



June 2022



North SeaTac Park

55-Acre Parcel Inventory

Prepared for
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APPENDICES

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ABBREVIATIONS

55-Acre Parcel	North SeaTac Park 55-Acre Parcel
AIP	Airport Improvement Program
City	City of SeaTac
dB	decibel
DNL	day-night average sound level
Ecology	Washington State Department of Ecology
FAA	Federal Aviation Administration
FOD	foreign object debris
GHG	greenhouse gas
ILA	Interlocal Agreement
Inventory	North SeaTac Park 55-Acre Parcel Inventory
LiDAR	Light Detection and Ranging
mph	miles per hour
NRCS	Natural Resources Conservation Service
NTP	Near-Term Projects
Park	North SeaTac Park
PHS	Priority Habitats and Species
Port	Port of Seattle
RC	radio-controlled
RPZ	Runway Protection Zone
RSA	Runway Safety Area
SAMP	Sustainable Airport Master Plan
SEA	Seattle-Tacoma International Airport
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tank
WDFW	Washington Department of Fish and Wildlife
WHMP	Wildlife Hazard Management Plan

IMAGE CREDITS (TOP OF SECTION PAGES)

Cover: *Google Earth*

Development History: *Google Earth*

Cultural Context: *U.S. Geological Survey topoView*

Land Use: *Google Earth*

Earth: *Thomas Noland*

Air: *Antonino Visalli*

Water: *Aaron Burden*

Plants: *Carlo von Reyher*

Animals: *J-Photos*

Environmental Health: *Imogen Caroline*

Recreation: *Kuchihige Saboten*

Transportation: *Anchor QEA*

Utilities: *Johnny Ho*

Summary

The Port of Seattle (Port) owns land within and bordering North SeaTac Park (Park). In fall 2021, the Port Commission requested a comprehensive inventory to document existing conditions on the 55 acres of land in the southern portion of the Park (Figure ES-1). The North SeaTac Park 55-Acre Parcel (55-Acre Parcel) Inventory (Inventory) responds to that request, providing a thorough and objective inventory that documents existing ecological, community, land use, and recreational site conditions.

The Port-owned 55-Acre Parcel is leased by the Port to the City of SeaTac (City) for park use. The City is responsible for managing the property, which is currently used for multiple active and passive recreation activities including walking and biking.

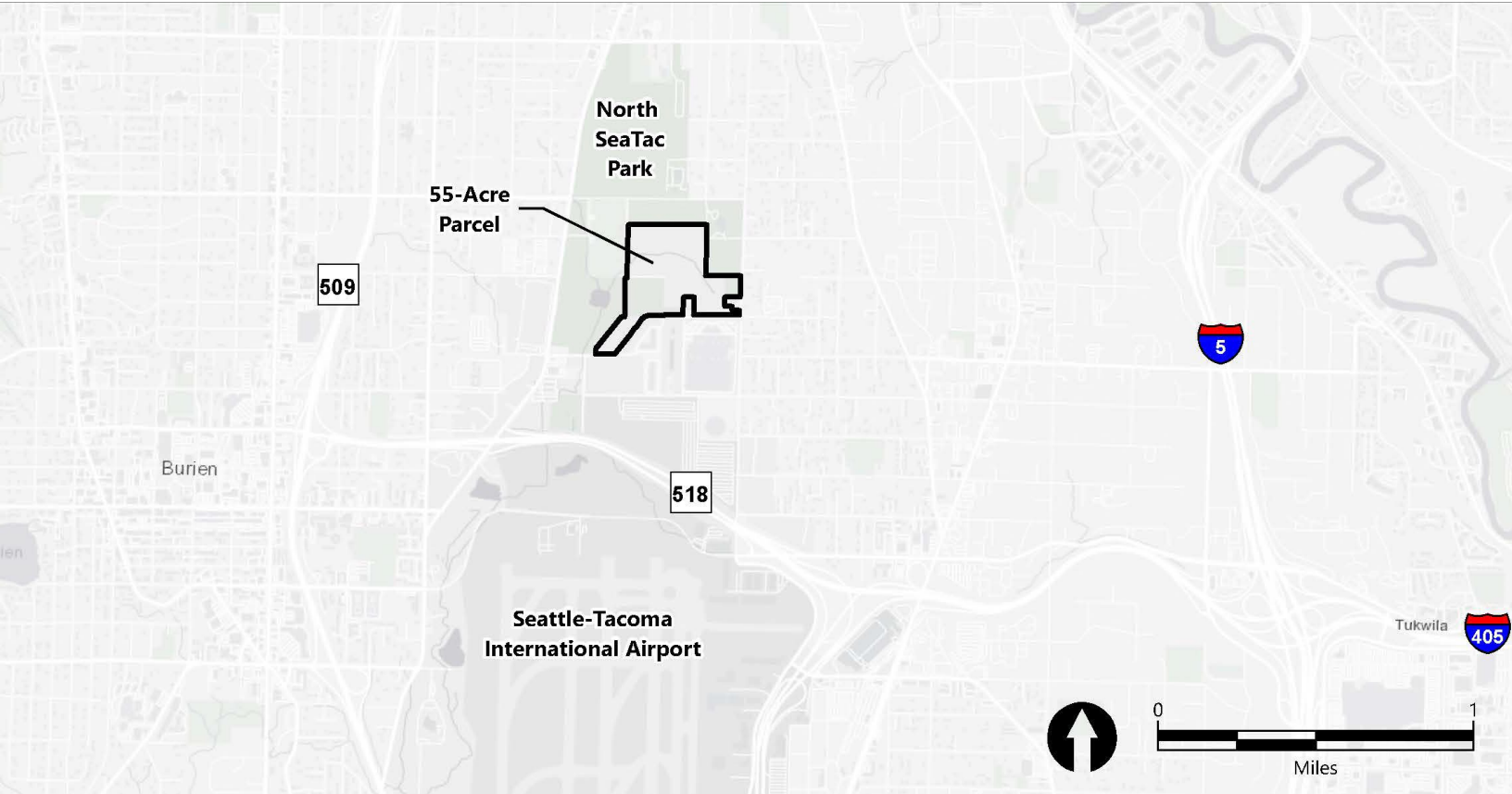


Figure ES-1: 55-Acre Parcel Location Map

Summary (continued)

The Inventory brings together the large body of existing documentation available from the Port and City as well as a review of publicly available information from websites, maps, and written reports.

This Inventory reviews and summarizes existing data only and does not provide new data. There are currently no projects proposed within the Park by the Port. There have been conceptual site considerations from the Port's Real Estate department for the 55-Acre Parcel, but no specific proposals have come forward for review. Any proposals for the property would require additional planning, design, environmental review, and Port Commission approval.

Background

As shown in Figure ES-2, the 55-Acre Parcel was once a residential neighborhood. The area was developed beginning in the late nineteenth century prior to the 1947 opening of Seattle-Tacoma International Airport (SEA). As SEA activity increased and the airport footprint grew, the effects of airport operations, specifically noise and safety concerns, impacted adjacent neighborhoods. Beginning in 1974, the Port, with grant funding from the Federal Aviation Administration (FAA), began purchasing the residential parcels that compose what is now known as the 55-Acre Parcel for noise mitigation purposes. Following the acquisition of the 55-Acre Parcel, the residences and a school building were removed from the property. Some remnants of infrastructure were left in place and remain today, including sections of roadway, sidewalks, house foundations, and the school's recreational track. The past use of the property is also evident in a mix of residential garden ornamental vegetation, native and non-native trees, and invasive vegetation.

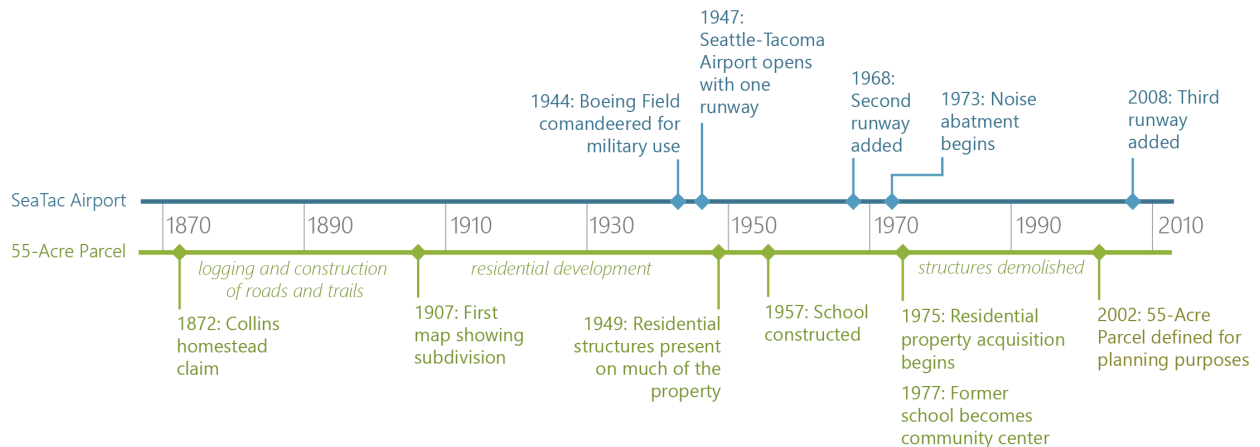


Figure ES-2: 55-Acre Parcel Historical Timeline

Summary (continued)

Document Organization

This document begins with a brief introduction and description of the 55-Acre Parcel's history. Next, the Inventory is presented by specific resource categories shown in the following bullet list. Each resource section describes: 1) existing site conditions; and 2) existing available data used to assemble the Inventory.

- Development History
- Earth
- Plants
- Recreation
- Cultural Context
- Air
- Animals
- Transportation
- Land Use
- Water
- Environmental Health
- Utilities

The following four appendices accompany the Inventory:

- **Appendix A** provides the Port Commission-adopted Order No. 2021-09, identifying the task of preparing the Inventory.
- **Appendix B** provides a comprehensive list of the existing documentation references. This list is organized chronologically and labeled by document source.
- **Appendix C** provides a mapfolio of the existing mapping documentation for the 55-Acre Parcel, including full-scale figures of many of the images embedded in the Inventory sections.
- **Appendix D** provides site photographs documenting existing conditions captured in January 2022.

Introduction

North SeaTac Park (Park) is located within the City of SeaTac (City) north of the Seattle-Tacoma International Airport (SEA). The North SeaTac Park 55-Acre Parcel (55-Acre Parcel) is located within the southern portion of the Park (Figure 1; Appendix C, Figure C-1). In September 2021, the Port of Seattle (Port) Commission adopted Order No. 2021-09 to support the delivery of a plan to inventory the ecological, community, land use (including zoning), and recreational site conditions specific to the 55 acres of Port-owned land within the Park. The order required an inventory of the habitat and community uses, as well as a review of background history and related documents (see Appendix A for the full text of Order No. 2021-09).

This document is the North SeaTac Park 55-Acre Parcel Inventory (Inventory), a thorough and objective documentation of existing conditions. The Inventory reflects a coordinated effort between the Port and the City. The Inventory compiles and reviews

available existing information; no new data or analysis was generated as part of the Inventory. There are currently no projects proposed within the Park by the Port. There have been conceptual site considerations for the 55-Acre Parcel, but no specific proposals have come forward for review. Any proposals for the property would require additional planning, design, environmental review, and Port Commission approval.

Existing background materials include documents provided by the Port and the City and publicly available information documented in reports, figures, maps, and other written material. The Inventory does not include informal information or discussions with the Port, the City, or community members;

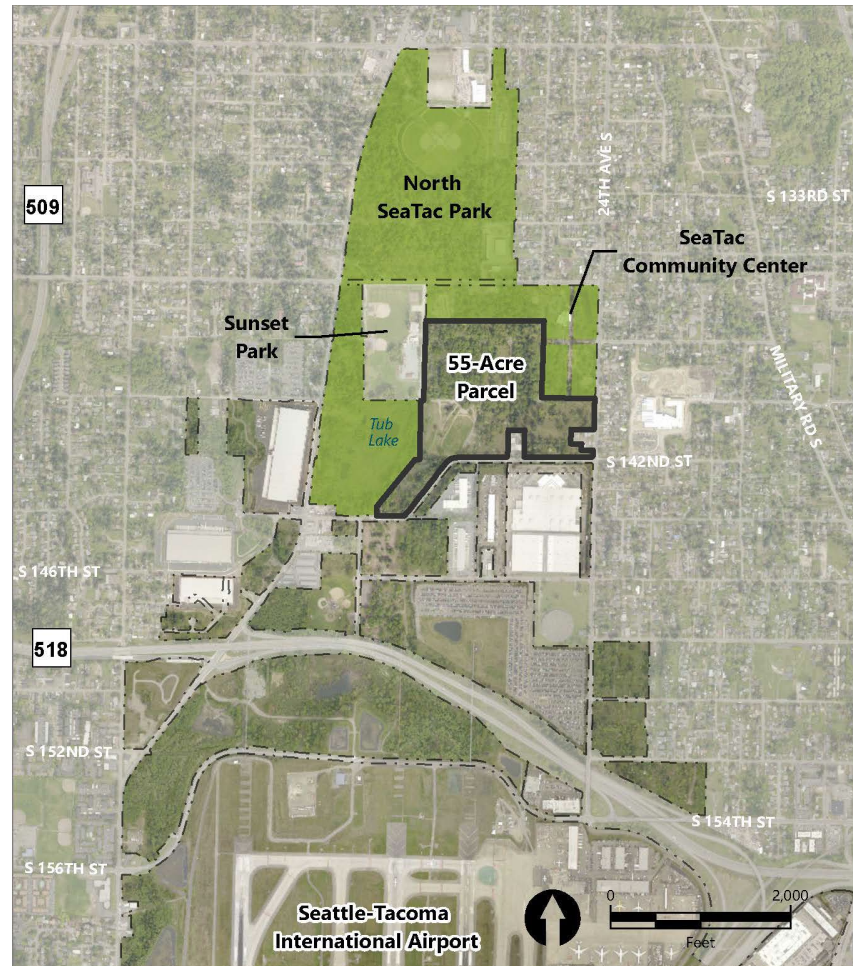
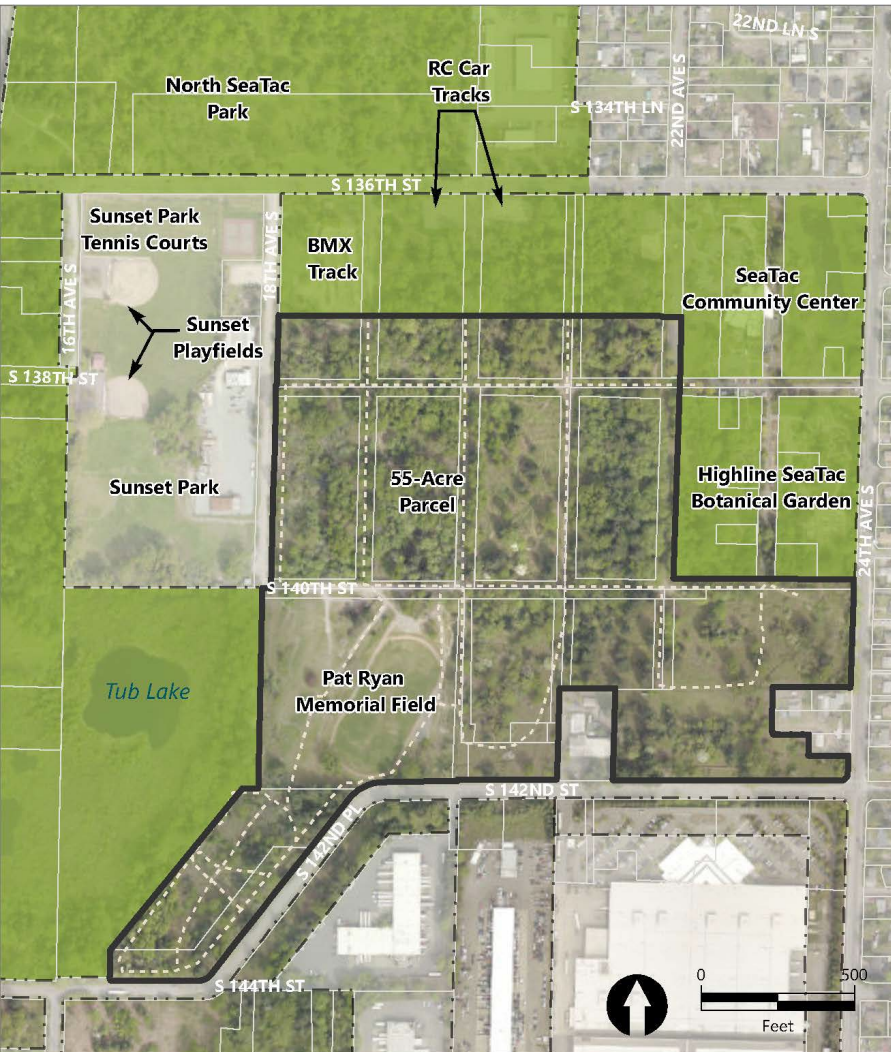


Figure 1: 55-Acre Parcel Vicinity Map

Introduction (continued)

it only covers information that has been documented in writing.¹ The Inventory includes limited field work to visually record existing conditions but not to acquire new field data.



