Zepp Bridge, and Tukwila Library building.

b: Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the open space, trail, and park system to preserve these interests and provide a balanced social experience – especially including important Native American, railroad, logging, and homestead sites and places of interest on the Duwamish/Green River and Interurban Trails.

c: Work with Washington State, King County, the Tukwila Historical Society, and other archaeological and cultural groups to incorporate historical and cultural activities into park developments and recreational programs.

2.5.2 Manmade environments and features

a: Incorporate interesting manmade environments, structures, activities, and areas into the open space, trail, and park system to preserve these features and provide a balanced recreational experience – especially including the Interurban Trail.

b: Work with property and facility owners to increase public access and utilization of these special sites and features – particularly within Foster Park, Fort Dent Park, Crystal Springs, Duwamish and Duwamish Riverbend Parks.

2.6 Trail and corridor access systems

Assume a major responsibility for the planning, development, and operation of a variety of on and off-road trails including the recently completed Walk & Roll Plan. Trail facilities may include freshwater trails, off-road hike and bike trails, and on-road bicycle touring routes and scenic drives that are directly related to environmental resources that are of most interest to city residents.

Work with all other public and private agencies, particularly King County and the Washington State Department of Transportation to develop and maintain the following integrated system of trails.

2.6.1 Water trails

a: Incorporate and improve a freshwater system of boat ramps, landings, and other improvements route for appropriate non-motorized craft on the Duwamish/Green Rivers.

b: Incorporate and extend a freshwater trail network for hand-carry or car-top craft including canoes, kayaks, and lorries on the Green/Duwamish Rivers extending the length of the navigable waterway from Auburn to Elliott Bay.

2.6.2 Streetscapes, parkways, gateways, and artworks

a: Create a citywide system of streetscapes, parkways, and gateways that access and highlight the scenic attributes of Tukwila – especially including Tukwila International Boulevard, Interurban Avenue, Southcenter Parkway, Andover West and East, West Valley Highway, Tukwila Parkway, Strander Boulevard, and Minkler Boulevard – with major entries into the city from Interstate 5 and 405.

b: Develop a series of viewpoints and interpretive exhibits that integrate the scenic routes with specific historical, cultural, environmental, and scenic points of interest – such as Duwamish Riverbend Park, Tukwila Community Center, Fort Dent Park, and Tukwila Pond, among others.

c: Integrate artworks into city streetscapes, trails, parks, public facilities, and historical sites – such as the numerous sculptures, brickworks, ornamental fences, and similar artworks at Tukwila Community Center, Fort Dent Park, and Macadam Wetlands.

2.6.3 On and off-road trail systems

a: Create a comprehensive system of on and off-road hike and bike trails that access scenic, environmental, historical, and open space attributes of Tukwila – expanding the Duwamish/Green River and Interurban Trails north into Seattle, east into Renton, and west into SeaTac.

b: Develop a series of trailheads, trailside rest stops, viewpoints, interpretive exhibits, and trail signage systems that integrate on and off-road hike and bike trails with specific historical, cultural, environmental, and scenic points of interest – such as former boat landings, fish traps, sawmills, farmsteads, railroads, roads, and bridges, among others.

c: Integrate continuous on and off-road trail corridors and local spur or loop routes with parks, schools, other public facilities, historical sites, and the urban core.

d: Furnish on and off-road trails with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, restrooms, parking and loading areas, water, and other services.

e: Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to citywide trail systems and reduce duplication of supporting improvements.

f: Where appropriate, install telephones, emergency call boxes, or other means by which trail users can summon fire, emergency aid, police, and other safety and security personnel should the need arise.

g: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

h: Develop and support an Adopt-A-Trail program for citizens and organizations to provide park maintenance and litter pick-up activities.

2.6.4 On and off-leash dog parks and trails

a: Designate a system of on and off-leash dog trails that provide controlled and convenient exercise opportunities for dog owners – including, if appropriate, portions of the Duwamish/Green River and Interurban Trails.

b: Designate an off-leash dog park that provides controlled and convenient exercise and social area opportunities for dog owners at King County's off-leash dog park at Grandview Park south of the city.

2.7 Resource parks

Assume a major responsibility for the planning, development, and operation of a variety of resource-oriented facilities. These facilities may include fishing sites, boat access ramps, swimming beaches, picnicking areas, and possibly even campgrounds that are directly related to environmental resources that are of most interest to city residents.

Work with all other public and private agencies, particularly King County, Washington State Departments of Fish & Wildlife and Natural Resources, and US Army Corps of Engineers to develop and operate the following appropriate resource park facilities.

2.7.1 Waterfront access and facilities

a: Acquire and develop additional freshwater shoreline access for waterfront fishing, beachcombing, wading, swimming, and other related recreational activities and pursuits – especially including sites on the Duwamish River at the Duwamish Riverbend Hill and Cecil Moses (Wind Wier) Parks.

2.7.2 Picnicking and day-use activities

a: Acquire and develop additional citywide picnic sites, shelters, and day-use group picnic grounds and camps at major resource parks and along major off-road trail corridors throughout Tukwila – especially including sites on the north and south sections of the Duwamish and Green Rivers.

2.8 Playgrounds, courts, and fields

Assume a major responsibility for the development of an integrated system of local neighborhood playgrounds, courts, and fields that are of most interest to city residents. Assume responsibility for the planning of a system of local and regional athletic park facilities including competitive soccer, softball, and baseball fields that are of interest to city residents and league participants.

Help coordinate and assist other public and private agencies including King County, Kent, Renton and SeaTac, Tukwila School District, and the Starfire Sports organization. Site and sponsor the development of major competitive outdoor and indoor athletic facilities for all age and skill groups that are within reasonable geographic service areas of local neighborhoods and the city.

2.8.1 Playgrounds and tot lots

a: Develop and designate a network of local play sites and facilities that meet playing standards and requirements for all age groups and skill levels that are within reasonable walking distance of neighborhood residents – including city and joint use school grounds accessible from on and off-road trail systems.

2.8.2 Recreational courts

a: Develop and designate a network of local and community park sites that provide a variety of recreational courts (such as tennis, basketball, and volleyball courts) that meet the highest quality pick-up and competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including prominent sites in resource and multiuse parks.

2.8.3 Skateboard courts and challenge courses

a: Develop park sites that provide specialized activities (such as skateboard, bmx, rollerblade, climbing walls, and challenge courses) that meet the highest quality competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including sites at elementary and middle schools, and the Tukwila Community Center.

2.8.4 Athletic fields

a: Designate a network of sites that can be developed (such as soccer, softball, and baseball fields) to meet the highest quality competitive practice and playing standards and requirements for all age groups, skill levels, and recreational interests – including regional competition field sites at Showalter Middle and Foster High Schools, and the Starfire Sports complex in Fort Dent Park.

2.9 Community centers

Help coordinate the planning, development, and operation of specialized indoor facilities including aquatic facilities, gymnasiums, arts and crafts, classrooms, meeting rooms for special populations, youths and teens, seniors, and the general population that are of major interest to city residents of all ages

Help coordinate and assist other public and private agencies including King County, SeaTac, Renton, Tukwila School District, YMCA, and the Boys & Girls Club, among others, to realize the following effective facilities and services within reasonable geographic service areas of neighborhoods.

2.9.1 Aquatics centers

a: Develop and designate multiple use indoor aquatics centers that provide instruction, aerobics, recreation, and competition facilities for all age groups, skill levels, and aquatics interests on a year-round basis – working with the Tukwila School District, the YMCA, King County, Burien, Des Moines, Renton, Renton, and other private groups.

2.9.2 Recreation centers

a: Develop and designate multiple use indoor recreational centers that provide gymnasiums, physical conditioning, recreational courts, and other athletic spaces for all age groups, skill levels, and community interests on a year-round basis – working with King County, Tukwila School District, the YMCA, Boys & Girls Club, SeaTac, Renton, and other private groups including Starfire Sports and the Family Fun Center.

2.9.3 Community centers

a: Designate a network of multipurpose community centers and facilities that can provide arts and crafts, music, video, classroom instruction, meeting facilities, eating and health care, daycare, latch key, and other spaces for all age groups including preschool, youth, teens, and seniors on a year-round basis such as the Teen Center near Foster High School.

b: Support the continued development and diversification by the Tukwila School District, YMCA, Boys & Girls Club, and other organizations of special meeting, assembly, and other community facilities that provide general support to school age populations and the community-at-large at elementary, middle, and high schools within the Tukwila urban growth area.

2.9.4 Arts centers

a: Develop special indoor and outdoor cultural and performing arts facilities that enhance and expand music, dance, drama, cultural and historical interpretations, and other audience and participatory opportunities for the city-at-large – including a special summer farmers’ market and festival events staging site within the urban center.

2.10 Special purpose facilities

Assume some responsibility, including enterprise operations, public facilities districts (PFD) and/or joint efforts where appropriate, for the development and operation of facilities that have special or unique interests, impacts or relevance to residents of Tukwila that may not be provided by another public or private agency.

Help coordinate and assist other public and private agencies including the Washington State and Tukwila Historical Societies, among others, on enterprise operations for interpretive centers, museums, and other specialized facilities.

2.10.1 Special enterprises

a: Where appropriate and economically feasible (self-supporting), designate and support the operation of specialized and special interest recreational facilities like historical museums and exhibits, retreats and conference centers, art and performing theaters for these interests in the general population.

b: Where appropriate, initiate joint planning and operating programs with other public and private agencies to determine and provide for special activities like conference and retreat centers, riverfront landings, and day-camping on a community and regional basis.

2.11 Design and access standards

Design and develop Tukwila facilities that are accessible, safe, and easy to maintain, with life cycle features that account for long-term costs and benefits.

2.11.1 Accessibility

a: Design outdoor picnic areas, trails, playgrounds, courts, fields, parking lots, restrooms, and other active and supporting facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

b: Design indoor facility spaces, activity rooms, restrooms, hallways, parking lots, and other active and supporting spaces and improvements to be accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, income, and activity interests.

2.11.2 Maintenance

a: Design, retrofit, and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs.

b: Where appropriate, incorporate low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

c: Where practical and appropriate, implement an Adopt-a-Trail program where volunteer users and citizens can perform maintenance, collect litter, and other support activities.

2.11.3 Security and safety

a: Implement the provisions and requirements of the American Disabilities Act (ADA) and other design and development standards that improve park facility safety and security features for park users, department personnel, and the public-at-large.

b: Develop and implement safety standards, procedures, and programs that provide proper training and awareness for department personnel.

c: Define and enforce rules and regulations concerning park activities and operations that protect user groups, department personnel, and the general public-at-large.

d: Where appropriate, use adopt-a-park programs, park watches, park police patrols, and other innovative programs that increase safety and security awareness and visibility.

2.12 Financial resources and coordination

Create effective and efficient methods of acquiring, developing, operating and maintaining Tukwila facilities and programs that accurately distribute costs and benefits to public and private interests.

2.12.1 Finance

a: Investigate innovative available methods, such as growth impact fees, land set-aside or fee-in-lieu-of-donation ordinances, and inter-local agreements, for the financing of facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match user benefits and interests, and increase facility services.

b: Consider joint ventures with other public and private agencies including the county, adjacent cities, school district, regional, state, federal, and other public and private agencies including for-profit concessionaires, where feasible and desirable.

2.12.2 Public and private resource coordination

a: Create a comprehensive, balanced open space, trail, park, and recreation system that integrates Tukwila facilities and services with resources available from the county, adjacent cities, school district, and other regional, state, federal, and private park and recreational lands and facilities in a manner that will best serve and provide for Tukwila resident interests.

b: Cooperate with the county, adjacent cities, school district, regional, state, and federal, and other public and private agencies to avoid duplication, improve facility quality and availability, reduce costs, and represent resident area interests through joint planning and development efforts.

2.12.3 Cost/benefit assessment

a: Define existing and proposed land and facility levels-of-service (ELOS/PLOS) that differentiate requirements due to population growth impacts versus improved facility standards, regional versus local nexus of benefit, city versus the combination of county, school, and other provider agency efforts in order to effectively plan and program open space, trails, parks, and recreation needs within Tukwila.

b: Create effective and efficient methods of acquiring, developing, operating, and maintaining open space, trail, park, and recreational facilities in manners

that accurately distribute costs and benefits to public and private user interests - including the application of growth impact fees where new developments impact potential level-of-service (ELOS) standards inside the urban growth area.

c: Develop and operate recreational programs that serve the broadest needs of the population recovering program and operating costs with a combination of registration fees, user fees, grants, sponsorships, donations, scholarships, volunteer efforts, and the use of general funding.

d: Where appropriate, provide recreational programs, like boating facilities, and retreat and conference facilities for those interested groups who are willing to finance the cost through user fees, registration fees, volunteer efforts, or other means and methods.

2.13 Human resources

Develop, staff, train, and support a professional open space, trail, park, and recreation staff that effectively serves Tukwila in the realization of the above listed goals and objectives.

2.13.1 Personnel

a: Employ a diverse, well-trained work force that is motivated to achieve department and citywide goals.

b: Encourage teamwork through communications, creativity, positive image, risk taking, sharing of resources, and cooperation toward common goals.

c: Where appropriate, provide staff with education, training, technology, equipment and supplies to increase personal productivity, efficiency, and pride.

Chapter 3: Program elements

The following proposals concerning elements of the recreational programs approach are based on the results of demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident households. The proposals outline the vision developed for recreational programs within Tukwila for the next 6 years.

The program proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual program particulars.

3.1 Recreational clearinghouse

Tukwila will operate an internet web-based clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents, regardless of age, skill level, income – or program provider.

Recreational program offerings that will be offered through the clearinghouse will include activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

To the extent possible, practical, and consistent with the city's mission, programs will be conducted by city staff or contractors. However, depending on demand, cost, and feasibility, the clearinghouse will also coordinate with programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.

To the extent possible and practical, program offerings will include activities that will be conducted in city parks, the community center, city pool, and trail facilities. However, depending on demand, the clearinghouse will also include program offerings that may be conducted in schools and other public facilities inside or out of the city, as well as at non-profit and for-profit sites and facilities.

Vision

The internet web-based recreational clearinghouse may be realized through the coordination of:

- **Tukwila programs** – where there is sufficient demand to meet the city's park and recreation mission and pricing and delivery objectives;
- **through other jurisdictions** – including King County, SeaTac, Renton, Seattle, Kent, Tukwila School District, Port of Seattle, and Washington State Departments of Fish & Wildlife and Natural Resources;
- **through non-profit organizations** – such as the YMCA, Boys & Girls Club, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, Elks, VFW, and Granges, 4-H Clubs, Volunteers for Outdoor Recreation, and Starfire Sports, among others; and
- **through private for-profit entities and vendors** – such as Family Fun Center, and Southcenter Golf Driving Range, among others.

3.2 Tukwila program pricing and delivery criteria

The city will continuously assess the mission criteria illustrated in the program formula for all program offerings the city is considering of providing with staff, contract instructors, or vendors:

Recreational programming model – a clearinghouse ala expedia.com

Activity demands

What do you want to do today?

Recreation

Aerobics
Athletics
Adventure outings

Social activities

Meetings
Speakers
Social gatherings

Arts

Arts and crafts
Music
Drama

Childcare services

Daycare
Before/after school

Teen services

Meeting places
Special events
Social activities
Jobs

Senior services

Wellness
Meals/nutrition
Financial advice
Transportation

Tukwila
Parks &
Recreation
website
clearinghouse

Provider agencies

Who provides this activity?

Tukwila

Parks & Recreation Dept

Other jurisdictions

Other cities
Tukwila, Renton, Highland
School Districts
King County
Port of Seattle
WA P&RC/DNR/DFW
USFS/NPS

Non-profits

Starfire Sports
Boys & Girls Club
Boy/Girl Scouts
YMCA/YWCA
Campfire Girls
Lions/Rotary Clubs
4-H/Volunteers Outdoors

For-profits

Family Fun Center
Southcenter Driving Range

1: Is the program consistent with Tukwila's park and recreation mission and level of service proposals as shown in the matrix in chapter 2?

If the program is not consistent with Tukwila's park and recreation mission – Tukwila does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

2: If yes – should Tukwila directly provide the program?

If the program is consistent with the city mission but the city does not want to be the provider – Tukwila does not offer the program, but may facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse.

3: If yes and Tukwila is to be the program provider – what pricing policy or goal should Tukwila establish for the program on a public good or benefit versus private good or benefit scale – full cost recovery, merit pricing, or full subsidy?

- **Enterprise (full cost recovery) programs** - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance, and utilities) and indirect costs (including department overhead for staff benefits).

Generally, full cost recovery programs will include services that primarily provide private goods or benefits to a specialized user group, such as adult sports field rentals, adult classes, and all facility rentals including picnic shelters in city parks, meeting rooms at the community center, party rooms at the city pool, and the like.

In some instances, Tukwila may add a surcharge to recover a slight profit or return on investment with which to defray long term life cycle costs for maintenance and repair, and/or to reinvest in similar facilities elsewhere in the system.

- **Merit pricing (partial cost recovery) programs** – will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program from realizing full cost recovery.

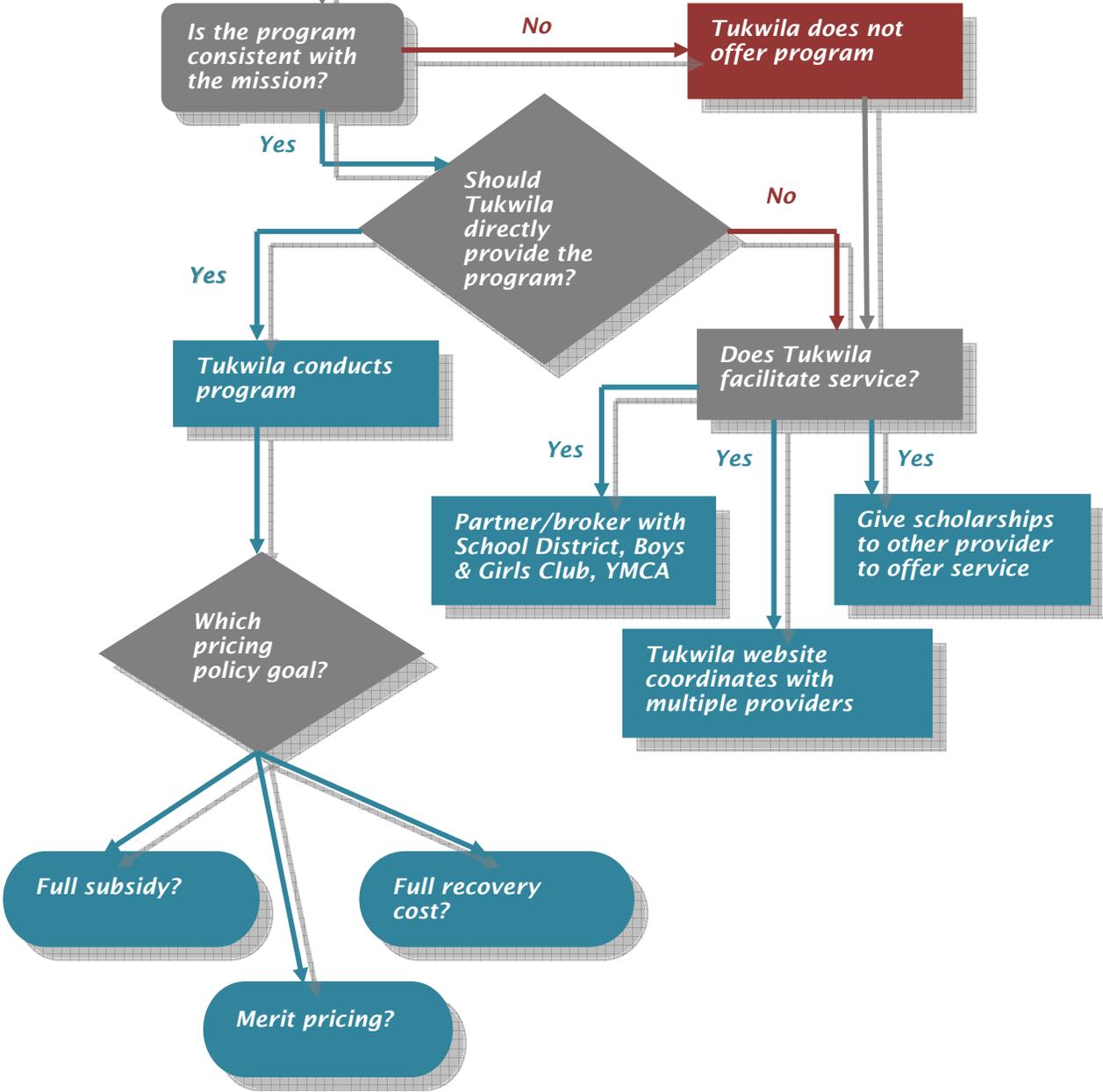
Merit pricing program determinations will consider the degree to which the program provides a public benefit to the public at large or to special users within the general population (such as teens or seniors); whether the program can or is able to be offered by other providers at a reasonable cost; and the practicality of collecting fees for service.

Generally, merit pricing programs may include teen day camps and field activities, youth sports field rentals, senior health and nutrition programs, and safety and instruction programs of all kinds.

- **Subsidy (no or very low cost recovery) programs** – will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.

Generally, subsidy programs benefit the population at large sufficiently to justify the use of public funding and/or include activities that are not practical

Tukwila's program pricing and delivery options



to effectively recover a fee or charge, such as special events or festivals, interpretive exhibits, and trail related activities.

3.3 Tukwila program proposals

Based on the proposed policies and strategies above, Tukwila could offer and/or facilitate the following programs over the next 6 year period (the examples are not necessarily comprehensive or indicative of what may be offered in any given time period).

Proposed recreational programs

Depending on the continued assessment of price and delivery options outlined above, Tukwila will likely offer the following recreational programs to be conducted by city staff, contract instructors, or vendors at city parks, community centers, and trail facilities:

<i>Interpretive activities</i>		<i>Site or facility location and cost recovery goal</i>	<i>Cost</i>
		<i>Existing - proposed sites</i>	
1	Environmental and wildlife exhibits, walks, programs, and events	P-17 Pond, Tukwila Pond Park, Crystal Springs Park, Macadam Wetland, Duwamish/Green River Trail - Cecil Moses (Wind Wier) Park, Duwamish Riverbend Park, Codiga Farm	Partial
2	Historical, archaeological, and heritage exhibits, walks, programs, and events	Tukwila Park, Joseph Foster Memorial Park, Duwamish/Green River Trail - Cecil Moses (Wind Wier) Park, Duwamish Riverbend Park, Codiga Farm, Interurban Trail, Black River Confluence, Coal Mines	Partial
<i>Outdoor recreational activities</i>			
3	Picnic shelters - rentals	Bicentennial Park, Duwamish Park, Crestview Park, Riverton Park, Joseph Foster Memorial Park, Crystal Springs Park, Tukwila Community Center, Fort Dent Park - Tukwila Pond Park, South Tukwila Park, Southcenter Mall	Full
4	Youth day use summer camps - programs	Tukwila Community Center, Fort Dent Park, Cascade View Park	Partial
5	Family or group picnic events - rentals	Duwamish Park, Crestview Park, Riverton Park, Joseph Foster Memorial Park, Crystal Springs Park, Fort Dent Park - Tukwila Pond Park, South Tukwila Park	Full
6	Canoes, boats, and other equipment	- Duwamish Riverbend Park, South Tukwila Park	Full
7	Swimming and boating - safety instruction	City Pool - South Tukwila Park	Full

Site or facility location and cost recovery goal

Trail activities		Existing - proposed sites	Cost
8	Kayaking - youth, adult, family groups	- Cecil Moses (Wind Wier) Park, Duwamish Riverbend Park, South Tukwila Park	Full
9	Hiking - youth, adult, family groups	Duwamish/Green River Trail, Interurban Trail - Chief Sealth Trail Extension, North SeaTac/Des Moines Trail Link, Black/Cedar River Trail, SR-518 Trail, 180th/Springbrook Creek Trail	None

Interpretive activities

10	Biking - youth, adult, family groups	Duwamish/Green River Trail, Interurban Trail - Chief Sealth Trail Extension, North SeaTac/Des Moines Trail Link, Black/Cedar River Trail, SR-518 Trail, 180th/Springbrook Creek Trail	None
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Athletic events

11	Skateboard, tennis, basketball, volleyball, soccer, softball, and baseball camps - youth	Tukwila Community Center, Duwamish Park, Crestview Park, Tukwila Park, Joseph Foster Memorial Park, Crystal Springs Park, Fort Dent Park - South Tukwila Park	Low
12	Tennis, basketball, volleyball, soccer, softball, and baseball fields - youth and adults	Tukwila Community Center, Duwamish Park, Crestview Park, Tukwila Park, Joseph Foster Memorial Park, Crystal Springs Park, Fort Dent Park, Starfire Sports Center	Full

Special events

13	Festivals - arts, music, drama, cultural, Farmers' Market	Tukwila Community Center, Crestview Park, Tukwila Park, Fort Dent Park - Duwamish Riverbend Park, Codiga Farm, South Tukwila Park	Partial
14	Weddings and parties - rentals	Tukwila Community Center, City Pool, Crestview Park, Tukwila Park - Codiga Farm, South Tukwila Park	Full

Community center activities

15	Health and nutrition	Tukwila Community Center	Low
16	Swimming, physical conditioning, and wellness	Tukwila City Pool, Tukwila Community Center - South Tukwila Park	Partial
17	Arts and crafts programs	Tukwila Community Center - Tukwila Arts Center	Full
18	Music and dance events	Tukwila Community Center	Full
19	Social - clubhouse and events	Tukwila Community Center	Partial

Volunteer opportunities

20	Work parties - youth and adults	Codiga Farm, Macadam Wetlands - Cecil Moses (Wind Wier) Park, Duwamish Riverbend Park	Na
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Chapter 4: Plan elements

The following proposals concerning elements of the open space, trail, and park plan are based on the results of environmental inventories, field analysis, demand analysis, workshop planning sessions, and the mail-out/phone-back survey of resident households. The proposals outline the vision developed for open space, trails, and parks within Tukwila for the next 20 years.

The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

The proposals are described referring to a site or property that may provide a major type of open space, trail, or park activity. Any particular site or property may include one or all of the described element plan features. The proposals in each section describe the improvements that will be accomplished under each major type of plan element - see each plan element for a composite description for any particular site.

See the exhibits section describing the current condition of Tukwila parks and conservancy properties, along with possible future improvements. See also the appendix chapters on existing land and facilities or opportunities for a description of each site's current conditions, ownership, and other particulars.

4.1 Conservancies – natural resource areas

Generally, conservancy lands may protect, preserve, and conserve lands that have environmental features of critical area significance (floodplains and landslide hazard), ecological importance (shorelines, wetlands and watersheds), forestland (old growth, woodland cover, and prime productive), farmland (heritage and prime productive), wildlife habitat (threatened and endangered species), and open space to Tukwila.

To the extent possible and practical, resource conservancy lands may link preserved open spaces (even though these lands may not be publicly accessible) to greenways and open space networks. These linked areas will visually define and separate developing urban areas from each other in accordance with the objectives of the Washington State Growth Management Act (GMA).

To the extent practical, some resource conservancy lands may provide nature and interpretive trails, exhibits, and interpretive facilities to increase public awareness and appreciation for significant and visually interesting environmental, wildlife, forest, and farm features. Some supporting services may also be developed including limited trailheads, parking lots, and restrooms.

Resource conservancy activities may be located on independent properties or include portions of other sites provided for resource activities, trail corridors, or other public facilities. Conservancies may also be developed on other publicly owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including storm water management, groundwater recharge, and wastewater treatment.

Vision

Resource conservancies may be realized through:

- **acquisition of development rights and/or title of resource lands** - that would otherwise be developed for other rural or urban land uses; and
- **provision for public access and interpretive use** - that would not be possible if the lands remained in private ownership without such provisions.

Existing resource conservancy sites

Wildlife habitat, including lands and sites used by threatened and endangered species for foraging, nesting, and migration activities, are protected from degradation and most urban development activities by the Washington State Growth Management Act (GMA) and federal Endangered Species Act (ESA). Significant wildlife habitat and habitat buffers are retained, and may even be restored to a natural state, to provide wildlife support.

As such, wildlife habitat ensures the survivability of important species, and also provides wetlands, riparian corridors, forest cover, farm, and open space opportunities.

The following sites have significant multipurpose resource conservancy potentials including mixtures of shoreline, forestland, farmland, wildlife habitat, and open space of citywide significance.

<i>Tukwila</i>			<i>Resource conservancy acres*</i>
			<i>105.2</i>
1	57th Ave South Mini-Park	Mini-park located at 57th Avenue South and South 133rd Street overlooking the Green River.	0.2
2	Alde/Markham Greenbelt	Undeveloped drainage creek corridor located off 42nd Avenue South and South 155th Street.	0.9
3	Green River Lots	River shoreline located at South 133rd & 57th Avenue.	1.0
4	Wilcox Drive - Pamela Drive Lots	Undeveloped property located off Pamela Drive on the north bank of the Green River overlooking Foster Golf Links.	1.0
5	Interurban Hill Greenbelt	Steep wooded hillside located 0.5-blocks west of Interurban Avenue (parcel #3365901380) between 144th & 147th Streets.	1.0
6	P-17 Pond Park	Undeveloped stormwater drainage pond located off Green River Trail and Minkler Avenue (pond owned by King County).	7.0
7	Codiga Farm	Special purpose park located on Green River shoreline on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street and the Duwamish River.	7.6
8	Southgate Greenbelt Park	Undeveloped (2 parcels) hillside and small stream located off 40th Avenue South at South 135th Street.	11.1
9	Macadam Wetland	Wetland, steep hillside, and flat area located at South 144th Street & Macadam Road.	10.0
10	Tukwila Pond Park	Community park located at 299 Strander Boulevard with wetlands and pond, and interpretive exhibit.	24.7
11	Duwamish Riverbend Hill	Undeveloped neighborhood park located at 3800 South 115th Street overlooking the Duwamish River.	9.7

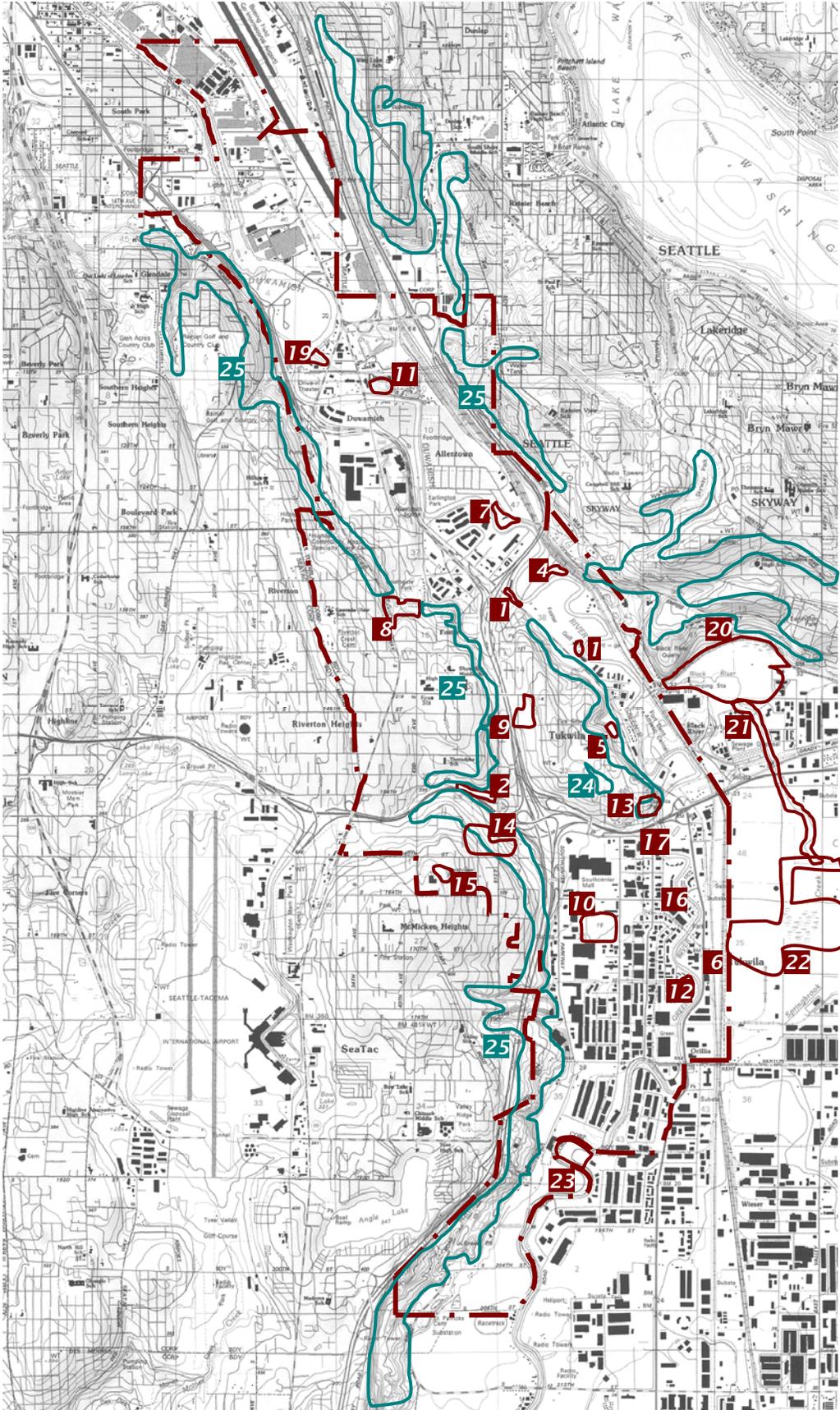
Conservancies

Existing conservancies

- 1 57th Avenue South
- 2 Alde/Markam Greenbelt
- 3 Green River Lots
- 4 Pamela Drive Lots
- 5 Interurban Hill Greenbelt
- 6 P-17 Pond Park
- 7 Codiga Farm (Pea Patch)
- 8 Southgate Greenbelt Park
- 9 Macadam Wetland
- 10 Tukwila Pond Park
- 11 Duwamish Riverbend Hill
- 12 Bicentennial Park
- 13 Tukwila Park
- 14 Crystal Springs Park
- 15 Crestview Park
- 16 Christensen Road
- 17 Tukwila Parkway
- 18 Riverfront (Log Cabin) Park
- 20 Black River Riparian Forest
- 21 Springbrook Creek
- 22 Renton Wetlands
- 23 Briscoe Meander Park

Proposed conservancies

- 1 57th Avenue South Addn
- 4 Pamela Drive Lots Addn
- 5 Interurban Hill Greenbelt Addn
- 8 Southgate Greenbelt Park Addn
- 9 Macadam Wetland Addn
- 24 City Hall North Wetlands
- 25 Hillside Greenbelts



12	Bicentennial Park	Special purpose park located at 6000 Christensen Road overlooking the Green River. Includes replica of original cabin on the Christensen Greenbelt Trail.	1.0
13	Tukwila Park	Neighborhood park located at 15460 – 65th Avenue South with second-growth woodland cover. Historical park established in 1938.	6.5
14	Crystal Springs Park	Neighborhood park located at 15832 – 51st Avenue South with second-growth woodland cover. Site of water springs and water feature that supplied early area farms.	11.0
15	Crestview Park	Neighborhood park located at 16200 – 42nd Avenue South with second-growth woodland cover.	7.5
16	Christensen Road	Undeveloped property located on the south side of the Green River behind office park development with access from Christensen Road.	3.0
17	Tukwila Parkway	Undeveloped parcel located between Tukwila Parkway and I-405 with an adjacent parcel located across the Green River.	2.0
18	Riverfront (Log Cabin) Park	Site of former log cabin located on the west shore of the Green River within Foster Golf Course property.	Na
King County			2.0
19	Cecil Moses (Wind Wier) Park	Mini-park located on Green River and Trail at Native American site with artwork and interpretation.	2.0
Renton			261.0
20	Black River Riparian Forest	Riparian forest and wetlands, interpretive trails and exhibits located at the confluence of the Black and Duwamish Rivers provides habitat for 120 active Great Blue Heron nests, bald eagles, great horned owls, and other wildlife. The Black River drained the south end of Lake Washington and the Cedar River until 1916 when the Lake Washington Ship Canal lowered the lake causing the Black River to dry up. The river currently consists of a short dammed 4,000 linear foot long stream that drains wetlands into the Duwamish River.	93.0
21	Springbrook Creek	Riparian corridor extending south from the Renton Wetlands north to drain into the Black River and then the Duwamish River in Tukwila. The creek corridor is being restored and enhanced to provide wildlife habitat and water reclamation.	38.0
22	Renton Wetlands	Large wetland mitigation complex is located along Oakesdale Avenue just east of Tukwila city limits. Renton and WSDOT acquired these adjacent wetland parcels to supplement the creek with an extensive	130.0

	system of wetland retention systems storing the storm overflow for the surrounding Green River Valley. Interpretive exhibits are located along perimeter walking trails that explain and illustrate the complex.	
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Kent **7.0**

23	Briscoe Meander Park	Resource park located on South 190th Street in a riverbend on the east side of the Green River.	7.0
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Total existing resource conservancy acres **375.2**

* Total site acreage may also provide for other resource or recreational activities.

Proposed resource conservancy sites

The following sites may be provided conservancy protection through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

Resource conservancy acres*

Tukwila with other participants

12.0

4	Wilcox River (Pamela Drive) Lot Addn	Acquire additional riverfront property to expand shoreline access and parking capacity.	1.0
5	Interurban Hill Greenbelt Addn	Acquire additional hillside property to link existing properties and provide access between Interurban Avenue and upland neighborhoods.	3.0
8	Southgate Greenbelt Park Addn	Acquire additional property to protect existing woodlands and drainage corridors.	3.0
9	Macadam Wetland Addn	Acquire additional property to buffer wetlands from adjacent residential areas, and provide parking and other supporting improvements.	2.0
24	City Hall North	Acquire wetland and buffer area north of existing city hall parking lot.	2.0
25	Hillside Greenbelts	Protect through critical area, native area conservation easements, and/or acquisitions the extensive wooded hillsides along the Green/Duwamish River valley.	unk

Total proposed resource conservancy additions **12.0**

Interpretive exhibits

Existing interpretive exhibits

The following interpretive exhibits have been developed within the city to provide educational exhibits of environmental, wildlife, and other nature oriented programs of interest to city residents.

Existing interpretive exhibits

Tukwila

1

1	Tukwila Pond Park	Community park located at 299 Strander Boulevard with wetlands and pond. Interpretive center located within 2.4 acre development that provides old aerial photos and history of park site.	1
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King County

1

2	Cecil Moses (Wind Wier) Park	Mini-park located on Green River and Trail on Native American site with artwork and interpretation.	1
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Renton

2

3	Black River Riparian Forest	Riparian forest and wetlands located at the confluence of the Black and Duwamish Rivers with interpretive trails and exhibits.	1
4	Renton Wetlands	Large wetland mitigation complex located along Oakesdale Avenue just east of Tukwila city limits with interpretive exhibits located along perimeter walking trails that explain and illustrate the complex.	1

Total existing interpretive exhibits

4

Proposed interpretive exhibits

The following nature interpretive facilities may be developed within the city to provide educational exhibits of environmental, wildlife, and other nature oriented programs of interest to city residents subject to consultations with appropriate public and private participants.

Proposed interpretive exhibits

Tukwila and other participants

6

5	Macadam Wetland	Install interpretive trail, exhibits, and center to explain the significance of this wetland complex located at South 144th Street & Macadam Road.	1
6	Codiga Farm	Install interpretive exhibit and center to explain the significance of the Duwamish River and the farm complex located on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street.	1
7	P-17 Pond Park	Install interpretive exhibits to explain the stormwater system and drainage pond located on Green River Trail and Miinkler Avenue (pond owned by King County).	1
8	Crystal Springs Park	Install interpretive exhibits at 15832 - 51st Avenue South to explain the water springs and water feature that supplied early area farms.	1
9	Duwamish Riverbend Hill	Install interpretive exhibits and center in this Native American site located at 3800 South 115th Street overlooking the Duwamish River.	1
10	Duwamish/Green River Trail	Install interpretive exhibits along this regional multipurpose 9.0 mile bike and hike trail facility located on the west levy of the Green/Duwamish Rivers to explain the levies, salmon enhancements, and other environmental features.	1

Proposed interpretive exhibits

6

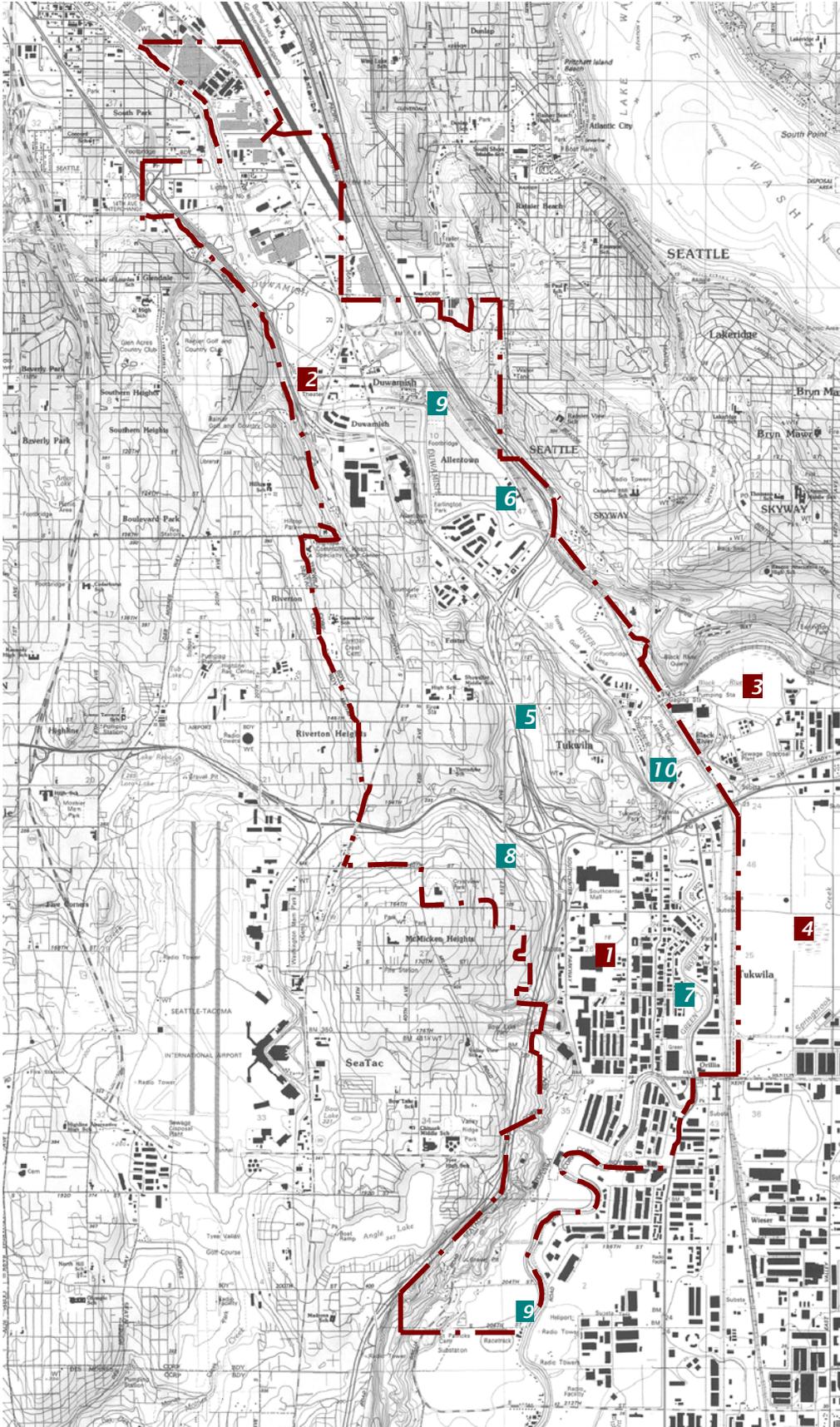
Interpretive

Existing exhibits/centers

- 1 Tukwila Pond Park
- 2 Cecil Moses (Wind Wier) Park
- 3 Black River Riparian Forest
- 4 Renton Wetlands

Proposed exhibits/centers

- 5 Macadam Wetland
- 6 Codiga Farm
- 7 P-17 Pond Park
- 8 Crystal Springs Park
- 9 Duwamish Riverbend Hill
- 10 Duwamish/Green River Trail



4.2 Conservancies - historical

Resource properties may be protected that retain and preserve significant archaeological, historical, and cultural sites and facilities throughout Tukwila. Generally, historical conservancy properties may be acquired that conserve and provide interpretive access to significant sites including Native American sites, original homesteads or prominent building sites, commercial or public buildings of unique architectural characteristics, locations of important industrial or resource oriented activities, and other culturally important areas. Lands may also be protected or acquired that conserve significant man-made constructions on the land including bridges, dikes, dams, and other features.

To the extent possible and practical, historical sites and buildings will be linked with other parklands to create activity centers or facilities that reflect the original cultural use. In some instances, the buildings or sites may be adapted to provide supporting services such as trailheads, parking lots, restrooms, and utilities.

To the extent possible and practical, historical buildings and structures will be conserved on their original sites. In some instances, however, the buildings or other improvements may be relocated to other public properties in order to better conserve, display, or provide interpretive access.

To the extent practical and protecting of archaeological significance, historical or archaeological sites may be marked or signed as part of the conservancy park element. Interpretive signs may be located off-site or in areas that do not risk exposure or possible vandalism of underlying archaeological resources or properties (including private lands).

Vision

As described herein, historical conservancies may be realized through:

- **provisions for signing and interpretation** - subject to appropriate security measures and underlying property owner agreements,
- **provision for public access and interpretive use** - through agreements with underlying property owners or through purchase when it which would not be possible if the properties remained in private ownership; and
- **acquisition of title and/or development rights of properties** - that would otherwise be destroyed or developed for other land uses.

Historical places of significance

Existing places of significance

The following places provide significant archaeological, cultural, or architectural conservancy potentials.

<i>Tukwila</i>			<i>Number of sites</i>
			17
1	Joseph Foster Memorial Park	Land donation by Joseph Foster to build a school and one of city's first park developments with historical interpretive marker.	1
2	Foster Golf Links	The course was designed and built in 1925 and operated by the Joseph Foster Family until acquired by the city in 1977. The site includes an historic 100-year old Maple tree, the site of a settler's log cabin on the waterfront, and Foster Landing - where flat bottom boats landed.	1

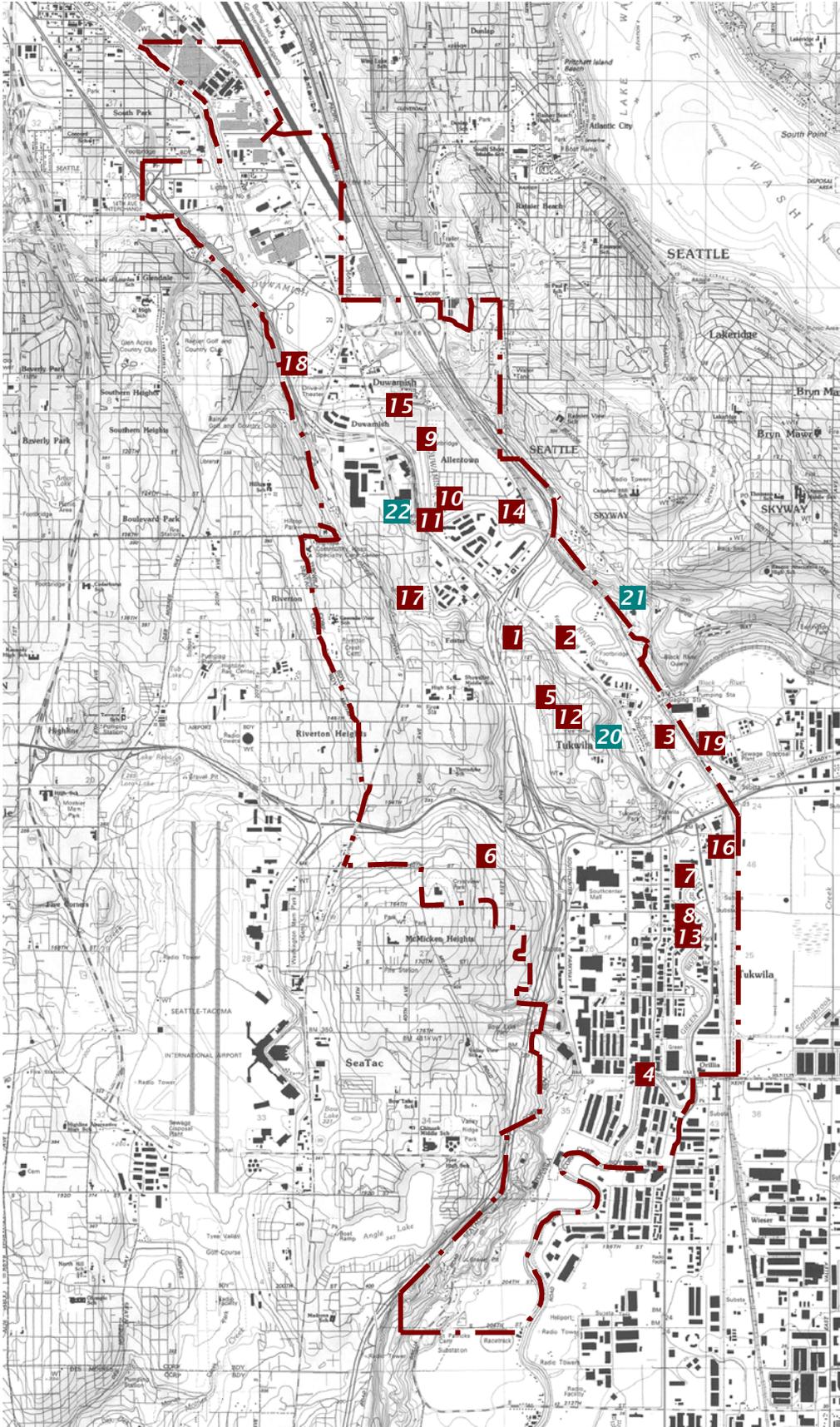
Historical sites

Existing historical sites

- 1 Foster Park
- 2 Foster Golf Links
- 3 Fort Dent Park
- 4 Duwamish/Green River Footbridge
- 5 Old Tukwila City Hall
- 6 Crystal Springs Park
- 7 Duwamish/Green River Trail
- 8 Strander Boulevard
- 9 Duwamish Park
- 10 Tukwila Community Center
- 11 Frank W Zepp Bridge
- 12 Tukwila Park
- 13 Bicentennial Park
- 14 Codiga Farm Park
- 15 Duwamish Riverbend Hill
- 16 Interurban Trail
- 17 Riverton Park
- 18 Cecil Moses (Wind Wier) Park
- 19 Black River Confluence

Proposed historical sites

- 20 149th Street Sled Hill
- 21 Baker Coal Mines
- 22 Jakes Antiques/Dance Hall



3	Fort Dent Park	Fort Dent named after Captain Frederick T Dent, US Army, who was said to have supervised construction of the building. Dent eventually became a Colonel in the Civil War and a member of General Ulysses S Grant's staff (General Grant married Dent's sister Julia).	1
4	Duwamish/Green River Footbridge	Multipurpose trail bridge constructed across the Duwamish/Green River adjacent to Fort Dent Park in 1988.	1
5	Hazelnut Park – Old City Hall	Site of former elementary school from 1920-1946, then city hall from 1947-1978. The original 1900s building burned down and was replaced in the late 1940s.	1
6	Crystal Springs Park	Site of water springs and water feature operated by the Crystal Springs Water Company that supplied early area farms.	1
7	Duwamish/Green River Trail	Regional multipurpose 9.0 mile bike and hike trail facility located on the west levy of the Green/Duwamish Rivers with historical markers along the trail explaining significance of the river, levies, and Nelson Landing – a riverboat landing from 1853 to 1886.	1
8	Strander Boulevard	Historical settlement roadway along the Green River between Seattle and valley communities commemorating Lois T Newton Bridge – who served as City Clerk.	1
9	Duwamish Park	Historical marker at the site of the old Duwamish School that operated from 1911 to 1974.	1
10	Tukwila Community Center	Early Duwamish people's food gathering and settlement site located at the community center site in the north side of the river bend.	1
11	Frank W Zepp Bridge	Historical steel truss bridge across the Duwamish River adjacent to the Tukwila Community Center named after Fran W Zepp – former Mayor of Tukwila.	1
12	Tukwila Park	Historical park established in 1938 at 15460 – 65th Avenue South overlooking the Duwamish River valley with historical markers.	1
13	Bicentennial Park	Special purpose park located at 6000 Christensen Road with replica of original settlers cabin.	1
14	Codiga Farm (Pea Patch Park)	Special purpose park located on Green River shoreline on the old Codiga Dairy Farm site at 12535 – 50th Place South and South 129th Street and the Duwamish River.	1
15	Duwamish Riverbend Hill	Special purpose park located at 3800 South 115th Street overlooking the Duwamish River at the site of Duwamish people's shoreline landing and sacred site.	1

16	Interurban Trail	Regional multipurpose 2.4 mile bike and hike trail located on the historical Interurban Streetcar right-of-way between South 180th to Grady Way.	1
17	Riverton-Southgate Schools	Riverton Park located at 4101 South 131st Street was site of former Riverton and Southgate Elementary Schools.	1

King County ***1***

18	Cecil Moses (Wind Wier) Memorial Park	Mini-park located on Green River and Trail on the site of Duwamish people’s fishing and settlement site with Native American artwork and interpretation.	1
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Renton ***1***

19	Black River Riparian Forest	The Black River drained the south end of Lake Washington and the Cedar River until 1916 when the Lake Washington Ship Canal lowered the lake causing the Black River to dry up. The Duwamish Tribes lived along the Black River in several villages near the confluence with the Duwamish River, which was called the “Inside Place” until it dried up in 1916.	1
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Total existing sites of significance ***19***

Proposed places of significance

The following place provides significant archaeological, cultural, or architectural conservancy potential that should be acquired, conserved, provided public access, and restored for interpretive and recreational purposes.

Number of sites

Tukwila with other participants ***3***

20	149th Street Sled Hill	Site of numerous sled runs down the hillside towards Interurban Avenue when the city was first settled and sparsely developed.	1
21	Baker Coal Mines	Site of coal mining entrances and tunneling during the late 1800s and early 1900s.	1
22	Jake’s Antiques/Dance Hall	Storefront located on East Marginal Way and South 130th that once provided dance and other community events	1

Total proposed sites of significance ***3***

Artworks

Existing artworks

The following sites have been improved with artworks to provide visual accent and interest to parks, facilities, and roadway corridor locations.

Number of artworks

Tukwila ***13***

1	Deep Water - Michele Berlin	Bronze salmon sculpture dedicated to the memory of Michael Kennedy, creator of River of Life mosaic located on the grounds at Tukwila Community Center at 12424-42nd Avenue South.	1
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2	Rescued - Merv Zackus	Fiberglass sculpture of firefighter holding small boy with puppy located at Fire Station #54 on 4237 South 144th Street.	1
3	Horse and Rider - Phillip Levine	Bronze sculpture located at entry to city hall at 6200 Southcenter Boulevard.	1
4	Cougar - Richard Beyer	Aluminum cast sculpture located in Hazelnut Park at 14475-59th Avenue South.	1
5	Maze - Bill Gorjance	Concrete and grass, a simplification of an English 13th Century maze in Nottingham, England located in Duwamish Park at 11646-42nd Avenue.	1
6	Windsculpture - Michele Van Slyke	Crossroads mobile located in Tukwila Park at 15460-65th Avenue South.	1
7	Legend Pole - Chris Meyers	Wood carving from redwood tree located at Fire Station #53 at 4202 South 115th Street.	1
8	Water Carry - Claudia Fitch with Poet Judith Roche	Artwork that tells a story about the Duwamish River, its land, and its people located at 13980 Interurban Avenue South.	1
9	Indian Wall Mural - Greg Colfax	Carved wood located outside of entry to the Police Department at City Hall at 6200 Southcenter Boulevard.	1
10	Blue Heron - Alredo Arreguin	Diptych Oil located in City Hall Council Chambers at 6200 Southcenter Boulevard.	1
11	Celebrating the Arts - Melanie Menke and Art Teacher Priscilla Zimmerman	Large wall mural on interior wall of Foster Hill School painted by the school students under the direction of the artist and art teacher at 4242 South 144th Street.	1
12	Tukwila Veterans' Memorial - Roger Baker, Bill Gorjance, Mara Smith, and Chris King	A collaborative artwork including an arbor and carved masonry representing the 5 branches of the military at Tukwila Community Center at 12424-42nd Avenue South.	1
13	Tukwila Nature & Wildlife Scenes - Michael Kennedy	Stained glass panels at Foster Library at 4060 South 144th Street.	1

Total existing artworks

Proposed artworks

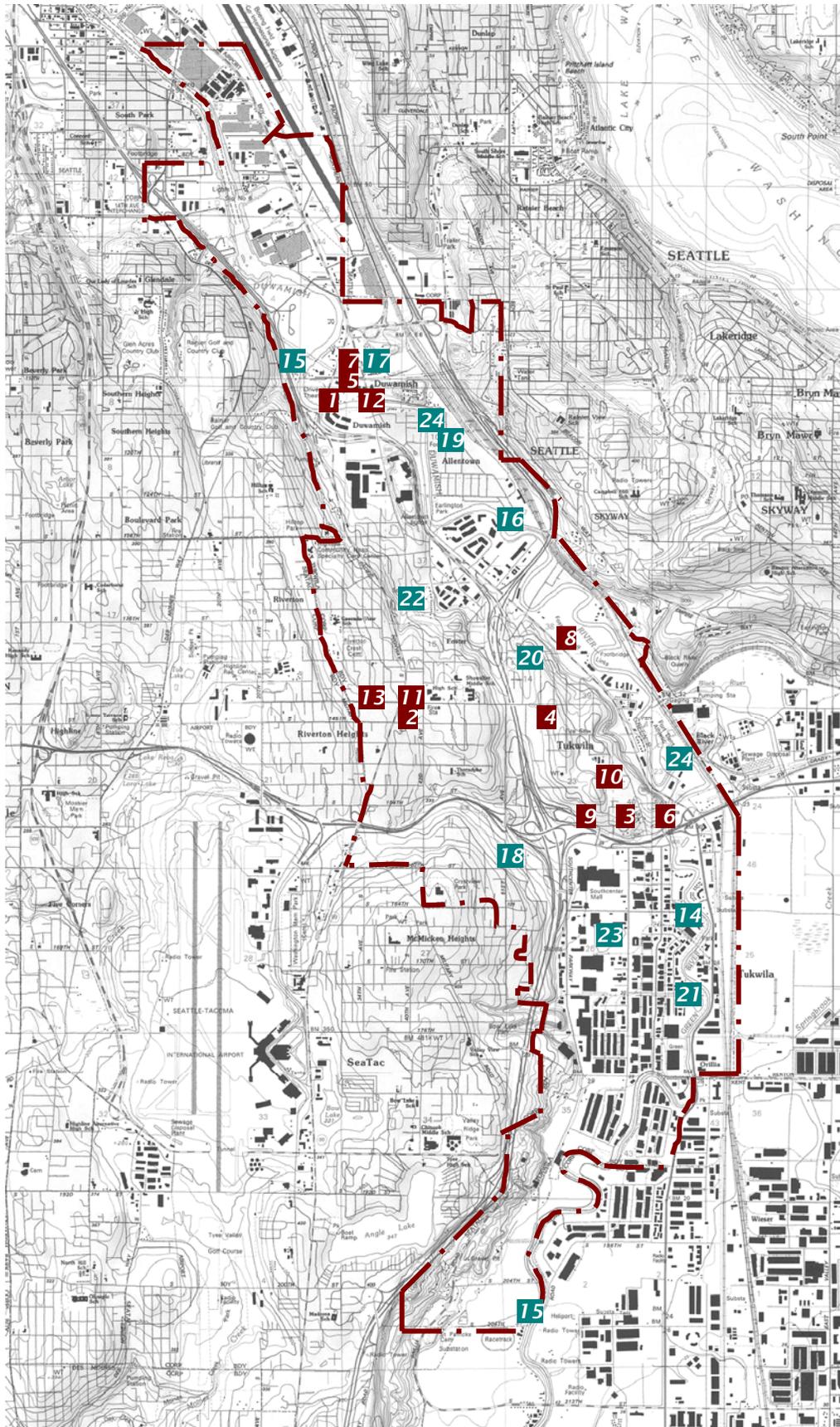
The following sites may be improved with artworks to provide visual accent and interest to the following parks, facilities, and roadway corridor locations.

Proposed artworks

Tukwila

12

14	Bicentennial Park	Install artwork sculpture platform and presentation space depicting the city's historical development in the park located at 6000 Christensen Road.	1
15	Duwamish/Green River Trail	Install artwork platforms and presentation spaces allowing for interpretations of the history and ecology of the Green River along the trail corridor.	1



Artworks

Existing artworks

- 1 Deep Water
- 2 Rescued
- 3 Horse and Rider
- 4 Cougar
- 5 Maze
- 6 Windsculpture
- 7 Legend Pole
- 8 Water Carry
- 9 Indian Wall Mural
- 10 Blue Heron
- 11 Celebrating the Arts
- 12 Tukwila Veterans' Memorial
- 13 Tukwila Nature & Wildlife Scenes

Proposed artworks

- 14 Bicentennial Park
- 15 Duwamish/Green River Trail
- 16 Codiga Farm
- 17 Duwamish Riverbend Hill
- 18 Crystal Springs Park
- 19 Duwamish Park
- 20 Joseph Memorial Park
- 21 P-17 Pond Park
- 22 Riverfront (Log Cabin) Park
- 23 Tukwila Pond Park
- 24 Baker Pedestrian Bridge

Proposed art center

- 25 Old Fire Station

16	Codiga Farm	Install artwork platform and presentation space allowing for interpretation of the farming legacy of the Duwamish and Green River valleys.	1
17	Duwamish Riverbend Hill	Install artwork platforms and presentation spaces on the Duwamish River and on the overlook hill depicting the Native American significance of the site.	1
18	Crystal Springs Park	Install artwork and presentation space depicting the significance of the springs and water supply for early farm settlements in the valley.	1
19	Duwamish Park	Designate the maze artworks at the site in artwork brochures and information.	1
20	Joseph Foster Memorial Park	Install artwork and presentation space depicting early settlement history especially schools.	1
21	P-17 Pond Park	Install artwork and presentation space depicting management of storm and surface water resources.	1
22	Riverfront (Log Cabin) Park	Install artwork and presentation space depicting early settlements and riverboat landings on the Duwamish River.	1
23	Tukwila Pond Park	Install artwork and presentation space depicting wildlife habitat significance.	1
24	Baker Pedestrian Bridge	Install artwork on the bridge approach across the Green River.	1

Total proposed artwork locations

13

Proposed art center

The following site may be improved to provide fine arts classes, studios, and galleries.

Proposed art center

Tukwila

1

25	Tukwila Arts Center	Convert old fire station into fine arts classroom, studio spaces, and gallery.	1
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Total proposed art centers

1

4.3 Resource parks

Resource parkland may be conserved in Tukwila that provides public access to significant environmental features. Generally, resource parks may provide access to significant freshwater shorelines, woodlands, and scenic areas.

To the extent possible and practical, resource parklands will be linked with other preserved open spaces (even though these lands may not be publicly accessible) to create greenway corridors and open space networks. These networks will visually define and separate developed urban areas from each other and the surrounding rural landscapes in accordance with the objectives of the Washington State Growth Management Act (GMA).

To the extent practical, resource parklands may also be traversed and linked by all types of trail corridors to increase access to and through significant and visually interesting features.

Resource park facilities may be developed that provide public use and enjoyment of appropriate and capable portions of environmental conservancy sites throughout Tukwila. Water-oriented resource park activity improvements may provide a distribution of swimming sites, fishing piers, docks, and boat launches.

Where appropriate, resource park sites may also be improved with a variety of outdoor facilities including group and individual campsites, picnic facilities, playgrounds, and open grassy play areas. Supporting services may also be developed including parking lots, restrooms, and utilities.

Resource park activities may be located on independent properties or include portions of other sites provided for environmental conservancies, trail corridors, recreational facilities or other public facilities. Resource park activities may also be developed on other publicly-owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including stormwater management detention and retention ponds, and wastewater treatment sites.

Vision

As described herein, the resource park vision will be realized through:

- **acquisition of resource parklands** - that would otherwise be developed for other land uses;
- **provision of public access** - and use of natural features which would not be possible if the lands remained in private ownership; and
- **conservation for public access** - and use of unique and available natural features that visually define and separate developing urban areas.

Waterfront access points

Existing waterfront access sites

The following sites provide access to significant freshwater access points in Tukwila that provide or have been improved to provide fishing access, swimming, and boating activities.

Tukwila		Waterfront access sites	10
1	Tukwila Community Center	Access to the north side of the bend in the Duwamish River at 12424 - 42nd Avenue South.	1

2	Codiga Farm	Access to the east side of the Duwamish River at the old farm site located at 12535 - 50th Place South and South 129th Street.	1
3	57th Avenue Mini-Park	Access to the west shore of the Duwamish River at 57th Avenue South and South 133rd Street.	1
4	Wilcox River-Pamela Drive Lots	Access to the north shore of the Duwamish River located off Pamela Drive overlooking Foster Golf Links.	1
5	Foster Golf Links (Log Cabin Park)	Access to the west shore of the Duwamish River at the site of the settler's log cabin on the waterfront at 13500 Interurban Avenue South.	1
6	Bicentennial Park	Access to the west shore of the Green River at 6000 Christensen Road.	1
7	Duwamish/Green River Trail	Access to the west and east shore of the Duwamish and Green Rivers along the regional multipurpose 9.0 mile bike and hike trail facility.	1
8	Fort Dent Park	Access to the east and north shore of the Duwamish and Green Rivers from the Duwamish/Green River Trail.	1
9	Tukwila Pond Park	Access on trails, boardwalks, and viewing platforms around the pond and wetlands periphery located at 299 Strander Boulevard.	1
10	P-17 Pond Park	Access around stormwater drainage pond located off Green River Trail and Minkler Avenue (pond owned by King County).	1

King County **2**

11	Duwamish River Park	Access to the east shore of the Duwamish River across from Boeing Field.	1
12	Cecil Moses (Wind Wier) Park	Access to west side of Duwamish River at the river trail bridge crossing of the Duwamish/Green River Trail.	1

Kent **3**

13	Briscoe Meander Park	Access to the east shore of the river bend of the Green River located on South 190th Street.	1
14	Van Dorens' Landing Park	Access to the east shore of the Green River located at 21861 Russell Road.	1

Total existing waterfront access sites **14**

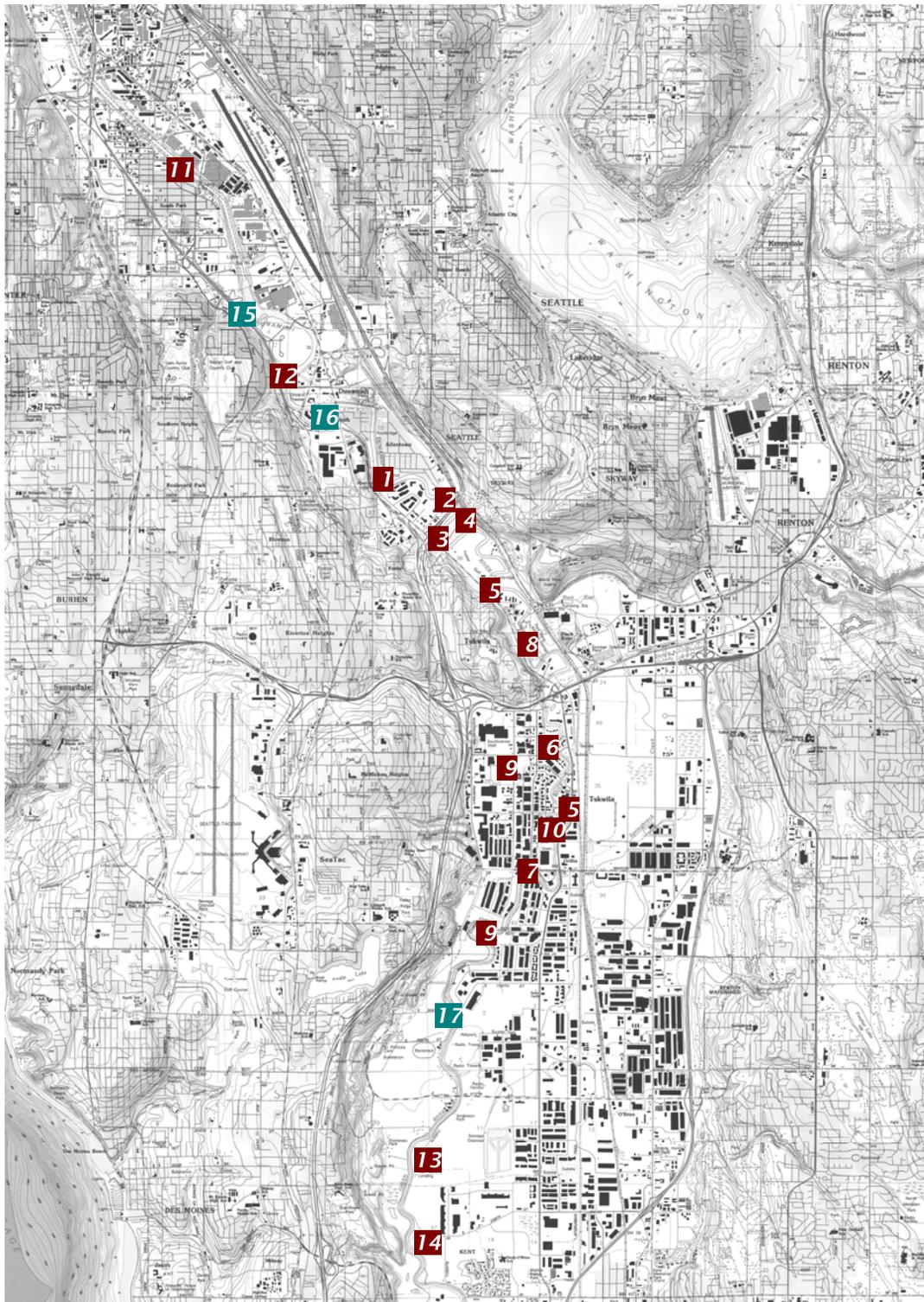
Proposed waterfront access sites

The following sites with waterfront shoreline may be provided access through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

Waterfront access sites

Tukwila with other participants **3**

15	North Tukwila	Develop access to the east shore of the Duwamish River across from Boeing Field.	1
16	Duwamish Riverbend Hill	Develop access to the north shore of the Duwamish River at the site occupied by the Duwamish people.	1



Waterfront access

Existing waterfront access

- 1 Tukwila Community Center
- 2 Codiga Farm Park
- 3 57th Avenue Mini-Park
- 4 Wilcox-Pamela Drive Lots
- 5 Foster Golf Links - Log Cabin
- 6 Bicentennial Park
- 7 Duwamish/Green River Trail
- 8 Fort Dent Park
- 9 Tukwila Pond Park
- 10 P-17 Pond Park
- 11 Duwamish River Park
- 12 Cecil Moses (Wind Wier) Park
- 13 Briscoe Meander Park
- 14 Van Doren's Landing Park

Proposed waterfront access

- 15 North Tukwila
- 16 Duwamish Riverbend Hill
- 17 South Tukwila

17	South Tukwila	Develop access to the west shore of the Green River in South Tukwila.	1
Total proposed waterfront access sites			3

Water trail - hand-carry craft launch sites

Existing hand-carry launch sites

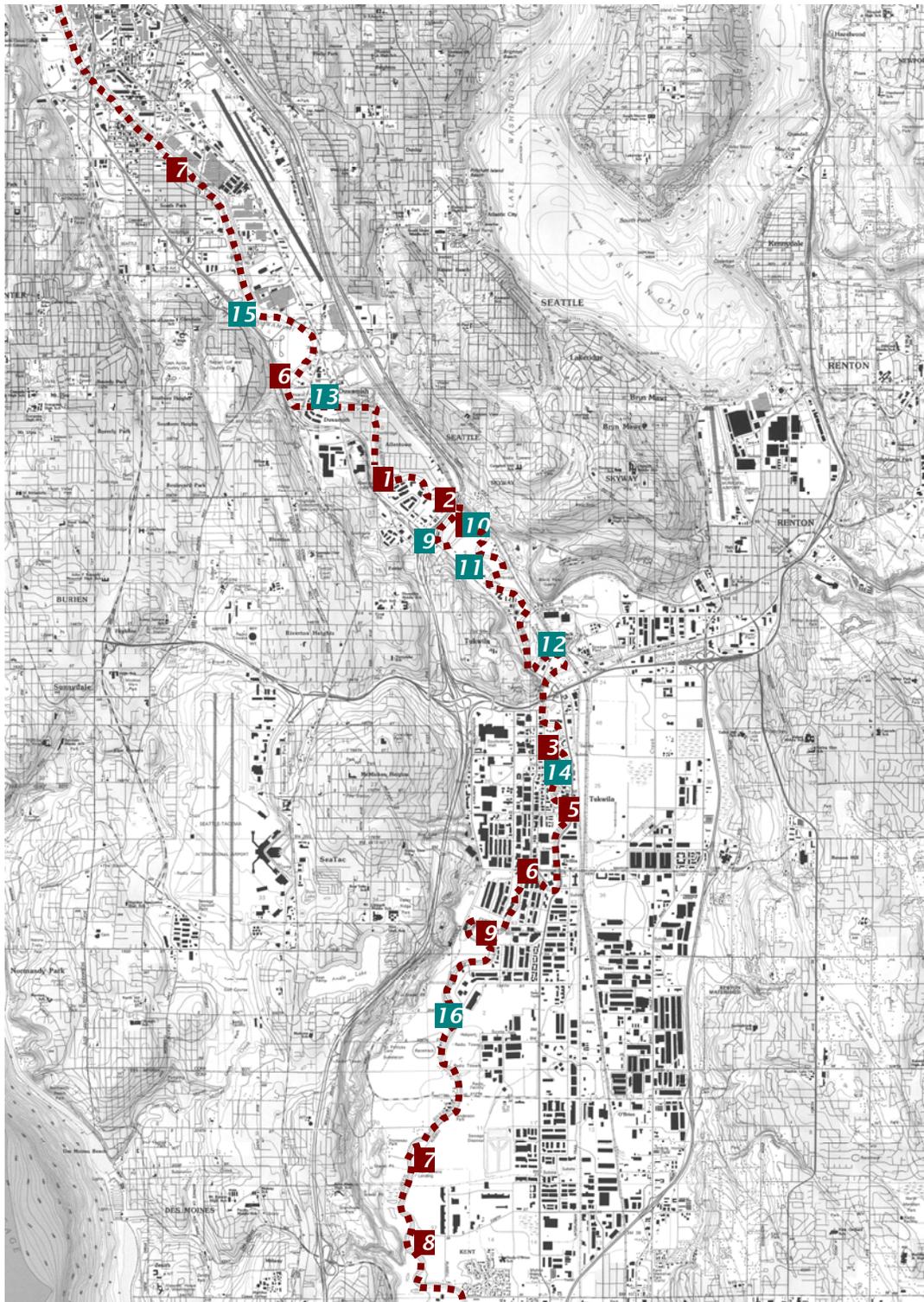
The following sites provide access to significant waterfront hand-carry launch sites for kayak, canoe, and other hand-carry craft.

			Hand-carry launching sites
Tukwila			4
1	Tukwila Community Center	Hand-carry access to the north side of the bend in the Duwamish River at 12424 - 42nd Avenue South.	1
2	Codiga Farm	Hand-carry access to the east side of the Duwamish River at the old farm site located at 12535 - 50th Place South and South 129th Street.	1
3	Bicentennial Park	Hand-carry access to the west shore of the Green River at 6000 Christensen Road.	1
4	Duwamish/Green River Trail	Hand-carry access to the west and east shore of the Duwamish and Green Rivers along the regional multipurpose 9.0 mile bike and hike trail facility.	1
King County			2
5	Duwamish River Park	Hand-carry access to the east shore of the Duwamish River across from Boeing Field.	1
6	Cecil Moses (Wind Wier) Park	Hand-carry access to west side of Duwamish River at the river trail bridge crossing of the Duwamish/Green River Trail.	1
Kent			2
7	Briscoe Meander Park	Hand-carry access to the east shore of the river bend of the Green River located on South 190th Street.	1
8	Van Dorens' Landing Park	Hand-carry access to the east shore of the Green River located at 21861 Russell Road.	1
Total existing hand-carry launching sites			9

Proposed hand-carry launch access sites

The following sites may be provided access to significant waterfront hand-carry launch sites for kayak, canoe, and other hand-carry craft through easements, land use agreements, or acquisitions subject to appropriate feasibility studies with public and private participants.

			Proposed hand-carry launching sites
Tukwila with other participants			8
9	57th Avenue Mini-Park	Develop hand-carry access to the west shore of the Duwamish River at 57th Avenue South and South 133rd Street.	1
10	Wilcox River-Pamela Drive Lots	Develop hand-carry access to the north shore of the Duwamish River located off Pamela Drive overlooking Foster Golf Links.	1



Water trail

Existing hand-carry launch

- 1 Tukwila Community Center
- 2 Codiga Farm Park
- 3 Bicentennial Park
- 4 Duwamish/Green River Trail
- 5 Duwamish River Park
- 6 Cecil Moses (Wind Wier) Park
- 7 Briscoe Meander Park
- 8 Van Doren's Landing Park

Proposed hand-carry launch

- 9 57th Avenue Mini-Park
- 10 Wilcox - Pamela Drive Lots
- 11 Foster Golf Links - Log Cabin
- 12 Fort Dent Park
- 13 Duwamish Riverbend Hill
- 14 Christensen Road
- 15 North Tukwila
- 16 South Tukwila

11	Foster Golf Links (Log Cabin Park)	Develop hand-carry access to the west shore of the Duwamish River at the site of the settler's log cabin on the waterfront at 13500 Interurban Avenue South.	1
12	Fort Dent Park	Develop hand-carry access to the east and north shore of the Duwamish and Green Rivers from the Duwamish/Green River Trail.	1
13	Duwamish Riverbend Hill	Develop hand-carry access to the north shore of the Duwamish River at the site occupied by the Duwamish people.	1
14	Christensen Road	Develop hand-carry access to the east shore of the Duwamish River across from Boeing Field.	1
15	North Tukwila	Acquire and develop hand-carry access to the east shore of the Duwamish River across from Boeing Field.	1
16	South Tukwila	Acquire and develop hand-carry access to the west shore of the Green River in South Tukwila.	1

Total proposed hand-carry launching sites

8

Picnic tables

Existing picnic tables

The following sites provide day-use picnicking facilities.

Existing picnic tables

Tukwila

1	Riverton Mini-Park	Picnic tables in a mini-park located at 45th Avenue South and South 133rd Street in a commercial neighborhood setting.
2	Hazelnut Park	Picnic tables in a neighborhood park located at 14475 - 59th Avenue South.
3	Bicentennial Park	Picnic tables in a special purpose park located at 6000 Christensen Road.
4	Codiga Farm	Picnic tables in a special purpose park located on Duwamish River shoreline on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street.
5	Duwamish Park	Picnic tables in a neighborhood park located at 11646 - 42nd Avenue South.
6	Cascade View Park	Picnic tables in a neighborhood park located at 37th & 142nd Street.
7	Crestview Park	Picnic tables in a neighborhood park located at 16200 - 42nd Avenue South.
8	Riverton Park	Picnic tables in a neighborhood park located at 4101 South 131st Street.
9	Tukwila Park	Picnic tables in a neighborhood park located at 15460 - 65th Avenue South.
10	Joseph Foster Memorial Park	Picnic table in a neighborhood park located at 13919 - 53rd Avenue South.
11	Crystal Springs Park	Picnic tables in a neighborhood park located at 15832 - 51st Avenue South.
12	Tukwila Community Center	Picnic tables in a regional facility located at 12424 - 42nd Avenue South along the Duwamish River.

13	Duwamish/Green River Trail	Picnic tables located along a regional multipurpose 9.0 mile bike and hike trail facility located on the west levy of the Green/Duwamish Rivers.
14	Fort Dent Park	Picnic tables in a regional facility located on the Green River and Trail.
15	Tukwila Pond	Picnic tables in a community park located at 299 Strander Boulevard.

King County

16	Cecil Moses (Wind Wier) Park	Picnic tables in a mini-park located on Duwamish River and Duwamish/Green River Trail.
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Kent

17	Briscoe Meander Park	Picnic tables in a resource park located on South 190th Street in a river bend on the east side of the Green River.
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Total existing picnic tables

Proposed picnicking areas

The following sites have potential for picnicking facilities that may be provided subject to appropriate feasibility studies with public and private participants.

Proposed picnic tables

Tukwila and other participants

18	Duwamish Riverbend Hill	Install picnic tables in a special purpose park located at 3800 South 115th Street overlooking the Duwamish River.
19	57th Avenue Mini Park	Install picnic tables in a mini-park located at 57th Avenue South and South 133rd Street overlooking the Duwamish River.
20	P-17 Pond Park	Install picnic tables in a stormwater drainage pond located of Green River Trail and Minkler Avenue (pond owned by King County).
21	City Hall - Ikawa Park	Install picnic tables in a mini-park located at 6200 Southcenter Boulevard with Japanese garden with koi pond, waterfall, and trail dedicated to Sister City of Ikawa, Japan.
22	Tukwila City Pool	Install picnic tables in a regional aquatic facility (former King County Forward Thrust Pool) located on high school property at 4414 South 144th Street.
23	Tukwila ES	Install picnic tables in a public use area at an elementary (K-6) school facility located at 5939 South 149th Street.
24	Thorndyke ES	Install picnic tables in a public use are of an elementary (K-6) school facility located at 4415 South 150th Street.
25	Cascade View ES	Install picnic tables in a public use area at an elementary (K-6) school facility located at 13601 - 32nd South.
26	Showalter MS	Install picnic tables in a public use area at a middle (7-8) school facility located at 4242 South 144th Street.



Picnic tables

Existing picnic tables

- 1 Riverton Mini-park
- 2 Hazelnut Park
- 3 Bicentennial Park
- 4 Codiga Farm Park
- 5 Duwamish Park
- 6 Cascade View Park
- 7 Crestview Park
- 8 Riverton Park
- 9 Tukwila Park
- 10 Joseph Foster Memorial Park
- 11 Crystal Springs Park
- 12 Tukwila Community Center
- 13 Duwamish/Green River Trail
- 14 Fort Dent Park
- 15 Tukwila Pond
- 16 Cecil Moses (Wind Wier) Park
- 17 Briscoe Meander Park

Proposed picnic tables

- 18 Duwamish Riverbend Hill
- 19 57th Avenue Mini-Park
- 20 P-17 Pond Park
- 21 City Hall - Ikawa Park
- 22 Tukwila City Pool
- 23 Tukwila ES
- 24 Thorndyke ES
- 25 Crestview ES
- 26 Showalter MS
- 27 Foster HS
- 28 Boeing Field/Museum of Flight
- 29 Southcenter Mall
- 30 East Hill
- 31 North Tukwila
- 32 South Tukwila

() 1 mile diameter

27	Foster HS	Install picnic tables in a public use area at a high (9-12) school facility located at 4242 South 144th Street.
28	Boeing Field-Museum of Flight	Install picnic tables in a public use area of the museum facility adjacent to the Duwamish/Green River Trail.
29	Southcenter Mall	Install picnic tables in a public use area of a private commercial mall located in downtown Tukwila.
30	East Hill	Acquire and develop a picnicking area on the hillside overlooking the Duwamish River in northeast Tukwila.
31	North Tukwila	Acquire and develop a picnicking area along the Duwamish River in north Tukwila.
32	South Tukwila	Acquire and develop a picnicking area along the Green River in south Tukwila.

Total proposed picnic tables

Existing picnic shelters

The following sites have existing group picnicking facilities.

Existing picnic shelters

Tukwila

11

1	Bicentennial Park	Picnic log house in a special purpose park located at 6000 Christensen Road.	1
2	Codiga Farm	Picnic shelter in a special purpose park located on Duwamish River shoreline on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street.	1
3	Duwamish Park	Picnic shelter in a neighborhood park located at 11646 - 42nd Avenue South.	1
4	Cascade View Park	Picnic shelter in a neighborhood park located at 37th & 142nd Street.	1
5	Crestview Park	Picnic shelter in a neighborhood park located at 16200 - 42nd Avenue South.	1
6	Riverton Park	Picnic shelter in a neighborhood park located at 4101 South 131st Street.	1
7	Joseph Foster Memorial Park	Picnic shelter in a neighborhood park located at 13919 - 53rd Avenue South.	1
8	Crystal Springs Park	Picnic shelter in a neighborhood park located at 15832 - 51st Avenue South.	1
9	Tukwila Community Center	Picnic shelter in a regional facility located at 12424 - 42nd Avenue South along the Duwamish River.	1
10	Duwamish/Green River Trail	Picnic shelter located along a regional multipurpose 9.0 mile bike and hike trail facility located on the west levy of the Green/Duwamish Rivers.	1
11	Tukwila Pond	Install picnic shelter in a community park located at 299 Strander Boulevard.	1

<i>Kent</i>			<i>1</i>
12	Briscoe Meander Park	Picnic shelter in a resource park located on South 190th Street in a river bend on the east side of the Green River.	1

Total existing picnic shelters ***12***

Proposed picnic shelters

The following sites have potential for day-use group picnicking facilities that may be provided subject to appropriate feasibility studies with public and private participants.

Proposed picnic shelters

<i>Tukwila and other participants</i>			<i>5</i>
13	Fort Dent Park	Install picnic shelter in a regional facility located on the Green River and Trail.	1
14	Tukwila Urban Center	Install picnic shelter in a public use area of a private commercial mall located in downtown Tukwila.	1
15	East Hill	Acquire and develop a picnicking area and shelter on the hillside overlooking the Duwamish River in northeast Tukwila.	1
16	North Tukwila	Acquire and develop a picnicking area and shelter along the Duwamish River in north Tukwila.	1
17	South Tukwila	Acquire and develop a picnicking area and shelter along the Green River in south Tukwila.	1

Total proposed picnic shelters ***5***

Picnic shelters

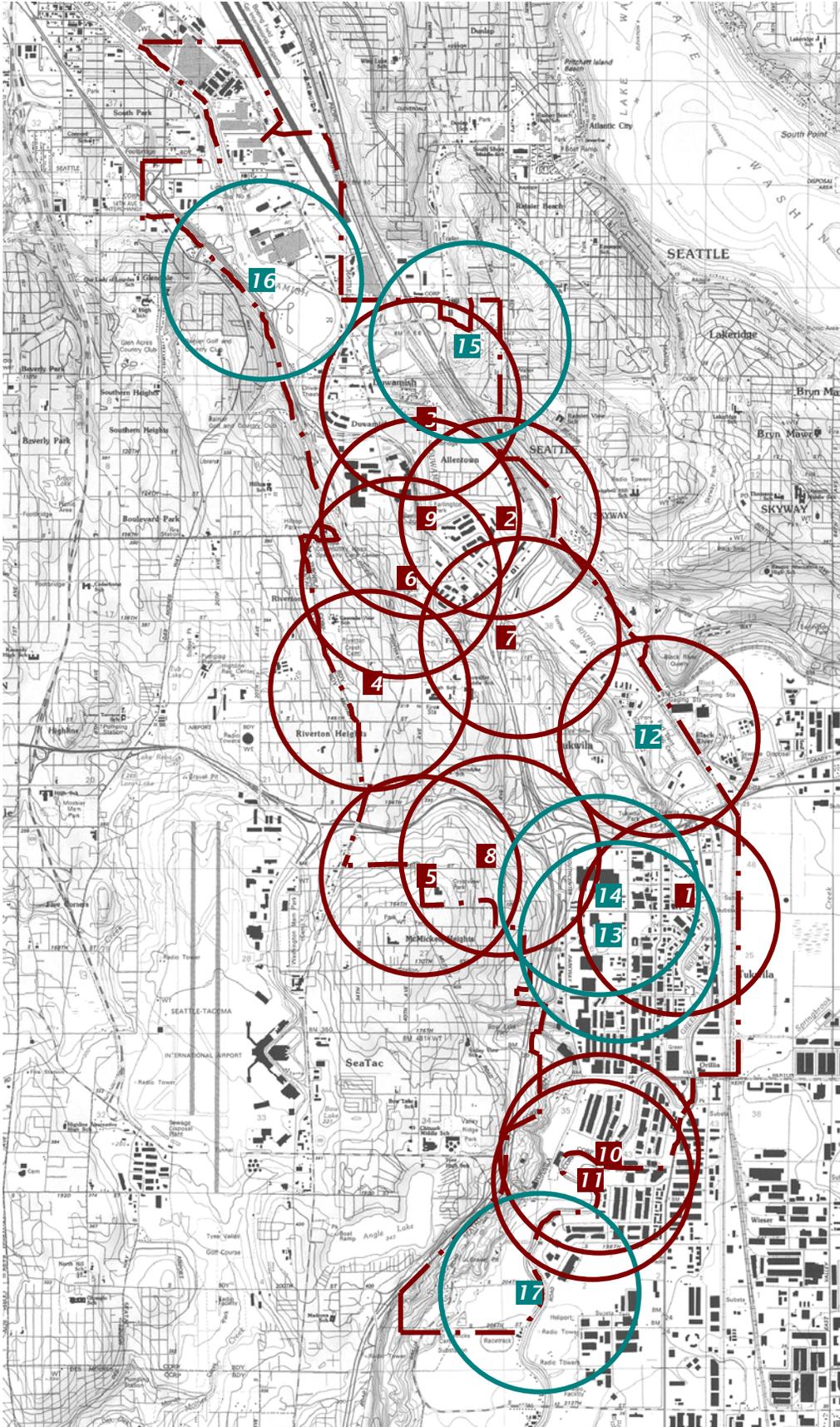
Existing picnic shelters

- 1 Bicentennial Park
- 2 Codiga Farm Park
- 3 Duwamish Park
- 4 Cascade View Park
- 5 Crestview Park
- 6 Riverton Park
- 7 Joseph Foster Memorial Park
- 8 Crystal Springs Park
- 9 Tukwila Community Center
- 10 Duwamish/Green River Trail
- 11 Briscoe Meander Park

Proposed picnic shelters

- 12 Fort Dent Park
- 13 Tukwila Pond Park
- 14 Southcenter Mall
- 15 East Hill
- 16 North Tukwila
- 17 South Tukwila

() 1 mile diameter



4.4 Multipurpose trails

Multipurpose trails may be developed to link major environmental assets, park and recreational facilities, community centers, and historical features in Tukwila. Generally, multipurpose trails may be developed to provide for several modes of recreational and commuters use where appropriate.

To the extent possible, multipurpose trails may be developed within corridors separate from vehicular or other motorized forms of transportation. For example, multipurpose trails may be located on utility easements or in separate property alignments. In some instances, the trail may be developed as improvements within the right-of-way of established vehicular or other transportation corridors.

Typically, multipurpose trails may be developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards. The trails may be concrete, asphalt or very fine crushed rock base, handicap accessible and usable by all age and skill groups.

Trail corridors may be improved with trailhead services including rest stops, parking lots, restrooms, water, and air utilities. Where the trail is located in association with another park and recreational improvement or public facility, the trailhead may be improved with active picnic, playgrounds, and play areas.

Multipurpose trail corridors may be independent properties or include portions of other sites provided for resource conservancies, resource activities, athletic facilities, and other park and recreational or public facility properties. Linked with resource conservancies and resource activities, the multipurpose trails element plans may create a system of interconnected greenways to integrate and define the developed portions of the urban area in accordance with the Growth Management Act's (GMA) provisions for urban separators.

Multipurpose trail corridors may be developed on other publicly-owned lands using public use agreements or special easements; or on lands owned as portions of road and highway right-of-way, stream corridor conservation or buffer zones of independent title.

Vision

As described, the multipurpose trails vision may be realized by providing recreational trail opportunities that:

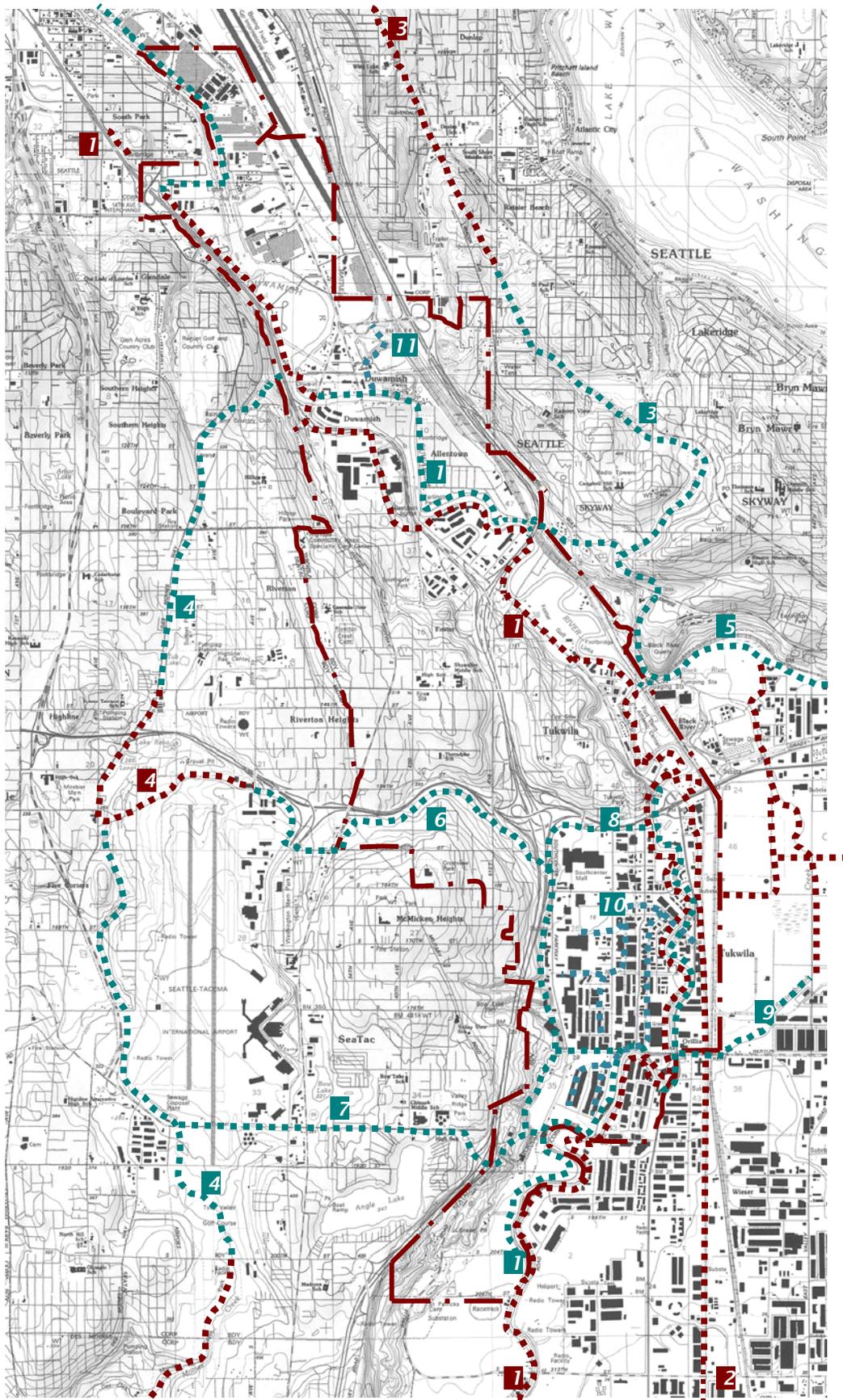
- conserve natural features,
- define urban identities,
- link community facilities,
- serve persons with varied physical abilities and skills, and
- promote commuter and other more functional transportation methods.

Multipurpose trails

Existing multipurpose trails

The following multipurpose trail systems have been developed to provide combined hike and bike trail opportunities across the city.

Tukwila		Multipurpose trail miles
		11.4
1	Duwamish/Green River Trail	9.0
Regional multipurpose bike and hike trail facility located on the west levy of the Green/Duwamish Rivers with viewpoints,		



Multipurpose trails

Existing multipurpose trails

- 1 Duwamish/Green River Trail
- 2 Interurban Trail
- 3 Chief Sealth Trail
- 4 North SeaTac Trail

Proposed multipurpose trails

- 1 Duwamish River East Bank Trail
- 1 Green River East Bank Trail
- 3 Chief Sealth Trail Extension
- 4 North SeaTac/Tukwila Link
- 5 Black/Cedar River Trail
- 6 SR-518 Trail
- 7 South 188th Street Trail
- 8 Southcenter/Tukwila Parkway
- 9 180th/Springbrook Creek Trail
- 10 Railroad Spur Trails
- 11 MIC/Airport Way Trail

		benches, picnic tables and shelter, and paracourse exercise stations. Includes historical markers along the trail.	
2	Interurban Trail	Regional multipurpose bike and hike trail located on the old Interurban right-of-way between South 180th to Grady Way with viewpoints, adjacent wetlands, and picnic tables.	2.4

Seattle

3	Chief Sealth Trail	Regional multipurpose bike and hike trail located under Puget Sound Energy power lines from downtown Seattle through Beacon Hill south to 51st Avenue South in South Seattle with viewpoints and benches.	Na
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SeaTac

4	North SeaTac Trail	Regional multipurpose bike and hike trail located around the periphery of SeaTac Airport from North SeaTac park south along Des Moines Memorial Drive then east along South 156th Way.	Na
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Total existing multipurpose trails

11.4

Proposed multipurpose trails

The following multipurpose trail system may be developed to provide combined hike and bike trail opportunities across the city subject to feasibility studies with appropriate public and private participants. **The trails generally follow railroad, river dike, utility right-of-way, and public road corridors, but may be relocated onto public and/or private property where owners approve.**

Multipurpose trail miles

Tukwila with other participants

14.7

1	Duwamish River East Bank Trail	Extend the multipurpose trail along the east bank of the Duwamish River from Cecil Moses (Wind Wier) Park past Duwamish Park, Tukwila Community Center, and Codiga Farm and then under I-5 at 50th Place South/South 129th Street to connect with Chief Sealth and the proposed Black River Trails.	3.2
1	Green River East Bank Trail	Extend the multipurpose trail along the east and west banks of the Green River from Southcenter Boulevard South 200th Street to create a trail loop along both sides of the river.	3.8
3	Chief Sealth Trail Extension	Extend the multipurpose trail from 51st Avenue south and around Skyway Park to connect with the extension of the Duwamish River East Bank Trail.	0.2
4	North SeaTac-Des Moines Link	Extend the Des Moines Trail north to connect to North SeaTac Trail then north past North SeaTac Park to connect along Tukwila International Boulevard to connect with the Duwamish River Trail.	0.2
5	Black/Cedar River Trail	Develop a multipurpose trail from the Duwamish River East Bank Trail east along Beacon-Coal Mine Road and through the	0.2

		Black River Riparian Forest to connect east in downtown Renton with the Cedar River Trail and south with Springbrook Creek Trail.	
6	SR-518 Trail	Extend the North SeaTac Trail east along South 154th Street across International Boulevard then east adjacent or within SR-518 right-of-way and under I-5 to connect with the Southcenter/Tukwila Parkway Trail	2.7
7	South 188th Street Trail	Construct a multipurpose trail from the North SeaTac-Des Moines Trail east along South 188th Street then under I-5 and down the hillside to connect with the Southcenter/Tukwila Parkway Trail.	0.2
8	Southcenter-Tukwila Parkway Trail	Construct a multipurpose trail from the Green River Trail at Andover Parkway west adjacent or within I-405 then south adjacent or within I-5 right-of-way to connect with the South 188th Street and Green River Trails at about South 190th Street.	2.9
9	180th-Springbrook Creek Trail	Extend the existing Springbrook Creek Trail from the Black River Riparian Forest through Renton Wetlands then west to connect with the Green River Trail at Se 180th/SW 43rd Street.	1.3
10	Rail Spur Trails	Convert and railroad spurs into multipurpose trail extensions from the Green River Trail if and when these lines are no longer active or in use.	10.0
11	MIC/Airport Way Trail	Extend the Duwamish River Trail across Duwamish Riverbend Hill Park north to the Boeing Access Road and Airport Way and the Manufacturing Industrial Complex (MIC).	0.4

Total proposed multipurpose trails

25.1

4.5 Athletic parks

Playgrounds, recreational courts, and grassy field facilities will be developed on a local basis to provide pickup games, youth sports, and leagues of interest to neighborhood children and families. These local park improvements will be combined with picnic shelters and tables, trail systems, natural areas, local schools, and other facilities to create an accessible neighborhood service system in the Tukwila urban growth area.

More competitive athletic court and field facilities will be developed on a regional or citywide basis to provide for the highest quality competitive playing standards and requirements. The competitive regional recreational area complexes will provide field activities that satisfy the largest number of organized and older age recreational league participants - including soccer, football, rugby, lacrosse, softball, and baseball.

Generally, regional recreational areas will be developed for older youth and adult league tournaments and other peak competition days, events, and schedules - thereby freeing fields located at elementary schools, neighborhood parks, and other local sites for younger age league participant games, practices, and neighborhood resident pickup play.

Local or neighborhood recreational areas will be sited as independent properties or portions of other sites that include trail corridors, resource parks, multi-use indoor centers or other public facilities. Where practical, local or neighborhood playgrounds will be co-located with elementary and intermediate schools, and competitive athletic facilities with middle and high schools. Where feasible and appropriate, both types of facilities will also be sited on lands that are owned and operated for other public purposes.

Generally, local or neighborhood playgrounds will be located at sites serviced by trails and local bicycling streets that are convenient to younger age neighborhood youth and families. Competitive regional athletic facilities will be located at sites serviced by arterial roads that are convenient to older age youth and adult league organizations. Regional recreational areas will also be located on sites that can accommodate relatively high traffic volumes, evening lighted field use, noise, and other activities without adversely impacting adjoining land uses.

Local or neighborhood recreational sites will be developed to provide flexible play capabilities - typically providing 1 to 2 small or full-sized fields at a location. Some sites will be designed to provide high capacity, flexible configurations on large grass or dirt areas with portable goal and backstop stanchions to allow for varied age groups and activities.

Regional competitive recreational areas will be developed to provide sustained, high capacity play capabilities - typically providing at least 3 to 5 full-size competition fields at a location. Most sites will be designed to provide high capacity, fixed field configurations including grass or dirt fields with permanent goals and backstops, perimeter fencing, spectator seating, and night-lighting systems.

Both types of sites will be improved with restrooms, concessions, and parking lots including grass overflow parking areas to accommodate peak events or schedules. Depending on the location, some sites will also be improved with tennis, basketball, volleyball courts, and other recreational facilities. Where appropriate, some regionally competitive recreational sites will also be

furnished with group picnic kitchens and possibly even recreational vehicle overnight campsite services to support tournament events.

When practical and feasible, regional recreational areas will also be defined to include school stadiums, particularly where the stadiums are located with other competition fields or when the stadium can be used for recreational league tournaments or special events.

Vision

As described, ***local or neighborhood*** recreational areas with playground, courts, and field vision will:

- provide flexible, informal playgrounds and areas,
- suited to younger age and local neighborhood game activities,
- in sites convenient to neighborhood youth and families,
- at sites that co-locate with elementary schools and facilities.

The ***regional recreational*** areas vision will:

- provide the highest quality competitive play athletic facilities,
- of the highest capacity playing improvement designs,
- within convenient proximity to organized adult and older age recreational league playing populations,
- at sites that do not disrupt adjacent land uses, and
- at sites that co-locate with schools and/or utilize other major public facilities.

The regional strategy will alleviate overcrowding on smaller, more local park and elementary school fields so local sites can be used for younger age league participant games, practice sessions, and neighborhood resident pickup games.

Playgrounds

Existing playgrounds - outdoor

The following covered and uncovered playground facilities and play areas have been developed in the city to support local neighborhood recreational activities.

Existing outdoor playground facilities

Tukwila

9

1	Duwamish Park	Play equipment in neighborhood park located at 11646 – 42nd Avenue South.	1
2	Tukwila Community Center	Play equipment in regional facility located at 12424 – 42nd Avenue South on the Duwamish River.	1
3	Riverton Park	Play equipment in neighborhood park located at 4101 South 131st Street.	1
4	Joseph Foster Memorial Park	Play equipment in neighborhood park located at 13919 – 53rd Avenue South.	1
5	Hazelnut Park	Play equipment in neighborhood park located at 14475 – 59th Avenue South.	1
6	Tukwila Park	Play equipment in neighborhood park located at 15460 – 65th Avenue South.	1
7	Crestview Park	Play equipment in neighborhood park located at 16200 – 42nd Avenue South.	1
8	Crystal Springs Park	Play equipment in neighborhood park located at 15832 – 51st Avenue South.	1
9	Cascade View Community Park	Play equipment in neighborhood park located at 37th & 142nd Street.	1

Playgrounds

Existing playgrounds

- 1 Duwamish Park
- 2 Tukwila Community Center
- 3 Riverton Park
- 4 Joseph Foster Memorial Park
- 5 Hazelnut Park
- 6 Tukwila Park
- 7 Crestview Park
- 8 Crystal Springs Park
- 9 Cascade View Park
- 10 Bicentennial Park
- 11 Fort Dent Park
- 12 Tukwila ES
- 13 Thorndyke ES
- 14 Cascade View ES
- 15 Showalter MS

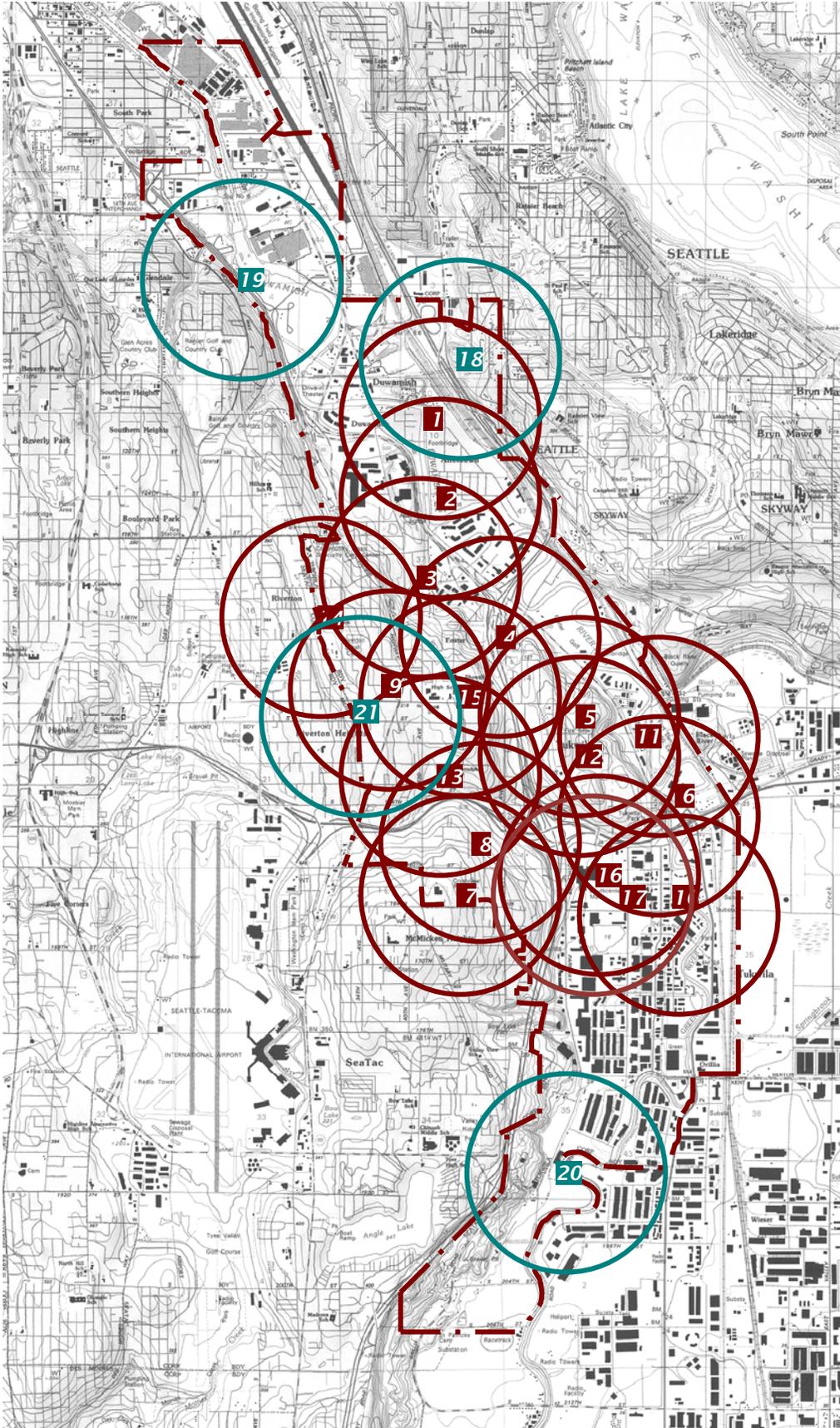
Indoor playgrounds

- 16 Tukwila Urban Center
- 17 Childrens Museum

Proposed playgrounds

- 18 East Hill
- 19 North Tukwila
- 20 South Tukwila
- 21 Foster Point

() 1 mile diameter



10	Bicentennial Park	Play equipment in special purpose park located at 6000 Christensen Road.	1
11	Fort Dent Park	Play equipment in regional facility located on the Green River and Trail.	1

Tukwila School District **4**

12	Tukwila ES	Play equipment and covered play shed at an elementary (K-6) school facility located at 5939 South 149th Street.	1
13	Thorndyke ES	Play equipment and covered play shed at an elementary (K-6) school facility located at 4415 South 150th Street.	1
14	Cascade View ES	Play equipment and covered play shed at an elementary (K-6) school facility located at 13601 - 32nd South.	1
15	Showalter MS	Play equipment at a middle (7-8) school facility located at 4242 South 144th Street.	1

Total existing outdoor playgrounds **13**

Existing indoor playground facilities

Private agencies **2**

16	Tukwila Urban Center	Indoor play equipment installed in the center court of the mall.	1
17	Children's Museum in Southcenter Mall	Indoor play equipment, interactive exhibits, and educational materials in the museum facility.	1

Total existing indoor playgrounds **2**

Proposed playgrounds - outdoor

The following playground facilities may be developed in the city to support local neighborhood recreational activities subject to consultations with appropriate public and private participants.

Proposed playground facilities

Tukwila and other participants **4**

18	East Hill	Acquire and install play equipment on the hill overlooking the Duwamish River.	1
19	North Tukwila	Acquire and install play equipment on the west bank of the Duwamish River.	1
20	South Tukwila	Acquire and install play equipment on the west bank of the Green River.	1
21	Foster Point	Acquire and install play equipment on the corner of 42nd Ave south of 144th Street.	1

Total proposed playground facilities **4**

Skateboard courts

Existing skateboard courts

The following skateboard facilities have been developed in the city to support city-wide recreational activities.

Existing skateboard facilities

Tukwila **1**

1	Tukwila Community Center	Temporary skateboard court at regional facility located at 12424 - 42nd Avenue South.	1
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Total existing skateboard facilities - temporary **1**

Skateboard facilities

Existing skateboard facilities

1 Tukwila Community Center

Proposed skateboard facilities

2 Cascade View Park

3 Crestview Park

4 Cascade View ES

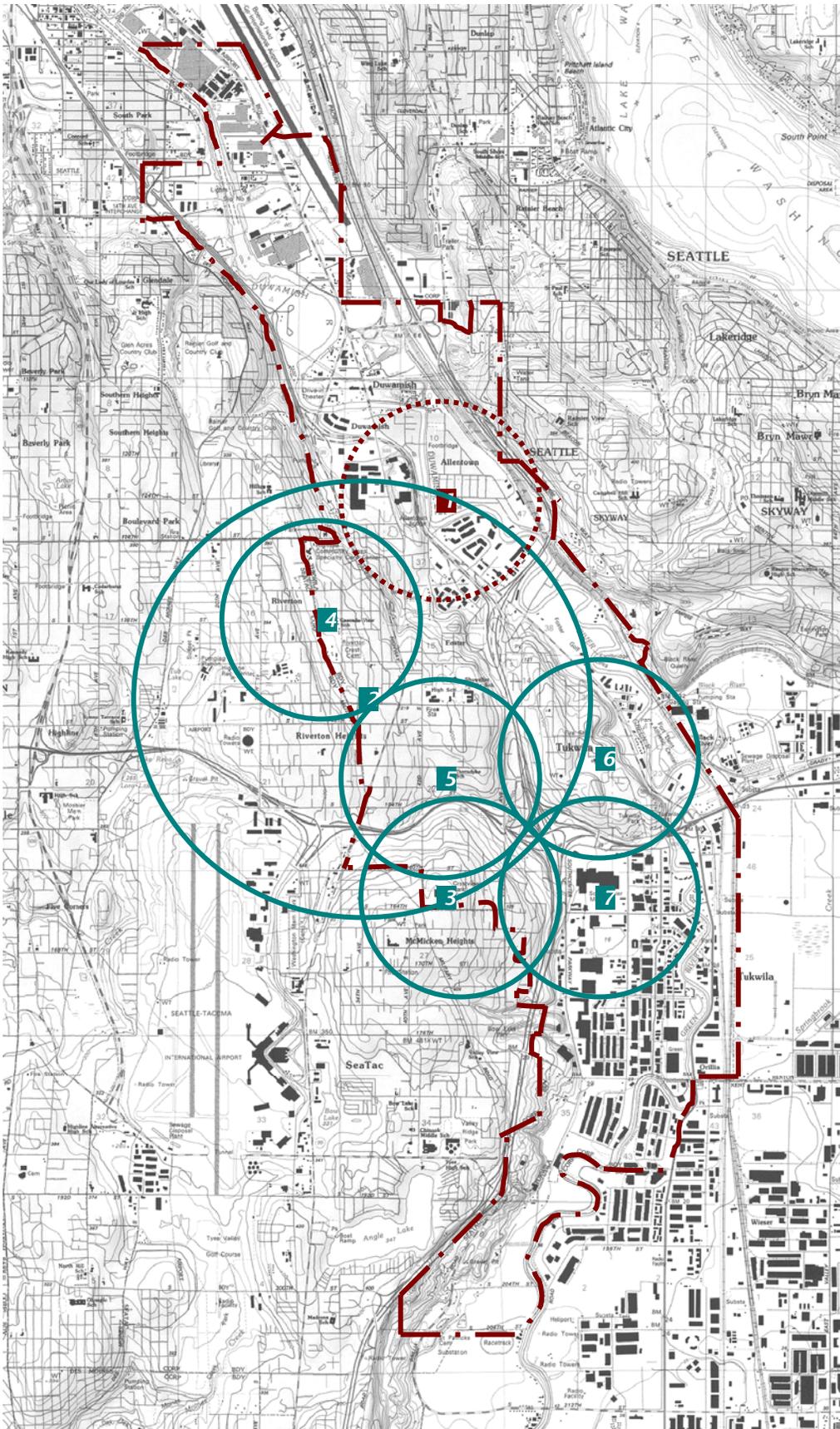
5 Thorndyke ES

6 Tukwila ES

7 Tukwila Urban Center

() 1 mile diameter

() 3 mile diameter



Proposed skateboard facilities

The following skateboard facilities may be developed in the city to support city-wide recreational activities subject to consultations with appropriate public and private participants.

Existing skateboard facilities

Tukwila

6

2	Cascade View Park	Construct citywide skateboard facility in neighborhood park located at 37th & 142nd Street.	1
3	Crestview Park	Install a few skateboard jumps or facility in neighborhood park located at 16200 - 42nd Avenue South.	1
4	Cascade View ES	Install a few skateboard jumps at an elementary (K-6) school facility located at 13601 - 32nd South.	1
5	Thorndyke ES	Install a few skateboard jumps at an elementary (K-6) school facility located at 4415 South 150th Street.	1
6	Tukwila ES	Install a few skateboard jumps at an elementary (K-6) school facility located at 5939 South 149th Street.	1
7	Tukwila Urban Center	Install a few skateboard jumps in public use areas within the urban center.	1

Total proposed skateboard facilities

6

Basketball courts - outdoor

Existing basketball courts

The following basketball courts have been developed in the city to support local neighborhood recreational activities.

Existing basketball courts

Tukwila

7

1	Duwamish Park	Outdoor basketball court in neighborhood park located at 11646 - 42nd Avenue South.	1
2	Crestview Park	Outdoor basketball court in neighborhood park located at 16200 - 42nd Avenue South.	1
3	Tukwila Park	Outdoor basketball court in neighborhood park located at 15460 - 65th Avenue South.	1
4	Joseph Foster Memorial Park	Outdoor basketball court in neighborhood park located at 13919 - 53rd Avenue South.	1
5	Crystal Springs Park	Outdoor basketball court in neighborhood park located at 15832 - 51st Avenue South.	1
6	Tukwila Community Center	Outdoor basketball court in regional facility located at 12424 - 42nd Avenue South.	1

Tukwila School District

4

7	Tukwila ES	Outdoor basketball court in an elementary (K-6) school facility located at 5939 South 149th Street.	1
8	Thorndyke ES	Outdoor basketball court in an elementary (K-6) school facility located at 4415 South 150th Street.	1

Basketball courts

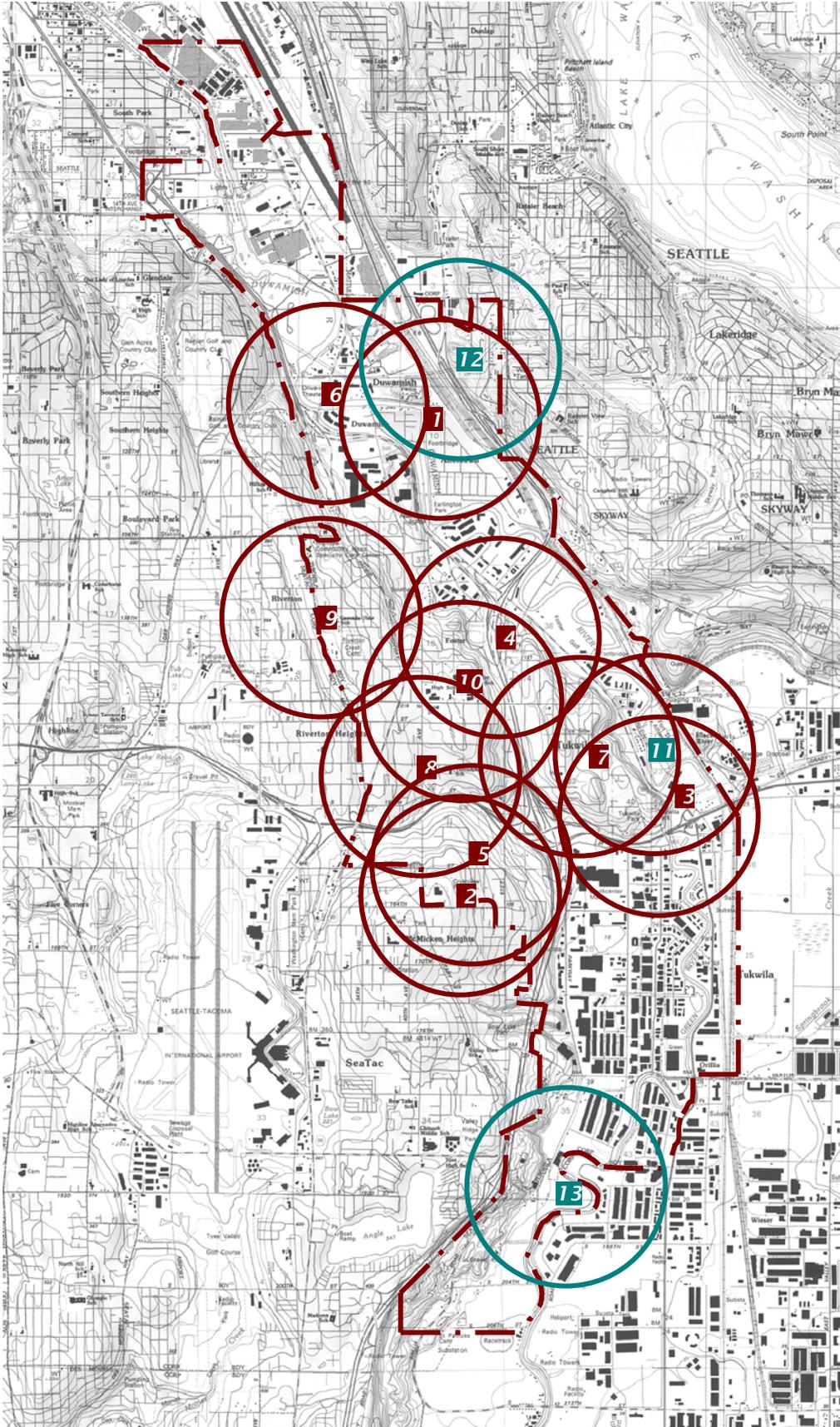
Existing basketball courts

- 1 Duwamish Park
- 2 Crestview Park
- 3 Tukwila Park
- 4 Joseph Foster Memorial Park
- 5 Crystal Springs Park
- 6 Tukwila Community Center
- 7 Tukwila ES
- 8 Thorndyke ES
- 9 Cascade View ES
- 10 Showalter MS

Proposed basketball courts

- 11 Fort Dent Park
- 12 East Hill
- 13 South Tukwila

() 1 mile diameter



9	Cascade View ES	Outdoor basketball court in an elementary (K-6) school facility located at 13601 - 32nd South.	1
10	Showalter MS	Outdoor basketball court in a middle (7-8) school facility located at 4242 South 144th Street.	1

Total existing basketball courts **11**

Proposed basketball courts

The following basketball courts may be developed in the city to support local neighborhood recreational activities subject to consultations with appropriate public and private participants.

Proposed basketball courts

Tukwila and other participants

3

11	Fort Dent Park	Outdoor basketball court in regional facility located on the Green River and Trail.	1
12	East Hill	Acquire and develop an outdoor basketball court on the hillside overlooking the Duwamish River valley in northeast Tukwila.	1
13	South Tukwila	Acquire and develop an outdoor basketball court along the Green River in south Tukwila.	1

Total proposed basketball courts **3**

Volleyball courts - outdoor sand

Proposed volleyball courts

The following sand volleyball courts may be developed in the city to support city-wide recreational activities subject to consultations with appropriate public and private participants.

Proposed sand volleyball courts

Tukwila and other participants

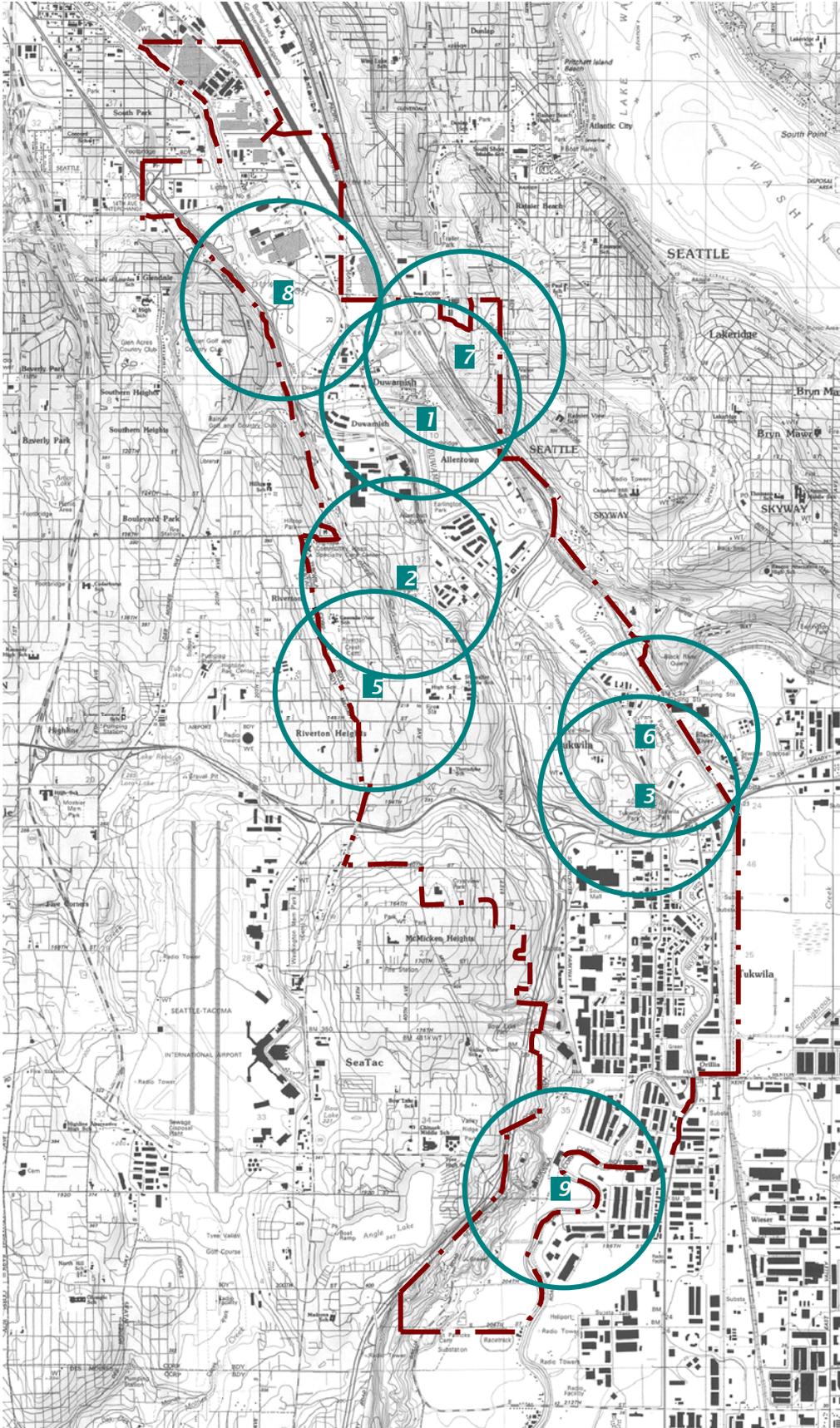
8

1	Duwamish Park	Install outdoor sand volleyball court adjacent picnic shelter for group activities in neighborhood park located at 11646 - 42nd Avenue South.	1
2	Riverton Park	Install outdoor sand volleyball court adjacent picnic shelter for group activities in neighborhood park located at 4101 South 131st Street.	1

Volleyball courts
Proposed sand volleyball courts

- 1 Duwamish Park
- 2 Riverton Park
- 3 Tukwila Park
- 4 Riverton Park
- 5 Crestview Park
- 6 Fort Dent Park
- 7 East Hill
- 8 North Tukwila
- 9 South Tukwila

() 1 mile diameter



3	Tukwila Park	Install outdoor sand volleyball court adjacent picnic shelter for group activities in neighborhood park located at 15460 - 65th Avenue South.	1
4	Crestview Park	Install outdoor sand volleyball court adjacent picnic shelter for group activities in neighborhood park located at 16200 - 42nd Avenue South.	1
5	Fort Dent Park	Install outdoor sand volleyball court adjacent picnic shelter for group activities in regional facility located on the Green River and Trail.	1
6	East Hill	Acquire and develop an outdoor sand volleyball court adjacent a picnic shelter for group activities on the hilltop overlooking the Duwamish River valley in northeast Tukwila.	1
7	North Tukwila	Acquire and develop an outdoor sand volleyball court adjacent a picnic shelter for group activities along the Duwamish River in north Tukwila.	1
8	South Tukwila	Acquire and develop an outdoor sand volleyball court adjacent a picnic shelter for group activities along the Green River in south Tukwila.	1

Total proposed sand volleyball courts

8

Tennis courts

Existing tennis courts

The following outdoor tennis courts have been developed in the city to support city-wide recreational activities.

Tukwila

Existing tennis courts

4

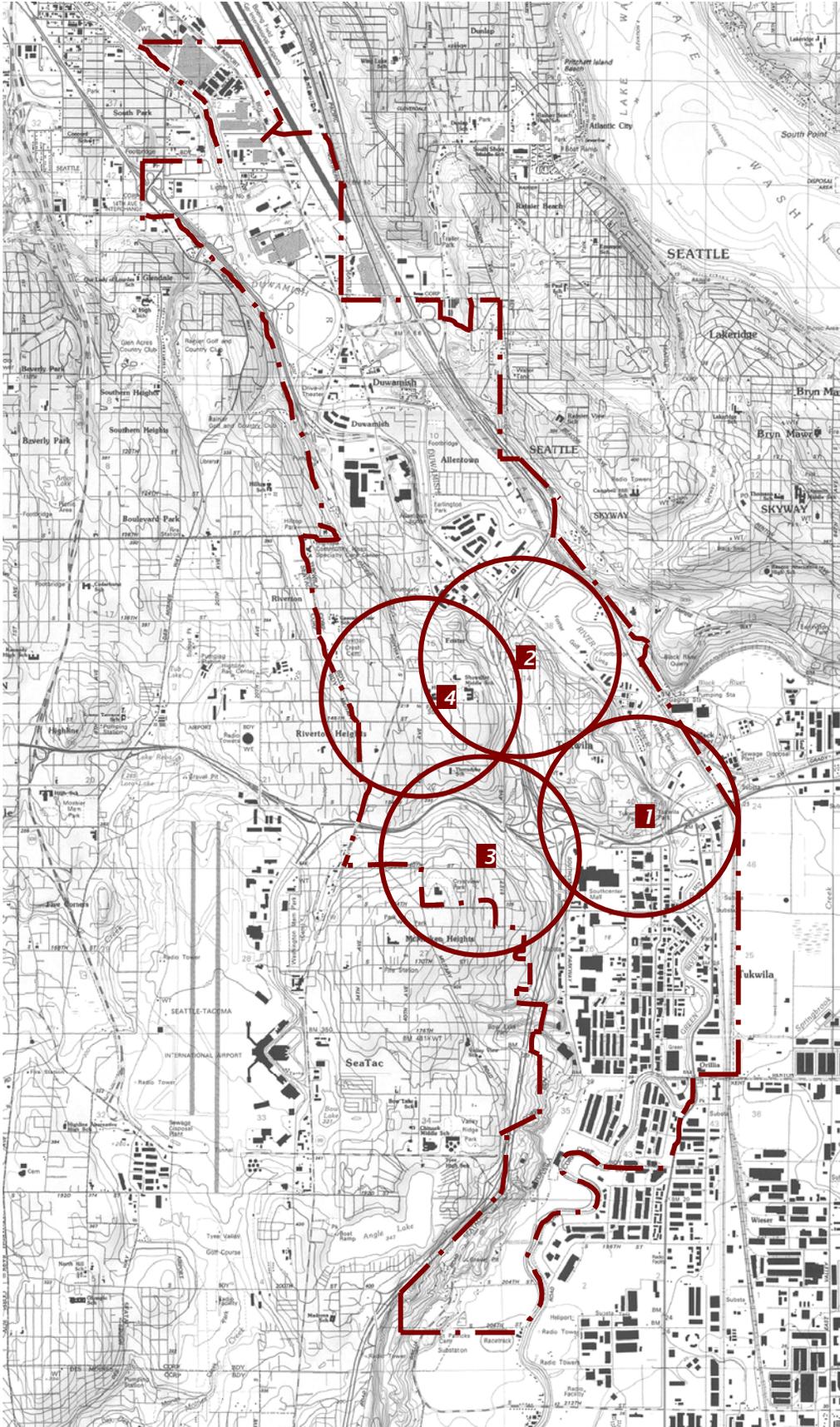
1	Tukwila Park	Outdoor tennis court in neighborhood park located at 15460 - 65th Avenue South.	1
2	Joseph Foster Memorial Park	Outdoor tennis court in neighborhood park located at 13919 - 53rd Avenue South.	1
3	Crystal Springs Park	Outdoor tennis court in neighborhood park located at 15832 - 51st Avenue South.	1

Tennis courts

Existing tennis courts

- 1 Tukwila Park
- 2 Joseph Foster Memorial Park
- 3 Crystal Springs Park
- 4 Foster HS

() 1 mile diameter



Tukwila School District			4
4	Foster HS	Outdoor tennis courts in high (9-12) school located at 4242 South 144th Street.	4
Total existing tennis courts			8

Soccer fields - youth and adult competition

Existing youth soccer field sites

The following youth oriented fields have been developed in the city to support local neighborhood play and youth-oriented practice, clinics, and competition teams.

Existing youth soccer fields

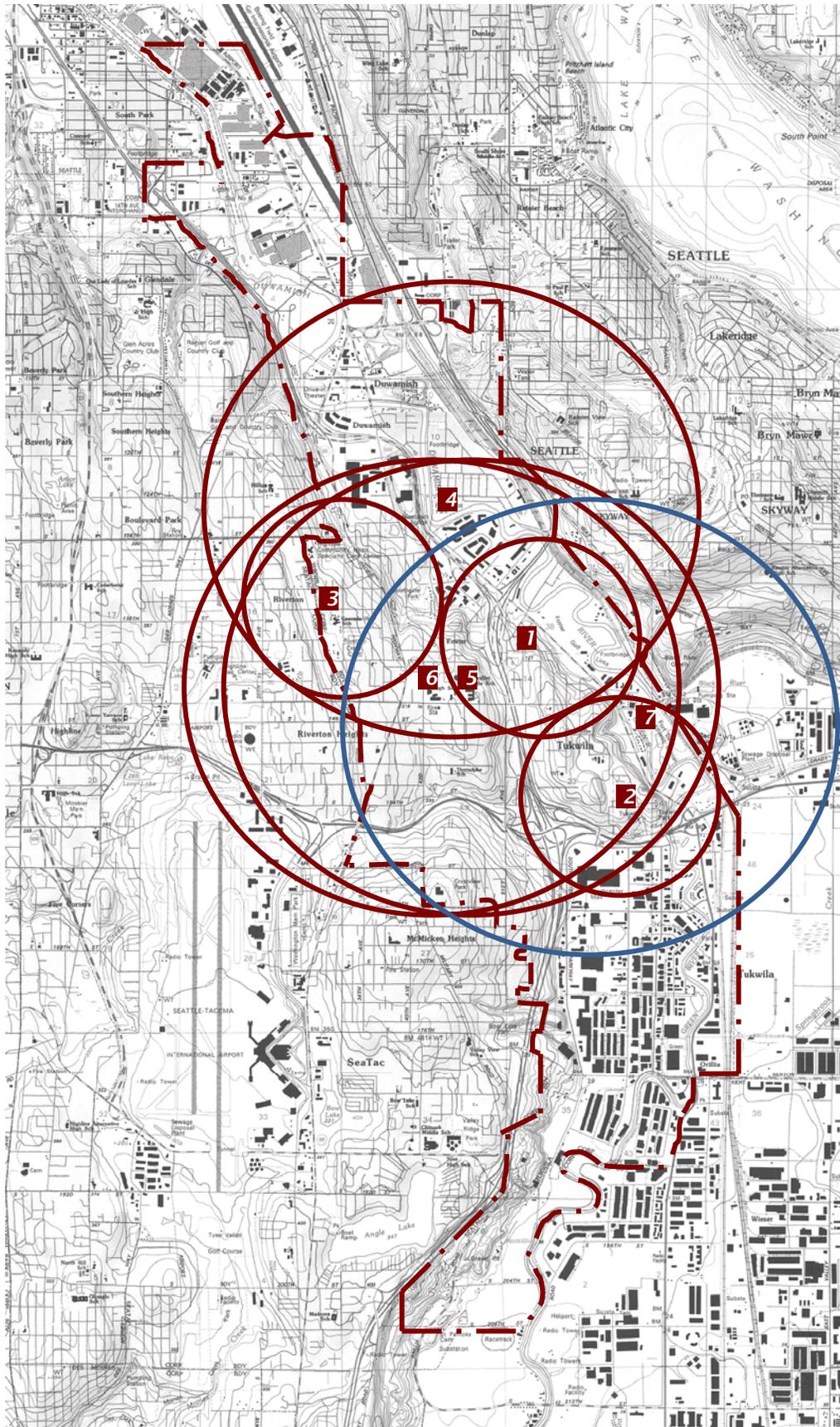
Tukwila			1
1	Joseph Foster Memorial Park	Grass 100-yard youth multiuse soccer/softball field in neighborhood park located at 13919 - 53rd Avenue South.	1
Tukwila School District			2
2	Tukwila ES	Grass youth 100-yard soccer field in elementary (K-6) school facility located at 5939 South 149th Street.	1
3	Cascade View ES	Grass 100-yard youth soccer field in elementary (K-6) school facility located at 13601 - 32nd South.	1
Total existing youth soccer fields			3

Existing youth-adult soccer field sites

The following youth-adult oriented fields have been developed in the city to provide competition and tournament play for youth and adult teams.

Existing youth-adult soccer fields

Tukwila			1
4	Tukwila Community Center	Grass 120-yard youth/adult soccer/softball field in regional facility located at 12424 - 42nd Avenue South.	1
Tukwila School District			2
5	Showalter MS	Grass 120-yard youth/adult soccer field in middle (7-8) school facility located at 4242 South 144th Street.	1
6	Foster HS	Grass 120-yard soccer/football field in high (9-12) school facility located at 4242 South 144th Street.	1
Private			8
7	Fort Dent Park - Starfire Sports	5 grass 120-yard youth/adult and 1 grass 200-yard adult soccer fields in regional facility located on Interurban Avenue and Fort Dent Way on the Duwamish/Green River and Trail operated by Starfire Sports - a private concession. Starfire Sports also provides indoor facilities and activities and will replace the existing baseball/softball complex in Fort Dent park in 2008 with 2 full-sized soccer fields and 2 mod soccer fields.	8
Total existing youth-adult soccer fields			11



Soccer fields

Existing youth fields

- 1 Joseph Foster Memorial Park
- 2 Tukwila ES
- 3 Cascade View ES

Existing youth/adult fields

- 4 Tukwila Community Center
- 5 Showalter MS
- 6 Foster HS
- 7 Fort Dent Park- Starfire Sports

Proposed youth/adult fields

- 7 Fort Dent Park - Starfire Sports

Existing indoor fields

- 7 Starfire Sports Athletic Center

() 1 mile diameter

() 3 mile diameter

Proposed youth-adult soccer fields

The following youth-adult fields will be developed to provide future growth capacity in the city to support competition and tournament play for youth and adult teams.

Proposed youth-adult soccer fields

Tukwila and other participants

4

7	Fort Dent Park	Starfire Sports - a private concession will replace the existing baseball/softball complex in this regional facility located on Interurban Avenue and Fort Dent Way in 2008 with 2 full-sized soccer fields and 2 mod soccer fields.	4
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Total proposed youth-adult soccer fields

4

Baseball/softball fields – youth and adult competition

Existing youth baseball/softball fields

The following youth oriented fields have been developed in the city to support local neighborhood play for pickup games, youth clinics, and leagues.

Existing youth baseball/softball fields

Tukwila

6

1	Duwamish Park	Youth grass baseball/softball field in neighborhood park located at 11646 – 42nd Avenue South.	1
2	Crestview Park	Youth grass T-ball field in neighborhood park located at 16200 – 42nd Avenue South.	1
3	Joseph Foster Memorial Park	Youth grass baseball/softball field in neighborhood park located at 13919 – 53rd Avenue South.	3
4	Tukwila Community Center	Youth grass multiuse baseball/softball/soccer field in regional facility located at 12424 – 42nd Avenue South. The field could be displaced if the Tukwila City Pool is relocated to this site.	1

Tukwila School District

1

5	Tukwila ES	Youth grass 180 foot softball/baseball field in elementary (K-6) school facility located at 5939 South 149th Street.	1
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Existing youth baseball/softball fields

7

Existing youth-adult baseball/softball fields

The following youth-adult baseball/softball fields have been developed in the city to support competition and tournament play for youth and adult leagues.

Youth-adult baseball/softball fields

Tukwila

1

4	Tukwila Community Center	Youth/adult multiuse baseball/soccer field in regional facility located at 12424 – 42nd Avenue South. The field could be displaced if the Tukwila City Pool is relocated to this site.	1
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Baseball fields

Existing youth fields

- 1 Duwamish Park
- 2 Crestview Park
- 3 Joseph Foster Memorial Park
- 4 Tukwila Community Center
- 5 Tukwila ES

Existing youth/adult fields

- 4 Tukwila Community Center
- 6 Showalter MS

() 1 mile diameter

() 3 mile diameter

Tukwila School District

1

7	Showalter MS	Grass 300 foot baseball/softball field in middle (7-8) school facility located at 4242 South 144th Street.
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Existing youth-adult baseball/softball fields

2

4.6 Community facilities or centers

Community centers may be developed to provide indoor activities on a year-round basis throughout and/or centrally accessible to Tukwila residents for day and evening use. The facilities may be developed within a market oriented service concept that protects the specialized investments that have already been made in these facilities by the school district, county, and private organizations.

Under some circumstances, community centers may not be developed in the expanding urban growth area where the using population will not be of sufficient size to realistically support an independent facility. In these circumstances, an existing center may be expanded within the next closest or supportable service area to provide facility requirements and programs.

Indoor community or recreation facilities may provide space for swimming pools (including outdoor facilities), gymnasiums, physical conditioning, arts and crafts, class and instruction rooms, meeting facilities, kitchens and dining, daycare and latch key, teen and senior center, and special population resource activities. Community centers may also incorporate historic museums, interpretive nature exhibits, and other buildings or constructions.

To the extent practical, community or recreation centers may utilize and/or be developed in conjunction with local school facilities. Where practical, school facilities may be utilized for after school programs that provide swimming pools, indoor gymnasiums, class and instruction space, meeting facilities, kitchen and dining either as loaned or leased space.

New buildings or additions may be built on or in conjunction with school sites as a shared resource when existing school building spaces are not available or of sufficient size to accommodate local needs. As a last resort, independent community centers may be developed to provide suitable space only where schools are not able to share space and sites.

Independent community center buildings and sites may also be developed to provide space and services for adult, senior or teen center activities that occur during or conflict with school activities and sites. Generally, these facilities may provide space and services that are not suitably provided at school sites or that may not be duplicated by school facilities and programs.

When community and recreation centers are developed independent of school facilities, the buildings may be independent properties or portions of other sites that include trail corridors, resource activities, athletic facilities or other public facilities such as civic centers and libraries.

Vision

As described, the community and recreation center vision may:

- provide a variety of indoor activities,
- within a convenient and serviceable proximity to using populations,
- within a facility and services concept that recognizes and supports the investments that have already made in existing park district, county, and school facilities and programs, and
- in cooperative ventures with other interested and participating public and private agencies.

Swimming pool facilities

Existing swimming pool facilities

The following swimming pool facilities have been developed within the city to provide instruction, recreation, and competition aquatic activities for youth and adults.

Existing indoor swimming pool square footage

Tukwila

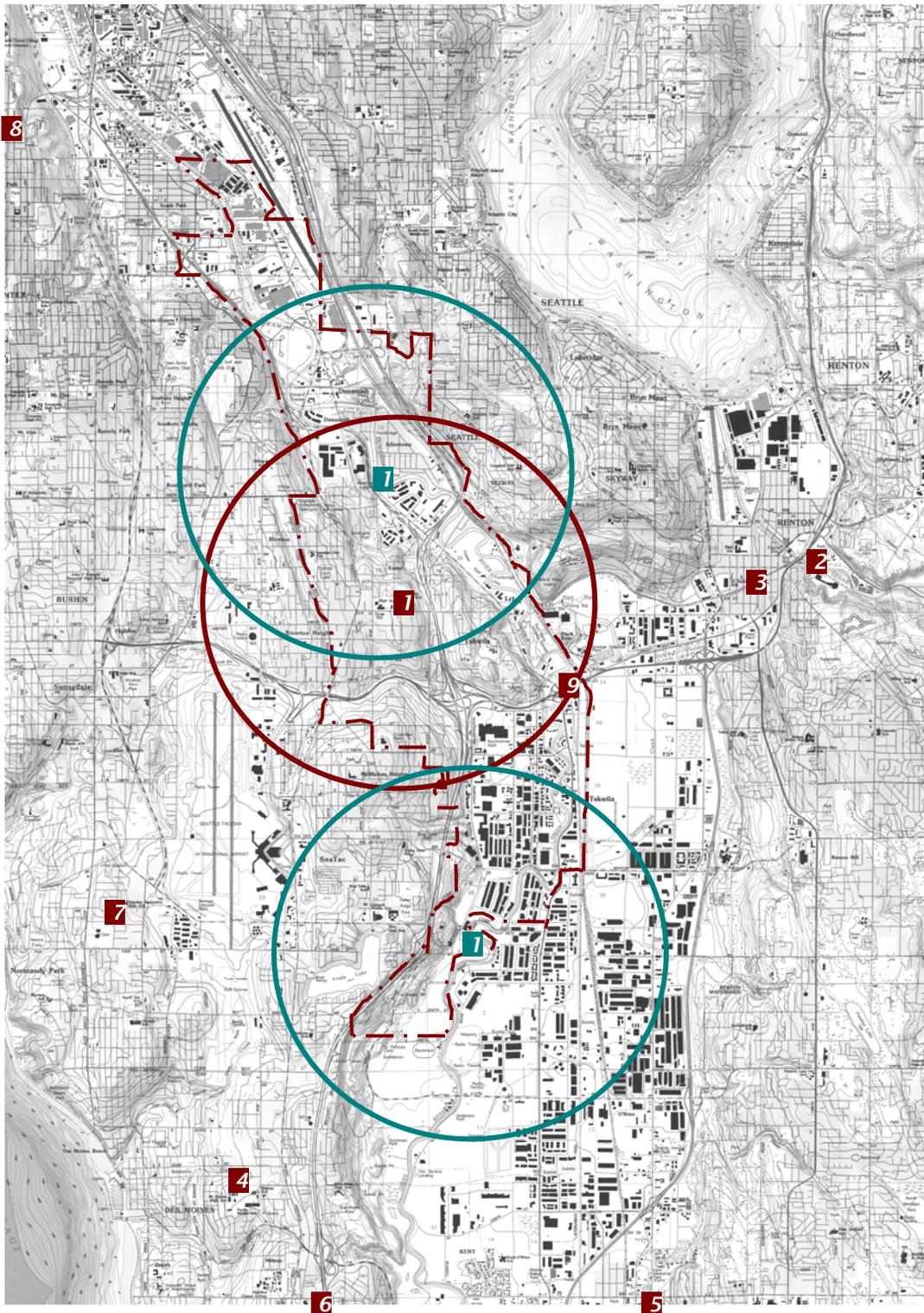
3,000

1	Tukwila City Pool	Community aquatic facility (former King County Forward Thrust Pool) located on high school property at 4414 South 144th Street with competition lap pool, water slides, lockers, and restrooms. Aquatic program provides aerobics and conditioning, safety and lifeguard training, swimming lessons, Special Olympics and swim teams, free and family swims, and party rentals.	3,000
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Other cities

31,300

2	Renton Henry Moses Aquatic Center	Regional aquatic facility located in Cedar River Park at 1719 Maple Valley Highway with 9,000 square foot leisure pool and a 3,300 square foot, 6 lane lap pool. Leisure pool provides 26-foot high water slides, zero-depth entry, wave machine, water spray play area, lazy river, island lagoon, water play structure, toddler play area, and numerous spray features. Facility also contains large sun and shade spaces, a bathhouse, lockers, and concessions.	12,300
3	Renton Swimming Pool	Community facility (former King County Forward Thrust Pool) located adjacent to Renton High School with competitive 25-yard lap pool, shallow water area, lockers, multiuse party room, and restrooms. The facility provides competitions, instruction, and educational programs.	3,000
4	Des Moines Mt Rainier Pool	Community facility (former King County Forward Thrust Pool) located adjacent to Mt Rainier High School with competitive 25-yard lap pool, lockers, multiuse party room, and restrooms. The facility is jointly funded by Des Moines, Normandy Park, SeaTac, and Highline School District for competitions, instruction, and educational programs.	3,000
5	Kent Meridian Swimming Pool	Community facility (former King County Forward Thrust Pool) with competitive 25-yard lap pool, shallow water area, lockers, multiuse party room, and restrooms. The facility provides competitions, instruction, and educational programs.	3,000
6	King County Aquatic Center	Regional facility located in Federal Way at 650 SW Campus Drive with competition diving areas, 25-yard lap pool lanes, recreational pool swimming areas, and	10,000



Swimming pools

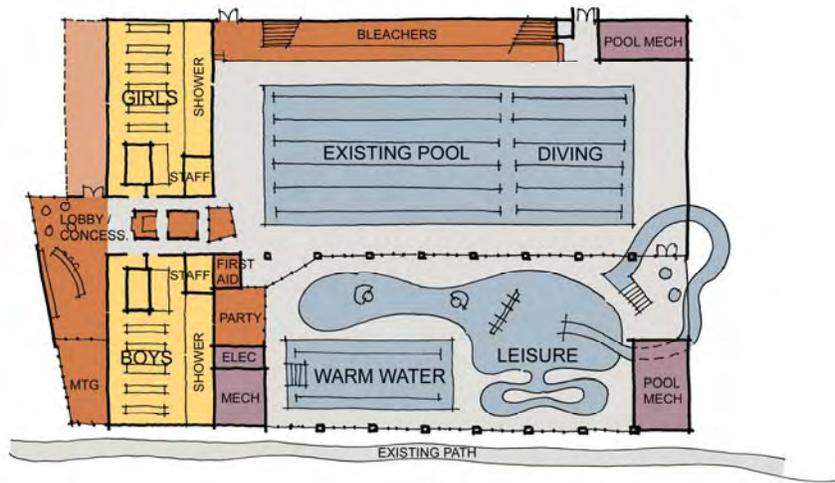
Existing pools

- 1 Tukwila City Pool
- 2 Renton Henry Moses Aquatic
- 3 Renton Swimming Pool
- 4 Des Moines Mt Rainier Pool
- 5 Kent Meridian Pool
- 6 King County Aquatic Center
- 7 Highline YMCA
- 8 West Seattle Family YMCA
- 9 Family Fun Center

Proposed pools

- 1 City Pool – Foster HS option
- 1 City Pool – Comty Ctr option
- 1 City Pool – South Tukwila option

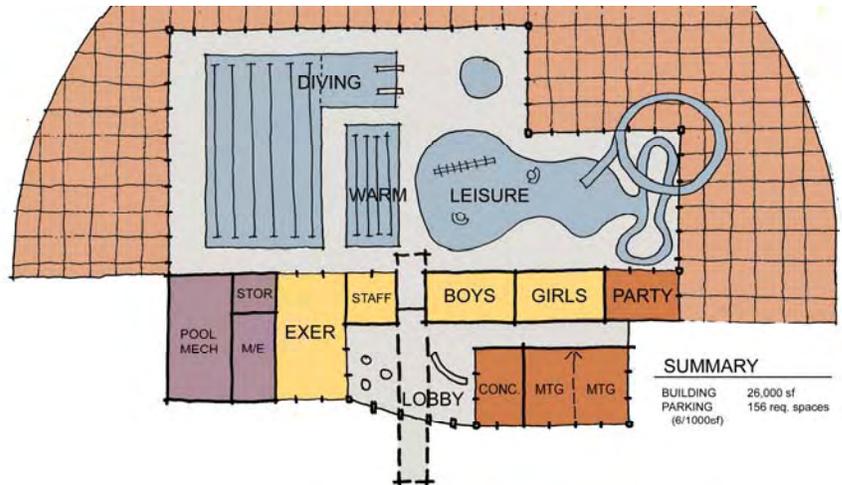
() 5 mile diameter



Option 1: renovate/expand existing pool



Option 2: Build pool addition to Tukwila Community Center



Option 3: Build new pool/fitness center in South Tukwila

	and party room. Instruction, lifeguard, diving, CPR, and competitive swim team programs are provided at the facility.	
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Non-profit **6,000**

7	Highline YMCA	Non-profit facility located in Des Moines at 17874 Des Moines Memorial Drive with an outdoor pool with lap lanes, shallow water area, lockers, and restrooms. Expanding facility to provide an indoor 25-meter pool.	3,000
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8	West Seattle Family YMCA	Non-profit facility located in West Seattle at 4515 36th Avenue SW with indoor swimming pool, sauna, steam room, whirlpool, lockers, and concessions.	3,000
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Private **800**

9	Family Fun Center	Commercial facility located at 7300 Fun Center Way on the east bank of the Duwamish River north of I-405 off Interurban Avenue providing an outdoor splash pool.	800
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Existing indoor swimming pool square footage **41,100**

Proposed swimming pool facilities

The following pool facilities may be developed within the city to provide instruction, recreation, and competition aquatic activities for youth and adults subject to consultations with appropriate public and private participants.

Proposed indoor swimming pool square footage

Tukwila and other participants **3,000**

1a	Tukwila City Pool Expansion	The existing pool could be expanded to provide an adjacent indoor leisure pool with warm water lanes and therapy, lazy river, zero-depth entry, water slides, fountains and spray elements, a party room, and new entry.	3,000
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1b	Tukwila Community Center Addn	Or - a new indoor pool complex could be constructed onto the Tukwila Community Center with the same elements including an outdoor patio and sunning area.	Na
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1c	South Tukwila	Or - a new indoor pool complex could be constructed in south Tukwila with the same elements plus a wet/dry exercise or conditioning room.	Na
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Proposed indoor swimming pool square footage **3,000**

Gymnasiums

Existing youth gymnasiums

The following gymnasiums have been developed within the city to provide multipurpose space that includes instruction, recreation, and competition volleyball and basketball activities for youth.