The Port owns much of the land that composes the Park, including the 55-Acre Parcel, and leases the land to the City to manage (Figure 2; Appendix C, Figures C-2 and C-3). A portion of the 55-Acre Parcel, the Pat Ryan Memorial Field, is leased from the Port for use as a rugby field. The remaining area is used by the public as an extension of the Park and includes multiple trails for biking and walking (Figure 2).

Sunset Park, owned by King County and to be conveyed to the City, is located west of the 55-Acre Parcel and includes the Sunset Playfields.

Figure 2: 55-Acre Parcel Map

¹ Written notes from a meeting with the City conducted as part of the information gathering phase of this Inventory are also included.



In this section

This section reviews the 55-Acre Parcel's history over the last 80 years, documenting why and how the Port purchased the property. The parcel's history provides the background to better understand its current conditions.

Development History

Existing Conditions

The Port began developing SEA in the 1940s. As the airport grew, the nearby community also began to develop in the once-rural landscape. Single-family homes, as well as Sunset Junior High, were developed at the site of the existing 55-Acre Parcel. The existing rugby field is located at the former site of the school's track. By the early 1970s, there were issues with the compatibility of uses between the community and the airport, and in 1974, the Port began acquiring properties and removing structures in this area due to noise and safety concerns. Today, the land continues to serve as a safety and noise buffer to the surrounding community.



Development History (continued)

Parcel Purchase

The land was purchased using two Airport Improvement Program (AIP) Grants from the Federal Aviation Administration (FAA). Figure 3 (and Appendix C, Figure C-4) shows parcels acquired with federal funds (green parcels) versus those acquired with federal funds related to noise compatibility (purple parcels). The AIP provides grants to public agencies and, in some cases, to private owners and entities for the planning and development of public-use airports that are included in the national airport system. Because the land that makes up the Park was acquired by the Port using federal grant funds, the Port's use and disposition of the property is subject to various restrictions that continue in perpetuity. Several examples of grant restrictions on the land that are relevant to the current and future use of the 55-Acre Parcel include the following:

- To the extent reasonable, the use of land adjacent to or in the immediate vicinity of the airport is restricted to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. Other compatible uses include commercial, industrial, and agricultural uses, while residential and institutional uses are often not compatible.
- If the land is purchased as part of the noise compatibility program, no change in land use is allowed that would no longer meet the measures outlined in the noise compatibility program. For example, residential use, schools, or places of worship would not be allowed if the noise level exceeds 65 day-night average sound level (DNL).
- For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, the land must be disposed of in accordance with certain grant assurance obligations when it is no longer needed for those purposes.

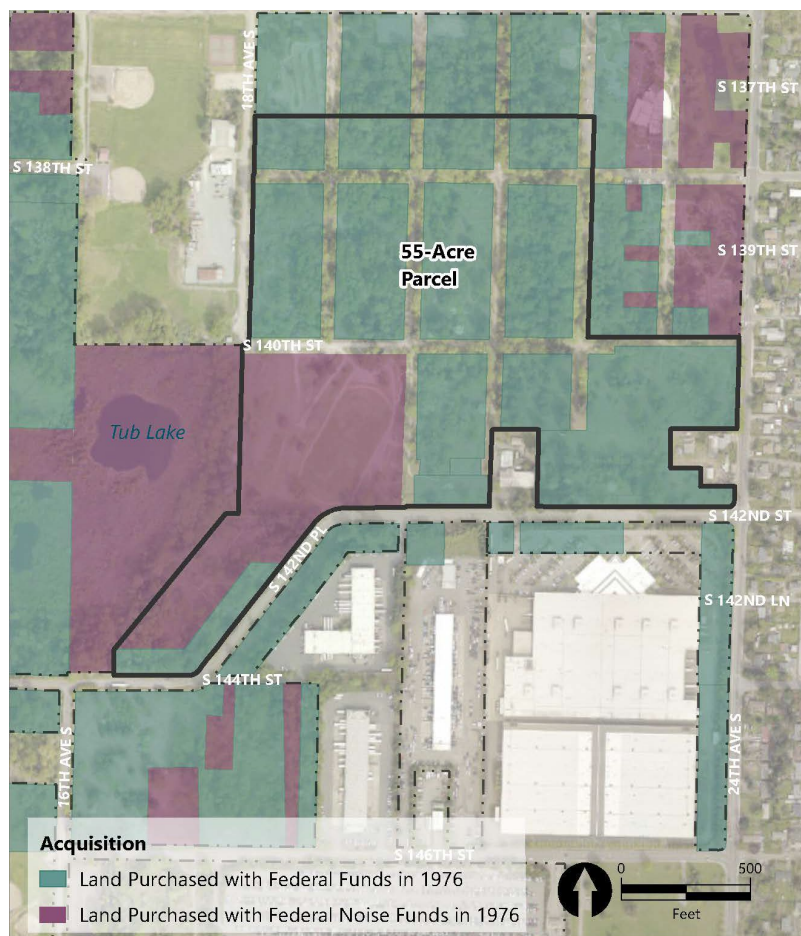


Figure 3: Federally Funded Property Acquisition

Development History (continued)

Parcel Leases

The Park was first envisioned in 1976, and since then, there have been documented agreements between the City and the Port on the Park and the 55-Acre Parcel. Figure 4 provides a development history timeline, and the narrative that follows provides additional context and description.

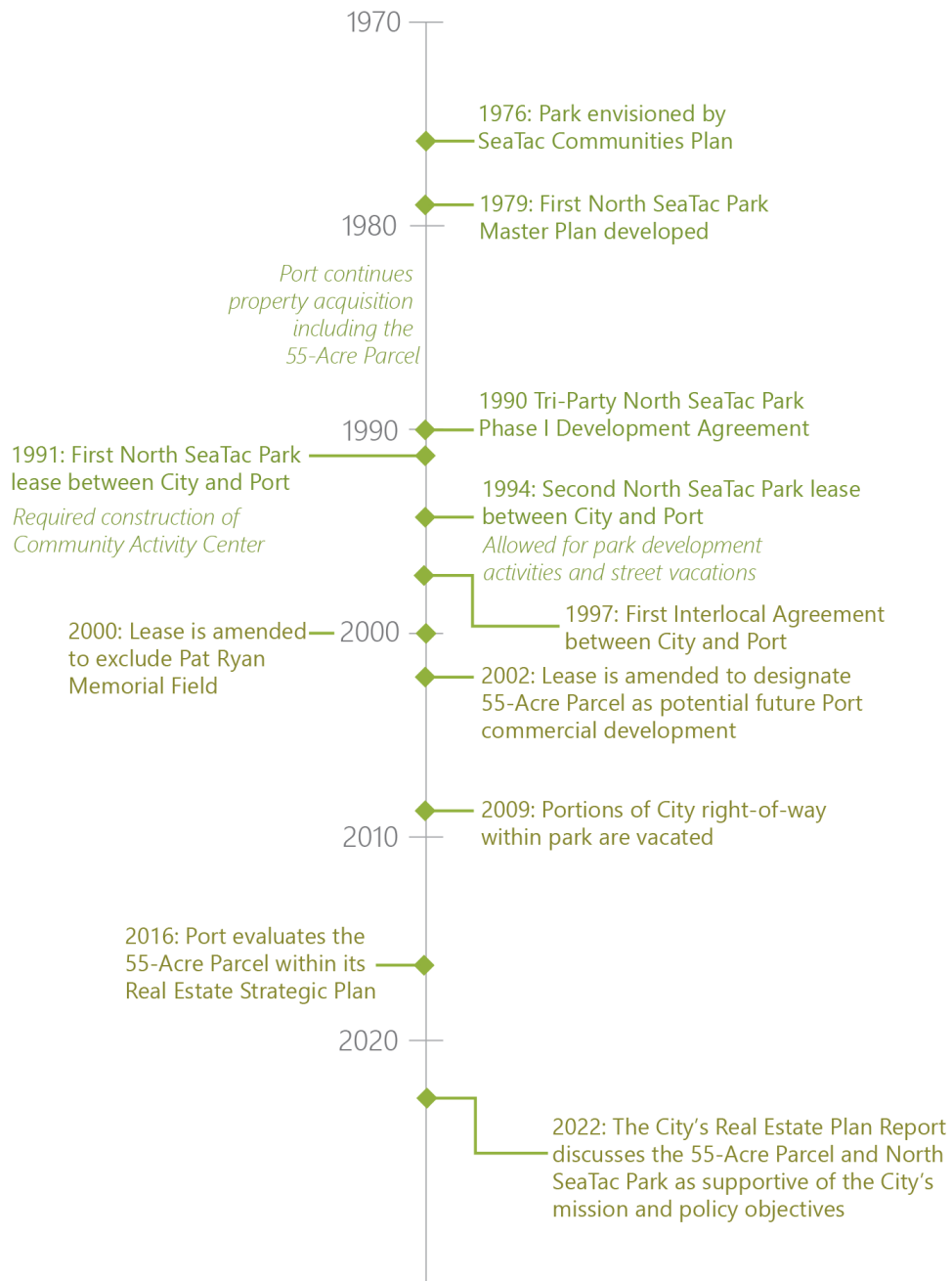


Figure 4: Development History Timeline

Development History (continued)

In 1976, the SeaTac Communities Plan envisioned a park.² In 1979, the Port and King County jointly funded preparation of the first master plan for the Park²; however, the Port continued property acquisition in this area through the 1980s. The 55-Acre Parcel is a part of the larger Park.

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13/00
FORM LSB

Statutory Warranty Deed

THE GRANTOR PETER ZORKIN and LOUISE E. ZORKIN, formerly known as Louise E. Van Nostran, husband and wife

for and in consideration of ONE HUNDRED THIRTY ONE THOUSAND AND NO/100--(\$131,000.00) Dollars

in hand paid, conveys and warrants to THE PORT OF SEATTLE, A Municipal Corporation

the following described real estate, situated in the County of KING, State of Washington:

The West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 23 North, Range 4 East, W.M., in King County, Washington, EXCEPT the South 330 feet of the West 254 feet of the East 264 feet thereof AND EXCEPT the South 30 feet thereof conveyed to King County for road by deeds recorded under Auditor's File Nos. 1024654 and 4186060. *oh*

TOGETHER WITH an easement for ingress, egress and utilities over the West 10 feet of the East half of the Northwest quarter of the Northeast quarter of the Northwest quarter of said Section 21, EXCEPT the South 30 feet thereof.


SUBJECT TO: Easement for avigation and noise as condemned in Superior Court Cause No. 703920; Easement for ingress, egress and utilities as contained in instrument recorded under Auditor's File No. 6367789; Right of King County to make necessary slopes for cuts or fills as granted by deed recorded under Auditor's File No. 4217906.

Revenue \$131.00

Dated this 13th day of January, 1977

Peter Zorkin (SEAL)
PETER ZORKIN
Louise E. Zorkin (SEAL)
LOUISE E. ZORKIN

STATE OF WASHINGTON,)



On May 8, 1990, the Tri-Party North SeaTac Park Phase I Development Agreement between the Port, King County, and the City was signed (Port of Seattle, King County, and City of SeaTac 1990). The agreement provided for the establishment of a park under Port ownership and defined uses and responsibilities of the parties related to the various parcels. The agreement required the construction of a Community Activity Center by King County to be deeded to the City on a lease secured with the Port.

In July 1991, the first Park lease between the City and the Port was entered into. This lease covered approximately 15 acres and included provisions for the replacement of Sunset Junior High with a Community Activity Center built by King County.

Figure 5: Statutory Deed Documenting Property Acquisition

In January 1994, the second Park lease between the City and the Port was entered into for the recreational land constituting the Park. The recreational lease was a 50-year lease with a 25-year extension and covered approximately 205 acres. The lease allowed for development of Park amenities and included 30 acres of streets that were vacated by the City to the Port. Under the lease, the City is responsible for maintenance of the leased area.

The 1994 lease was amended in 2000 to redefine the leased area to exclude the rugby field (approximately 10.8 acres) and included 30 acres of streets that were vacated by the City to the Port. In the second amendment to the 1994 lease executed in April 2002, the Port negotiated the designation of 55 acres for potential future commercial development, leaving approximately 150 acres under lease to the City in the event of future development.³ In addition to the second lease amendment, the Port and City entered into an agreement to guide the development of the 55-Acre Parcel. This agreement outlines coordination that would occur between the City and Port to address issues of access, land use, and development standards if more specific site planning and

² The Port's document retention office is working to recover this document from hard-copy archives. The report was not available for review prior to completion of this Inventory.

³ Port of Seattle Commission Resolution No. 3485 as Amended April 9, 2002. https://www.portseattle.org/sites/default/files/2019-05/Resolution%203485_0.pdf.

Development History (continued)

development proposals are prepared. This includes completing Washington State Environmental Policy Act review, outlining land uses that would be allowed within this zoning designation, and other development regulations and conditions that would need to be followed per the agreement. In 2009, the Port requested and was granted a vacation of certain portions of the City street and right-of-way within the boundary of the Park under SeaTac Ordinance No. 09-1002.

The original lease from 1994 noted that acreage within the area leased to the City would be used for future development by the Port. The first Interlocal Agreement with the City in 1997, as well as the 2000 and 2002 lease amendments, describe the area that has been designated for future development. Consistent with these agreements between the City and the Port, in 2016, the Port evaluated the 55-Acre Parcel within its Real Estate Strategic Plan as a site that could be used for development due to proximity and access to the airport. Potential uses discussed included a ground lease for aviation-supportive use and an opportunity for development of a Food Innovation Center.

The Port's 2020 Real Estate Strategic Plan noted that the 55-Acre Parcel was under the purview of the Port's Sustainable Airport Master Plan (SAMP). As part of the SAMP Near-Term Projects (NTPs), the Port proposed the construction of an employee parking lot on the 55-Acre Parcel. During the course of the SAMP NTP environmental review, it was disclosed in August 2021 that the proposed parking lot was no longer under consideration within the SAMP. Currently, no Real Estate or SAMP NTPs are proposed within the Park.

The 55-Acre Parcel is also discussed within the context of the Park in the City's 2022 Draft Strategic Real Estate Plan Report (City of SeaTac 2022). Portions of the Park are identified in the report as properties in service or support of City missions or policy objectives. The report also discusses the existing ground lease and the limitations placed on the Park due to its proximity to the north end of the SEA runways.

Development History (continued)

Existing Document List

The following lists the background documents that the team reviewed to obtain information about the development history of the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
55-Acre Parcel On-Site Meeting with the City of SeaTac	Meeting Notes	2022	Site-specific	Anchor QEA 2022
Draft City of SeaTac Strategic Real Estate Plan Report	Local Planning Document	2022	General	City of SeaTac 2022
Parcel Viewer	Online Mapping	2021	Site-specific	King County 2021a
FAA Airport Sponsor Assurances	Agreement	2020	General	FAA 2020
Real Estate Strategic Plan	Port Planning Document	2020	General	Port of Seattle 2020
Real Estate Strategic Plan	Port Planning Document	2016	Site-specific	Port of Seattle 2016
Site Development Analysis for 55 Acre Site	Port Internal Document	2016	Site-specific	Innova Architects 2016
Ordinance No. 09-1002	Agreement	2009	Adjacent parcel	City of SeaTac 2009
2005 Interlocal Agreement (ILA-2)	Agreement	2006	General	City of SeaTac and Port of Seattle 2006
Agreement Between the Port of Seattle and the City of SeaTac for the Development of Certain Port-owned Properties Adjacent to North SeaTac Park	Lease Amendment	2002	Site-specific	City of SeaTac and Port of Seattle 2002
Lease Amendment	Lease Amendment	2000	Site-specific	City of SeaTac and Port of Seattle 2000
Interlocal Agreement between Port of Seattle and City of SeaTac	Agreement	1997	Site-specific	City of SeaTac and Port of Seattle 1997

Development History (continued)

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Port of Seattle-Tacoma International Airport Lease	Lease	1994	Site-specific	City of SeaTac and Port of Seattle 1994
North SeaTac Park Master Plan Draft	Local Planning Document	1992	Adjacent parcel	Jones and Jones 1992
Phase II Agreement Relating to the Development of North SeaTac Park	Lease	1991	Site-specific	City of SeaTac, King County, and Port of Seattle 1991
Phase I Agreement Relating to the Development of North SeaTac Park	Agreement	1990	Site-specific	City of SeaTac, King County, and Port of Seattle 1990
Property Map for Area 7	Port Internal Document	Unknown	Site-specific	Port of Seattle date unknown



In this section
Cultural resources include the following: prehistoric and historic archaeological sites, historic sites that may not have material remains, historic structures such as buildings and bridges, and traditional cultural properties (locations associated with the ongoing practices of a community).

Cultural Context

Existing Conditions

The 55-Acre Parcel is known to have been an area of historical mutual use by members of several area Tribes, with which the Port has ongoing relationships to assess and address potential effects from Port activities on their interests. Historically, tribal resource procurement, travel, and habitation occurred in the uplands of the Puget Sound region, frequently along water courses (Suttles 1990). There are no recorded cultural resources on the 55-Acre Parcel, but there have been no site-specific physical surveys looking for archaeological sites, historic structures, or other evidence of past use. Consultation with Native American Tribes will be an important part of future efforts to identify cultural resources.

Early Development

A timeline for the historic-era development and use of the 55-Acre Parcel is provided in Figure 6. Early maps show no development on the 55-Acre Parcel through the 1800s, though it was homesteaded by Luther and Diana Collins, who also had a primary homestead in what is now the Georgetown neighborhood. The 1862 General Land Office map in Figure 7 would have been developed just before the homestead claim.

The 1897 topographic map in Figure 7 shows early roads and trails in the vicinity. The area would have been logged by this time. By 1907, the 55-Acre Parcel was divided among four different owners. Owner names are shown on the 1912 property map in Figure 7. Residential development accelerated through the first half of the twentieth century. The 1936 property map in Figure 7 shows that the southeastern portion of the property had been subdivided.

Cultural Context (continued)

In 1940, two local aviators cleared an airstrip adjacent to Bow Lake, but their plans for a civilian aviation hub were interrupted by World War II. At the height of World War II, the U.S. military took over Boeing Field on the Duwamish River, which had been serving as Seattle’s airport. Faced with a need for a new civilian airport, Seattle and Tacoma shared the costs of a new facility, and SEA was built at the location of the Bow Lake airstrip in 1947. It had one runway and a small terminal (Dorpat and Crowley 2003).

In 1957, Sunset Junior High was built on the southeastern part of the 55-Acre Parcel. The 1957 aerial photograph in Figure 7 shows the school under construction—it also shows homes filling the northern portion of the property.

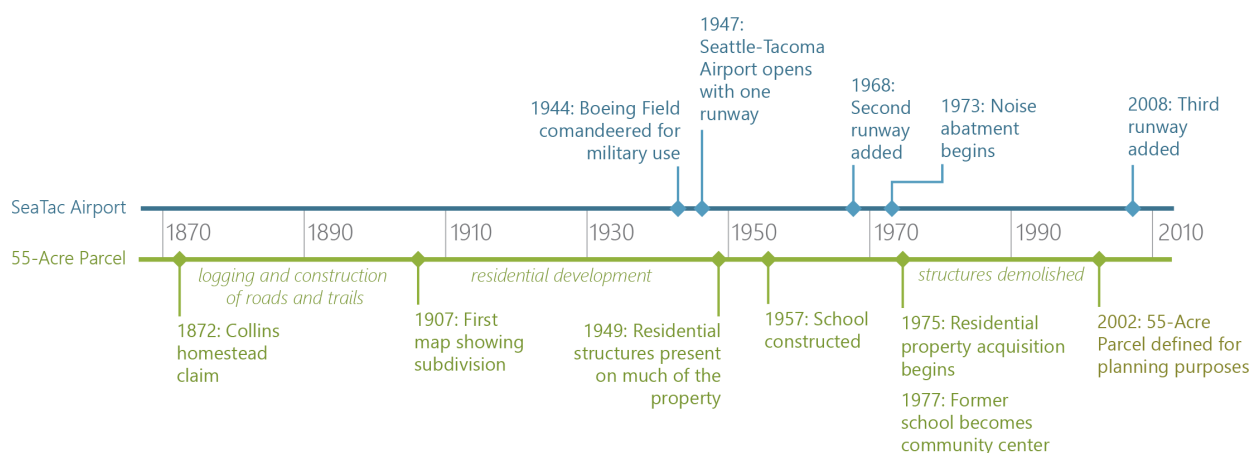
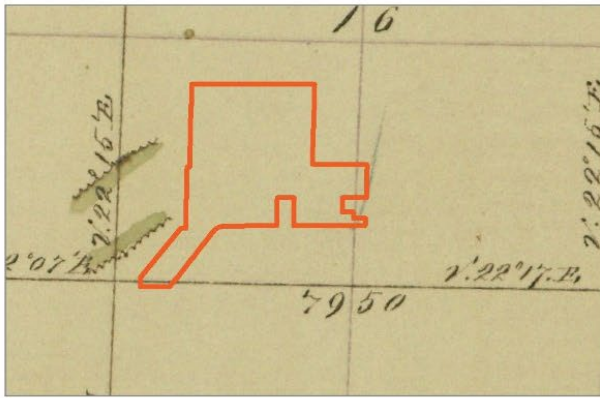


Figure 6: 55-Acre Parcel Timeline

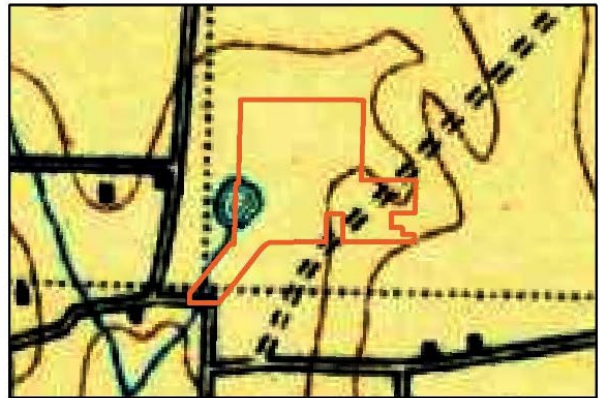
By 1968, a second runway was built at SEA. With increasing jet traffic, the FAA required a noise abatement program. Beginning in 1973, the Port began buying the properties in what would become the 55-Acre Parcel, removing houses and outbuildings. In 1975, Sunset Junior High ended school operations due to noise; 2 years later it became a community center.

The 1983 topographic map in Figure 7 shows the area with buildings removed. In 2002, the former school was demolished. Unusually for the central Puget Sound area, the 55-Acre Parcel has transitioned from nearly fully built up in the 1950s to an undeveloped, largely forested property in the 2020s.

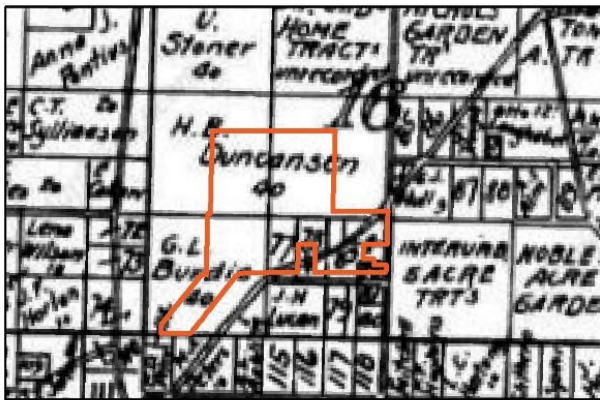
Cultural Context (continued)



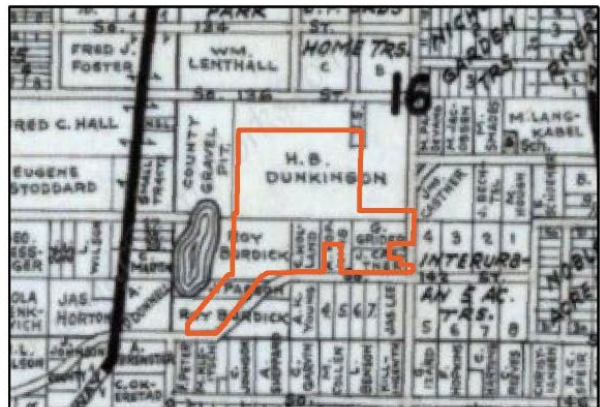
1862 General Land Office Map



1897 USGS Topographic Map



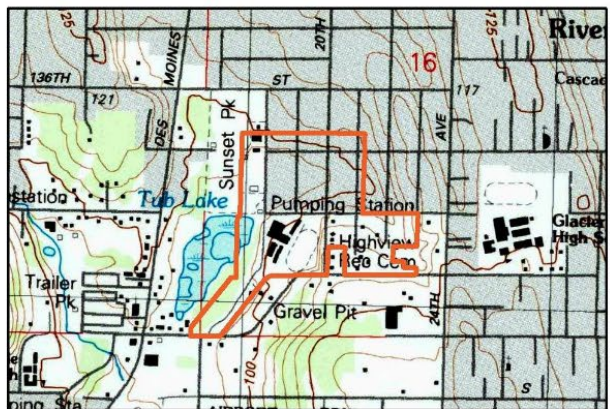
1912 Kroll Map Company King County Atlas



1936 Chas. F. Metsker's Map Company King County Atlas



1957 King County Aerial Photograph



1983 USGS Topographic Map

Figure 7: Historical Maps of the 55-Acre Parcel

Cultural Context (continued)

Existing Document List

The following lists the background documents that the team reviewed to obtain information about cultural resources on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Washington Information System for Architectural and Archaeological Records Data	Database	2022	Statewide with site-specific information	DAHP 2022
POSAV Compliance and Project Status Database Project/Site Summaries	Port Internal Document	2013	Adjacent parcel	Port of Seattle 2013
SeaTac – Thumbnail History	Online Resource	2003	City-specific	Dorpat and Crowley 2003
Ecology Letter to King County Parks Division Regarding Sunset Park/Tub Lake Dump	Port Internal Document	1992	Adjacent parcel	Ecology 1992a
Historic Maps and Aerial Photographs	Online Resource	1862 to 1983	Site-specific	See Appendix B



In this section

This section summarizes the current land uses at and adjacent to the 55-Acre Parcel including zoning and critical areas. Understanding the current land use, zoning, and FAA use restrictions will inform future plans for the site including regulatory requirements such as what types of development may be allowed.

Land Use

Existing Conditions

The 55-Acre Parcel is owned by the Port and is part of a larger parcel leased to the City, which manages it as a park (see Appendix C, Figure C-3). The Port retains the title to ensure long-term compatibility and the option to use the land in the future for airport uses if necessary. Section 4(f) and Exhibit E of the 1994 lease identify allowable uses of the property. The 2005 Interlocal Agreement (ILA) between the Port and the City established cooperative planning agreements between the two entities and outlines responsibilities for permitting, land use, and zoning issues, including those affecting the 55-Acre Parcel. The Introduction and Development History sections of this document provide additional information about how the properties were acquired by the Port and how the terms and funding for acquisition affect future land uses.

Consistent with the 2018 ILA, the 55-Acre Parcel is zoned by the City as Aviation Commercial (see Appendix C, Figure C-7). The purpose of the Aviation Commercial designation is to create a zone for Port use and development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities (SeaTac Municipal Code 15.200.030). The Aviation Commercial zone is designated for airport-related and non-airport-related commercial, industrial, or light manufacturing use (SeaTac Municipal Code 15.210.030(b)(2)). Surrounding zoning includes additional Aviation Commercial as well as Urban Low Density, Park, Industrial, and small areas of Neighborhood Business.

In compliance with FAA standards, the Port also applies FAA land use designations to Port aviation properties and coordinates with FAA to ensure that any use meets the land use compatibility standards.