Existing youth gymnasium square footage

Tukwila **24,000**

1	Tukwila ES	Multiuse gymnasium in an elementary (K-6) school facility located at 5939 South 149th Street.	8,000
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Gymnasiums

Existing youth gyms

- 1 Tukwila ES
- 2 Thorndyke ES
- 3 Cascade View ES

Existing youth/adult gyms

- 4 Tukwila Community Center
- 5 Showalter MS
- 6 Foster HS
- 7 Fort Dent Park - Starfire Sports

Proposed youth/adult gyms

- 4 Tukwila Cmty Cntr Addn
- 5 Showalter MS Addn
- 6 Foster HS Addn

() 1 mile diameter

() 3 mile diameter



2	Thorndyke ES	Multiuse gymnasium in an elementary (K-6) school facility located at 4415 South 150th Street.	8,000
3	Cascade View ES	Multiuse gymnasium in an elementary (K-6) school facility located at 13601 - 32nd South.	8,000

Existing youth gymnasium square footage **24,000**

Existing youth-adult gymnasiums

The following youth-adult gymnasiums have been developed within the city to provide instruction, recreation, and competition volleyball and basketball activities for youth-adults.

Existing youth-adult gymnasium square footage

Tukwila

10,750

4	Tukwila Community Center	Regulation multiuse gymnasium in a regional facility located at 12424 - 42nd Avenue South.	10,750
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Tukwila School District

27,000

5	Showalter MS	Regulation gymnasium in a middle (7-8) school facility located at 4242 South 144th Street.	12,000
6	Foster HS	Regulation gymnasium in a high (9-12) school facility located at 4242 South 144th Street.	15,000

Private

7	Fort Dent Park - Starfire Sports	Multiuse indoor sports court facility located in Fort Dent Park.	Na
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Existing youth-adult gymnasium square footage **37,750**

Proposed youth-adult gymnasiums

The following youth-adult gymnasiums may be developed within the city to provide instruction, recreation, and competition volleyball and basketball activities for youth-adults subject to consultations with appropriate public and private participants.

Proposed youth-adult gymnasium square footage

Tukwila and other participants

36,000

4	Tukwila Community Center Addn	Construct regulation sized multiuse gymnasium addition to the existing community center (in lieu of a pool addition) to provide for indoor sports demands.	12,000
5	Showalter MS Addn	And/or - construct a regulation multiuse gymnasium addition to the middle school to provide after school hours court opportunities.	12,000
6	Foster HS Addn	And/or - construct a regulation multiuse gymnasium addition to the high school to provide after school hours court opportunities.	12,000

Proposed youth-adult gymnasium square footage **36,000**



Fitness centers

Existing fitness centers

- 1 Tukwila Community Center
- 2 Foster HS

Proposed fitness centers

- 3 South Tukwila City Pool
- 4 LA Hour Fitness

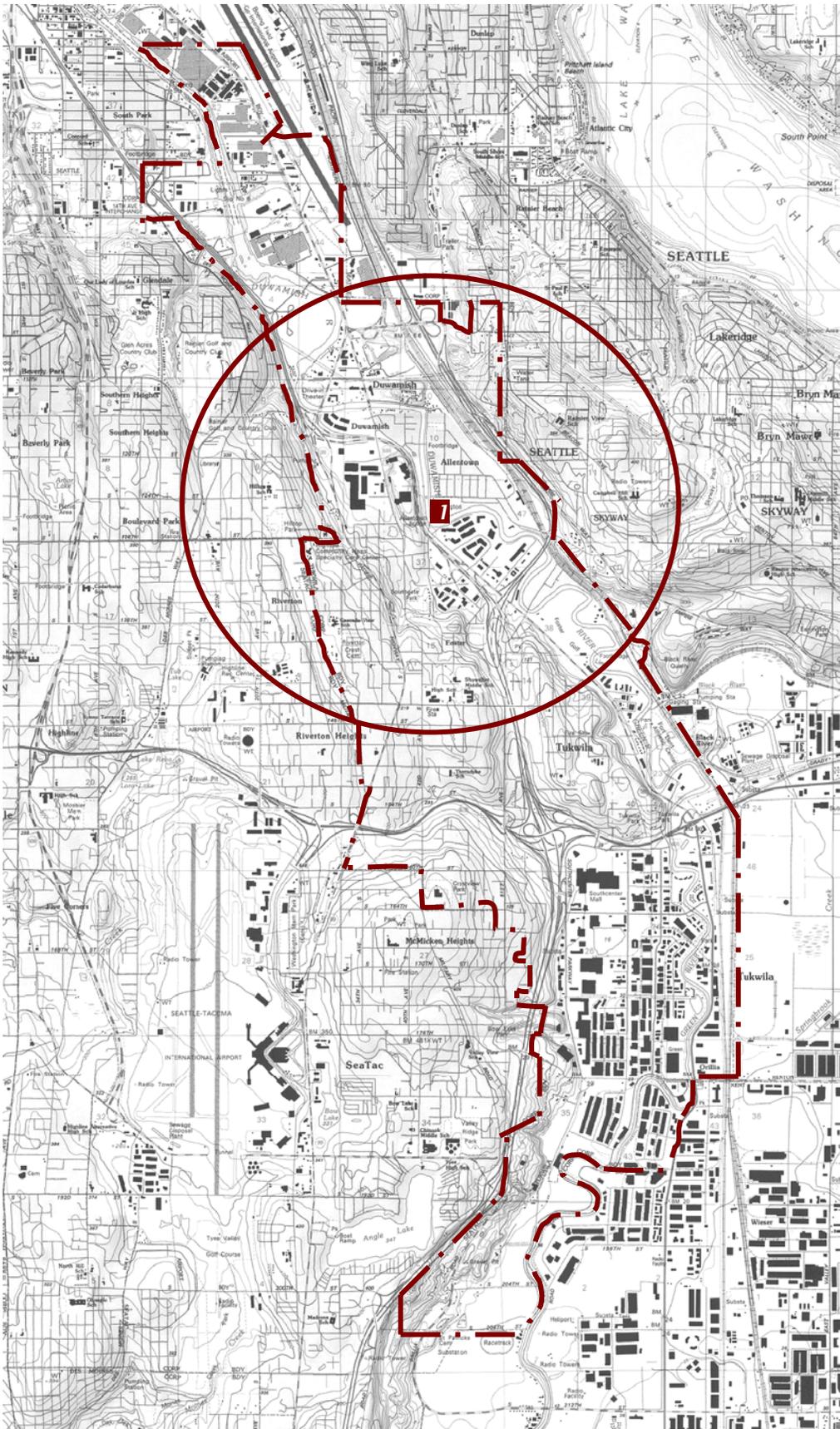
() 3 mile diameter

Racquetball courts

Existing racquetball courts

1 Tukwila Community Center

() 3 mile diameter



Physical conditioning facilities

Existing physical conditioning facilities

The following physical conditioning facilities have been developed within the city to provide instruction, aerobics, condition training, and individual conditioning activities for youth and adults.

			<i>Existing physical conditioning facilities square footage</i>
Tukwila			2,400
1	Tukwila Community Center	Fitness room provided adjacent gymnasium and lockers in regional facility located at 12424 - 42nd Avenue South.	2,400
Tukwila School District			800
2	Foster HS	Fitness room provided for high school students adjacent to gymnasium and lockers in high (9-12) school facility located at 4242 South 144th Street.	800
Existing physical conditioning facility square footage			3,200

Proposed physical conditioning facilities

The following physical conditioning facilities may be developed within the city to provide instruction, aerobics, condition training, and individual conditioning activities for youth and adults subject to consultations with appropriate public and private participants.

			<i>Proposed physical conditioning facilities square footage</i>
Tukwila and other participants			7,000
3	South Tukwila	A wet/dry fitness or conditioning room could be built with a new indoor pool complex if the facility were built in south Tukwila.	1,000
4	LA Hour Fitness	Private fitness facility including equipment, bicycles, aerobics room, sauna, and lockers to be built in the urban center.	6,000
Proposed physical conditioning facility square footage			7,000

Racquetball courts

Existing racquetball courts

The following indoor racquetball courts have been developed within the city to provide recreational activities for youth and adults.

			<i>Existing indoor racquetball courts</i>
Tukwila			2
1	Tukwila Community Center	Indoor racquetball courts provided adjacent gymnasium and lockers in regional facility located at 12424 - 42nd Avenue South.	2
Existing indoor racquetball courts			2

Classroom, meeting, and small training rooms

Existing classroom, meeting, and small training rooms

The following meeting facilities have been developed within the city to support multipurpose nutrition and health programs, recreational and social activities, and other supporting services for seniors, adults, and other community members.

Existing class, meeting, and training seating capacity

Tukwila

316

1	Tukwila Community Center	Class and meeting rooms for public use in regional facility located at 12424 - 42nd Avenue South.	36 36 36 36
2	Tukwila Library	Meeting room for public use in historical city library building which was a former school located at 75 - 59th Avenue South.	12
3	Tukwila City Hall	Meeting rooms and Council chambers for public use after office hours in City Hall and Annex located at 6200 Southcenter Boulevard.	100 24 12
4	Foster Library	Meeting room for public use in King County district library building located at 4060 South 144th Street.	24

Tukwila School District

704

5	Tukwila ES	Cafeteria, multiuse gymnasiums, and classrooms available for public use after school hours in an elementary (K-6) school facility located at 5939 South 149th Street.	80 24
6	Thorndyke ES	Cafeteria, multiuse gymnasiums, and classrooms available for public use after school hours in an elementary (K-6) school facility located at 4415 South 150th Street.	80 24
7	Cascade View ES	Cafeteria, multiuse gymnasium, and classrooms available for public use after school hours in elementary (K-6) school facility located at 13601 - 32nd South.	80 24
8	Showalter MS	Cafeteria and classrooms available for public use after school hours in a middle (7-8) school facility located at 4242 South 144th Street.	120 36
9	Foster HS	Cafeteria, student commons, and classrooms available for public use after school hours in a high (9-12) school facility located at 4242 South 144th Street.	200 36

Private

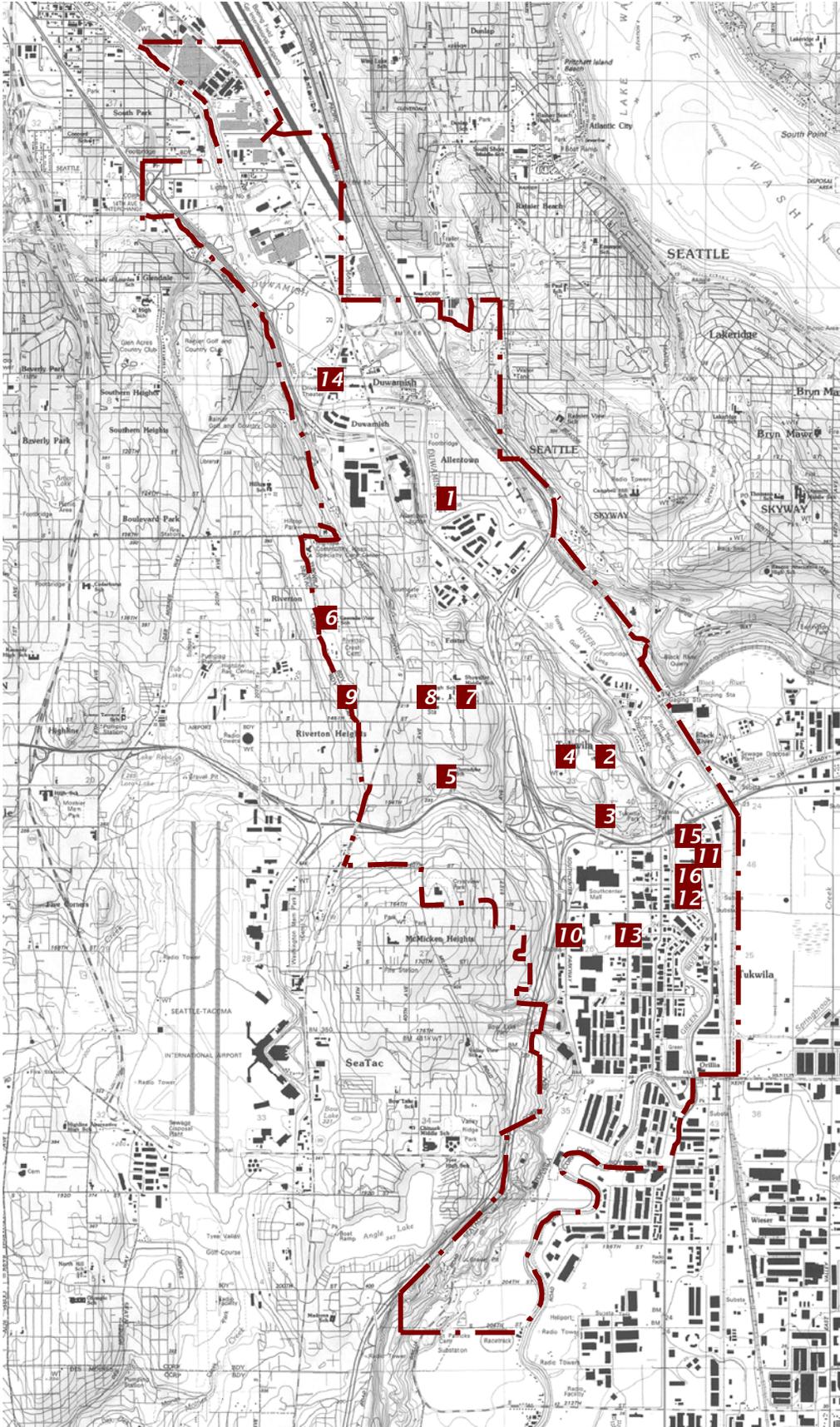
2,036

10	Doubletree Suites	Major meeting complex with 18 rooms available for public rental use in a hotel located at 16500 Southcenter Parkway.	900
11	Embassy Suites	Meeting complex with 10 rooms available for public rental use in a hotel located at 15920 West Valley Highway.	280
12	Residence Inn by Marriott	Meeting room available for public rental use in a hotel located at 16201 West Valley Highway.	24
13	Courtyard by Marriott	Meeting room complex available for public rental use in a hotel located at 16038 West Valley Highway.	140 36 10
14	Red Lion Hotel	Meeting room complex available for public rental use in a hotel located at 11244 Tukwila International Boulevard.	235

Meeting rooms

Existing meeting rooms

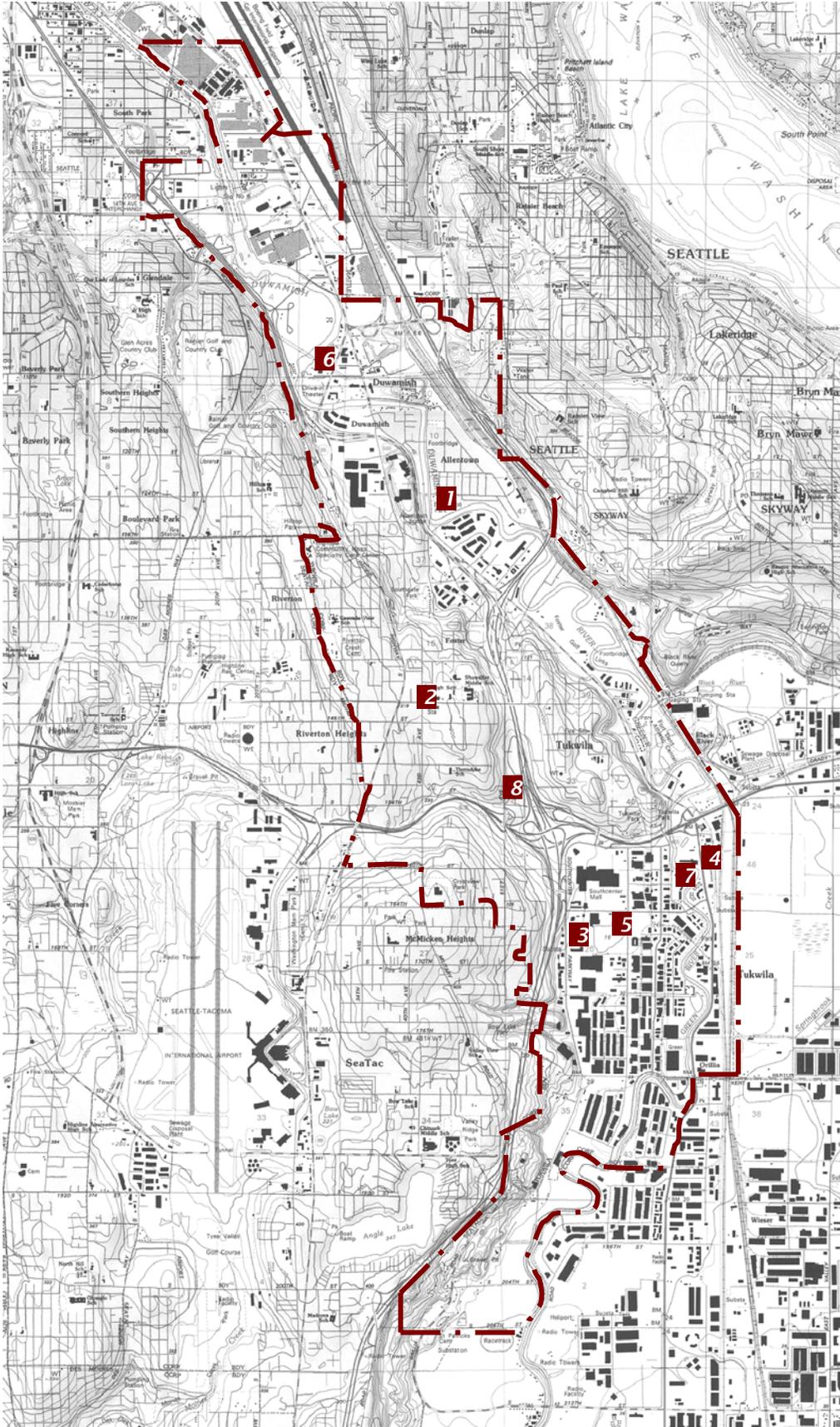
- 1 Tukwila Community Center
- 2 Tukwila Library
- 3 Tukwila City Hall
- 4 Tukwila ES
- 5 Thorndyke ES
- 6 Cascade View ES
- 7 Showalter MS
- 8 Foster HS
- 9 Foster Library
- 10 Doubletree Suites
- 11 Embassy Suites
- 12 Residence Inn by Marriott
- 13 Courtyard by Marriott
- 14 Red Lion Hotel
- 15 Best Western Rivers Edge
- 16 Hampton Inn



Large meeting rooms

Existing large meeting rooms

- 1 Tukwila Community Center
- 2 Foster Performing Arts Center
- 3 Doubletree Suites
- 4 Embassy Suites
- 5 Courtyard by Marriott
- 6 Red Lion Hotel
- 7 Best Western Rivers Edge
- 8 Stone Manor



15	Best Western Rivers Edge	3,000 square foot multiuse meeting room complex with catering capability in renovated hotel located on Green River at 15901 West Valley Highway.	110 100 90 16
18	Hampton Inn	735 square foot multiuse meeting room complex with banquet space for 25 located at 7200 South 156th Street.	70 25

Total existing meeting facility seating capacity 3,056

Auditorium and theater facilities

Existing large meeting, auditoriums, and theater facilities

The following regionally oriented meeting halls have been developed within the city to support large gatherings, celebrations, stage, and theater productions for youth, adults, and other community members.

Existing large meeting, auditorium, and theater seating capacity

Tukwila 1,100

1	Tukwila Community Center	3,000 square foot banquet room, 2,000 square foot social hall, and 10,750 square foot gym complex with fully equipped kitchen in 48,000 square foot facility located at 12424 - 42nd Ave South.	300 200 600
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Tukwila School District 550

2	Foster High School	Foster Performing Arts Center in high (9-12) school facility located at 4242 South 144th Street.	550
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Tukwila 2,055

3	Doubletree Suites	Major meeting complex with flexible large hall in a hotel located at 16500 Southcenter Parkway.	900
4	Embassy Suites	Meeting complex with flexible large hall in a hotel located at 15920 West Valley Highway.	280
5	Courtyard by Marriott	Meeting room complex with flexible large hall in a hotel located at 16038 West Valley Highway.	140
6	Red Lion Hotel	Meeting room complex with flexible large hall in a hotel located at 11244 Tukwila International Boulevard.	235
7	Best Western Rivers Edge	Multiuse meeting room complex with flexible large hall catering capability in renovated hotel located on Green River at 15901 West Valley Highway.	110 100 90
8	Stone Manor	Multiuse meeting room complex with dance floor, stage, and breakout rooms located at 15208 - 52nd Avenue South.	200

Total existing meeting hall seating capacity 3,705

Community centers

Existing community centers

The following facilities have been developed within or around the city to support before/after school programs, teen centers, and senior nutrition and health programs, recreational and social activities, and other supporting community services.

Existing facility square footage
48,000

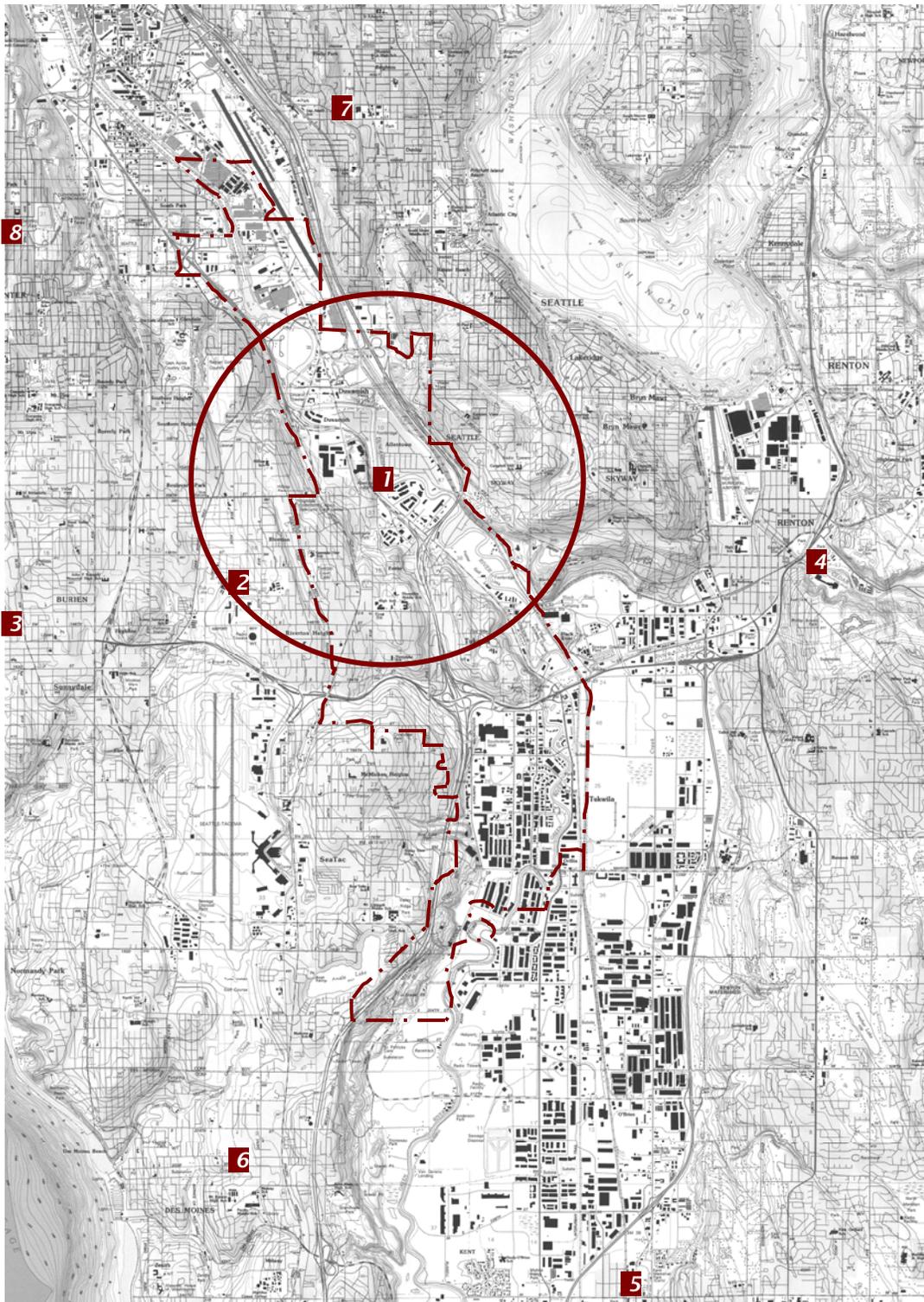
Tukwila

1	Tukwila Community Center	Regional facility located at 12424 - 42nd Avenue South with racquetball, 10,750 square foot gymnasium, fitness room, class and meeting rooms, 3,000 square foot banquet room, 2,000 square foot social hall complex with fully equipped kitchen for all age groups. Outdoor facilities include play equipment, picnic tables and shelter, skate park, tennis and basketball courts, soccer and baseball fields, and access to multipurpose trail along the Duwamish River. Includes Veterans Memorial, River of Life, and archaeological site.	48,000
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Other public agencies

154,150

2	SeaTac Community Center	Regional facility located at 13735 - 24th Avenue South with 200-person banquet room, arts and craft room, multipurpose room, gymnasium, 1,320 square foot weight room, showers, and locker room.	22,000
3	Burien Community Center	Community facility located at 425 SW 144th Street with 100-person conference facility and 35 person dance studio. City has plans to replace the facility with a consolidated teen and senior center, meeting rooms, recreation center, and aquatic complex.	2,550
4	Renton Community Center	Regional facility located at 1715 Maple Valley Highway with 2 gymnasiums, 2,200 square foot fitness room, arts and crafts, dance studio, 300-person conference/lecture room, 230-person dinner/banquet room, and full-service catering kitchen facilities.	20,000
5	Kent Commons Community Center	Regional facility located at 525 Fourth Avenue North with 2 gymnasiums, handball/racquetball courts, conditioning room, mini-gym exercise room, games room, 0.7-mile indoor jogging track, 6 meeting rooms, 2 reception halls/auditoriums with up to 300-person capacity, showers, and lockers.	30,000
6	Des Moines Activity Center & Fieldhouse	Community facility located at 2045 South 216th Street with meeting rooms, multiuse dinner/conference space, kitchen, and outdoor patio. The 1939 log cabin Fieldhouse located at 1000 South 220th Street provides a gymnasium, 55-person large meeting room/studio with kitchen, and 32-person outdoor covered picnic shelter.	8,000 10,000



Community centers

Existing community centers

- 1 Tukwila Community Center
- 2 SeaTac Community Center
- 3 Burien Community Center
- 4 Renton Community Center
- 5 Kent Community Center
- 6 Des Moines Community Center
- 7 New Holly Community Center
- 8 High Point Community Center

() 5 mile diameter

7	New Holly Community Center	Community facility located in the New Holly mixed income housing redevelopment with outdoor gathering spaces, social services, branch library, licensed daycare, career counseling, tutoring, Head Start, South Seattle Community College classes, and community meeting rooms.	42,000
8	High Point Community Center	Community facility located in the High Point mixed income housing redevelopment at 6920 - 34th Avenue SW adding onto an existing center to provide kitchen, teen room, childcare, multipurpose meeting room, computer and resource center, arts and crafts.	19,600

Existing community center square footage

202,150

4.7 Special use facilities

Facilities may be acquired or developed to provide special activities for the general population on a limited or special event occasion and/or for special interest populations at appropriate sites throughout Tukwila. Special use facilities may include nature interpretive centers, historical museums, and similar special interest services.

Special use facilities may be independent properties or portions of other sites that include trail corridors, resource park activities, recreational areas or facilities, community facilities or centers or other public facilities.

Special use facilities may be sited on other publicly owned lands or under lease agreements with private landowners or organizations or on purchased properties.

Vision

As described, the special use facilities vision may:

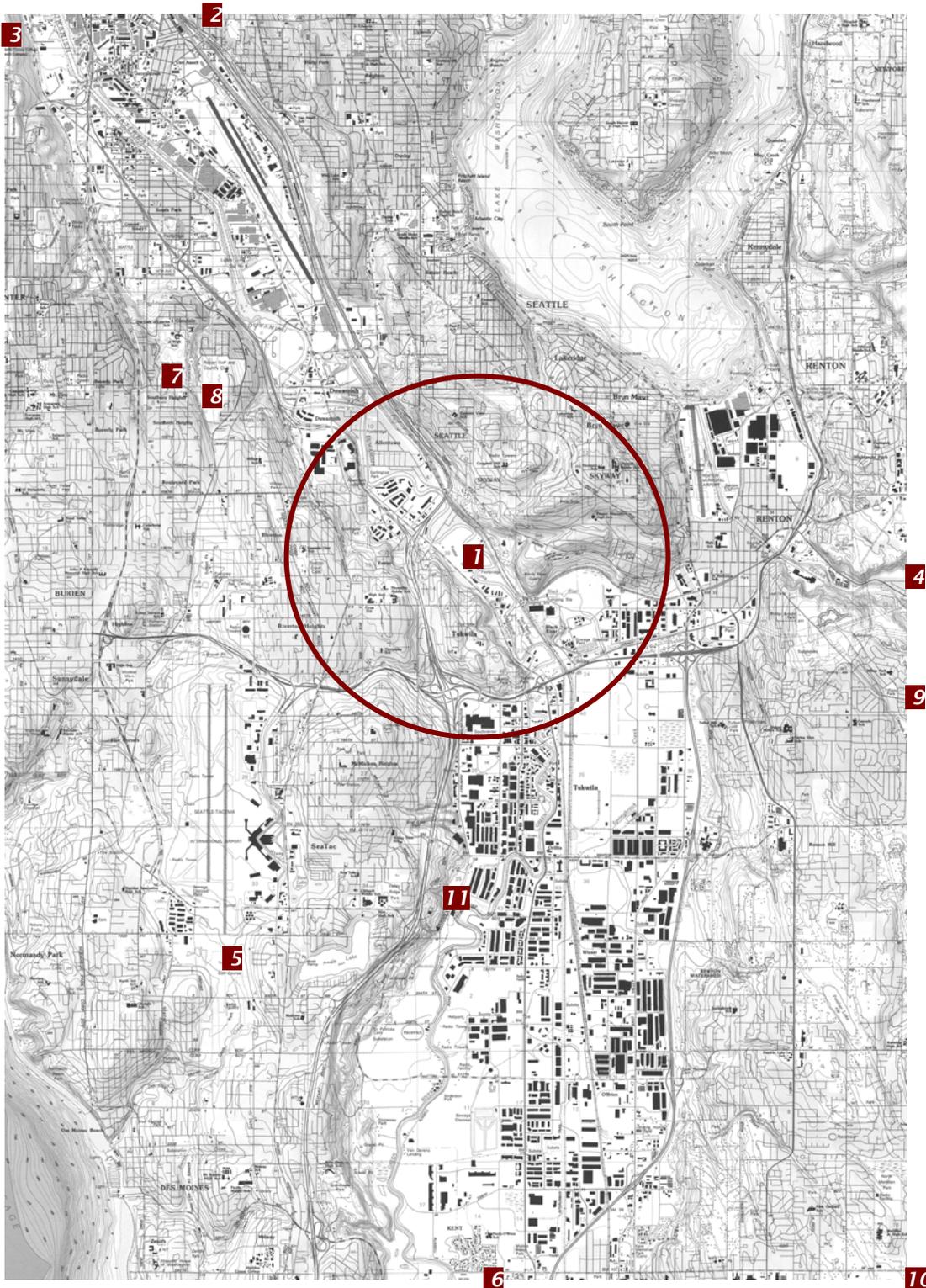
- provide specialized facilities for the general population for a special event or activity,
- for specialized user group interests that are able and willing to pay user fees and charges or donate labor, operation, and other services,
- in a manner that is cost effective, and
- equitable in regards to those activities that accommodate the general population.

Golf courses

Existing golf courses

The following golf courses, driving ranges, clubhouses, and other facilities have been developed in and around the city.

		<i>Existing golf course holes</i>
<i>Tukwila</i>		<i>18</i>
1	Foster Golf Links 67.0-acre regional public golf course located at 13500 Interurban Avenue South within the bends of the Duwamish River with 18-hole, a 5,000-yard, 68 par course, pro shop, clubhouse, restaurant, lounge, and meeting rooms. Includes an historic 100-year old Maple tree within the course boundaries, and the site of a settler’s log cabin on the waterfront. The course was designed and built in 1925 and operated by the Joseph Foster Family until acquired by the city in 1977.	18
<i>Other public golf courses</i>		<i>90</i>
2	Jefferson Park Golf Course City of Seattle 128.0-acre public golf course located at 4101 Beach Avenue South with 18-hole, 5,962 yard, par 70 course,	18
3	West Seattle Golf Course City of Seattle 130-acre public golf course located at 4470 – 35th Avenue SW with 18-hole, 6,358 yard, par 72 course.	18



Golf courses

Existing golf courses

- 1 Foster Golf Links
- 2 Jefferson Park Golf Course
- 3 West Seattle Golf Course
- 4 Maplewood Golf Course
- 5 Tye Valley Golf Course
- 6 Riverbend Golf Complex
- 7 Glen Acres Golf & Country
- 8 Rainier Golf & Country
- 9 Fairwood Golf & Country
- 10 Meridian Valley Golf & Country
- 11 Southcenter Golf Driving Range

() 5 mile diameter

4	Maplewood Golf Course	Renton public golf course located at 4000 Maple Valley Highway with 18-hole, 5,892-yard, par 72 course with pro shop and clubhouse.	18
5	Tyee Valley Golf Course	Port of Seattle concessionaire run public golf course located at 2401 South 192nd Street with 18-hole, 5,845 yard, par 71 course. The course may be reduced to 9-holes with the extension of the 3rd SeaTac runway.	9
6	Riverbend Golf Course	Kent public golf course located at 2019 West Meeker with 18-hole, 6,603-yard, par 72 course and par-3 9-hole, 1,260-yard, par 27 with driving range, pro shop, restaurant, and clubhouse.	27

Private golf courses

63

7	Glen Acres Golf & Country	Private golf course located at 1000 South 112th Street with 9-hole, 3,060 yard, par 36 course with clubhouse for members, guests, and limited reciprocates.	9
8	Rainier Golf & Country	Private golf course located at 1856 South 112th with 18-hole, 6,205-yard, par 72 course, pro shop, and clubhouse for members, guests, and limited reciprocates.	18
9	Fairwood Golf & Country	Private golf course located at 17070 - 140th Avenue SE with 18-hole, 6,306-yard, par 71 course with clubhouse for members, guests, and limited reciprocates.	18
10	Meridian Valley Golf & Country	Private golf course located at 24830 - 136th Avenue SE with 18-hole, 6,635-yard, par 72 course with pro shop and clubhouse for members, guests, and limited reciprocates.	18

Commercial driving ranges

Na

11	Southcenter Golf Driving Range	Commercial driving range located at 18791 Southcenter Parkway with 65 covered hitting stations in a 2-tier structure, a practice sand trap, chipping area, and 5,000 square feet of real grass putting green. The operator also provides lessons with indoor state-of-the-art video equipment, a fully stocked pro shop, and club and driver settings.	Na
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Existing golf course holes

171

4.8 Support facilities

Facilities will be developed to provide maintenance yard, plant nursery, and administrative activities necessary to support park, recreation, and open space programs and facilities.

Support facilities will be independent properties or portions of other sites that include other administrative offices, maintenance yards and shops, as well as trail corridors, resource activities, athletic facilities, indoor recreation centers or other park and recreation facilities.

Vision

As described, the support facilities vision will:

- provide facilities necessary to service park, recreation, and open space programs and activities for the general population, and
- in a manner that is cost effective.

Restroom facilities

Existing restroom facilities

The following restroom facilities have been developed to support park and recreational facilities within the city park system.

<i>Tukwila</i>		<i>Existing restroom facility fixtures</i>
		<i>48</i>
1	Bicentennial Park	Restroom facilities in special purpose park located at 6000 Christensen Road on the Christensen Greenbelt Trail.
2	Codiga Farm	Portable toilet in special purpose park located on Duwamish River shoreline on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street.
3	Duwamish Park	Portable toilet in neighborhood park located at 11646 - 42nd Avenue South.
4	Riverton Park	Portable toilet in neighborhood park located at 4101 South 131st Street.
5	Tukwila Park	Permanent restroom in neighborhood park located at 15460 - 65th Avenue South.
6	Joseph Foster Memorial Park	Permanent restroom in neighborhood park located at 13919 - 53rd Avenue South.
7	Crystal Springs Park	Permanent restroom in neighborhood park located at 15832 - 51st Avenue South.
8	Tukwila Pond Park	Permanent restroom in community park located at 299 Strander Boulevard.
9	Fort Dent Park	Permanent restroom in regional facility located on Interurban Avenue and Fort Dent Way on the Duwamish/Green River and Trail.
10	Tukwila Community Center	Permanent restroom in regional facility located at 12424 - 42nd Avenue South with access to multipurpose trail along the Duwamish River.

Restrooms

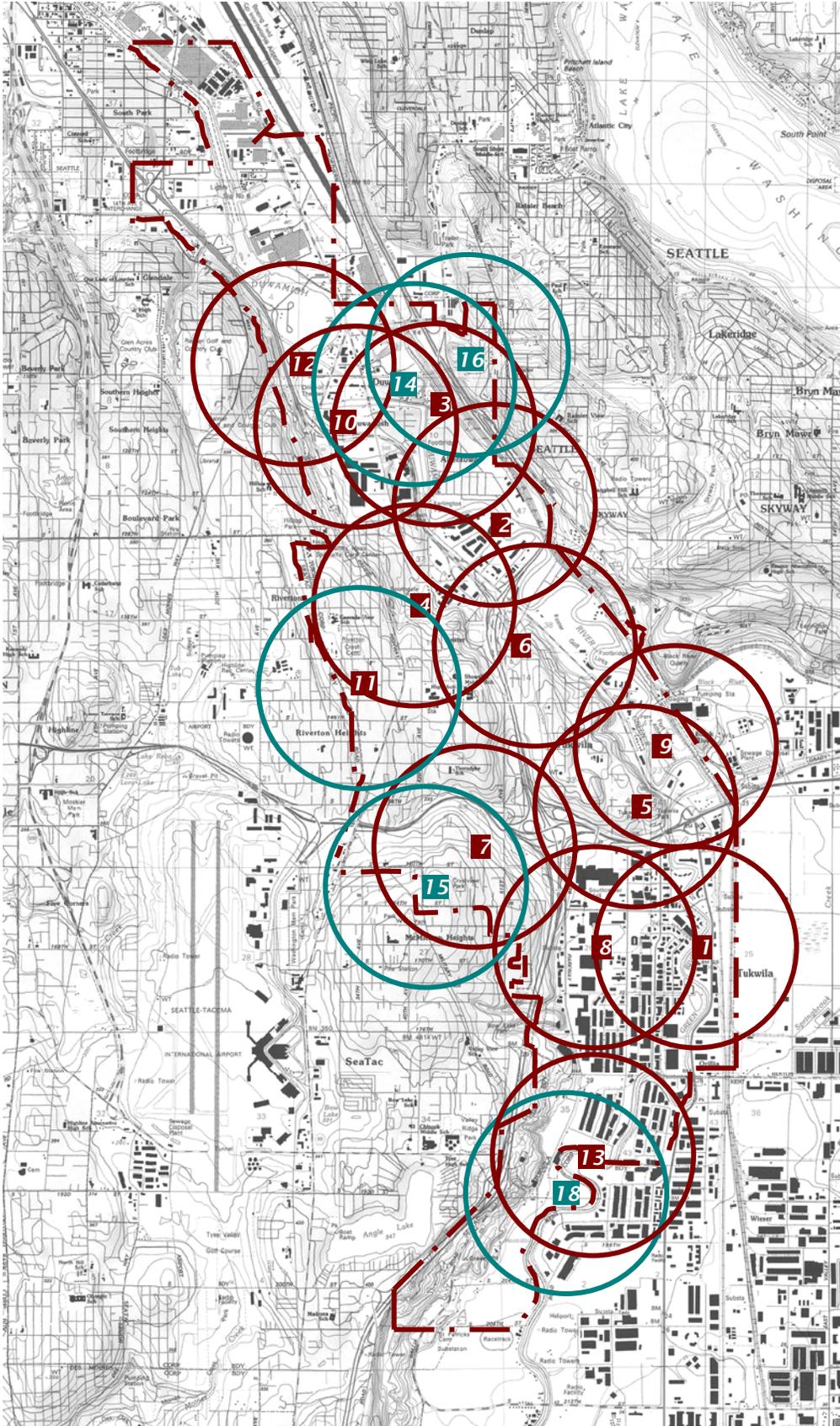
Existing restrooms

- 1 Bicentennial Park
- 2 Codiga Farm Park
- 3 Duwamish Park
- 4 Riverton Park
- 5 Tukwila Park
- 6 Joseph Foster Memorial Park
- 7 Crystal Springs Park
- 8 Tukwila Pond Park
- 9 Fort Dent Park
- 10 Tukwila Community Center
- 11 Cascade View Park
- 12 Cecil Moses (Wind Wier) Park
- 13 Briscoe Meander Park

Proposed restrooms

- 14 Duwamish Riverbend Hill
- 15 Crestview Park
- 16 East Hill
- 17 East Hill
- 18 South Tukwila

() 1 mile diameter



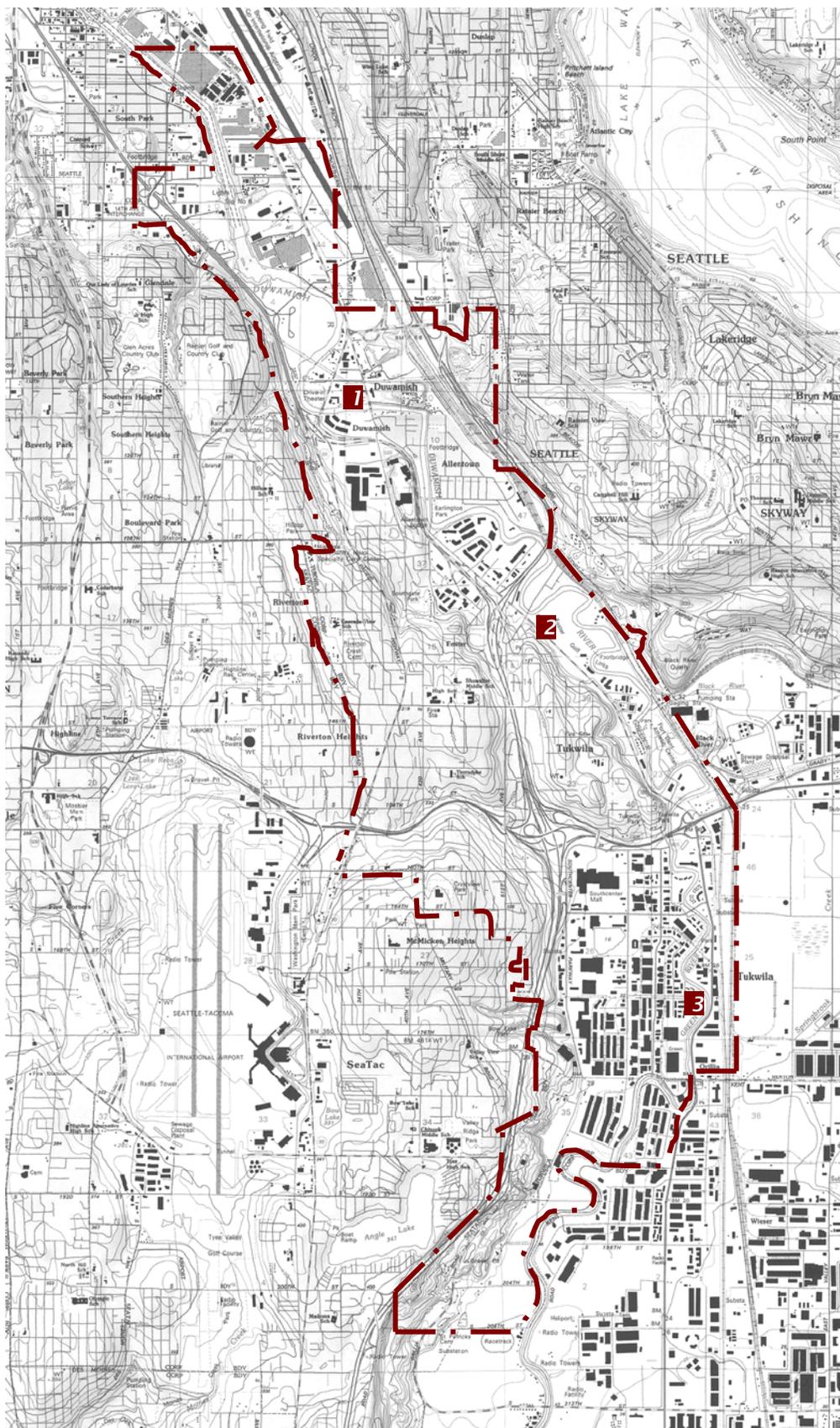
Support facilities

Existing admin facilities

- 1 Tukwila Community Center
- 2 Foster Golf Links

Existing maintenance yards

- 2 Foster Golf Links
- 3 Public Works Minkler Yard



11	Cascade View Park	Portable toilet in neighborhood park located at 37th & 142nd Street.	1
King County			6
12	Cecil Moses (Wind Wier) Park	Permanent restroom in mini-park located on Duwamish River and Duwamish/Green River Trail.	6
Kent			1
13	Briscoe Meander Park	Portable toilet in a resource park located on South 190th Street in a river bend on the east side of the Green River.	1
Existing restroom facility fixtures			55

Proposed restroom facilities

The following restroom facilities may be developed to support park and recreational facilities within the city park system.

Proposed restroom facility fixtures

Tukwila			23
14	Duwamish Riverbend Hill	Construct permanent restroom in special purpose park located at 3800 South 115th Street overlooking the Duwamish River.	8
15	Crestview Park	Construct permanent restroom in neighborhood park located at 16200 - 42nd Avenue South.	6
16	East Hill	Install portable toilet in proposed park on the hillside overlooking the Duwamish River in northeast Tukwila.	1
17	South Tukwila	Construct permanent restroom in proposed park along the Green River in south Tukwila.	8
Proposed restroom facility fixtures			23

Operational administration and parks yard facilities

Existing support facilities

The following administration, maintenance, and parks yard facilities have been developed to support park and recreational facilities within the city park system.

Operational facility square footage
14,000

Tukwila			14,000
1	Tukwila Community Center	Park administrative offices in regional facility located at 12424 - 42nd Avenue South.	4,000
2	Foster Golf Links	Golf course admin offices and maintenance yard in regional special purpose facility located at 13500 Interurban Avenue South within the bends of the Duwamish River.	1,000 3,000

3	Parks & Golf Minkler Yard	Parks and golf maintenance facilities yard located at 600 Minkler Boulevard.	6,000
<i>Total existing operational facility square footage</i>			<i>14,000</i>

Chapter 5: Park plan exhibits

The following condition assessments and proposals concerning Tukwila, Tukwila School District, King County, and other public and private agency parklands and properties are based on the results of field analysis and workshop planning sessions - and the vision developed for park plan elements in Chapter 4. The proposals are CONCEPTUAL, in some instances, subject to further study and coordination with public and private participants that may modify the eventual project particulars.

Tukwila Parks

5.1	57th Avenue Mini-Park	93
5.2	Bicentennial Park	94
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5.5	Crestview Park	97
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5.8	Duwamish Riverbend Hill	100
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5.13	Joseph Foster Memorial Park	106
5.14	Riverton Mini-Park	107
5.15	Riverton Park	108
5.16	Tukwila City Pool	109
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Tukwila Open Spaces

5.20	Alde/Markam Greenbelt	113
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Tukwila School District

5.29	Cascade View Elementary School	122
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5.33	Foster High School	125

King County

5.34	Cecil Moses (Wind Wier) Park	126
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Renton

5.35	Black River Riparian Forest	127
5.36	Springbrook Creek	128
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Kent

5.38	Briscoe Meander Park	129
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Private

5.39	Family Fun Forest	130
5.40	Tukwila Driving Range	131



5.1: Tukwila

57th Avenue Mini Park

57th Avenue South & South 133rd Street

This 0.2-acre mini-park is located at 57th Avenue South and South 133rd Street overlooking the Green River.

The park is accessed from a parking lot located at the end of South 133rd Street.

The park provides passive viewing activities of the Duwamish River.



5.2: Tukwila

Biccennial Park

6000 Christensen Road

This 1.0-acre special purpose park is located at 6000 Christensen Road on the west shore of the Green River adjacent to the Strander Boulevard Bridge over the river.

The park provides trailhead access to the Duwamish/Green River Trail along the west shore of the river, and the Christensen Greenbelt Trail that extends west into the commercial areas.

The park has been improved with play equipment, a picnic log house, trails, and restroom. A replica of an original cabin has been sited in the park on the Christensen Greenbelt Trail.



5.3: Tukwila

***Cascade View
Community Park***

37th Avenue & 142nd Street

This 2.0-acre neighborhood park is located at 37th & 142nd Street on the north side of South 144th Street behind an apartment complex.

The park has been improved with play equipment, picnic tables, a gazebo, and a perimeter trail.



5.4: Tukwila

Codiga Farm

South 129th Street

This 3.0-acre special purpose park is located on the Codiga Dairy Farm at South 129th Street on the east shore of the Duwamish River.

The site has been improved with picnic tables and shelter, and portable restroom.



5.5: Tukwila

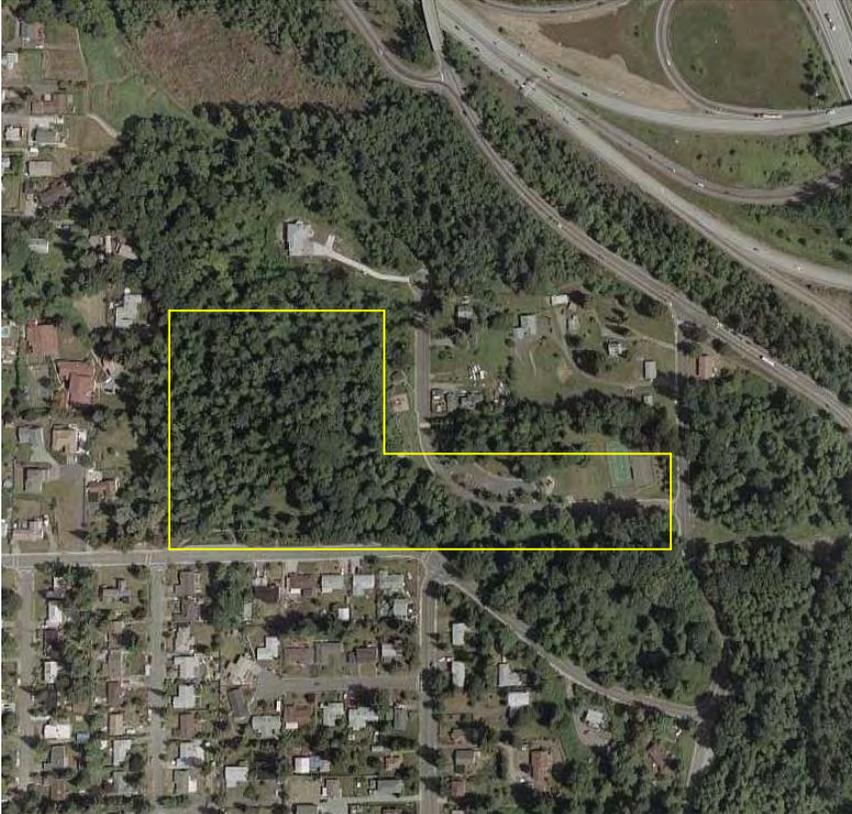
Crestview Park

16200 - 42nd Avenue South

This 7.5-acre neighborhood park is located on 42nd Avenue South in the southwest section of the city within a residential area.

The park has been improved with play equipment, picnic tables and shelter, basketball court, T-ball field, and trail.

A maze artwork feature has been developed in the northwest corner of the site.



5.6: Tukwila

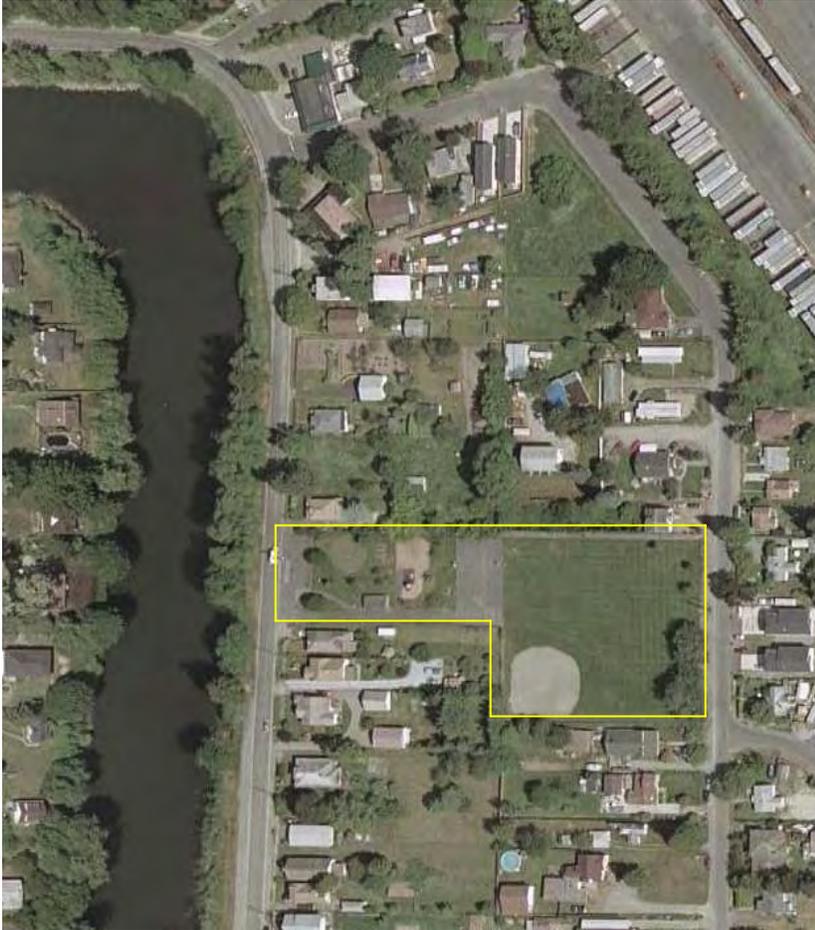
Crystal Springs Park

15832 - 51st Avenue South

This 11.0-acre neighborhood park is located on 51st Avenue South in the southwest section of the city between residential areas and the I-405 and I-5 interchange.

The site has been improved with play equipment, picnic tables and shelter, horseshoes, basketball and tennis courts, trails, and restroom.

The site is the source of water springs and water features that supplied early area farms.



5.7: Tukwila

Duwamish Park

11646 - 42nd Avenue South

This 3.0-acre neighborhood park is located on 42nd Avenue South across from the east bank of the Duwamish River.

The site has been improved with play equipment, picnic tables and shelter, basketball court, baseball field, and a sanican restroom.

The park has also been improved with maze artwork and historical marker at the site of the old Duwamish School.



5.8: Tukwila

Duwamish Riverbend Hill

3800 South 115th Street

This 9.7-acre community park site is located on the north shore of the Duwamish River bend adjacent to the Interurban right-of-way and the 1906 drawbridge sites.

The site consists of a unusual bedrock outcropping (Poverty Hill) rising 140 feet above the Duwamish River with 600 feet of river shoreline.

The Southern Puget Sound Salish (Muckleshoot and Duwamish Tribes) identify the site as the “Epic of the Winds” – a culturally significant place.

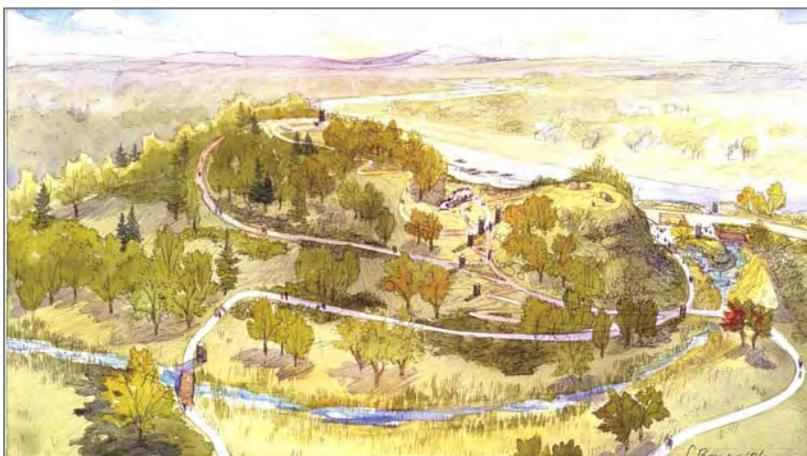
The property was acquired in 2001 by the Cascade Land Conservancy (CLC), the Friends of the Hill (a local citizens group), and the City of Tukwila – and transferred to the city for management as a cultural preserve (CLC retains ownership status).

Local residents have developed a series of informal walking trails around the site and up the summit of Poverty Hill.

Possible improvements

A master plan was recently developed for the park that will accomplish the following:

- Restore the natural wetlands - that drain north across the property.
- Install a series of interpretive markers – consisting of a series of columns or panels sharing natural and cultural heritage of the place at key points around Poverty Hill.
- Plant vegetative buffer and sculpted landforms – with earth removed from the wetland restoration to shield the site from adjacent land uses.
- Develop neighborhood trailhead – to provide a secondary local access point for residents of the areas to the east of the site.
- Construct ADA hillclimb – providing a shallow ramp that will zigzag up the back of the hill to the primary gathering place on the hilltop.
- Develop middle viewpoint and gathering place – consisting of an informal amphitheater for teaching and ceremonies with the Duwamish River as a backdrop.
- Construct a bioretention swale –



consisting of a natural drainage feature for slowing and cleansing run-off from paved surfaces.

- Add streetside parking – off South 115th Street for visitors in lieu of current shoulder parking.
- Construct restroom – adjacent to the primary entrance from South 115th Street with a green roof and subsurface-flow wetland for treating wastewater.
- Develop a welcome plaza and bus drop-off – at the primary entrance on South 115th Street for visitors with wayfinding and directory signage.
- Restore shoreline and beach access – along the Duwamish River with habitat enhancement and a handcarry boat launch.
- Reroute South 115th Street – away from the shoreline to allow shoreline restoration and provide a calming traffic flow along the park site.



5.9: Tukwila

Fort Dent Park

Interurban Avenue South & Fort Dent Way

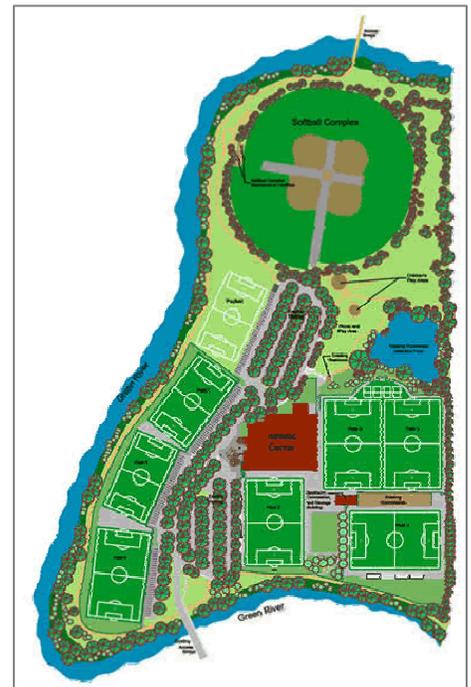
This 54.0-acre regional park facility is located on the east bank of the Duwamish/Green River adjacent the BNSF railroad tracks.

The park is accessed from Interurban Avenue by Fort Dent Way that bridges the river on the south end for vehicle access, and by a pedestrian bridge on the north end for the Duwamish/Green River Trail.

The park has been improved with play equipment, picnic tables, basketball court, 5 grass 120 yard youth/adult soccer fields, 1 grass 200 yard adult soccer field, 3 grass 180 foot youth baseball field, 1 grass 300 foot adult baseball field, and restrooms.

The park includes a historical marker where the Black and Green Rivers converge.

The site also includes Starfire Sports – a private concession providing indoor fields and activities. The concession will replace the existing baseball/softball complex in 2008 with 2 full-sized soccer fields and 2 mod soccer fields.





5.10: Tukwila

Foster Golf Links

13500 Interurban Avenue South

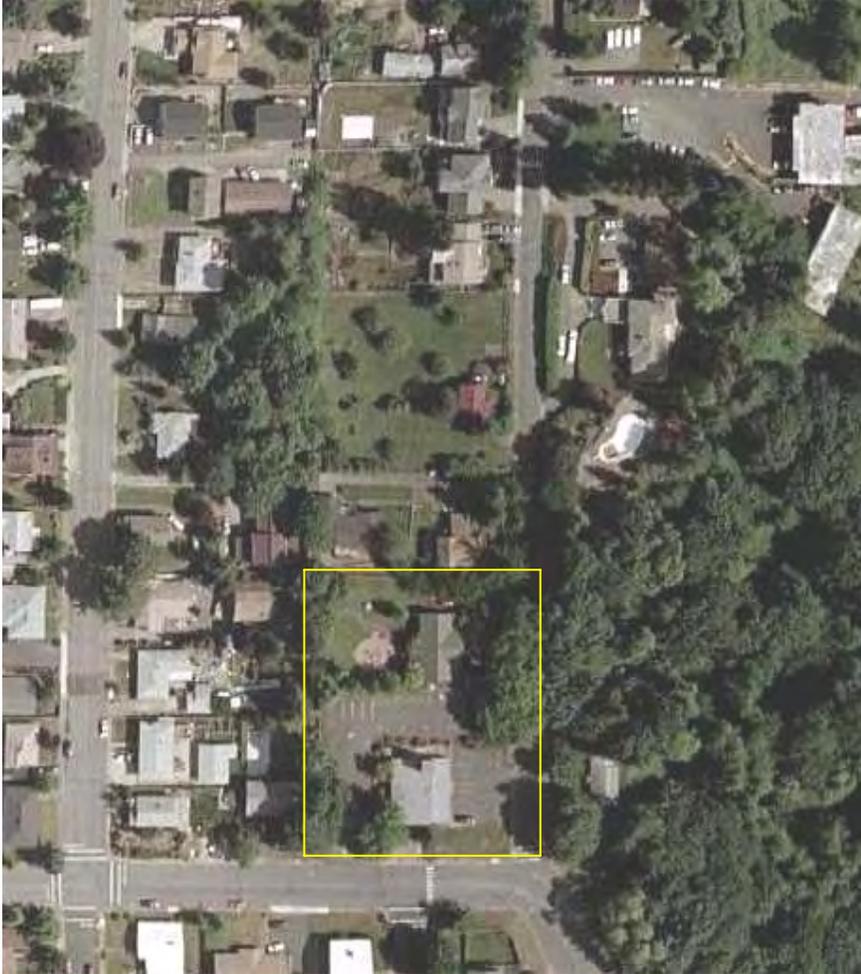
This 67.0-acre regional special purpose facility is located between Interurban Avenue South and the west shoreline of the Duwamish River.

The course was designed and built in 1925 and operated by the Joseph Foster Family until acquired by the city in 1977.

The course has been improved with a driving range, 18-hole, 5,000 yard, 98-103 par course, pro shop, clubhouse, restaurant, lounge, and meeting rooms.

The site includes an historic 100-year old Maple tree within the course boundaries.





5.11: Tukwila

Hazelnut Park

14475 - 59th Avenue South

This 0.7-acre neighborhood park is located on 59th Avenue South across from the Interurban Hill Greenbelt.

The site has been improved with play equipment and picnic tables.

The property hosts the park, fire station, and the Tukwila library - which was the original city hall.

The park includes a cougar sculpture artwork and historical marker.



5.12: Tukwila

Ikawa Park

6200 Southcenter Boulevard

This 0.2-acre mini-park is located on Southcenter Boulevard in front of city hall and the city hall annex.

The park has been improved with a Japanese garden with koi pond, waterfall, and trail dedicated to the Sister City of Ikawa, Japan.



5.13: Tukwila

Joseph Foster Memorial Park

13919 - 53rd Avenue South

This 7.0-acre neighborhood park is located on 53rd Avenue South east of Interstate 5.

The site has been improved with play equipment, picnic tables and shelter, basketball and tennis courts, 3 youth softball/baseball fields, 3 youth soccer fields, a trail, and restrooms.

The park includes a glove-shaped chair artwork and historical marker.



5.14: Tukwila

Riverton Mini Park

45th Avenue South & South 133rd Street

This 0.1-acre mini-park is located on the southwest corner of 45th Avenue South and South 133rd Street.

The park has been improved with picnic tables for use by employees and passers-by in a commercial neighborhood setting.



5.15: Tukwila

Riverton Park

4101 South 131st Street

This 4.8-acre neighborhood park is located on South 131st Street in the north residential area of the city.

The park is the site of the former Riverton and Southgate Elementary Schools.

The site has been improved with play equipment, a picnic shelter, trail, and portable restroom.

The park also has pea patch gardens.



5.16: Tukwila

Tukwila City Pool

4414 South 144th Street

This regional aquatic facility (a former King County Forward Thrust Pool) is located on school property between Foster High School and Showalter Middle School on South 144th Street.

The indoor facility houses a competition lap pool, water slides, lockers, and restrooms.

The city aquatic program provides aerobics and conditioning, safety and lifeguard training, swimming lessons, Special Olympics and swim teams, free and family swims, and party rentals.

Possible improvements

The city's pool lease with the school district expires in 2011 after which the city and school district must resolve the long term plans for the facility including whether the pool remains on school property or is developed at a new location elsewhere in the city.



5.17: Tukwila

Tukwila Community Center

12424 - 42nd Avenue South

This 12.0-acre regional facility is located on 42nd Avenue South on the northeast side of the Duwamish River bend.

The 48,000 square foot facility provides racquetball courts, a 10,750 square foot gymnasium, fitness room, class and meeting rooms, 3,000 square foot banquet room, a 2,000 square foot social hall complex with fully equipped kitchen for all age groups.

The site has been improved with outdoor play equipment, picnic tables and shelter, a skate park, tennis and basketball courts, a multiuse soccer and baseball field, and access to multipurpose trail along the Green River.

The site also includes the Veterans Memorial, River of Life, and an archaeological site.





5.18: Tukwila

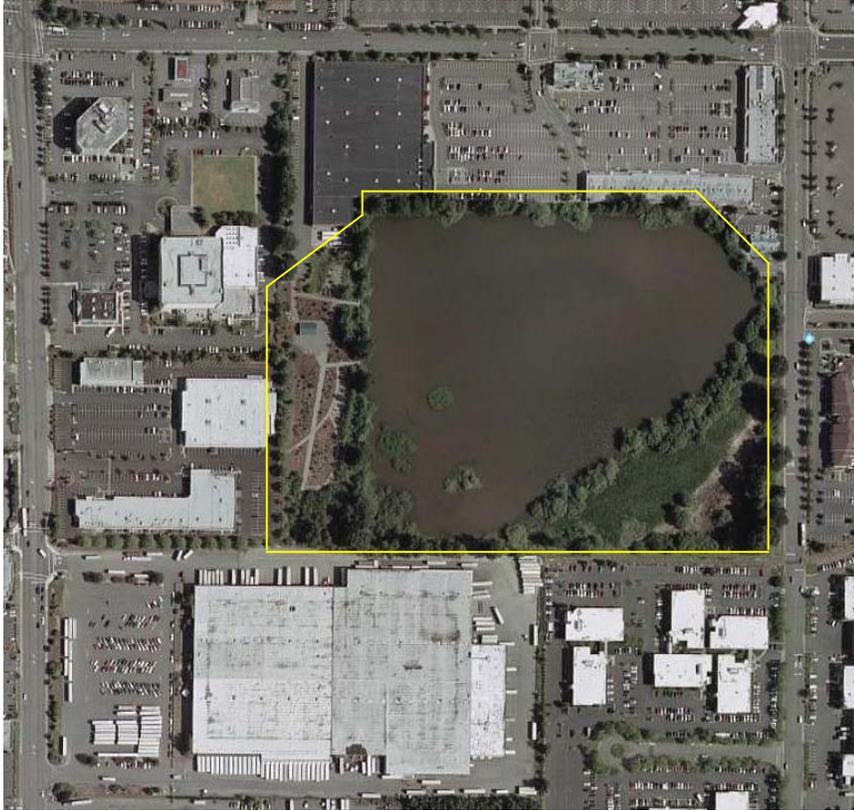
Tukwila Park

15460 - 65th Avenue South

This 6.5-acre neighborhood park is located on 65th Avenue South on the hilltop overlooking the Duwamish River.

The site has been improved with play equipment, a picnic table, horseshoes, viewpoint, gazebo, tennis court, basketball court, and restroom.

The historical park was established in 1938 and also includes a wind sculpture artwork.



5.19: Tukwila

Tukwila Pond Park

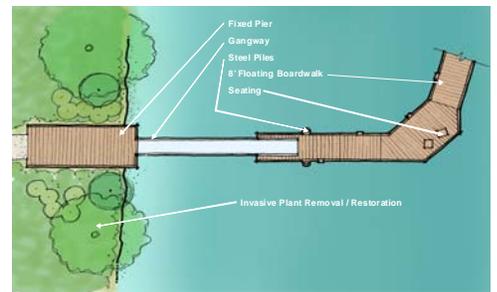
299 Strander Boulevard

This 24.7-acre community park is located off of Strander Boulevard in the middle of the city's urban center.

The site conserves a sizable wetlands and pond supporting migrating wildlife in the midst of big box retail and parking lot developments.

The perimeter of the pond has been improved with picnic tables, viewing platforms, trails, an interpretive center, and restroom.

The interpretive center is located within a 2.4-acre portion of the site and provides old aerial photos and a history of the wetlands site.



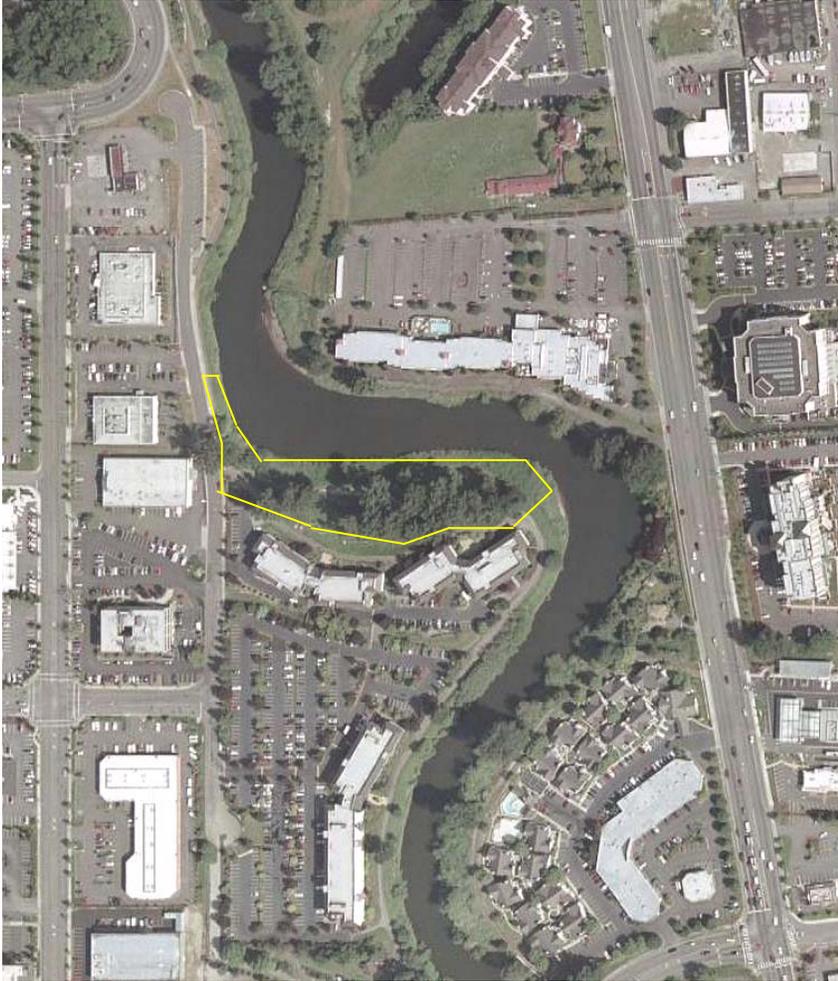


5.20: Tukwila

Alde/Markham Greenbelt

42nd Avenue South & South 155th Street

This 0.9-acre undeveloped drainage creek corridor is located on the southeast corner of 42nd Avenue South and South 155th Street next to the westbound interchange with I-405..



5.21: Tukwila

Christensen Road

Christensen Road

This 3.0-acre undeveloped shoreline is located on the south side of the Green River off Christensen Road behind office buildings.

The site has been identified as a future off-channel salmon habitat project and boat launch.



5.22: Tukwila
Green River Lots

Tukwila Parkway

This 1.0-acre undeveloped parcel fronts on the east shoreline of the Green River adjacent to the I-405 interchange and West Valley Highway.



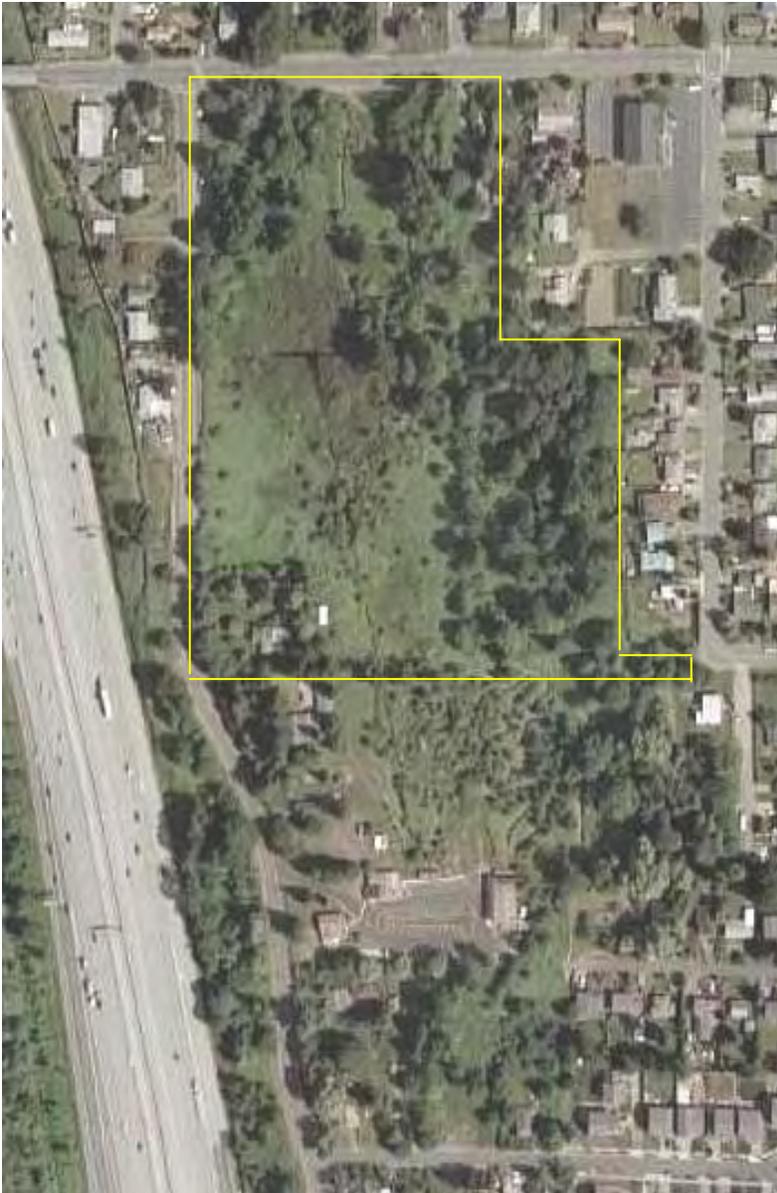
5.23: Tukwila

***Interurban Hill
Greenbelt***

144th & 147th Streets

This 1.0-acre steep wooded hillside is located a half-block west of Interurban Avenue (parcel #3365901380) between 144th & 147th Streets.

The parcel adjoins undeveloped city road rights-of-way.



5.24: Tukwila

Macadam Wetland

South 144th Street & Macadam Road

This 10.0-acre conservancy is located east of Interstate 5 and Macadam Road south of South 144th Street within a residential area.

The site conserves an extensive wetland and steep hillside.

The site also contains the city's newest park - Macadam Winter Garden - a unique garden park featuring plants, shrubs, and trees with special interest in winter blooming plants.



5.25: Tukwila

P-17 Pond

Minkler Boulevard

This 7.0-acre undeveloped storm water drainage pond is located at the east end of Minkler Boulevard along the west shoreline of the Green River.

The city site (the storm water pond is owned by King County) provides access to the Green River Trail and viewpoints of the pond and river.



5.26: Tukwila

Pamela Drive Lots

Pamela Drive

This 1.0-acre river shoreline is located off Pamela Drive on the north bank of the Duwamish River across from Foster Golf Links.



5.27: Tukwila

***Southgate Greenbelt
Park***

40th Avenue & South 135th Street

This 11.0-acre undeveloped site is located on 40th Avenue north of South 135th Street in the residential areas of the city.

The site includes 2 parcels that conserve a steep hillside and small stream in woodland cover.



5.28: Tukwila

Tukwila Parkway

Tukwila Parkway

This 1.0-acre undeveloped parcel fronts on Tukwila Parkway at Christensen Road adjacent to the I-405 interchange.



5.29: Tukwila School District

***Cascade View
Elementary School***

13601 - 32nd Avenue South

This 8.4-acre elementary (K-6) school facility is located on 32nd Avenue Southeast of Military Road in the west section of the city.

The school site has been improved with play equipment, covered play shed, basketball court, 1 grass 100 yard youth soccer field, and a small 8,000 square foot multiuse gymnasium.



5.30: Tukwila School District

Thorndyke Elementary School

4415 South 150th Street

This 10.5-acre elementary (K-6) school facility is located on South 150th Street north of I-405 and west of I-5.

The site has been improved with play equipment, a covered play shed, basketball court, small playfield, and a small 8,000 square foot multiuse gymnasium.



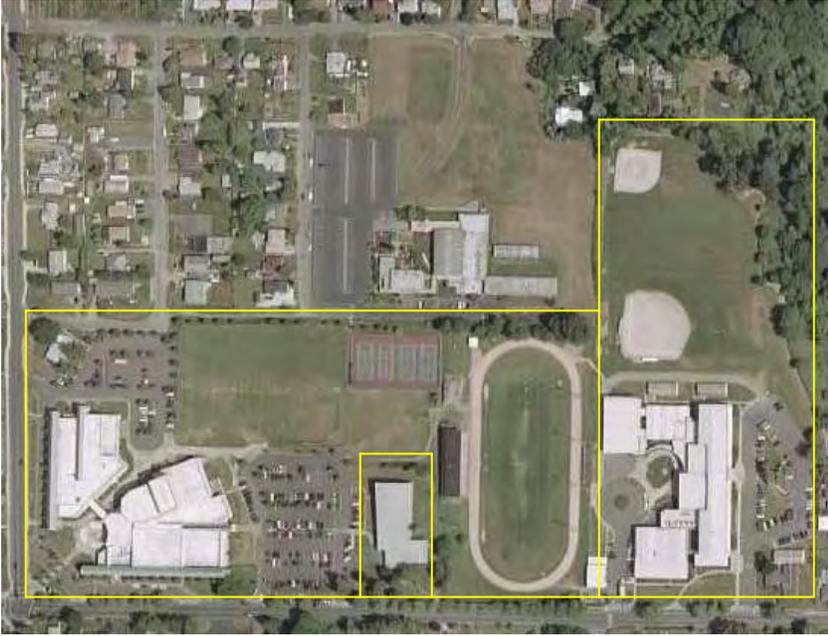
5.31: Tukwila School District

Tukwila Elementary School

5939 South 149th Street

This 5.0-acre elementary (K-6) school facility is located on South 149th Street in the older residential areas of the city.

The site has been improved with play equipment, a covered play shed, basketball court, 1 grass 100 yard youth soccer field, 1 grass 180 foot youth softball/baseball field, and a small 8,000 square foot multiuse gymnasium.



5.32/5.33: Tukwila School District
Foster High School & Showalter Middle School

4242 South 144th Street

This 18.9 high (9-12) school facility is located on the northeast corner of South 144th Street and 42nd Avenue South directly adjacent Showalter Middle School and the city's South Central Pool.

The high school site has been improved with fitness courts, tennis courts, 1 grass 120 yard football/soccer field, football stadium with 100 yard grass football field, bleachers, restroom, a 0.25 mile rubber-surfaced track, a 15,000 square foot gymnasium, and the Foster Performing Arts Center.

The school district leases the South Central Pool facility (a former King County Forward Thrust Pool) to the city. The pool is located adjacent to the football stadium.

The 15.0-acre middle (7-8) school facility is located on the northwest corner of South 144th Street and 48th Avenue South.

The middle school site has been improved with play equipment, a basketball court, 1 grass 120 yard adult soccer field, 1 grass 300 foot baseball/softball field, and a 12,000 square foot gymnasium.



5.34: King County

Cecil Moses (Wind Wier) Park

Tukwila International Boulevard/Pacific Highway 99

This 2.0-acre mini-park is located on the west shore of the Duwamish/Green River and Trail off Tukwila International Boulevard and north of the pedestrian bridge across the river.

The site has been improved with Native American artwork and interpretation, picnic tables, a walking path, and restrooms.

The site provides low bank access to the Duwamish River and trailhead access across the river to the Duwamish/Green River Trail.

The site is accessed from the industrial park roadway located north of the property.

The north portion of the shoreline is undergoing a salmon restoration project funded by the WRIA.



5.35: Renton

Black River Forest

South 143rd Street

This 93.0-acre riparian forest and wetlands, interpretive trails and exhibits located at the confluence of the Black and Duwamish Rivers provides habitat for 120 active Great Blue Heron nests, bald eagles, great horned owls, and other wildlife.

The Black River drained the south end of Lake Washington and the Cedar River until 1916 when the Lake Washington Ship Canal lowered the lake causing the Black River to dry up. The river currently consists of a short dammed 4,000 linear foot long stream that drains wetlands into the Duwamish River.

The Duwamish Tribes lived along the Black River in several villages near the confluence with the Duwamish River, which was called the "Inside Place" until it dried up in 1916.



5.36/5.37: Renton

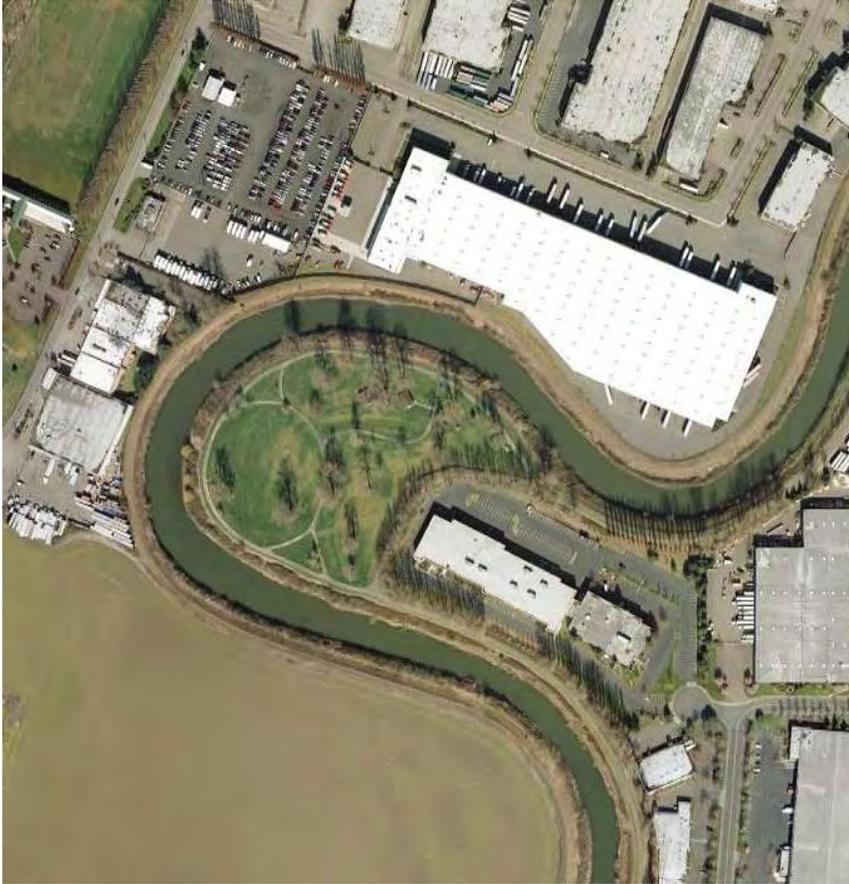
Springbrook Creek & Renton Wetlands

Oakesdale Avenue SW

This 130.0-acre large wetland mitigation complex is located along Oakesdale Avenue just east of Tukwila city limits.

The complex conserves the natural 38.0-acre drainage corridor of Springbrook Creek. The city acquired 130.0-acres of adjacent wetland parcels to supplement the creek with an extensive system of wetland retention systems storing the storm overflow for the surrounding Green River Valley.

Interpretive exhibits are located along perimeter walking trails that explain and illustrate the complex.



5.38: Kent

Briscoe Meander Park

South 190th Street

This 7.0-acre park is located on South 190th Street in a riverbend on the east side of the Green River with picnic tables and shelter, hand-carry boat launch, fishing access, multipurpose playfield, walking and biking trails, and portable restroom.



5.39: Private

Family Fun Center

7300 Fun Center Way

This 9.0-acre private facility is located on the east bank of the Duwamish River north of I-405 off Interurban Avenue.

The commercial facility provides an indoor amusement center, theater, laser tag, and other activities along with Bullwinkle's Restaurant for individual entertainment or group parties and events.

The site has been improved with a Go Kart track, miniature golf course, bumper boats, wings, batting cages, and splash pool.



5.40: Private

Tukwila Driving Range

18791 Southcenter Parkway

This private facility was developed in 1996 on the west side of Southcenter Parkway.

The facility provides 65 covered hitting stations in a 2-tier structure, a practice sand trap, chipping area, and 5,000 square feet of real grass putting green.

The operator also provides lessons with indoor state-of-the-art video equipment, a fully stocked pro shop, and club and driver settings.

Chapter 6: Implementation

Following is a summary description of the major tasks determined to be necessary to effectively implement the park, recreation, and open space plan. The tasks represent the general priorities established by the Parks Commission, charrette and public forum participants, and the mail-out/phone-back survey of registered voter households.

As shown, a number of parties may be responsible for the lead and management, participation, and supporting aspects of each action – as described in the following summaries. The tasks are grouped according to subject matter and not priority.

6.1 Adopt plan

1 Adopt plan

Tukwila will complete actions necessary to adopt this planning document as a compliant element of the city's comprehensive in accordance with Growth Management Act (GMA) provisions.

- **Participants** – City Council with the assistance of the Park & Recreation and Community Development Departments and the participation of the county, adjacent cities, school district, and citizens.

Action

- **Disseminate copies of this plan document** – on city website and CDs to appropriate public agencies and interested public and private parties in accordance with GMA adoption provisions.
- **Conduct public hearing and record comments with Planning Commission** – of this document as a stand-alone park, recreation, and open space element plan and make recommendations to City Council in accordance with GMA provisions.
- **Conduct public hearing and record comments with City Council** – of this document, comments received by Planning Commission, recommendations made by Planning Commission, and comments provided at hearing in accordance with GMA provisions.
- **Adopt this plan and accompanying Capital Facilities Program (CFP) by City Council** – as an element of the city comprehensive plan and implementing CFP in accordance with GMA provisions.

6.2 Implement program financing strategies

2 Expand Tukwila Parks website

Parks & Recreation Department will continue development and operation of the internet web-based clearinghouse coordinating recreational program offerings that include as wide a variety of activities as there is an interest by city residents, regardless of age, skill level, income – or program provider.

The clearinghouse will continue to offer recreational program activities providing health, education, social, recreational, and other welfare activities for children, teens, adults, seniors, and special populations.

To the extent possible, practical, and consistent with the city's mission, programs will be conducted by city staff or contractors. However, depending on demand, cost, and feasibility, the clearinghouse will also coordinate programs to be conducted by other public, non-profit, or for-profit organizations and even vendors.

Tukwila Park, Recreation & Open Space Plan

Participants

A=approval role

L=lead management role

P=major participating role

- 1. City Council
- 2. Planning Commission
- 3. Park & Recreation Department
- 4. Community Development/Public Works Departments
- 5. King County
- 6. Adjacent Cities - SeaTac, Renton, Kent, Seattle
- 7. Tukwila School District
- 8. WSDOT
- 9. Non-profit/Private

By year

	1	2	3	4	5	6	7	8	9	3	6	7+	Comments
5.1 Adopt plan													
1 Adopt plan as GMA element	A	P	L	P	P	P	P	P	P	X			Including CFP
5.2 Adopt program financing strategies													
2 Expand Tukwila Parks website	A	L			P	P	P	P	X			Clearinghouse role	
3 Revise user fee schedules	A	L							X			Per benefit system	
4 Recruit program vendors	A	L						P	X	X	X	On-going	
5.3 Adopt project financing strategies													
5 Allocate capital facility funds	A	P	L	L					X			CF/THT/STS/REET/CRF	
6 Adopt park impact fees	A	P	L	P		A	A		X			Community and local	
7 Institute park property tax levy	A	L	P		P	P			X			Shared project accomplishment	
5.4 Initiate city-wide projects													
8 Acquire resource/historical conservancies	A	P	L	P		P	P	P	X	X	X	Fee and development rights	
9 Acquire/develop resource parks	A	P	L	P	P	P	P	P	X	X	X	East, North, South Tukwila	
10 Develop trail systems	A	P	L	P	P	P	P	P	X	X	X	Multipurpose linkages	
11 Lease/develop new City Pool	A	P	L	P		P	P		X	X	X	Addns or South Tukwila	
5.5 Follow-up													
12 Conduct progress assessments	A	P	L	P		P	P	P	X	X	X	With every CFP update	

1 2 3 4 5 6 7 8 9 3 6 7+

To the extent possible and practical, program offerings will continue to include activities that will be conducted in city parks, community centers, and trail facilities. However, depending on demand, the clearinghouse will also include program offerings that may be conducted in schools and other public facilities inside or out of the city, by adjacent cities, as well as at non-profit and for-profit sites and facilities.

- ***Participants*** – Parks & Recreation Department and the participation of the county, adjacent cities, school district, non-profit organizations, and vendors.

Action

- *Continue to operate an internet web-based recreational clearinghouse for recreational activities* – allocating web-site information for recreational programs in accordance with this plan regardless of agency sponsor.

3 Revise user fee schedules

Parks & Recreation Department will assess the mission criteria for all program offerings the city is considering of providing with staff, contract instructors, or vendors. If the program is consistent with the city's park and recreation mission and level-of-service proposals shown in this plan, the city will offer the program under a pricing policy or goal that establishes a public versus private good or benefit scale under one of the following 3 cost recovery scenarios:

- *Enterprise (full cost recovery) programs* - will recover all direct costs (including full and part-time staff, supplies, materials, maintenance, and utilities) and indirect costs (including department overhead for staff benefits).
 - *Merit pricing (partial cost recovery) programs* – will partially recover direct and indirect costs based on a policy decision about the degree to which each program provides public versus private goods or benefits. Merit pricing programs may also include the providing of scholarships to eligible user individuals or user groups that would prevent the program from realizing full cost recovery.
 - *Subsidy (no or very low cost recovery) programs* – will not attempt to recover costs as a fee, although it may ask for donations or grants from using individuals, groups, or organizations who benefit or are likely sponsors.
- ***Participants*** – Parks & Recreation Department and the participation of the county, adjacent cities, school district, non-profit organizations, and vendors.

Action

- *Revise user fee schedules to reflect a public versus private goods and benefits scale for recreational activities* – collecting user fees under an enterprise, merit, or subsidy based cost recovery policy for recreational programs in accordance with this plan regardless of activity provider.

4 Recruit program vendors

Parks & Recreation Department will assess the mission criteria for all program offerings the city is considering of providing with staff, contract instructors, or vendors. If programs are not consistent with the city's park and recreation mission and level-of-service proposals shown in this plan, the city will not offer the program, but will recruit and facilitate the program to be offered by other providers including the option of partnering or brokering the program, and/or offering scholarships or other services, and/or publishing the program offering on the clearinghouse. Depending on the program activity, other vendors may include:

- *Other jurisdictions* – including King County, SeaTac, Renton, Kent, Seattle, and Tukwila School District.

- Non-profit organizations – such as the YMCA, Boys & Girls Club, Boy and Girl Scouts, Campfire USA, Lions, Rotary, and Kiwanis Clubs, Elks, VFW, and Granges, 4-H Clubs, and Volunteers for Outdoor Recreation, among others.
- Private for-profit entities and vendors – such as Starfire Sports Club, Tukwila Driving Range, and 24 Hour Fitness, among others.
- **Participants** – Parks & Recreation Department and the participation of the county, adjacent cities, school district, non-profit organizations, and vendors.

Action

- Recruit and facilitate sponsors and vendors to provide recreational activities – that will not be provided by city staff for recreational programs in accordance with this plan regardless of the public or private nature of the activity provider.

6.3 Adopt project financing strategies

5 Allocate capital facility funds

City Council will allocate a proportional amount of the monies received from dedicated resource-oriented revenue programs to provide funds for resource conservancy acquisitions that reflect the objectives of these programs. The revenue programs to be coordinated for resource conservancy acquisitions will include Conservation Futures (CF) by King County, and Real Estate Excise Taxes (REET) 1 and 2 programs.

City Council will also allocate a proportional amount of the monies received from tourism and transportation revenue programs to provide funds for the development of citywide trail systems that benefit tourists, multimodal transportation development, and maintenance of river dikes. At the present time, these funds are not contributing to the development of trail systems even through such projects directly implement the goals of these revenue programs. This action will provide a balance of priorities.

The revenue programs to be coordinated for trail system development will include the Hotel/Motel Tax for tourism.

- **Participants** – City Council with the assistance of the Park & Recreation, Planning, and Public Works Departments.

Action

- Allocate a proportional amount from existing resource-oriented revenue programs to fund the acquisition of resource conservancies – designating monies from Conservation Futures (CF) by King County and Real Estate Excise Taxes (REET) 1 and 2 programs.
- Allocate a proportional amount from existing tourist and transportation-oriented revenue programs to fund the development of countywide trail systems – designating monies from the Hotel/Motel Tax and City Road Fund.

6 Adopt GMA park impact fees

City Council will adopt a coordinated GMA park impact fee system on a city-wide basis for community or city-wide facility acquisition and development, and on a UGA basis with the county for UGA-wide facility acquisition and development.

The Washington State Growth Management Act (GMA) allows the city to impose a park impact fee on proposed residential and non-residential developments within the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS). The ordinance for impact fees will estimate the

impact each development project will have on park, recreation, and open space facilities within the project's citywide or local service zone and make provisions for setting aside the resources, including lands or monies, necessary to offset the projects citywide or local facility impacts.

The dollar value of the project's park, recreation, and open space impact can be offset by the project developer of an amount equal to the combined facility acquisition and development costs that the city and/or another providing agency would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within the project development. The park impact fee ordinance will consider the following when determining the types of mitigation measures or development credits to be made available to the developer:

- Will the facility - be available to the public,
- Have a designated owner - responsible for continuing operation and maintenance (the owner may be a common property owner's association, school district or other agency), and,
- Correspond to and not exceed or vary from - the types of park, recreation, and open space facilities that are being impacted (a developer could provide but should not be able to take full credit value for facilities for which there is no shortage, impact or local interest).

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Under GMA provisions, land and monies accumulated under the proposed ordinance must be invested within a reasonable time or returned to the contributing developer.

The city will conduct periodic program reviews with residents, user groups, the school district, and other agencies to decide the most efficient and representative way of delivering the facilities mitigated by the ordinance. Alternative delivery methods could include:

- Acquisition of suitable sites - in conjunction with other public or school facilities including title transfer if other public or school agencies enter into special agreements assuming development, operation, and maintenance responsibilities.
 - Development of facilities - on other public or school sites if other public or school agencies enter into agreements assuming future operation and maintenance responsibilities and costs. Or
 - Any other alternative - including development, operation or maintenance proposals by user groups or private concessionaires or developers that provide a viable facility in accordance with park, recreation, and open space strategies.
- **Participants** - City Council and Planning Commission with the assistance of the Park & Recreation and Community Development Departments, and the participation of the county and school district.

Action

- Adopt a GMA park impact fee for **community** facilities on a city-wide basis - collecting a proportional fee based on the value of community facilities regardless of facility ownership, and allocating the fees for citywide acquisition and development in accordance with this plan regardless of agency sponsor.
- Adopt a GMA park impact fee for **local** facilities on a neighborhood basis - collecting a proportional fee based on the value of local facilities located within the neighborhood boundaries regardless of facility ownership, and allocating

the fees for local facility acquisition and development by the local agency in accordance with the local plan for the neighborhood area.

7 Institute city-wide park capital facility and O&M levy

City Council will place a property tax levy proposal for voter approval on a city-wide basis for the acquisition, development, and operation of parks, recreation, and open space facilities throughout the city (possibly using a Metropolitan Park District). The funds collected from the levy will be allocated to the appropriate sponsoring agency, which may include the city, county, school district or non-profit organization, for the realization of park, recreation, and open space facilities identified within this plan.

Under Washington State enabling acts, Tukwila may levy a property tax for general governmental purposes at a rate not to exceed \$3.60 per \$1,000 on the assessed value of all taxable property within the city. The total of all property taxes for all taxing authorities can not exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747 (recently upheld by the Supreme Court), a statutory provision limiting the growth of the regular property tax levy to 1.0% per year, after adjustments for new construction. Any proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Tukwila's registered voters. Tukwila voters will be asked to approve a resetting of the property tax levy rate that will adjust the amount of revenue the city can generate. (The new total revenue that will be generated by a resetting of the rate will be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate will start to decline again in accordance with the Proposition.)

The adjusted rate and revenue will be used to finance the proposed park, recreation, and open space facility proposals in this plan – or the projects and programs from this plan that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate.

Tukwila voters may be asked to reset the rate on a permanent basis with the new differential rate dedicated to city-wide parks, recreation, and open space proposals, subject to the provisions of Proposition 747. Or Tukwila voters may be asked to reset the rate on a temporary basis, where the rate is adjusted until a specific amount of revenue has been generated to finance a specified number of parks, recreation, and open space projects or programs – whereupon the rate reverts to the original or a specified amount defined in the referendum.

- ***Participants*** – City Council with the assistance of the Park & Recreation and Community Development Departments, and the participation of the school district.

Action

- Submit and approve a property tax levy rate adjustment (on permanent or temporary basis) to acquire, develop, and operate facilities – allocating the additional revenues for acquisition, development, and operation in accordance with this plan regardless of agency sponsor.

6.4 Initiate park, recreation, and open space projects

8 Acquire resource/historical conservancies

Using funds generated from tasks 2-4 above, Parks & Recreation will acquire and conserve significant wildlife, forestland, and open spaces indicated within this plan. Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions may include the hillsides along the Duwamish and Green Rivers, and bordering I-5 and SR-518, expansion of Macadam Wetland, and Interurban and Southgate Greenbelt Parks.

- ***Participants*** – City Council with the assistance of the Park & Recreation and Community Development Departments, and the participation of the county, school district, WA DFW, and other non-profit organizations.

Action

- Initiate the acquisition and conservancy of significant resource conservancy sites – allocating revenues for significant properties in accordance with this plan regardless of agency sponsor.

9 Acquire/develop resource parks

Using funds generated from tasks 2-4 above, City Council will acquire, develop, maintain, and operate of significant resource parks indicated within this plan. Where appropriate, monies will be allocated and/or combined with monies provided by the county, state agencies, and non-profit organizations.

Depending on schedules and availabilities, initial acquisitions and developments may include East Hill, North, and South Tukwila Parks on the hillside and along the Duwamish and Green Rivers, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation Department, and the participation of the county.

Action

- Initiate the acquisition, development, maintenance, and operation of significant resource or multiuse parks – allocating revenues for significant properties in accordance with this plan regardless of agency sponsor.

10 Acquire/develop trail systems

Using funds generated from tasks 2-4 above, City Council will acquire, develop, maintain, and operate the significant trail systems indicated within this plan. Where appropriate, monies will be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions and developments may include the Duwamish and Green River opposite bank trails, Chief Sealth Trail Extension, North SeaTac/Des Moines Trail Link, Black River Trail, SR-518 Trail, South 188th Street Trail, Southcenter/Tukwila Parkway Trail, and 180th/Springbrook Creek Trail Link, among others.

- ***Participants*** – City Council with the assistance of the Park & Recreation, Community Development, and Public Works Departments, and the participation of the county, and WA WSDOT.

Action

- *Initiate the acquisition, development, maintenance, and operation of significant corridors and on and off-road trail systems* – allocating revenues for significant projects in accordance with this plan regardless of agency sponsor.

11 Lease and develop city pool facilities

Using funds generated from tasks 2-4 above, Parks & Recreation will lease for development or otherwise provide one of the city pool expansion, addition, or new development proposal indicated within this plan. Where appropriate, acquisition, development, and/or lease monies will be allocated to and/or combined with monies provided by the county, school district, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial lease and developments may include the swimming pool facility combined with physical conditioning rooms, added gymnasiums, and other recreation center activities.

- ***Participants*** – City Council with the assistance of the Park & Recreation and Community Development Departments, and the participation of the school district and non-profit organizations.

Action

- *Initiate the lease and development of city pool and recreation center facilities* – allocating revenues for lease and development projects in accordance with this plan regardless of agency sponsor.

6.5 Follow-up

12 Conduct progress assessments

City Council will conduct progress assessments reviewing action on the projects and programs identified above and improve methods, assign responsibilities, or take other measures necessary to ensure effective implementation.

- ***Participants*** – City Council and Planning Commission with the assistance of the Parks & Recreation, Community Development, and Public Works Departments and the participation of the county, adjacent cities, school district, WSDOT, non-profit organizations, private vendors, and citizens at large.

Action

- *Adjust parks, recreation, and open space vision, strategies, and implementing measures* – based on the results of the follow-up assessments.

Proposed Project List for Parks, Trails & Public Places

	Project Title	Project	Cost Estimate
1	Duwamish Riverbend Hill	Development of phase I,II & III	3,000,000
2	Tukwila Swimming Pool	Extend land lease; renovate & expand	1,000,000
3	Showalter Middle School Field	Redevelop to synthetic turf with lights for Soccer/Baseball	1,250,000
4	Trail Connections	Renton (Black/Cedar river); SeaTac, Seattle (Chief Sealth)	1,000,000
5	Codiga Park	Development	650,000
6	Open Space	Acquire land to conserve conservation areas	1,750,000
7	Riverfront Land	Acquire land to conserve riverfront areas	1,500,000
8	Tukwila Pond	Development - Phase II	2,000,000
9	East Hill	Acquire and Develop Park, Ryan Hill Area	2,000,000
10	South Tukwila	Acquire and Develop Park	3,000,000
11	Foster Golf Links	Expansion & Driving Range	3,000,000
12	Macadam Wetlands	Phase II - Boardwalk and wetland improvements	1,000,000
13	Southgate Park	Expand and Develop	500,000
14	Art Center	Acquire and Construct	2,000,000
15	Interpretive Exhibits	See list	500,000
16	Boat Launch	Christianson, Codiga, Fort Dent, Log Cabin	400,000
17	Multi-Purpose Trails		1,000,000
18	Mini Park	Acquire and Develop Park - Foster Point	100,000
19	Skate Facility	Crestview & Cascade Community Parks	500,000
20	Teen Center	Near High School	1,000,000
21	Restroom	Add Restrooms to Existing Parks	
22	Gymnasium		
23	Fitness Center		

Appendix A: Community setting

Tukwila planning area boundaries – are generally described as the Tukwila urban growth area extending on the:

- north – East Marginal Way to about 16th Avenue South at Boeing Field,
- east – 51st Avenue South with Seattle, then Martin Luther King Junior Way to about South 129th Street, then south along BNSF Railroad tracks,
- south – South 200th Street, and
- west – Duwamish Waterway and SR-599 to South 128th Street, then south along Military Road and across SR-518, then south along Interstate-5.

The urban growth area may also be described as lands located within portions of:

- Sections 33 and 34 of Township 24 North, Range 4 East,
- Sections 3-4, 9-10, 14-16, 21-24, 25-27, and 34-36 of Township 23 North, Range 4 East.

A.1 Climate

Washington State's climate is strongly influenced by moisture-laden air masses created in the Pacific Ocean. The air masses may move into the region any time of the year, but particularly during fall, winter and spring seasons. The air flowing from the Pacific Ocean is interrupted first by the Olympic Mountains and then significantly by the Cascade Mountains. As a result of the mountain ranges, the west or windward sides of the Cascades receive moderate to heavy rainfall and the east or leeward side of the state located in the "rain shadow" of the Cascades receive a light to moderate amount of precipitation.

The Cascades also affect temperature ranges in the state. The west or windward side is influenced by maritime air masses generally milder than those that sweep down from the Canadian Rocky Mountains on the east or leeward side of the state. Consequently, eastern Washington usually has colder winters and hotter summers, while western Washington is milder and more frost-free.

In Tukwila, mean temperatures vary from a high of 75 degrees in August to a low of 30 degrees Fahrenheit in January with extreme variations recorded at -1 to a high of 95 degrees Fahrenheit. Average annual precipitation is about 12 inches with a mean growing season with temperatures above 32 degrees Fahrenheit for about 300 days. Approximately 80 percent of the precipitation occurs from October through March with less than 6 percent falling during June, July, and August.

A.2 Earth

Washington is divided into three principal physiographic divisions - the Pacific Mountain System, the Rocky Mountain System, and the Intermontane Plateaus.

- ***Pacific Mountain System*** - is defined by the Olympic peninsula (the Pacific Border province) and the Cascade Mountain range and includes all counties that contain portions of the Cascade Mountains (the Cascade Mountain province).
- ***Northern Rocky Mountain System*** - is defined by the foothills of the Rocky Mountain ranges and includes all counties that are located north of the Columbia River and east of the Cascade Mountain system.

- **Intermountane Plateau** - is defined by the high plateaus created by the uplift between the Cascade and Rocky Mountain ranges and includes all counties that are located along the southern drainage basins of the Columbia River.

Tukwila is located within the eastern edge of the Puget Trough section of the Cascade Mountain province of the Pacific Mountain System. The Cascade Mountains were created by continuous volcanic activity along the border of the underlying continental plates. The mountains were in turn, subject to the action of periodic glacial intrusions - the most recent being the Pleistocene glacial period more than 15,000 years ago. The Pleistocene glacial intrusion gradually carved and flooded Puget Sound, the lowland areas, and other valleys alongside the Cascade foothills.

Tukwila is located within the Duwamish and Green River valleys with topography ranging from 0 to about 138 feet above Puget Sound. The hilltops overlooking the Deschutes and Green River valley floors drop off abruptly in places, with slopes ranging from 25 to 50%.

Soil regions

Washington State soils were created by a combination of elements including the nature of the parent material or rock type, climate, and the characteristics of the local terrain. These combined processes created 11 principal soil regions in the state ranging from deposits with high concentrations of organic matter created by glacial and marine actions along Puget Sound to deposits with very low organic matter located in the eastern arid portions of the state.

A.3 Water

- **Duwamish River** - drains the Duwamish River valley that extends north from Tukwila into Seattle emptying into Elliott Bay. The river has been channeled, diked, and otherwise modified to control the river banks, flooding, and support shoreline oriented industrial developments. The river has become polluted over the years, though King County recently embarked on an aggressive program to restore the river's water quality and native fish runs.
- **Green River** - drains the lower slopes of the Cascade Mountain foothills then flows through Auburn and then north through the Green River valley past Kent to merge with the Duwamish River in Tukwila. The river has been diked and channeled though the valley and Tukwila to control the river banks and flooding. Like the Duwamish, the Green River is no longer pristine, but generally has better water quality.
- **Black River** - originally drained the south end of Lake Washington and the Cedar River until 1916 when the Lake Washington Ship Canal lowered the lake causing the Black River to dry up. The river currently consists of a short dammed 4,000 linear foot long stream that drains wetlands into the Duwamish River.

Ponds

Ponds are water bodies less than 20 acres in size or less than 6 feet in depth. There is only one significant pond within the urban growth area including:

- **Tukwila Pond** - is a large water body located within the centrally developed commercial core on the Green River valley floor. The pond has been preserved and protected as a park and open space by the city, and provided with shoreline trails, boardwalks, viewing platforms, and an interpretive center displaying environmental and historical artifacts and photos.

Wetlands

Small or moderate sized wet spots, bogs, peat and muck deposits of from 1 to 5 acres are scattered throughout the urban growth area. The largest wetland, Macadam, has been preserved and protected by the city as a natural open space.

Floodplains

Floodplains and flooded areas include alluvial soils - which are former riverbeds and streambeds, and retention ponds that fill during heavy rainfall, sometimes infrequently, often for extended periods during rainy seasons.

The complete floors of the Duwamish and Green River valleys are subject to flooding during major spring thaws and heavy storms if not protected by the dike system. Fort Dent Park and Foster Golf Links are subject to surface sheet flooding and flood risk during these events.

All segments along the river shoreline are affected by the floodwaters possible during the worst storm in an average 100-year period. In such instances, floodwater depths are shallow but extensive.

A.4 Wildlife habitats

Habitat conservation areas are critical to the survival of diverse plant and wildlife communities. Habitats encompass a variety of areas including large parcels of contiguous undeveloped land, special areas like streams or wetlands, and structural elements like rocky shorelines or standing dead trees.

The ecological value of an area depends on the quantity, quality, diversity, and seasonality of the food, water, and cover that it provides wildlife species. A particular site's value also depends on proximity to other usable habitats, the presence of rare species, and the rarity of the habitat type.

The preservation and restoration of critical habitat areas are keys to protecting biological diversity. Critical habitat can be lost or degraded due to urban and some rural land use activities. Critical habitat threats can be reduced with effective land use policies and regulations. In some instances, valuable habitat can also be restored or enhanced through preservation and conservation efforts.

For ease of discussion, wildlife habitats are generally classified as marine, estuarine, freshwater, and terrestrial categories. Many wildlife species rely upon most, even all, of these habitat categories for survival. Tukwila has 2 categories of wildlife habitat.

Freshwater habitat

Freshwater bodies include lakes, rivers, creeks, wetlands, riparian areas, and all other types of water bodies not included in estuaries or marine habitat that have a low ocean salt content. Freshwater habitats support different wildlife than saltwater systems, particularly species that depend on wetland vegetation. However, 87% of all wildlife and fish species are estimated to depend on streams, wetlands, or other freshwater bodies during some part of the species life cycle for drinking water, foraging, nesting, and migratory movements.

Riparian areas - are the wooded or vegetated corridors located along rivers, streams, and springs. Riparian corridors possess free flowing water or moist conditions that support high water tables, certain soil characteristics, and vegetation that are transitional between freshwater and terrestrial habitat zones. The transitional edges are usually defined by a change in plant

composition, relative plant abundance, and the end of high soil moisture content.

Riparian corridors transport water, soil, plant seeds, and nutrients to downstream areas - and thereby serve as important migration routes for many wildlife species. Riparian areas, though small in overall size, are one of the most important sources of wildlife bio-diversity in the landscape.

Freshwater wetland habitats are water bodies less than 20 acres in size or less than 6 feet in depth and include marshes, swamps, bogs, seeps, wet meadows, shallow ponds, and lakes. Like riparian areas, wetlands support species in great diversities, densities, and productivity. The wooded areas that are located adjacent to wetlands provide nesting areas, forage, and other cover that is critical to wetland-dependent species, like most waterfowl or small mammals like beaver.

Wetlands - there are 2 principal wetland types within the Tukwila urban growth area:

- **scrub/shrub wetlands** - with seasonal flooding, characterized by hardhack, willow, red alder or redosier dogwood, and
- **shallow marsh** - deep marsh, and open water wetlands.

Riparian and wetland vegetation provides significant food and cover for wildlife habitat. Generally, riparian zones and wetlands provide substantially more important wildlife habitat than forested areas. Riparian zones are also passageways for wildlife migrating between or around developed areas. Riparian vegetation also helps maintain optimum fish spawning conditions by providing shade, bank stabilization, a breeding ground for insects, and a source of organic material for the stream.

Riparian zones are located along the undeveloped shoreline of the Duwamish, Green, and former Black Rivers, Springbrook Creek corridor, and Tukwila Pond and Macadam Wetlands. These areas are covered with riparian vegetation and should be considered important wildlife corridors.

Wildlife species - freshwater zones support terrestrial and aquatic insects and resident and migratory fish species. Anadromous fish species include coho, chinook, and chum salmon, and steelhead. Naturally occurring or established species include largemouth bass, brown bullheads, bluegill, and black crappie.

Freshwater zones also support a variety of birds and mammals including salamanders, frogs, osprey, ducks, river otter, and beaver.

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Urban and agricultural developments within the Green River valley has substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in the undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests of sections of the Black River Riparian Forest, Springbrook Creek, and Macadam Wetlands.

The wetlands and riparian zones may support muskrat, mink, otter, beaver, raccoon, and weasel. Water bodies, wetlands, and adjacent agricultural fields also provide suitable nesting and feeding habitat for mallard ducks, American widgeons, green-wing teal, common coot, common merganser, blue-wing teal and great blue heron, and lesser and greater Canadian goose.

Portions of the Duwamish and Green Rivers may also provide habitat for the bald eagle and osprey. The northern bald eagle is listed as a potentially threatened or endangered species on Washington State's endangered and threatened lists. No other endangered or threatened species are known to occur in the Tukwila urban growth area.

Fisheries – the lower reaches of the Duwamish and Green Rivers provide freshwater habitat for species of anadromous fish, including steelhead, walleye, and salmon species, that live in saltwater but return to spawn in freshwater. These fish species have evolved over time to fit the specific characteristics of their stream of origin - and are uniquely imprinted compared with other members of the same species.

Anadromous fish require cool, uncontaminated water with healthy streambeds and insect populations. Vegetated riparian areas maintain stream habitats by stabilizing water temperature, producing an insect supply, controlling erosion, and providing woody debris.

Anadromous game fish that have been identified in the area include rainbow trout, cutthroat, dolly varden, eastern brook trout, whitefish, largemouth bass, perch, crappie, and catfish. These species spawn and rear in medium sized gravel beds that are provided medium velocity water flow along creek channels, swamps, marshes, perennial and seasonal streams.

Factors that have caused the diminishment of the wild runs include:

- *forest clear-cutting and land developments* - that create sediment loads increasing water turbidity and silting in gravel spawning beds;
- *clear-cutting tree stands in riparian areas* - that remove natural shading increasing water temperatures; and
- *water diversions* - including dams and dikes, that restrict access from the upper reaches and spawning areas of stream and river runs.

The Washington Department of Fisheries & Wildlife and various Tribal Governments supplement the natural stocks in order to maintain river runs for most of these species.

Terrestrial habitat

Terrestrial areas are the upland lands located above freshwater, estuarine, and marine water zones. The zones may extend from the level lowlands that border marsh or creek banks to the tops of the bluffs, hills, or foothills located around the Cascade Mountain range.

Plants - natural plant communities are described in terms of broad patterns called vegetation zones. Washington plant communities are divided into 3 major vegetation groupings including:

- forests,
- grasslands and shrub/grass communities, and
- timberline and alpine areas.

Eastern portions of King County include some forested vegetation zones. The zones are defined by the different climates created by different elevations and

the distinctive vegetation type that becomes dominant in a climax forest after the forest has progressed through successive stages of natural development. The dominant species defined by the zone usually reproduces to maintain dominance until some disturbance, such as fire, alters the zone's environment.

Deciduous tree species such as red alder (*Alnus rubra*) or big leaf maple (*Acer macrophyllum*) or golden chinkapin are generally dominant on the lands that have been cleared for urban and agriculture uses. Black cottonwood and Oregon ash, along with red alder and big-leaf maple, tend to grow along major water courses.

Portions of the Tukwila urban growth area – particularly the wooded hillsides along the Duwamish and Green River valleys, include several second growth lowland forested cover types including coniferous, deciduous, and mixed coniferous/deciduous forests. This forest type has marginal value as commercial timber or as unique vegetation. The majority of commercially important timber resources have been harvested, usually along with associated residential land development.

Grasses, agricultural crops, and riparian vegetation cover the lowland areas of the Green River valley - the latter prevalent along creek floodplains and at the edge of wetlands or open bodies of water. Deciduous hardwood trees including red alder, cottonwood (*Populus trichocarpa*), Oregon Ash (*Fraxinus latifolia*), willow (*Salix* sp.), and associated understory species are dominant within the wetland areas.

Species - terrestrial zones support a variety of insects, amphibians, reptiles, lowland and upland birds, large, and small mammals. Some species, such as eagles, osprey, and murrelets, forage in other habitats but nest in upland locations in wooded areas in or near riparian zones.

Other species may forage in all of the zones, particularly during the winter months, but retreat for night and seasonal cover into the upland wooded areas. Examples include a variety of game species such as pigeon, grouse, rabbit, and deer within the valley lowlands, and even bear and cougar in the Cascade foothills.

Mature forested areas provide thermal cover during winter months allowing larger game mammals to forage up to 3,000 feet in elevation during normal winter season or 2,000 feet during especially harsh winters.

Animals - urban and agricultural developments within the Tukwila urban growth area have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in undeveloped, large native vegetation tracts along the hillsides, and around the remaining wetlands and riparian (streamside) forests along the Black and Green Rivers.

Wooded areas support a wide variety of large and small mammals, birds, reptiles, and amphibians. The most common mammals within the wooded areas include chipmunks, rabbits, marmots, skunks, and raccoons. A small number of larger mammals including black-tailed deer, coyote, and cougar likely occur at the edge of the upper reaches of the Cascade foothills where large contiguous forested areas remain.

Crows, jays, nuthatches, woodpeckers, sparrows, winter wrens, ruffed grouse, blue grouse, quail, band-tailed pigeon, turtle dove, pheasant, partridge, Merriam's turkey, owls, hawks, Osprey, and eagles can find suitable habitat for feeding and nesting in the upland forested areas and stream valleys. Many of

these species can tolerate adjacent urban developments so long as some habitat and connecting migration corridors remain undisturbed.

Portions of the Green River valley floor and other low-lying areas are now devoted to pastures and meadows with some agricultural crops, woody vegetation, grasses, and wildflowers. These materials provide food for migratory waterfowl and deer, habitat for rodents and other small animals, and prey for predators like garter snakes, barn owls, red-tailed hawk, and fox.

Large and rural contiguous parcels of land provide habitat for wildlife that compete successfully with other species in deeper cover, like birds and larger mammals like deer, bobcat, and possibly even bear at the upper most edges of the Cascade foothills.

Important terrestrial habitat elements for these species include tall trees along the shoreline, mature forests with snags and fallen trees, and undisturbed mature forest near or surrounding wetlands. These habitat elements are primarily important to bird species that nest and perch in the trees, and to small mammals like beaver and river otter that rely upon an interface between the undisturbed terrestrial and aquatic areas.

Other important habitats - migratory songbirds rely on the habitat provided by large wooded areas. These species do not adapt well where clear-cutting practices or urban land developments have fragmented the forest habitat.

Smaller wooded tracts are suitable for many plant and animal communities and may provide temporary cover for some species for foraging or migratory movement. Large parks and open spaces can serve as wildlife refuges in urban areas. However, the number and diversity of species declines in direct relation to the size of the habitat and where the habitat has been isolated from other natural areas.

The size and extent of the terrestrial habitat can be improved where natural migration corridors connect small tracts and large reserves. Natural migratory corridors enable species to colonize new areas, forage for food, find mates, and exchange genes with neighboring populations. Ideally, according to studies, successful wildlife migratory corridors should be at least 100 feet wide along streams with additional buffers about severe slopes and extensive wetland areas.

A.5 Unique and threatened species

Unique species

The Washington Department of Natural Resources lists a number of sensitive species in danger of becoming extinct within the freshwater and terrestrial habitats including:

Freshwater habitat

- ***bog clubmoss*** - that grows in wetlands adjacent to low elevation lakes,
- ***chain-fern*** - that grows along stream banks and moist seep areas, mostly near saltwater.
- ***bristly sedge*** - that grows in marshes and wet meadows,
- ***water lobelia*** (*lobelia dortmania*) - that grows in emergent freshwater wetlands,
- ***white meconella*** (*meconella oregana*) - that grows on open ground where wet in the spring, and
- ***woolgrass*** (*scirpus cyperinus*) - that grows in wet low ground.

There are 4 threatened or endangered plants that could occur including:

- flowered sedge - found in and near sphagnum bogs,
- choriso bog orchid - found in wet meadows and bogs,
- frinshed pinesap - found in deep shady woods at moderate to low elevations especially in old forest, and
- golden Indian paintbrush - found in moist lowland meadows and prairies.

Freshwater and terrestrial habitat

- western yellow oxalis - that grows in moist coastal woods and dry open slopes.

Terrestrial habitat

- fringed pinesap - that grows in duff and humus of shaded, low-elevation coniferous forest,
- gnome plant - that grows in deep humus in coniferous forest,
- chick lupine (lupinus micipcarpus) - that grows in dry to moist soils, and
- great pole monium (pole monium corneum) - that grows in thickets, woodlands, and forest openings.

Priority habitat

The Washington Department of Fisheries & Wildlife has listed the following species as being species of concern, threatened, or endangered:

Marine, estuarine, freshwater, and terrestrial habitat

- bald eagle - a threatened species that depend on coniferous, uneven-aged forests near rivers, lakes, marine, and estuarine zones for nesting and foraging food,
- osprey - a species of concern that depend on tall trees or dead snags near large bodies of water,
- river otter - a threatened species that depend on wooded streams and estuaries for food, forage, and cover, and
- harlequin duck - that depend on trees and shrub streams, banks, boulder and gravel shorelines, and kelp beds.

Estuarine, and freshwater and terrestrial habitat

- cavity nesting ducks - (Barrow's goldeneye, bufflehead, wood duck, hood mergansen) that depend on tree cavities adjacent to sloughs, lakes, beaver ponds, and other open water wetlands.

Freshwater and terrestrial habitat

- blue goose - that depend on open foothills created by fire or small clearcuts with streams, springs, and other water features,
- band-tailed pigeon - that depend on coastal forests with diverse tree ages, and farmland, mineral springs, and streams with gravel deposits,
- sea-run and coastal cutthroat, and chinook salmon - that depend on wetlands and riparian corridors for spawning and rearing,
- steelhead - that depend on wetlands and riparian corridors for spawning and rearing,
- greenbacked heron - that depend on wooded ponds, and
- beaver - that depend on wetlands and streams for food, forage, and cover.

Terrestrial habitat

- purple martin - a species of concern that depend on tree cavities in low lying forests,
- pileated woodpecker - that depend on mature second growth coniferous forests with snags and fallen trees,
- Columbian black-tailed deer - that depend on deep forest for cover,

A.6 Wildlife habitat concerns

Freshwater habitat

Some freshwater courses, particularly the Duwamish, Green, and Black Rivers, have been altered in the Tukwila urban growth area by landfill or piped diversions, dikes, and river channeling. Past development actions adjacent to urban areas, particularly the shorelines and waterfronts have filled valuable wetland habitat areas.

The greatest risks to freshwater zones are contaminants that may enter the stormwater runoff from agriculture, septic failures, and other urban land uses. Water quality risks are also dramatically increased where land development or timber clear-cutting increases erosion and silt and/or clear vegetation within the riparian buffer along the freshwater corridor.

Development activities most adversely affect the quality of freshwater habitat by removing vegetation, increasing silt, organic debris, and other stormwater contaminants that enter the natural drainage system. Generally, studies have determined that the hydrological balance of a stream begins to decline when 12% of the watershed becomes impervious.

Terrestrial habitat

Lands cleared for agriculture and urban land development have permanently lost considerable terrestrial habitat. Commercial forest management practices have replanted timber clear cuts with single species reducing wildlife diversity and isolating habitat and migration corridors, particularly along riparian areas.

Fire-fighting practices, particularly of wildfires that would otherwise occur from natural forces, have reduced the amount and varying availability of meadowlands and other open areas necessary for foraging activities.

The greatest risk to the terrestrial habitat, however, is the continued pace of commercial logging and urban land conversions - particularly land development patterns that block or demolish migration corridors, log timbered areas, remove riparian cover, erode productive topsoil, and introduce urban activities - potentially including intense recreational uses - into wildlife areas. Careless logging practices have often led to serious soil erosion and the degradation of slopes.

As the most important habitats are isolated, the wildlife species declines in diversity and number. Urban tolerant species, like raccoons and crows, invade the remaining habitat from the urban edges, supplanting and driving out remaining native species.

A.7 Land use implications

Freshwater and terrestrial habitats contribute to the overall biological diversity of the region and provide a number of additional environmental functions and values of interest to valley residents. Many species depend on the constant interaction of all habitat systems for food, cover, nesting, and other survival requirements.

Some plant, fish, and wildlife habitat will irretrievably be lost as the Tukwila urban growth area population continues to grow. These impacts can be minimized, however, by sensitive land use patterns, innovative design concepts, and performance oriented development standards that:

- replant - native vegetation along the Duwamish and Green River shorelines and along tributary stream drainage corridors,
- remove - artificial shoreline constructions and freshwater impoundment or diversions,
- control - stormwater runoff content and quality that enters the natural drainage system and within the watershed in natural impoundment on-site where pollutants can be separated from natural drainage,
- cultivate - berry or fruit plants that support and retain native species, and
- cluster - roadways and other improvements to preserve natural shorelines and contiguous open spaces as common lands.

Portions of the most critical remaining habitat, like mature shoreline trees, snags, and downed logs, if retained, can sometimes allow wildlife species to coexist in urban areas.

The most effective preservation strategies, however, separate the most intense urban activities from the most sensitive habitats by creating woodland conservancies, open space corridors, and other protected areas.

Where appropriate, the park, recreation, and open space plan should preserve and enhance the most critical and unique habitat areas by purchasing development rights or title for resource conservancy parks.

A.8 Historical development

Indian settlements

The arrival of Indian groups in the Pacific Northwest cannot be dated with great precision. However, archaeological investigations at the Manis mastodon site near Sequim on the Olympic Peninsula and the unearthing of Kennewick Man along the Columbia River indicate man was in the area as early as 12,000 years ago.

There are more than 5,000 Indian sites on record in the state, of which few have been professionally evaluated. Generally, sites are located at river conjunctions within valleys and along the shoreline of Puget Sound. Known sites have been grouped into three rather broad time periods:

- early sites - approximately 12,000-8,000 years old,
- middle-period sites - between 8,000-3,000 years old, and
- late period sites - about 3,000 years old.

Archaeologists and historians have verified tribal village sites throughout the Puget Lowlands including some reported sites that date 2,000 to 8,000 years before the Christian era.

A large number of different Indian tribes and bands inhabited the Pacific Northwest region with varied life-styles and different languages, dress, ceremonies, and adornments. Tribal characteristics are generally distinguished between the coastal tribes of western Washington and those of the interior. In general, the coastal tribes depended on the rivers and tidal waters for staple foods whereas the interior tribes relied more heavily upon plants and berries, as well as game and other animals.

The Duwamish, Black, and Green River valleys were the traditional homeland for a number of Indian tribes of the Coast Salish groups including the Duwamish.

- ***The Duwamish*** - (the name means inside the bay or inside place people) lived in autonomous winter-village groups on the Duwamish, Black, and Cedar Rivers and their tributaries before these waters were altered by the US Army Corps of Engineers in 1916. Their most important village was located at the outlet of Lake Washington and along the Duwamish River. Another winter-village was located in Seattle on the present site of Pioneer Square, and another near Tukwila which they named after the lush forests of hazelnut trees. Other Duwamish names are incorporated into Shilshole Bay, and other local namesakes.

The Duwamish lived in cedar longhouses, hunted and fished, picked wild berries, and trade up and down the Duwamish, Green, and Cedar Rivers with other inland tribes. Prominent tribal subdivisions, including the Samammishes, were autonomous as were other groups located within the Duwamish River basin.

Chief Sealth, or Seattle, was the Duwamish leader and the namesake for the City of Seattle. Chief Sealth signed the Point Elliott Treaty in 1855 reaffirming his friendship to the Americans. Chief Sealth remained neutral during the 1856 Indian Wars when the Duwamish, Taitnapam, Puyallup, Nisqually, and Suquamish tribal elements attacked the settlers.

The Duwamish, however, were assigned by the treaty, and to reduce friction with white settlers, to the Fort Kitsap (late the Suquamish and Port Madison) Reservation on the Kitsap Peninsula. Some tribal members fled the reservation and settled in Holderness Point (Duwamish Head), on the original sites on the Duwamish River, and later on the Muckleshoot Reservation on the Green and White Rivers east of Auburn.

Early settlement

Tukwila was settled in 1853 by Joseph Foster, a Canadian pioneer who had traveled to the northwest from Wisconsin. Foster would become known as the “Father of Tukwila” and serve King County, Washington Territory in the legislature for 22 years.

Foster’s legendary homestead was located in Fort Dent Park – which also served as a military base during the 1850s Indian Wars. Foster, Washington would grow from a small village along the river into an agricultural center and a vital trading point in the upper Duwamish River valley.

Early electric rail lines traveled along Interurban Avenue in Tukwila connecting to Renton and a line to Tacoma. The Interurban Railroad operated a commuter line from 1902 to 1928 traveling the distance from Tacoma to Seattle in under an hour. Military Road, and the first Macadam paved road in Washington State were constructed in Tukwila indicating its strategic military and commercial importance.

The city’s location at the confluence of rivers, freeways, and railroads made it a regional center of commerce and business. Westfield Southcenter (formerly Southcenter Mall), Puget Sound’s largest shopping complex, is located in the downtown area as well as a number of Boeing corporation facilities. Tukwila is also the location of several internet and corporate data centers including Microsoft, InterNAP, the University of Washington, Savvis, AboveNet, digital.forest, HopOne, and Fortress Colocation located in Sabey Corporation’s Intergate.Seattle campus near Boeing Field. Approximately 45,000 people work in Tukwila every day compared with a resident population of 17,000.

Tukwila was incorporated as a code city in 1908 and currently operates with a strong Mayor form of government.

A.9 Population

Population trends - Tukwila's population was estimated to be 17,181 persons in 2000 and 17,930 in the year 2006 - equal to an average annual increase of 0.9% per year over the 6 year period. By comparison, King County increased at an average annual rate of 1.6%, Puget Sound by 1.5%, and Washington State by 1.1% during the 2000-2005 time periods.

Population projections - according to the Washington State Office of Financial Management (OFM) and King County, the city's population will increase from 7,186 households in the year 2000 to 10,386 households in the year 2022 - or from 17,181 persons in the year 2000 to an estimated 24,719 persons in the year 2022 if households remain the same equivalent size and composition - or by to 17,990 persons by the year 2020 - or by 6,789 persons for an increase of 38%.

Demographic characteristics - Tukwila is one of King County's most diverse cities. In the year 2000, the racial makeup of the city was 58.6% Caucasian, 12.8% African American, 1.3% Native American, 10.9% Asian, 1.8% Pacific Islander, 8.1% from other races, and 6.5% from 2 or more races. Hispanic or Latino of any race represented 13.6% of the population.

There were 7,186 households of which 28% had children under the age of 18 living with them, 36% were married couples living together, 12.4% had a female householder with no husband present, and 45% were non-families. 34% of all households were individuals and 6% had a person 65 years or older living in the household. The average household size was 2.38 and the average family size was 3.09 persons.

Unique population characteristics - Tukwila has a very unique daytime population with well over 100,000 visitors to the city each day.

Population projections

	United States	Washington State	Puget Sound (King/Kitsap/Pierce/Snohomish)		Tukwila 1908
			King County		
Historical					
1900	76,094,000	518,100	196,285	110,053	
1910	92,407,000	1,142,000	492,306	294,638	361
1920	106,466,000	1,356,600	634,254	389,273	453
1930	123,077,000	1,563,400	736,996	463,517	424
1940	132,594,000	1,736,200	820,202	504,980	521
1950	152,271,000	2,379,000	1,196,172	732,992	800
1960	180,671,000	2,853,200	1,512,979	935,014	1,804
1970	204,879,000	3,413,300	1,938,899	1,159,375	3,496
1980	226,500,000	4,132,200	2,240,269	1,269,749	3,578
1990	250,410,000	4,866,663	2,748,895	1,507,319	11,874
2000	274,634,000	5,894,121	3,275,847	1,737,034	17,181
2005	285,981,000	6,233,345	3,524,000	1,786,803	17,240
Projections					
2010	297,716,000	6,648,112	3,636,420	1,861,042	
2015	310,133,000	7,096,501	3,856,545	1,940,385	
2020	322,742,000	7,545,269	4,080,990	2,018,824	24,719
2025	335,050,000	7,975,471	4,295,432	2,092,390	

Average annual rate of growth

1900-1910	2.0%	8.2%	9.6%	10.3%	
1910-1920	1.4%	1.7%	2.6%	2.8%	2.3%
1920-1930	1.5%	1.4%	1.5%	1.8%	-0.7%
1930-1940	0.7%	1.1%	1.1%	0.9%	2.1%
1940-1950	1.4%	3.2%	3.8%	3.8%	4.4%
1950-1960	1.7%	1.8%	2.4%	2.5%	8.5%
1960-1970	1.3%	1.8%	2.5%	2.2%	6.8%
1970-1980	1.0%	1.9%	1.5%	0.9%	0.2%
1980-1990	1.0%	1.6%	2.1%	1.7%	12.7%
1990-2000	0.9%	1.9%	1.8%	1.4%	3.8%
2000-2005	0.8%	1.1%	1.5%	0.6%	0.1%

Projected average annual rate

2005-2010	0.8%	1.3%	0.6%	0.8%	
2010-2015	0.8%	1.3%	1.2%	0.8%	
2015-2020	0.8%	1.2%	1.1%	0.8%	2.1%
2020-2025	0.8%	1.1%	1.0%	0.7%	

US Bureau of the Census, Current Population Reports, Series P-25, Number 1018, Mid Series 14: fertility=1.8 births/woman, mortality=81.2 years, 500,000 yearly net immigration.

Washington State, Office of Financial Management, Population Trends for Washington State, January 2002

Washington State Data Book, Office of Financial Management, Mid series King County Household Projections for Subareas for 2022 - factored into population numbers using 2000 Census average persons per household ratio

Comparative social statistics - age and household statu.

	United States	Washington State	Puget Sound	King County	Tukwila
Persons	281,421,906	5,894,121	3,275,847	1,737,034	17,181
Households	105,480,101	2,271,398	1,283,491	710,916	7,186
Average household size	2.59	2.53	2.55	2.39	2.38
Families	71,787,347	1,499,127	825,489	419,959	3,952
Percent households in families	68%	66%	64%	59%	55%
Age by sex					
0- 4	19,175,798	394,306	212,666	105,321	1,233
5- 9	20,549,505	425,909	230,195	111,162	1,133
10-14	20,528,072	434,836	234,375	109,992	1,073
15-19	20,219,890	427,968	217,664	108,261	1,119
20-24	18,964,001	390,185	212,868	116,597	1,347
25-34	39,891,724	841,130	513,143	294,443	3,148
35-44	45,148,527	975,087	586,160	308,823	3,261
45-54	37,677,952	845,972	474,784	259,136	2,261
55-59	13,469,237	285,505	153,259	83,442	719
60-64	10,805,447	211,075	108,778	58,085	542
65-74	18,390,986	337,166	169,197	88,884	726
75-84	12,361,180	240,897	122,153	68,348	485
85+	4,239,587	84,085	41,632	24,540	134
Median age	35.3	35.3	35.2	35.7	33.4
Percent under 18	26%	26%	25%	22%	24%
Percent 65+	12%	11%	10%	10%	8%
Family household	71,787,347	1,499,127	825,489	419,959	3,952
Percent of all households	68%	66%	64%	59%	55%
married couple	24,835,505	541,636	314,430	329,768	2,616
married couple w/related child	29,657,727	640,359	339,821	150,574	1,240
male only	2,190,989	53,925	27,661	26,007	442
male only w/related child	2,203,023	38,589	22,171	12,752	212
female only	7,561,874	146,920	77,952	64,184	894
female only w/related child	5,338,229	77,698	43,454	38,571	574
Non-family households	33,692,754	772,271	458,002	290,957	3,234
Percent of all households	32%	34%	36%	41%	45%
living alone	7,696,325	593,596	225,355	217,163	2,468
over 65	unavailable	188,284	232,647	53,120	402
Total households	105,480,101	2,271,398	1,283,491	710,916	7,186
Residence in 1995					
same house in 1995	142,027,478	2,675,514	1,453,020	777,858	6,135
different house in same county	31,212,517	548,583	307,283	489,434	5,500
different house in same state	533,880	783	757	97,379	747
Population age 5+	262,375,152	5,501,398	3,063,181	1,632,553	15,955

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - age and household statu.

	United States	Washington State	Puget Sound	King County	Tukwila
Persons	281,421,906	5,894,121	3,275,847	1,737,034	17,181
Households	105,480,101	2,271,398	1,283,491	710,916	7,186
Average household size	2.59	2.53	2.55	2.39	2.38
Families	71,787,347	1,499,127	825,489	419,959	3,952
Percent households in families	68%	66%	64%	59%	55%
Age by sex					
0- 4	7%	7%	6%	6%	7%
5- 9	7%	7%	7%	6%	7%
10-14	7%	7%	7%	6%	6%
15-19	7%	7%	7%	6%	7%
20-24	7%	7%	6%	6%	8%
25-34	14%	14%	16%	7%	18%
35-44	16%	17%	18%	17%	19%
45-54	13%	14%	14%	18%	13%
55-59	5%	5%	5%	15%	4%
60-64	4%	4%	3%	5%	3%
65-74	7%	6%	5%	3%	4%
75-84	4%	4%	4%	5%	3%
85+	2%	1%	1%	4%	1%
Median age	35.3	35.3	35.2	35.7	33.4
Percent under 18	26%	26%	25%	22%	24%
Percent 65+	12%	11%	10%	10%	8%
Family household	71,787,347	1,499,127	825,489	419,959	3,952
Percent of all households	68%	66%	64%	59%	55%
married couple	35%	36%	38%	79%	66%
married couple w/related child	41%	43%	41%	36%	31%
male only	3%	4%	3%	6%	11%
male only w/related child	3%	3%	3%	3%	5%
female only	11%	10%	9%	15%	23%
female only w/related child	7%	5%	5%	9%	15%
Non-family households	33,692,754	772,271	458,002	290,957	3,234
Percent of all households	32%	34%	36%	41%	45%
living alone	23%	77%	49%	75%	76%
over 65	0%	24%	51%	18%	12%
Total households	105,480,101	2,271,398	1,283,491	710,916	7,186
Residence in 1995					
same house in 1995	54%	49%	47%	48%	38%
different house in same county	12%	10%	10%	30%	34%
different house in same state	0%	0%	0%	6%	5%
Population age 5+	100%	100%	100%	100%	100%

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - education, occupation and income

Educational attainment (age 25+ yrs)	United States	Washington State	Puget Sound	King County	Tukwila
less than 9th grade	13,755,477	165,205	68,923	40,702	859
9th-12th grade, no diploma	21,960,148	329,131	160,740	75,026	1,238
high school graduate	52,168,981	953,544	498,336	227,931	3,449
some college, no degree	38,351,595	1,010,801	568,323	280,812	2,902
associate degree	11,512,833	307,401	173,901	89,321	926
bachelors degree	28,317,792	704,826	470,518	316,451	1,515
graduate or professional degree	16,144,813	356,599	228,365	158,497	476
Total	182,211,639	3,827,507	2,169,106	1,188,740	11,365
Total population	281,421,906	5,894,121	3,275,847	3,275,847	17,204
Total persons 16 years+	217,168,077	4,553,591	2,556,228	1,389,714	13,489
total in labor force	138,820,935	3,027,734	1,765,032	974,767	9,487
total civilian employed	137,668,798	2,979,824	1,730,922	929,205	8,900
total in armed forces	1,152,137	47,910	34,110	1,977	8
Occupation					
managerial, professional service occupations	43,646,731	993,198	633,797	403,287	2,444
sales and office operations	19,276,947	416,056	228,620	119,770	1,654
farming, fishing, and forestry	34,621,390	723,256	434,126	244,903	2,458
construction, extraction, maintenance, transportation	951,810	43,495	6,305	2,472	16
production, transportation	12,256,138	263,767	148,841	64,467	856
Industry	18,968,496	353,950	191,871	94,306	1,472
Industry	129,721,512	2,793,722	1,643,560	929,205	8,900
agriculture, forestry, fishing, mining, construction	2,426,053	68,976	10,810	4,011	17
manufacturing	8,801,507	194,871	111,785	52,546	526
subtotal base industries	18,286,005	348,646	220,478	116,832	1,521
wholesale trade	29,513,565	612,493	343,073	173,389	2,064
retail trade	4,666,757	113,526	66,476	39,783	410
transportation, warehouse, utilities, information	15,221,716	338,772	201,113	110,212	978
finance, insurance, real estate	6,740,102	150,985	90,038	49,660	855
professional, scientific, management, education, health, and social services	3,996,564	95,669	71,796	51,337	336
arts, entertainment, recreation	8,934,972	170,622	112,899	67,565	611
other services	12,061,865	272,466	183,414	124,019	843
public administration	25,843,029	541,214	298,412	164,459	1,151
subtotal service industries	10,210,295	221,656	128,696	75,283	1,052
total industries	6,320,632	135,379	77,791	43,051	356
Median household income	\$41,994	\$45,776	\$51,386	\$53,157	\$40,718
Median family income	\$50,046	\$53,760	\$60,943	\$66,035	\$42,442
Per capita income	\$21,587	\$22,973	\$26,048	\$29,521	\$22,354
Household (family/nonfamily) income					
\$ 0- 9,999	10,067,027	171,863	85,287	45,534	469
\$ 10- 14,999	6,657,228	124,848	59,166	30,146	381
\$ 15- 24,999	13,536,965	265,131	131,261	66,414	975
\$ 25- 34,999	13,519,242	284,630	151,371	77,320	1,089
\$ 35- 49,999	17,446,272	389,434	212,413	111,224	1,548
\$ 50- 74,999	20,540,604	486,392	280,715	150,548	1,486
\$ 75- 99,999	10,799,245	264,498	167,416	96,885	613
\$ 100-149,999	8,147,826	188,513	126,729	81,613	430
\$ 150-199,999	2,322,038	47,615	33,535	24,479	77
\$ 200,000+	2,502,675	49,337	35,598	27,072	100
Total	105,539,122	2,272,261	1,283,491	711,235	7,168

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - education, occupation and income

	United States	Washington State	Puget Sound	King County	Tukwila
Education (persons 18 years+)					
less than 9th grade	8%	4%	3%	3%	8%
9th-12th grade, no diploma	12%	9%	7%	6%	11%
high school graduate	29%	25%	23%	19%	30%
some college, no degree	21%	26%	26%	24%	26%
associate degree	6%	8%	8%	8%	8%
bachelors degree	16%	18%	22%	27%	13%
graduate or professional degree	9%	9%	11%	13%	4%
Total	182,211,639	3,827,507	2,169,106	1,188,740	11,365
Total population	281,421,906	5,894,121	3,275,847	3,275,847	17,204
Total persons 16 years+	217,168,077	4,553,591	2,556,228	1,389,714	13,489
total in labor force	64%	66%	69%	70%	70%
total civilian employed	63%	65%	68%	67%	66%
total in armed forces	1%	1%	1%	0%	0%
Occupation					
managerial, professional	34%	36%	39%	43%	27%
service occupations	15%	15%	14%	13%	19%
sales and office operations	27%	26%	26%	26%	28%
farming, fishing, and forestry	1%	2%	0%	0%	0%
construction, extraction, maintenance	9%	9%	9%	7%	10%
production, transportation	15%	13%	12%	10%	17%
Industry	129,721,512	2,793,722	1,643,560	929,205	8,900
agriculture, forestry, fishing, mining	2%	2%	1%	0%	0%
construction	7%	7%	7%	6%	6%
manufacturing	14%	12%	13%	13%	17%
subtotal base industries	23%	22%	21%	19%	23%
wholesale trade	4%	4%	4%	4%	5%
retail trade	12%	12%	12%	12%	11%
transportation, warehouse, utilities	5%	5%	5%	5%	10%
information	3%	3%	4%	6%	4%
finance, insurance, real estate	7%	6%	7%	7%	7%
professional, scientific, management	9%	10%	11%	13%	9%
education, health, and social services	20%	19%	18%	18%	13%
arts, entertainment, recreation	8%	8%	8%	8%	12%
other services	5%	5%	5%	5%	4%
public administration	5%	5%	4%	3%	3%
subtotal services industries	77%	78%	79%	81%	77%
total industries	129,721,512	2,793,722	1,643,560	929,205	8,900
Median household income	\$41,994	\$45,776	\$51,386	\$53,157	\$40,718
Median family income	\$50,046	\$53,760	\$60,943	\$66,035	\$42,442
Per capita income	\$21,587	\$22,973	\$26,048	\$29,521	\$22,354
Family/nonfamily household income					
\$ 0- 9,999	10%	8%	7%	6%	7%
\$ 10- 14,999	6%	5%	5%	4%	5%
\$ 15- 24,999	13%	12%	10%	9%	14%
\$ 25- 34,999	13%	13%	12%	11%	15%
\$ 35- 49,999	17%	17%	17%	16%	22%
\$ 50- 74,999	19%	21%	22%	21%	21%
\$ 75- 99,999	10%	12%	13%	14%	9%
\$ 100-149,999	8%	8%	10%	11%	6%
\$ 150-199,999	2%	2%	3%	3%	1%
\$ 200,000+	2%	2%	3%	4%	1%
Total	105,539,122	2,272,261	1,283,491	711,235	7,168

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - housing characteristic:

	United States	Washington State	Puget Sound	King County	Tukwila
Total housing units	115,904,641	2,451,075	1,348,146	742,237	7,725
Occupied housing units	105,480,101	2,271,398	1,282,984	710,916	7,186
percent owner occupied	66%	65%	62%	60%	42%
percent renter occupied	34%	35%	38%	40%	58%
Units in structure					
1, detached	69,865,957	1,527,867	806,225	423,328	3,037
1, attached	6,447,453	75,807	47,105	23,838	342
2	4,995,350	68,836	33,392	15,831	99
3 or 4	5,494,280	92,243	54,893	31,428	468
5-9	5,414,988	112,031	77,339	49,573	544
10-19	4,636,717	125,087	92,471	57,782	713
20+	10,008,058	228,720	166,035	120,380	2,333
mobile home/trailer	8,779,228	207,861	66,622	18,539	245
boat, rv, van, etc.	262,610	12,623	4,064	1,538	36
Total	115,904,641	2,451,075	1,348,146	742,237	7,817
Value (owner-occupied units)					
\$ 0- 49,999	5,457,817	19,062	4,733	2,440	35
\$ 50- 99,999	16,778,971	155,140	34,326	7,007	256
\$ 100-149,999	13,110,384	296,818	126,910	42,360	891
\$ 150-199,999	8,075,904	265,104	167,379	78,262	713
\$ 200-299,999	6,583,049	247,284	184,544	115,359	377
\$ 300-499,999	3,584,108	128,147	104,850	77,165	72
\$ 500-999,999	1,308,116	38,523	33,100	27,361	7
\$1,000,000+	313,759	7,384	6,416	5,554	16
Total	55,212,108	1,157,462	662,258	355,508	2,367
Median value	\$119,600	\$168,300	\$199,302	\$236,900	\$150,100
Monthly owner costs as % of household income in 1999					
less than 15%	20,165,963	351,194	183,146	103,397	724
15.0-19.9%	9,661,469	191,738	109,314	58,550	341
20.0-24.9%	7,688,019	177,087	104,001	53,764	321
25.0-29.9%	5,210,523	132,297	80,504	41,777	249
30.0-34.9%	3,325,083	88,460	54,681	28,531	209
35.0+%	8,719,648	209,945	127,315	67,813	511
Not computed	441,403	6,741	3,297	1,676	12
Total	55,212,108	1,157,462	662,258	355,508	2,367
Rent (renter-occupied units)					
\$ 0- 200	1,844,181	31,180	21,930	10,934	63
\$ 200- 299	1,818,764	26,850	12,134	7,152	59
\$ 300- 499	7,739,515	130,788	72,747	23,668	319
\$ 500- 749	11,860,298	289,892	192,003	94,931	2,118
\$ 750- 999	6,045,173	171,787	105,973	78,106	1,264
\$ 1,000-1,499	3,054,099	87,199	46,282	48,996	242
\$ 1,500+	1,024,296	24,252	13,769	15,362	4
No cash rent	1,813,176	33,575	14,702	5,698	71
Total	35,199,502	795,523	479,540	284,847	4,140
Median rent	\$602	\$663	\$660	\$758	\$697
Gross rent as % of household income in 1999					
less than 15%	6,370,263	120,221	71,939	43,241	807
15.0-19.9%	5,037,981	115,555	72,429	43,909	529
20.0-24.9%	4,498,604	110,719	70,762	42,320	647
25.0-29.9%	3,666,233	91,271	57,333	34,666	471
30.0-34.9%	2,585,327	66,114	41,408	24,838	401
35.0+%	10,383,959	244,942	142,890	84,770	1,166
Not computed	2,657,135	46,701	22,779	11,103	119
Total	35,199,502	795,523	479,540	284,847	4,140

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - housing characteristic:

	United States	Washington State	Puget Sound	King County	Tukwila
Total housing units	115,904,641	2,451,075	1,348,146	742,237	7,725
Occupied housing units	105,480,101	2,271,398	1,282,984	710,916	7,186
percent owner occupied	66%	65%	62%	60%	42%
percent renter occupied	34%	35%	38%	40%	58%
Units in structure					
1, detached	60%	62%	60%	57%	39%
1, attached	6%	3%	3%	3%	4%
2	4%	3%	2%	2%	1%
3 or 4	5%	4%	4%	4%	6%
5-9	5%	5%	6%	7%	7%
10-19	4%	5%	7%	8%	9%
20+	9%	9%	12%	16%	30%
mobile home/trailer	8%	8%	5%	2%	3%
other	0%	1%	0%	0%	0%
Total	115,904,641	2,451,075	1,348,146	742,237	7,817
Value (owner-occupied units)					
\$ 0- 49,999	10%	2%	1%	1%	1%
\$ 50- 99,999	30%	13%	5%	2%	11%
\$ 100-149,999	24%	26%	19%	12%	38%
\$ 150-199,999	15%	23%	25%	22%	30%
\$ 200-299,999	12%	21%	28%	32%	16%
\$ 300-499,999	6%	11%	16%	22%	3%
\$ 500-999,999	2%	3%	5%	8%	0%
\$1,000,000+	1%	1%	1%	2%	1%
Total	55,212,108	1,157,462	662,258	355,508	2,367
Median value	\$119,600	\$168,300	\$199,302	\$236,900	\$150,100
Monthly owner costs as % of household income in 1999					
less than 15%	37%	30%	28%	29%	31%
15.0-19.9%	17%	17%	17%	16%	14%
20.0-24.9%	14%	15%	16%	15%	14%
25.0-29.9%	9%	11%	12%	12%	11%
30.0-34.9%	6%	8%	8%	8%	9%
35.0+%	16%	18%	19%	19%	22%
Not computed	1%	1%	0%	0%	1%
Total	55,212,108	1,157,462	662,258	355,508	2,367
Rent (renter-occupied units)					
\$ 0- 200	5%	4%	5%	4%	2%
\$ 200- 299	5%	3%	3%	3%	1%
\$ 300- 499	22%	16%	15%	8%	8%
\$ 500- 749	34%	36%	40%	33%	51%
\$ 750- 999	17%	22%	22%	27%	31%
\$ 1,000-1,499	9%	11%	10%	17%	6%
\$ 1,500+	3%	3%	3%	5%	0%
No cash rent	5%	4%	3%	2%	2%
Total	35,199,502	795,523	479,540	284,847	4,140
Median rent	\$602	\$663	\$660	\$758	\$697
Gross rent as % of household income in 1999					
less than 15%	18%	15%	15%	15%	19%
15.0-19.9%	14%	15%	15%	15%	13%
20.0-24.9%	13%	14%	15%	15%	16%
25.0-29.9%	10%	11%	12%	12%	11%
30.0-34.9%	7%	8%	9%	9%	10%
35.0+%	30%	31%	30%	30%	28%
Not computed	8%	6%	5%	4%	3%
Total	35,199,502	795,523	479,540	284,847	4,140

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - transportation characteristic:

	United States	Washington State	Puget Sound	King County	Tukwila
Workers 16 years and older	128,279,228	2,785,479	1,642,700	911,677	8,656
Commute to work					
car, truck, or van - drove alone	97,102,050	2,040,833	1,170,438	626,576	6,023
car, truck, or van - carpooled	15,634,051	357,742	210,377	109,573	1,339
public transportation (including taxicab)	6,067,703	136,278	117,020	87,298	785
walked	3,758,982	89,739	52,261	33,137	173
other means	1,532,219	40,057	23,669	14,678	164
worked at home	4,184,223	120,830	68,935	40,415	172
Total	128,279,228	2,785,479	1,642,700	911,677	8,656
Mean travel time to work in minutes	25.5	25.5	27.8	26.5	25.6
Private vehicle occupancy					
Car, truck or van drove alone	97,102,050	2,040,833	1,170,438		
Carpooled					
in 2-person carpool	12,097,346	282,638	168,259		
in 3-person carpool	2,159,151	44,791	24,796		
in 4-person carpool	766,012	14,195	7,594		
in 5-6-person carpool	372,501	7,914	4,421		
in 7-person or more carpool	239,041	8,204	5,307		
Other means	15,543,127	386,904	261,885		
Total	128,279,228	2,785,479	1,642,700		
Vehicles per household (owner and renter)					
0 vehicle	unavailable	168,376	101,399		
1 vehicle	unavailable	720,922	423,032		
2 vehicles	unavailable	849,011	500,463		
3 vehicles	unavailable	343,125	183,084		
4 vehicles	unavailable	99,996	51,798		
5 or more vehicles	unavailable	44,968	23,208		
Total	178,344,236	2,226,398	1,282,984	0	0
Average number of vehicles available		1.9	1.8		
Place of work					
Living in a central city			520,282		
worked in MSA/PMSA of residence			483,641		
central city			361,113		
remainder of this MSA/PMSA			122,528		
worked outside MSA/PMSA of residence			36,641		
worked in a different MSA/PMSA of residence			33,842		
central city			14,676		
remainder of different MSA/PMSA of residence			19,166		
worked outside any MSA/PMSA			2,799		
Living in remainder of an MSA/PMSA			1,122,418		
worked in MSA/PMSA of residence			1,000,095		
central city			358,771		
remainder of this MSA/PMSA			641,324		
worked outside MSA/PMSA of residence			122,323		
worked in a different MSA/PMSA			113,963		
central city			44,764		
remainder of different MSA/PMSA			69,199		
worked outside any MSA/PMSA			8,360		
Total			1,642,700		

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Comparative social statistics - transportation characteristic:

	United States	Washington State	Puget Sound	King County	Tukwila
Workers 16 years and older	128,279,228	2,785,479	1,642,700	911,677	8,656
Commute to work					
car, truck, or van - drove alone	76%	73%	71%	69%	70%
car, truck, or van - carpooled	12%	13%	13%	12%	15%
public transportation (including taxicab)	5%	5%	7%	10%	9%
walked	3%	3%	3%	4%	2%
other means	1%	1%	1%	2%	2%
worked at home	3%	4%	4%	4%	2%
Total	128,279,228	2,785,479	1,642,700	911,677	8,656
Mean travel time to work in minutes	25.5	25.5	27.8	26.5	25.6
Private vehicle occupancy					
Car, truck or van drove alone	76%	73%	71%	#DIV/0!	#DIV/0!
Carpooled					
in 2-person carpool	9%	10%	10%	#DIV/0!	#DIV/0!
in 3-person carpool	2%	2%	2%	#DIV/0!	#DIV/0!
in 4-person carpool	1%	1%	0%	#DIV/0!	#DIV/0!
in 5-6-person carpool	0%	0%	0%	#DIV/0!	#DIV/0!
in 7-person or more carpool	0%	0%	0%	#DIV/0!	#DIV/0!
Other means	12%	14%	16%	#DIV/0!	#DIV/0!
	128,279,228	2,785,479	1,642,700	0	0
Vehicles per household (owner and renter)					
0 vehicle			8%	#DIV/0!	#DIV/0!
1 vehicle			33%	#DIV/0!	#DIV/0!
2 vehicles			39%	#DIV/0!	#DIV/0!
3 vehicles			14%	#DIV/0!	#DIV/0!
4 vehicles			4%	#DIV/0!	#DIV/0!
5 or more vehicles			2%	#DIV/0!	#DIV/0!
Total			1,282,984	0	0
Average number of vehicles available			1.8	0.0	0.0
Place of work					
Living in a central city			32%	#DIV/0!	#DIV/0!
worked in MSA/PMSA of residence			29%	#DIV/0!	#DIV/0!
central city			22%	#DIV/0!	#DIV/0!
remainder of this MSA/PMSA			7%	#DIV/0!	#DIV/0!
worked outside MSA/PMSA of residence			2%	#DIV/0!	#DIV/0!
worked in a different MSA/PMSA of residence			2%	#DIV/0!	#DIV/0!
central city			1%	#DIV/0!	#DIV/0!
remainder of different MSA/PMSA of residence			1%	#DIV/0!	#DIV/0!
worked outside any MSA/PMSA			0%	#DIV/0!	#DIV/0!
Living in remainder of an MSA/PMSA			68%	#DIV/0!	#DIV/0!
worked in MSA/PMSA of residence			61%	#DIV/0!	#DIV/0!
central city			22%	#DIV/0!	#DIV/0!
remainder of this MSA/PMSA			39%	#DIV/0!	#DIV/0!
worked outside MSA/PMSA of residence			7%	#DIV/0!	#DIV/0!
worked in a different MSA/PMSA			7%	#DIV/0!	#DIV/0!
central city			3%	#DIV/0!	#DIV/0!
remainder of different MSA/PMSA			4%	#DIV/0!	#DIV/0!
worked outside any MSA/PMSA			1%	#DIV/0!	#DIV/0!
			1,642,700	0	0

Source: 2000 Census of Population & Housing, Puget Sound Regional Council

Appendix B: Existing facilities

Tukwila, King County, Tukwila School District, and other public and private agencies have assembled a significant amount of land within Tukwila.