Land Use (continued)

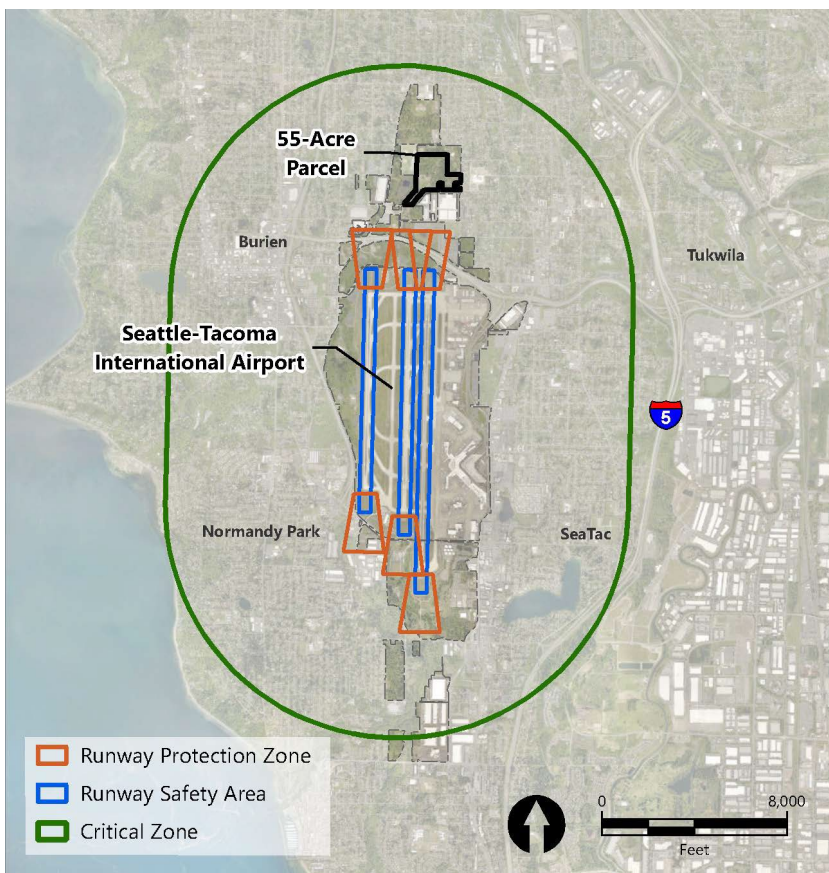


Figure 8: Airport Safety Areas

Figure 8 shows that the 55-Acre Parcel is outside of the runway protection zone (RPZ) and runway safety area (RSA) overlays (shown in orange and blue respectively; see also Appendix C, Figure C-5). The RPZ area protects people and property on the ground in the event of a crash or emergency landing, while the RSA boundary reduces the risk of damage to aircraft that deviate from the runway. Under FAA design criteria, the RPZ should be clear of objects and should not be used for residences or public assembly, for example, churches, schools, or hospitals. The RSA is required to be completely clear except for grass.

The Port also applies the SEA critical wildlife hazard zone to comply with FAA requirements (as shown in green in Figure 8). In this area, trees, shrubs, weeds, and plants should be removed, and non-seeding or small-seeded grass should be established, to limit wildlife attraction to this area and avoid

creating a safety issue. The 55-Acre Parcel is outside of the RSA and RPZ but within the critical wildlife hazard zone (Appendix C, Figure C-5, provides a larger figure). There are additional FAA safety requirements that exist beyond the RSA and RPZ that may impact the 55-Acre Parcel (e.g., trees above certain heights that must be removed).

Single-family homes were previously present on the 55-Acre Parcel, and some remnant home foundations remain. More details about the history of the site can be found in the Development History section of this document. At present, the 55-Acre Parcel primarily consists of areas of grass and shrubs, and old roads that are used by mountain bikers and other recreationalists. More information about the current recreational use of the 55-Acre Parcel is provided in the Recreation section of this document. More information about the 55-Acre Parcel's land cover and landform are provided in the Earth section of this document, and information about vegetation communities is provided in the Plants section of this document.

Land Use (continued)

The City monitors and manages illicit use and camping in the Park, including the 55-Acre Parcel. In 2015, there were approximately six encampments at Tub Lake (located west of but outside of the 55-Acre Parcel). The City worked to remove the encampments and continues to work with the Washington State Department of Social and Health Services and the local police to monitor and manage encampments within the 55-Acre Parcel and the adjacent Park (Fitzpatrick 2022). Additionally, the City works with the Port on encampment removal on Port-owned parcels outside of the Park and the 55-Acre Parcel. In 2022, the Port also implemented SEA Cares, an initiative to ensure the safety of travelers and Port employees while developing a long-term strategy over the next few years for responding to and assisting people in crisis.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about land use on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
55-Acre Parcel On-Site Meeting with the City of SeaTac	Meeting Notes	2022	Site-specific	Anchor QEA 2022
Zoning and Planning Map	Online Mapping	2021	Site-specific	City of SeaTac 2021a
Parcel Viewer	Online Mapping	2021	Site-specific	King County 2021a
Draft Land Stewardship GIS Geodatabase	Port Internal Document	2021	Site-specific	Port of Seattle 2021a
SeaTac Comprehensive Plan	Local Planning Document	2020	General	City of SeaTac 2020a
Draft Land Stewardship Plan	Port Internal Document	2019	Site-specific	Port of Seattle 2019
2018 Interlocal Agreement	Agreement	2017	General	City of SeaTac and Port of Seattle 2017
Port of Seattle Site Development Analysis for 55 Acre Site	Port Internal Document	2016	Site-specific	Innova Architects 2016
City of SeaTac Surface Water Plan	Local Planning Document	2013	General	Herrera Environmental Consultants 2013

Land Use (continued)

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Ordinance No. 09-1002	Agreement	2009	Adjacent parcel	City of SeaTac 2009
Agreement Between the Port of Seattle and the City of SeaTac for the Development of Certain Port-owned Properties Adjacent to North SeaTac Park	Lease Amendment	2002	Site-specific	City of SeaTac and Port of Seattle 2002
Lease Amendment	Lease Amendment	2000	Site-specific	City of SeaTac and Port of Seattle 2000
Port of Seattle-Tacoma International Airport Lease	Lease	1994	Site-specific	City of SeaTac and Port of Seattle 1994
Phase II Agreement Relating to the Development of North SeaTac Park	Lease	1991	Site-specific	City of SeaTac, King County, and Port of Seattle 1991
Phase I Agreement Relating to the Development of North SeaTac Park	Agreement	1990	Site-specific	City of SeaTac, King County, and Port of Seattle 1990



In this section

The earth inventory includes information about steep slopes, soils, and land cover on the 55-Acre Parcel. The types of soils and presence of steep slopes identify areas that may be susceptible to erosion, landslide, or seismic hazards. Land cover types include vegetative categories such as forest, and impervious surfaces such as pavement and buildings.

Earth

Existing Conditions

This section documents the 55-Acre Parcel's physical landforms. The 55-Acre Parcel is located in the lowlands of western Washington, between approximately 300 and 410 feet above sea level. The site generally drains from the east toward the west and from the north toward the south. The parcel topography is illustrated in Figure 9 and enlarged in Appendix C, Figure C-8.

Steep Slopes

Areas of steep slopes (greater than 20%) are located throughout the 55-Acre Parcel, as indicated by King County 2018 mapping (Appendix C, Figure C-9).

Seismic Hazards

An area with low to moderate potential for liquefaction during an earthquake is mapped to the west of the 55-Acre Parcel (shown in blue in Figure 9). This potential liquefaction area, associated with organic soils around Tub Lake, is located almost entirely outside of the 55-Acre Parcel. Liquefaction occurs when loosely packed, water-logged soils at or near the ground surface lose their strength during an earthquake and behave more like a liquid than a solid. Liquefaction beneath structures can cause major damage during earthquakes.

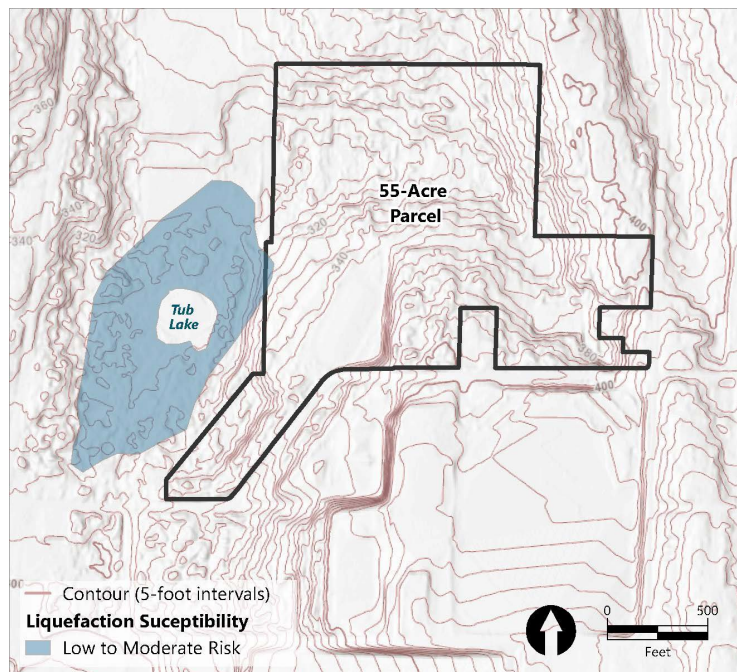


Figure 9: Parcel Topography and Mapped Soil Liquefaction Area

Earth (continued)

Soils

The U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) has mapped all soils within the 55-Acre Parcel as Alderwood-Everett-Urban land complex (Appendix C, Figure C-9). This type of soil is described as being gravelly, sandy loam that is moderately well drained. A layer of glacial till (soil densely compacted by glaciers during the last ice age) is typically located at depths of 2 to 3 feet below the overlying topsoil. The NRCS soil types are generalized, and conditions within specific areas may differ from the soil mapping.

Land Cover

In 2019, in coordination with the Green City Partnership Program (see Plants section of this document) the Port obtained a comprehensive land cover dataset for all Port-owned aviation lands based on 2017 aerial imagery and 2016 King County Light Detection and Ranging (LiDAR) data. The land cover mapping for the 55-Acre Parcel is shown in Appendix C, Figure C-10.

As illustrated in Figure 10, most of the 55-Acre Parcel (approximately 97%) consists of trees, shrubs, and grass. These vegetated areas (described in more detail in the Plants section of this document) serve to absorb at least some of the rain and snow that fall on the 55-Acre Parcel. Impervious surfaces, which do not absorb precipitation and can create stormwater runoff, cover approximately 3% of the 55-Acre Parcel. These impervious surfaces on the 55-Acre Parcel include asphalt roads and concrete sidewalks that are remnants from the past residential development. There are also remnants of development such as house foundations and retention walls. Compacted bare soil areas associated with Ryan Field (in the southwest part of the 55-Acre Parcel) may also create runoff. Stormwater facilities that capture runoff from impervious surfaces are discussed in the Water section of this document.

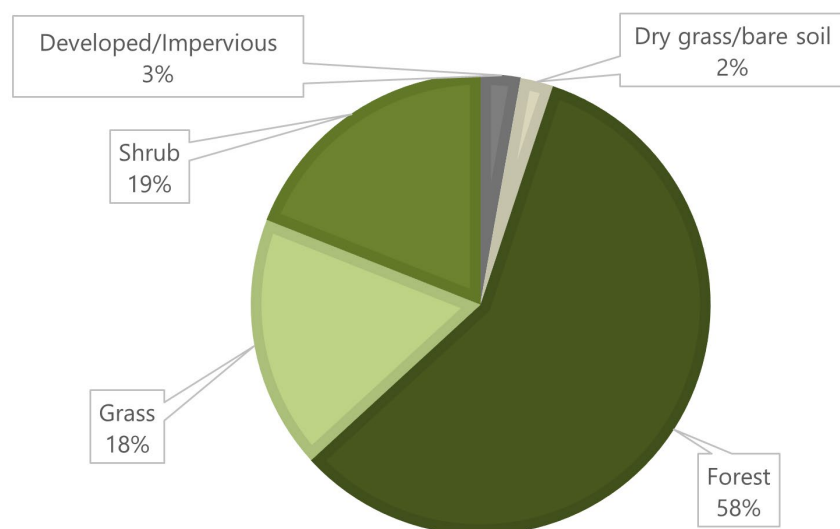


Figure 10: Proportion of Different Land Cover Types on the 55-Acre Parcel

Earth (continued)

Existing Document List

The following table lists the background documents that the team reviewed to obtain information about earth resources on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Soil Mapping	Online Mapping	2021	Site-specific	NRCS 2021
Draft Land Stewardship Plan	Port Internal Document	2019	General	Port of Seattle 2019
Seattle-Tacoma International Airport Phase 1 Groundwater Study Report	Port Internal Document	2008	General	Aspect Consulting 2008
North SeaTac Park Master Plan	Local Planning Document	1992	Site-specific	Jones and Jones 1992
Soil Survey of King County Area	Online Resource	1973	General	Soil Conservation Service 1973



In this section

This section summarizes information about air pollution and greenhouse gases within the regional vicinity of the 55-Acre Parcel.

Air

Existing Conditions

Air Quality

Air quality is a measure of how clean or polluted the air is. Air pollution occurs when harmful or excessive quantities of substances, including gases and particles, are introduced into the Earth's atmosphere. Air quality is often measured at a regional level by local, state, and federal agencies. The 55-Acre Parcel is located in King County, which currently meets all National Ambient Air Quality Standards for six common air pollutants including carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide. Counties surrounding King County also meet the same standards. These areas are classified as "attainment" by the U.S. Environmental Protection Agency. There are no point sources of criteria air pollutants on the 55-Acre Parcel.

A study completed by the University of Washington found that areas under the approach flight paths near the airport have higher proportions of aircraft-related ultrafine particles. The 55-Acre Parcel is located within the approach flight path 70% of the time in an average year.

Greenhouse Gases

Key sources of greenhouse gas (GHG) emissions at SEA that are controlled by the Port include fossil fuels used in Port-owned vehicles, equipment for facility operations, and employee vehicles for Port business. The Port conducts GHG emissions inventories to track progress toward GHG reduction targets. The Port has a goal to reduce GHG emissions, including achieving 50% emissions below 2005 levels by 2030. Vegetation surrounding the Port, such as trees and shrubs in the 55-Acre Parcel, plays

Air (continued)

a role in absorbing carbon dioxide from the atmosphere. There are no point sources of GHG emissions on the 55-Acre Parcel.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about air quality and emissions on and adjacent to the 55-Acre Parcel.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Nonattainment Areas for Criteria Pollutants (Green Book)	Online Database	2022	General	EPA 2022
Measuring Greenhouse Gas Emissions at Port of Seattle	Online Resource	2022	General	Port of Seattle 2022a
SeaTac Comprehensive Plan	Local Planning Document	2020	General	City of SeaTac 2020a
Mobile Observations of Ultrafine Particles: The MOV-UP Study Report	Study	2019	General	University of Washington School of Public Health and Civil and Environmental Engineering 2019



In this section

This section provides an overview of the watershed where the 55-Acre Parcel is located. It describes surface waters (streams, lakes, and wetlands) and groundwater. This section also reviews stormwater management features.

Water

Existing Conditions

Existing studies and reports document surface water on the 55-Acre Parcel and in the surrounding area. Limited groundwater information specific to the 55-Acre Parcel was found as part of the Inventory. The 55-Acre Parcel contains documented wetlands with associated buffers. A drainage feature crossing the central part of the 55-Acre Parcel has been noted in past studies, but its regulatory status (whether it would be regulated as a stream) has not been determined.

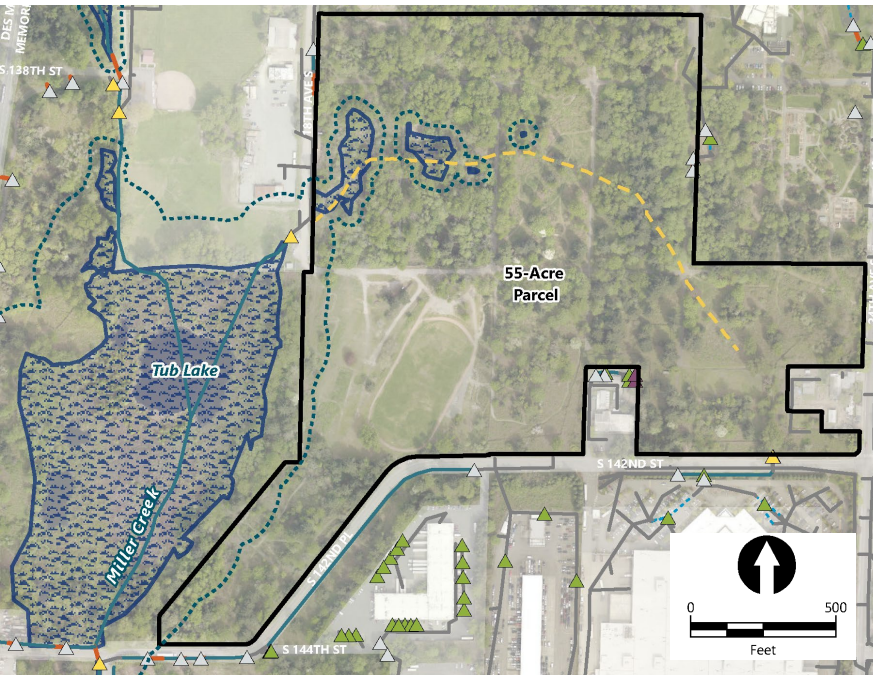
The 55-Acre Parcel is located in the upper part of the Miller Creek watershed (Appendix C, Figure C-11). Aquatic areas on and near the 55-Acre Parcel, including the East Fork Miller Creek located off site to the west, are shown in Appendix C, Figure C-12. The Miller Creek watershed covers approximately 3,300 acres of land within White Center (King County), Burien, SeaTac, and Normandy Park. The watershed is urbanized, resulting in impacts to water resources. The Miller and Walker Creeks Basin Plan (Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006) describes degraded aquatic conditions in the watershed and makes recommendations for improvements. This plan is at a watershed scale and does not provide parcel-specific recommendations but does provide a context for the urbanized existing conditions in the vicinity of the 55-Acre Parcel.

Surface Waters on the 55-Acre Parcel

Activities in and adjacent to surface waters (streams, lakes, wetlands) are regulated, and therefore, the presence of these features affects potential land uses. Water generally drains to the south and west on the 55-Acre Parcel, as indicated by a mapped drainage feature crossing the middle part of the 55-Acre Parcel, before turning southwest and passing off site under 18th Avenue South. This

Water (continued)

drainage feature then enters the Tub Lake wetland (Figure 11; also refer to Appendix C, Figure C-12). The City maps the drainage feature as an intermittent stream. The 1992 North SeaTac Park Master Plan (Jones and Jones 1992) describes it as “an extensive, broad swale” that was disturbed by past residential grading, clearing, and filling. The regulatory status of this drainage feature is currently unknown.



Four wetlands have been delineated on the 55-Acre Parcel (meaning that their boundaries have been confirmed on the ground by wetland biologists) (Figure 11). The wetlands generally lie along the mapped drainage feature described previously. The wetlands are fairly small (totaling approximately 1 acre for all four wetlands). Applying the Washington State Wetland Rating System, biologists found that the wetlands provide a relatively low level of functions and scored them in the lowest category (Environmental Science Associates 2017). Each wetland has an associated City buffer requirement (an area of surrounding uplands that is regulated to protect the wetlands’ functions) as shown by the blue dashed lines in Figure 11.

Nearby Surface Waters

To the west of the 55-Acre Parcel is a 19-

acre wetland complex that includes Tub Lake (Figure 11). The Tub Lake wetland has a historical hydrological connection to the drainage feature and wetlands on the 55-Acre Parcel. The Tub Lake wetland is one of the few remaining bogs in western Washington and therefore is of very high quality and value. The Washington State Wetland Rating System automatically designates bogs like the Tub Lake wetland as having the highest rating. The buffers of this wetland system, which are regulated by City codes, extend slightly onto the western edge of the 55-Acre Parcel (blue dotted lines in Figure 11).

West and off site of the 55-Acre Parcel is the east fork of Miller Creek, which flows south to enter Tub Lake. A 100-year floodplain is mapped in the wetlands around Tub Lake, but it does not extend onto

Water (continued)

the 55-Acre Parcel. Miller Creek then continues south from the lake outlet through a culvert under South 144th Street. The creek flows to the south and southwest before joining Walker Creek and entering Puget Sound at Normandy Park. The state Water Quality Atlas maintained by the Washington State Department of Ecology (Ecology) indicates that while the lower portion of Miller Creek near Normandy Park has poor water quality, no water quality data are provided for the upper part of Miller Creek near the 55-Acre Parcel.



Photograph 1: Catch basin and culverts draining stormwater from the 55-Acre Parcel.

Stormwater

Stormwater is precipitation that runs off impervious surfaces (previously discussed in the Earth section of this document). Regulations require managing stormwater to prevent impacts to downstream properties or waterbodies. Urbanization of the watershed has replaced natural surface water drainage and groundwater recharge pathways with stormwater conveyance features.

No stormwater features are identified by the City's GIS mapping within the 55-Acre Parcel. On-site stormwater infrastructure not identified on the City's GIS stormwater mapping, including catch basins, was noted on site during a January 2022 site visit (Photograph 1).

The City maps a pipe conveying water from the previously described on-site drainage feature southwest under 18th Avenue South to an outfall discharging to the Tub Lake wetlands (Figure 11). Two stormwater outlets and an outfall are mapped along the eastern and southern perimeters of the 55-Acre Parcel. Additional off-site stormwater infrastructure, such as culverts and pipes, has been constructed throughout the area surrounding the 55-Acre Parcel to manage runoff from roadways, parking lots, and buildings (Appendix C, Figure C-12).

Groundwater

A complete study of groundwater on the 55-Acre Parcel was not found as part of this Inventory. In general, the site is located in an area of deep glacial soils on top of bedrock. Groundwater is present in a complex system of regional aquifers within these glacial soils. The depth to groundwater varies with rainfall and soil type in specific areas. Groundwater supports base flows in streams, lakes, and wetlands. In 2008, an extensive study of groundwater in areas around the airport was undertaken, with deep borings below the surface to establish a picture of how groundwater moves through the area (Aspect Consulting 2008). A few of the sampling locations were in the vicinity of (but not on) the

Water (continued)

55-Acre Parcel. These nearby locations found groundwater levels at depths of approximately 30 feet to 150 feet below the surface. The Environmental Health section of this document describes groundwater quality in the vicinity of the 55-Acre Parcel.

A few past observations of perched or shallow groundwater were found for the western part of the 55-Acre Parcel. In 1994, groundwater was observed at a depth of 6 feet in a monitoring well located at the western edge of the 55-Acre Parcel. However, in 2000, no groundwater was found down to a depth of 20 feet in a well in the southwestern portion of the 55-Acre Parcel.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about water on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
SeaTac Wetlands/Streams Mapping	Online Mapping	2021	Site-specific	City of SeaTac 2021b
Interactive Stormwater Mapping	Online Mapping	2021	Site-specific	City of SeaTac 2021c
Flood Insurance Rate Maps	Online Mapping	2021	Site-specific	FEMA 2021
Natural Resource GIS Geodatabase	Port Internal Document	2021	Site-specific	Port of Seattle 2021b
State Water Quality Assessment	Online Mapping	2021	General	Ecology 2022a
National Wetland Inventory Mapping	Online Mapping	2021	Site-specific	USFWS 2022
Limited Phase II Soil and Groundwater Subsurface Investigation, Sunset Activity Center	Port Internal Document	2000	Site-specific	PBS Engineering and Environmental 2000
Wetland Rating Forms for Wetlands N3, N4, N5, N5b, and N6	Port Internal Document	2017	Site-specific	Environmental Science Associates 2017
Port of Seattle Site Development Analysis for 55 Acre Site	Port Internal Document	2016	Site-specific	Innova Architects 2016
City of SeaTac Surface Water Plan	Local Planning Document	2013	General	Herrera Environmental Consultants 2013
Seattle-Tacoma International Airport Phase 1 Groundwater Study	Port Internal Document	2008	General	Aspect Consulting 2008

Water (continued)

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Miller and Walker Creeks Basin Plan	Local Planning Document	2006	General	Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006
Wetland Delineation for the 50-Acre Parcel Memorandum	Port Internal Document	2001	Site-specific	Parametrix 2001
Draft Supplemental Site Assessment, Sunset Park/North SeaTac Park	Port Internal Document	1994	Adjacent parcel	Terra Associates 1994
North SeaTac Park Master Plan	Local Planning Document	1992	Site-specific	Jones and Jones 1992



In this section

There are various vegetation cover types and plant communities within the 55-Acre Parcel. The plant communities are reflective of the site’s history and current use. This section describes the existing conditions and summarizes information about existing plants within the 55-Acre Parcel.

Plants

Existing Conditions

As discussed in the Earth section of this document, there are various land cover types within the 55-Acre Parcel. Figure 12 maps the land cover types (for additional detail, see the full-size Figure C-10 in Appendix C). The 55-Acre Parcel is dominated by forest cover (nearly 60% of the 55-Acre Parcel). Grass and shrub land covers nearly 30% of the 55-Acre Parcel. There are small areas of dry grass and bare land (about 2% of the 55-Acre Parcel). The grass land cover is largely associated with the grass rugby field.

The 55-Acre Parcel’s land use history as a residential development is evident with the asphalt road and concrete sidewalk remnants that cut through forested areas, as well as the presence of ornamental tree and shrub species. Since the removal of residences (see the Development History section of this document), the 55-Acre Parcel’s vegetation has had minimal maintenance, and there are large areas

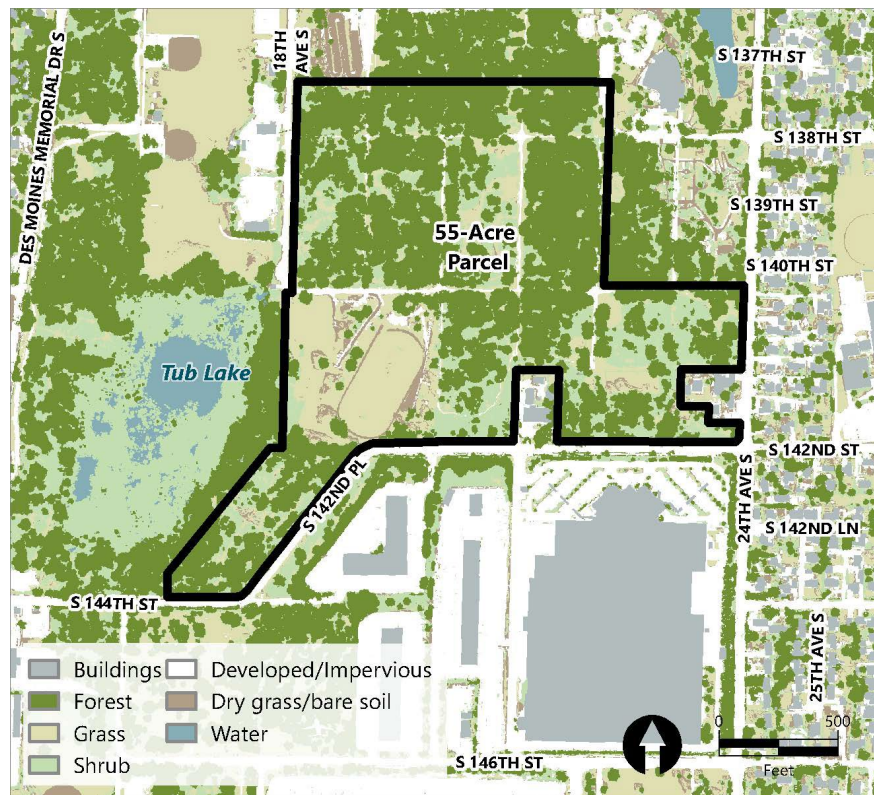


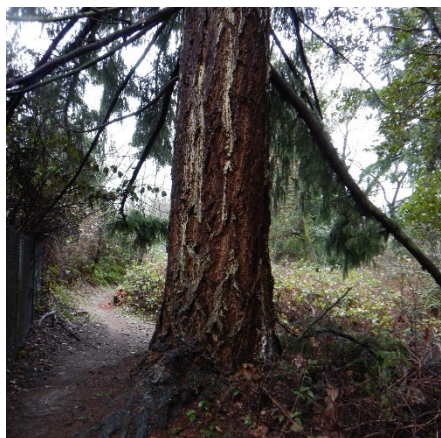
Figure 12: Land Cover

Plants (continued)

of invasive cover, such as Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*) threatening established native and ornamental vegetation.

As described in the Water section of this document, there are four mapped wetlands within the 55-Acre Parcel. These wetlands include hydrophytic emergent, shrub, and tree vegetation.

A site visit was conducted on January 5 and 6, 2022, to note general site conditions and existing plant communities, including mature⁴ native and ornamental trees. The site visit did not include an inventory of existing vegetation or trees but rather noted the general vegetation communities and conditions. Vegetation and other features within the 55-Acre Parcel were documented with photographs that are included in Appendix D. These photographs show native and ornamental mature tree species that were found throughout the site. The forested area has mature trees that provide habitat opportunity; however, there is considerable invasive vegetation threatening specific trees and overall forest health.



Photograph 2: Existing mature Douglas fir on 55-Acre Parcel.

Tree species observed include but are not limited to the following:

- Birch (*Betula* spp.)
- Pine (*Pinus* spp.)
- Douglas fir (*Pseudotsuga menziesii*) (Photograph 2)
- Lombardy poplar (*Populus nigra*)
- Western red cedar (*Thuja plicata*)
- Pacific madrone (*Arbutus menziesii*)
- Deodar cedar (*Cedrus deodara*)
- Cherry (*Prunus* sp.)
- English holly (*Ilex aquifolium*)

⁴ Trees developed near or at full height and crown growth.

Plants (continued)

The forested area generally appears to have little to no maintenance performed except in areas near pathways. Invasive species found throughout the 55-Acre Parcel include but are not limited to the following:

- Himalayan blackberry (Photograph 3)
- English ivy
- Scotch broom (*Cytisus scoparius*)
- Reed canarygrass (*Phalaris arundinacea*)

The variety of non-invasive, native, or ornamental shrub species found throughout the site is limited and includes the following:

- Oceanspray (*Holodiscus discolor*)
- Dogwood (*Cornus* spp.)
- Oregon grape (*Mahonia aquifolium*)
- Laurel (*Laurus* spp.)
- Azalea and rhododendron (*Rhododendron* spp.)