These lands provide a variety of park, recreation, and open space activities including wildlife conservancies, waterfronts, picnic facilities, multipurpose trail corridors, athletic fields and playgrounds, community centers, and related park supporting administrative and maintenance facilities.

B.1 Tukwila

The Tukwila Parks & Recreation Department owns the following properties for public parks, recreation, and open space use.

<i>Parks</i>			<i>Acres</i>
1	57th Ave South Mini-Park	Resource conservancy mini-park located at 57th Avenue South and South 133rd Street overlooking the Duwamish River.	0.2
2	Bicentennial Park	Special purpose park located at 6000 Christensen Road with play equipment, 400 square foot picnic log house, 0.2 mile asphalt trail, and restroom. Includes 400 square foot replica of original cabin on the Christensen Greenbelt Trail.	1.0
3	Cascade View Community Park	Neighborhood park located at 37th & 142nd Street with play equipment, 4 picnic tables and shelter, 0.2 mile asphalt trail, and portable toilet.	2.0
4	Codiga Farm	Resource conservancy and special purpose park located on Duwamish River shoreline on the old Codiga Dairy Farm site at 12535 - 50th Place South and South 129th Street with 4 picnic tables and shelter, 0.2 mile gravel walking path, and portable toilet.	7.6
5	Crestview Park	Neighborhood park located at 16200 - 42nd Avenue South with play equipment, 4 picnic tables and shelter, basketball court, T-ball field, and 0.2 mile asphalt trail. Includes maze artwork feature.	7.5
6	Crystal Springs Park	Neighborhood park located at 15832 - 51st Avenue South with play equipment, picnic tables and shelter, horseshoes, 1 basketball and 1 tennis courts, 0.2 mile gravel trails, and restroom. Site of water springs and water feature that supplied early area farms.	11.0
7	Duwamish Park	Neighborhood park located at 11646 - 42nd Avenue South with play equipment, 4 picnic tables and shelter, basketball court, youth grass baseball field, and portable toilet. Includes maze artwork and historical marker at the site of the old Duwamish School.	3.0

8	Duwamish Riverbend Hill	Resource conservancy and special purpose park located at 3800 South 115th Street overlooking the Duwamish River. Master plan will add 0.5 mile gravel trails, parking trailhead, interpretive exhibit, and waterfront access.	9.7
9	Fort Dent Park	Regional facility located on Interurban Avenue and Fort Dent Way on the Duwamish/Green River and Trail with play equipment, 8 picnic tables, 5 grass 120 yard youth/adult soccer fields, a 200 yard adult soccer field, and Green River Trail access, and restrooms. Includes Starfire Sports - a private concession providing indoor fields and activities - including the redevelopment of the existing 1 grass 300-foot baseball and 250-foot grass youth baseball/softball fields for additional soccer fields. Also includes historical marker where the Black and Green Rivers converge.	54.0
10	Foster Golf Links	Regional special purpose facility located at 13500 Interurban Avenue South within the bends of the Duwamish River with a 18-hole, a 5,000-yard, 68 par course, pro shop, clubhouse, restaurant, lounge, and meeting rooms. Includes an historic 100-year old Maple tree within the course boundaries, and the site of a settler's log cabin on the waterfront. The course was designed and built in 1925 and operated by the Joseph Foster Family until acquired by the city in 1977.	67.0
11	Hazelnut Park	Neighborhood park located at 14475 - 59th Avenue South with play equipment and picnic tables. Was site of original school and later the old city hall building. Includes cougar sculpture artwork and historical marker.	0.7
12	Ikawa Park	Resource conservancy and mini-park located at 6200 Southcenter Boulevard with Japanese garden with koi pond, waterfall, and 0.1 mile asphalt trail dedicated to Sister City of Ikawa, Japan.	0.2
13	Joseph Foster Memorial Park	Neighborhood park located at 13919 - 53rd Avenue South with play equipment, picnic tables and shelter, 1 basketball and 1 tennis courts, 3 youth grass softball/baseball fields, 0.2 mile trail, and restrooms. Includes glove-shaped chair artwork and historical marker.	7.0
14	Riverton Mini-Park	Mini-park located at 45th Avenue South and South 133rd Street with picnic tables in a commercial neighborhood setting.	0.1

15	Riverton Park	Neighborhood park located at 4101 South 131st Street with play equipment, picnic shelter, trail, portable toilet, and pea patch gardens. Was former site of Riverton and Southgate Elementary Schools.	4.8
16	Tukwila City Pool	Regional aquatic facility (former King County Forward Thrust Pool) located on high school property at 4414 South 144th Street with 3,000 square foot competition lap pool, water slides, lockers, and restrooms. Aquatic program provides aerobics and conditioning, safety and lifeguard training, swimming lessons, Special Olympics and swim teams, free and family swims, and party rentals.,	0.0
17	Tukwila Community Center	Regional 48,000 square foot facility located at 12424 - 42nd Avenue South with 2 racquetball courts, 10,750 square foot gymnasium, fitness room, class and meeting rooms, 3,000 square foot banquet room, 2,000 square foot social hall complex with fully equipped kitchen for all age groups. Outdoor facilities include play equipment, 8 picnic tables and shelter, skate park, tennis and basketball courts, 1 youth grass soccer and baseball fields, and access to multipurpose trail along the Duwamish River. Includes Veterans Memorial, River of Life, and archaeological site.	12.0
18	Tukwila Park	Neighborhood park located at 15460 - 65th Avenue South with play equipment, 1 picnic table, horseshoes, viewpoint, gazebo, tennis court, basketball court, and restroom. Historical park established in 1938 with wind sculpture artwork.	6.5
19	Tukwila Pond Park	Community park located at 299 Strander Boulevard with wetlands and pond, picnic 8 tables, viewing platforms, 0.8 mile gravel trail, 1,000 square foot interpretive center, and restroom. Interpretive center located within 2.4 acre development that provides old aerial photos and history of park site.	24.7

Total acres

221.0

Open space

Acres

21	Alde/Markam Greenbelt	Undeveloped drainage creek corridor located off 42nd Avenue South and South 155th Street.	0.9
22	Christensen Road	Undeveloped property located on the south side of the Green River behind office park development with access from Christensen Road.	
23	Green River Lots	Green River shoreline located at South 133rd & 57th Avenue.	1.0

24	Interurban Hill Greenbelt	Steep wooded hillside located 0.5-blocks west of Interurban Avenue (parcel #3365901380) between 144th & 147th Streets.	1.0
25	Macadam Wetland	Wetland, steep hillside, and flat area located at South 144th Street & Macadam Road. Recently installed Macadam Winter Gardens - a planting of shrubs, trees, and other vegetation native to winter blooming periods.	10.0
26	P-17 Pond	Stormwater drainage pond located off Green River Trail and Minkler Avenue (pond owned by King County).	7.0
27	Pamela Drive Lots	Undeveloped property located off Pamela Drive on the north bank of the Duwamish River overlooking Foster Golf Links.	1.0
28	Southgate Greenbelt Park	Undeveloped (2 parcels) hillside and small stream located off 40th Avenue South at South 135th Street.	11.1
29	Tukwila Parkway	Undeveloped parcel located between Tukwila Parkway and I-405 with adjacent parcel located across the Green River.	0.1

Total acres

Trails

Acres

30	Duwamish/Green River Trail	Regional multipurpose 9.0 mile bike and hike trail facility located on the west levy of the Green/Duwamish Rivers with viewpoints, benches, picnic tables and shelter, and paracourse exercise stations. Includes historical markers along the trail.	16.0
31	Interurban Trail	Regional multipurpose 2.4 mile bike and hike trail located on the old Interurban right-of-way between South 180th to Grady Way with viewpoints, adjacent wetlands, and picnic tables.	3.0

Total miles

19.0

B.2 Tukwila School Districts

The Tukwila, Renton, and Highland School Districts serve different portions of the city - Renton to the east and Highland to the north. The Tukwila School District, however, is the only one that owns properties that are used for public parks, recreation, and open space use within the city boundaries.

Tukwila facilities

Acres

1	Cascade View Elementary School	Elementary (K-6) school facility located at 13601 - 32nd South with play equipment, covered play shed, basketball court, 1 grass 100 yard youth soccer field, and 8,000 square foot multiuse gymnasium.	8.4
2	Thorndyke Elementary School	Elementary (K-6) school facility located at 4415 South 150th Street with play equipment, covered play shed, basketball court, small playfield, and small 8,000 square foot multiuse gymnasium.	10.5

3	Tukwila Elementary School	Elementary (K-6) school facility located at 5939 South 149th Street with play equipment, covered play shed, basketball court, 1 grass 100 yard youth soccer field, 1 grass 180 foot youth softball/baseball field, and small 8,000 square foot multiuse gymnasium.	5.0
4	Showalter Middle School	Middle (7-8) school facility located at 4242 South 144th Street with play equipment, basketball court, 1 grass 120 yard adult soccer field, 1 grass 300 foot baseball/softball field, and 12,000 square foot gymnasium.	15.0
5	Foster High School	High (9-12) school facility located at 4242 South 144th Street with fitness courts, 4 tennis courts, 1 grass 120 yard football/soccer field, football stadium with 100 yard grass football field, bleachers, restroom, 0.25 mile rubber-surfaced track, 15,000 square foot gymnasium, and Foster Performing Arts Center.	18.9

Total **57.8**

Portion of site used for recreational purposes estimated to be 40% of elementary and 60% of junior and high school sites.

B.3 King County

King County owns the following park and recreation facilities affecting the Tukwila urban growth area:

Parks			Acres
1	Metro Pump Station Art Plaza	Special purpose park located at 12980 Interurban Avenue with tile and steel artwork display of local culture interpretation and the route of the old Interurban Railway.	0.1
2	Cecil Moses (Wind Wier) Memorial Park	Mini-park located on Duwamish River and Duwamish/Green River Trail with Native American artwork and interpretation, picnic tables, walking path, and restrooms.	2.0

Total acres **2.1**

B.4 Renton

Renton owns the following park and recreation facilities affecting the Tukwila urban growth area:

Parks			Acres
1	Black River Riparian Forest	Riparian forest and wetlands, interpretive trails and exhibits located at the confluence of the Black and Duwamish Rivers provides habitat for 120 active Great Blue Heron nests, bald eagles, great horned owls, and other wildlife. The Black River drained the south end of Lake	93.0

		Washington and the Cedar River until 1916 when the Lake Washington Ship Canal lowered the lake causing the Black River to dry up. The river currently consists of a short dammed 4,000 linear foot long stream that drains wetlands into the Duwamish River. The Duwamish Tribes lived along the Black River in several villages near the confluence with the Duwamish River, which was called the "Inside Place" until it dried up in 1916.	
2	Springbrook Creek	Riparian corridor extending south from the Renton Wetlands north to drain into the Black River and then the Duwamish River in Tukwila. The creek corridor is being restored and enhanced to provide wildlife habitat and water reclamation. A walking trail extends along the entire length of the corridor linking the Black River Riparian Forest with the Renton Wetlands interpretive trails and exhibits.	38.0
3	Renton Wetlands	This large wetland mitigation complex is located along Oakesdale Avenue just east of Tukwila city limits. The complex conserves the natural 38.0-acre drainage corridor of Springbrook Creek. Renton and WSDOT acquired 130.0-acres of adjacent wetland parcels to supplement the creek with an extensive system of wetland retention systems storing the storm overflow for the surrounding Green River Valley. Interpretive exhibits are located along perimeter walking trails that explain and illustrate the complex.	130.0
Total acres			261.0

B.5 Kent

Kent owns the following park and recreation facilities affecting the Tukwila urban growth area:

Parks		Acres	
1	Briscoe Meander Park	Resource park located on South 190th Street in a river bend on the east side of the Green River with picnic tables and shelter, hand-carry boat launch, fishing access, multipurpose playfield, walking and biking trails, and portable toilet.	7.0
Total acres		7.0	

B.6 SeaTac

SeaTac owns the following park and recreation facilities affecting the Tukwila urban growth area:

Parks		Acres
1	Grandview Off-Leash Dog Park	Regional facility located at South 228 th Street & Military Road with sanican restroom. A partnership of south county cities, King County, and SODA.
Total acres		37.0

B.7 Inventory implications

- **Tukwila and other public and private agencies have amassed an impressive amount of acreage** - that includes every conceivable kind of parkland and recreational facility within or directly adjacent to Tukwila’s UGA.
- **Almost every kind of park, recreation, and open space land** - is presently provided by Tukwila and other public and private agencies within the city service area.
- **A significant portion of the inventory are regional facilities** - that are used by populations who reside outside of Tukwila service areas boundaries even though the maintenance and operation of these sites has been financed by the city. This includes a sizable daytime employee and customer population that frequents city parks, recreational facilities, trails, and open spaces.

Appendix C: Opportunities

A valuable park, recreation, and open space system may include lands and soils that may not be suitable for urban uses or even some kinds of developed recreational facilities - but which can provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that may be used for park, recreation, and open space activities under some conditions. Federal, state, county, utility, school, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with every kind of physical and socially valuable parks, recreation, and open space characteristic.

Consequently, an inventory was compiled of environmental features and other strategic public and privately owned properties that could provide park, recreation, and open space opportunities. Following is a summary of the findings.

C.1 Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Community, Trade, & Economic Development (WACTED), defined critical areas to include:

- wetlands,
- critical recharge zones for aquifers used for potable water,
- fish and wildlife habitat conservation areas,
- frequently flooded areas, and
- geologically hazardous areas.

In addition, GMA/WACTED guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- agricultural lands,
- forests, and
- mineral lands.

Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Tukwila) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, the Tukwila Community Development Department completed comprehensive inventories and analyses of critical areas within the city.

Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards within the city. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition so that sensitive environments are protected. Generally, environmental protection measures conserve sensitive

environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetlands in a permanent, natural state to recharge and filter stormwater. Likewise, environmental protection measures conserve steep slopes in a wooded natural state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. As a consequence, although these privately owned properties conserve permanent natural areas as open space features, these lands are frequently not accessible for public use.

Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves, and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system in greenways, greenbelts, and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, water trails, and other suitable and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

C.2 Public ownership

Various public agencies own a considerable amount of land within the city or adjacent to the city urban growth area. Some portions of these lands are presently provided for public parks and recreational activities, though most are used primarily for other agency purposes. These lands may be available for multiple use, however, if a park and recreation activity does not interfere with the agency's primary use of the land - and if agreements can be negotiated with the property owner concerning use, development, operation costs, and responsibilities.

King County

King County owns and operates King County International Airport (KCIA - or Boeing Field) adjacent to the northern boundaries of the Tukwila urban growth area (UGA). King County has progressively improved the field to accommodate corporate jets, commuter-size airplanes, Boeing's commercial and military testing and delivery aircraft, and is capable of accommodating commercial air service. The airport provides an FAA control tower, full-instrument approach, 1 runway, a functional terminal, apron parking, centralized fuel storage, and ground support.

King County has acquired some additional off-site property to provide protection to the runway's north approach zones - the southern zone is located over I-5 right-of-way. King County owns potential building sites within

the airfield access – most of which are slated to be developed for airport or airport-related activities.

King County also partners with Boeing to host the Museum of Flight – a general aviation museum displaying early Boeing Company aircraft and aerospace products and developments. The Museum of Flight Foundation and Boeing Company also support annual fly-in event, as well as the Navy’s Blue Angels air show during Sea Fair festivities during the summer months. The airport does not presently provide, however, any park, trail or other recreational facilities that link up with Tukwila.

C.3 Private rail and utility ownership

Various private entities own a considerable amount of land within or adjacent to the Tukwila urban growth area. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner’s primary use of the land and if the city can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Railroad corridors and properties

Railroad lines were constructed around and through the Tukwila urban growth area to provide access to waterfront, logging, agricultural, and other market areas in Tacoma, Seattle, Renton, and the Duwamish Valley industrial areas as well as provide connections to rail lines into Canada and east across the continental United States.

- ***Burlington Northern Santa Fe Railroad (BNSF)*** – tracks extend north from Portland through Tukwila to continue north through Seattle and Canada, and east through Renton to Woodinville and Snohomish.

The BNSF mainlines extend north from Tacoma through Tukwila and Seattle to access mainlines that connect north into Canada. These rail lines are heavily used and support freight trains, AmTrak, and the Sound Transit heavy rail routes between Seattle and Lakewood.

A branch BNSF track extends east along the north side of the Black River Riparian Forest through downtown Renton and then north along the east shore of Lake Washington through Bellevue, and Woodinville to Snohomish. The eastern extension of this rail corridor was abandoned years ago and converted into the Cedar River multipurpose trail. The northern extension of this line is currently being abandoned by BNSF and purchased by King County and the Port of Seattle as a possible rail/trail corridor that may continue to provide commuter rail service between Bellevue and Snohomish and/or a potential multipurpose trail corridor between Tukwila and Snohomish.

- ***Union Pacific Railroad (UP)*** – tracks extend from Tacoma north through Tukwila and Seattle to provide rail service north into Canada.

Like the BNSF mainlines, the UP tracks are heavily used for freight, passenger, and some heavy rail commuter services. UP also services the large number of spur line tracks in Tukwila’s Andover Industrial Park developments in the southern portions of the city.

Power transmission lines

Bonneville Power Administration (BPA) and Seattle City Light own land rights or use agreements for an extensive system of overhead electric transmission lines traversing within and adjacent the Tukwila urban growth area. Lines extend

north from the Green River valley through Tukwila on the old Interurban Trolley right-of-way into the Duwamish River valley industrial district and north across Beacon Hill into downtown Seattle. Another series of lines extend east through the Black River Riparian Forest into downtown Renton, then north to Bellevue and the east side communities of Lake Washington.

Power lines, electrical wires, and electrical devices and appliances create electromagnetic fields when conducting electric power. Natural materials, landscaping, and built objects shield most of the current created within a field. A typical house, for example, shields up to 90% of the electric current, measured in volts per meter (V/m) that is carried in the field. The percent shielded can be increased where grounded aluminum roofing and siding, and other shielding materials are used.

The electromagnetic impact on human health has been studied in laboratory applications on animals and in circumstances where individuals have been inadvertently exposed to heavy dose concentrations. The results have not been conclusive to date and have not established causal links between electromagnetic fields and human health or disease occurrences.

Power line right-of-way can be made available for bike and hike trail systems or trailheads, particularly where the power line corridor crosses significant creek corridors, estuaries, natural areas, scenic vistas, and other features of interest.

A portion of the powerline easements have already been designated for trail use south into the Green River Valley as the Interurban Trail, and north across Beacon Hill as the Chief Sealth Trail. Other portions of these easements could also be accessed for an extended trail system connecting Tukwila with Seattle and Renton.

C.4 Private land ownership

Common properties and homeowners associations

Private property owners and developers and homeowners associations have set aside some lands for commonly owned open spaces. These properties contain valuable and unique environmental features, and strategically located sites in the area. Some of these sites are accessible by members only, some by the public.

Some of these privately owned facilities are located in central locations with woodlands, greenways, water features, and other interesting park and environmental characteristics.

While these properties are primarily for the benefit of the private members or homeowners, portions of these commonly owned properties can also provide perimeter public trail systems in adjacent road rights-of-way or even within the borders of the private commonly-owned property.

In most circumstances, the private commonly owned trail systems and open spaces could link with other proposed public trails and corridors to provide opportunities of interest to the common property owners as well as the public.

Private and nonprofit landholdings

Various private and nonprofit entities own land within or adjacent the Tukwila urban growth area. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the city can negotiate local agreements with the

property owners concerning use, development, and operation costs and responsibilities.

Private lands do not need to be acquired, however, to be usable for a variety of park, recreation, and open space purposes, especially as boat access ramps, trailheads or trail corridors, picnic or scenic overlook sites. Private and public uses can be compatible if the private landowner's interests are properly accounted for and suitable public/private agreements can be made concerning facility development, operation and maintenance costs.

C.5 Private facilities

Various nonprofit and private entities own a considerable amount of facilities within the Tukwila urban growth area or close in to the area serviced by Tukwila recreational facilities. Some of these facilities are available for public use for a membership, use fee, or special arrangement. **All of these facilities should be identified in the event they should cease operations and/or become available on the market for possible public or joint venture use.**

Recreational facilities		Acres
1	Starfire Sports A private concession located in Fort Dent Park on the east side of the Duwamish River off Interurban Avenue and Fort Dent Way. Under a development agreement with the city, the concession provides outdoor fields and activities. The concession will replace the existing baseball/softball complex on the north end of Fort Dent Park in 2008 with 2 full-sized soccer fields and 2 mod soccer fields.	
2	Family Fun Center This private facility is located on the east bank of the Duwamish River north of I-405 off Interurban Avenue on 7300 Fun Center Way. The commercial facility provides an indoor amusement center, theater, laser tag, and other activities along with Bullwinkle's Restaurant for individual entertainment or group parties and events. The site has been improved with a Go Kart track, miniature golf course, bumper boats, wings, batting cages, and splash pool.	9.0
3	Tukwila Driving Range This private facility was developed in 1996 at 18791 Southcenter Parkway on the west side of the Parkway. The facility provides 65 covered hitting stations in a 2-tier structure, a practice sand trap, chipping area, and 5,000 square feet of real grass putting green. The operator also provides lessons with indoor state-of-the-art video equipment, a fully stocked pro shop, and club and driver settings.	
4	LA Fitness This commercial 8,000 square foot commercial operation is being developed in downtown Tukwila to provide member-only aerobics, free weights, and other physical conditioning activities.	

Total

Seating capacity of meeting facilities

Meeting facilities

2,036

1	Doubletree Suites	Major meeting complex with 18 rooms available for public rental use in a hotel located at 16500 Southcenter Parkway.	900
2	Embassy Suites	Meeting complex with 10 rooms available for public rental use in a hotel located at 15920 West Valley Highway.	280
3	Residence Inn by Marriott	Meeting room available for public rental use in a hotel located at 16201 West Valley Highway.	24
4	Courtyard by Marriott	Meeting room complex available for public rental use in a hotel located at 16038 West Valley Highway.	140 36 10
5	Red Lion Hotel	Meeting room complex available for public rental use in a hotel located at 11244 Tukwila International Boulevard.	235
6	Best Western Rivers Edge	3,000 square foot multiuse meeting room complex with catering capability in renovated hotel located on Green River at 15901 West Valley Highway.	110 100 90 16
7	Hampton Inn	735 square foot multiuse meeting room complex with banquet space for 25 located at 7200 South 156th Street.	70 25
8	Stone Manor	Multiuse meeting room complex with dance floor, stage, and breakout rooms located at 15208 - 52nd Avenue South.	200

Auditoriums and large gathering places

2,055

1	Doubletree Suites	Major meeting complex with flexible large hall available for public rental use in a hotel located at 16500 Southcenter Parkway.	900
2	Embassy Suites	Meeting complex with flexible large hall available for public rental use in a hotel located at 15920 West Valley Highway.	280
3	Courtyard by Marriott	Meeting room complex with flexible large hall available for public rental use in a hotel located at 16038 West Valley Highway.	140
4	Red Lion Hotel	Meeting room complex with flexible large hall available for public rental use in a hotel located at 11244 Tukwila International Boulevard.	235
6	Best Western Rivers Edge	Multiuse meeting room complex with flexible large hall catering capability in renovated hotel located on Green River at 15901 West Valley Highway.	110 100 90
8	Stone Manor	Multiuse meeting room complex with dance floor, stage, and breakout rooms located at 15208 - 52nd Avenue South.	200

Total existing meeting hall seating capacity

4,091

C.6 Conclusions

- **Strategically important sites** – are owned or controlled by the county, utilities, private homeowner associations, and private commercial operators with every kind of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands and soils that may not be suitable for urban uses** – or even some kinds of developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.
- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** – but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Past park, recreation, and open space strategies may have relied too heavily on purchase approaches and not enough on lower cost, but possibly more cost-effective alternatives.

Appendix D: Land and facility demand

Park, recreation, and open space land and facility demands can be estimated using population ratios, participation models, level-of-service (LOS) measurements, and/or questionnaire survey methodologies.

Ratios – the demand for park, recreation, and open space land can be estimated using a ratio of a required facility to a standard unit of population, such as 3.1 acres of athletic fields and playgrounds per 1,000 residents. The ratio method is relatively simple to compute and can be compared with national or local park, recreation, and open space measurements.

However, the method cannot account for unique age, social or interest characteristics that may affect the park, recreation, and open space activity patterns within a specific community. Nor can the method compensate for unique climatic or environmental features that may cause seasonal or geographical variations in park, recreation, and open space use patterns.

The ratio method is frequently used to estimate land requirements. However, a number of factors may significantly influence the amount of land a community may wish to set-aside for park, recreation, and open space purposes. Such factors may include the presence of sensitive environments, scenic viewpoints, historical or cultural assets, trailheads, and other features that may increase land set-asides along a non-motorized transportation or trail corridor.

The most widely used park land and facility ratios have been formulated by the National Recreation & Park Association (NRPA) using standards that have been developed over time by major parks, recreation, and open space departments across the country. Depending on the agency arrangements within the participating cities, the ratios may or may not include the lands and facilities that are provided by all public sponsors including city, school, county, state, federal agencies, and private operators within each measuring jurisdiction.

Note - the NRPA published a comprehensive list of ratios in 1985 that have subsequently been updated and qualified to account for local methodologies in the years since. The methodology the NRPA currently recommends is similar in content to the Washington State Interagency for Outdoor Recreation (IAC) participation model described in the following section. However, the 1985 ratios are presented for comparison in this plan since most park and recreation managers still use the 1985 ratios as the industry standard.

Participation models - park, recreation, and open space facility requirements can also be determined using variations of participation models – refined, statistical variations of a questionnaire or survey method of determining recreational behavior. Participation models are usually compiled using activity diaries, where a person or household records their participation in specific recreational activities over a measurable period of time. The diary results are compiled to create a statistical profile that can be used to project the park, recreation, and open space behavior of comparable persons, households or populations.

Participation models are most accurate when the participation measurements are determined for a population and area that is local and similar enough to the population that is to be projected by the model. The most accurate participation models are usually controlled for climatic region and age, and periodically updated to measure changes in recreational behavior in activities or areas over time.

Properly done, participation models can be very accurate predictors of an area's facility requirements in terms that are specific and measurable. However, though accurate, participation models can be somewhat abstract, and if not combined with other methods of gathering public opinion, can fail to determine qualitative issues of an area's demands in addition to a facility's quantitative requirements.

For example, an area might provide the exact facility quantities that are required to meet the resident population's park, recreation, and open space demands, such as a mile of walking trail. However, the facility might not be provided with the proper destination, in a quality or safe corridor, or other important, but less measurable aspect that makes the facility quantity effective and the activity a pleasurable experience. The walking trail, for example, might be located in an area of uninteresting scenery and/or in an inaccessible location.

This planning effort utilizes the results of the Washington State Interagency Committee for Outdoor Recreation (IAC) surveys for six age groups (male and female) for the northeast region of the state (east of the Cascade Mountains) that were accomplished in 2001.

The estimates were developed for each activity demand for the peak season periods that would most impact facility capacities and thereby the level of service to local residents. The estimated demands were converted into facility units based on assumed high capacity and turnover rates common to most urban areas of the state. The projected facility unit requirements were then converted into a simple facility unit per 1,000 residents ratio to allow comparison with similar ratios developed by the NRPA and found to be the existing facility level-of-service (ELOS) for each activity.

***Note** - participation models can account for facility capacity ratios that may be expressed through management policies or local population preferences concerning volume of use or the degree of crowding that is satisfactory. However, the model can not account for all possible variations in crowding or volume of use that may vary over the length of a trail, season, or by a different user population at the same time. Nor can the model account for communities that may be impacted by tourist or regional users from outside the modeling area.*

Existing and proposed level-of-service (ELOS/PLOS) - facility requirements may also be determined by expressing the supply of existing park, recreation, and open space land and facilities as a ratio to the resident existing population (as a unit ratio per 1,000 persons).

The existing level-of-service (ELOS) condition or ratio can define an existing standard for each type of park, recreation, and open space provided within the existing inventory. ELOS ratios can be calculated for specialized types of activities for which there are no comparable national or state definitions - like beach walks along public tidelands, or on-road bicycling routes, or indoor facilities of all kinds.

Ultimately, department staff with public assistance through telephone or mailed questionnaires can develop proposed level-of-service (PLOS) ratios for a specific type of facility by determining the quantity that is considered to be surplus or deficient in quantity or condition within the existing inventory.

Proposed composite level-of-service (PLOS) additions - 2008-2022 - project totals

Comments				PLOS facility addtn	Facility cost /unit	PLOS funding required	Tukwil funding share	Tukwila funding required	Project total	
57th Ave South Addn	a	land resource conserv	acres	1.0	\$15,000	\$15,000	100%	\$15,000	\$15,000	
149th Street Sled Hill	34	cultural historical interpretive ea		1	\$5,000	\$5,000	100%	\$5,000	\$5,000	
180th-Springbrook Creek	c	linear trails	acres	na	\$25,000	\$0	100%	\$0	\$0	w/ROW
	6	multipluasphalt	mile	1.3	\$250,000	\$325,000	100%	\$325,000	\$325,000	w/Rent
57th Avenue Mini-Park	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614		
	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000		
	37	restrooportable toilet	each	1	\$1,000	\$1,000	100%	\$1,000	\$30,614	
Baker Coal Mines	34	cultural historical interp	each	1	\$5,000	\$5,000	100%	\$5,000	\$5,000	
Bicentennial Park	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
Black River Trail	c	linear trails	acres	1.0	\$25,000	\$24,242	100%	\$24,242	\$24,242	
	6	multipluasphalt	mile	0.2	\$250,000	\$50,000	100%	\$50,000	\$74,242	w/Rent
Boeing Field - Museum of	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000	\$20,000	
Cascade View ES	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000	\$20,000	
	16	skatebcskateboard courtramps		1	\$50,000	\$50,000	100%	\$50,000	\$70,000	
Cascade View Park	16	skatebcskateboard courcourt		1	\$100,000	\$100,000	100%	\$100,000	\$100,000	
Chief Sealth Trail Extensi	c	linear trails	acres	1.0	\$25,000	\$24,242	100%	\$24,242	\$24,242	
	6	multipluasphalt	mile	0.2	\$250,000	\$50,000	100%	\$50,000	\$74,242	w/Seat
Christensen Road	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614	\$9,614	
City Hall - Ikawa Park	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000	\$20,000	
City Hall North Wetlands	a	land resource conserv	acres	2.0	\$15,000	\$30,000	100%	\$30,000	\$30,000	
Codiga Farm Park	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500		
	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500	\$29,000	
Crestview Park	16	skatebcskateboard courtramps		1	\$50,000	\$50,000	100%	\$50,000	\$50,000	
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$57,500	
Crystal Springs Park	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500		
	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500	\$29,000	
Duwamish Park	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$27,500	
Duwamish River East Ban	c	linear trails	acres	na	\$25,000	\$0	100%	\$0	\$0	w/ROW
	6	multipluasphalt	mile	3.2	\$250,000	\$800,000	100%	\$800,000	\$800,000	
Duwamish Riverbend Hill	1	waterfr:access	lr ft	1	\$0	\$0		\$0	\$0	see ha
	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614		
	4	picnic tables w/o sheltrtable		8	\$5,000	\$40,000	100%	\$40,000		
	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000		
	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500		
	37	restroopermanent	fixture	8	\$28,936	\$231,488	100%	\$231,488	\$302,602	
Duwamish/Green River Ti	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500	\$21,500	
East Hill Park	d	athletic flds/ply:acres		3.0	\$100,000	\$300,000	100%	\$300,000	\$300,000	
	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000		
	4	picnic shelters-group u shelter		1	\$38,555	\$38,555	100%	\$38,555		
	14	playgro uncovered	plygrnd	1	\$94,842	\$94,842	100%	\$94,842		
	18	basket:uncovered	court	1	\$78,462	\$78,462	100%	\$78,462		
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500		
	37	restrooportable toilet	each	1	\$1,000	\$1,000	100%	\$1,000	\$540,359	
Fort Dent Park	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614		
	4	picnic shelters-group u shelter		1	\$38,555	\$38,555	100%	\$38,555		
	18	basket:uncovered	court	1	\$78,462	\$78,462	100%	\$78,462		
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$134,131	
Fort Dent Park - Starfire S	24	soccer grass lighted	field	4	\$760,837	\$3,043,348	0%	\$0	\$0	Starfire
Foster Golf Links - Log Ca	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614	\$9,614	
Foster HS	4	picnic tables w/o sheltrtable		8	\$5,000	\$40,000	100%	\$40,000	\$40,000	
Green River East Bank Tr:c	c	linear trails	acres	na	\$25,000	\$0	100%	\$0	\$0	w/ROW
	6	multipluasphalt	mile	3.8	\$250,000	\$950,000	100%	\$950,000	\$950,000	
Hillside Greenbelts	a	land resource conserv	acres	50.0	\$15,000	\$750,000	100%	\$750,000	\$750,000	
Interurban Hill Greenbelt	a	land resource conserv	acres	3.0	\$15,000	\$45,000	100%	\$45,000	\$45,000	
Jake's Antiques/Dance Ha	34	cultural historical interp	each	1	\$5,000	\$5,000	100%	\$5,000	\$5,000	
Joseph Foster Memorial P	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$27,500	
Macadam Wetland	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500	\$1,500	
Macadam Wetland Addn	a	land resource conserv	acres	2.0	\$15,000	\$30,000	100%	\$30,000	\$30,000	
North SeaTac-Des Moines	c	linear trails	acres	1.0	\$25,000	\$24,242	100%	\$24,242	\$24,242	
	6	multipluasphalt	mile	0.2	\$250,000	\$50,000	100%	\$50,000	\$74,242	w/SeaT
North Tukwila Park	d	athletic flds/ply:acres		5.0	\$100,000	\$500,000	100%	\$500,000	\$500,000	
	1	waterfr:access	lr ft	1	\$0	\$0		\$0	\$0	see ha
	3	boatinghand-carry-fresh ea/pkng		1	\$9,614	\$9,614	100%	\$9,614		
	4	picnic tables w/o sheltrtable		6	\$5,000	\$30,000	100%	\$30,000		
	4	picnic shelters-group u shelter		1	\$38,555	\$38,555	100%	\$38,555		
	14	playgro uncovered	plygrnd	1	\$94,842	\$94,842	100%	\$94,842		
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500		
	37	restroopermanent	fixture	6	\$28,936	\$173,616	100%	\$173,616	\$854,127	
P-17 Pond Park	4	picnic tables w/o sheltrtable		4	\$5,000	\$20,000	100%	\$20,000	\$20,000	
	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000		
	34	cultural nature intreprie	each	1	\$1,500	\$1,500	100%	\$1,500	\$41,500	

Comments	units		PLOS facility addtn	Facility cost /unit	PLOS Tukwil funding required	Tukwila fundin share	Tukwila funding required	Project total		
Pamela Drive Lots Addn	a	land resource conserv	acres	1.0	\$15,000	\$15,000	100%	\$15,000	\$15,000	
Riverfront (Log Cabin) Pa	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$20,000	
Riverton Park	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$7,500	
Showalter MS	4	picnic tables w/o shel	table	6	\$5,000	\$30,000	100%	\$30,000	\$30,000	
South 188th Street Trail	c	linear trails	acres	na	\$25,000	\$0	100%	\$0	\$0	w/ROW
	6	multiuasphalt	mile	0.2	\$250,000	\$50,000	100%	\$50,000	\$50,000	w/SeaT
South Tukwila Park	d	athletic flds/ply	acres	7.5	\$100,000	\$750,000	100%	\$750,000		see ha
	1	waterfriaccess	lr ft	1	\$0	\$0		\$0		
	3	boatinghand-carry-fresh ea	/pkng	1	\$9,614	\$9,614	100%	\$9,614		
	4	picnic tables w/o shel	table	6	\$5,000	\$30,000	100%	\$30,000		
	4	picnic shelters-group u	shelter	1	\$38,555	\$38,555	100%	\$38,555		
	14	playgro uncovered	plygrnd	1	\$94,842	\$94,842	100%	\$94,842		
	18	basket:uncovered	court	1	\$78,462	\$78,462	100%	\$78,462		
	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500		
	37	restroo:permanent	fixture	6	\$28,936	\$173,616	100%	\$173,616	\$1,182,589	
South Tukwila Pool Optio	29	rctn cntphysical conditio	sq ft	2,000	\$250	\$500,000	100%	\$500,000	\$500,000	
Southcenter Mall	4	picnic tables w/o shel	table	4	\$5,000	\$20,000	100%	\$20,000		
	4	picnic shelters-group u	shelter	1	\$38,555	\$38,555	100%	\$38,555		
	16	skatebcskateboard cour	ramps	1	\$50,000	\$50,000	100%	\$50,000	\$108,555	
Southcenter-Tukwila Park	c	linear trails	acres	14.1	\$25,000	\$351,515	100%	\$351,515		
	6	multiuasphalt	mile	2.9	\$250,000	\$725,000	100%	\$725,000	\$1,076,515	
Southgate Greenbelt Park	a	land resource conserv	acres	3.0	\$15,000	\$45,000	100%	\$45,000	\$45,000	
SR-518 Trail	c	linear trails	acres	na	\$25,000	\$0	100%	\$0	\$0	w/ROW
	6	multiuasphalt	mile	2.7	\$250,000	\$675,000	100%	\$675,000	\$675,000	w/WSD
Thorndyke ES	4	picnic tables w/o shel	table	4	\$5,000	\$20,000	100%	\$20,000		
	16	skatebcskateboard cour	ramps	1	\$50,000	\$50,000	100%	\$50,000	\$70,000	
Tukwila Arts - Old Fire St	30	arts cntarts/crafts room	sq ft	6,500	\$68	\$438,750	100%	\$438,750	\$438,750	
Tukwila City Pool	4	picnic tables w/o shel	table	8	\$5,000	\$40,000	100%	\$40,000		
	27	swim prindoor leisure	sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	\$1,240,000	
Tukwila City Pool - South	27	swim prlockers	sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	\$1,200,000	
Tukwila City Pool Rebuild	27	swim prindoor competiti	sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	\$1,200,000	
Tukwila Community Ctr A	29	rctn cntindoor gymnasi	sq ft	12,000	\$300	\$3,600,000	100%	\$3,600,000		
Tukwila Community Park	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$3,607,500	
Tukwila ES	4	picnic tables w/o shel	table	4	\$5,000	\$20,000	100%	\$20,000		
	16	skatebcskateboard cour	ramps	1	\$50,000	\$50,000	100%	\$50,000	\$70,000	
Tukwila Park	19	volleyb:sand	court	1	\$7,500	\$7,500	100%	\$7,500	\$7,500	
Tukwila Pond Park	4	picnic shelters-group u	shelter	1	\$38,555	\$38,555	100%	\$38,555		
	7	streetscartworks	each	1	\$20,000	\$20,000	100%	\$20,000	\$58,555	
Wilcox River-Pamela Drive	3	boatinghand-carry-fresh ea	/pkng	1	\$9,614	\$9,614	100%	\$9,614	\$9,614	
Total impact for land and facilities						\$20,224,214		\$17,180,866	\$17,180,866	

For example, the existing supply of beach trails in a jurisdiction of 10,000 persons may be 20 miles, or an existing level-of-service (ELOS) standard of 2.00 miles per 1,000 persons or population. The public may determine, however, that under present conditions the existing trails are overcrowded and located in areas that are of little interest for beach walking purposes.

Ideally, the public would like to add 10 more miles to the existing inventory in order to reduce crowding and provide access to more interesting sites. The proposal would increase the overall supply to 30 miles and the proposed level-of-service (PLOS) standard to 3.00 miles per 1,000 population.

Note – this plan compares all three methodologies. However, the plan considers the ELOS/PLOS comparison approach to be the most accurate method of resolving final level-of-service requirements since it can account for impacts of:

- out-of-area tourist and regional users,
- combined public and private facility inventories,
- unique environmental or market area dynamics, and
- other variables not possible to quantify in a participation model or ratio.

D.1 Land requirements

Total park lands

The IAC does not have a standard for park, recreation, and open space land. According to National Recreation & Park Association (NRPA) standards, a park, recreation, and open space system should provide approximately 34.45 acres of all types of parkland per every 1,000 persons in the population.

	Standards		Existing supply		Rcmd*
	NRPA	IAC	Tukwila	All total	Add/std
Acres of park land			270.1	570.1	94.6
Ratio per 1,000**	34.45	Na	15.06	31.80	26.89

* Identifies additional land or facilities that are recommended to be added and the level-of-service per 1,000 persons that will result from the addition and the projected population increase over the next 20-year planning period. The level-of-service ratio will decline due to additional population increase (24,719 persons in the UGA by 2022) if no additional land or facilities are recommended.

** Ratio is expressed per 1,000 residents within the Tukwila urban growth area (current city population of 17,930) under Tukwila and for all public and private facilities under “All total” and “Recommended additional” standard.

By comparison, Tukwila owns 170.1 acres of parkland or about 15.06 acres per every 1,000 city residents including Foster Golf Links. All public and private agencies including Tukwila School District, immediately adjacent King County, Renton, Kent, SeaTac, and other public and private organizations own 570.1 acres or about 31.80 acres per 1,000 residents.

Generally, the city, county, and school district combined provide a significant amount of land for park, recreation, and open space interests within the urban growth area to satisfy most local and significant regional interests.

The total land requirement is also partially satisfied by the availability of other public park lands that are within a one-hour driving distance. Major park holdings within the immediate area are provided by Washington State Parks & Recreation Commission (WAP&RC), Department of Fish & Wildlife (DFW), National Park Service, and US Forest Service, among others.

However, even though significant, the present allocation is not balanced between different types of park, recreation, and open space land requirements – particularly within the developing urban growth area. Select acquisitions of additional parkland to be described in following pages, may provide another 94.6 acres equal to a ratio of 26.89 acres per 1,000 residents by the year 2022. The resulting standard should be sufficient to provide for local needs and to conserve important regional attributes within the urbanizing area.

Resource conservancies

Open space preservation or resource conservancies are designed to protect and manage a natural and/or cultural feature, environment or facility - such as a wetland or unique habitat, a natural landmark or a unique cultural setting. By definition, resource conservancies are defined by areas of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, and conservation.

Open space preservations or resource conservancies should be located to encompass diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, and topography. Recreational use may be a secondary, non-intrusive part of the property - such as an interpretative trail, viewpoint, exhibit signage, picnic area or other feature.

According to the NRPA, a suitable standard for resource conservancies is about 10.00 acres per every 1,000 residents. In practice, however, there are no minimum or maximum standards concerning conservancies - a site should provide whatever is necessary to protect the resource.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			57.0	327.0	62.0
Ratio per 1,000	10.0	Na	3.18	18.24	15.74

Tukwila presently provides 57.0 acres of open space and resource conservancies or 3.18 acres per 1,000 Tukwila residents. All other agencies combined provide 327.0 acres or 18.24 acres per 1,000 residents.

These relatively high ratios include the Black River Riparian Forest, Springbrook Creek, and Renton Wetlands complex that are adjacent to the city’s east boundaries. These extensive landholdings, however, do not meet resource conservancy objectives within the city – particularly the conservation of the wooded hillsides overlooking the Duwamish and Green River valleys.

Consequently, the present supply (existing level-of-service (ELOS) standard) should be increased by another 62.0 acres to set-aside conservancy zones along critical hillside, wetland, and river corridors within Tukwila especially if portions of these private landholdings are in jeopardy of development or in order to provide public access for proposed trail corridors.

Resource activities

Resource activities are defined by areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and local park trail uses. The site may also include play areas, such as playgrounds and open grassy play fields as long as these areas support the primary outdoor recreational features. The site should be contiguous to or encompassing natural resources including resource conservancies.

According to the NRPA, a suitable standard for resource conservancies is about 16.50 acres per every 1,000 residents. In practice, however, there are no

minimum or maximum standards concerning conservancies - a site should provide whatever is necessary to protect the resource.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			17.5	17.5	0.0
Ratio per 1,000	16.50	Na	0.98	0.98	0.71

Tukwila presently provides 0.98 acres of resource activities per 1,000 Tukwila residents. No other agencies provide resource activities within the city.

This relatively low ratio, however, does not account for the resource conservancy lands that are also used for picnicking, water access, and other resource activities including Duwamish Riverbend Hill, Tukwila Pond, and Crystal Springs Park, among others.

The resource conservancy land acquisitions described in the preceding section include sites that are proposed to be used for picnicking, waterfront access, and other resource activities. Additional resource activity lands do not need to be acquired if these proposed resource conservancies are.

Linear trails

Linear trails are built or natural corridors, such as abandoned or surplus railroad lines, undeveloped road-rights-of-way, and active utility rights-of-way or natural areas defined by drainage features, topographical changes, wooded areas or vegetation patterns that can link schools, libraries or commercial areas with parks.

Generally, linear trails may be developed for multiple modes of recreational travel such as hiking, biking or horseback riding. The trail system may parallel established vehicular or other transportation systems, but apart from and usually within a separate right-of-way. Linear trail corridors may also include active play areas or trailhead development located in other types of parkland.

Trail systems should be anchored by public facilities, like a school or park that may serve as a destination or trailhead, and extend into the surrounding residential areas using natural features or established roads, sidewalks or other safe travel corridors. Ideally, a minimum trail system should be at least 3-5 miles long and provide the ability to loop back to the point of origin. The trail should be sufficiently wide enough to provide for the type of trail user(s) that it is accommodating, preserve the features through which the trail is traveling, and buffer adjacent land use activities.

According to the NRPA, a suitable standard for linear park trails is about 0.5 miles of hiking and jogging trail and 0.5 miles of separate biking trail per 1,000 residents. The equivalent acreage would be 4.85 acres of linear park trail facility units per 1,000 residents if the different types are provided within a combined multi-use corridor - assuming the trail is used primarily by local residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			19.0	19.0	17.1
Ratio per 1,000	4.85	Na	1.06	1.06	1.46

Tukwila presently provides 1.06 acres of linear trail corridor per 1,000 Tukwila residents. No other public agencies provide linear trail systems within the city.

Tukwila, in conjunction with King County, developed significant regional trail corridors with the Duwamish/Green River Trail and the Interurban Trails that serve city as well as regional residents.

However, the Duwamish/Green River Trails could be expanded on both sides of the Duwamish and Green Rivers to provide looped access and trail opportunities. And, the Duwamish/Green River and Interurban Trails should be extended to connect with similar multipurpose trails systems in Seattle, SeaTac, Des Moines, Kent, and Renton.

Therefore, the present supply should be increased by another 17.1 acres to provide for the acquisition of critical linkage connections between these major regional trail and greenway corridors within and through the Tukwila urban area.

Athletic fields and playgrounds

Athletic fields and playgrounds are designed for intense recreational activities like field and court games, playground apparatus areas, picnicking, wading pools, and the like. A suitable athletic field and playground site should be capable of sustaining intense recreational development. The site should be easily accessible to the using population and ideally should be linked to the surrounding area by walking and biking trails and paths. Typically, athletic fields and playgrounds may be included within or jointly developed in association with an elementary, middle or high school facility.

The desired service area for an athletic field or playground complex depends on the competitive quality to which the facility is developed and the resident using population that the site is intended to serve. Regionally oriented athletic sites may include 4 or more competitive, high quality soccer, baseball or softball fields serving organized leagues drawn from a number of surrounding communities or areas - which may include the approximate service area for a high school.

Local (community or neighborhood) oriented athletic fields and playgrounds may consist primarily of a playground and a grassy play area, possibly including 1 or more practice or non-regulation athletic field. Local athletic fields and playgrounds serve residents of an immediately surrounding residential area from a quarter to half-mile radius - the service area for an elementary school.

According to the NRPA, a suitable standard for athletic fields and playgrounds is 3.10 acres per 1,000 population.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			97.6	127.5	15.5
Ratio per 1,000	3.10	Na	5.44	7.11	5.79

Tukwila presently provides 5.44 acres per 1,000 Tukwila residents of athletic fields and playgrounds. Other public and private agencies combined provide 7.11 acres per 1,000 residents.

The total supply of athletic field and playground land in Tukwila is significant and includes school district fields and Fort Dent Park which is being developed and operated by Starfire Sports for a system of regional regulation soccer fields to be used to support competition games and practices.

However, the existing sites are not distributed in the north and south portions of the urban growth area that will serve residents of these neighborhoods or the future extensions of the employment districts south of the central core.

Consequently, 15.5 acres of additional property should be acquired to provide playgrounds, picnicking facilities, some recreational courts, and possibly the relocation of the Tukwila City Pool in the case of South Tukwila Park, for residents needs on the East Hill, North Tukwila, and South Tukwila areas.

Recreation centers/pools

Recreation centers and pools are indoor and outdoor facilities providing swimming pools, physical conditioning, gymnasiums, arts and crafts, classrooms, meeting rooms, kitchen facilities, and other spaces to support public recreation programs for school-age children (but not students), teens, senior, and other resident populations on a full-time basis. For the purposes of this study, recreation centers and pools are defined to include all city, county, school-owned, non-profit, and private facilities that are available for public use.

The desired service area for a recreation center/pool depends on the extent of the recreational program services to be offered in the facility and the building's potential size and site relationships. Community oriented recreation centers may include a variety of competitive swimming pools, gymnasiums or courts along with/or in place of a series of public classroom and meeting facilities, a teen and/or senior center and/or a daycare facility providing at least 7,500 square feet of indoor building space.

And/or a community oriented recreation center may be jointly sited with an athletic park or playground, or in association with a library, civic center or other public meeting facility. Community oriented recreation centers may be jointly shared with school districts or a part of other city or county building complexes that serve a city or larger surrounding community area.

Local recreation centers may consist primarily of a single facility use - like a classroom or gymnasium complex that is less than 7,500 square feet in area and/or that may be sited as a lone building oriented to a single user group - like a teen or senior center. Local recreation centers serve residents of an immediately surrounding residential area from a quarter to half-mile radius - which is the approximate service area for an elementary school.

There are no NRPA standards for recreation centers or other indoor facilities.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			12.0	12.0	0.0
Ratio per 1,000	Na	Na	0.67	0.67	0.49

Tukwila presently provides 0.67 acres per 1,000 Tukwila residents consisting primarily of the Tukwila Community Center and City Pool facilities and sites. No other public and private agencies public indoor recreation or community center facilities and lands per 1,000 residents, not including in this category all elementary, middle, and high schools, or the private commercial Family Fun Center.

The existing level-of-service would likely meet recreation center objectives were the inventory to include indoor space provided by the school district. However, school facilities are not available for use during school hours to meet the needs of seniors, parents, or pre-school children. Future plans should

consider expanding the Tukwila Community Center gymnasium and physical conditioning facilities to account for day-time usage accordingly.

The current lease with the Tukwila School District for the Tukwila City Pool (former Forward Thrust Pool) will soon expire and could require the pool facility be collocated with the Community Center on existing park property. Or the pool could be relocated to the proposed South Tukwila Park site identified under the athletic field/playground land category.

Neither option will require the acquisition of additional land in this land category.

Special use facilities

Special use facilities are single-purpose recreational activities like arboreta, display gardens, nature centers, golf courses, marinas, zoos, conservatories, arenas, outdoor theaters, and gun and archery ranges. Special use facilities may include areas that preserve, maintain, and interpret buildings, sites, and other objects of historical or cultural significance, like museums, historical landmarks, and structures. Special use areas may also include public plazas or squares or commons in or near commercial centers or public buildings.

There are no standards concerning the development of special use facilities - demand being defined by opportunity more than a ratio standard. Nor are there minimum or maximum facility or site sizes - size being a function of the facility rather than a separately established design standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			67.0	67.1	0.0
Ratio per 1,000	Na	Na	3.74	3.74	2.71

Tukwila presently provides 3.74 acres per 1,000 Tukwila residents devoted to the Foster Golf Links. Other public and private agencies provide a ratio of 3.74 acres per 1,000 residents when artwork at King County’s Metro Pump Station is included.

User fees and other special interest population revenues generally determine the demand for these facilities. Therefore, any increase in the land to be provided these facilities will be determined by market conditions or strategic opportunities.

Support facilities

Support facilities include administrative office space, indoor meeting rooms, shop and equipment maintenance yards, plant nurseries, and other buildings and sites necessary to service the park system.

There are no standards concerning the development of support use facilities - demand being defined by functional operating requirements more than a ratio standard. Nor are there minimum or maximum facility or site sizes - size being a function of the type of facility space required and whether the facility space is shared with other jurisdiction support functions rather than a separately established design standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Acres of park land			0.0	0.0	0.0
Ratio per 1,000	Na	Na	0.00	0.00	0.00

Tukwila provides park supporting facilities including administrative offices in the Tukwila Community Center and park and golf maintenance operations in the former Minkler public works yard. These facilities and sites are included in the larger city municipal property holdings and are not separately itemized here. No other public or private agency provides supporting facilities within the urban growth area.

The current arrangements are sufficient for administrative offices and maintenance yards.

D.2 Facility requirements

Waterfront access

There is no behavioral data with which the participation model can project waterfront access requirements – meaning beach access for swimming purposes. The NRPA does not have a standard for waterfront access.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tukwila	All total	Add/std
Waterfront - freshwater			0	1	3
Ratio per 1,000	Na	Na	0.00	0.06	0.16

Tukwila does not provide freshwater access sites for swimming beach access since the waterfront sites the city owns are high bank, buffering wetlands or other habitat areas, or unsuitable for swimming access. All public and private agencies provide a ratio of 0.06 freshwater access sites per 1,000 residents consisting primarily of Cecil Moses (Wind Wier) Park on the Duwamish River in the north portion of the city. This site is shared with out-of-area residents during peak summer use seasons.

The present supply should be increased by another 3 freshwater sites on the Duwamish/Green Rivers at North Tukwila Park, Duwamish Riverbend Hill, and South Tukwila Park to protect and preserve access to these river corridors to meet future population growth requirements and off set increasing demands from out-of-area residents.

Kayaking and canoeing

There are no participation model standards for kayak or canoe hand-carry launch sites or facilities. The NRPA does not have a standard for kayaking facilities

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tukwila	All total	Add/std
Kayak - freshwater			0	1	8
Ratio per 1,000	Na	Na	0.00	0.06	0.36

Tukwila does not presently provide non-motorized craft (kayak or canoe) freshwater launch sites. All public and private agencies combined provide a ratio of 0.06 kayak or canoe freshwater launch sites per 1,000 residents consisting primarily of Cecil Moses (Wind Weir) Park.

These facilities are used on a regional basis by populations who reside inside and outside the Tukwila urban growth area – sometimes during special events by tourists, sometimes on a regular basis due to a lack of similar access opportunities and facilities in the surrounding area.

The present supply should be increased by another 8 freshwater launch sites to provide reasonable access to a water trail system on the Duwamish/Green

Rivers to meet current and future population growth requirements and off set increasing demands for this activity from out-of-area residents.

Picnic tables and shelters

Participation model projections indicate public agencies should be providing a ratio of 1.77 picnic tables of all types (open and under shelters) per every 1,000 residents then gradually decline to 1.67 as the population ages into 2010. The NRPA does not have a standard for picnic facilities.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Picnic tables			72	82	78
Ratio per 1,000	Na	1.77	4.02	4.57	6.47
Picnic shelters			10	11	6
Ratio per 1,000	Na	Na	0.56	0.61	0.69

Tukwila presently provides a ratio of 4.02 tables per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 4.57 tables per 1,000 residents.

In general, Tukwila facilities do not provide a sufficient number of tables with which to meet the requirements for local residents in neighborhood parks and the large number of day-time employees and customers, and regional users who frequent community park sites during peak summer seasons. Nor are the tables and shelters equally distributed to provide access to all neighborhoods and residential areas.

Consequently, another 78 picnic tables and 11 picnic shelters should be provided to meet future population growth, distribute facilities amongst neighborhoods, and accommodate day-time employee, customer, tourist or group facility users.

Multipurpose trails

Participation model projections indicate public agencies should be providing a ratio of 0.15 miles of walking or hiking trails and 0.30 miles of bicycling trails within a separated multipurpose trail corridor per every 1,000 residents. The ratio will decline to 0.14 walking and 0.29 biking trails per 1,000 residents as the population ages into 2010. The NRPA recommends a combination ratio of 0.50 miles walk and bike trail per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Trail miles			11.8	13.1	14.7
Ratio per 1,000	0.50	0.13	0.66	0.73	1.12

Tukwila currently provides 0.66 miles of multipurpose trail per 1,000 city residents consisting of segments of the Duwamish/Green River and Interurban Trails that extend through the city urban growth area. All public or private agencies currently provide 0.73 miles of multipurpose trails per 1,000 residents including the trails that extend outwards from Tukwila into the Renton Black River Riparian Forest and Wetland Mitigation Ponds.

Multipurpose trails provide access to environmental features within the urban growth area as well as access between city neighborhoods, schools, business and employment areas, and regional destinations for recreational and commuting purposes. Out-of-area residents and tourists use a significant portion of the existing multipurpose trails during peak summer seasons.

Another 14.7 miles of multipurpose trails should be added to the Tukwila system to connect to the existing regional trails in Seattle, SeaTac, Des Moines, Renton, and Kent, and increase commuter access to local schools and business centers, and recreational access to parks and regional environmental resources of interest to day-time employees, local and out-of-area residents as well as tourists alike.

Artworks

There are no participation models or NRPA standards for streetscape, parkway, or gateway improvements. These are custom urban design and recreational improvements with no established service standards.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Artworks			13	14	10
Ratio per 1,000	Na	Na	0.73	0.78	0.97

Tukwila presently provides 0.73 artworks per 1,000 residents scattered throughout the park system. All public and private agencies combined provide 0.78 artworks per 1,000 residents, consisting principally of the artwork King County provides at the sewer pump station.

These facilities establish community image and identity, enhance amenities and appearances, and co-locate with recreational and access potentials of interest to local residents and tourists.

Consequently, 10 artworks should be added to enhance parks, trails, public facilities, and other points of interest in the city.

Other park trails

The participation model projections indicate public agencies should be providing a ratio of 0.15 miles of park walking trails in parks per every 1,000 residents during the 1990s declining to 0.14 miles by 2010. The NRPA recommends a ratio of 0.50 miles for park trails per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
BMX course - each			2.2	2.6	0.0
Ratio per 1,000	0.15	0.50	0.12	0.14	0.10

Tukwila presently provides 0.12 miles of park trails per 1,000 residents within the city system including trails at Duwamish Park, Crystal Springs Park, Cedarview Park, among others, as well as the perimeter trails and boardwalks around Tukwila Pond. All public and private agencies combined provide 0.13 miles of park trails per 1,000 residents within the urban growth area.

The proposed multipurpose trail extensions and linkages will connect existing and proposed parks with off-road walk and hike trail that will accommodate commuting school children between residential neighborhoods and local parks and school facilities. The proposals for the multipurpose trail system should be sufficient to meet this requirement within the urban growth area without creating more separated off-road trail systems.

Playgrounds

The participation model projections indicate public agencies should be providing a ratio of 0.60 playgrounds of all types per every 1,000 residents during the 1990s then gradually decline to 0.53 playgrounds as the population ages to the year 2010. The NRPA does not have a standard for playgrounds.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Playgrounds			10	14	3
Ratio per 1,000	Na	0.53	0.56	0.78	0.69

Tukwila presently provides a ratio of 0.56 playgrounds per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 0.78 playgrounds per 1,000 residents.

All public and private agency facilities combined provide a significant inventory to provide for playground activities assuming most users are local residents. However, the present supply is not adequate to meet future population growth requirements nor is the inventory evenly distributed to provide equal access to all neighborhood areas – especially the developing areas in the northern and southern portions of the urban growth area. In addition, major transportation barriers are and will inhibit movement between some playgrounds in the local neighborhood areas.

Another 3 playgrounds should be added to the system to provide future populations access to this activity within the developing neighborhoods of the urban growth area.

Skateboard courts

There are no participation model standards for skateboard courts or climbing walls - or similar roller-blade or in-line skating activities. These are recent recreational phenomenon with no established service standards.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Skateboard courts			1	1	5
Ratio per 1,000	Na	Na	0.06	0.06	0.24

Tukwila currently provides 0.06 skateboard courts per 1,000 residents. No other public or private agencies provide skateboard courts within the urban growth area.

The demand for these facilities is increase to meet the needs of younger age residents over the planning period for beginner, experienced, and some competitive or advanced activities.

Therefore, a system of skateboard courts and smaller ramps or “skate dots” should be installed at the elementary and middle schools, Southcenter Mall, and other neighborhood accessible parks to provide access to these activities throughout the city especially for younger, less skilled skateboarders.

Outdoor basketball courts

Participation model projections indicate public agencies should be providing a ratio of 0.10 basketball of all types per every 1,000 residents during the 1990s and then gradually decline to a ratio of 0.09 as the population ages. The NRPA recommends a standard of 0.30 courts per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Basketball courts			6	10	3
Ratio per 1,000	0.30	0.09	0.33	0.56	0.53

Tukwila presently provides a ratio of 0.33 courts in local parks per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 0.56 courts per 1,000 residents.

These facilities are distributed at parks and school sites within established neighborhoods, but not in the developing neighborhoods of the southern and northern portions of the urban growth area. Another 3 courts should be added to the system to provide facilities for future populations in the developing areas.

Outdoor volleyball courts

There is no behavioral data with which the participation model can project volleyball requirements. The NRPA recommends 0.20 courts of all types per every 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Volleyball courts - sand			0	0	12
Ratio per 1,000	0.20	Na	0.00	0.00	0.49

Tukwila does not currently provide sand volleyball facilities per 1,000 Tukwila residents – nor does any other public or private agency provide this type of facility within the urban growth area.

These facilities should be located in community parks along with picnic shelters and other group activities that are used by a large volume of out-of-area and out-of-state residents and tourists for casual pick-up group play. At least 12 courts should be added to group activity sites in the system to provide for future population growth and offset tourist use at city sites.

Tennis courts

Participation model projections indicate public agencies should be providing a ratio of 0.24 outdoor tennis courts per every 1,000 residents during the 1990s then gradually decline to 0.22 as the population ages into 2010. The NRPA recommends a ratio of 0.50 outdoor courts per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Tennis courts - outdoor			3	7	0
Ratio per 1,000	0.50	0.22	0.17	0.39	0.28

Tukwila provides a ratio of 0.17 outdoor tennis courts per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 0.39 outdoor tennis courts per 1,000 residents.

In general, existing facilities meet tennis court needs for local residents and school children and are located in convenient locations. The present supply should be sufficient to meet existing and future population growth requirements over the planning period.

Soccer fields

Participation model projections indicate public agencies should be providing a ratio of 0.32 soccer fields of all types (regulation and junior sized) per every 1,000 residents during the 1990s then gradually decline to 0.29 as the population ages to 2010. The NRPA recommends a ratio of 0.10 fields per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Soccer fields - youth			0	3	2
Ratio per 1,000	Na	Na	0.00	0.17	0.20
Soccer fields - adult			7	9	2
Ratio per 1,000	0.10	0.29	0.39	0.51	0.44

Tukwila presently provides a ratio of 0.39 regulation youth and adult regulation sized fields per 1,000 Tukwila residents - but no youth or non-regulation fields. All public and private agencies combined provide a ratio of 0.17 youth and 0.51 youth and adult regulation fields per 1,000 residents.

The supply includes practice or non-regulation fields not suitable for competition play and some school fields not available for public use. City fields - including the Starfire Sports concession that developed and operates the fields at Fort Dent Park - are also used for competition games by out-of-area resident teams.

The existing supply will be increased by another 2 youth-sized fields by Starfire Sports at Fort Dent Park to meet future population growth requirements and provide local practice and game needs of younger age players. Another 2 regulation or youth and adult regulation sized fields will also be developed by Starfire Sports at Fort Dent Park to meet population growth requirements and accommodate regional tournament and competition game field use. These improvements will satisfy local resident soccer needs if Starfire Sports facilities are made available for city resident use under the terms of the concession agreement with the city.

However, the city should also participate in school facility planning efforts to ensure that existing school fields are upgraded to meet demands for youth practice and possibly some local competition games.

Baseball/softball fields

Participation model projections indicate public agencies should be providing a ratio of 0.53 baseball and softball fields of all types (adult, bronco, and little league regulation and practice) per every 1,000 residents during the 1990s then gradually decline to 0.49 as the population ages into 2010. The NRPA recommends a ratio of 0.40 fields per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Baseball/softball-youth			1	2	0
Ratio per 1,000	Na	Na	0.06	0.11	0.08
Baseball/softball-adult			5	6	0
Ratio per 1,000	0.40	0.49	0.28	0.34	0.24

Tukwila presently provides a ratio of 0.06 youth or little league fields (200 foot and under outfield) and 0.28 competition youth and adult softball and baseball fields (250-300 foot+ outfield) per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 0.11 youth and 0.34 competition youth and adult softball and baseball fields per 1,000 residents.

The existing supply is not sufficient to meet all resident youth and adult needs - though the supply does not account for the major ball field complex developed in North SeaTac Park in SeaTac by the Port of Seattle. The present supply is not adequate to meet future population growth requirements and accommodate tournaments and other youth competition use.

However, there are few sites left Tukwila that can be developed for baseball and softball use under present and expected development conditions. Therefore, Tukwila should participate in school facility planning efforts and to ensure that existing fields are upgraded and made available to meet youth team and practice requirements, and with SeaTac to see that North SeaTac fields are made available for resident teams.

Swimming pool

Participation model projections indicate public agencies should be providing a ratio of 541.00 square feet of swimming pool area per every 1,000 residents declining to 503.00 square feet as the population ages into 2010. The NRPA recommends a standard of 0.05 swimming pool facility per 1,000 residents.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tukwila	All total	Add/std
Indoor pool sq ft			3,000	3,000	3,000
Ratio per 1,000	0.05	503	167	167	242

Tukwila presently provide 167 square feet of indoor swimming pool facilities per 1,000 residents. No other public or private agencies presently provide a indoor or outdoor swimming pool facilities within the urban growth area other than the splash pools at Family Fun Center.

The Tukwila City Pool (a former King County Forward Thrust Pool) is used for instructions, athletic competitions, and family swim activities by residents of the Tukwila and students of the Tukwila School District. Public and YMCA indoor and outdoor pools in West Seattle, Renton, Des Moines, Kent, and the King County Aquatic Center provide aquatic facilities for residents of the surrounding regional area.

Assuming these facilities are the principal facilities available for public use, the present supply is not sufficient to meet needs of the existing and future city population at the end of the planning period – particularly for a more diversified aquatic activity other than lap swimming.

The swimming pool capacity should be increased by at least 3,000 square feet of indoor leisure and therapy pool area, and another 5,000 square feet of lockers, showers, restrooms, party rooms, and wet/dry physical conditioning facility to meet existing and future population requirements of all age groups in the city.

Indoor recreation centers

There are no comparable participation model data with which to project demand for indoor recreation center facilities. The NRPA does not have a recreation center standard.

	Standards		Existing supply		Recmnd
	NRPA	IAC	Tukwila	All total	Add/std
Gymnasium sq ft			10,750	61,750	12,000
Ratio per 1,000	Na	Na	600	3,444	2,983
Physical condition sq ft			2,400	10,400	2,000
Ratio per 1,000	Na	Na	134	580	502
Racquetball/handball/etc			2	2	0
Ratio per 1,000	Na	Na	0.11	0.11	0.08

Tukwila presently provides 600 square feet of gymnasium facilities, 134 square feet of physical conditioning facilities, and 0.11 racquetball courts per 1,000 Tukwila residents. All public and private agencies combined provide a

ratio of 3,444 square feet of gymnasium, 580 square feet of physical conditioning space, and 0.11 of racquetball courts per 1,000 residents - including school facilities.

The existing facilities are not sufficient to provide public access to recreational facilities by retired persons, at-home mothers, or workers during school hours or events now or for future population projections.

The existing inventory should be increased by another 12,000 square feet of gymnasium addition to the Tukwila Community Center and 2,000 square feet of physical conditioning space at the existing or relocated Tukwila City Pool to provide for adult daytime and combination youth and adult evening activities.

Indoor community centers

There are no comparable participation model data with which to project demand for public indoor community center facilities. The NRPA does not have a community center standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Arts/crafts/meeting sq ft			29,850	29,850	6,500
Ratio per 1,000	Na	Na	1,665	1,665	1,471
Lodge/auditorium sq ft			5,000	10,000	0
Ratio per 1,000	Na	Na	279	558	404

Tukwila presently provides a ratio of 1,665 square feet of arts, crafts, and general purpose class and small meeting rooms and 279 square feet of large meeting or auditorium facilities per 1,000 Tukwila residents. All public and private agencies combined provide a ratio of 1,665 square feet of arts/crafts/meeting rooms and 558 square feet of auditorium or large meeting rooms per 1,000 residents including the performing arts center at Foster High School.

The inventory does not include the general purpose class and meeting rooms at the schools that are not available for public use during daytime use hours for preschool, seniors, or other at-home family members. Nor does the inventory include numerous community organizations, church, motel, restaurant, and other public and private facilities that are available for this use for a fee or membership.

The present supply should be increased by 6,500 square feet of arts center, artist’s studio, and gallery by converting the old fire station. The proposed arts center will provide for future population increases and broaden the services available for community activities.

In addition, the city should also work with the school district, community organizations, churches, motels, and restaurants to publicize and coordinate scheduling to make the full potential inventory of general purpose class and meeting rooms available and effective for public use.

Daycare, teen, and senior centers

There are no comparable participation model data with which to project demand for daycare, teen, and senior center facilities. The NRPA does not have a community center standard.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Teen/senior center sq ft			na	na	na
Ratio per 1,000	Na	Na	na	na	na

Tukwila currently provides for childcare, teen, and senior activities in the multipurpose Tukwila Community Center. No other public or private agencies provide daycare and childcare, teen center, and senior center space within the urban growth area.

The relatively new facility should be sufficient to meet the specialized needs of these age groups for the foreseeable future.

Museums, nature exhibits, and historical markers

There are no comparable participation model data with which to project demand for museum or nature center facilities. The NRPA does not have a standard for museums and nature centers.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Museum sq ft			400	400	0
Ratio per 1,000	Na	Na	22.31	22.31	16.18
Interpretive exhibits–each			4	4	9
Ratio per 1,000	Na	Na	0.22	0.22	0.52

Tukwila presently provides a ratio of 22.31 square feet of museum or historical buildings (Bicentennial Park’s settler’s cabin) and 0.22 nature and historical exhibits per 1,000 Tukwila residents. No other public or private agencies provide museums, historical buildings, or interpretive exhibits within the urban growth area.

Another 9 interpretive exhibits and signage should be added to the inventory to provide unique exhibition opportunities associated with the proposed resource and historical conservancy sites within the park system including Duwamish Riverbend Hill, Crystal Springs, and Codiga Farm, among others.

Golf course

Participation model projections indicate public agencies should be providing a ratio of 0.41 holes of golf and related facilities per every 1,000 residents increasing to 0.43 holes as the population ages into 2010. The NRPA standard is 0.13 holes per 1,000 residents.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Golf course holes			18	18	0
Ratio per 1,000	0.13	0.43	1.00	1.00	0.73
Driving ranges			0	1	0
Ratio per 1,000	Na	Na	0.00	0.06	0.04

Tukwila presently provides a ratio of 1.00 golf course holes but no driving ranges per 1,000 Tukwila residents. All public and private agencies combined within the urban growth area provide a ratio of 0.06 driving ranges per 1,000 residents – consisting of the commercial Tukwila Driving Range, but no additional golf courses within the urban growth area.

Numerous public and private golf courses and driving ranges are provided within the surrounding region, however, to meet regional golfing interests.

Consequently, the present market arrangement is sufficient to provide the golfing needs of the local area.

Support facilities

There are no participation model standards with which to project supporting administrative office, equipment and shop maintenance yards, plant nursery or even park restroom requirements. The NRPA does not have a standard for park supporting facilities.

	Standards		Existing supply		Recmnd Add/std
	NRPA	IAC	Tukwila	All total	
Admin sq ft			na	na	na
Ratio per 1,000	Na	Na	na	na	na
Maintenance sq ft			4,000	4,000	0
Ratio per 1,000	Na	Na	223	223	161
Restroom fixtures-perm			38	44	20
Ratio per 1,000	Na	Na	2.12	2.45	2.59

Tukwila presently provides a ratio of 223 square feet of maintenance shop, and 2.12 restroom fixtures per 1,000 Tukwila residents – park administration facilities are provided as part of the Tukwila Community Center, Foster Golf Links, and Tukwila City Pool. All other public agencies combined provide a ratio of 2.45 restroom fixtures per 1,000 residents – but no additional administration, shop, or yard facilities within the urban growth area.

Existing administration and maintenance facilities are sufficient to meet foreseeable needs. Another 20 permanent restroom fixtures should be added, however, to major parks to meet the needs of local residents and tourist users.

D.3 Future growth implications

The Washington State Office of Financial Management (OFM), King County, and the Tukwila Planning Department expect the population of Tukwila will increase from 17,930 persons in 2006 to an estimated 24,719 persons in the urban growth area by the year 2022 – or by 6,789 or 138% more persons.

This forecasted population increase will create significant requirements for all types of park, recreation, and open space lands and facilities, especially within the developed city which presently provides the park, recreation, and open space facilities that service most of the urban growth area.

The population forecasts do not include expected increases in daytime employees and customers who also frequent city parks, recreational facilities, trails, and open spaces. Nor do the forecasts account for rising fuel costs and the impact increased transportation costs may have in limiting recreational activities to local rather than out-of-area facilities.

City of Tukwila ELOS value

	2008 supply	Value
Land acres	270.1	\$ 18,265,000
Facility units	88,615	29,668,653
Total		\$ 47,933,653
Per capita		\$ 2,673
Per household*		\$ 6,363

* Household of 2.38 persons/unit

City of Tukwila ELOS (existing level-of-service) requirement 2008-2022

	2008 supply	2022 reqmnt	2022 deficit	2022 cost
Land acres	270.1	372.4	102.3	\$ 6,915,518
Facility units	88,615	122,167	33,552	\$ 11,233,184
Total cost				\$ 18,148,702

Under the existing level-of-service (ELOS) for city-owned park land and facilities within existing city limits, the forecasted population increase will create a citywide need for an additional 102.3 acres of land and 33,552 facility units (square feet, courts, fields, etc.) by the year 2022.

The continuation of the city's existing level-of-service (ELOS) for the existing city limits could require an expenditure of \$18,148,702 by the year 2022 simply to remain current with present standards - not accounting for any maintenance, operation or repair costs.

The approximate cost of sustaining the city's existing level-of-service (ELOS) standard would be equal to about \$2,673 per every new person added to the city's population or about \$6,363 for every new housing unit. **This assumes the city would continue to maintain the same ratio of parklands and facilities for the future population that the city has in the past.**

Composite PLOS (proposed level-of-service) requirement 2008-2022

	2008 supply	2022 addns	2022 total	2022 cost
Land acres	270.1	94.5	364.6	\$ 2,904,242
Facility units	88,615	29,679	118,294	\$ 17,319,972
Total cost				\$ 20,224,214
Tukwila share				\$ 17,180,866
Tukwila share				85%

Under the composite agencies proposed level-of-service (PLOS) for all public and privately-owned park land and facilities within Tukwila, the forecasted population increase will create a city-wide proposal for an additional 94.5 acres of land and 29,679 facility units (square feet, courts, fields, etc.) by the year 2022. **This assumes these agencies would supplement the existing inventory as described within this chapter rather than simply extending the same ratios into the future.**

The realization of the composite agencies proposed level-of-service (PLOS) for the Tukwila urban growth area could require a total of \$20,224,214 by the year 2022 - not accounting for any maintenance, operation or repair costs. **Based on the project proposals described in the plan chapters, Tukwila's share of the cost would be \$17,180,866 or 85%.**

Urban encroachments

However, if these proposals are not realized soon the present trend of urban developments may:

- **encroach upon** - or preclude the preservation and public accessibility of the more sensitive and appealing environmental sites, particularly those proposed for the East Hill, North, and South Tukwila Park sites, and
- **develop** - or otherwise preclude the purchase and development of close-in, suitable lands for playgrounds, picnic shelters, waterfront access, and Tukwila City Pool relocation.

Forcing city and urban growth area residents to:

- **use crowded** - picnic areas, and hike and bike on crowded trails,

- ***commute to play*** - at overcrowded existing facilities and/or organized athletic programs may have to be reduced for local youth, and
- ***commute to use*** - available facilities in other jurisdictions and/or programs may have to be curtailed to prevent severe overcrowding conditions in the facilities that do provide such services.

Such actions would be to the detriment of the local residents who have paid the costs of developing and operating these facilities.

Financial implications

These levels of facility investment can not be financed with the resources available to Tukwila if the jurisdiction pursues an independent delivery approach or uses traditional methods of funding. The city will not be financially able to develop, manage, and maintain a comprehensive, independent park, recreation, and open space system using traditional financing methods in light of the needs projected.

These needs require a city-wide financing approach by Tukwila and the Tukwila School District, as well as possible non-profit or for-profit partners. A city-wide approach may use a combination of shared user fees, excise taxes, joint grant applications, impact fees, and voter approved property tax levies to maintain and improve facilities in the face of continued Tukwila urban growth area population increases.

Existing level-of-service (ELOS) requirements for city facilities

Population in development 1
 Population in city 2006 17,930
 Population in city 2022 24,719

		2006 ELOS	standard	Year 2022	Facility	Project/	Year 2022
	units	fclty	/1000	facility	cost	per capita	funding
		total		rqmnt	/unit	fee	deficit
land	resource conservancy	57.0	3.18	78.6	\$15,000	\$47.69	\$323,721
	resource activities	17.5	0.98	24.1	\$20,000	\$19.52	\$132,517
	linear trails	19.0	1.06	26.2	\$25,000	\$26.49	\$179,845
	athletic fields/play	97.6	5.44	134.6	\$100,000	\$544.34	\$3,695,344
	recreation centers/p	12.0	0.67	16.5	\$150,000	\$100.39	\$681,518
	special use facilities	67.0	3.74	92.4	\$75,000	\$280.26	\$1,902,572
	support facilities/y	0.0	0.00	0.0	\$75,000	\$0.00	\$0
Subtotal for land impact		270.1	15.06	372.4		\$1,018.68	\$6,915,518

Facilities

1	waterfront	beach - fresh	each	0.00	0	0	\$43,880	\$0.00	\$0
		beach - salt	each	0.00	0	0	\$43,880	\$0.00	\$0
		parking	pkng sp	0.00	0	0	\$4,388	\$0.00	\$0
2	kayak	handcarry - fresh	each	0.00	0	0	\$9,614	\$0.00	\$0
		fishing - salt	each	0.00	0	0	\$9,614	\$0.00	\$0
3	boat	launch ramps - fresh	each	0.00	0	0	\$25,000	\$0.00	\$0
		launch ramps - salt	each	0.00	0	0	\$25,000	\$0.00	\$0
		fishing from a dock	sq ft	0.00	0	0	\$250	\$0.00	\$0
		pier/dock platform	sq ft	0.00	0	0	\$50	\$0.00	\$0
		boat slips	each	0.00	0	0	\$25,000	\$0.00	\$0
4	picnic	tables w/o shelter	table	72	4.02	99	\$13,532	\$54.34	\$368,892
		shelters-group use	shelter	10	0.56	14	\$38,555	\$21.50	\$145,977
5	camping	tent camping	smpsite	0.00	0	0	\$30,935	\$0.00	\$0
		vehicle camping	cmpsite	0.00	0	0	\$30,454	\$0.00	\$0
		cabins	sq ft	0.00	0	0	\$125	\$0.00	\$0
6	multiurpose	asphalt trail	mile	11.8	0.66	16.3	\$212,960	\$140.15	\$951,448
		gravel/dirt trail	mile	0.00	0.00	0.0	\$133,216	\$0.00	\$0
	park trail	asphalt trail	mile	0.00	0.00	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile	0.00	0.00	0.0	\$133,216	\$0.00	\$0
7	parkways	sidewalk w/trees	mile	0.00	0.00	0.0	\$200,000	\$0.00	\$0
	boardwalk	sidewalk w/amenitie	mile	0.00	0.00	0.0	\$10	\$0.00	\$0
	gateways	entry improvements	each	0.00	0.00	0.0	\$75,000	\$0.00	\$0
	artworks	sculptures	each	13	0.73	17.9	\$75,000	\$54.38	\$369,156
8	park trail	asphalt trail	mile	0.00	0.00	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile	2.0	0.11	2.8	\$133,216	\$14.86	\$100,877
	dayhiking	asphalt trail	mile	0.00	0.00	0.0	\$212,960	\$0.00	\$0
		gravel/dirt trail	mile	0.00	0.00	0.0	\$133,216	\$0.00	\$0
	backcount	dirt trail s/campsite	mile	0.00	0.00	0.0	\$56,195	\$0.00	\$0
	shoreline	beach walk	mile	0.00	0.00	0.0	\$5,619	\$0.00	\$0
	boardwalk	promenade/pier	mile	0.2	0.01	0.3	\$100	\$0.00	\$8
9	bike on-ro	on-road w/shoulder	mile	0.00	0.00	0.0	\$252,587	\$0.00	\$0
		on-road designated	cmile	0.00	0.00	0.0	\$19,667	\$0.00	\$0
10	bike off-ro	BMX course	mile	0.00	0.00	0.0	\$188,306	\$0.00	\$0
	park trail	asphalt trail	mile	0.00	0.00	0.0	\$188,306	\$0.00	\$0
		gravel/dirt trail	mile	0.00	0.00	0.0	\$133,216	\$0.00	\$0
	daybiking	asphalt trail	mile	0.00	0.00	0.0	\$188,306	\$0.00	\$0
		gravel/dirt trail	mile	0.00	0.00	0.0	\$133,216	\$0.00	\$0
	backcount	dirt trail	mile	0.00	0.00	0.0	\$58,294	\$0.00	\$0
11	horse park	gravel/dirt trail	mile	0.00	0.00	0.0	\$5,517	\$0.00	\$0
	dayrides	gravel/dirt trail	mile	0.00	0.00	0.0	\$5,517	\$0.00	\$0
	backcount	dirt trail	mile	0.00	0.00	0.0	\$5,517	\$0.00	\$0
	stables	fenced	sq ft	0.00	0.00	0.0	\$35	\$0.00	\$0
12	dog trail	off-leash parks	acre	0.00	0	0	\$10,000	\$0.00	\$0
		off-leash trails	mile	0.00	0	0	\$5,517	\$0.00	\$0
13	playground	covered	each	0.00	0	0	\$125,000	\$0.00	\$0
		uncovered	each	10	0.56	14	\$94,842	\$52.90	\$359,092
	play area	improved	acre	0.00	0.00	0.0	\$97,054	\$0.00	\$0
14	skateboard	skateboard court	court	1	0.06	1	\$100,000	\$5.58	\$37,862
15	handball	outdoor uncovered	court	0.00	0	0	\$19,723	\$0.00	\$0
16	basketball	outdoor covered	court	0.00	0.00	0.0	\$98,462	\$0.00	\$0
		outdoor lighted	court	0.00	0.00	0	\$88,462	\$0.00	\$0
		outdoor uncovered	court	6.0	0.33	8.3	\$78,462	\$26.26	\$178,244
17	volleyball	outdoor covered	court	0.00	0	0	\$65,000	\$0.00	\$0
		outdoor uncovered	court	0.00	0.00	0	\$45,929	\$0.00	\$0
		sand	court	0.00	0	0	\$7,500	\$0.00	\$0
18	tennis	indoor	court	0.00	0	0	\$200,000	\$0.00	\$0
		outdoor lighted	court	0.00	0	0	\$161,453	\$0.00	\$0
		outdoor unlighted	court	3	0.17	4	\$95,552	\$15.99	\$108,534
		pickleball	court	0.00	0	0	\$15,000	\$0.00	\$0
		bocce ball	court	0.00	0	0	\$7,500	\$0.00	\$0
19	parcourse	parcourse	stations	8	0.45	11	\$4,536	\$2.02	\$13,739
20	field track	rubber surface	miles	0.00	0.00	0.00	\$85,168	\$0.00	\$0
		cinder surface	miles	0.00	0.00	0.00	\$42,584	\$0.00	\$0

		2006 ELOS	standard	Year 2022	Facility	Project/	Year 2022	
	units	fclty	/1000	facility	cost	per capita	funding	
		total		rqmnt	/unit	fee	deficit	
21 football /r	turf lighted	field	0.00	0	0	\$1,200,000	\$0.00	\$0
	grass lighted	field	0.00	0	0	\$503,183	\$0.00	\$0
	grass unlighted	field	0.00	0	0	\$250,000	\$0.00	\$0
	practice field	field	0.00	0	0	\$100,000	\$0.00	\$0
22 soccer	indoor	field	0.00	0	0	\$1,500,000	\$0.00	\$0
	turf lighted	field	0.00	0	0	\$1,187,702	\$0.00	\$0
	grass lighted	field	0.00	0	0	\$760,837	\$0.00	\$0
	grass unlighted	field	7	10	3	\$380,419	\$148.52	\$1,008,243
	all weather	field	0.00	0	0	\$250,000	\$0.00	\$0
	youth	field	0.00	0	0	\$200,000	\$0.00	\$0
23 lacrosse	grass	field	0.00	0	0	\$500,000	\$0.00	\$0
24 baseball	300+ grass lighted	field	0.00	0	0	\$677,632	\$0.00	\$0
	300+ grass unlighted	field	0.00	0	0	\$520,000	\$0.00	\$0
	base/softb	250+ grass lighted	0.00	0	0	\$647,527	\$0.00	\$0
	baseball	250+ grass unlighted	5	7	2	\$260,000	\$72.50	\$492,208
		200+ grass lighted	0.00	0	0	\$510,000	\$0.00	\$0
		200+ grass unlighted	0.00	0	0	\$207,248	\$0.00	\$0
		practice field	1	1	0	\$100,000	\$5.58	\$37,862
25 swim pool	indoor	sq ft	3,000	4,136	1,136	\$784	\$131.18	\$890,517
	outdoor	sq ft		0	0	\$525	\$0.00	\$0
	building elements	sq ft	5,000	6,893	1,893	\$250	\$69.72	\$473,277
26 ice rink	indoor	sq ft		0	0	\$250	\$0.00	\$0
27 rctn cntr	indoor gymnasium	sq ft	10,750	14,820	4,070	\$300	\$179.87	\$1,221,054
28	physical conditioning	sq ft		0	0	\$250	\$0.00	\$0
29	racquetball (1600 ea)	ea/sq ft	2	3	1	\$349,600	\$39.00	\$264,732
	handball (1200 sf)	ea/sq ft		0	0	\$225,000	\$0.00	\$0
30 comty cntr	arts/crafts/classroom	sq ft	32,250	44,461	12,211	\$270	\$485.64	\$3,296,845
31	meeting facilities	sq ft	2,000	2,757	757	\$270	\$30.12	\$204,456
32	auditorium/staging	sq ft	3,000	4,136	1,136	\$400	\$66.93	\$454,346
33	kitchen facilities	sq ft		0	0	\$400	\$0.00	\$0
34	dining facilities	sq ft		0	0	\$250	\$0.00	\$0
35 child cntr	daycare/childcare	sq ft		0	0	\$250	\$0.00	\$0
	pre/after-school	sq ft		0	0	\$250	\$0.00	\$0
36 special	teen center	sq ft		0	0	\$350	\$0.00	\$0
	senior center	sq ft		0	0	\$250	\$0.00	\$0
37 cultural	museum/historical	sq ft	400	551	151	\$300	\$6.69	\$45,435
	amphitheater	each		0	0	\$50	\$0.00	\$0
	viewpoint	sq ft		0	0	\$50	\$0.00	\$0
	nature interpretive	each	4	6	2	\$1,500	\$0.33	\$2,272
	historical signage	each		0	0	\$5,000	\$0.00	\$0
38 golf	par 3/18 hole	hole	18	25	7	\$111,111	enterprise	enterprise
	driving range	each		0	0	\$150	enterprise	enterprise
	clubhouse	sq ft	20,000	27,572	7,572	\$300	enterprise	enterprise
	maintenance facilities	sq ft	4,000	5,514	1,514	\$90	enterprise	enterprise
39 firing rang	gun range - indoor	range		0	0	\$50,000	\$0.00	\$0
	gun range - outdoor	range		0	0	\$20,000	\$0.00	\$0
	archery range - outdoor	range		0	0	\$10,000	\$0.00	\$0
40 operations	admin facilities	sq ft		0	0	\$250	\$0.00	\$0
	maintenance fclties	sq ft	4,000	5,514	1,514	\$120	\$26.77	\$181,738
	shop yard	sq ft	4,000	5,514	1,514	\$15	\$3.35	\$22,717
	caretaker	ea/sq ft		0	0	\$60	\$0.00	\$0.00
	concession stands	sq ft		0	0	\$40	\$0.00	\$0.00
	restrooms permanent	fixture	38	52	14	\$175	\$0.37	\$2,518
	temporary/sanican	each	3	4	1	\$1,000	\$0.17	\$1,136
Subtotal for facility impact			88,615	4,942.28	122,167	33,552	\$1,654.69	\$11,233,184
Total impact for land and facilities - per capita							\$2,673.38	\$18,148,702
Total impact for land and facilities - persons/household of					2.38		\$6,362.64	
Total value of existing park lands								\$18,265,000
Total value of existing park facilities								\$29,668,653
Total value of existing park lands and facilities								\$47,933,653

Proposed composite level-of-service (PLOS) additions - 2008-2022

		units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tukwil fundin share	Tukwila funding required	Comments
a	land resource conserv	acres	1.0	\$15,000	\$15,000	100%	\$15,000	57th Ave South Addn
		acres	1.0	\$15,000	\$15,000	100%	\$15,000	Pamela Drive Lots Addn
		acres	3.0	\$15,000	\$45,000	100%	\$45,000	Interurban Hill Greenbelt Addn
		acres	3.0	\$15,000	\$45,000	100%	\$45,000	Southgate Greenbelt Park Addn
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	Macadam Wetland Addn
		acres	2.0	\$15,000	\$30,000	100%	\$30,000	City Hall North Wetlands
		acres	50.0	\$15,000	\$750,000	100%	\$750,000	Hillside Greenbelts
b	resource activitie	acres		\$15,000	\$0		\$0	
c	linear trails	acres	na	\$25,000	\$0	100%	\$0	Duwamish River East Bank w/ROW
		acres	na	\$25,000	\$0	100%	\$0	Green River East Bank Tra w/ROW
		acres	1.0	\$25,000	\$24,242	100%	\$24,242	Chief Sealth Trail Extension
		acres	1.0	\$25,000	\$24,242	100%	\$24,242	North SeaTac-Des Moines Link
		acres	1.0	\$25,000	\$24,242	100%	\$24,242	Black River Trail
		acres	na	\$25,000	\$0	100%	\$0	SR-518 Trail w/ROW
		acres	na	\$25,000	\$0	100%	\$0	South 188th Street Trail w/ROW
		acres	14.1	\$25,000	\$351,515	100%	\$351,515	Southcenter-Tukwila Parkway Tra
		acres	na	\$25,000	\$0	100%	\$0	180th-Springbrook Creek w/ROW
d	athletic flds/plyg	acres	3.0	\$100,000	\$300,000	100%	\$300,000	East Hill Park
		acres	5.0	\$100,000	\$500,000	100%	\$500,000	North Tukwila Park
		acres	7.5	\$100,000	\$750,000	100%	\$750,000	South Tukwila Park
e	rctn centers/poo	acres		\$150,000	\$0		\$0	
f	special use facili	acres		\$75,000	\$0		\$0	
g	support facilities	acres		\$75,000	\$0		\$0	
Subtotal for land impact			94.5		\$2,904,242		\$2,904,242	

Facilities

1	waterfr	access	lr ft	1	\$0	\$0		\$0	North Tukwila Park	see har
			lr ft	1	\$0	\$0		\$0	Duwamish Riverbend Hill	see har
			lr ft	1	\$0	\$0		\$0	South Tukwila Park	see har
		parking-freshwat	pkng sp		\$4,388	\$0		\$0		
		parking-saltwater	pkng sp		\$4,388	\$0		\$0		
2	beach	swimming beach	sq ft		\$0	\$0		\$0		
		parking	pkng sp		\$4,388	\$0		\$0		
3	boating	crew house	sq ft		\$100	\$0		\$0		
		hand-carry-fresh	ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	North Tukwila Park	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Duwamish Riverbend Hill	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	South Tukwila Park	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	57th Avenue Mini-Park	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Wilcox River-Pamela Drive Lots	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Foster Golf Links - Log Cabin	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Fort Dent Park	
			ea/pkng	1	\$9,614	\$9,614	100%	\$9,614	Christensen Road	
		hand-carry-salt	ea/pkng		\$9,614	\$0		\$0		
		power boat - salt	each		\$25,000	\$0		\$0		
		floating platform	sq ft		\$50	\$0		\$0		
		boat moorage sli	wet		\$25,000	\$0		\$0		
		docks/piers	sq ft		\$250	\$0		\$0		
4	picnic	tables w/o shelte	table	8	\$5,000	\$40,000	100%	\$40,000	Duwamish Riverbend Hill	
			table	4	\$5,000	\$20,000	100%	\$20,000	57th Avenue Mini-Park	
			table	4	\$5,000	\$20,000	100%	\$20,000	P-17 Pond Park	
			table	4	\$5,000	\$20,000	100%	\$20,000	City Hall - Ikawa Park	
			table	8	\$5,000	\$40,000	100%	\$40,000	Tukwila City Pool	
			table	4	\$5,000	\$20,000	100%	\$20,000	Tukwila ES	
			table	4	\$5,000	\$20,000	100%	\$20,000	Thorndyke ES	
			table	4	\$5,000	\$20,000	100%	\$20,000	Cascade View ES	
			table	6	\$5,000	\$30,000	100%	\$30,000	Showalter MS	
			table	8	\$5,000	\$40,000	100%	\$40,000	Foster HS	
			table	4	\$5,000	\$20,000	100%	\$20,000	Boeing Field - Museum of Flight	
			table	4	\$5,000	\$20,000	100%	\$20,000	Southcenter Mall	
			table	4	\$5,000	\$20,000	100%	\$20,000	East Hill Park	
			table	6	\$5,000	\$30,000	100%	\$30,000	North Tukwila Park	
			table	6	\$5,000	\$30,000	100%	\$30,000	South Tukwila Park	
		shelters-group u:	shelter	1	\$38,555	\$38,555	100%	\$38,555	Fort Dent Park	
			shelter	1	\$38,555	\$38,555	100%	\$38,555	Tukwila Pond Park	
			shelter	1	\$38,555	\$38,555	100%	\$38,555	Southcenter Mall	
			shelter	1	\$38,555	\$38,555	100%	\$38,555	East Hill Park	
			shelter	1	\$38,555	\$38,555	100%	\$38,555	North Tukwila Park	
			shelter	1	\$38,555	\$38,555	100%	\$38,555	South Tukwila Park	
5	campin	tent camping	cmpsite		\$30,935	\$0		\$0		
		vehicle camping	cmpsite		\$30,454	\$0		\$0		
		special event	cmpsite		\$1,500	\$0		\$0		

	units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tukwil fundin share	Tukwila funding required	Comments	
6	multiplu asphalt	mile	3.2	\$250,000	\$800,000	100%	\$800,000	Duwamish River East Bank Trail
		mile	3.8	\$250,000	\$950,000	100%	\$950,000	Green River East Bank Trail
		mile	0.2	\$250,000	\$50,000	100%	\$50,000	Chief Sealth Trail Extensidw/Seat
		mile	0.2	\$250,000	\$50,000	100%	\$50,000	North SeaTac-Des Moines w/SeaT
		mile	0.2	\$250,000	\$50,000	100%	\$50,000	Black River Trail w/Rent
		mile	2.7	\$250,000	\$675,000	100%	\$675,000	SR-518 Trail w/WSD
		mile	0.2	\$250,000	\$50,000	100%	\$50,000	South 188th Street Trail w/SeaT
		mile	2.9	\$250,000	\$725,000	100%	\$725,000	Southcenter-Tukwila Parkway Tra
		mile	1.3	\$250,000	\$325,000	100%	\$325,000	180th-Springbrook Creek w/Rent
		limestone dirt	mile		\$133,216	\$0	\$0	
		mile		\$83,769	\$0	\$0		
7	streetsc parkways	mile		\$200,000	\$0	\$0		
	streetscape	mile		\$450,000	\$0	\$0		
	gateways	each		\$20,000	\$0	\$0		
	artworks	each	1	\$20,000	\$20,000	100%	\$20,000	Bicentennial Park
		each	1	\$20,000	\$20,000	100%	\$20,000	Duwamish/Green River Trail
		each	1	\$20,000	\$20,000	100%	\$20,000	Codiga Farm Park
		each	1	\$20,000	\$20,000	100%	\$20,000	Duwamish Riverbend Hill
		each	1	\$20,000	\$20,000	100%	\$20,000	Crystal Springs Park
		each	1	\$20,000	\$20,000	100%	\$20,000	Duwamish Park
		each	1	\$20,000	\$20,000	100%	\$20,000	Joseph Foster Memorial Park
		each	1	\$20,000	\$20,000	100%	\$20,000	P-17 Pond Park
	each	1	\$20,000	\$20,000	100%	\$20,000	Riverfront (Log Cabin) Park	
	each	1	\$20,000	\$20,000	100%	\$20,000	Tukwila Pond Park	
8	dayhikr concrete sidewal	mile		\$250,000	\$0	\$0		
	asphalt	mile		\$133,216	\$0	\$0		
	limestone	mile		\$133,216	\$0	\$0		
	dirt	mile		\$56,195	\$0	\$0		
	shoreline	mile		\$5,619	\$0	\$0		
	boardwalks	mile		\$250,000	\$0	\$0		
	over-water walks	mile		\$500,000	\$0	\$0		
	trailhead	pkng sp		included	\$0	\$0		
9	backpac dirt trail w/camp	mile		\$47,399	\$0	\$0		
	trailhead	pkng sp		\$4,241	\$0	\$0		
10	on-road shoulder	mile		\$252,587	\$0	\$0		
	in-lane marking	mile		\$19,667	\$0	\$0		
	trailhead	pkng sp		included	\$0	\$0		
11	bike tra asphalt	mile		\$188,306	\$0	\$0		
	limestone	mile		\$133,216	\$0	\$0		
	dirt	mile		\$58,294	\$0	\$0		
	trailhead	pkng sp		included	\$0	\$0		
12	horse dirt trail	mile		\$5,517	\$0	\$0		
	trailhead	pkng trlr		included	\$0	\$0		
13	dog tra fenced area	lr ft		\$12	\$0	\$0		
	trail - signed	mile		\$5,517	\$0	\$0		
	trailhead	pkng sp		\$4,388	\$0	\$0		
14	playgro covered	plygrnd		\$125,000	\$0	\$0		
	uncovered	plygrnd	1	\$94,842	\$94,842	100%	\$94,842	East Hill Park
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	North Tukwila Park
15	play are improved	acre		\$97,054	\$0	\$0		
		plygrnd	1	\$94,842	\$94,842	100%	\$94,842	South Tukwila Park
16	skatebo skateboard court	court	1	\$100,000	\$100,000	100%	\$100,000	Cascade View Park
	ramps	court	1	\$50,000	\$50,000	100%	\$50,000	Crestview Park
		court	1	\$50,000	\$50,000	100%	\$50,000	Cascade View ES
		court	1	\$50,000	\$50,000	100%	\$50,000	Thorndyke ES
		court	1	\$50,000	\$50,000	100%	\$50,000	Tukwila ES
		court	1	\$50,000	\$50,000	100%	\$50,000	Southcenter Mall
		indoor climbing	each		\$50,000	\$0	\$0	
17	handba 1-wall outdoor ur	court		\$19,723	\$0	\$0		
18	basketb covered	court		\$98,462	\$0	\$0		
	uncovered	court	1	\$78,462	\$78,462	100%	\$78,462	Fort Dent Park
	uncovered	court	1	\$78,462	\$78,462	100%	\$78,462	East Hill Park
		court	1	\$78,462	\$78,462	100%	\$78,462	South Tukwila Park
19	volleyb covered	court		\$65,000	\$0	\$0		
	uncovered	court		\$45,929	\$0	\$0		
	sand	court	1	\$7,500	\$7,500	100%	\$7,500	Duwamish Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Codiga Farm Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Tukwila Community Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Riverton Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Joseph Foster Memorial Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Tukwila Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Crestview Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Crystal Springs Park
		court	1	\$7,500	\$7,500	100%	\$7,500	Fort Dent Park
		court	1	\$7,500	\$7,500	100%	\$7,500	East Hill Park
		court	1	\$7,500	\$7,500	100%	\$7,500	North Tukwila Park
	court	1	\$7,500	\$7,500	100%	\$7,500	South Tukwila Park	

		units	PLOS facility addtn	Facility cost /unit	PLOS funding required	Tukwil fundin share	Tukwila funding required	Comments
20	tennis	indoor court		\$200,000	\$0		\$0	
		tennis-outdoor li court		\$161,453	\$0		\$0	
		outdoor unlighte court		\$95,552	\$0		\$0	
		pickleball court		\$15,000	\$0		\$0	
		bocce ball court		\$7,500	\$0		\$0	
21	parcour	parcourse station		\$4,536	\$0		\$0	
22	field tra	rubberized surfa		\$85,168	\$0		\$0	
		cinder surface		\$42,584	\$0		\$0	
23	football	turf lighted field		\$1,200,000	\$0		\$0	
		grass lighted field		\$503,183	\$0		\$0	
		grass unlighted field		\$250,000	\$0		\$0	
		practice field		\$100,000	\$0		\$0	
24	soccer	indoor turf lighted field		\$2,000,000	\$0		\$0	
		turf lighted field		\$1,187,702	\$0		\$0	
		grass lighted field	4	\$760,837	\$3,043,348	0%	\$0	Fort Dent Park - Starfire Sp
		grass unlighted field		\$380,419	\$0		\$0	Starfire
		allweather field		\$250,000	\$0		\$0	
		youth field		\$200,000	\$0		\$0	
		field		\$200,000	\$0		\$0	
25	lacrosse	grass lighted field		\$500,000	\$0		\$0	
26	basebal	300+ grass light field		\$677,632	\$0		\$0	
		300+ grass unlig field		\$520,000	\$0		\$0	
		bs/sfba 250+ grass light field		\$647,527	\$0		\$0	
		250+ grass unlig field		\$260,000	\$0		\$0	
		basebal 200+ grass light field		\$510,000	\$0		\$0	
		200+ grass unlig field		\$207,248	\$0		\$0	
		200- youth field		\$100,000	\$0		\$0	
27	swim pc	indoor competiti sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	Tukwila City Pool Rebuild
		indoor leisure sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	Tukwila City Pool
		lockers sq ft	3,000	\$400	\$1,200,000	100%	\$1,200,000	Tukwila City Pool - South
		outdoor sq ft		\$300	\$0		\$0	
28	ice rink	indoor sq ft		\$100	\$0		\$0	
29	rctn cnt	indoor gymnasiu sq ft	12,000	\$300	\$3,600,000	100%	\$3,600,000	Tukwila Community Ctr Addn
		physical conditio sq ft	2,000	\$250	\$500,000	100%	\$500,000	South Tukwila Pool Option
		climbing wall sq ft		\$250	\$0		\$0	
		racquetball 1600 ea/sq ft		\$349,600	\$0		\$0	
		handball 1200 sf ea/sq ft		\$225,000	\$0		\$0	
30	arts cnt	arts/crafts room sq ft	6,500	\$68	\$438,750	100%	\$438,750	Tukwila Arts - Old Fire Station
31	cmy cn	class/meeting ro sq ft		\$270	\$0		\$0	
		cultural stage sq ft		\$270	\$0		\$0	
		auditorium sq ft		\$400	\$0		\$0	
32	child cn	day care/nursery sq ft		\$250	\$0		\$0	
33	special	teen activities sq ft		\$350	\$0		\$0	
		senior activities sq ft		\$250	\$0		\$0	
34	cultural	museum sq ft		\$400	\$0		\$0	
		farmers market sq ft		\$75	\$0		\$0	
		amphitheater each		\$50,000	\$0		\$0	
		nature intreperti each	1	\$1,500	\$1,500	100%	\$1,500	Macadam Wetland
		each	1	\$1,500	\$1,500	100%	\$1,500	Codiga Farm Park
		each	1	\$1,500	\$1,500	100%	\$1,500	P-17 Pond Park
		each	1	\$1,500	\$1,500	100%	\$1,500	Crystal Springs Park
		each	1	\$1,500	\$1,500	100%	\$1,500	Duwamish Riverbend Hill
		each	1	\$1,500	\$1,500	100%	\$1,500	Duwamish/Green River Trail
		historical interpretive eac	1	\$5,000	\$5,000	100%	\$5,000	149th Street Sled Hill
		each	1	\$5,000	\$5,000	100%	\$5,000	Baker Coal Mines
		each	1	\$5,000	\$5,000	100%	\$5,000	Jake's Antiques/Dance Hall
35	golf	golf-par 3/18 ho		\$111,111	enterprise		\$0	
		driving range each		\$150	enterprise		\$0	
		clubhouse sq. ft		\$300	enterprise		\$0	
		maintenance sq ft		\$90	enterprise		\$0	
36	firing ra	gun range-outdo range		\$20,000	\$0		\$0	
		archery range-ou range		\$10,000	\$0		\$0	
37	Departn	admin offices sq ft		\$250	\$0		\$0	
		maintenance fclt sq ft		\$50	\$0		\$0	
		shop yard sq ft		\$15	\$0		\$0	
		caretaker each/sf		\$60	\$0		\$0	
		restroom permanent	8	\$28,936	\$231,488	100%	\$231,488	Duwamish Riverbend Hill
		fixture	6	\$28,936	\$173,616	100%	\$173,616	North Tukwila Park
		fixture	6	\$28,936	\$173,616	100%	\$173,616	South Tukwila Park
		portable toilet	1	\$1,000	\$1,000	100%	\$1,000	57th Avenue Mini-Park
		each	1	\$1,000	\$1,000	100%	\$1,000	East Hill
Subtotal for facility impact			29,679		\$17,319,972		\$14,276,624	
Total impact for land and facilities					\$20,224,214		\$17,180,866	

Appendix E: Finances

An analysis was accomplished of recent financial trends in Tukwila and the impact federal and state program mandates, revenue sharing, and the city's urbanization have on the discretionary monies available for park, recreation, and open space. The analysis also reviewed trends in city revenues and the affect alternative revenue sources may have on financial prospects. Following is a brief summary of major findings:

E.1 Revenue and expenditures - general government

Tukwila's annual general governmental expenditures are derived from the combination of general, special revenue, debt service, and enterprise funds.

General fund

The General Fund is derived from property taxes, licenses and permits, intergovernmental revenues including state and federal grants, service charges and fees, fines and forfeitures, and other miscellaneous revenues. General funds are used to finance most government operations including staff, equipment, capital facility, and other requirements. Park, recreation, and open space programs and facilities are funded primarily from general fund accounts.

- **Property tax** - under Washington State's constitution cities may levy a property tax rate not to exceed \$3.10 per \$1000 of the assessed value of all taxable property within incorporation limits. The total of all property taxes for all taxing authorities, however, can not exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747, a statutory provision limiting the growth of regular property taxes to 1.0% per year, after adjustments for new construction. Any proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

- **Sales tax** - is the city's largest single revenue source and may be used for any legitimate city purpose. The city has no direct control over this source. The sales tax is collected and distributed by the state and may fluctuate with general economic and local business conditions. The new "Streamline Sales Tax which is due to be implemented in July 2008 is an example - it will tax retail sales based on where the goods are to be delivered rather than at point of sale - which may reduce the retail sales tax that is returned to the city under the old rules.
- **Licenses and permits** - includes revenues generated from business and occupational licenses, operating and building permits. Generally, these fees are used to pay for the inspections, processing, and other charges necessary to perform supporting services.
- **Intergovernmental revenue** - includes state and federal grants or pass-through revenues, usually earmarked for specific programs. Federal governmental grants and funding pass-through funds include the Department

of Housing and Urban Development's (HUD) Community Development Block Grants (CDBG) and revenue sharing.

- **Charges for services** - includes revenue generated to pay for garbage, landfill, utility, and other operating services provided by the county or a county concession or licensee.
- **Fines and forfeits** - includes monies generated from business fines, code violations, traffic fines, property forfeitures, and other penalties.

Special revenues

Special revenues are derived from state and local option taxes dedicated to specific expenditure purposes, such as the motor vehicle tax, motor excise tax, real estate excise tax, motel and hotel tax, public art, criminal justice, paths and trails, convention center, and the like. Some special revenues may be used to finance limited capital facilities, such as roads or parks, where the local option allows - such as the local real estate excise tax (REET).

Debt service funds

Debt service funds are derived from a dedicated portion of the property tax or general fund proceeds to repay the sale of general obligation (voted) and Councilmanic (non-voted) bonds. Both types of bonds may be used to finance park facility improvements - but not maintenance or operational costs.

Municipal debt capacity - 31 December 2005

2005 assessed valuation			\$3,610,558,767
Debt type	limit*	amount	debt**
Councilmanic bond capacity	1.5%	\$ 54,158,382	\$ 23,407,761
General obligation bond capacity***	2.5%	90,263,969	0
Utility bond capacity***	2.5%	\$ 90,263,969	0
Park/open space bond capacity***	2.5%	\$ 90,263,969	0
Total allowable (legal limit)	7.5%	\$270,791,907	\$ 3,407,761
Available capacity			\$247,384,146

* Percent of the total estimated assessed valuation.

** Includes installment contracts and debt service funds.

*** Require 60% voter validation where voter turnout equals at least 40% of the total votes cast in the last general election.

Source: Tukwila Comprehensive Annual Financial Report, 31 December 2005

- **Councilmanic (limited or non-voted) bonds** - may be issued without voter approval by the Council for any facility development purpose. The total amount of all outstanding non-voted general obligation debt may not exceed 1.5% of the assessed valuation of all city property.

Limited general obligation bonds must be paid from general governmental revenues. Therefore, debt service on these bonds may reduce the amount of revenue available for current operating expenditures and the financial flexibility the Council may need to fund annual budget priorities. For this reason, Councilmanic bonds are usually only used for the most pressing capital improvement issues.

▪ ***Unlimited general obligation bonds*** - must be approved by at least 60% of resident voters during an election which has a turnout of at least 40% of those who voted in the last state general election. The bond may be repaid from a special levy, which is not governed by the 1.0% statutory limitation on the property tax growth rate. Total indebtedness as a percent of the assessed valuation that may be incurred by limited and unlimited general obligation bonds together, however, may not exceed:

2.5% - provided that indebtedness in excess of 1.5% is for general purposes,

5.0% - provided that indebtedness in excess of 2.5% is for utilities, and

7.5% - provided that indebtedness in excess of 5.0% is for parks and open space development.

Monies authorized by limited and unlimited types of bonds must be spent within 3 years of authorization to avoid arbitrage requirements unless invested at less than bond yield. In addition, bonds may be used to construct but not maintain or operate facilities. Facility maintenance and operation costs must be paid from general governmental revenue or by voter authorization of special annual or biannual operating levies or by user fees or charges.

Enterprise funds

Enterprise funds are derived from the user fees and charges levied for utility operations including water and sewer, storm drainage, regional water, solid waste, and cemetery. The enterprise revenues are used to pay operating costs, retire capital facility debt, and plan future replacement and expansion projects. Enterprise funds may be created for a park or recreation activity that has a revenue source sufficient to finance all costs. Enterprise funds have been used on a limited basis for golf courses, marinas, and similar self-financing operations.

Capital improvements funding implications

Generally, the city has not appropriated very much of the annual budget for capital improvements. The city has building and infrastructure construction requirements, but given the declining buying power of annual city budgets, not had the capital resources available to initiate major construction projects from the general funds or non-dedicated funds accounts.

The 1% statutory limit on local property tax yields combined with the sporadic and undependable nature of federal and state grants and revenue sharing prevents or discourages the city from making long term capital investments in infrastructure necessary to support the city's development. The 1% statutory limit on the general fund levy in particular, severely curtails the city's ability to operate and maintain park, recreation, and open space facilities and services even if the city only utilized unlimited general obligation bonds as a means of providing capital financing.

E.2 Revenue prospects - general government

The following options could be used to deal with future capital needs:

User fees and charges

Tukwila may elect to use an increasing array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. The user fee approach may be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge.

Special legislation

Local government representatives can seek state enabling legislation authorizing new or special revenue sources. Senate Bill 5972 (RCW 82.46) is an example of one possible legislative solution. The 1982 bill gave county governments the option of adding an additional 0.0025% increment to the real estate excise tax (REET) for the sole purpose of financing local capital improvement projects including parks, utilities and other infrastructure except governmental buildings.

Like bonds, Senate Bill 5972 funds may not be used to finance operation and maintenance requirements.

Unlimited general obligation bonds

Tukwila may come to depend on voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits. However, bond revenue can not be spent for maintenance and operational issues – and bond referendums must be approved by a margin over 60% of the registered voters who participated in the last election.

General levy lid lift referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Tukwila's registered voters. Voters can be asked to approve a resetting of the property tax levy rate or of approving a special purpose property tax levy that would adjust the amount of revenue the city can generate. The new total revenue that can be generated by a resetting of the rate would be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition.

However, the adjusted rate and revenue could finance specific capital improvement projects – or programs that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate or a specially approved levy.

The resetting of the rate can be permanent, subject to the provisions of Proposition 747, or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program – whereupon the rate reverts to the original or a specified amount defined in the referendum.

E.3 Expenditures – parks, recreation, and open space

Park expenditures

In total, all expenditures for Parks & Recreation categories including the park facility maintenance provided by Planning & Facilities Department were \$2,065,129 in 2006 or 16% of all city general fund expenditures. The amount of funds that have been available to expense for Parks & Recreational purposes has not yet reflected the expected impacts from Proposition 747 on overall city revenues.

2008 Budgeted expenses

	City Expenditures Operating funds	Parks & Recreation Amount	Percent
Administration	\$ 50,188,850	\$ 359,737	0.7%
Recreation		2,418,659	4.8%
Aquatics		564,349	1.1%
Park Maintenance		970,591	1.9%
Total	\$ 50,188,850	\$ 4,313,336	8.6%

Source: Tukwila Annual Budget 2008

Note: excludes 301 - Land Acquisition Fund and 411 - Foster Golf Course which is an enterprise account

Tukwila Department of Park & Recreation budgets provide for a variety of operational activities including staff costs, supplies, services and capital outlays, and some facility development activities including debt service on bonds, capital improvement projects, and physical development grants. The Department is organized into 6 operating divisions focused on:

- **Administration** - including management of the Park Board and citizen committees, and of department financial assets and accounts,
- **Recreation Programs** - including full and part-time staff providing indoor and outdoor recreational programs in parks and facilities,
- **Aquatics** - including full and part-time staff managing programs and maintenance of the Tukwila City Pool,
- **Events** - including full-time staff and coordinating personnel managing city special events and activities,
- **Parks** - including full and part-time staff providing maintenance and operations support of all parks and facilities except City Pool and Foster Golf Links, and
- **Golf** - including full-time and seasonal golf professionals and course superintendents and maintenance staff operating Foster Golf Links.

Park revenues

Park revenues are generated from a number of sources in addition to the General Fund including:

- **Recreation and Aquatic revenue** - derived from user fees for group picnic shelter fees, athletic field fees, snack bars and other concessions, aquatic programs, admissions, and rentals,
- **Other funds** - from capital maintenance fund and park acquisition set-asides, Real Estate Excise Tax (REET), Hotel/Motel Tax (Tourism Fund), and state and federal grants, among others

2008 Budgeted Park & Recreation revenues

	2008 expenditures	Revenues Amount	Percent
Activity fees - recreation		\$ 105,000	10.0%
Activity fees - City Pool		86,600	8.2%
Program fees - recreation		502,500	47.7%
Program fees - City Pool		90,000	8.5%
Facility rents - TCC & Pool		270,000	25.6%
		\$1,054,100	100.0%
Total	\$ 4,313,336	\$1,054,100	24.4%

Source: Tukwila Annual Budget 2008

Note: excludes 301 - Land Acquisition Fund and 411 - Foster Golf Course which is an enterprise account

Funding implications

Tukwila acquired a quality park, recreation, and open space inventory using land donations, grants, project development mitigation, and a healthy allocation of property tax derived general funds. However, these sources will not continue to yield enough money with which to initiate major facility development and/or with which to accomplish major cyclical maintenance requirements.

In addition, in light of the 1.0% statutory limit on local property tax yield's affect on discretionary funding in general, the city can no longer depend entirely on traditional revenue sources as a means of funding capital improvement projects.

To meet the park, recreation, and open space interests of city residents, Tukwila must devise new financial strategies.

E.4 Prospects – park, recreation, and open space organization

Given current and projected fiscal conditions affecting general government, and the revenues affecting park, recreation, and open space services in particular, the following options could be used to deal with future capital needs:

Metropolitan park districts (SB 2557)

In 2002, the state legislature authorized the establishment of metropolitan park districts as special units of government that may be wholly independent of any involvement with a city, county, or any other local public agency or jurisdiction. Like recreation service districts, metropolitan park districts may provide recreational facilities that are specific to the district's boundaries in return for the district residents' agreement to pay the special development, operation, and maintenance costs utilizing special financing devices.

Metropolitan park districts must be initiated by local government resolution or citizen petition following hearings on feasibility and costs studies of the proposed district's facility development or operation costs. The proposal must ultimately be submitted for voter approval (50%) including all provisions relating to any special financing agreements. The voters must initially approve the formation of the district, and may designate existing elected officials, or a body appointed by existing elected officials or elect district commissioners or officers solely responsible for park and recreation policy.

Voters must also approve the establishment of **a continuous levy as a junior taxing district – compared with 3 year levies under a recreation service district** to provide maintenance, repair, operating costs, and facility acquisition and development projects.

Metropolitan park districts can be flexible and used to provide local or citywide recreational facilities in the same variety of custom service choices with the exception that the financing levy may be as a junior taxing district with a continuous levy.

The Tacoma Metropolitan Park District was established in 1909 and is the largest and oldest recreation park district in the State of Washington.

E.5 Public revenue prospects – parks, recreation, and open space

Environmental impact mitigation – subdivision regulations

City and county subdivision policies can require developers of subdivisions within the county, or on lands that may eventually annex to adjacent cities, to provide suitably designed and located open spaces, woodland preserves, trail systems, tot lots, playgrounds, and other park or recreational facilities. Such facilities may include major components of the park or recreational system that may be affected by the project's location or development. The city and county may also consider requiring developers provide acceptable long-term methods of managing and financing maintenance requirements. Attractive management systems could include:

- ***ownership by a private organization*** - like a tennis, swimming or golf club, who assumes responsibility for all maintenance responsibilities and costs,
- ***ownership by a homeowners or common property owners association*** - who may contract maintenance responsibilities and assess property owner's annual costs, or
- ***dedication of property*** - to an adjacent city or school district who assumes maintenance responsibilities using local city or school funds.

The city and county should not accept title and maintenance responsibility unless the land or facility will be a legitimate park or recreation or open space element that may be supported using public financing. The city or county may be contracted by any of the other agencies to provide or oversee a maintenance contract on the owner's behalf provided all city or county costs are reimbursed by an approved method of local financing.

Growth impact fees

Tukwila has adopted and could increase the growth impact fee provision in accordance with the Washington State Growth Management Act (GMA). A park impact fee is currently applied to all proposed residential developments within the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS). The current city ordinance estimates the impact each development project has on park, recreation, and open space facilities within the project's local service zone and makes provisions for setting aside the resources, including lands or monies, necessary to offset the project's local or neighborhood and community or regional facility impacts.

The dollar value of the project's park, recreation, and open space impact can be offset by the project developer of an amount equal to the combined facility acquisition and development costs that the city would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within the project development. The city ordinance should consider the following when determining the types of mitigation measures or development credits to be made available to the developer:

- ***will the facility*** - be available to the public,
- ***have a designated owner*** - responsible for continuing operation and maintenance (the owner may be a common property owner's association, school district or other agency), and
- ***correspond to and not exceed or vary from*** - the types of park, recreation, and open space facilities that are being impacted (a developer could

provide but should not be able to take full credit value for facilities for which there is no shortage, impact or local interest).

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Land and monies accumulated under the proposed ordinance must be invested within a reasonable time of impact assessment or be returned to the contributing developer.

The city could conduct periodic program reviews with residents, user groups, cities, school districts, and other agencies to decide the most efficient and representative way of delivering the facilities mitigated by the ordinance. Alternative delivery methods could include:

- ***acquisition of suitable sites*** - in conjunction with other public or school facilities including title transfer if other public or school agencies enter into special agreements assuming development, operation, and maintenance responsibilities and costs,
- ***development of facilities*** - on other public or school sites if other public or school agencies enter into agreements assuming future operation and maintenance responsibilities and costs, or
- ***any other alternative*** - including development, operation or maintenance proposals by user groups or private concessionaires or developers that provide a viable facility in accordance with the park, recreation, and open space strategies outlined.

Inter-local agreements

Tukwila could work with the county to determine an equitable means whereby growth mitigation park impact fees can be collected for residential developments occurring within the urban growth area outside of existing city limits, but within the area the city eventually expects to annex.

A joint growth impact fee should be collected where the county and city maintain the same local and regional or citywide level-of-service (LOS) presently existing within the incorporated (city) and unincorporated (county) sections, and for the urban growth area in total. A common fee could be collected by each agency, then shared on a project by project basis for improvements benefiting local neighborhoods (and potential residents of proposed subdivisions) or residents of the community and urban growth area-at-large.

The city and county should also work with the school districts to determine to what extent the county could cooperatively finance shared or common facility improvements. Such improvements could use co-located school and park sites, commonly improved and scheduled fields and facilities, and the sharing of park and school growth impact fees - among other options.

It is to the county's advantage that the county will assist the city and school district with the development and operation of common facilities since these facilities serve residents of the county.

In return, however, the county, city, and school district must determine some equitable means whereby the city and school district perform or reimburse each other for some of the added facility maintenance and operational impacts that users create on each agency's facilities.

User fees and charges

The city may increase the number of activities subject to user fees and charges and use the proceeds to purchase land, develop, operate, and maintain facilities where all costs are reimbursed by the revenue obtained. Essentially,

the city would become a facility developer/operator providing whatever facilities or services the market will support from user revenue.

User fees have and could be used to provide facilities for park and recreation activities whose profit margins are too low to sustain commercial operations or whose benefiting user group may extend beyond city boundaries. Possible user fee financed facilities include the municipal golf course and could also include recreational vehicle parks and any other facility where demand is sizable enough to warrant a user fee financing approach.

In essence, the market determines which facility's revenues equal costs, and thereby, which programs the city would provide on a direct costs/benefit basis. To date, city user fee revenues provide a significant source of operating funds for recreational programs. While important, this source of finance will likely never pay full costs for all programs, or any operation, maintenance, or development costs. Some programs designed for youth and family activities, may never generate fees large enough to finance full costs and will require the City Council to determine to what extent the public benefits merit the subsidized fee revenues.

Special funding sources

Tukwila has approved and could submit for approval the following special financing options.

- **REET (Real Estate Excise Tax)** - RCW 82.46 gives city governments the option of adding up to two 0.0025% increments to the real estate excise tax (REET) for the sole purpose of financing local capital improvement projects. The state legislature is considering authorizing cities to adopt a 3rd REET which would be dedicated exclusively to park, recreation, and open space. REET funds may not be used to finance operation and maintenance requirements.

Tukwila has adopted 1 REET option and could propose to adopt the 2nd REET option to be dedicated solely to park, recreation, and open space purposes if approved by City Council.

REET remains a viable financing tool for park, recreation, and open space acquisition and development projects. However, since REET funds are to be used for all city capital requirements, the funds may not be as easy to expense for park, recreation, and open space purposes as in years past.

State grants

Washington State funds and administers a number of programs for parks and recreation, and non-motorized transportation and trails purposes using special state revenue programs.

- **Endangered Species Act (ESA)** - a Department of Ecology administered water quality program provides grants for up to 75% of the cost of water quality/fish enhancement studies. Referendum 39 monies can be applied to park and open space developments that propose to restore, construct or otherwise enhance fish producing streams, ponds or other water bodies.
- **Washington Wildlife Recreation Program (WWRP)** - provides funds for the acquisition and development of conservation and recreation lands. The Habitat Conservation Account of the WWRP program provides funds to acquire critical habitat, natural areas, and urban wildlife categories. The Outdoor Recreation Account of the WWRP program provides funds for local parks, state parks, trails, and water access categories.

- **Capital Projects Fund for Washington Heritage** - initiated on a trial basis in 1999, and since renewed, provides funds for the restoration and renovation projects for historical sites and buildings by local governments and nonprofit agencies. The program is administered by the Heritage Resource Center (HRC).
- **Boating Facilities Program** - approved in 1964 under the state Marine Recreation Land Act, the program earmarks motor vehicle fuel taxes paid by watercraft for boating-related lands and facilities. Program funds may be used for fresh or saltwater launch ramps, transient moorage, and upland support facilities.
- **Aquatic Lands Enhancement Act (ALEA)** - initiated on a trial basis in 1985, and since renewed and expanded, uses revenues obtained by the Washington Department of Natural Resources from the lease of state owned tidal lands. The ALEA program is administered by the RCO for the development of shoreline related trail improvements and may be applied for up to 50% of the proposal.
- **Washington State Public Works Commission** - initiated a program that may be used for watercraft sanitary pump-out facilities.
- **Youth Athletic Facilities (YAF)** - provides grants to cities, counties, and qualified nonprofit organizations for the improvement and maintenance of existing, and the development of new athletic facilities. The program is administered by the Community Outdoor Athletic Fields Advisory Council (COAFAC) of the RCO.
- **Non-Highway & Off-Road Vehicle Activities Program (NOVA)** - provides funding to develop and manage recreation opportunities for users of off-road vehicles and non-highway roads. An allocation (1%) from the state Motor Vehicle Fuel Tax (MVFT) and off-road vehicle (ORV) permit fees fund the program. NOVA funds may be used for the planning, acquisition, development, maintenance, and operation of off-road vehicle and non-highway road recreation opportunities.
- **Firearms and Archery Range Recreation Program (FARR)** - provides funds to acquire, develop, and renovate public and private nonprofit firearm and archery training, practice, and recreation facilities. The program is funded from a portion of the fees charged for concealed weapons permits.

Federal grants

Federal monies are available for the construction of outdoor park facilities from the National Park Service (NPS) Land and Water Conservation Fund (LWCF). The Washington State Recreation & Conservation Office (RCO) administers the grants.

- **NPS (National Park Service) grants** - usually do not exceed \$150,000 per project and must be matched on an equal basis by the local jurisdiction. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements and a number of other factors. In the past few years, project awards have been extremely competitive as the federal government significantly reduced the amount of federal monies available the NPS program. The state increased contributions to the program over the last few years using a variety of special funds, but the overall program could be severely affected by pending federal deficit cutting legislation.

Applicants must submit a detailed comprehensive park, recreation, and open space plan to be eligible for NPS funding. The jurisdiction's plan must

demonstrate facility need, and prove that the jurisdiction's project proposal will adequately satisfy local parks, recreation, and open space needs and interests. Due to diminished funding, however, RCO grants have not been a significant source of project monies for city or other local jurisdictions in recent years.

- **TEA21 (Transportation Equity Act for the 21st Century)** - can be used to finance on and off-road non-motorized trail enhancements along major and minor arterial collectors roads or sometimes, within separate trail corridors. The program was adopted in 1993 and is administered by the Regional Transportation Organization on behalf of the US Department of Transportation.

Applicants must demonstrate the proposed trail improvements will increase access to non-motorized recreational and commuter transportation alternatives.

- **National Recreational Trails Program (NRTP)** - is the successor to the National Recreational Trails Act (NRFTA). Funds may be used to rehabilitate and maintain recreational trails that provide a backcountry experience. In some cases, the funds may be used to create new "linking" trails, trail relocations, and educational programs.
- **Boating Infrastructure Grant Program (BIG)** - supports development and renovation of areas for non-trailer-able recreational boats over 26 feet, and related support elements on US navigable waters. Funds may be used to produce and distribute information and educational materials. The federal program compliments the state-funded Boating Facilities Program (BFP) administered for smaller vessels.

E.6 Private revenue prospects – park, recreation, and open space

Special use agreements

Special property agreements can often be used instead of property purchases to secure public use rights for land or property at no cost or a nominal fee, particularly where the possible public use is of benefit to the private landowner. Some forms of special use agreements can provide favorable tax benefits if the use agreement can be shown to have an assigned value.

The city could expand the use agreement concept to include complete development, operation or maintenance responsibilities. Package lease agreements will usually provide more effectively maintained facilities than possible where the city must staff specialized, small work crews.

Sometimes package lease agreements covering use and maintenance aspects may be the only way of resolving an equitable agreement with the private ownership. This may include trails on utility corridors where the ownership may prefer to control development and maintenance activities, and the city may prefer to avoid any implied responsibility or liability for the utility worthiness which the city's maintenance of a trail system could imply.

Public/private service contracts

Private market skills and capital may be employed in a variety of ways including the use of public/private services contracts where a private party can be contracted to operate and maintain a facility for a fixed fee cost. Service contracts can be very efficient where the activities are small, scattered in location, seasonal, expert or experimental. Service contracts are also relatively easy to initiate or terminate if area demand fails to provide sufficient use or revenue to justify continued operation.

Service contracts may be very flexible and can include agreements with the county, school district or local user groups who can or would be interested in sustaining the activity on a subsidized or sweat-equity basis in exchange for the facility.

Public/private concessions

The city could lease a portion of a site or facility to a private party in exchange for a fixed fee or a percentage of gross receipts. The private operator assumes operation and maintenance responsibilities and costs in exchange for a profit. For certain types of facilities, such as enterprise fund account facilities like golf course, the city's portion of the profits may be used to pay facility development and/or operation and maintenance costs at the same or for similar facility developments.

The city may save considerable monies on concessions where the activities are specialized, seasonal, experimental or unproven. Concessions can be easily initiated, provide direct user benefit/cost reimbursements and relieve the city of a capital risk should market or user interest fail to materialize to a least break-even levels.

Concessionaire's could operate a wide variety of park and recreational facilities including boating and bicycle rentals, special group and recreational vehicle campgrounds, athletic field and court facilities, and swimming pools and beaches, among others.

Public/private joint development ventures

The city can enter into an agreement with a private or public developer to jointly own or lease land for an extended period of time. The purpose of the venture would be to allow the development, operation, and maintenance of a major recreational facility or activity in exchange for a fixed lease cost or a percentage of gross receipts.

The developer assumes development, operation, and maintenance responsibilities, costs, and all market risks in exchange for a market opportunity providing a profitable return not otherwise available. The city realizes the development of a facility not realized otherwise in exchange for a low minimum capital return and no or very little capital risk.

Joint development agreements represent an ultimate benefit/cost resolution that may also provide public revenue that the city could use for other development opportunities. Examples include the possible joint development on city lands of recreational vehicle campgrounds, seminar retreats, special resorts, swimming pools and water parks, golf courses, and gun and archery ranges, among others.

Self-help land leases

There are instances where an activity is so specialized in appeal or of a service area so broad in scope that it cannot be equitably financed using general public funds. Specialized user groups should be provided options for developing or maintaining facilities in ways that account for equitable public cost reimbursements. Examples include the use of land leases where the city may lease land at low or not cost where a user group or club assumes responsibility for the development, operation, and maintenance of the facility. The club could provide volunteer help or use club finances to develop, operate and maintain the facility as a means of meeting user benefit/cost objectives.

Land lease agreements could accommodate organized athletics like soccer, baseball, football, softball and rugby; or very specialized facilities like shooting ranges, archery fields, OHV trails, and ultra-light aircraft parks, among others.

Self-help contract agreements

The city can purchase land, develop, operate, and maintain a specialized facility under a negotiated contract agreement where a special interest group agrees to defray all costs in addition to or in lieu of a user fee as a means of meeting user benefit/cost objectives. The agreements can be quite flexible and could contract the city, the user group, another public agency or a private operator to be developer/operator.

Contract agreements could accommodate a range of more expensive special purpose facility developments including high quality athletic competition facilities for league organizations; and specialized facility developments like shooting ranges and OHV trail systems when and where the user organization can provide financial commitments.

E.7 General funding strategies

Using the strategies described above, funding sources should generally be matched to specific needs to avoid duplication and take advantage of each fund's specific possibilities. For example:

Program services

Fees and charges should be used to finance program services to the maximum extent possible and practical to provide cost/benefit equities and efficiencies. General funds should be used to cover shortages where fees cannot be readily collected, as in most special events, or where fees may not be easily raised to cover all operating costs for programs the City Council deems to have special social benefits to the city.

Facility operation, maintenance, and minor construction

General funds should be used to pay operation and maintenance costs for facilities and activities that cannot be financed with fees and charges or financed with other funding methods. General funds are flexible and can be adjusted to meet annual programming variations or priorities.

Where appropriate, maintenance and operation funds for facilities that are impacted by urban growth area users should be reimbursed or provided by the city and school district subject to the pending resolution of an inter-local agreement on planning and services.

The funds collected from the excise tax on real estate sales (REET) should be used to finance minor construction improvements to existing properties. The money should also be used to help purchase sites when opportunities arise that cannot await other, less flexible funding methods. Like general funds, the monies collected from excise taxes are flexible and can be adjusted to meet annual programming needs or sudden changes in priorities or opportunities.

Recreational facility development

Recreational facilities, athletic fields in particular, are important to Tukwila's programs but satisfy relatively small proportions of the population compared with park and trail facilities. Bonds, levies, and other fixed forms of financing should be used to pay for the development of parks, trails, and other facilities that residents assign high priorities. Recreational facilities with low to moderate priorities should be financed with general funds, excise tax revenues, and other more flexible sources of financing.

Tukwila should investigate the possibility of implementing a wide range of joint recreational facility developments with the county and school district. These agencies could finance acquisition and development costs using open space and school facility development bonds, or conservation futures and real estate excise taxes - and Tukwila could finance annual operating and maintenance needs using service charges and general funds. Joint venture agreements could better match costs/benefits with users, avoid duplication, save cost, increase service, and allow each agency to make the best use of funds.

Parks, natural areas and trail development

Parks and trails benefit the largest percentage of the population and will probably be easier to obtain voted bond or property tax levy issues for than other more specialized uses. General obligation bond or special property tax levy packages could finance the high priority conservancies and trail acquisition and development proposals contained within the development plan chapter of this document.

When necessary and appropriate, Councilmanic bonds could be used to purchase sites when opportunities require fast action, or to match possible State of Washington Interagency (RCO) state or federal grants for park and trail developments.

Special developments

Some proposed projects represent unique facilities that may not be easily financed with conventional funding methods. Tukwila should explore the opportunities that may be available for the development and funding of joint public/private facilities with private property owners or developers. Joint ventures could save costs, reduce annual program requirements and provide city residents services and facilities not available otherwise.

Growth impact fee mitigation

Continued residential developments within Tukwila's unincorporated urban growth area will severely stress existing city and county facilities and services. Consequently, Tukwila and the county should institute environmental and growth impact fee mitigation measures in accordance with the Washington State Growth Management Act (GMA) as a means of preserving unique sites and of requiring land developers to help finance facility developments offsetting project impacts.

E.8 Park and maintenance funding strategies 2008-2014

A Tukwila financial strategy for the next 6-year period (2008-2014) must generate sufficient revenue to maintain existing facilities, provide recreational program services, renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

Three alternative financial strategies illustrate the choices available Tukwila under an integrated funding strategy. The strategies combine possible scenarios concerning general funds, growth impact fees, another REET, and approval of a property tax levy lid lift.

The forecasts are conservative, based on the average trends indicated in capital facility program fund expenditures by the city during the past year. The projected revenues have been adjusted to account for expected increases in the tax and revenue base valuations over the 6-year forecast period.

Proposed 6-yr expenditures	Alt 1	Alt 2	Alt 3
Admin/Special Events	\$ 2,326,922	\$ 2,326,922	\$ 2,326,922
Recreation Programs	15,644,847	15,644,847	15,644,847
Aquatics	3,650,434	3,650,434	3,650,434
Park Maintenance	6,278,168	6,278,168	6,278,168
Renovations and repairs	1,483,433	1,483,433	1,483,433
PLOS additions	11,000,000	11,000,000	11,000,000
Total	\$ 40,383,804	\$ 40,383,804	\$ 40,383,804

Proposed 6-yr revenues			
General funds	\$ 24,014,929	\$ 24,014,929	\$ 24,014,929
Growth impact fee	0	1,511,582	3,023,163
REET 2	0	0	0
Property tax levy	5,444,499	3,932,917	2,421,336
Total	\$ 40,383,499	\$ 40,383,499	\$ 40,383,499

Annual cost for levy			
\$150,100 mean house value	\$ 36.62	\$ 26.46	\$ 16.29

Alternative 1

This scenario *would finance \$40,383,804* in combined park administration, special events, recreation programs, aquatics, park maintenance, renovations and repairs, and Tukwila's share of proposed composite level-of-service (PLOS) facility improvements over the 6-year period:

- **General Fund and other revenue contributions** – from facility use and rental fees, public utility and gambling taxes, REET, hotel/motel tax, state and federal grants, SEPA mitigation values, and volunteers and donations remain in the same proportions as recent years except for the property tax contribution which would decline an average -3.0% per year as a result of proposition 747 or the 1% tax limitation,
- **Growth impact fee** – would not be used capture 0% of the \$2,673 cost per person of maintaining Tukwila's existing level-of-service (ELOS) standards through additional population increases equal to \$0 per person or \$0 per dwelling unit where the typical unit averages 2.38 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value would not be utilized under this option,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize combined administration, special events, recreation programs, aquatics, park maintenance, and renovations, necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$36.62 for a city median \$150,100 house value for 6 years.

Alternative 2

This scenario *would finance the same \$40,383,804* over the 6-year period as Alternative 1 except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1,
- **Growth impact fee** – would be increased to capture 25% of the \$2,673 cost per person of maintaining Tukwila's existing level-of-service (ELOS) standards through additional population increases equal to \$668 per person or \$1,590 per dwelling unit where the typical unit averages 2.38 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value would not be utilized for park capital development,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize the city's portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$26.46 for a city median \$150,100 house value for 6 years.

Alternative 3

This scenario would finance the same \$40,383,804 over the 6-year period as Alternative 1 and 2 except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1 and 2,
- **Growth impact fee** – would be increased to capture 50% of the \$2,673 cost per person of maintaining Tukwila’s existing level-of-service (ELOS) standards through additional population increases equal to \$1,337 per person or \$3,181 per dwelling unit where the typical unit averages 2.38 residents,
- **Real Estate Excise Tax (REET) 2** – which would allow another \$0.0025 per \$1.00 of sales value would not be utilized for park capital development,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary to realize the city’s portion of the combined proposed level-of-service (PLOS) standard equal to an annual property tax levy payment of \$16.29 for a city median \$150,100 house value for 6 years.

Financial strategies 2008-2014

Proposed expenditures - ELOS/PLOS standards

				Alternative 1	Alternative 2	Alternative 3
Administration/Special Events	(\$359,737) /year	3.0%		(\$2,326,922)	(\$2,326,922)	(\$2,326,922)
Recreation Programs	(\$2,418,659) /year	3.0%		(\$15,644,847)	(\$15,644,847)	(\$15,644,847)
Aquatics	(\$564,349) /year	3.0%		(\$3,650,434)	(\$3,650,434)	(\$3,650,434)
Park Maintenance	(\$970,591) /year	3.0%		(\$6,278,168)	(\$6,278,168)	(\$6,278,168)
Deferred renovations and repairs (%curr	\$29,668,653 value	5.0%		(\$1,483,433)	(\$1,483,433)	(\$1,483,433)
PLOS land and facility additions				(\$11,000,000)	(\$11,000,000)	(\$11,000,000)
TOTAL EXPENDITURES				(\$40,383,804)	(\$40,383,804)	(\$40,383,804)

Proposed revenues - year 2008 trends

Capital facility program re	Total taxes	PRO Plan	%	Inflate			
General Fund property tax	\$11,145,000	\$4,313,336	39%	-3.0%	\$24,014,929	\$24,014,929	\$24,014,929
All Parks/Rctn revenues	\$1,054,100	\$1,054,100	100%	3.0%	\$6,818,338	\$6,818,338	\$6,818,338
Sales & Use Tax	\$13,225,000	\$0	0%	3.0%	\$0	\$0	\$0
Natural Gas Use Tax	\$312,000	\$0	0%	3.0%	\$0	\$0	\$0
Admissions Tax	\$260,000	\$0	0%	3.0%	\$0	\$0	\$0
Electric Utility Tax	\$1,250,000	\$0	0%	3.0%	\$0	\$0	\$0
Gas Utility Tax	\$750,000	\$0	0%	3.0%	\$0	\$0	\$0
Cable Utility Tax	\$200,000	\$0	0%	3.0%	\$0	\$0	\$0
Telephone Utility Tax	\$1,525,000	\$0	0%	3.0%	\$0	\$0	\$0
Leasehold Excise Tax	\$95,000	\$0	0%	3.0%	\$0	\$0	\$0
Gambling Excise Tax	\$2,300,000	\$0	0%	3.0%	\$0	\$0	\$0
REET 1	\$600,000	\$600,000	100%	3.0%	\$3,881,038	\$3,881,038	\$3,881,038
RCO, ALEA, TEA21 gra	\$150,000	\$150,000	100%	na	\$150,000	\$150,000	\$150,000
SEPA mitigation fees	\$0	\$0	0%	na	\$0	\$0	\$0
Volunteers/donations	\$75,000	\$75,000	100%	na	\$75,000	\$75,000	\$75,000
CFP totals	\$32,941,100	\$6,192,436			\$31,658,266	\$34,939,305	\$34,939,305
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$31,658,266	(\$5,444,499)	(\$5,444,499)

6-year strategy options - combine annual revenues

Option 1 - Growth impact fee (GIF)

	person per/du	per sf du				
Population in city limits	17,930	2.0%	20,192	2,262	2,262	2,262
ELOS local/regional value/person	\$2,673	2.38	\$6,362	\$2,673	\$2,673	\$2,673
Percent of value assessed for fee			100%	0%	25%	50%
Growth Impact fee revenue 2003-2008			\$6,046,326	\$0	\$1,511,582	\$3,023,163
Annual in 2004:	\$53,004					

Option 2 - Real Estate Excise Tax (REET) 2

Annual average real estate sales year 20	\$234,000,000	3.0%	\$241,019,818	\$241,019,818	\$241,019,818	\$241,019,818
Assessed rate per \$1.00 sales			\$0.0025	\$0.0025	\$0.0025	\$0.0025
Annual allocation for PRO Plan projects			100%	0%	0%	0%
Annual allocation for PRO Plan projects			\$602,550	\$0	\$0	\$0
REET revenue 2007-2013 with annual growth=	3.0%		\$3,897,530	\$0	\$0	\$0

Option 3 - Property Tax Levy (PTLevy)

Assessed valuation year 2005	\$3,610,558,767	3.0%	\$3,718,872,728	\$3,718,872,728	\$3,718,872,728	\$3,718,872,728
Assessed rate per \$1.00 valuation(2)			\$0.00000	\$0.00146	\$0.00106	\$0.00065
PTLevy totals			\$0	\$5,444,499	\$3,932,917	\$2,421,336
TOTAL CFP+GIF+REET+PTLevy			\$41,602,122	\$40,383,804	\$40,383,804	\$40,383,804
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

annual cost with average house value of	\$150,100	\$0.00	\$36.62	\$26.46	\$16.29
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Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
- (2) GO bond capitalized with financing at 6.00% interest for 6 years
- (3) Property tax levy proceeds accumulated over 6 year period with no interest.

Financial strategies 2008-2022

Proposed expenditures - ELOS/PLOS standards

				Alternative 1	Alternative 2	Alternative 3
Administration/Special Events	(\$359,737) /year	3.0%		(\$6,157,894)	(\$6,157,894)	(\$6,157,894)
Recreation Programs	(\$2,418,659) /year	3.0%		(\$41,402,037)	(\$41,402,037)	(\$41,402,037)
Aquatics	(\$564,349) /year	3.0%		(\$9,660,394)	(\$9,660,394)	(\$9,660,394)
Park Maintenance	(\$970,591) /year	3.0%		(\$16,614,349)	(\$16,614,349)	(\$16,614,349)
Renovations and repairs (% facility value)	\$29,668,653	2.1%		(\$635,757)	(\$635,757)	(\$635,757)
PLOS land and facility additions				(\$18,000,000)	(\$18,000,000)	(\$18,000,000)
TOTAL EXPENDITURES				(\$92,470,430)	(\$92,470,430)	(\$92,470,430)

Proposed revenues - year 2008 trends

Capital facility program re	Total taxes	PRO Plan	%	Inflate			
Recreation user fees	\$11,145,000	\$4,313,336	39%	-3.0%	\$49,914,459	\$49,914,459	\$49,914,459
All Parks/Rctn revenues	\$1,054,100	\$1,054,100	100%	3.0%	\$18,043,836	\$18,043,836	\$18,043,836
Sales & Use Tax	\$13,225,000	\$0	0%	3.0%	\$0	\$0	\$0
Natural Gas Use Tax	\$312,000	\$0	0%	3.0%	\$0	\$0	\$0
Admissions Tax	\$260,000	\$0	0%	3.0%	\$0	\$0	\$0
Electric Utility Tax	\$1,250,000	\$0	0%	3.0%	\$0	\$0	\$0
Gas Utility Tax	\$750,000	\$0	0%	3.0%	\$0	\$0	\$0
Cable Utility Tax	\$200,000	\$0	0%	3.0%	\$0	\$0	\$0
Telephone Utility Tax	\$1,525,000	\$0	0%	3.0%	\$0	\$0	\$0
Leasehold Excise Tax	\$95,000	\$0	0%	3.0%	\$0	\$0	\$0
Gambling Excise Tax	\$2,300,000	\$0	0%	3.0%	\$0	\$0	\$0
REET 1 & 2	\$600,000	\$600,000	100%	3.0%	\$10,270,659	\$10,270,659	\$10,270,659
RCO, ALEA, TEA21 grai	\$350,000	\$350,000	100%	na	\$350,000	\$350,000	\$350,000
SEPA mitigation fees	\$0	\$0	0%	na	\$0	\$0	\$0
Volunteers/donations	\$175,000	\$175,000	100%	na	\$175,000	\$175,000	\$175,000
CFP totals	\$33,241,100	\$6,492,436			\$69,083,296	\$78,753,955	\$78,753,955
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					\$69,083,296	(\$13,716,475)	(\$13,716,475)

20-year strategy options - combine annual revenues

Option 1 - Growth impact fee (GIF)

	person per/du	per sf du				
Population in city limits/urban growth arc	17,930	2.0%	24,719	6,789	6,789	6,789
ELOS local/regional value/person	\$2,673	2.38	\$6,362	\$2,673	\$2,673	\$2,673
Percent of value assessed for fee			100%	0%	25%	50%
Growth Impact fee revenue 2003-2022			\$18,146,997	\$0	\$4,536,749	\$9,073,499

Option 2 - Real Estate Excise Tax (REET)

Annual average real estate sales year 20	\$234,000,000	3.0%	\$241,019,818	\$241,019,818	\$241,019,818	\$241,019,818
Assessed rate per \$1.00 sales			\$0.0025	\$0.0025	\$0.0025	\$0.0025
Annual allocation for PRO Plan projects			100%	0%	0%	0%
Annual allocation for PRO Plan projects			\$602,550	\$0	\$0	\$0
REET revenue 2003-2022 with annual growth=	3.0%		\$10,314,302	\$0	\$0	\$0

Option 3 - Property Tax Levy (PTLevy)

Assessed valuation year 2005	\$3,610,558,767	3.0%	\$3,719,855,013	\$3,719,855,013	\$3,719,855,013	\$3,719,855,013
Assessed rate per \$1.00 valuation(2)			\$0.00000	\$0.00369	\$0.00247	\$0.00125
PTLevy totals			\$0	\$13,716,475	\$9,179,726	\$4,642,977
TOTAL CFP+GIF+REET+PTLevy			\$97,544,595	\$92,470,430	\$92,470,430	\$92,470,430
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

annual cost with average house value of **\$150,100** **\$0.00** **\$39.53** **\$26.46** **\$13.38**

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
- (2) GO bond capitalized with financing at 6% interest for 20 years
- (3) Property tax levy proceeds accumulated over 20 year period with no interest.

Appendix F: Mail-out/phone-back survey

In March 2008 a random sample of resident voter households in Tukwila were contacted to participate in a controlled sample survey concerning park, recreation, and open space planning proposals.

200 households agreed to participate in the survey and were mailed a copy of a summary description of the plan and a copy of the questionnaire. Survey results were compiled for the first 100 households who completed the surveys by follow-up telephone call - the number planned for in the original survey scope.