Photograph 3: Himalayan blackberry dominates areas within the 55-Acre Parcel.

Planning Context

The Port analyzed the land cover data of all Port-owned properties in the Draft Land Stewardship Plan (Port of Seattle 2019) that was prepared in 2019. The document used the land cover analysis to document existing land cover conditions and to develop draft management actions to meet the Port's sustainable goals. The Draft Land Stewardship Plan does not propose actions for leased property, including the Park which is leased to the City, but notes the concurrent work conducted by the Green City Partnership described below that does provide recommendations for urban forest enhancement within the City.

At a similar time frame as the Port's Draft Land Stewardship Plan, Forterra, in coordination with the Port and City, assessed tree canopy cover and forest health conditions in parks and natural areas of SeaTac, Burien, and Des Moines as part of the Green City Partnership Program. As part of that work, Forterra developed a 20-year Urban Forest Enhancement Guide to provide recommendations on how to increase tree canopy and restore forested areas within the City (Green SeaTac Partnership 2020). While the Urban Forest Enhancement Guide does not look at the 55-Acre Parcel, it assesses the current values and threats to tree canopy at the Park. The existing forest in North SeaTac Park is identified as having both a medium habitat composition⁵ with a medium invasive threat⁶ and a medium habitat composition with a high invasive threat⁷. The document outlines potential strategies

⁵ Areas consisting of more than 25% native tree canopy cover with evergreen species and/or madrone trees accounting for 1% to 50% of the total canopy.

⁶ Areas consisting of 5% to 50% invasive species cover.

⁷ Areas consisting of more than 50% invasive species cover.

Plants (continued)

to increase canopy and forest health over time and specifically prioritizes supporting existing restoration work at the Park, including conducting major invasive plant removal and planting native species.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about plants on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Draft Land Stewardship GIS Geodatabase	Port Internal Document	2021	Site-specific	Port of Seattle 2021a
Evergreen Carbon Capture Email	Port Internal Document	2021	Adjacent parcel	Port of Seattle 2021c
Natural Heritage Program	Online Mapping	2021	General	WDNR 2021
Urban Forest Enhancement Guide	Planning Document	2020	City-wide	Green SeaTac Partnership 2020
Draft Land Stewardship Plan	Port Internal Document	2019	Site-specific	Port of Seattle 2019



In this section

This section discusses wildlife habitats and potential occurrence on the 55-Acre Parcel, as well as fish species known to occur in the vicinity. Some fish and wildlife species and certain types of habitats are protected by regulations. State and local planning documents recognize the importance of protecting fish, wildlife, and habitats.

Animals

Existing Conditions

Wildlife

The 55-Acre Parcel provides potential habitat for wildlife species that are common to lowland, previously harvested forests of western Washington. A comprehensive assessment of habitats or a wildlife survey has not been completed for the 55-Acre Parcel. However, based on existing conditions and vegetation described in the Plants section of this document, wildlife species that are likely to use the site are those that are able to tolerate human activities and aircraft noise and make use of disturbed areas. Examples of these species may include mammals such as raccoon, Virginia opossum, eastern gray squirrel, and coyote; birds such as crow, American robin, dark-eyed junco, spotted towhee, woodpeckers, and red-tailed hawk; and amphibians such as Pacific chorus frog. Numerous species of insects and other invertebrates also use these types of habitats. The 1992 North SeaTac Park Master Plan (Jones and Jones 1992) noted the presence of Douglas squirrel and California quail in the area, both species that are less common in urbanized settings; it is unknown whether these species are present on the 55-Acre Parcel.

Wildlife species need refuge from predators, nesting and breeding sites, sources of food and water, and areas for movement. Vegetation on the 55-Acre Parcel likely serves as a refuge area and provides nesting and breeding sites for common species that do not require large, undisturbed breeding territories. Plants provide fruit, leaves, and insects for foraging wildlife, and the on-site wetlands provide a source of water during part of the year. Some wildlife species need corridors of vegetation through which to move safely through the landscape. The general vicinity of the 55-Acre Parcel contains patches of forests, wetlands, and streams; however, the presence of roads and other

Animals (continued)

development creates breaks in the vegetation (see the Plants section of this document) that reduce the overall quality of habitat for species movement.

The Inventory did not document evidence that the 55-Acre Parcel is used by or provides suitable habitat for wildlife species that are regulated by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act. No federally designated critical habitats are mapped on the 55-Acre Parcel or vicinity. The federally listed species that USFWS indicates are potentially present on or in the vicinity of the 55-Acre Parcel have specialized habitat requirements that are not provided on the 55-Acre Parcel or immediate vicinity (see Appendix B). The USFWS list is based on regional information and is not specific to a given parcel. Bald eagles, which are common in western Washington and may occasionally occur on the 55-Acre Parcel, are not federally listed but are protected under the federal Bald and Golden Eagle Protection Act. All native birds are protected by the federal Migratory Bird Treaty Act.

The Washington Department of Fish and Wildlife (WDFW) designates certain species and habitats as priorities for conservation in the state (known as Priority Habitats and Species [PHS]). WDFW also maintains a list of state threatened, endangered, sensitive, and candidate species. These state designations are not regulatory but assist with planning and land use decisions. WDFW mapping does not show any known PHS or state-listed species on the 55-Acre Parcel or immediate vicinity.

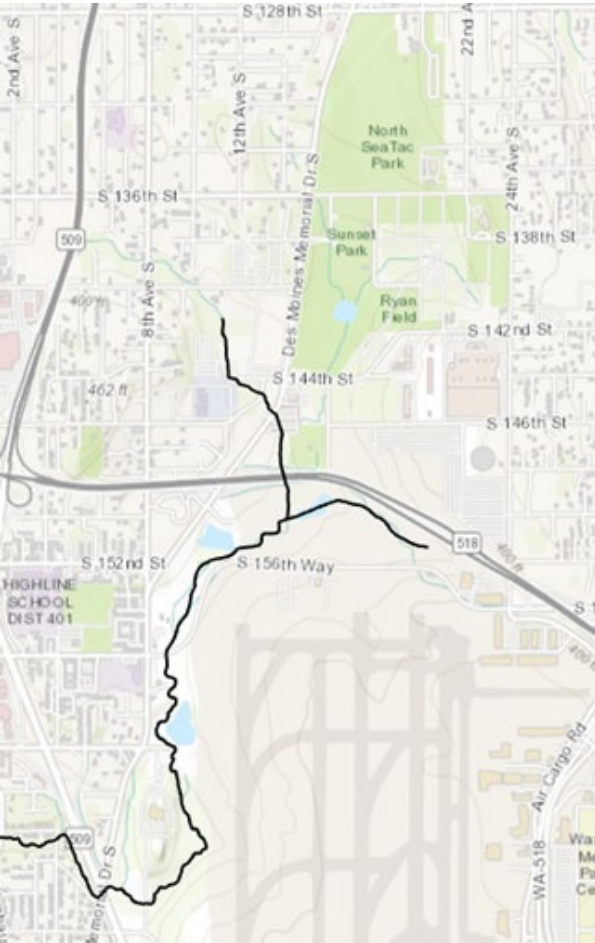
Based on recent site visits and other Inventory information, the 55-Acre Parcel is known to provide two types of PHS: 1) freshwater wetlands (described in the Water section of this document); and 2) snags (standing dead trees) and logs. Wetlands are considered a state priority habitat even if they are rated as being of low quality (see the wetlands description in the Water section of this document). WDFW's PHS list (WDFW 2021a) states: "Priority snag and log habitat includes individual snags and/or logs, or groups of snags and/or logs of exceptional value to wildlife due to their scarcity or location in a particular landscape. Areas with abundant, well-distributed snags and logs are also considered priority snag and log habitat. Examples include large, sturdy snags adjacent to open water, remnant snags in developed or urbanized settings, and areas with a relatively high density of snags." Snags and logs provide habitat for birds such as woodpeckers, as well as amphibians and invertebrates. Snags may also be used for roosting by state candidate bat species.

Fish

The 55-Acre Parcel is not known to provide fish habitat. The on-site wetlands and drainage feature described in the Water section of this document do not contain surface water year-round. Activities that affect surface water bodies within the 55-Acre Parcel could indirectly impact downstream fish habitat.

Animals (continued)

Salmonid occurrence in Miller Creek downstream of the 55-Acre Parcel is shown in Figure 13 (designated by a black line). The Miller Creek watershed and fish habitat have been heavily impacted by development and urbanization. The Miller and Walker Creeks Basin Plan (Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006) states that the East Fork Miller Creek and Tub Lake portion of the Miller Creek stream system (west of the 55-Acre Parcel) are likely most important for providing stream baseflow in the summer rather than as fish habitat.



The closest WDFW-mapped occurrence of salmon or trout to the 55-Acre Parcel is in Miller Creek south of South 144th Street, approximately 0.5 mile downstream of the 55-Acre Parcel. Mapped salmonid use of Miller Creek downstream of the 55-Acre Parcel includes coastal cutthroat trout, fall Chinook salmon, winter steelhead, coho salmon, and fall chum salmon (WDFW 2021b). Chinook salmon and winter steelhead are listed under the federal Endangered Species Act.

Wildlife Hazards

The Port's Wildlife Hazard Management Plan (WHMP) was developed to prevent aircraft collisions with wildlife and to avoid life safety hazards. This is required by 14 Code of Federal Regulations 139.337, Wildlife Hazard Management. The Port's original WHMP was approved by the FAA and was later updated in cooperation with the U.S. Department of Agriculture's Wildlife Services Program.

The WHMP designates two zones (Appendix C, Figure C-5): 1) the "General Wildlife Hazard Zone," a radius of 5 miles around the airport runways where wildlife attractants could potentially impact air traffic safety, particularly within approach and departure patterns; and 2) the "Critical Wildlife Hazard Zone"

located within a radius of approximately 10,000 feet from runways, the area where arriving and departing aircraft are typically operating at or below 1,000 feet above ground level. The 55-Acre Parcel is within the Critical Wildlife Hazard Zone.

The wildlife generally considered to present the greatest threats to aviation are birds, especially large species and those that flock, such as waterfowl, gulls, rock pigeons, European starlings, and raptors (birds of prey such as hawks). The Port's wildlife management web page states: "Nationwide, aircraft-

Animals (continued)

wildlife strikes are the second leading cause of aviation fatalities (FAA 2003 data) and account for more than 40 percent of the foreign object debris (FOD) damage sustained by aircraft. Estimated damages to aviation from wildlife strikes exceed \$500 million annually for U.S. carriers.” The Port’s raptor strike avoidance program traps and relocates nearly 100 raptors each year.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about animals on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Priority Habitats and Species Mapping	Online Mapping	2022	Site-specific	WDFW 2022a
State-Listed Species	Online Resource	2022	General	WDFW 2022b
Wildlife Management Web Page	Online Resource	2022	General	Port of Seattle 2022c
NMFS Endangered Species Information	Online Mapping	2021	Site-specific	NOAA Fisheries 2021a, 2021b
IPaC (Information for Planning and Consultation)	Online Mapping	2021	Site-specific	USFWS 2021
Priority Habitats and Species List	Online Resource	2021	General	WDFW 2021a
Salmonscape Mapping	Online Mapping	2021	Site-specific	WDFW 2021b
Draft Land Stewardship Plan	Port Internal Document	2019	Site-specific	Port of Seattle 2019
City of SeaTac Surface Water Plan	Local Planning Document	2013	General	Herrera Environmental Consultants 2013
Miller and Walker Creeks Basin Plan	Local Planning Document	2006	General	Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006
Wildlife Hazard Management Plan, Seattle-Tacoma International Airport	Port Planning Document	2004	General	Port of Seattle 2004
North SeaTac Park Master Plan	Local Planning Document	1992	Site-specific	Jones and Jones 1992



In this section

This section discusses the potential for soil or water contamination resulting from past land uses of the 55-Acre Parcel and vicinity, as well as ongoing cleanup efforts. Noise levels are also briefly discussed.

Environmental Health

Existing Conditions

For the purposes of this Inventory, environmental health includes aspects of the environment that can negatively affect human health and well-being, including soil or water contamination and noise.

Soil and Groundwater

The information reviewed for this Inventory did not indicate the known presence of soil or groundwater contamination on the 55-Acre Parcel.

Outside of the 55-Acre Parcel, some nearby properties purchased by the Port have historically contained underground storage tanks (USTs) that were formerly used for home heating oil. For example, several USTs and contaminated soils were removed from the Park north of South 136th Street (outside of the 55-Acre Parcel) during the 1990s. Soils were sampled in 2000 during removal of USTs at the former Sunset Activity Center site in the southwestern part of the 55-Acre Parcel, and no soil contamination was found.

Known soil and groundwater contamination is present in Sunset Park and King County property located west of 18th Avenue South and outside of the 55-Acre Parcel boundaries. This off-site area was historically used as a gravel pit, a neighborhood dump, and an oil waste disposal site. Studies during the 1990s focused on Sunset Park did include one monitoring well located just inside the western boundary of the 55-Acre Parcel. Sampling of soil (during well construction) at this well analyzed for but did not find hydrocarbon contamination. No hydrocarbons or semivolatiles organic compounds were found in groundwater samples collected at this well. Cleanup of the off-site contaminated area is ongoing.

Environmental Health (continued)

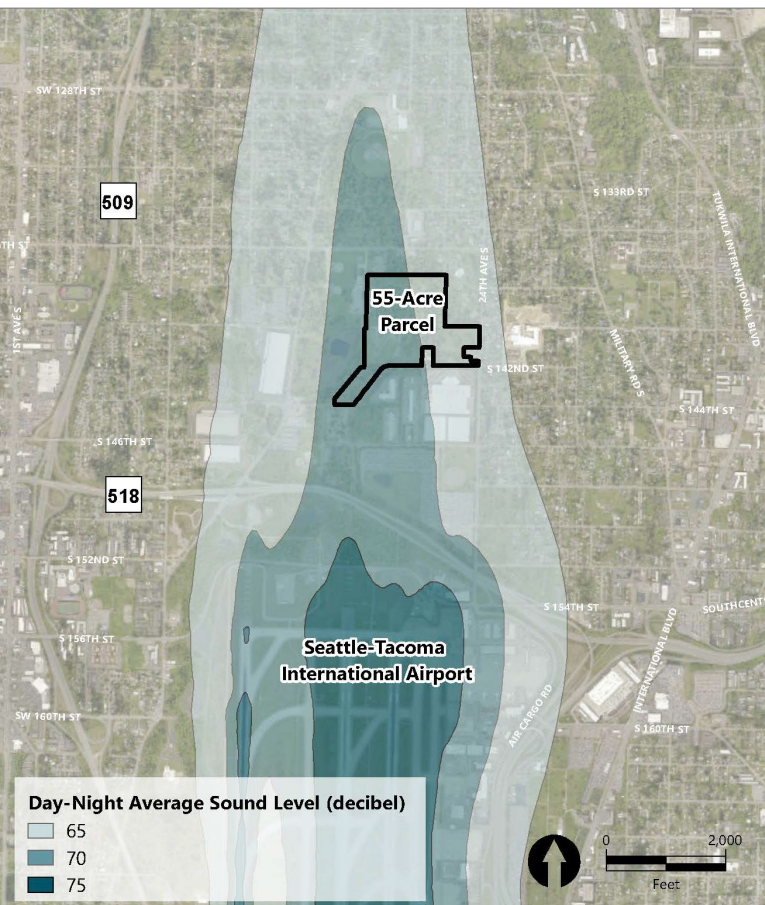


Figure 14. Noise Levels at the 55-Acre Parcel

2013). The associated FAA-approved Noise Compatibility Plan included the year 2018 forecasted DNL contour mapping for aircraft noise. The 2018 noise contour levels at the 55-Acre Parcel range from 65 to 70 DNL as shown in pale blue and blue on Figure 14; the darker blue is a higher DNL level (the full figure is included in Appendix C, Figure C-13).