The resulting survey results are accurate to within 10+/-% of the opinions of the general population (the statistics are rounded and may not add to 100% and do not list don't know responses). The statistics also account for undecided, did not know, or refused a response. Following is a summary of the results for the total sample group.

F.1 Recreation program priorities and financing options

5	Have any household members used recreational programs provided by Tukwila in the last year?	51% yes 49% no
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What recreation programs do you think Tukwila should offer (that household members would use) on a scale of 1 to 5 where 1 is the least and 5 the most important?

Recreation program groups		lowest / highest				
		1	2	3	4	5
6	Before/after school child care/latch key programs?	50%	7%	5%	10%	23%
7	Teen social and education activities?	39%	7%	15%	13%	21%
8	Senior social and health activities?	19%	6%	16%	29%	30%
9	Special needs populations - programs, athletics, and social events for all ages, skills, and abilities?	30%	4%	19%	22%	24%
10	Environmental education and involvement?	18%	9%	33%	16%	23%
11	Boating and kayaking?	28%	23%	25%	13%	10%
12	Skiing, hiking, and special events?	22%	21%	27%	20%	8%
13	Aquatic instruction and recreation?	13%	7%	29%	24%	25%
14	Physical conditioning and fitness classes?	9%	7%	16%	34%	34%
15	Indoor basketball and volleyball leagues?	28%	7%	23%	23%	16%
16	Baseball, softball, and soccer leagues?	25%	8%	25%	24%	15%
17	Self-help classes - finance, health, fashion?	13%	21%	26%	27%	13%
18	Arts and crafts instruction?	17%	9%	33%	23%	17%
19	Drama and performing arts instruction?	21%	18%	32%	15%	13%
20	Special events - Festivals and Farmers Markets?	6%	3%	18%	28%	43%

If it requires more money than can be budgeted from **Tukwila** resources to provide future recreation programs, how would you rate methods of paying for them?

Recreation program financing options		lowest / highest				
		1	2	3	4	5
21	Reduce the number - of programs to control costs?	20%	19%	24%	17%	19%
22	Reduce the content, variety, and duration - of programs to control costs?	18%	23%	28%	11%	19%
23	Increase user fees for non-residents - to finance program services?	4%	5%	19%	28%	42%
24	Increase user fees for everyone - to finance program services?	17%	14%	35%	27%	6%
25	Increase city taxes - to finance needed program services?	41%	13%	22%	15%	7%

F-1

F.2 Facility priorities in general

In general, how would you rate the **existing** inventory of **city** parks, recreation, and open space facilities **provided in Tukwila** by the city?

		<i>lowest / highest</i>				
		1	2	3	4	5
26	Quantity - the number, size and location of existing park and trail sites to serve the existing population?	2%	7%	24%	40%	25%
27	Quality - of maintenance conditions and furnishings including parking, restrooms, trails, courts, fields, picnic shelters, and other facilities in existing parks?	2%	5%	27%	45%	19%

How would you rate the **need** for the following **additional** facilities within the city in general **whether provided by the city, county, school district, or another park provider**?

		<i>lowest / highest</i>				
		1	2	3	4	5
Conservation needs						
28	Woodland and wetland conservation areas?	8%	10%	31%	24%	25%
29	River shoreline and conservation areas?	5%	10%	32%	25%	26%
30	Open space and scenic area preservation?	5%	7%	26%	34%	26%
31	Historical buildings and sites?	10%	17%	36%	19%	17%
Resource park needs						
32	Waterfront access sites?	8%	12%	23%	33%	22%
33	Picnic tables, play areas, and shelters	5%	5%	23%	40%	25%
Trail needs						
34	Water trails for canoe and kayak excursions?	9%	26%	25%	29%	10%
35	Off-road bike and hike trails to parks and environmental areas citywide?	10%	14%	24%	30%	21%
36	On-road bicycle routes to schools, employment centers, business districts - citywide?	7%	9%	18%	32%	33%
37	Streetscapes, gateways, artworks, and amenities?	14%	24%	37%	15%	7%
Outdoor recreational facility needs						
38	Children's playgrounds and play areas?	6%	10%	19%	33%	31%
39	Skateboard courts?	15%	17%	35%	24%	8%
40	Basketball, volleyball, and tennis courts?	9%	10%	29%	39%	12%
41	Soccer fields?	15%	17%	32%	22%	13%
42	Baseball and softball fields?	10%	16%	33%	23%	17%
Indoor recreational facility needs						
43	Nature interpretive facilities?	18%	27%	29%	13%	9%
44	Swimming and leisure pools?	11%	6%	26%	28%	27%
45	Gymnasium and physical conditioning facilities?	7%	5%	29%	31%	26%
46	Arts and crafts facilities?	10%	12%	37%	25%	14%
47	Community classrooms and meeting facilities?	7%	17%	31%	29%	14%
48	Daycare and child nursery facilities?	10%	8%	31%	25%	24%
49	Teen activity center?	6%	8%	24%	38%	21%
50	Senior activity center?	2%	5%	23%	37%	30%
51	Public restrooms?	6%	9%	29%	27%	26%
52	Other _____?	18 responses				

F.3 Development plan proposal priorities

Under the proposed park plan, the city, county, school district, and other park providers may **jointly conserve and develop** wildlife and woodland preservations, waterfront access, picnic facilities, trails, athletic fields, community centers, and

other activities within the city. How would you rate the following proposals - as shown in the accompanying concept graphics?

Conservancy parks - see graphics page 6-8		lowest	/			highest
		1	2	3	4	5
53	Conservancies environmental - protect and provide access to important environmental areas of the city including the Duwamish/Green River and the wooded hillsides along the valley floor?	7%	4%	28%	36%	23%
54	Conservancies historical - identify historical buildings and exhibit interpretive information about the city's history and other heritage features?	11%	12%	33%	21%	21%
55	Environmental exhibits - install exhibits displaying historical, cultural, environmental, wildlife, and other features at parks and along the Duwamish/Green River Trail throughout the city?	12%	12%	44%	19%	12%
Resource parks - see graphics page 9-11		lowest	/			highest
56	Shoreline access - acquire/develop more waterfront access sites along the Duwamish/Green River?	8%	16%	33%	27%	14%
57	Picnic shelters and group activity sites - develop additional picnic shelters and group picnic facilities at major community park sites?	8%	9%	30%	35%	15%
Trail systems - see graphics page 12-14		lowest	/			highest
58	Water trails - develop kayak and canoe trail access and launch sites along the Duwamish/Green River?	7%	26%	27%	17%	20%
59	Multipurpose trails - develop the proposed off-road citywide network of walking and biking trails?	6%	6%	16%	40%	29%
60	Artworks - create a series of plazas, pedestals, and other areas to display public artwork in existing parks and along the Duwamish/Green River Trail?	20%	28%	34%	10%	6%
61	Art center - reuse the old fire station as an arts and crafts center - see page 14?	11%	16%	25%	18%	26%
Recreational facilities - see graphics page 15-19		lowest	/			highest
62	Playgrounds - develop a system of playgrounds within a ½ mile radius of all residential, commercial, and employment areas?	11%	16%	21%	28%	21%
63	Skateboard/climbing walls - develop local and citywide court facilities at school and park sites citywide?	18%	23%	27%	21%	9%
64	Basketball courts - develop courts at neighborhood parks within easy access of residential areas?	11%	14%	29%	30%	14%
65	Volleyball courts - develop sand volleyball courts at group picnic sites in community parks in the city?	15%	20%	33%	21%	9%
66	Soccer fields - improve existing fields to allow more sustained use for clinics, practices, and games for all age groups?	12%	15%	28%	27%	16%
67	Baseball/softball fields - improve existing fields to allow more sustained use for clinics, practices, and games for all age groups?	10%	14%	24%	29%	22%
Indoor facilities - see graphics page 20		lowest	/			highest
68	Gymnasiums - expand the Community Center, and possibly the middle and high school gymnasiums to provide more playing capacity - no graphic?	13%	13%	32%	26%	13%
69	Classroom and small meeting rooms - jointly schedule small meetings and other community events using existing city, school, church, hotel, and other private facilities - no graphic?	9%	9%	31%	31%	18%

70	Restrooms - develop additional restroom facilities at major community parks throughout the city?	6% 8% 25% 36% 21%
Swimming pool options - see graphics page 21-22		lowest / highest
71	Swimming pool - existing pool option - redevelop the existing City Pool at Foster High School to include leisure and therapy pool facilities?	8% 11% 18% 34% 26%
72	Swimming pool - community center option - develop a new city pool as an addition to the Community Center in place of the existing ballfield to include leisure and therapy pool facilities?	25% 24% 17% 12% 19%
73	Swimming pool - south site option - develop a new city pool and fitness center at a new park site in south Tukwila to include leisure and therapy pool facilities?	29% 14% 22% 18% 13%

F.4 Population growth impact management options

In the next 15 years the city population is projected to increase by another 5,000 people or 29% more than the existing population of 17,500 persons.

74	In your opinion, will existing park and recreation facilities (not including any of the plan's proposals) within the city, county, and school district systems be enough to provide for this population increase?	32% yes 32% no 36% don't know
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The existing inventory of **city** parks and recreational facilities is estimated to be worth about \$2,500 per person or \$5,400 for an average single family house. **This amount is the cost required for additional park facilities for new residents housing if the city is to maintain the same standards for park, recreation, and open space facilities that are currently provided existing residents.** Given this fact, how would you rate the following methods for dealing with the impact of new population growth on parks and the methods existing residents may use to finance park improvements?

		lowest / highest				
		1	2	3	4	5
Growth management financing						
75	Lower standards - for the number of park facilities provided to future populations?	40%	20%	19%	8%	5%
76	Collect a one-time growth impact fee from new housing development projects - to pay for park improvements?	12%	7%	8%	30%	41%
77	Collect a one-time growth impact fee from new retail and industrial development projects - to pay for park improvements in the city center?	10%	6%	11%	29%	42%
78	Increase city taxes - to acquire and develop park facilities to offset population growth impacts?	40%	17%	33%	8%	0%
Growth impact fees		Percent of cost				
79	If a park growth impact fee were to be collected from new housing development projects , what percent of this cost would you recommend be charged for every new single family house to be developed in the county? (The city currently does not charge a growth impact fee.)	7%	100%=	\$5,400		
		10%	75%=	\$4,050		
		16%	50%=	\$2,700		
		17%	25%=	\$1,350		
		35%	10%=	\$ 540		
		9%	0%=	\$ 0		

Growth impact fees **can not** be used to expand or improve park facilities **for existing residents**. Projects that improve or develop the existing park system **that benefit**

existing residents must be financed by other methods. How would you rate the following methods of financing park improvements for existing residents?

Note - Tukwila, like all jurisdictions in Washington State, must restructure fiscal policies to reflect recently adopted restraints on the use of property, license, and other taxes for the financing of general governmental services. The following questions outline a number of alternative methods for delivering park, recreation, and open space facilities and programs in the city for your evaluation. City Council could adopt some, most, or all of the following ways and methods for restructuring the way the city delivers and finances park and recreation facilities and services depending on the results of this survey, and in some cases subsequent voter approvals.

F.5 Joint venture opportunity and partner options

Besides Tukwila – the county, school district, athletic organizations, private operators, and a variety of other public and private agencies own and operate park facilities and recreational programs within the city. How would you rate joint venture projects with the following organizations?

		<i>lowest / highest</i>				
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
Recreation program operation						
80	<u>With other public agencies</u> – like the school district for the <u>operation</u> of recreational programs at community park sites and schools for public use?	11%	8%	26%	35%	15%
81	<u>With non-profit organizations</u> – for the <u>management</u> of sensitive environmental areas or the <u>operation</u> of childcare, teen, senior, or other community programs?	8%	3%	25%	38%	23%
82	<u>With for-profit organizations</u> – for the <u>operation</u> of specialized facilities like golf, aquatic, and conference centers for public use paid with a user fee?	11%	14%	29%	30%	14%
Park facility development						
83	<u>With other public agencies</u> – like the school district for the <u>development</u> of parks, trails, and athletic fields?	16%	4%	33%	26%	18%
84	<u>With non-profit organizations</u> – for the <u>conservation</u> of sensitive environmental areas or the <u>preservation</u> of historical areas or the <u>development</u> of athletic fields for public use?	10%	7%	26%	38%	16%
85	<u>With for-profit organizations</u> – for the <u>development</u> of specialized facilities like golf, aquatic, and conference centers for public use for a fee?	12%	15%	21%	29%	19%

F.6 Limited property tax levy option

City Council could submit a special, limited duration, and dedicated property tax levy for voter approval to finance **acquisition, development, operation, and maintenance** of all city recreation **programs** and parks, recreation, and open space improvement **projects**. The property tax levy would provide a continuous, dedicated source of funds with which to finance all requirements over a specified time period (possibly for a 6 year levy or between 6 and 20 years).

	<i>Dedicated property tax levy</i>	<i>Amount per year</i>
86	If a dedicated property tax levy were to be put on the ballot <i>to finance the acquisition, development, operation, and maintenance of all city recreation programs and park, recreation, and open space projects</i> , how much, if anything, would your <i>household</i> be willing to pay <i>per year</i> for this <i>dedicated</i> source of funding?	\$105.00 mean 80% response 18% don't know 2% refused

F.7 Your characteristics

87	Which area of the city do you live in?	44% north of 144th Street 51% south of 144th Street
88	How long have you lived in the city?	0-1 2-5 6-10 10+ years 0% 12% 23% 65%
89	What type of housing do you live in?	own rent 88% 12%
90	What age group are you in?	18-24 25-34 35-49 50-64 65+ 1% 4% 24% 43% 28%

F.8 Comments

91	Do you have any specific comments or recommendations to make about the proposed park plan or this survey? <i>57 responses</i>
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Question 52: What other indoor recreational facility needs did you rate?

- 152nd Military on west side—there are 40 or more men with no place to go. Give them a park bench
- A community theater. Dramatic theater.
- Archery field.
- Arts and cultural center.
- Canoe and kayak and take out.
- Could not think of any.
- Drama theater for all ages.
- Environmental issues preserving land in Tukwila.
- Leashed-free-dog park. (2)
- Lighted pathways and trails.
- Make parents responsible for there kids.
- More space for teens.
- Museum.
- Performing arts theater.
- We need more activities for toddlers. A family restaurant. The sound system at the Tukwila Community Center in the fitness center is horrible. The three speakers that do work are blown and terrible. Get new speakers with better cable. I offered to match \$500 if the city would come up with a new system. If John who manages that Center, would come up with the other \$500 to provide a new \$1,000 system that people can't fiddle with and either break or turn off

Question 91: Do you have any specific comments or recommendations to make about the proposed park plan or this survey? (Other comments)

- Would want a law with regard to cleaning up after dogs on trails, neighborhoods, and parks. Enjoy mini parks like Winter Garden could incorporate more of those including artwork. Would like to see less graffiti.
- Those who play should pay.
- Funded other than property taxes.
- None.

- I like to know why Southgate Park has been overrun with blackberries.
- Make lower cost green for golf course. Place to take tennis lessons.
- Make it more available to people in apartments and low-income houses.
- You have a nice proposal package. Is this a census for use? It's hard to see the little parks when you go by. So you wouldn't know if they're being used if you're just driving by. Going by you don't know what's there. Another type of monitoring. Do you have any kind of system to monitor who is out there and to see if there's any kind of child abuse. If you climb the trees up to ten feet, it's hard to hide. We have a lot of offenders in this area. Don't go overboard on skateboard and rock climbing.
- Fort Tuck not enough parking unless we pay—should be a Tukwila free parking to residents only.
- More restrooms. Fewer historical sites. More playgrounds for preschoolers.
- We have enough.
- They need to have some kind of minimum hygiene level. Some of the people I've had to associate with at the Community Center stink like death. I'm blind and crippled and if I can keep from stinking, other people who are not disabled should be able to maintain a hygiene level at least so they don't stink the people out who work at the Community Center are some of the highest caliber people I've met in my entire life.
- Looking forward to the development of the Duwamish River Bend Hill Park.
- A hearing by all when the survey is completed. I don't want a secret backroom decision. Plenty advanced notice for the hearing because I will make plans to be there. I definitely want to go.
- It's important that we have activities and interests for them after school and summertime to keep them off the streets.
- I rarely see other parks. When I'm there rather than look at area per capita statistics, I look at how the parks are actually being used.
- Increase the number of tennis courts available for public use. In the city regarding the water access the rivers don't seem very clean. What are the plans to make the rivers cleaner for public use? I want access to these survey results and how they will affect the parks and recreation.
- Bums on 144th Road.
- Tukwila doesn't really have a city center. They need maybe a plaza with coffee shops, and galleys, a place without parking. No cars—something that feels like a center of town. Try open markets for fruits and veggies like a farmer's market which is a great idea—give it more of a community feel.
- That's great.
- Need to have public meetings to go over the various aspects of the plan and adequate notice of any public meeting to ensure I can attend because I very much would want to attend.
- Parks and the apartments need more patrolling.
- No more taxes.
- We need excellent lifeguards if we are going to have pools. We must ensure they are safe.
- Property taxes too high. Immigration issues need to be stopped into the Tukwila area. Too much crime in Tukwila. Address the environmental issues—city growth too much with too little concern about the environment.
- Provided lighted walkways additional lighting for safety around the park facilities.
- I perused the city web page. We should have lots of tax money from Southcenter Mall. The proposed condos in the South Tukwila development should build their own private community gym and pool.
- Property tax and better discount fees.
- Great they have done it—good information.
- Provide public meetings with plenty of advance notice regarding the parks plan because I would attend.
- The parks and bike trails are very well maintained. The Community Center is a great facility and I have used various aspects of it. I like the varied programs.

- The maps of this survey would make you go blind—too small in detail. Maybe could have simplified it just too much detail on those maps made them too hard to use.
- If they get that property annexed in the south of Tukwila that would affect many of those programs. That would have to be added in. That's a long distance from northern Tukwila. So they would have to add playgrounds, trails and picnic tables and parks.
- It's essential for children to have something to do.
- A one step survey would be better although this was pretty simple I'm especially concerned about moving the pool unless it's more cost effective; then leave it where it is and improve what exists. I think it'd better to spread activities out I like the idea that the pool is away from the community center so it would be less crowded I like the idea of an outdoor water recreation center like what Renton has.
- I'm medically retired on a fixed income and straining on today's cost of living to make ends meet. We need resources; they are necessary to meet the needs of the community, I can't tax myself out of my home of which I'm very much afraid of happening in the near future. This was a wonderful place to raise kids. That's why we have been here for so many years, but I may soon lose home. I want there to be public meeting concerning the plan and want adequate notice so I can attend.
- Parks and recreation up to date and I am in favor of the new pool at the Community Center.
- We have good parks in this area. We had a lot less in the central area. It's nice to have parks for kids.
- I would love to have open space in the property behind us—north of McAdam Winter Garden. There are a lot of vacant lots there.
- I live on 53rd South and traffic is terrible. There isn't enough parking for the events at the Foster Fields and they have to block traffic. They park in our yard and block access to my home they need better parking and better planning.
- Be nice if they fix the lights along the walking path. Get rid of the rats in the park.
- More skateboards, volleyball, public restrooms, and picnic facilities near Foster High School and pool. Firehouse is too remote for the Arts Center. It's in the middle of nowhere.
- Survey was confusing. Absolutely no toilets at Crestview—they cause problems. Need to patrol all parks. I walk through Crestview and they were parking their cars. Park I use is by the river—safety for park. Not to pay for parking at Fort Dent for residents—stickers would be nice. Off-leash dog park with grass.
- If they could build something like the Aquatic Center in Federal Way, that would be great.
- I wouldn't want them to close the pool. I use the pool at Foster High School but, I think they need an additional pool. We need public meetings for the plan and I would need a good timely notice regarding any meeting.
- No new money. We have suitable facilities for the most part for the majority of our demographics.
- We are already paying too much in taxes.
- Skate Park proposed is the wrong location. Too far from high school and middle school pool. Use different color paint, landscaping around pool and urban trail are uninviting. Pavement on the urban trail needs to be repaved. Teen Center—when is this being built?
- It needs to include sidewalks to link neighborhoods to parks, schools, transportation hubs. And an outdoor pool would be nice.
- No non profit entities. Religious non profits may have a hidden agenda. Cost of programs should be related to general funds. If the city can't afford it, don't make the enhancement.
- Need some sort of facility northeast of I-5 maybe like a playground or some type of center. Need a foot bridge across I-5 at or near that area. I have some concerns regarding security at the existing facilities. I'm generally very pleased with the recreation facilities.

- I'd like to see it kept up better. The garbage and maintenance of things up by Crystal Springs.
- More spray ponds for kids
- I think the entire survey has been well executed.
- In general, the survey was difficult to use maps and the reference materials are too small. I'd like to see Tukwila's recreation centers more convenient to get to, better parking lots, get a good library such as like the Library Park in Renton. Add some amenities—such as pools. Nobody will go swimming in the Green River. Provide public meetings regarding the plan but with adequate seating for the public this survey easily could have been done online with better maps and reference materials cheaper and faster. I feel Tukwila has an enormous business base. Should be able to keep the tax burden for the residents the lowest around because of the commerce in the city.
- Very pleased with the facilities money used.
- Tukwila has a good number of well located parks. I especially like those that the general population can use—such as the multi-purpose trails, Crystal Springs. Crestview would be well served to have at least a small off-leashed area.

Appendix F.2: Tukwila School Student Park & Recreation Survey

5	Have you used recreation programs provided by the city, county, YMCA, Boys & Girls Club, school, church, or other public or private agency in the past year?	yes 56%	no 44%
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Whose programs are you using?

How many times **in the past 12 months** have you participated in programs sponsored by the following organizations (circle the appropriate responses)?

Participated in following programs		times per year			
		0	1-6	7-12	12+
6	Tukwila Parks Department activities?	67%	24%	2%	7%
7	SeaTac/Renton/King County Parks Department activities?	83%	14%	0%	3%
8	YMCA?	90%	5%	1%	4%
9	Boys & Girls Club?	88%	4%	2%	7%
10	Boy or Girl Scouts?	90%	4%	1%	4%
11	School District sponsored activity?	65%	22%	3%	11%
12	Church sponsored activity?	76%	12%	3%	9%
13	Athletic league sponsored activity?	75%	12%	2%	11%
14	Other_____?	79%	9%	1%	12%

Should we be providing more recreational programs?

What **additional physical or educational programs** do you think should be organized and run by the city, county, YMCA, Boys & Girls Club, school districts, or another public or private agency on a scale of 1 to 5 where 1 is the lowest and 5 the highest priority?

Programs needs		lowest / highest				
		1	2	3	4	5
15	Band nights - fall, winter, spring, summer?	57%	13%	17%	5%	8%
16	Job training programs?	33%	10%	25%	15%	16%
17	Teen trips?	17%	10%	24%	16%	34%
18	Tukwila youth program dances/activity nights?	19%	11%	20%	18%	32%
19	Special events targeting teens?	21%	15%	27%	16%	22%
20	Before/after school care and school child latch key programs?	42%	12%	28%	8%	10%
21	Physical conditioning and fitness classes?	30%	11%	21%	20%	18%
22	Recreational sports/health and fitness classes?	23%	8%	19%	22%	28%
23	Swimming/aquatic recreation?	21%	7%	21%	18%	33%
24	Teen leagues - baseball, softball, basketball, and volleyball?	17%	9%	15%	17%	43%
25	Open mike nights?	34%	17%	18%	9%	22%
26	Kayak or canoe rentals and classes?	36%	13%	15%	19%	17%
27	Self-help classes - balancing checkbooks, fashion, etc.	37%	16%	13%	16%	18%
28	Counseling, health checks at reduced or free rates?	39%	17%	21%	12%	12%
29	Art, graphic design, sculpting classes?	22%	5%	17%	22%	35%
30	Drama - acting, puppetry, set design classes?	30%	15%	17%	17%	22%
31	Music classes - instruments and vocals?	32%	16%	16%	10%	26%
32	Other programs - 99 responses?	43%	1%	6%	6%	43%

Which city parks do you use?

How many times **in the past 12 months** have you used the following parks and recreational facilities in Tukwila (circle the appropriate response)?

		<i>times per year</i>			
		<i>0</i>	<i>1-6</i>	<i>7-12</i>	<i>12+</i>
Used following facilities					
33	Duwamish/Green River Trail?	73%	17%	4%	6%
34	Fort Dent Park?	58%	24%	8%	10%
35	Grandview Off-Leash Dog Park?	84%	9%	4%	3%

		<i>times per year</i>			
		<i>0</i>	<i>1-6</i>	<i>7-12</i>	<i>12+</i>
Used following facilities					
36	Interurban Trail?	82%	9%	4%	0%
37	Joseph Foster Memorial Park?	76%	11%	7%	7%
38	River Trail Access?	85%	7%	4%	4%
39	Riverton Park?	76%	15%	4%	5%
40	Tukwila Community Center?	38%	35%	11%	16%
41	Tukwila Pond Park?	75%	18%	4%	4%
42	Tukwila City Pool?	38%	32%	13%	17%
43	Southcenter Mall?	16%	15%	13%	56%
44	Foster/Tukwila Libraries?	17%	27%	20%	35%
45	Boys & Girls Club of King County?	85%	4%	5%	5%

Should we provide more park facilities?

How would you rate **the need for additional facilities within the city in general** whether provided by the city, county, YMCA, Boys & Girls Club, school district, or another park provider?

		<i>lowest / highest</i>				
		<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
Facility needs						
46	Nature center and wildlife habitat areas?	29%	15%	23%	14%	19%
47	Picnic tables and shelters?	25%	17%	21%	15%	21%
48	Boat launching facilities?	21%	20%	26%	13%	19%
49	Off-road walking and hiking trails?	24%	18%	18%	21%	19%
50	On-road sidewalks and walkways?	24%	19%	14%	21%	22%
51	On-road bicycle lanes?	20%	15%	20%	19%	27%
52	Track for BMX biking?	20%	12%	19%	17%	32%
53	Children's playgrounds and play areas?	18%	10%	19%	19%	34%
54	Skateboard park and in-line skating area?	13%	10%	14%	20%	43%
55	Basketball, volleyball, and tennis courts?	11%	9%	18%	18%	44%
56	Soccer, baseball, and softball fields?	13%	8%	11%	20%	46%
57	Indoor gymnasium and physical conditioning facilities?	18%	9%	20%	17%	36%
58	Teen activities center?	19%	10%	22%	14%	35%
59	Arts, crafts, and pottery facilities?	25%	13%	17%	15%	31%
60	Performing arts theatre?	25%	20%	20%	10%	24%
61	Daycare and child nursery facilities?	37%	14%	20%	16%	13%
62	Recreation shuttle - get kids to park sites after school?	25%	15%	26%	19%	16%
63	Other - 61 responses?	48%	7%	5%	7%	34%
64	Other - 52 responses?	62%	6%	2%	10%	21%

Which school programs are you interested in?

Which school programs would you like to participate in - Physical Education (PE) during the school day, Intramural/Extracurricular teams that play students in your school before or after hours, Interscholastic Sports Teams that require practice and play other schools after school hours and on the weekends?

Activity	Physical Education		Intramural or Extracurricular		School Teams	
	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>no</i>	<i>yes</i>	<i>no</i>
Aerobics?	65	24% 76%	90	23% 77%	115	28% 72%
Archery?	66	46% 54%	91	41% 59%	116	46% 54%
Basketball?	67	68% 32%	92	61% 39%	117	63% 37%

Activity	Physical Education		Intramural or Extracurricular		School Teams	
	yes	no	yes	no	yes	no
Bowling?	68	61% 39%	93	50% 50%	118	49% 51%
Conditioning/weight loss?	69	50% 50%	94	40% 60%	119	32% 68%
Cross-country?	70	35% 65%	95	37% 63%	120	45% 55%
Cycling?	71	40% 60%	96	36% 64%	121	37% 63%
Dance (folk, social, ethnic, etc.)?	72	45% 55%	97	41% 59%	122	35% 65%
Disc sports (frisbee golf, etc.)?	73	40% 60%	98	33% 67%	123	35% 65%
Fencing?	74	36% 64%	99	30% 70%	124	31% 69%
Field hockey?	75	47% 53%	100	46% 54%	125	41% 59%
Football (flag or touch)?	76	55% 45%	101	49% 51%	126	52% 48%
Golf?	77	32% 68%	102	29% 71%	127	29% 71%
Handball?	78	39% 61%	103	38% 62%	128	31% 69%
Jump rope?	79	47% 53%	104	39% 61%	129	33% 67%
Racket sports (tennis, badminton)?	80	55% 45%	105	44% 56%	130	48% 52%
Roller skating?	81	67% 33%	106	52% 48%	131	46% 54%
Self-defense?	82	56% 44%	107	50% 50%	132	51% 49%
Soccer?	83	76% 24%	108	63% 37%	133	70% 30%
Softball?	84	45% 55%	109	45% 55%	134	43% 57%
Swimming?	85	64% 36%	110	55% 45%	135	60% 40%
Track and field?	86	45% 55%	111	39% 61%	136	42% 58%
Volleyball?	87	54% 46%	112	47% 53%	137	51% 49%
Wrestling?	88	37% 63%	113	34% 66%	138	44% 56%
Other - 71 responses?	89	51% 49%	114	37% 63%	139	49% 51%

What are your characteristics?

140	Which school do you attend?	97% <i>Cascade ES</i> 2% <i>Thorndyke ES</i> 2% <i>Tukwila ES</i> 0% <i>Showalter MS</i> 0% <i>Foster HS</i>
141	What grade are you in?	6th 7th 8th 9th 10th 11th 12th 40% 49% 10% 1% 0% 0% 0%
142	How long have you lived in the Tukwila area?	0-1 2-5 6-10 10+ years 21% 33% 24% 22%
143	Are you interested in working on projects for teens? If so, what_____?	yes no don't know 12% 31% 57%

Do you have any comments?

<i>survey</i>	<i>question</i>	<i>comments</i>
0001	14	ASB
	143	Style
	Comments	Why do we have to do this survey?
0002	32	Fashion jobs
	Activity	Fashion shows
	Comments	Well I would love it if you guys made swimming for after school program! Thank you.
0005	32	Skate park
	63	Arcade
0006	89	Skateboarding
0007	32	Skateboard park
	89	Skateboarding
0009	32	Skate park
	Comments	Hi.

0010	32	Skate boarding
	89	Basketball
0012	32	Computer for fun
	63	Swimming pod
	64	Camping park
0013	32	Skate park
	63	Arcade
0016	32	Video games
	63	Arcade
	64	Basketball
	89	Basketball
0017	32	Arcade
0020	63	Arcade
0022	Comments	Skate park
0023	32	Arcade
0026	32	5 on 5 basketball club
	89	Basketball
	143	Basketball project
	Comments	I think we should more things for basketball
0027	32	Arcade
	89	Ba
0028	32	Skatepark!!!!!!!!!!!!
0032	Comments	Don't make surveys this long.
0033	Comments	Don't make survey so long. Other-wise great survey
0035	89	B-ball
0039	32	Modeling practice
	63	Swimming trips
0041	89	Tetherball
0050	143	Dancing
0052	89	Base ball
0054	89	Baseball
0055	89	School base ball team
0058	32	Teen leagues-soccer, dodgeball
0062	14	Boy soccer and girl to
	32	Boy soccer
0065	Comments	Do u have a wrestling for girls
0066	14	Schools activity
0069	32	Skating programs
0071	Comments	A BMX PARK
0072	32	Cheer leading
0082	63	Shopping
	64	Singing
0085	32	Basketball tournaments
0095	89	Baseball ,basketball
0097	32	Soccer for boys at SMS
	63	Soccer for boys at SMS
	64	Soccer for boys at SMS
	89	More hockey
	Comments	More soccer everywhere
0098	32	Ice skating
0100	Comments	We need a basketball team for 6th graders at Showalter. Please!!!!!!
0103	89	Tackle football
0104	32	Boys and girls club
0106	63	dancing classes
	143	Dancing classes and signing
	Comments	You should make the parks and community center closer so that

		you don't have to waste a lot of time getting there.
0111	89	Unicycling
	Comments	???? (**) (**) (**)
0013	89	Basketball
0117	14	After school program
0120	Comments	I really think we should have drama clubs. The kids need more information about the options there are (clubs, sports ect.)
0121	143	Cross country
	Comments	More transportation for kids if there parents do not have any transportation.
0123	Comments	More sports t3 (basketball)
0124	Comments	On 142 I don't know how long I live here
0125	32	Cooking
	89	Baseball
0127	89	Bungie jumping
0128	32	Soccer
0129	89	Football
0130	89	Football
0131	Comments	More jump robe
0134	Comments	I would a unicycling club!!!
0136	Comments	Wo
0138	32	Fashion designing
0139	14	Community center
	32	community center
	89	Archery
	143	I would like a petition to help.
	Comments	There should be more sport for the 6th graders it not fair to us if the 7th and eighth graders get to do everything that pops up.
0142	32	Hip hop dancing
	Comments	Why are we doing this?
0144	32	Tai kwon do
0147	32	Football 8 th
	89	
	Comments	I like football so if we play, can we play tackle and nice uniforms. Good colors. A lot of pep rally, fund raising. And some cheerleaders for basketball and football teams. Special teams like golf, hockey, roller skating, wrestling.
0148	32	Soccer league
	143	Soccer teams (school)
	Comments	I would like you fine people to please put on some soccer teams for boys please.
0152	32	Cooking & sewing
0159	32	Concerts

Appendix F.3: Tukwila City Pool Survey

We are evaluating the use and feature of our swimming pool facility and would like to know the opinions of our pool users. Please circle the appropriate response and return your survey to the volunteer or fold, tape, and return mail it to the address on the back. **Please fill out the information for the \$100 savings bond.**

Your current use of the Tukwila City Pool use?

How many times in the past 12 months have members of your household used the following features of our City Pool?

Facility features	times per year			
	0	1-6	7-12	12+
5 Lap swims	0%	8%	0%	92%
6 Public swims	67%	11%	0%	22%
7 Family swims	88%	0%	0%	13%
8 Swimming and lifeguard classes	88%	0%	13%	0%
9 Water safety classes	88%	0%	13%	0%
10 Water aerobics and water walking classes	88%	0%	0%	13%
11 Arthritis classes	88%	0%	13%	0%
12 Swimming teams	88%	0%	13%	0%

How would you rate the following existing conditions of our pool on a scale of 1 to 5 where 1 is the lowest and 5 the highest quality possible?

Facility	lowest / highest				
	1	2	3	4	5
13 Pool - layout and capacity?	0%	0%	54%	38%	8%
14 Pool - water temperature?	7%	21%	29%	21%	21%
15 Pool - amenities such as water slides, fountains, etc?	0%	8%	54%	31%	8%
16 Locker rooms - layout, shower configuration, restrooms?	7%	0%	29%	36%	29%
17 Locker rooms - number of lockers and overall capacity?	0%	8%	17%	42%	33%
18 Locker rooms - general physical conditions?	15%	8%	31%	31%	15%
19 Lobby and reception counter - layout, location, etc?	0%	8%	17%	50%	25%
20 Parking - layout, number of stalls, etc?	0%	14%	29%	29%	29%

Programs	lowest / highest				
	1	2	3	4	5
21 Swimming programs - type, number, schedule, etc?	0%	0%	44%	22%	33%
22 Pool and program fees - amounts?	0%	0%	27%	9%	64%

Your current use of other facilities?

How many times in the past 12 months have members of your household used the following other swimming pool facilities in the local area?

Facilities	times per year			
	0	1-6	7-12	12+
23 Cedar River Park Leisure Pool in Renton?	92%	8%	0%	0%
24 Evergreen Pool in South Seattle?	92%	8%	0%	0%
25 City Pool in Des Moines?	83%	8%	8%	0%
26 King County Aquatic Center in Federal Way?	92%	8%	0%	0%
27 Fauntleroy YMCA in West Seattle?	92%	0%	8%	0%
28 Highline YMCA in South Seattle?	75%	0%	13%	13%
29 West Seattle Family YMCA in West Seattle?	100%	0%	0%	0%

If you use other facilities, what are reasons why?	yes no maybe		
	yes	no	maybe
30 More convenient location?	25%	63%	13%
31 Larger or better pool and locker arrangement?	17%	83%	0%
32 Greater selection of swimming programs and instructors?	17%	83%	0%
33 Available fitness center and equipment?	14%	86%	0%
34 Available daycare, party rooms, and other features?	0%	100%	0%
35 Less expensive fees and costs?	0%	100%	0%

Your household characteristics?

36	Where do you live?	80% Tukwila 20% Renton 0% Kent 0% SeaTac 0% Burien 0% Seattle 0% Other
37	What age group are you in?	>18 18-24 25-34 35-49 50-64 65+ 38% 8% 0% 8% 23% 23%

Do you have any comments?

Survey	Question	Comments
0001	5	300+/yr
	37	Auburn
	39	I swim 5-6 times per week. The location is convenient, the staff is professional and friendly, and the lap swim schedule and fee structure are wonderful. The temperature of the water is sporadic and I often find it warmer than I like. If a new pool facility is under consideration, I'd like to see 2 separate pools - so water temps for senior classes can be set differently than for lap swimming
0002	39	We love the hours and appreciate the very early morning swim. Have been utilizing this opportunity since the pool opened. Perfect way to start the day - brain and physical awakening.
0005	28	Des Moines pool
	36	Lap swim schedule
	37	Burien
0007	39	Love to lap swim here - great staff! Very friendly. Water temp is great - price is right \$\$! Some days I wish there were more lanes (when it gets crowded).
0008	39	I have been swimming at the pool week days daily since July 1979. I need the exercise for my lower back and for my heart health (arterial fibrillation). I enjoy the camaraderie of the locker room, I enjoy swimming for fun, and it's a great way to start my day at 5:45am.
0009	36	When Tukwila closed for maintenance
	37	Sammamish
0010	14	inconsistent
	39	I really like the fact that lap swim runs all morning. It cuts down on congestion and gives more options for when to come. The water temp is very inconsistent. Sometimes it's too hot, other times it's just right. The locker rooms (women's, anyway) could stand to be cleaned (not just washed down) more often.
0011	36	You guys were closed
0012	6	240 days
	7	Per month
	36	Cold shower
0013	28	Mount Rainier
	36	Because Tukwila is closed
	39	I feel the availability (5:45am - 1:00pm) for continual drop in use is probably the best in the area - people that don't use a pool on a regular basis always seem impressed with the availability. I'd like the temperature of the water to always be between 83° and 86° - but it's wet and that's all I need.

0014	30	I am
	36	An occasional out of town visitor
	37	Winchester, MA
	39	The public pool system in Washington is wonderful!!!!

\$100 US Savings Bond drawing entry information

<i>First name</i>	_____
<i>Phone</i>	_____

Appendix G.1: Prototype facility development costs

Playground - 10 child capacity					
	unit	unit cost	qty	qty cost	
a	clear playground, parking, access road	acre	\$1,520.00	0.5	\$760
b	earthwork for playground, parking, access road	cu yd	\$7.00	746	\$5,222
c	site preparation, 12" sand or bark @100'diameter	sq ft	\$1.10	15,700	\$17,270
d	medium play structure	each	\$15,000.00	1	\$15,000
e	parent bench, 8"x8"x10' wood beams w/conc support	each	\$925.00	3	\$2,775
f	trash receptacle w/concrete support	each	\$800.00	2	\$1,600
g	drinking fountain, precast concrete	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2" asphalt concrete/4" crushed rock, 10 cars	sq ft	\$3.00	3,000	\$9,000
j	wheel stops, 10"x6"x8' precast concrete	each	\$156.00	10	\$1,560
k	access road, 2" asphalt concrete/4" crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
l	water service, 8" service line	lr ft	\$30.00	100	\$3,000
m	water meter, 2" size	each	\$4,880.00	1	\$4,880
Total construction cost per playground				\$66,417	

a	construction sales tax (const)	8.2%		\$5,446
b	design/engineering fees (const)	12.0%		\$7,970
c	financing costs (const, tax, design)	8.0%		\$6,387
d	contingency (const, tax, design, financing)	10.0%		\$8,622
Total development cost per playground				\$94,842

Grassy playfield - 1 acre					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	1	\$1,520
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,613	\$11,293
c	restroom facility, sani-can w/concrete platform	each	\$100.00	2	\$200
d	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
e	playfield, grass seed w/subdrain	sq ft	\$3.20	43,560	\$139,392
f	irrigation system-quick coupler	sq ft	\$0.45	43,560	\$19,602
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2" asphalt concrete/4" crushed rock, 20 spaces	sq ft	\$3.00	6,000	\$18,000
j	wheel stops, 10"x6"x8' precast concrete	each	\$156.00	35	\$5,460
k	access road, 2" asphalt concrete/4" crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
l	water service, 8" service line	lr ft	\$30.00	500	\$15,000
m	water meter, 2" size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$229,497	

a	construction sales tax (const)	8.2%		\$18,819
b	design/engineering fees (const)	12.0%		\$27,540
c	financing costs (const, tax, design)	8.0%		\$22,068
d	contingency (const, tax, design, financing)	10.0%		\$29,792
Total development cost per field				\$327,717

Outdoor handball courts - 3 wall 20'x41'					
	unit	unit cost	qty	qty cost	
a	earthwork for court and support area	cu yd	\$7.00	50	\$350
b	3" asphalt/4" agg/6" gravel	sq ft	\$3.20	1,000	\$3,200
c	concrete side walls	lr ft	\$25.00	80	\$2,000
d	trash receptacles w/conc support	each	\$800.00	1	\$800
e	drinking fountain	each	\$2,000.00	1	\$2,000
f	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
g	parking, 2" asphalt concrete/4" crushed rock, 2 spaces	sq ft	\$3.00	600	\$1,800
h	wheel stops, 10"x6"x8' precast concrete	each	\$156.00	2	\$312
i	access road, 2" asphalt concrete/4" crushed rock, 24'x25'	sq ft	\$2.00	600	\$1,200
j	water service, 8" service line	lr ft	\$30.00	100	\$3,000
k	water meter, 2" size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$20,492	

a	construction sales tax (const)	8.2%		\$1,680
b	design/engineering fees (const)	12.0%		\$2,459
c	financing costs (const, tax, design)	8.0%		\$1,971
d	contingency (const, tax, design, financing)	10.0%		\$2,660
Total development cost per court				\$29,262

Outdoor basketball - 70'x114					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	460	\$3,220
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$3.20	7,980	\$25,536
c	standards w/hoop and net, 6"steel poles	each	\$800.00	2	\$1,600
d	trash receptacles w/conc support	each	\$800.00	1	\$800
e	drinking fountain	each	\$2,000.00	1	\$2,000
f	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
g	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
i	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
j	water service, 8"service line	lr ft	\$30.00	100	\$3,000
k	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$54,946	
a	construction sales tax (const)	8.2%		\$4,506	
b	design/engineering fees (const)	12.0%		\$6,594	
c	financing costs (const, tax, design)	8.0%		\$5,284	
d	contingency (const, tax, design, financing)	10.0%		\$7,133	
Total development cost per court				\$78,462	

Outdoor volleyball - 42'x72					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	276	\$1,932
b	playing surface, 6"sand/compacted subgrade	cu yd	\$25.00	56	\$1,400
c	boundary lines, imbedded 4"x4"cedar	lr ft	\$2.65	180	\$477
d	net and anchors, 6"x6" treated wood posts	each	\$515.00	1	\$515
e	line judges stand, galvanized pipe w/2"x4" frame	each	\$700.00	2	\$1,400
f	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	2	\$1,850
g	trash receptacles w/concrete support	each	\$800.00	1	\$800
g	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
l	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
m	water service, 8"service line	lr ft	\$30.00	100	\$3,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$32,164	
a	construction sales tax (const)	8.2%		\$2,637	
b	design/engineering fees (const)	12.0%		\$3,860	
c	financing costs (const, tax, design)	8.0%		\$3,093	
d	contingency (const, tax, design, financing)	10.0%		\$4,175	
Total development cost per court				\$45,929	

Outdoor tennis - 60'x120' with light					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	320	\$2,240
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$5.00	7,200	\$36,000
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$27.00	360	\$9,720
d	lighting system, 4 poles w/2 km projectors	system	\$46,150.00	1	\$46,150
e	net and anchors, 3.5"galvanized pipe posts	each	\$700.00	1	\$700
f	trash receptacles w/conc support	each	\$800.00	1	\$800
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$3.00	1,200	\$3,600
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	4	\$624
k	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
l	water service, 8"service line	lr ft	\$30.00	100	\$3,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$113,064	
a	construction sales tax (const)	8.2%		\$9,271	
b	design/engineering fees (const)	12.0%		\$13,568	
c	financing costs (const, tax, design)	8.0%		\$10,872	
d	contingency (const, tax, design, financing)	10.0%		\$14,678	
Total development cost per court				\$161,453	

Outdoor tennis - 60'x120' without ligh					
	unit	unit cost	qty	qty cost	
a	earthwork for court, parking, access road	cu yd	\$7.00	320	\$2,240
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	\$5.00	7,200	\$36,000
c	perimeter fencing, 12'galvanized w/1.75"fabric	lr ft	\$27.00	360	\$9,720
d	net and anchors, 3.5"galvanized pipe posts	each	\$700.00	1	\$700
e	trash receptacles w/conc support	each	\$800.00	1	\$800
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
h	parking, 2"asphalt concrete/4"crushed rock, 4 spaces	sq ft	\$3.00	1,200	\$3,600
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	4	\$624
j	access road, 2"asphalt concrete/4"crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
k	water service, 8"service line	lr ft	\$30.00	100	\$3,000
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per court				\$66,914	
a	construction sales tax (const)	8.2%		\$5,487	
b	design/engineering fees (const)	12.0%		\$8,030	
c	financing costs (const, tax, design)	8.0%		\$6,434	
d	contingency (const, tax, design, financing)	10.0%		\$8,687	
Total development cost per court				\$95,552	

Football field - 150'x300					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2	\$3,040
b	earthwork, 1'depth	cu yd	\$7.00	1,667	\$11,667
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$4.50	45,000	\$202,500
d	irrigation system-quick coupler	sq ft	\$0.45	45,000	\$20,250
e	spectator stands, movable metal (40 seats)	each	\$6,500.00	4	\$26,000
f	restroom facility, sani-can on concrete platform	each	\$1,044.00	2	\$2,088
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$352,375	
a	construction sales tax (const)	8.2%		\$28,895	
b	design/engineering fees (const)	12.0%		\$42,285	
c	financing costs (const, tax, design)	8.0%		\$33,884	
d	contingency (const, tax, design, financing)	10.0%		\$45,744	
Total development cost per field				\$503,183	

Soccer field - 240'x330' with grass tur					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2.1	\$3,192
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, grass turf/12" sand w/subdrain	sq ft	\$4.50	79,200	\$356,400
d	irrigation system-quick coupler	sq ft	\$0.45	79,200	\$35,640
e	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
f	trash receptacles w/conc support	each	\$800.00	2	\$1,600
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$532,808	
a	construction sales tax (const)	8.2%		\$43,690	
b	design/engineering fees (const)	12.0%		\$63,937	
c	financing costs (const, tax, design)	8.0%		\$51,235	
d	contingency (const, tax, design, financing)	10.0%		\$69,167	
Total development cost per field				\$760,837	

Soccer field - 240'x330' with dirt surfac					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	2.1	\$3,192
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, cinder w/subdrain	sq ft	\$0.25	79,200	\$19,800
d	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
e	trash receptacles w/conc support	each	\$800.00	2	\$1,600
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
h	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
i	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
k	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
l	water service, 8"service line	lr ft	\$30.00	500	\$15,000
m	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$160,568	
a	construction sales tax (const)	8.2%		\$13,167	
b	design/engineering fees (const)	12.0%		\$19,268	
c	financing costs (const, tax, design)	8.0%		\$15,440	
d	contingency (const, tax, design, financing)	10.0%		\$20,844	
Total development cost per field				\$229,287	

Soccer field - regulation 300'x390' with grass turf wii					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, grass turf/12"sand w/subdrain	sq ft	\$4.50	117,000	\$526,500
d	irrigation system-quick coupler	sq ft	\$0.45	117,000	\$52,650
e	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
f	goal posts, galvanized pipe	each	\$2,500.00	2	\$5,000
g	spectator stands, movable metal (50 seats)	each	\$6,500.00	4	\$26,000
h	trash receptacles w/conc support	each	\$800.00	2	\$1,600
i	drinking fountain	each	\$2,000.00	1	\$2,000
j	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
k	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
l	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
o	water service, 8"service line	lr ft	\$30.00	500	\$15,000
p	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$831,738	
a	construction sales tax (const)	8.2%		\$68,203	
b	design/engineering fees (const)	12.0%		\$99,809	
c	financing costs (const, tax, design)	8.0%		\$79,980	
d	contingency (const, tax, design, financing)	10.0%		\$107,973	
Total development cost per field				\$1,187,702	

Soccer field - regulation 300'x390' with dirt surfac					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	5,094	\$35,658
c	playing surface, cinder w/subdrain	sq ft	\$0.25	117,000	\$29,250
d	goal posts, galvanized pipe	each	\$2,500.00	2	\$5,000
e	spectator stands, movable metal (50 seats)	each	\$6,500.00	4	\$26,000
f	trash receptacles w/conc support	each	\$800.00	2	\$1,600
g	drinking fountain	each	\$2,000.00	1	\$2,000
h	restroom facility, sani-can w/conc platform	each	\$1,044.00	2	\$2,088
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$189,538	
a	construction sales tax (const)	8.2%		\$15,542	
b	design/engineering fees (const)	12.0%		\$22,745	
c	financing costs (const, tax, design)	8.0%		\$18,226	
d	contingency (const, tax, design, financing)	10.0%		\$24,605	
Total development cost per field				\$270,656	

Baseball field - 200' with grass tur					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	1.2	\$1,824
b	earthwork for field, structures, parking, road	cu yd	\$7.00	2,586	\$18,102
c	infield mix w/subdrain	cu yd	\$34.00	133	\$4,533
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	36,400	\$163,800
e	irrigation system-quick coupler	sq ft	\$0.45	36,400	\$16,380
f	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
g	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
h	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
i	trash receptacles w/conc support	each	\$800.00	2	\$1,600
j	drinking fountain	each	\$2,000.00	1	\$2,000
k	restroom facility, sani-can w/conc platform	sq ft	\$1,044.00	2	\$2,088
l	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
m	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$1.90	10,500	\$19,950
n	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
o	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
p	water service, 8"service line	lr ft	\$30.00	500	\$15,000
q	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$290,267	
a	construction sales tax (const)	8.2%		\$23,802	
b	design/engineering fees (const)	12.0%		\$34,832	
c	financing costs (const, tax, design)	8.0%		\$27,912	
d	contingency (const, tax, design, financing)	10.0%		\$37,681	
Total development cost per field				\$414,495	

Baseball field - 200' with dirt surfac					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	1.2	\$1,824
b	earthwork for field, structures, parking, road	cu yd	\$7.00	2,586	\$18,102
c	infield mix w/subdrain	cu yd	\$34.00	133	\$4,533
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	restroom facility, sani-can w/conc platform	sq ft	\$1,044.00	2	\$2,088
j	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
k	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
l	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
m	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
n	water service, 8"service line	lr ft	\$30.00	500	\$15,000
o	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$121,637	
a	construction sales tax (const)	8.2%		\$9,974	
b	design/engineering fees (const)	12.0%		\$14,596	
c	financing costs (const, tax, design)	8.0%		\$11,697	
d	contingency (const, tax, design, financing)	10.0%		\$15,790	
Total development cost per field				\$173,695	

Baseball field - 250' with grass/lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	3,700	\$25,900
c	infield mix w/subdrain	cu yd	\$34.00	300	\$10,200
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	44,700	\$201,150
e	irrigation system-quick coupler	sq ft	\$0.45	44,700	\$20,115
f	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$474,467	
a	construction sales tax (const)	8.2%		\$38,906	
b	design/engineering fees (const)	12.0%		\$56,936	
c	financing costs (const, tax, design)	8.0%		\$45,625	
d	contingency (const, tax, design, financing)	10.0%		\$61,593	
Total development cost per field				\$677,527	

Baseball field - 250' w/o lights or concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for field, structures, parking, road	cu yd	\$7.00	3,700	\$25,900
c	infield mix w/subdrain	cu yd	\$34.00	300	\$10,200
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$135,902	
a	construction sales tax (const)	8.2%		\$11,144	
b	design/engineering fees (const)	12.0%		\$16,308	
c	financing costs (const, tax, design)	8.0%		\$13,068	
d	contingency (const, tax, design, financing)	10.0%		\$17,642	
Total development cost per field				\$194,065	

Baseball field - 300' w/grass/lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.5	\$5,320
b	earthwork for field, structures, parking, road	cu yd	\$7.00	4,000	\$28,000
c	infield mix w/subdrain	cu yd	\$34.00	296	\$10,074
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	38,000	\$171,000
e	irrigation system-quick coupler	sq ft	\$0.45	45,000	\$20,250
f	lighting system, 8 poles w/luminaires	system	\$92,300.00	1	\$92,300
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration w/pa system	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$460,534	
a	construction sales tax (const)	8.2%		\$37,764	
b	design/engineering fees (const)	12.0%		\$55,264	
c	financing costs (const, tax, design)	8.0%		\$44,285	
d	contingency (const, tax, design, financing)	10.0%		\$59,785	
Total development cost per field				\$657,632	

Baseball field - 300' w/dirt w/o lights/concessio					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	3.5	\$5,320
b	earthwork for field, structures, parking, road	cu yd	\$7.00	4,000	\$28,000
c	infield mix w/subdrain	cu yd	\$34.00	296	\$10,074
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 50 spaces	sq ft	\$3.00	15,000	\$45,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$151,984	
a	construction sales tax (const)	8.2%		\$12,463	
b	design/engineering fees (const)	12.0%		\$18,238	
c	financing costs (const, tax, design)	8.0%		\$14,615	
d	contingency (const, tax, design, financing)	10.0%		\$19,730	
Total development cost per field				\$217,030	

Softball field - 200-300' w/grass/lights/concessic					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	0.8	\$1,216
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,335	\$9,345
c	infield mix w/subdrain	cu yd	\$34.00	150	\$5,100
d	outfield, grass turf/12" sand w/subdrain	sq ft	\$4.50	15,950	\$71,775
e	irrigation system-quick coupler	sq ft	\$0.45	15,950	\$7,178
f	lighting system, 5 poles w/luminaires	system	\$57,700.00	1	\$57,700
g	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
h	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
i	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
j	trash receptacles w/conc support	each	\$800.00	2	\$1,600
k	drinking fountain	each	\$2,000.00	1	\$2,000
l	concession facility, warming and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
n	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
p	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
q	water service, 8"service line	lr ft	\$30.00	500	\$15,000
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$272,404	
a	construction sales tax (const)	8.2%		\$22,337	
b	design/engineering fees (const)	12.0%		\$32,688	
c	financing costs (const, tax, design)	8.0%		\$26,194	
d	contingency (const, tax, design, financing)	10.0%		\$35,362	
Total development cost per field				\$388,986	

Softball field - 200-300' w/dirt w/o lights/concessic					
	unit	unit cost	qty	qty cost	
a	clear field, structures, parking, access road	acre	\$1,520.00	0.8	\$1,216
b	earthwork for field, structures, parking, road	cu yd	\$7.00	1,335	\$9,345
c	infield mix w/subdrain	cu yd	\$34.00	150	\$5,100
d	backstop, 3"pipe posts w/supports, 2"chain link	each	\$7,400.00	1	\$7,400
e	players bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	4	\$3,700
f	spectator stands, movable metal (50 seats)	each	\$6,500.00	2	\$13,000
g	trash receptacles w/conc support	each	\$800.00	2	\$1,600
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
j	parking, 2"asphalt concrete/4"crushed rock, 35 spaces	sq ft	\$3.00	10,500	\$31,500
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	35	\$5,460
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	500	\$15,000
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per field				\$110,751	
a	construction sales tax (const)	8.2%		\$9,082	
b	design/engineering fees (const)	12.0%		\$13,290	
c	financing costs (const, tax, design)	8.0%		\$10,650	
d	contingency (const, tax, design, financing)	10.0%		\$14,377	
Total development cost per field				\$158,150	

Parcourse facility - 5 stations/0.25 mi					
	unit	unit cost	qty	qty cost	
a	clear/earthwork parcourse corridor	sq ft	\$0.75	8,070	\$6,053
b	crushed rock, 6"depth, 4"wide, 3/8" minus	sq ft	\$1.00	5,380	\$5,380
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	bench, 8"x8"x10'wood beams w/conc support	each	\$925.00	2	\$1,850
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per facility				\$15,883	
a	construction sales tax (const)	8.2%		\$1,302	
b	design/engineering fees (const)	12.0%		\$1,906	
c	financing costs (const, tax, design)	8.0%		\$1,527	
d	contingency (const, tax, design, financing)	10.0%		\$2,062	
Total development cost per facility (5 stations)				\$22,680	

Jogging track - 0.25 mile w/starting spu					
	unit	unit cost	qty	qty cost	
a	clear track, parking, access road	acre	\$1,520.00	0.9	\$1,368
b	earthwork for track, parking, access road	cu yd	\$7.00	1,532	\$10,724
c	12' track, 1" rubber/4" cinder/4" crushed rock	sq ft	\$1.10	18,464	\$20,311
d	bench, 8"x8"x10' wood beams w/conc support	each	\$925.00	2	\$1,850
e	trash receptacles	each	\$800.00	2	\$1,600
f	drinking fountain, precast concrete	each	\$2,000.00	1	\$2,000
g	bike rack, prefab galvanized pipe	each	\$950.00	1	\$950
h	parking, 2" asphalt/4" crushed rock, 10 spaces	sq ft	\$3.00	3,000	\$9,000
i	wheel stops, 10"x6"x8' precast concrete	each	\$156.00	10	\$1,560
j	access road, 2" asphalt/4" crushed rock, 24'x50'	sq ft	\$2.00	1,200	\$2,400
k	water service, 8" service line	lr ft	\$30.00	100	\$3,000
l	water meter, 2" size	each	\$4,880.00	1	\$4,880
Total construction cost per track				\$59,643	
a	construction sales tax (const)	8.2%		\$4,891	
b	design/engineering fees (const)	12.0%		\$7,157	
c	financing costs (const, tax, design)	8.0%		\$5,735	
d	contingency (const, tax, design, financing)	10.0%		\$7,743	
Total development cost per track				\$85,168	

Picnic site - 25 table capacity w/o shelte					
	unit	unit cost	qty	qty cost	
a	clear picnic sites, parking, access road	acre	\$1,520.00	2.3	\$3,496
b	earthwork for sites, parking, access road	cu yd	\$7.00	3,748	\$26,236
c	picnic tables and benches, 4"x6" wood beams w/conc support	each	\$2,100.00	25	\$52,500
d	barbecue stand, metal with iron grill	each	\$300.00	12	\$3,600
e	group barbecue, 3'x8' concrete w/iron grill	each	\$900.00	2	\$1,800
f	trash receptacle, galvanized metal can w/holder	each	\$800.00	12	\$9,600
g	drinking fountain	each	\$2,000.00	2	\$4,000
h	parking, 2" asphalt concrete/4" crushed rock (50 cars)	sq ft	\$3.00	15,000	\$45,000
i	wheel stops, 10"x6"x8' precast concrete	each	\$156.00	50	\$7,800
j	access road, 2" asphalt concrete/4" crushed rock, 24'x1,000'	sq ft	\$2.00	24,000	\$48,000
k	water service, 8" service line	lr ft	\$30.00	1,000	\$30,000
l	water meter, 2" size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 tables				\$236,912	
a	construction sales tax (const)	8.2%		\$19,427	
b	design/engineering fees (const)	12.0%		\$28,429	
c	financing costs (const, tax, design)	8.0%		\$22,781	
d	contingency (const, tax, design, financing)	10.0%		\$30,755	
Total development cost for 25 tables				\$338,305	
Prorated per table				\$13,532	

Picnic site - shelter					
	unit	unit cost	qty	qty cost	
a	picnic shelter (20'x30'), cedar pole w/shake roof	each	\$27,000.00	2	\$54,000
Total construction cost for 25 tables				\$54,000	
b	construction sales tax (const)	8.2%		\$4,428	
c	design/engineering fees (const)	12.0%		\$6,480	
d	financing costs (const, tax, design)	8.0%		\$5,193	
e	contingency (const, tax, design, financing)	10.0%		\$7,010	
Total development cost for 1 shelter				\$77,111	
Prorated per shelter				\$38,555	

Swimming beach - 100 swimmer capacit					
	unit	unit cost	qty	qty cost	
a	clear site for improvements	acre	\$1,520.00	0.3	\$456
b	earthwork for site improvements	cu yd	\$7.00	511	\$3,577
c	beach sand, 6"depth of area 200'x50'	cu yd	\$20.00	200	\$4,000
d	safety markers, pilings w/nylon ropes and buoys	each	\$1,100.00	4	\$4,400
e	diving/swimming platform, 2"x6"wood over buoys	sq ft	\$28.00	80	\$2,240
f	lifeguard stand, 8"cedar poles w/2"x4"framing	each	\$1,400.00	1	\$1,400
g	exterior shower facilities	each	\$1,200.00	1	\$1,200
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	restroom/changing facility, 6 stalls w/4 sinks	sq ft	\$100.00	600	\$60,000
j	parking, 2"asphalt concrete/4" crushed rock (40 cars)	sq ft	\$3.00	12,000	\$36,000
k	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
l	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
m	water service, 8"service line	lr ft	\$30.00	400	\$12,000
n	sewer line, 8"service line	lr ft	\$17.00	400	\$6,800
o	fire hydrants	each	\$2,675.00	1	\$2,675
p	water meter, 2" size	each	\$4,880.00	1	\$4,880
q	trash receptacles	each	\$800.00	4	\$3,200
Total construction cost per site				\$159,108	
a	construction sales tax (const)	8.2%		\$13,047	
b	design/engineering fees (const)	12.0%		\$19,093	
c	financing costs (const, tax, design)	8.0%		\$15,300	
d	contingency (const, tax, design, financing)	10.0%		\$20,655	
Total development cost per site				\$227,202	
Prorated per parking space (2.5 swimmers/car=40 spaces)				\$5,680	

Fishing from a bank or dock - 25 car capacit					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.3	\$380
b	earthwork for site improvements	cu yd	\$7.00	550	\$3,850
c	pier supported dock, treated wood 12'x100'	sq ft	\$50.00	1,200	\$60,000
d	fishing platform, treated wood/styrofoam 12'x20'	sq ft	\$32.00	240	\$7,680
e	parking, 2"asphalt concrete/4"crushed rock - 25 spaces	sq ft	\$3.00	7,500	\$22,500
f	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	25	\$3,900
g	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
h	picnic tables and benches, 4'x6"wood beams w/concrete platf	each	\$2,100.00	8	\$16,800
i	restroom facility, sanican w/concrete platform	each	\$1,044.00	2	\$2,088
j	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per site				\$128,398	
a	construction sales tax (const)	8.2%		\$10,529	
b	design/engineering fees (const)	12.0%		\$15,408	
c	financing costs (const, tax, design)	8.0%		\$12,347	
d	contingency (const, tax, design, financing)	10.0%		\$16,668	
Total development cost per facility				\$183,349	
Prorated per parking space				\$7,334	

Boat launch - 25 boat capacit					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.4	\$532
b	earthwork for site improvements	cu yd	\$7.00	2,400	\$16,800
c	boat access ramp, precast concrete ramp units	each	\$17,500.00	1	\$17,500
d	mooring platform, treated wood/styrofoam	sq ft	\$32.00	400	\$12,800
e	bank stablization/landscape plantings	each	\$7,200.00	1	\$7,200
f	marker buoys and signage	each	\$250.00	4	\$1,000
g	car/trailer parking, 2"asphalt concrete/4"crushed rock	sq ft	\$3.00	12,500	\$37,500
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	25	\$3,900
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
j	trash receptacles	each	\$800.00	2	\$1,600
Total construction cost per site				\$108,432	
a	construction sales tax (const)	8.2%		\$8,891	
b	design/engineering fees (const)	12.0%		\$13,012	
c	financing costs (const, tax, design)	8.0%		\$10,427	
d	contingency (const, tax, design, financing)	10.0%		\$14,076	
Total development cost per ramp				\$154,838	
Prorated per boat trailer parking stall				\$6,194	

Handboat launch - 10 car capacity					
	unit	unit cost	qty	qty cost	
a	clear site improvements	acre	\$1,520.00	0.3	\$380
b	earthwork for site improvements/launching ramp	cu yd	\$7.00	2,400	\$16,800
c	concrete launching ramp	each	\$17,500.00	1	\$17,500
d	launching platform, treated wood/styrofoam 10'x20'	sq ft	\$32.00	200	\$6,400
e	landscape/bank stabilization plantings	each	\$7,200.00	1	\$7,200
f	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
g	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
h	access road, 2"asphalt concrete/4"crushed rock, 24'x100'	sq ft	\$2.00	2,400	\$4,800
i	restroom facility, sanican w/concrete platform	each	\$1,044.00	2	\$2,088
j	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per site				\$67,328	
a	construction sales tax (const)	8.2%		\$5,521	
b	design/engineering fees (const)	12.0%		\$8,079	
c	financing costs (const, tax, design)	8.0%		\$6,474	
d	contingency (const, tax, design, financing)	10.0%		\$8,740	
Total development cost per facility				\$96,143	
Prorated per parking space				\$9,614	

Tent camping - 25 campsite capacity					
	unit	unit cost	qty	qty cost	
a	clear camping area, parking, access road	acre	\$1,520.00	5.6	\$8,512
b	earthwork in camping area, parking, access road	cu yd	\$7.00	9,157	\$64,099
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$3.00	20,000	\$60,000
d	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	25	\$52,500
e	barbecue pits, concrete with iron grill	each	\$300.00	25	\$7,500
f	camp shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	25	\$67,500
g	trash receptacle, galvanized can w/4"x4" post	each	\$800.00	25	\$20,000
h	restroom/showering fcilty, 6 stalls/4 sinks/4 show	sq ft	\$100.00	850	\$85,000
i	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
j	access road, 6"crushed rock, 24'x5,380'	sq ft	\$2.00	129,120	\$258,240
k	water service, 8"service line	lr ft	\$30.00	5,380	\$161,400
l	sewage disposal, campgrnd septic tank drainfield	each	\$20,000.00	1	\$20,000
m	fire hydrant	each	\$2,675.00	1	\$2,675
n	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 campsites				\$816,306	
a	construction sales tax (const)	8.2%		\$66,937	
b	design/engineering fees (const)	12.0%		\$97,957	
c	financing costs (const, tax, design)	8.0%		\$78,496	
d	contingency (const, tax, design, financing)	10.0%		\$105,970	
Total development cost for 25 campsites				\$1,165,665	
Prorated per campsite				\$46,627	

Group daycamping facility - 100 person capacity					
	unit	unit cost	qty	qty cost	
a	clear camping site, parking, access road	acre	\$1,520.00	3.1	\$4,712
b	earthwork for sites, parking, access road	cu yd	\$7.00	5,134	\$35,938
c	group campfire/amphitheater, wood stage/benches	each	\$26,200.00	1	\$26,200
d	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
e	group cooking, 4'x12' concrete w/iron grill	each	\$1,800.00	2	\$3,600
f	eating shelter (30'x30'), cedar pole w/shake roof	sq ft	\$45.00	900	\$40,500
g	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	25	\$52,500
h	trash bin, metal dumpster w/wood fence screen	each	\$1,500.00	3	\$4,500
i	restroom facility, 6 stalls w/4 sinks	sq ft	\$100.00	600	\$60,000
j	drinking fountain	each	\$2,000.00	1	\$2,000
k	parking, 2"asphalt concrete/4"crushed rock, 50 cars	sq ft	\$3.00	15,000	\$45,000
l	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	50	\$7,800
m	access road, 2"asphalt concrete/4"crushed rock, 24'x1,000'	sq ft	\$2.00	24,000	\$48,000
n	water service, 8"service line	lr ft	\$30.00	1,000	\$30,000
o	sewage disposal, septic tank w/drainfield	system	\$20,000.00	1	\$20,000
p	fire hydrant	each	\$2,675.00	1	\$2,675
q	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per group camp				\$392,305	
a	construction sales tax (const)	8.2%		\$32,169	
b	design/engineering fees (const)	12.0%		\$47,077	
c	financing costs (const, tax, design)	8.0%		\$37,724	
d	contingency (const, tax, design, financing)	10.0%		\$50,927	
Total development cost per group camp				\$560,202	
Prorated per person				\$5,602	

Recreational vehicle camping - 25 campsite capacity					
	unit	unit cost	qty	qty cost	
a	clear campsite, parking, access road	acre	\$1,520.00	10.1	\$15,352
b	earthwork for campsite, parking, access road	cu yd	\$7.00	16,460	\$115,220
c	campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$3.00	30,000	\$90,000
d	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	25	\$52,500
e	barbecue pits, concrete with iron grill	each	\$300.00	25	\$7,500
f	drinking fountain	each	\$2,000.00	1	\$2,000
g	trash receptacle, galvanized can w/4"x4" post	each	\$800.00	25	\$20,000
h	sanitary dump facility, 2 stalls	each	\$18,000.00	1	\$18,000
i	camp directory signs, 4"x4"cedar pole framed	each	\$200.00	20	\$4,000
j	access road, 2"asphalt concrete/4"crushed rock, 24'x8,070'	sq ft	\$2.00	193,680	\$387,360
k	water service, 3"service line	lr ft	\$13.50	8,070	\$108,945
l	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost for 25 campsites				\$825,757	
a	construction sales tax (const)	8.2%		\$67,712	
b	design/engineering fees (const)	12.0%		\$99,091	
c	financing costs (const, tax, design)	8.0%		\$79,405	
d	contingency (const, tax, design, financing)	10.0%		\$107,196	
Total development cost for 25 campsites				\$1,179,161	
Prorated per campsite				\$47,166	

Outdoor swimming pool - 75'x42'=3,150 sf of 294 people					
	unit	unit cost	qty	qty cost	
a	clear pool area, deck, parking, access road	acre	\$1,520.00	1.1	\$1,672
b	earthwork, 1'depth except pool @5'depth	cu yd	\$7.00	2,370	\$16,590
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	lifeguard stand, galvanized pipe w/2"x4"framing	each	\$700.00	2	\$1,400
h	drinking fountain	each	\$2,000.00	1	\$2,000
i	locker/shower facility, 20 showers w/50 lockers	sq ft	\$100.00	1,000	\$100,000
j	restroom facility, 10 stalls w/6 sinks	sq ft	\$100.00	1,000	\$100,000
k	concession facility, grill and refrigeration	sq ft	\$100.00	250	\$25,000
l	bike rack, prefab galvanized pipe	each	\$950.00	3	\$2,850
m	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$3.00	38,400	\$115,200
n	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	128	\$19,968
o	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$2.00	6,000	\$12,000
p	water service, 8"service line	lr ft	\$30.00	400	\$12,000
q	sewer service, 8"side sewer	lr ft	\$17.00	400	\$6,800
r	fire hydrant	each	\$2,675.00	1	\$2,675
s	water meter, 8"size	each	\$19,520.00	1	\$19,520
t	chainlink perimeter fence, 6'	lr ft	\$17.00	317	\$5,389
u	seed grass over 4'topsoil	sq ft	\$0.85	1,564	\$1,329
Total construction cost for 294 swimmers				\$579,903	
a	construction sales tax (const)	8.2%		\$47,552	
b	design/engineering fees (const)	12.0%		\$69,588	
c	financing costs (const, tax, design)	8.0%		\$55,764	
d	contingency (const, tax, design, financing)	10.0%		\$75,281	
Total development cost for 294 swimmers/3,150 sq ft pool				\$828,088	
Prorated per square foot of total pool				\$263	

Indoor swimming pool - 75'x42'=3,150 sf of 294 pers					
	unit	unit cost	qty	qty cost	
a	clear pool area, deck, parking, access roac	acre	\$1,520.00	1.1	\$1,672
b	earthwork, 1'depth except pool @5'depth	cu yd	\$7.00	2,370	\$16,590
c	diving area, 1 meter board capacity = 3 in pool + 9 in line/board/10'radius = 12 divers/board	sq ft	\$41.00	628	\$25,748
d	swimming area, 50'x42' less diving area reqmnt capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$41.00	1,472	\$60,352
e	nonswimming area, 25'x42' capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$41.00	1,050	\$43,050
f	pool deck, 10'on sides, 20'on ends, tile/concrete	sq ft	\$4.00	1,590	\$6,360
g	enclosed structure for pools et.al.	sq ft	\$60.00	4,740	\$284,400
h	lifeguard stand, galvanized pipe w/2"x4"framing	each	\$700.00	2	\$1,400
i	drinking fountain	each	\$2,000.00	1	\$2,000
j	locker/shower facility, 20 showers w/50 lockers	sq ft	\$100.00	1,000	\$100,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	\$100.00	1,000	\$100,000
l	concession facility, grill and refrigeration	sq ft	\$100.00	250	\$25,000
m	bike rack, prefab galvanized pipe	each	\$950.00	3	\$2,850
n	parking, 2"asphalt concrete/4"crushed rock, 128 spaces 2.5 swimmers/car = 118 cars + 10 employees = 128	sq ft	\$3.00	38,400	\$115,200
o	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	128	\$19,968
p	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$2.00	6,000	\$12,000
q	water service, 8"service line	lr ft	\$30.00	400	\$12,000
r	sewer service, 8"side sewer	lr ft	\$17.00	400	\$6,800
s	fire hydrant	each	\$2,675.00	1	\$2,675
t	water meter, 8"size	each	\$19,520.00	1	\$19,520
u	chainlink perimeter fence, 6'	lr ft	\$17.00	317	\$5,389
v	seed grass over 4"topsoil	sq ft	\$0.85	1,564	\$1,329
Total construction cost for 294 swimmers				\$864,303	
a	construction sales tax (const)	8.2%		\$70,873	
b	design/engineering fees (const)	12.0%		\$103,716	
c	financing costs (const, tax, design)	8.0%		\$83,111	
d	contingency (const, tax, design, financing)	10.0%		\$112,200	
Total development cost for 294 swimmers/3,150 sq ft pool				\$1,234,205	
Prorated per square foot of total pool				\$392	

Community center - 250 person capacity:					
	unit	unit cost	qty	qty cost	
a	clear building site, parking, access road	acre	\$1,520.00	3	\$4,560
b	earthwork for structure, parking, access road	cu yd	\$7.00	1,613	\$11,293
c	gymnasium, 2 full basketball courts	sq ft	\$80.00	11,280	\$902,400
d	racquetball courts	sq ft	\$95.00	3,680	\$349,600
e	kitchen facility	sq ft	\$75.00	360	\$27,000
f	game/classroom	sq ft	\$65.00	960	\$62,400
g	exercise/aerobics room, 50 persons	sq ft	\$65.00	5,000	\$325,000
h	physical conditioning/hydro/wellness facility	sq ft	\$65.00	2,745	\$178,425
i	office and reception area	sq ft	\$65.00	1,000	\$65,000
j	multipurpose, restroom, locker room, showers	sq ft	\$110.00	3,400	\$374,000
k	bike rack	each	\$950.00	1	\$950
l	parking, 2"asphalt concrete/4"crushed rock, 175 cars	sq ft	\$3.00	52,500	\$157,500
m	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	75	\$11,700
n	access road, 2"asphalt concrete/4"crushed rock, 24'x250'	sq ft	\$2.00	6,000	\$12,000
o	water service, 8"service line	lr ft	\$30.00	400	\$12,000
p	sewage disposal, 8"service line	lr ft	\$17.00	400	\$6,800
q	fire hydrant	each	\$2,675.00	1	\$2,675
r	water meter, 2"size	each	\$4,880.00	1	\$4,880
s	parking lot lighting, 10 poles	system	\$100,400.00	1	\$100,400
t	art sculpture	each	\$5,000.00	1	\$5,000
Total construction cost per center				\$2,613,583	
a	construction sales tax (const)	8.2%		\$214,314	
b	design/engineering fees (const)	12.0%		\$313,630	
c	financing costs (const, tax, design)	8.0%		\$251,322	
d	contingency (const, tax, design, financing)	10.0%		\$339,285	
Total development cost per center				\$3,732,134	
Prorated per square foot				\$131.30	

Restroom/support facilitie:					
	unit	unit cost	qty	qty cost	
a	restroom facility, 4 stalls w/2 sinks	sq ft	\$100.00	500	\$50,000
b	sewer service, 8"side sewer	lr ft	\$17.00	500	\$8,500
c	water service, 8"service line	lr ft	\$30.00	500	\$15,000
d	fire hydrant	each	\$2,675.00	1	\$2,675
e	water meter, 2"size	each	\$4,880.00	1	\$4,880
Total construction cost per facility/4 fixtures					\$81,055
a	construction sales tax (const)	8.2%			\$6,647
b	design/engineering fees (const)	12.0%			\$9,727
c	financing costs (const, tax, design)	8.0%			\$7,794
d	contingency (const, tax, design, financing)	10.0%			\$10,522
Total development cost per 4 stall facility					\$115,745