At a regional level, the 55-Acre Parcel is located within land impacted by the former Asarco Tacoma smelter plume, as indicated by Ecology mapping. Arsenic and lead contamination of soils in this plume area is possible but has not yet been specifically investigated on the 55-Acre Parcel.

Noise

Land within the 55-Acre Parcel was initially acquired for noise mitigation purposes. To obtain FAA AIP grant funding for noise projects, Code of Federal Regulations Part 150 requires airport operators to develop land use compatibility programs for areas with 65 DNL or greater noise levels. (DNL is defined as the 24-hour average sound level in decibels [dB] for the period from midnight to midnight, with a nighttime penalty of 10 dB for noise events from 10 p.m. to 7 a.m.). Residential land uses are considered incompatible with noise levels above 65 DNL. The Port completed its last Part 150 Noise Compatibility Study Update in 2013, and it was approved by the FAA in 2014 (Landrum & Brown

Environmental Health (continued)

Existing Document List

The following lists the background documents that the team reviewed to obtain information about environmental health issues within the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance (Site-Specific, Adjacent Parcel, or General)	Citation
Dirt Alert! Tacoma Smelter Plume	Online Mapping	2021	General	Ecology 2022b
What's in My Neighborhood Web Page (Cleanup Sites Mapping)	Online Mapping	2021	Site-specific	Ecology 2021
Sunset Park Soil Remediation Project	Meeting Presentation	2021	Adjacent parcel	King County Parks and City of SeaTac 2021
Sunset Park Update	Meeting Presentation	2020	Adjacent parcel	City of SeaTac 2020b
Noise Contour Data	Port Internal Document	2018	Site-specific	Port of Seattle 2018
Part 150 Noise Compatibility Study Update, Seattle-Tacoma International Airport, Final	Port Public Report	2013	Site-specific	Landrum & Brown 2013
POSAV Compliance and Project Status Database Project/Site Summaries	Port Internal Document	2013	Site-specific and adjacent parcels	Port of Seattle 2013
Seattle-Tacoma International Airport Phase 1 Groundwater Study Report	Port Internal Document	2008	General	Aspect Consulting 2008
Completion of Agreed Order #97TC-N122, SeaTac International Airport, Ground Water Study	Port Internal Document	2008	General	Ecology 2008
Email to Port of Seattle Regarding Sunset Tanks Decommissioning	Port Internal Document	2001	Adjacent parcel	Roth Consulting 2001
Limited Phase II Soil and Groundwater Subsurface Investigation, Sunset Activity Center	Port Internal Document	2000	Site-specific	PBS Engineering and Environmental 2000

Environmental Health (continued)

Title	Type of Information	Publication Date	Geographic Relevance (Site-Specific, Adjacent Parcel, or General)	Citation
Underground Storage Tank Site Assessment and Remedial Activities, North SeaTac Park	Port Internal Document	1997	Adjacent parcel	Evergreen Environmental Consulting 1997
Letter to Port of Seattle Regarding North SeaTac Park	Port Internal Document	1996	Adjacent parcel	King County 1996
Independent Remedial Action Report, Sunset Park/North SeaTac Park, SeaTac, Washington	Port Internal Document	1996	Adjacent parcel	Terra Associates 1996
Draft Supplemental Site Assessment, Sunset Park/North SeaTac Park, SeaTac, Washington	Port Internal Document	1994	Adjacent parcel	Terra Associates 1994
Preliminary Report, Supplemental Environmental Sampling, Sunset Park/Tub Lake, SeaTac, Washington	Port Internal Document	1993	Adjacent parcel	Terra Associates 1993
Ecology Letter Regarding Relative Health and Environmental Risk of the Tub Lake/Sunset Park Site	Port Internal Document	1992	Adjacent parcel	Ecology 1992b
Preliminary Environmental Testing, Sunset Park, SeaTac, Washington	Port Internal Document	1992	Adjacent parcel	Terra Associates 1992
Ecology Letter to King County Parks Division Regarding Sunset Park/Tub Lake Dump, Proposed North SeaTac Park Phases I and II	Port Internal Document	1992	Adjacent parcel	Ecology 1992a
UST Remedial Activities – Phase I, Sunset Shop 13659 18th Avenue South, SeaTac, Washington	Port Internal Document	1992	Adjacent parcel	Evergreen Environmental Consulting 1992
Abandoned Landfill Study in King County	Port Internal Document	1985	Adjacent parcel	Seattle-King County Department of Public Health 1985



In this section

This section summarizes the known recreational uses within and adjacent to the 55-Acre Parcel. Recreational opportunities within the North SeaTac Park facilities attract local and regional users from the City and the greater Seattle area. The variety and extent of people invested in the recreational facilities highlight the importance of recreational use within the 55-Acre Parcel.

Recreation

Existing Conditions

As part of this Inventory, City user agreements, internal Port documents, and public websites were reviewed to determine active groups and the frequency of use for activities that occur within and adjacent to the 55-Acre Parcel. Primary uses identified within the 55-Acre Parcel include the following:

- **Rugby:** An existing grass rugby field is used by two rugby groups, the Valley Kangaroos Rugby Football Club and the Liberty Rugby Club. The Valley Kangaroos Rugby Football Club uses the field on a weekly basis during spring to fall months.
- **Hiking:** Dirt paths and remnants of asphalt roads from a former residential neighborhood system run in a grid throughout the 55-Acre Parcel and are used as walking and hiking paths. Users include runners, hikers, and dog walkers who may use the Park during open hours (from dawn until dusk) and may use the trails all year round.
- **Mountain biking:** The dirt paths and paved roads are also used by the local and regional mountain bike community (Figure 15 is a snapshot from the South SeaTac mountain biking trail website and identifies trails within the 55-Acre Parcel; Trailforks 2022). Trails extend outside of the 55-Acre Parcel within the Park. Organizations with site-specific user agreements include Spark Plug Promotions Mountain Bike Organization and the North SeaTac BMX Association. The mountain bike community uses the bike trail system extensively and holds a weeknight race series every Wednesday night between April and August for the greater Seattle area.
- **Orienteering:** Wooden posts installed by the Cascade Orienteering Club for an orienteering course (an outdoor sport using maps to apply navigational skills) can be found throughout the 55-Acre Parcel and north of 136th Street in the Park.

Recreation (continued)

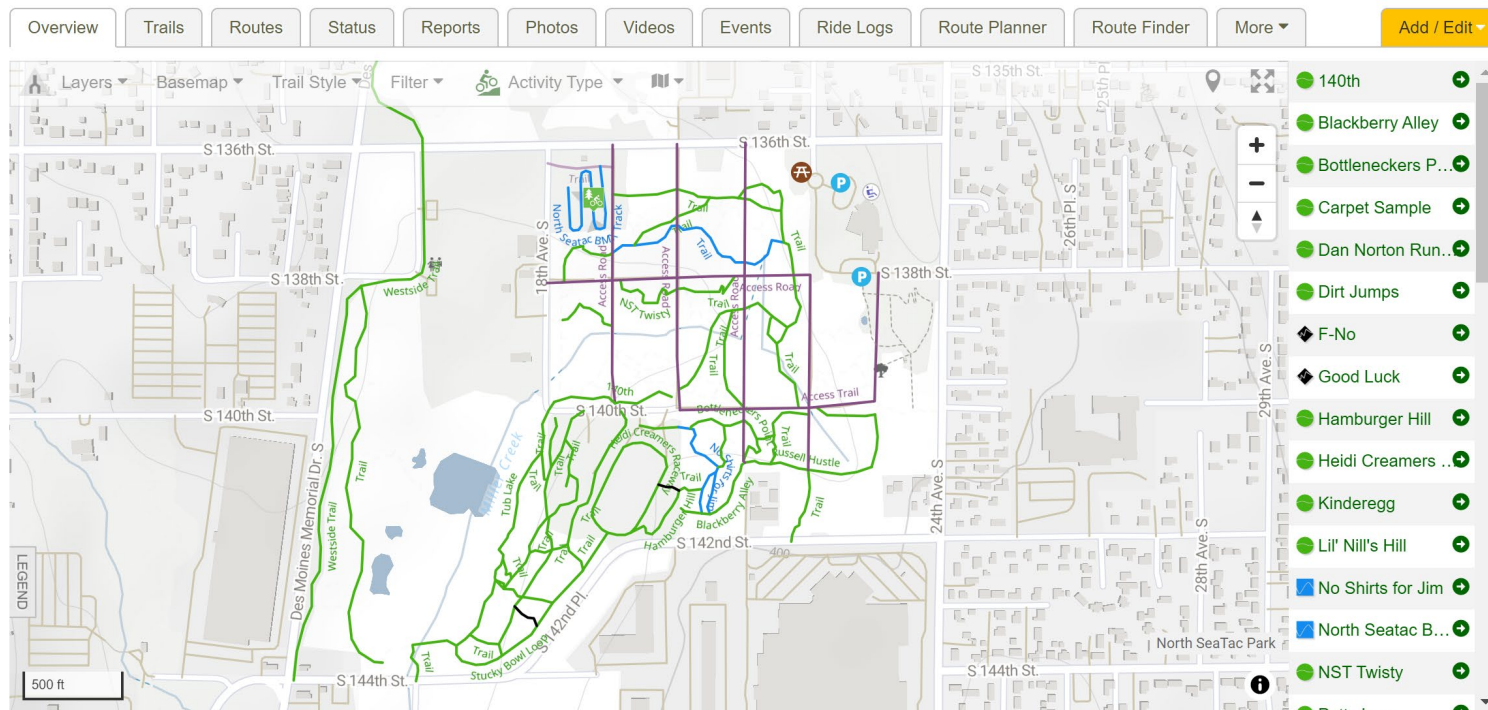


Figure 15: South SeaTac Mountain Biking Trails

Note: The South SeaTac Mountain Biking Trails map was generated by Trailforks, a public-use database, and may not be City-designated official trails.

Adjacent North SeaTac Park Recreation

Additional Park amenities (outside of the 55-Acre Parcel) at Sunset Park, SeaTac Skateboard Park, and the Highline SeaTac Botanical Garden include a half basketball court; a volleyball court; a tennis court; a cricket pitch; a disc golf course; and baseball, softball, and soccer fields. Other amenities for Park users include a picnic shelter, restrooms, and walking trails. Recreational facilities unique to the Park that bring local and regional users include a BMX track, a paved radio-controlled (RC) car track, and a dirt RC car track. A bicycle pump track is in development by the City and will be sited immediately west of the BMX facility. The City has granted user agreements for use of these facilities to various organizations.

Recreation (continued)

Existing Document List

The following lists the background documents that the team reviewed to obtain information about recreation on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
55-Acre Parcel On-Site Meeting with the City of SeaTac	Personal Communication with the City	2022	Site-specific	Anchor QEA 2022
Recreational Uses at 55-Acre Parcel	Port Internal Document	2022	Site-specific	Port of Seattle 2022b
North SeaTac Park	Community	2022	Site-specific	Cascade Orienteering Club 2022
SeaTac Mountain Biking Trails	Community	2022	Site-specific	Trailforks 2022
North SeaTac Park/Sunset Playfields	Online Mapping	2021	Adjacent parcel	City of SeaTac 2021d
North SeaTac Park Lease and FAA Audit	Meeting Presentation	2021	Adjacent parcel	Port of Seattle 2021d
City of SeaTac Park User Agreement between the City of SeaTac and Discovering Open Spaces Disc Golf Club	Agreement	2021	Adjacent parcel	City of SeaTac 2021e
Letter to North SeaTac BMX Association	Agreement	2021	Site-specific	City of SeaTac Parks, Community Programs & Services Director 2021a
Letter to Ilyas Mohamed regarding Extension of Park User Agreement – American Recreation League	Agreement	2021	Adjacent parcel	City of SeaTac Parks, Community Programs & Services Director 2021b
Letter to Russel Stevenson regarding Extension of Agreement – Mountain Bike Races at North SeaTac Park	Agreement	2021	Adjacent parcel	City of SeaTac Parks, Community Programs & Services Director 2021c

Recreation (continued)

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Letter to Todd Mason regarding Extension of Agreement – RC Car Track	Agreement	2021	Adjacent parcel	City of SeaTac Parks, Community Programs & Services Director 2021d
North SeaTac Park Sport Field Rentals	Online Mapping	2021	Adjacent parcel	City of SeaTac 2021f
SeaTac Schedule	Community	2021	Adjacent parcel	Seattle RC Racers 2021
North SeaTac BMX Park	Community	2021	Adjacent parcel	SeaTac BMX Club 2021
Wednesday Night Worlds Race Schedule	Community	2021	Site-specific	Northwest Mountain Bike Series 2021
North SeaTac Park Timeline	Port Internal Document	2021	Site-specific	Port of Seattle 2021e
Gardens in SeaTac	Online Mapping	2021	Adjacent parcel	City of SeaTac 2021g
Agreement for Establishing the Highline Botanical Garden Within the City of SeaTac, Washington	Agreement	2000	Adjacent parcel	City of SeaTac 2000
City of SeaTac Parks, Recreation, and Open Space Plan	Local Planning Document	2010	General	City of SeaTac 2010
North SeaTac Mountain Bike Trails	Community	unknown	Adjacent parcel	SeaTac Bike Life date unknown



In this section

This section summarizes roadways and transit and transportation routes serving the 55-Acre Parcel. A change in use on the 55-Acre Parcel could have impacts on local traffic, requiring strategies to avoid or mitigate impacts. Understanding existing access to the site including by car, bus, bicycling, or walking can also help inform the plan for any future changes to the 55-Acre Parcel.

Transportation

Existing Conditions

The 55-Acre Parcel is bounded on the south end by South 142nd Street/South 142nd Place/South 144th Street. This street is classified as a collector arterial by the City's Transportation Master Plan (Transpo Group 2015; shown as purple line in Figure 16) because it serves local neighborhoods. It has a speed limit of 30 miles per hour (mph) and is also designated as a City truck route.

South 136th Street (also shown in purple on Figure 16) is located just north of the northern parcel boundary. South 136th Street is designated by the Washington State Freight and Goods Transportation System as a T-3 roadway, meaning that approximately 8 to 24 trucks use the roadway each day; however, it is not a City-designated truck route.