Source: the Beckwith Consulting Group

Appendix G.2: Prototype trail development costs

Multipurpose trail - 8 foot wide crushed rock (5 miles)					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 12' wide	sq ft	\$0.75	322,800	\$242,100
b	crushed rock, rolled to 4", 3/8" minus - 8' wide	sq ft	\$1.00	215,200	\$215,200
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$526,080	

j	construction sales tax (const)	8.2%		\$43,139
k	design/engineering fees (const)	12.0%		\$63,130
l	financing costs (const,tax, design)	8.0%		\$50,588
m	contingency (const, tax, design, financing)	15.0%		\$102,440
Total development cost per 5 miles				\$785,376
Prorated per mile				\$157,075

Multipurpose trail - 8 foot asphalt (5 miles w/service)					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 12' wide	sq ft	\$0.75	322,800	\$242,100
b	2"asphalt over 4"crushed rock - 8' wide	sq ft	\$2.50	215,200	\$538,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$848,880	

j	construction sales tax (const)	8.2%		\$69,608
k	design/engineering fees (const)	12.0%		\$101,866
l	financing costs (const,tax, design)	8.0%		\$81,628
m	contingency (const, tax, design, financing)	15.0%		\$165,297
Total development cost per 5 miles				\$1,267,279
Prorated per mile				\$253,456

Multipurpose trail - 10 foot crushed rock (5 miles w/:					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	crushed rock, rolled to 4", 3/8" minus - 10' wide	sq ft	\$1.00	269,000	\$269,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$620,230	

j	construction sales tax (const)	8.2%		\$50,859
k	design/engineering fees (const)	12.0%		\$74,428
l	financing costs (const,tax, design)	8.0%		\$59,641
m	contingency (const, tax, design, financing)	15.0%		\$120,774
Total development cost per 5 miles				\$925,931
Prorated per mile				\$185,186

Multipurpose trail - 10 foot asphalt (5 miles w/servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	2"asphalt over 4"crushed rock - 10' wide	sq ft	\$2.50	269,000	\$672,500
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$1,023,730	
j	construction sales tax (const)	8.2%		\$83,946	
k	design/engineering fees (const)	12.0%		\$122,848	
l	financing costs (const,tax, design)	8.0%		\$98,442	
m	contingency (const, tax, design, financing)	15.0%		\$199,345	
Total development cost per 5 miles				\$1,528,310	
Prorated per mile				\$305,662	

Park walking trail class 1 - crushed rock (1 mile w/o					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 10' wide	sq ft	\$0.75	53,800	\$40,350
b	crushed rock, 6"depth, 3/8" minus - 6' wide	sq ft	\$1.10	32,280	\$35,508
c	interpretative signs, 4"x4"cedar framed	each	\$1,000.00	5	\$5,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$101,458	
f	construction sales tax (const)	8.2%		\$8,320	
g	design/engineering fees (const)	12.0%		\$12,175	
h	financing costs (const,tax, design)	8.0%		\$9,756	
i	contingency (const, tax, design, financing)	15.0%		\$19,756	
Total development cost per mile				\$151,465	

Park walking trail class 1 - asphalt (1 mile w/o servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 10' wide	sq ft	\$0.75	53,800	\$40,350
b	2"asphalt over 4"crushed rock - 6' wide	sq ft	\$2.50	32,280	\$80,700
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$142,650	
f	construction sales tax (const)	8.2%		\$11,697	
g	design/engineering fees (const)	12.0%		\$17,118	
h	financing costs (const,tax, design)	8.0%		\$13,717	
i	contingency (const, tax, design, financing)	15.0%		\$27,777	
Total development cost per mile				\$212,960	

Park walking trail class 2 - crushed rock (1 mile w/o					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	\$0.75	43,040	\$32,280
b	crushed rock, 6"depth, 3/8" minus - 5' wide	sq ft	\$1.00	26,900	\$26,900
c	interpretative signs, 4"x4"cedar framed	each	\$1,000.00	5	\$5,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$84,780	
f	construction sales tax (const)	8.2%		\$6,952	
g	design/engineering fees (const)	12.0%		\$10,174	
h	financing costs (const,tax, design)	8.0%		\$8,152	
i	contingency (const, tax, design, financing)	15.0%		\$16,509	
Total development cost per mile				\$126,567	

Park walking trail class 2 - asphalt (1 mile w/o servic					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	\$0.75	43,040	\$32,280
b	2"asphalt over 4"crushed rock - 5' wide	sq ft	\$2.50	26,900	\$67,250
c	interpretative signs, 4"x4"cedar framed	each	\$200.00	5	\$1,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per mile				\$121,130	
f	construction sales tax (const)	8.2%		\$9,933	
g	design/engineering fees (const)	12.0%		\$14,536	
h	financing costs (const,tax, design)	8.0%		\$11,648	
i	contingency (const, tax, design, financing)	15.0%		\$23,587	
Total development cost per mile				\$180,833	

Day hiking trail class 3 - crushed rock (5 miles w/ser)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	161,400	\$121,050
b	crushed rock, rolled to 4", 3/8" minus - 4' wide	sq ft	\$1.00	107,600	\$107,600
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$297,430	
j	construction sales tax (const)	8.2%		\$24,389	
k	design/engineering fees (const)	12.0%		\$35,692	
l	financing costs (const,tax, design)	8.0%		\$28,601	
m	contingency (const, tax, design, financing)	15.0%		\$57,917	
Total development cost per 5 miles				\$444,028	
Prorated per mile				\$88,806	

Day hiking trail class 3 - asphalt (5 miles w/service)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	acre	\$0.75	161,400	\$121,050
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	\$2.50	107,600	\$269,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$458,830	
j	construction sales tax (const)	8.2%		\$37,624	
k	design/engineering fees (const)	12.0%		\$55,060	
l	financing costs (const,tax, design)	8.0%		\$44,121	
m	contingency (const, tax, design, financing)	15.0%		\$89,345	
Total development cost per 5 miles				\$684,980	
Prorated per mile				\$136,996	

Day hiking trail class 4 - crushed rock (5 miles w/ser)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 5' wide	sq ft	\$0.75	134,500	\$100,875
b	crushed rock, rolled to 4", 3/8" minus - 3' wide	sq ft	\$1.00	80,700	\$80,700
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	5	\$9,500
e	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	2	\$3,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$250,355	
j	construction sales tax (const)	8.2%		\$20,529	
k	design/engineering fees (const)	12.0%		\$30,043	
l	financing costs (const,tax, design)	8.0%		\$24,074	
m	contingency (const, tax, design, financing)	15.0%		\$48,750	
Total development cost per 5 miles				\$373,751	
Prorated per mile				\$74,750	

Day hiking trail class 5 - compacted dirt (10 miles w/ser)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 4' wide	sq ft	\$0.75	215,200	\$161,400
b	finish grade compacted dirt trail - 2' wide	sq ft	\$0.20	107,600	\$21,520
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	40	\$14,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	trash receptacles w/concrete support	each	\$800.00	20	\$16,000
f	restroom facilities, sanican w/concrete platforms	each	\$1,500.00	4	\$6,000
g	parking, 2" asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 10 miles				\$279,200	
j	construction sales tax (const)	8.2%		\$22,894	
k	design/engineering fees (const)	12.0%		\$33,504	
l	financing costs (const,tax, design)	8.0%		\$26,848	
m	contingency (const, tax, design, financing)	15.0%		\$54,367	
Total development cost per 10 miles				\$416,813	
Prorated per mile				\$41,681	

Shoreline hiking trail - access improvements only (5 miles)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about access site	sq ft	\$3.25	2,723	\$8,848
c	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	3	\$6,300
d	barbecue pits, concrete with iron grill	each	\$300.00	3	\$900
e	trail shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	1	\$2,700
f	trail directory signs, 4"x4"cedar pole framed	each	\$200.00	10	\$2,000
g	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
i	access road, 2"asphalt concrete/4"crushed rock, 24'x100'	sq ft	\$2.00	2,400	\$4,800
j	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
k	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
Total construction cost per 5 miles				\$48,876	
l	construction sales tax (const)	8.2%		\$4,008	
m	design/engineering fees (const)	12.0%		\$5,865	
n	financing costs (const,tax, design)	8.0%		\$4,700	
o	contingency (const, tax, design, financing)	15.0%		\$9,517	
Total development cost per 5 miles				\$72,966	
Prorated per mile/access site				\$14,593	

Off-road mountain biking trail class 1 - dirt (10 miles)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	322,800	\$242,100
b	finish grade bike trail - 2' wide	sq ft	\$0.20	107,600	\$21,520
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	10	\$3,500
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	5	\$4,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 10 miles				\$324,790	
k	construction sales tax (const)	8.2%		\$26,633	
l	design/engineering fees (const)	12.0%		\$38,975	
m	financing costs (const,tax, design)	8.0%		\$31,232	
n	contingency (const, tax, design, financing)	15.0%		\$63,244	
Total development cost per 10 miles				\$484,874	
Prorated per mile				\$48,487	

Off-road mountain biking trail class 2 - dirt (20 miles)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 5' wide	sq ft	\$0.75	538,000	\$403,500
b	finish grade bike trail - 1.5' wide	sq ft	\$0.20	161,400	\$32,280
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	15	\$28,500
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	2	\$1,900
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 20 miles				\$514,900	
k	construction sales tax (const)	8.2%		\$42,222	
l	design/engineering fees (const)	12.0%		\$61,788	
m	financing costs (const,tax, design)	8.0%		\$49,513	
n	contingency (const, tax, design, financing)	15.0%		\$100,263	
Total development cost per 20 miles				\$768,686	
Prorated per mile				\$38,434	

Off-road mountain biking trail class 3 - dirt (25 miles)					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 4' wide	sq ft	\$0.75	538,000	\$403,500
b	finish grade bike trail - 1' wide	sq ft	\$0.20	134,500	\$26,900
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	25	\$8,750
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	20	\$38,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	3	\$2,850
f	trash receptacles w/concrete support	each	\$800.00	15	\$12,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (20 cars)	sq ft	\$3.00	6,000	\$18,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 25 miles				\$525,720	
k	construction sales tax (const)	8.2%		\$43,109	
l	design/engineering fees (const)	12.0%		\$63,086	
m	financing costs (const,tax, design)	8.0%		\$50,553	
n	contingency (const, tax, design, financing)	15.0%		\$102,370	
Total development cost per 25 miles				\$784,839	
Prorated per mile				\$31,394	

Off-road bicycling trail AASHTO class 1 - crushed roc					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	crushed rock, rolled to 4", 3/8" minus - 10' wide	sq ft	\$1.00	269,000	\$269,000
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$630,680	
k	construction sales tax (const)	8.2%		\$51,716	
l	design/engineering fees (const)	12.0%		\$75,682	
m	financing costs (const,tax, design)	8.0%		\$60,646	
n	contingency (const, tax, design, financing)	15.0%		\$122,809	
Total development cost per 5 miles				\$941,532	
Prorated per mile				\$188,306	

Off-road bicycling trail AASHTP class 1 - asphalt (5 m					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along trail corridor - 14' wide	sq ft	\$0.75	376,600	\$282,450
b	class 2 asphalt 2"crushed rock - 10'wide	sq ft	\$2.50	269,000	\$672,500
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	20	\$7,000
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	10	\$19,000
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	10	\$8,000
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$1,034,180	
k	construction sales tax (const)	8.2%		\$84,803	
l	design/engineering fees (const)	12.0%		\$124,102	
m	financing costs (const,tax, design)	8.0%		\$99,447	
n	contingency (const, tax, design, financing)	15.0%		\$201,380	
Total development cost per 5 miles				\$1,543,911	
Prorated per mile				\$308,782	

On-road bicycle touring AASHTO class 2 - bicycle lan					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork along road shoulder - 8' wide	sq ft	\$0.75	860,800	\$645,600
b	asphalt, 2"class 1/4"crushed rock - 6' wide	sq ft	\$2.50	645,600	\$1,614,000
c	pavement markings, paint stripes and symbols	lr ft	\$1.15	107,600	\$123,740
d	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$2,391,340	
e	construction sales tax (const)	8.2%		\$196,090	
f	design/engineering fees (const)	12.0%		\$286,961	
g	financing costs (const,tax, design)	8.0%		\$229,951	
h	contingency (const, tax, design, financing)	15.0%		\$465,651	
Total development cost per 10 miles				\$3,569,993	
Prorated per mile				\$356,999	

On-road bicycle touring AASHTO class 3 - road shoulder					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along road shoulder - 6' wide	sq ft	\$0.75	645,600	\$484,200
b	asphalt, 2" class 1/4" crushed rock - 4' wide	sq ft	\$2.50	430,400	\$1,076,000
c	pavement markings, paint stripes and symbols	lr ft	\$1.15	107,600	\$123,740
d	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$1,691,940	
e	construction sales tax (const)	8.2%		\$138,739	
f	design/engineering fees (const)	12.0%		\$203,033	
g	financing costs (const,tax, design)	8.0%		\$162,697	
h	contingency (const, tax, design, financing)	15.0%		\$329,461	
Total development cost per 10 miles				\$2,525,870	
Prorated per mile				\$252,587	

On-road bicycle touring AASHTO class 4 - in lane (10					
	unit	unit cost	qty	qty cost	
a	pavement markings, paint symbols and occasional strips	lr ft	\$1.15	107,600	\$123,740
b	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$131,740	
c	construction sales tax (const)	8.2%		\$10,803	
d	design/engineering fees (const)	12.0%		\$15,809	
e	financing costs (const,tax, design)	8.0%		\$12,668	
f	contingency (const, tax, design, financing)	15.0%		\$25,653	
Total development cost per 10 miles				\$196,673	
Prorated per mile				\$19,667	

On-road bicycle touring - backcountry (10 miles w/o					
	unit	unit cost	qty	qty cost	
a	route directory, steel post w/reflective sign	each	\$100.00	80	\$8,000
Total construction cost per 10 miles				\$8,000	
b	construction sales tax (const)	8.2%		\$656	
c	design/engineering fees (const)	12.0%		\$960	
d	financing costs (const,tax, design)	8.0%		\$769	
e	contingency (const, tax, design, financing)	15.0%		\$1,558	
Total development cost per 10 miles				\$11,943	
Prorated per mile				\$1,194	

Horse trail - separate trail (5 miles w/services)					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork along trail corridor - 6' wide	sq ft	\$0.75	32,280	\$24,210
b	finish grade horse trail, compacted dirt - 2' wide	sq ft	\$0.20	10,760	\$2,152
c	trail directory, 4"x4" cedar pole framed	each	\$350.00	20	\$7,000
d	hitching posts, galvanized pipe w/cedar posts	each	\$500.00	10	\$5,000
e	trash receptacles w/concrete support	each	\$800.00	4	\$3,200
f	restroom facilities, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
g	trailer parking, 2"asphalt concrete/4"crushed rock (20 stalls)	sq ft	\$3.00	10,000	\$30,000
h	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	20	\$3,120
i	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$87,282	
j	construction sales tax (const)	8.2%		\$7,157	
k	design/engineering fees (const)	12.0%		\$10,474	
l	financing costs (const,tax, design)	8.0%		\$8,393	
m	contingency (const, tax, design, financing)	15.0%		\$16,996	
Total development cost per 5 miles				\$130,302	
Prorated per mile				\$26,060	

Water trailhead - access improvements for handboat					
	unit	unit cost	qty	qty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$2.50	2,723	\$6,806
c	picnic tables and benches, 4"x6"wood beams w/conc support	each	\$2,100.00	3	\$6,300
d	barbecue pits, concrete with iron grill	each	\$300.00	2	\$600
e	camp shelter (10'x6'), cedar pole w/shake roof	each	\$2,700.00	1	\$2,700
f	camp directory signs, 4"x4" cedar pole framed	each	\$200.00	10	\$2,000
g	restroom facility, sanican w/concrete platform	each	\$1,500.00	2	\$3,000
h	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
i	parking, 2"asphalt concrete/4"crushed rock - 10 spaces	sq ft	\$3.00	3,000	\$9,000
j	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	10	\$1,560
k	access road, 2"asphalt concrete/4"crushed rock, 24'x100'	sq ft	\$2.00	2,400	\$4,800
Total construction cost per 5 miles				\$46,534	
l	construction sales tax (const)	8.2%		\$3,816	
m	design/engineering fees (const)	12.0%		\$5,584	
n	financing costs (const,tax, design)	8.0%		\$4,475	
o	contingency (const, tax, design, financing)	15.0%		\$9,061	
Total development cost per 5 miles				\$69,469	
Prorated per mile/access site				\$13,894	

Trailhead - w/sanican service					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$3.25	2,723	\$8,848
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	2	\$700
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	3	\$5,700
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
g	restroom facilities, sani-can w/concrete platform	each	\$1,500.00	2	\$3,000
h	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
i	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
j	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$70,246	
k	construction sales tax (const)	8.2%		\$5,760	
l	design/engineering fees (const)	12.0%		\$8,429	
m	financing costs (const,tax, design)	8.0%		\$6,755	
n	contingency (const, tax, design, financing)	15.0%		\$13,679	
Total development cost per site				\$104,869	

Trailhead - w/permanent restroom facilitie					
	unit	unit cost	qnty	qnty cost	
a	clear/grade/earthwork for site improvements	sq ft	\$0.75	10,890	\$8,168
b	landscape/bank stabilization plantings about site	sq ft	\$2.50	2,723	\$6,806
c	trail directory, 4"x4"cedar pole framed	each	\$350.00	2	\$700
d	trail bench, 8"x8"x10'wood beams w/conc support	each	\$1,900.00	3	\$5,700
e	bike rack, prefab galvanized pipe (54 bikes)	each	\$950.00	1	\$950
f	trash receptacles w/concrete support	each	\$800.00	2	\$1,600
g	restroom facility, 4 stalls w/2 sinks	sq ft	\$125.00	500	\$62,500
h	sewer service, 8" side sewer	lr ft	\$17.00	500	\$8,500
i	water service, 8" service line	lr ft	\$30.00	500	\$15,000
j	fire hydrant	each	\$2,675.00	1	\$2,675
k	water meter, 2" size	each	\$4,880.00	1	\$4,880
l	parking, 2"asphalt concrete/4"crushed rock (30 cars)	sq ft	\$3.00	9,000	\$27,000
m	wheel stops, 10"x6"x8'precast concrete	each	\$156.00	30	\$4,680
n	access road, 2"asphalt concrete/4"crushed rock, 24'x200'	sq ft	\$2.00	4,800	\$9,600
Total construction cost per 5 miles				\$158,759	
o	construction sales tax (const)	8.2%		\$13,018	
p	design/engineering fees (const)	12.0%		\$19,051	
q	financing costs (const,tax, design)	8.0%		\$15,266	
r	contingency (const, tax, design, financing)	15.0%		\$30,914	
Total development cost per site				\$237,008	

Source: Beckwith Consulting Group

Guidelines for non-motorized systems

Guidelines for motorized systems

	<u>Multipurpose</u>			<u>Walking and hiking</u>					<u>Bicycling</u>			<u>Other non-motorized</u>				<u>Motorized</u>											
	Bike/hike/horse			Sidewalk		Barrier-free		Hiking			On-road		Off-road		Horse	X-country ski		Trail bike	ATV	4-wheel		Snowmobile					
<u>Path tread - width</u>	1	2	3	1	2+	1	2+	1	2+	1	2+	1	2	3+	1	2+	1	2+	1	2+	1	2+					
width - two way	14-10'	12-8'	8-6'	14-8'	8-5'	8'	8-4'																				
width - one way						4'	4-3'	2'	1.5-1'																		
<u>Clearing</u>																											
shoulder width	2'	2'	2'	0'	0'	2'	2-1'	1'	1-0.5'	-	-	-	1'	1'	8'	6-3'	4'	5-6.5'	2'	2-1.5'	3.1'	2.5'	15'	2.5-8'	16'	15-14'	
height in feet	10'	10'	10'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'	10'	10'*	10'*	8'	8'	6'	6'	12'	9-8'	7**	7**
<u>Grade</u>																											
slope - sustained	5%	5%	5%	5%	8.3%	5%	12.5%	10%	10%			5%	15%		15%	30%	7.5%	17%			15%	25-35%	20%	20-30%	8%	12-15%	
length in feet	80'	80'	80'	80'	80+'	80'	160'	100'	300+			100'	300+		200'	300+					200'	300+	200'	250+			
slope - maximum	8.3%	8.3%	11%	8.3%	8.3%	8.3%	20%	20%	30+%	11%	11%	11%	10%	30+%			10%	20%			15%	30-50%	20%	30-50%	25%	30-35%	
length in feet	30'	30'	50'	30'	30'	30'	50'										35'	70+									
cross slope	2%	2%	2%	2%	2%	2%	3-5%	5%	10%	2%	2%	2%	5%	5%	5%	5%					5%	8-10%	5%	5%	5%	8-10%	
<u>Surface</u>																											
concrete				yes	yes	yes	yes																				
brick pavers				yes	yes	yes	yes																				
asphalt	yes	yes	yes	yes	yes	yes	yes			yes	yes	yes															
crushed rock	yes	yes	yes				yes																				
coarse gravel							yes	yes	yes			yes	yes									yes	yes	yes	yes		
sand								yes	yes			yes	yes		yes	yes					yes	yes	yes	yes	yes		
compact dirt			yes				yes	yes	yes			yes	yes		yes	yes					yes	yes	yes	yes	yes		
mud																											
water																					yes	yes	yes	yes			
snow - inches																	2"	2"								4"	4"
<u>Turns</u>																											
radius in feet												6'	3-2'													25'	25'
number/1/4 mile																					2'	5-11'	2'	6-11'			
number/150 feet																								0	2-5		
<u>Obstacles</u>																											
small logs/mile																					0	5	0	5	0	5	
log - inch diameter																						6-16"		8"		6-10"	
water xing - deep																						6"	10"				
water xing - long																						10'	25'				

* ideal lane 18-14'

na - backcountry road

**above snow

** above snow

Sources:

- Pedestrian Facilities Handbook, WSDOT,/PSRC1997
- WSDOT Design Manual, Chapter 1020 - Bicycle Facilities, May 2001
- US Forest Service Handbook, Washington 1987
- AASHTO, Guide for Development of Bicycle Facilities, 1999

Source:

US Forest Service Handbook, Washington 1987

Appendix G.3 Endangered, threatened, and sensitive plant species

<i>Endangered species</i>	<i>common name</i>	<i>federal status</i>
Castilleja levisecta	Golden Indian paintbrush*	
<i>Sensitive species</i>		
Agoseris elata	Tall agoseris*	
Aster curtus	White-top aster	
Aster junciformis	Rush aster	
Botrychium lanceolatum	Lance-leaved grape-fern	
Botrychium pinnatum	St. John's moonwort	
Carex comosa	Bristly sedge*	
Castilleja cryptantha	Obscure Indian-paintbrush	
Chaenactis thompsonii	Thompson's Chaenactis*	
Cimicifuga elata	Tall bugbane*	
Erythronium revolutum	Pink fawn lily*	
Githospis speculariodes	Common blue-cup*	
Luzula arcuata	Curved woodrush*	
Lycopodium inundatum	Bog clubmoss	
Microseris borealis	Northern microseris*	
Montai diffusa	Branching montia*	
Pedicularis rainierensis	Mt. Rainer lousewort	
Polystichum californicum	California sword-fern	
Saxifraga debilis	Pygmy saxifrage*	
Trillium parviflorum	Small-flowered trillium	
Woodwardia fimbriata	Chain-fern*	
<i>Possibly extinct or extirpated</i>		
Arenaria paludicola	Swamp sandwort*	
Lathyrus Torreyi	Torrey's peavine*	

* Known from historical record only. - no state threatened species identified in Chelan or Douglas Co
 Source: WA DNR, Natural Heritage Information System, 1993.

State endangered, threatened, sensitive, candidate, and monitor species

<i>Endangered</i>	<i>common name</i>	<i>federal status</i>
Birds	American White Pelican	
	Brown Pelican	endangered
	Peregrine Falcon	endangered**
	Sandhill Crane	
	Snowy Plover	threatened
	Upland Sandpiper	
Mammals	Spotted Owl	threatened
	Pygmy Rabbit	species of concern
	Sperm Whale	endangered
	Fin Whale	endangered
	Sei Whale	endangered
	Blue Whale	endangered
	Humpback Whale	endangered
	Black Right Whale	endangered
	Gray Wolf	endangered
	Grizzly Bear	threatened
	Fisher	species of concern
Reptiles	Sea Otter	
	Columbian White-tailed Deer (fe)	endangered
	Woodland Caribou	endangered
Amphibians	Western Pond Turtle	species of concern
	Leatherback Sea Turtle	endangered
Insects	Oregon Spotted Frog	candidate
	Oregon Silverspot Butterfly	threatened

Threatened

Birds	Aleutian Canada Goose	threatened
	Bald Eagle	threatened**
	Ferruginous Hawk	species of concern
	Marbled Murrelet	threatened
	Sage Grouse	species of concern
Mammals	Sharp-tailed Grouse	species of concern
	Western Gray Squirrel	species of concern
	Steller Sea Lion	threatened
Reptiles	North American Lynx	proposed threatened
	Green Sea Turtle	threatened
	Loggerhead Sea Turtle	threatened

Sensitive

Mammals	Gray Whale	
Fish	Pygmy Whitefish	
	Margined Sculpin	species of concern
Amphibians	Larch Mountain Salamander	species of concern

Candidate

Birds	Common Loon***	
	Short-tailed Albatross	proposed threatened
	Brandt's Cormorant	
	Northern Goshawk	species of concern
	Golden Eagle	
	Merlin	
	Common Murre***	
	Cassin's Auklet	
	Tufted Puffin	
	Yellow-billed Cuckoo	
	Flammulated Owl	
	Burrowing Owl	species of concern
	Vaux's Swift	
	Lewis' Woodpecker	
	Whited-headed Woodpecker	
	Black-backed Woodpecker	
	Pileated Woodpecker	
Loggerhead Shrike	species of concern	
Mammals	Streaked Horned Lark	
	Purple Martin	
	Slender-billed White-breasted Nuthatch	
	Sage Thrasher	
	Oregon Vesper Sparrow	
	Sage Sparrow	
	Merriam's Shrew	
	Townsend's Big-eared Bat	species of concern
	Gray-tailed Vole	
	Brush Prairie Pocket Gopher	
Western Pocket Gopher	species of concern	
Washington Ground Squirrel	species of concern	
Wolverine	species of concern	
Reptiles	Pacific Harbor Porpoise	
	Sharp-tailed Snake	
Amphibians	California Mountain Kingsnake	
	Striped Whipsnake	
	Dunn's Salamander	
	Van Dyke's Salamander	species of concern
	Columbian Torrent Salamander	species of concern
	Cascade Torrent Salamander	
	Western Toad	
Columbian Spotted Frog	species of concern	
Beetles	Northern Leopard Frog***	
	Beller's Ground Beetle	species of concern
	Columbian River Tiger Beetle	
	Hatch's Click Beetle	species of concern
	Long-horned Leaf Beetle	

Mollusks	Giant Columbia River Limpet	
	Great Columbia River Spire Snail	species of concern
	Newcomb's Littorine Snail	species of concern
	California Floater	species of concern
	Northern Abalone	
	Olympia Oyster	

Not state candidates

Fish	Coho Salmon	
	Puget Sound/Strait of Georgia	candidate
	Lower Columbia/SW Washington	candidate
	Coastal Cutthroat Trout	
	SW Washington/Columbia River	proposed threatened
	Bull Trout	
	Coastal/Puget Sound	proposed threatened

* Candidates only within Puget Sound, San Juan Islands, Strait of Juan de Fuca east of Sekiu River

** Status under review.

*** Listing currently under review.

Endangered = any wildlife species to the state of Washington that is seriously threatened with extinct throughout all or a significant portion of its range within the state - WAC 232-12-014.

Threatened = any wildlife species native to the state of Washington that is likely to become endangered within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats - WAC 232-12-011.

Sensitive = any wildlife species native to the state of Washington that is vulnerable or declining and is to become endangered or threatened in a significant portion of its range within the state without cooperative management or removal of threats - WAC 232-12-011.

Source: Washington State Department of Fish & Wildlife, 6 July 1999

Appendix H.1: GMA Park Impact Fee - Residents

Ordinance Number

An ordinance of the City of Tukwila, Washington relating to:

- 1) the regulation of the use and development of land in the incorporated areas of the City of Tukwila, Washington;
- 2) imposing an impact fee on land development in Tukwila for providing new parks and related facilities necessitated by such new development;
- 3) stating the authority for adoption of the ordinance;
- 4) providing definitions;
- 5) providing findings and declarations of the Council;
- 6) providing for the payment and time of payment of a park impact fee;
- 7) providing for review of park impact fees and fee schedules;
- 8) providing for the establishment of park impact fee service areas;
- 9) providing for the placement of revenue collected from park impact fees into park impact fee trust funds established for that purpose;
- 10) providing for exemptions and credits;
- 11) providing for refund of unexpended funds;
- 12) providing for use of funds derived from park impact fees;
- 13) providing that park impact fees may be pledged toward payment of bond issues and similar debt instruments;
- 14) providing for penalties for violation of this ordinance;
- 15) providing for severability; and
- 16) providing an effective date.

Contents

Sections:

- Section 1: Findings and authority
- Section 2: Short title, authority, and applicability
- Section 3: Intents and purposes
- Section 4: Rules of construction
- Section 5: Definitions
- Section 6: Imposition of park impact fee
- Section 7: Computation of the amount of the fee
- Section 8: Payment of fee
- Section 9: Park impact fee districts
- Section 10: Park impact fee trust funds established
- Section 11: Use of funds
- Section 12: Refund of fees paid
- Section 13: Exemptions
- Section 14: Credits
- Section 15: Review
- Section 16: Penalty provision
- Section 17: Severability
- Section 18: Effective date

Section 1: Legislative findings

The Council of Tukwila finds, determines, and declares that:

A: In order to meet development requirements and maintain park standards Tukwila must expand the park system. This must be done in order to promote and protect the public health, safety, and welfare.

B: The Washington State Legislature authorized local jurisdictions to enact impact fees through the enactment of the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as not in existence or as hereafter amended). The Washington State Legislature clarified the basis of fees by including sections on development impact fees (Sections 40-44, 46-48, RCW 82.46.050, RCW 82.46.060, RCW 82.02.050, RCW 82.02.060, RCW 82.02.070, RCW 82.02.080, RCW 82.02.090). The fees are intended to be a means of implementing Goal 12 in Section 2 of the GMA (RCW 36.70A.020) that reads: "...Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

C: The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate new growth.

D: Each type of land development described in Section 7 hereof will create demand for the acquisition or expansion of parks and the construction of recreational facilities and other park improvements.

E: The fees established in Section 7 are derived from, based upon, and do not exceed the costs of providing additional park and park improvements necessitated by the new land developments for which the fees are levied.

Section 2: Short title, authority, and applicability

a: This ordinance shall be known and may be cited as the Tukwila Park Impact Fee Ordinance.

A: The Council of Tukwila has the authority to adopt this ordinance pursuant to the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as now in existence or as hereafter amended).

B: This ordinance shall apply to all new residential development submitted after the effective date of this ordinance.

Section 3: Intent and purpose

A: This ordinance is intended to assist in the implementation of the capital facilities program element of the Tukwila Comprehensive Plan, and to help achieve the goals of the Tukwila Comprehensive Park, Recreation & Open Space Plan Element therein.

B: The purpose of this ordinance is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks, recreation, and open space improvements in Tukwila.

Section 4: Rules of construction

A: The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B: For the purposes of administration and enforcement, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

5) The word "person" includes an individual, a corporate entity, a partnership, an incorporated association, or any other similar entity.

6) Unless the context clearly indicates the contrary, where a regulation involves 2 or more items, conditions, provisions, or events connected by the conjunction "and", "or", or "either...or", the conjunction shall be interpreted as follows:

a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8) Local Official means the official or staff representative the Council may designate to carry out the administration of this ordinance.

Section 5: Definitions

1) Capital improvement - includes park planning, land acquisition, site improvements, buildings, and equipment but excludes maintenance, operation, repair, alteration, or replacement.

2) Capital improvement program (CIP) - a 6 year plan that is annually updated and approved by the Council to finance the development of capital facilities necessary to support the population projected within Tukwila over the 6 year projection period. As defined in the GMA, the capital improvement program will include:

- a) forecast of future needs for park facilities;
- b) identification of additional demands placed on existing public facilities by new development;
- c) long-range construction and capital improvement projects of the City;
- d) parks under construction or expansion;
- e) proposed locations and capacities of expanded or new park facilities;
- f) inventory of existing park facilities;
- g) at least a 6 year financing component, updated as necessary to maintain at least a 6-year forecast period, for financing needed for park facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters; and
- h) identification of deficiencies in park facilities and the means by which existing deficiencies will be eliminated within a reasonable period of time.

In accordance with GMA requirements, the current 6 year capital facilities program (CIP) will identify all projects that are to be included in the calculation of existing levels-of-service (ELOS) for the purposes of identifying a growth impact fee assessment.

3) City - the City of Tukwila, Washington.

4) Comprehensive Park, Recreation & Open Space Plan - Tukwila - the planning document that includes a park and recreation inventory, facility demand, policy and guidance on developing regional/citywide and local park and recreation facilities.

5) Developer - the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

6) Development activity - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand for park and recreational facilities (GMA, Section 48, RCW 82.090).

7) Development approval - any written authorization from a county, city or other municipal jurisdiction that authorizes the commencement of development activity.

8) Elderly - a person aged 62 or older.

9) Encumbered - impact fees identified by the City as being committed as part of the funding for a park facility for which the publicly funded share has been assured or building permits sought or construction contracts let.

10) Environments and facilities - regional/citywide - have:

- a) significant physical qualities,
- b) historical, cultural or social values,
- c) are not duplicated elsewhere in the city,
- d) are of citywide interest, and
- e) are accessible to residents of the city by trails, park features or local roads.

Regional/citywide facilities may:

- a) have high population participation rates,
- b) have high user volumes,
- c) benefit residents of a number of neighborhoods including adjacent jurisdictions,
- d) involve joint ventures,
- e) represent the ultimate competition level play facility,
- f) have no or low user fee recapture opportunities,
- g) have unique location requirements that require regional coordination, and
- h) be activities for which there are no other logical or available sponsors.

11) Environments and facilities - local - have:

- a) significant character,
- b) local historical or social values, but
- c) are duplicated elsewhere within the city, though not elsewhere within the local area, and
- d) are of local rather than citywide interest.

Local facilities:

- a) have significant but not high user participations,
- b) are oriented to local user preferences,
- c) are limited in appeal,
- d) are developed to minimum levels of playing skill or competition,
- e) provide no or low fee recapture potentials,
- f) are not subject to special siting considerations, and
- g) have a number of other public and private sponsors.

12) Growth impact requirement - caused by population increases created by new developments determined by:

- a) ***calculating*** - the inventory of existing park and recreational lands and facilities [optionally including funded projects listed within the current capital facilities program (CIP)],
- b) ***dividing*** - by the existing population in order to determine the existing level-of-service (ELOS),
- c) ***multiplying*** - by the population estimated to be created by the development project (per person or housing unit),
- d) ***multiplying*** - by the estimated land and facility acquisition and development cost or value for each kind of land and facility unit, in order
- e) ***to determine*** - the composite level-of-service (LOS) value or cost required per person (or housing unit) by the composite development project in order to sustain the existing level-of-service (ELOS).

The growth impact requirement will differentiate the proportional impact (cost or value) required to sustain regional or citywide facilities and local facilities.

13) Growth impact fee assessment - a payment of money imposed upon development as a condition of development approval to pay for:

- a) public facilities needed to serve new growth and development,
- b) that is reasonably related to the new development that creates additional demand for public facilities,
- c) that is a proportionate share of the cost of the public facilities, and
- d) that is used for facilities that reasonably benefit the new development.

Park impact fees will be a proportionate amount (less than 100 percent) of the land acquisition and facility development value or cost required to sustain the existing level-of-service (ELOS) as a result of new development.

The assessment fee proportion of the actual impact (as defined in item 5 above) will be determined on an annual basis by the Council. The Council will review and consider projected park and recreation facility requirements, funding capabilities and trends, citizen preferences concerning park improvement financing, and other issues when determining the proportionate amount to be charged new developments.

The growth impact fee assessment will include a proportionate amount:

- a) for regional or citywide facilities** - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis; and
- b) a local facilities** - that may be distributed amongst or jointly invested by Tukwila and other park providers for the creation of local facilities servicing the residents of Tukwila neighborhoods.

Park growth impact fees do not include reasonable permit or application fees or charges.

14) Growth impact fee - schedule - the table of impact fees to be charged per unit of development as computed by the formula adopted under this ordinance, and indicating the standard fee amount per dwelling unit type to be paid as a condition of development within the city.

15) Improvements - project - site improvements and facilities planned and designed to provide service for a particular development project. Project improvements are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. Project improvement examples include the construction of water and sewer lines or interior roads that serve only the structures and occupants located within the development.

No improvement or facility in a capital facilities program (CIP) approved by the City Council shall be considered a project improvement. The developer normally pays project improvements as a condition of development approval. Project improvements are not financed with public funds nor included within the City's capital facilities program and development impact fees.

16) Improvements - system - public facilities designed to serve areas within the community at large, in contrast to project improvements designed

to service occupants of a particular development project or site. System improvement examples include collector or arterial roads, schools, and parks.

Systems improvements are financed with public funds in accordance with the City's capital facilities program (CIP). An impact fee may be imposed for a system improvement only if the improvement is included within Tukwila's capital facilities program (CIP).

17) Level-of-service - existing/proposed (ELOS/PLOS) - the ratio of park and recreation land and facility units (acres, fields, square feet, etc) to the number of persons in the population (expressed as a unit per 1,000 persons).

The existing level-of-service (ELOS) includes all park and recreation land and facility units that have been improved to the present time and funded for improvement within the current (existing) time period specified in the capital facilities program (CIP).

The proposed level-of-service (PLOS) includes park and recreational land and facility units that are intended to be added to the current inventory over Tukwila's Comprehensive Park, Recreation & Open Space Plan's time period (20 years) to improve upon existing standards.

Growth impact fees are to be imposed on new developments in order to finance the development of additional facilities necessary to maintain the existing level-of-service (ELOS) as a result of the additional population requirements created by new development.

Existing and proposed level-of-service (ELOS/PLOS) requirements will be estimated:

a) for regional or citywide facilities - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis, and

b) local facilities - that may be distributed amongst or jointly invested by Tukwila and other park providers for the creation of local facilities servicing the residents of Tukwila neighborhoods.

18) Owner - the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered the owner of the real property if the contract is recorded.

19) Previously incurred system improvements - system projects that were accomplished that will serve new growth and development. Impact fees can be imposed on an adjacent development to recover a proportionate share of the money Tukwila spent or previously incurred to provide for the future demand that the adjacent development now requires.

20) Prior system deficiencies - are improvements that are necessary to expand the existing system to meet current level-of-service (LOS) requirements. Impact fees may not be used for prior system deficiencies or for improvements that do not benefit or serve new growth.

21) Private recreational facility - are any recreational facility that is not owned by or dedicated to any public or governmental entity.

22) Proportionate share - that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

23) Public facility - the following capital facilities owned or operated by government entities:

- a) public streets and roads,
- b) publicly owned parks, open space, and recreation facilities,
- c) school facilities, and
- d) fire protection facilities in jurisdictions that are not part of a fire district.

24) Service areas - regional/local park and recreational - a geographic area in which a defined set of public facilities provide service to the population within the area. Park and recreational lands, facilities, and services will be provided under a tiered approach that includes:

- a) a regional or citywide system that will be organized on a citywide basis; and
- b) a local system that may be organized on a neighborhood basis.

Separately calculated growth impact fee assessments and capital facilities program (CIP) projects may support each type of facility.

Section 6: Imposition of park impact fee

A: Any person or entity who, after the effective date of this ordinance seeks to develop land within Tukwila by applying for a building permit for a residential building or permit for residential mobile home installation, is hereby required to pay a park impact fee in the manner and amount set forth in this ordinance.

B: No new residential building permit or new permit for residential mobile home installation for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be issued unless and until the park impact fee hereby required has been paid.

C: No extension of a residential building permit or permit for residential mobile home installation issued prior to the effective date of this ordinance for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be granted unless and until the park impact fee hereby required has been paid.

Section 7: Computation of the park impact fee amount

A: Schedule - the regional/citywide and local park impact fee value per person shall be determined in accordance with Section 5: Definition items 4, 5 and 6 as defined above and documented in Attachment A to this ordinance.

1) If a building permit is requested for mixed uses, then the fee shall be determined using the above schedule by apportioning the space committed to uses specified on the schedule.

2) If the type of development activity that a residential building permit is applied for is not specified on the above fee schedule, the Local Official shall use the fee applicable to the most comparable type of land use on the above fee schedule. The Local Official shall be guided in the selection of a comparable type by the Tukwila Comprehensive Plan, supporting documents of the Tukwila Comprehensive Park, Recreation & Open Space Plan, and the Tukwila Zoning Ordinance. If the Local Official determines that there is not a comparable type of land use on the above fee schedule then the Local Official shall determine the appropriately discounted fee by considering demographic

or other documentation that is available from state, local, and regional authorities.

3) In the case of change of use, redevelopment, or expansion or modification of an existing use that requires the issuance of a building permit or permit for mobile home installation, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The Local Official shall be guided in this determination by the source and agencies listed above.

B: Calculation - if a developer opts not to have the impact fee determined according to Paragraph A of this section, then:

1) The developer shall prepare and submit to the Local Official an independent fee calculation study for the land development activity for which a building permit or permit for mobile home installation is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made.

2) The Local Official shall consider the documentation submitted by the developer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the developer to submit additional or different documentation for consideration.

3) If an acceptable independent fee calculation study is not presented, the developer shall pay park impact fees based upon the schedule shown in Paragraph A of this section.

4) If an acceptable independent fee calculation study is presented, the Local Official may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to --- percent for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the developer that serve the same purposes and functions as set forth for public parks in the Tukwila Comprehensive Park, Recreation & Open Space Plan Element.

5) In cases where the developer requests an independent fee calculation, the costs of such calculation shall be borne by the developer.

C: Appeals

1) Determinations made by the Local Official pursuant to this section may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

2) Any appeal of the decision of the City with regard to fee amounts shall follow the process for the appeal of the underlying development activity, as set forth in the Tukwila Municipal Code.

3) Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

Section 8: Payment of fee

A: Impact fees shall be imposed upon development activity in the City, based upon the schedule set forth in this ordinance, and may be collected by the City from any applicant where such development activity requires final plat, PUD approval, issuance of a residential building permit or a mobile home permit and the fee for the lot or unit has not been previously paid.

B: For a plat or PUD applied for on or after the effective date of this ordinance, 50% of the impact fees due on the plat or the PUD shall be assessed and collected from the applicant at the time of final approval, using the impact fee schedule in effect when the plat or PUD was approved. The balance of the assessed fee shall be allocated to the dwelling units in the project, and shall be collected when the building permits are issued. Residential development

proposed for short plats shall not be governed by this section, but shall be governed by subsection D below.

C: If on the effective date of this ordinance, a plat or PUD has already received preliminary approval, such plat or PUD shall not be required to pay 50% of the impact fees at the time of final approval, but the impacts fees shall be assessed and collected from the lot owner at the time the building permits are issued, using the impact fee schedule then in effect. If on the effective date of this ordinance, an applicant has applied for preliminary plat or PUD approval, but has not yet received such approval, the applicant shall follow the procedures set forth in subsection B above.

D: For existing lots or lots not covered by subsection B above, application for single family and multifamily residential building permits, mobile home permits, and site plan approval for mobile home parks proposed, the total amount of the impact fees shall be assessed and collected from the applicant when the building permit is issued, using the impact fee schedules then in effect.

E: Any application for preliminary plat or PUD approval or multifamily zoning which has been approved subject to conditions requiring the payment of impact fees established pursuant to this ordinance shall be required to pay the fee in accordance with the conditions of approval.

F: Arrangement may be made for later payment of the impact fee with the approval of the City only if the City determines that it will be unable to use or will not need the payment until a later time, provided that sufficient security, as defined by the City, is provided to assure payment. Security shall be made to and held by the City, which will be responsible for tracking and documenting the security interest.

Section 9: Park impact fee service areas

A: Regional/citywide service area - a single park impact fee service area will be created for regional or citywide park and recreational facilities to include the entire city.

B: Local service areas - local park and recreation facilities will be located in neighborhood service areas which may be oriented around neighborhood parks, elementary and middle schools, and similar sites. There may be multiple local service areas within the city depending on residential neighborhood boundaries and the location of proximate or nearby sites and facilities.

Section 10: Park impact fee trust funds established

A: All funds collected shall be promptly transferred for deposit in a park impact fee interest-bearing trust fund to be held in separate account as determined by Section 10 of this ordinance and used solely for the purposes specified in this ordinance.

1) A separate park impact fee trust fund is hereby created for regional/citywide park and recreational facilities to include the entire city.

2) A separate impact fee trust fund will also be created for local park and recreational facilities to include neighborhoods within the city.

B: Funds withdrawn from these accounts must be used in accordance with the provisions of section 11 of this ordinance.

Section 11: Use of funds

A: Funds collected from park impact fees shall be used solely for the purpose of acquiring and/or making capital improvements to regional/citywide or local

parks under the jurisdiction of Tukwila, and shall not be used for maintenance or operations.

B: Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the regional/citywide or local park impact fee service areas. Funds shall be expended in the order in which they were collected.

C: In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in Paragraph A above and are located within the appropriate impact fee service areas created by Section 9 of this ordinance or as provided in Paragraph B of this section.

D: Impact fees for system improvements shall be expended by the City only in conformance with the Capital Facilities Program (CIP).

E: Impact fees shall be expended or encumbered by the City for a permissible use within 6 years of receipt by the City, unless there exists an extraordinary or compelling reason for fees to be held longer than 6 years. The City Council shall identify the City's extraordinary and compelling reasons for the fees to be held longer than 6 years in the Council's own written findings.

F: At least once each fiscal period the Local Official shall present to the Council a proposed capital facility program (CIP) for parks, assigning funds, including any accrued interest from the several park impact fee trust funds to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same park impact fee trust funds until the next fiscal period, except as provided by the refund provisions of this ordinance.

G: Funds may be used to provide refunds as described in Section 12.

H: Tukwila shall be entitled to retain not more than ____ percent of the funds collected as compensation for the expense of collecting the fee and administering this ordinance.

Section 12: Refunds of fees paid

A: If a residential building permit or permit for residential mobile home installation expires without commencement of construction, then the developer shall be entitled to a refund, with interest, of the impact fee paid as a condition for its issuance except that Tukwila shall retain a percent of the fee to offset a portion of the costs of collection and refund. The developer must submit an application for such a refund to the Local Official within 30 days of the expiration of the permit.

B: Any funds not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park impact fee was paid shall, upon application by the current landowner, be returned to such landowner with interest at the interest rate accrued in the trust fund account, provided that the landowner submits an application for a refund to the City of Tukwila within 1 year of the expiration of the 6 year period.

C: Any impact fees that are not expended or encumbered by the City in conformance with the capital facilities program (CIP) within these time limitations, and for which no application for a refund has been made within

this 1 year period, shall be retained and expended consistent with the provisions of this section.

D: Interest due upon the refund of impact fees required by this section shall be calculated according to the average rate received by the City on invested funds throughout the period during which the fees were retained.

Section 13: Exemptions

The following development activities shall be exempted from payment of impact fees:

A: Reconstruction, remodeling or construction - of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose. Provided that if the property is used for a nonexempt purpose, then the park impact fees then in effect shall be paid:

- 1) Shelters or dwelling units for temporary placement which provide housing to persons on a temporary basis for not more than 4 weeks.
- 2) Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency training and human services counseling - the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

B: Rebuilding or replacement - of a legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe provided that such rebuilding takes place within a period of 1 year after destruction with a new building or structure of the same size and use.

C: Alteration or expansion:

- 1) of an existing building where no additional residential units are created and where the use is not changed, and/or
- 2) the construction of accessory buildings or structures.

D: Mobile home where:

- 1) The installation of a replacement mobile home on a lot or other such site when a park impact fee for such mobile home site has previously been paid pursuant to this ordinance or where a mobile home legally existed on such site on or prior to the effective date of this ordinance.
- 2) The construction of any nonresidential building or structure or the installation of a nonresidential mobile home.

Any claim or exemption must be made no later than the time of application for a building permit or permit for mobile home installation. Any claim not so made shall be deemed waived.

E: Condominium projects - in which existing dwelling units are converted into condominium ownership where no new dwelling units are created.

F: Previous mitigation where:

- 1) The development activity is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA).
- 2) The development activity for which park impacts have been mitigated pursuant to a condition of plat or PUD approval to pay fees, dedicate land or construct or improve park facilities, unless the condition of the plat or PUD approval provides otherwise - provided that the condition of the plat or PUD approval predates the effective date of fee imposition as provided herein.

3) Any development activity for which park impacts have been mitigated pursuant to a voluntary agreement entered into with the City to pay fees, dedicate land or construct or improve park facilities, unless the terms of the voluntary agreement provide otherwise - provided that the agreement predates the effective date of fee imposition as provided herein.

Section 14: Credits

Park land and/or park capital improvements may be offered by the developer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the Local Official accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

A: Credit for the dedication of land shall be valued at 100 percent of the most recent assessed value by the Snohomish County Property Appraiser; by such other appropriate method as the Council may have accepted prior to the effective date of this ordinance for particular park improvements; or by fair market value established by private appraisers acceptable to Tukwila. Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, --- in a manner satisfactory to the Council.

B: Applicants for credit for construction of park improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the Local Official. The Local Official shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the Local Official determines that such estimates submitted by the applicant are either unreliable or inaccurate. The Local Official shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating their agreement to the terms of the letter or certificate and return such signed document to the Local Official before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

C: Except as provided in Subparagraph 4) below, credit against impact fees otherwise due will not be provided until:

- 1) The construction is completed and accepted by _____;
- 2) A suitable maintenance and warrant bond is received and approved by the _____ of _____, when applicable.

D: Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards set out in Subparagraph 3) above will be met and if the developer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the _____ of _____ in an amount determined by the Local Official. If the park construction project will not be constructed within 1 year of the acceptance of the offer by the Local Official, the amount of the security shall be increased by 10% compounded for each year of the life of the security. The security shall be reviewed and approved by the _____ prior to acceptance of the security. If the park construction project is not to be completed within 5 years of the date of the developer's offer, the Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the Local Official.

E: Any claim for credit must be made no later than the time of application for a building permit or permit for mobile home installation. Any claim not so made shall be deemed waived.

F: Credits shall not be transferable from one project or development to another without the approval of the Council and may only be transferred to a different development upon a finding by the Council that the dedication for which the credit was given benefits the different impact fee service area.

G: Determinations made by the Local Official pursuant to this paragraph may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

Section 15: Review

The fee schedule contained in Section 7A shall be reviewed by the Council at least once each fiscal year. The review shall occur in conjunction with any update of the capital facilities program (CIP) element of the City's Comprehensive Plan - provided, that failure to conduct this review shall not invalidate the fee schedule previously adopted.

Section 16: Penalty provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution Tukwila shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section 17: Severability

If any section, phrase, sentence, clause or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 18: Effective date

This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, shall be effective 5 days after passage and publication of the ordinance or a summary thereof consisting of the title.

Approved:

Mayor

Attest/Authenticated:

Clerk

Approved as to form:

Office of the City Attorney
By _____

Filed with the City Clerk:

Passed by the City Council:

Published:

Effective date: Ordinance number:

Appendix H.2: GMA Park Impact Fee - Employees & Customers

Ordinance Number

An ordinance of the City of Tukwila, Washington relating to:

- 1) the regulation of the use and development of land in the incorporated areas of the City of Tukwila, Washington;
- 2) imposing an impact fee on land development in Tukwila for providing new parks and related facilities necessitated by such new development;
- 3) stating the authority for adoption of the ordinance;
- 4) providing definitions;
- 5) providing findings and declarations of the Council;
- 6) providing for the payment and time of payment of a park impact fee;
- 7) providing for review of park impact fees and fee schedules;
- 8) providing for the establishment of park impact fee service areas;
- 9) providing for the placement of revenue collected from park impact fees into park impact fee trust funds established for that purpose;
- 10) providing for exemptions and credits;
- 11) providing for refund of unexpended funds;
- 12) providing for use of funds derived from park impact fees;
- 13) providing that park impact fees may be pledged toward payment of bond issues and similar debt instruments;
- 14) providing for penalties for violation of this ordinance;
- 15) providing for severability; and
- 16) providing an effective date.

Contents

Sections:

- Section 1: Findings and authority
- Section 2: Short title, authority, and applicability
- Section 3: Intents and purposes
- Section 4: Rules of construction
- Section 5: Definitions
- Section 6: Imposition of park impact fee
- Section 7: Computation of the amount of the fee
- Section 8: Payment of fee
- Section 9: Park impact fee districts
- Section 10: Park impact fee trust funds established
- Section 11: Use of funds
- Section 12: Refund of fees paid
- Section 13: Exemptions
- Section 14: Credits
- Section 15: Review
- Section 16: Penalty provision
- Section 17: Severability
- Section 18: Effective date

Section 1: Legislative findings

The Council of Tukwila finds, determines, and declares that:

A: In order to meet development requirements and maintain park standards Tukwila must expand the park system. This must be done in order to promote and protect the public health, safety, and welfare.

B: The Washington State Legislature authorized local jurisdictions to enact impact fees through the enactment of the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as not in existence or as hereafter amended). The Washington State Legislature clarified the basis of fees by including sections on development impact fees (Sections 40-44, 46-48, RCW 82.46.050, RCW 82.46.060, RCW 82.02.050, RCW 82.02.060, RCW 82.02.070, RCW 82.02.080, RCW 82.02.090). The fees are intended to be a means of implementing Goal 12 in Section 2 of the GMA (RCW 36.70A.020) that reads: "...Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

C: The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate new growth.

D: Each type of land development described in Section 7 hereof will create demand for the acquisition or expansion of parks and the construction of recreational facilities and other park improvements.

E: The fees established in Section 7 are derived from, based upon, and do not exceed the costs of providing additional park and park improvements necessitated by the new land developments for which the fees are levied.

Section 2: Short title, authority, and applicability

a: This ordinance shall be known and may be cited as the Tukwila Park Impact Fee Ordinance – Employees & Customers.

A: The Council of Tukwila has the authority to adopt this ordinance pursuant to the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as now in existence or as hereafter amended).

B: This ordinance shall apply to all new non-residential development to include industrial, office, business, retail, wholesale, and other projects submitted after the effective date of this ordinance.

Section 3: Intent and purpose

A: This ordinance is intended to assist in the implementation of the Capital Improvements Program element of the Tukwila Comprehensive Plan, and to help achieve the goals of the Tukwila Comprehensive Park, Recreation & Open Space Plan Element therein.

B: The purpose of this ordinance is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide parks, recreation, and open space improvements in Tukwila.

Section 4: Rules of construction

A: The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety, and welfare.

B: For the purposes of administration and enforcement, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

1) In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control.

2) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.

3) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.

4) The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

5) The word "person" includes an individual, a corporate entity, a partnership, an incorporated association, or any other similar entity.

6) Unless the context clearly indicates the contrary, where a regulation involves 2 or more items, conditions, provisions, or events connected by the conjunction "and", "or", or "either...or", the conjunction shall be interpreted as follows:

a) "And" indicates that all the connected terms, conditions, provisions, or events shall apply.

b) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.

c) "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

7) The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

8) Local Official means the official or staff representative the Council may designate to carry out the administration of this ordinance.

Section 5: Definitions

1) Capital improvement - includes park planning, land acquisition, site improvements, buildings, and equipment but excludes maintenance, operation, repair, alteration, or replacement.

2) Capital improvement program (CIP) - a 6 year plan that is annually updated and approved by the Council to finance the development of capital facilities necessary to support the population projected within Tukwila over the 6 year projection period. As defined in the GMA, the capital improvement program will include:

- a) forecast of future needs for park facilities;
- b) identification of additional demands placed on existing public facilities by new development;
- c) long-range construction and capital improvement projects of the City;
- d) parks under construction or expansion;
- e) proposed locations and capacities of expanded or new park facilities;
- f) inventory of existing park facilities;
- g) at least a 6 year financing component, updated as necessary to maintain at least a 6-year forecast period, for financing needed for park facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters; and
- h) identification of deficiencies in park facilities and the means by which existing deficiencies will be eliminated within a reasonable period of time.

In accordance with GMA requirements, the current 6 year Capital Improvements Program (CIP) will identify all projects that are to be included in the calculation of existing levels-of-service (ELOS) for the purposes of identifying a growth impact fee assessment.

3) City - the City of Tukwila, Washington.

4) Comprehensive Park, Recreation & Open Space Plan - Tukwila - the planning document that includes a park and recreation inventory, facility demand, policy and guidance on developing regional/citywide and local park and recreation facilities.

5) Developer - the person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

6) Development activity - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand for park and recreational facilities (GMA, Section 48, RCW 82.090).

7) Development approval - any written authorization from a county, city or other municipal jurisdiction that authorizes the commencement of development activity.

8) Elderly - a person aged 62 or older.

9) Encumbered - impact fees identified by the City as being committed as part of the funding for a park facility for which the publicly funded share has been assured or building permits sought or construction contracts let.

10) Environments and facilities - regional/citywide - have:

- a) significant physical qualities,
- b) historical, cultural or social values,
- c) are not duplicated elsewhere in the city,
- d) are of citywide interest, and
- e) are accessible to employees and customers of the city by trails, park features or local roads.

Regional/citywide facilities may:

- a) have high population participation rates,
- b) have high user volumes,
- c) benefit employees and customers of a number of establishments including adjacent jurisdictions,
- d) involve joint ventures,
- e) represent the ultimate competition level play facility,
- f) have no or low user fee recapture opportunities,
- g) have unique location requirements that require regional coordination, and
- h) be activities for which there are no other logical or available sponsors.

11) Environments and facilities - local - have:

- a) significant character,
- b) local historical or social values, but
- c) are duplicated elsewhere within the city, though not elsewhere within the local area, and
- d) are of local rather than citywide interest.

Local facilities:

- a) have significant but not high user participations,
- b) are oriented to local user preferences,
- c) are limited in appeal,
- d) are developed to minimum levels of playing skill or competition,
- e) provide no or low fee recapture potentials,
- f) are not subject to special site considerations, and
- g) have a number of other public and private sponsors.

12) Growth impact requirement - caused by employee and customer population increases created by new developments determined by:

- a) ***calculating*** - the inventory of existing park and recreational lands and facilities [optionally including funded projects listed within the current Capital Improvements Program (CIP)] that benefit employees and customers,
- b) ***dividing*** - by the existing employee and customer population (extrapolated to be parking stalls) in order to determine the existing level-of-service (ELOS),
- c) ***multiplying*** - by the employee and customer population (extrapolated to be parking stalls) estimated to be created by the development project,
- d) ***multiplying*** - by the estimated land and facility acquisition and development cost or value for each kind of land and facility unit, in order
- e) ***to determine*** - the composite level-of-service (LOS) value or cost required per employee or customer (or parking stall) by

the composite development project in order to sustain the existing level-of-service (ELOS).

The growth impact requirement will differentiate the proportional impact (cost or value) required to sustain regional or citywide facilities and local facilities.

13) Growth impact fee assessment - a payment of money imposed upon development as a condition of development approval to pay for:

- a) public facilities needed to serve new growth and development,
- b) that is reasonably related to the new development that creates additional demand for public facilities,
- c) that is a proportionate share of the cost of the public facilities, and
- d) that is used for facilities that reasonably benefit the new development.

Park impact fees will be a proportionate amount (less than 100 percent) of the land acquisition and facility development value or cost required to sustain the existing level-of-service (ELOS) as a result of new development.

The assessment fee proportion of the actual impact (as defined in item 5 above) will be determined on an annual basis by the Council. The Council will review and consider projected park and recreation facility requirements, funding capabilities and trends, citizen preferences concerning park improvement financing, and other issues when determining the proportionate amount to be charged new developments.

The growth impact fee assessment will include a proportionate amount:

- a) for regional or citywide facilities** - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis; and
- b) a local facilities** - that may be distributed amongst or jointly invested by Tukwila and other park providers for the creation of local facilities servicing the employees and customers of Tukwila business districts.

Park growth impact fees do not include reasonable permit or application fees or charges.

14) Growth impact fee - schedule - the table of impact fees to be charged per employee or customer unit of development (extrapolated as parking stalls) as computed by the formula adopted under this ordinance, and indicating the standard fee amount per employee or customer (parking stall) to be paid as a condition of development within the city.

15) Improvements - project - site improvements and facilities planned and designed to provide service for a particular development project. Project improvements are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. Project improvement examples include the construction of water and sewer lines or interior roads that serve only the structures and occupants located within the development.

No improvement or facility in a Capital Improvements Program (CIP) approved by the City Council shall be considered a project improvement. The developer normally pays project improvements as a condition of development approval.

Project improvements are not financed with public funds nor included within the City's Capital Improvements Program and development impact fees.

16) Improvements - system - public facilities designed to serve areas within the community at large, in contrast to project improvements designed to service occupants of a particular development project or site. System improvement examples include collector or arterial roads, schools, and parks.

Systems improvements are financed with public funds in accordance with the City's Capital Improvements Program (CIP). An impact fee may be imposed for a system improvement only if the improvement is included within Tukwila's Capital Improvements Program (CIP).

17) Level-of-service - existing/proposed (ELOS/PLOS) - the ratio of park and recreation land and facility units (acres, fields, square feet, etc) to the number of persons in the population (expressed as a unit per 1,000 persons).

The existing level-of-service (ELOS) includes all park and recreation land and facility units that have been improved to the present time and funded for improvement within the current (existing) time period specified in the Capital Improvements Program (CIP).

The proposed level-of-service (PLOS) includes park and recreational land and facility units that are intended to be added to the current inventory over Tukwila's Comprehensive Park, Recreation & Open Space Plan's time period (20 years) to improve upon existing standards.

Growth impact fees are to be imposed on new developments in order to finance the development of additional facilities necessary to maintain the existing level-of-service (ELOS) as a result of the additional population requirements created by new development.

Existing and proposed level-of-service (ELOS/PLOS) requirements will be estimated:

- a) for regional or citywide facilities** - that may be distributed amongst other park providers for the creation of a citywide system of park and recreation facilities on a citywide basis, and
- b) local facilities** - that may be distributed amongst or jointly invested by Tukwila and other park providers for the creation of local facilities servicing the employees and customers of Tukwila business districts.

18) Owner - the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered the owner of the real property if the contract is recorded.

19) Previously incurred system improvements - system projects that were accomplished that will serve new growth and development. Impact fees can be imposed on an adjacent development to recover a proportionate share of the money Tukwila spent or previously incurred to provide for the future demand that the adjacent development now requires.

20) Prior system deficiencies - are improvements that are necessary to expand the existing system to meet current level-of-service (LOS) requirements. Impact fees may not be used for prior system deficiencies or for improvements that do not benefit or serve new growth.

21) Private recreational facility - are any recreational facility that is not owned by or dedicated to any public or governmental entity.

22) Proportionate share - that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

23) Public facility - the following capital facilities owned or operated by government entities:

- a) public streets and roads,
- b) publicly owned parks, open space, and recreation facilities,
- c) school facilities, and
- d) fire protection facilities in jurisdictions that are not part of a fire district.

24) Service areas - regional/local park and recreational - a geographic area in which a defined set of public facilities provide service to the population within the area. Park and recreational lands, facilities, and services will be provided under a tiered approach that includes:

- a) a regional or citywide system that will be organized on a citywide basis; and
- b) a local system that may be organized on a business district basis.

Separately calculated growth impact fee assessments and Capital Improvements Program (CIP) projects may support each type of facility.

Section 6: Imposition of park impact fee

A: Any person or entity who, after the effective date of this ordinance seeks to develop land within Tukwila by applying for a building permit for a non-residential building (including industrial, office, business, retail, wholesale, and like non-residential uses) is hereby required to pay a park impact fee in the manner and amount set forth in this ordinance.

B: No new non-residential building permit for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be issued unless and until the park impact fee hereby required has been paid.

C: No extension of a non-residential building permit issued prior to the effective date of this ordinance for any activity requiring payment of an impact fee pursuant to Section 7 of this ordinance shall be granted unless and until the park impact fee hereby required has been paid.

Section 7: Computation of the park impact fee amount

A: Schedule - the regional/citywide and local park impact fee value per person shall be determined in accordance with Section 5: Definition items 4, 5 and 6 as defined above and documented in Attachment A to this ordinance.

1) If a building permit is requested for mixed uses, then the fee shall be determined using the above schedule by apportioning the space committed to uses specified on the schedule.

2) If the type of development activity that a non-residential building permit is applied for is not specified on the above fee schedule, the Local Official shall use the fee applicable to the most comparable type of land use on the above fee schedule. The Local Official shall be guided in the selection of a comparable type by the Tukwila Comprehensive Plan, supporting documents of the Tukwila Comprehensive Park, Recreation & Open Space Plan, and the Tukwila Zoning Ordinance. If the Local Official determines that there is not a comparable type of land use on the above fee schedule then the Local Official

shall determine the appropriately discounted fee by considering demographic or other documentation that is available from state, local, and regional authorities.

3) In the case of change of use, redevelopment, or expansion or modification of an existing use that requires the issuance of a building permit, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The Local Official shall be guided in this determination by the source and agencies listed above.

B: Calculation - if a developer opts not to have the impact fee determined according to Paragraph A of this section, then:

1) The developer shall prepare and submit to the Local Official an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made.

2) The Local Official shall consider the documentation submitted by the developer but is not required to accept such documentation as they shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the developer to submit additional or different documentation for consideration.

3) If an acceptable independent fee calculation study is not presented, the developer shall pay park impact fees based upon the schedule shown in Paragraph A of this section.

4) If an acceptable independent fee calculation study is presented, the Local Official may adjust the fee to that appropriate to the particular development. The adjustment may include a credit against the fee otherwise payable up to --- percent for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the developer that serve the same purposes and functions as set forth for public parks in the Tukwila Comprehensive Park, Recreation & Open Space Plan Element.

5) In cases where the developer requests an independent fee calculation, the costs of such calculation shall be borne by the developer.

C: Appeals

1) Determinations made by the Local Official pursuant to this section may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

2) Any appeal of the decision of the City with regard to fee amounts shall follow the process for the appeal of the underlying development activity, as set forth in the Tukwila Municipal Code.

3) Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

Section 8: Payment of fee

A: Impact fees shall be imposed upon development activity in the City, based upon the schedule set forth in this ordinance, and may be collected by the City from any applicant where such development activity requires final plat, PUD approval, issuance of a non-residential building permit and the fee has not been previously paid.

B: For a plat or PUD applied for on or after the effective date of this ordinance, 50% of the impact fees due on the plat or the PUD shall be assessed and collected from the applicant at the time of final approval, using the impact fee schedule in effect when the plat or PUD was approved. The balance of the assessed fee shall be allocated to the non-residential parking stalls in the project, and shall be collected when the building permits are issued.

C: If on the effective date of this ordinance, a plat or PUD has already received preliminary approval, such plat or PUD shall not be required to pay 50% of the impact fees at the time of final approval, but the impacts fees shall be assessed and collected from the lot owner at the time the building permits are issued, using the impact fee schedule then in effect. If on the effective date of this ordinance, an applicant has applied for preliminary plat or PUD approval, but has not yet received such approval, the applicant shall follow the procedures set forth in subsection B above.

D: For existing lots or lots not covered by subsection B above, application for non-residential building permits, the total amount of the impact fees shall be assessed and collected from the applicant when the building permit is issued, using the impact fee schedules then in effect.

E: Any application for preliminary plat or PUD approval or mixed-use zoning which has been approved subject to conditions requiring the payment of impact fees established pursuant to this ordinance shall be required to pay the fee in accordance with the conditions of approval.

F: Arrangement may be made for later payment of the impact fee with the approval of the City only if the City determines that it will be unable to use or will not need the payment until a later time, provided that sufficient security, as defined by the City, is provided to assure payment. Security shall be made to and held by the City, which will be responsible for tracking and documenting the security interest.

Section 9: Park impact fee service areas

A: Regional/citywide service area - a single park impact fee service area will be created for regional or citywide park and recreational facilities to include the entire city.

B: Local service areas - local park and recreation facilities will be located in business district service areas which may be oriented around industrial, office, or business parks, neighborhood, community, or regional shopping centers, and similar sites. There may be multiple local service areas within the city depending on business district boundaries and the location of proximate or nearby sites and facilities.

Section 10: Park impact fee trust funds established

A: All funds collected shall be promptly transferred for deposit in a park impact fee interest-bearing trust fund to be held in separate account as determined by Section 10 of this ordinance and used solely for the purposes specified in this ordinance.

1) A separate park impact fee trust fund is hereby created for regional/citywide park and recreational facilities to include the entire city.

2) A separate impact fee trust fund will also be created for local park and recreational facilities to include business districts within the city.

B: Funds withdrawn from these accounts must be used in accordance with the provisions of section 11 of this ordinance.

Section 11: Use of funds

A: Funds collected from park impact fees shall be used solely for the purpose of acquiring and/or making capital improvements to regional/citywide or local parks under the jurisdiction of Tukwila, and shall not be used for maintenance or operations.

B: Funds shall be used exclusively for acquisitions, expansions, or capital improvements within the regional/citywide or local park impact fee service areas. Funds shall be expended in the order in which they were collected.

C: In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in Paragraph A above and are located within the appropriate impact fee service areas created by Section 9 of this ordinance or as provided in Paragraph B of this section.

D: Impact fees for system improvements shall be expended by the City only in conformance with the Capital Improvements Program (CIP).

E: Impact fees shall be expended or encumbered by the City for a permissible use within 6 years of receipt by the City, unless there exist an extraordinary or compelling reason for fees to be held longer than 6 years. The City Council shall identify the City's extraordinary and compelling reasons for the fees to be held longer than 6 years in the Council's own written findings.

F: At least once each fiscal period the Local Official shall present to the Council a proposed capital improvement program (CIP) for parks, assigning funds, including any accrued interest from the several park impact fee trust funds to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the same park impact fee trust funds until the next fiscal period, except as provided by the refund provisions of this ordinance.

G: Funds may be used to provide refunds as described in Section 12.

H: Tukwila shall be entitled to retain not more than ____ percent of the funds collected as compensation for the expense of collecting the fee and administering this ordinance.

Section 12: Refunds of fees paid

A: If a non-residential building permit expires without commencement of construction, then the developer shall be entitled to a refund, with interest, of the impact fee paid as a condition for its issuance except that Tukwila shall retain a percent of the fee to offset a portion of the costs of collection and refund. The developer must submit an application for such a refund to the Local Official within 30 days of the expiration of the permit.

B: Any funds not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park impact fee was paid shall, upon application by the current landowner, be returned to such landowner with interest at the interest rate accrued in the trust fund account, provided that the landowner submits an application for a refund to the City of Tukwila within 1 year of the expiration of the 6 year period.

C: Any impact fees that are not expended or encumbered by the City in conformance with the Capital Improvements Program (CIP) within these time limitations, and for which no application for a refund has been made within this 1 year period, shall be retained and expended consistent with the provisions of this section.

D: Interest due upon the refund of impact fees required by this section shall be calculated according to the average rate received by the City on invested funds throughout the period during which the fees were retained.

Section 13: Exemptions

The following development activities shall be exempted from payment of impact fees:

A: Reconstruction, remodeling or construction - of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose. Provided that if the property is used for a nonexempt purpose, then the park impact fees then in effect shall be paid:

- 1) Public elementary, middle, and high school facilities.
- 2) Religious institutions that do not provide on-site educational facilities.

B: Rebuilding or replacement - of a legally established non-residential building(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe provided that such rebuilding takes place within a period of 1 year after destruction with a new building or structure of the same size and use.

C: Alteration or expansion:

- 1) of an existing building where no additional capacity is created and where the use is not changed, and/or
- 2) the construction of accessory buildings or structures.

D: Mobile or re-locatable structure where:

- 1) The installation of a mobile or re-locatable structure on a lot or other such site when a park impact fee for the site has previously been paid pursuant to this ordinance or where a mobile or re-locatable structure legally existed on such site on or prior to the effective date of this ordinance.
- 2) The construction of any residential building or structure or the installation of a residential mobile home.

Any claim or exemption must be made no later than the time of application for a building permit or permit for mobile or re-locatable structure installation. Any claim not so made shall be deemed waived.

E: Condominium projects - in which existing non-residential spaces are converted into condominium ownership where no new non-residential spaces are created.

F: Previous mitigation where:

- 1) The development activity is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA).
- 2) The development activity for which park impacts have been mitigated pursuant to a condition of plat or PUD approval to pay fees, dedicate land or construct or improve park facilities, unless the condition of the plat or PUD approval provides otherwise - provided that the condition of the plat or PUD approval predates the effective date of fee imposition as provided herein.
- 3) Any development activity for which park impacts have been mitigated pursuant to a voluntary agreement entered into with the City to pay fees, dedicate land or construct or improve park facilities, unless the terms of

the voluntary agreement provide otherwise - provided that the agreement predates the effective date of fee imposition as provided herein.

Section 14: Credits

Park land and/or park capital improvements may be offered by the developer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the Local Official accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

A: Credit for the dedication of land shall be valued at 100 percent of the most recent assessed value by the County Property Appraiser; by such other appropriate method as the Council may have accepted prior to the effective date of this ordinance for particular park improvements; or by fair market value established by private appraisers acceptable to Tukwila. Credit for the dedication of park land shall be provided when the property has been conveyed at no charge to, and accepted by, --- in a manner satisfactory to the Council.

B: Applicants for credit for construction of park improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the Local Official. The Local Official shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the Local Official determines that such estimates submitted by the applicant are either unreliable or inaccurate. The Local Official shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating their agreement to the terms of the letter or certificate and return such signed document to the Local Official before credit will be given. The applicant's failure to sign, date, and return such document within 60 days shall nullify the credit.

C: Except as provided in Subparagraph 4) below, credit against impact fees otherwise due will not be provided until:

- 1) The construction is completed and accepted by _____;
- 2) A suitable maintenance and warrant bond is received and approved by the _____ of _____, when applicable.

D: Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards set out in Subparagraph 3) above will be met and if the developer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit, or escrow agreement shall be posted with and approved by the _____ of _____ in an amount determined by the Local Official. If the park construction project will not be constructed within 1 year of the acceptance of the offer by the Local Official, the amount of the security shall be increased by 10% compounded for each year of the life of the security. The security shall be reviewed and approved by the _____ prior to acceptance of the security. If the park construction project is not to be completed within 5 years of the date of the developer's offer, the Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the Local Official.

E: Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

F: Credits shall not be transferable from one project or development to another without the approval of the Council and may only be transferred to a different development upon a finding by the Council that the dedication for which the credit was given benefits the different impact fee service area.

G: Determinations made by the Local Official pursuant to this paragraph may be appealed to the Council by filing a written request with the Local Official within 10 days of the Official's determination.

Section 15: Review

The fee schedule contained in Section 7A shall be reviewed by the Council at least once each fiscal year. The review shall occur in conjunction with any update of the Capital Improvements Program (CIP) element of the City's Comprehensive Plan - provided, that failure to conduct this review shall not invalidate the fee schedule previously adopted.

Section 16: Penalty provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution Tukwila shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section 17: Severability

If any section, phrase, sentence, clause or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 18: Effective date

This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, shall be effective 5 days after passage and publication of the ordinance or a summary thereof consisting of the title.

Approved:

Mayor

Attest/Authenticated:

Clerk

Approved as to form:

Office of the City Attorney
By _____

Filed with the City Clerk:

Passed by the City Council:

Published:

Effective date: Ordinance number:

Attachment A:

Insert excel spreadsheet

Attachment A

The fee for different types of housing products may be determined by the following schedule.

	<u>housing products</u>				
	<u>single family detached</u>	<u>single family attached</u>			
		single and duplex	3-4 units/structure	5+ units/structure	<u>mobile home**</u>
Calculation of park impact fee/unit					
Value of ELOS parks/person	\$2,802.15	\$2,802.15	\$2,802.15	\$2,802.15	\$2,802.15
Average number persons/type of housing unit*	2.73	1.93	1.84	2.21	2.58
Value of ELOS parks/type of housing unit	\$7,649.87	\$5,406.50	\$5,155.96	\$6,202.17	\$7,218.78
Percent of value to be charged for impact fee	25%	25%	25%	25%	25%
Total impact fee/unit	\$1,912.47	\$1,351.62	\$1,288.99	\$1,550.54	\$1,804.70
Amount of fee allocated to neighborhood/citywide facilities					
Percent allocated to neighborhood facilities	0%	0%	0%	0%	0%
Local facilities allocation/unit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Percent allocated to citywide facilities	100%	100%	100%	100%	100%
Regional facilities allocation/unit	\$1,912.47	\$1,351.62	\$1,288.99	\$1,550.54	\$1,804.70

*Census 2000, Summary File 3 Housing Profile 1; Table H33 for City of Tukwila

** Mobile home, boat, RV, van, etc.