The 55-Acre Parcel is partially bounded on the west by 18th Avenue South and on the east by 24th Avenue South. 24th Avenue South is classified as a collector arterial with a speed limit of 35 mph. 18th Avenue South dead ends at the Park at a small parking area. Roadways by road type and transit stops are shown in detail in Appendix C, Figure C-14.

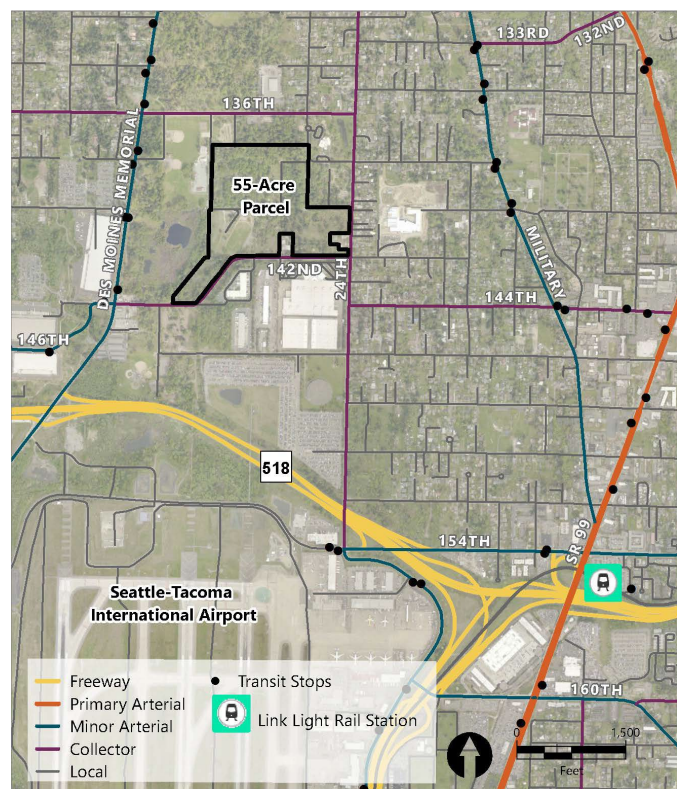


Figure 16: Transportation Around the 55-Acre Parcel

Transportation (continued)

The south side of 142nd Street contains a bike lane, and there is a sidewalk present from the intersection of 24th Avenue South to 20th Avenue South. There are sidewalks on both sides of 24th Avenue South and South 136th Street, as well as a striped bike lane on the west side of 24th Avenue South.

The area is served by King County Metro; however, buses do not directly serve the 55-Acre Parcel. The nearest bus stops (shown as black dots in Figure 16) are located along Des Moines Memorial Drive (west of the 55-Acre Parcel) and along Military Road South (east of the 55-Acre Parcel). The nearest Link Light Rail stop is the Tukwila International Boulevard Station located approximately 1.5 miles from the 55-Acre Parcel (shown as a green symbol on Figure 16). According to a study completed by the Wilderness Society, south King County, which includes the 55-Acre Parcel, lacks quality transit access to parks compared to Seattle and areas on the Eastside (The Wilderness Society 2019). Due to the limited transit access, most users of the 55-Acre Parcel access the site by private vehicle.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about public street, bus, and transportation routes on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
2022-2027 Transportation Improvement Program	Local Planning Document	2021	General	City of SeaTac 2021h
King County Metro Route Maps	Online Mapping	2021	General	King County 2021b
Sound Transit Service Maps	Online Mapping	2021	General	Sound Transit 2021
SeaTac Comprehensive Plan	Local Planning Document	2020	General	City of SeaTac 2020a
Port of Seattle Site Development Analysis for 55 Acre Site	Port Internal Document	2016	Site-specific	Innova Architects 2016
Transportation Master Plan	Local Planning Document	2015	General	Transpo Group 2015
North SeaTac Roadways Study	Local Planning Document	2008	General	HNTB 2008



In this section

This section summarizes existing known utilities on the 55-Acre Parcel including water, sewer, power, and natural gas.

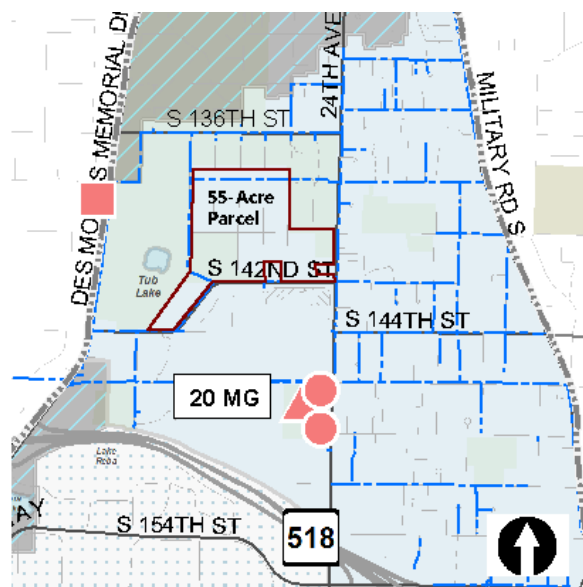
Utilities

Existing Conditions

There are multiple utilities known on the 55-Acre Parcel including water, sanitary sewer, overhead power, and gas. Because of the site’s history as a residential development, there is a potential for abandoned utilities to exist.

King County Water District 125 serves the 55-Acre Parcel. District records show a 12-inch water main located in 24th Avenue South, and a 10-inch water main located in South 142nd Street. Eight-inch and 6-inch water mains are also present along the closed portion of 18th Avenue South. The Utilities Background Report associated with the City of SeaTac Comprehensive Plan also shows a water main going east-west through the 55-Acre Parcel as shown in Figure 17 (City of SeaTac 2020a).

According to Ecology’s Well Report Map Search (Ecology 2022c), there are three wells located along the boundaries of the 55-Acre Parcel. A decommissioned well is located in the southwest corner of Ryan Field, while a resource protection well is located at the intersection of 18th Avenue South and South 138th Street, and a well of unknown type is located on South 142nd Street.



Legend

- Storage Facility (Volume in millions of gallons)
- Well
- Intertie
- Water Mains
- # Sea-Tac Airport Water System
- # King County Water District #125
- # King County Water District #20

Figure 17: Water Main and Well Locations on and Near the 55-Acre Parcel (City of SeaTac 2020a)

Utilities (continued)

Valley View Sewer District serves the area for sanitary sewer. There is an 8-inch sanitary sewer main on the south side of South 142nd Street and on 18th Avenue South.

Seattle City Light provides power to the area. Overhead power lines are located along all roadways that border the 55-Acre Parcel. Communication lines are located on power poles.

There are 6-inch and 2-inch gas lines in South 142nd Street/South 142nd Place/South 144th Street. Gas is provided to this area by Puget Sound Energy.

Existing Document List

The following lists the background documents that the team reviewed to obtain information about existing utilities, including potential abandoned utilities, on the 55-Acre Parcel and vicinity.

Title	Type of Information	Publication Date	Geographic Relevance	Citation
Washington State Well Report Viewer	Online Mapping	2022	General	Ecology 2022c
King County Wastewater Treatment Service Area Maps	Online Mapping	2021	General	King County 2021c
SeaTac Comprehensive Plan	Local Planning Document	2020	General	City of SeaTac 2020a
Sewer District Map	Online Mapping	2020	General	City of SeaTac 2020c
Water District Map	Online Mapping	2017	General	City of SeaTac 2017
Port of Seattle Site Development Analysis for 55 Acre Site	Port Internal Document	2016	Site-specific	Innova Architects 2016
142nd Avenue Sewer As-Builts	Port Internal Document	1991	General	Lockwood Greene 1991
Rainier Vista Sewer District, Miller Creek Interceptor Sewer As Built Drawings	Port Internal Document	1974	General	Hammond Collier & Wade – Livingstone Associates, Inc. 1974

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Appendix A
Commission-
Adopted Order
No. 2021-09

ORDER NO. 2021-09
AN ORDER OF THE PORT OF SEATTLE COMMISSION

To support the delivery of a plan to inventory the ecological, land use (including zoning), and recreational site conditions of the 55 (fifty-five) acres of Port-owned land within North SeaTac Park within 30 (thirty) days of this order.

ADOPTED
SEPTEMBER 14, 2021

INTRODUCTION

The Port of Seattle and the city of SeaTac ('SeaTac') have a long history of collaboration on North SeaTac Park. The Port began acquiring the property for noise and safety mitigation starting in 1970. The idea of a park was originally proposed by the Greater Highline Parks Board in 1976. The initial lease with SeaTac for the 195 acres of recreational land was signed in 1994 and, with an agreed-upon extension, will expire in 2070. Since then, the park has become a significant asset and an important airport operational buffer to the surrounding community. Based on amendments to the original lease with SeaTac, 55.58 acres is designated for redevelopment; of those, approximately 44 acres are leased to SeaTac under a 180-day lease revocation clause.

The Joint Advisory Committee (JAC) also intends to participate in the review of North SeaTac park. The JAC is comprised of three SeaTac council members and two Port commissioners that meet regularly, and exchange information related to the 2018 Interlocal Agreement (ILA) between the City of SeaTac and the Port of Seattle, as designated in the ILA. The JAC met in August 2021 and discussed a review of background materials surrounding North SeaTac Park including jurisdiction, leases, and other matters.

As part of the Sustainable Airport Master Plan (SAMP) planning process, an approximate 11-acre portion at the south end of North SeaTac Park was identified for Project L06 (a surface employee parking lot). This portion of North SeaTac Park is largely forested with heavy concentrations of invasive plant species and a system of trails used by bicyclists, runners, and walkers. The Federal Aviation Administration (FAA) recently stated that "...L06 has been removed from the (Port of Seattle's Sustainable Airport Master Plan)," which means this portion of North SeaTac Park is no longer in consideration to become a parking lot. This order requires an inventory of the 55.85 acres of North SeaTac Park habitat and community uses, as well of a review of other background history and related documents. The order requires that no planned actions be taken regarding the future disposition of the park and leased properties until the inventory has been completed.

TEXT OF THE ORDER

The Port of Seattle Commission supports the delivery of a plan by the Executive Director to inventory the attributes of the 55.58-acre parcel within the North SeaTac Park lease, including

environmental (trees, wildlife, habitat), community, and recreational attributes of the 55.58 acres of North SeaTac Park.

The inventory plan should be coordinated in partnership with the city of SeaTac and the Joint Advisory Committee and should reference recent materials developed by the Port and the City, and their contractors, related to uses within the park.

The Port of Seattle Commission also supports the recommendations of the Joint Advisory Committee to restart the “Working Group,” comprised of staff from the city of SeaTac and the Port and to review and confirm the background and jurisdictional materials related to North SeaTac Park.

The Executive Director shall report to the Commission within 30 days with a plan that includes a work program, a timeline, and a cost estimate to complete the inventory and review of background materials, along with partnership terms with SeaTac. No actions shall be taken by the Port in regard to lot L06 until such plan is delivered.

STATEMENT IN SUPPORT OF THE ORDER

Port of Seattle Commissioners are aware that community members’ use North SeaTac Park for biking, running, leisure, and walking. The community also participates in land stewardship efforts by removing invasive plant species and maintaining the landscaping. Community leaders want to further steward the area and groom it for outdoor recreation purposes and as a healthy forest.

Through the Airport Communities Ecology (ACE) Fund, the Port has a precedent of working with airport-communities, nonprofit organizations, and researchers to produce assessments of tree-canopies and forest health conditions in parks and natural areas, as well as to develop plans to restore forests and increase tree canopy. In a similar way, the inventory of resources and uses of North SeaTac Park will help the Port, SeaTac, and local community members gain a better sense of the lay-of-the-land and inform future management decisions.

Producing an inventory of resources and uses within this portion of North SeaTac Park will also help guide the Port in meeting its goals and objectives found in the Century Agenda:

Goal 4: Be the greenest and most energy-efficient port in North America

- Objective 11: Reduce air pollutants and carbon emissions

Goal 6: Be a Highly Effective Public Agency

- Objective 17: Foster an environment of transparency, accountability, respect, leadership, and fairness to give Port staff the tools to be exceptional public servants
- Objective 18: Partner and engage with external stakeholders to build healthy, safe, and equitable communities

Appendix B

Existing Documentation References

Existing Documentation References

This appendix provides more detail about the relevant content in the information sources reviewed for each section of the Inventory. The information for each section is organized chronologically (from newest to oldest) and labeled by document source type. There are three document source types:



Port of Seattle Document



City of SeaTac Document



Public Resource

Development History



55-Acre Parcel On-Site Meeting with the City of SeaTac

MEETING NOTES

2022 – *Anchor QEA 2022*

A meeting was held in January 2022 with the City of SeaTac (City) and the Port of Seattle (Port). Some of the topics discussed included information on the history of the site.



Draft City of SeaTac Strategic Real Estate Plan Report

LOCAL PLANNING DOCUMENT

2022 – *City of SeaTac 2022*

This plan includes an examination and analysis of the City’s existing real estate portfolio and real estate-driven policies, and a strategic framework to effectively help the City leverage its real estate in support of these policy objectives. It includes discussion of North SeaTac Park (Park), but does not specifically mention the North SeaTac Park 55-Acre Parcel (55-Acre Parcel).



Parcel Viewer

ONLINE MAPPING

2021 – *King County 2021a*

King County’s parcel viewer provides information on property records available from the King County Assessor’s Office.



FAA Airport Sponsor Assurances

AGREEMENT

2020 – *FAA 2020*

This document outlines the assurances that are required to be followed when using grant funding from the Federal Aviation Administration (FAA) to purchase land. In addition to outlining the assurances, it includes a list of federal regulations, executive orders, policies, guidelines, and requirements that also must be followed.



Real Estate Strategic Plan

PORT PLANNING DOCUMENT

2020 – *Port of Seattle 2020*

This plan focuses on select properties from the Port's portfolio of industrial and office assets. The analysis and strategy serve as an update to the 2016 *Real Estate Strategic Plan*, which resulted in a series of property-specific recommendations that the Port has been leveraging since that time. The updated plan is designed to provide the Port with a strategy to effectively evaluate and manage its existing portfolio of real estate assets while also providing a framework for evaluating future real estate investments and acquisitions. The plan mentions the 55-Acre Parcel, but the evaluation of the parcel is included in the 2016 *Real Estate Strategic Plan*.



Real Estate Strategic Plan

PORT PLANNING DOCUMENT

2016 – *Port of Seattle 2016*

The plan describes the 55-Acre Parcel as one of three major properties that were acquired in partnership with the FAA as part of the airport expansion. These parcels have moderate to significant development constraints including steep slopes, wetlands, and underdeveloped access, but they are desirable from a development standpoint due to proximity and access to the airport.



Site Development Analysis for 55 Acre Site

PORT INTERNAL DOCUMENT

2016 – Innova Architects 2016

The Site Development Analysis prepared by Innova Architects describes site zoning, allowed uses, and easements. It also contains a map of the 55-Acre Parcel showing topography, streams, and wetlands, overlaid on an aerial photograph with parcel boundaries (Figure B-1).

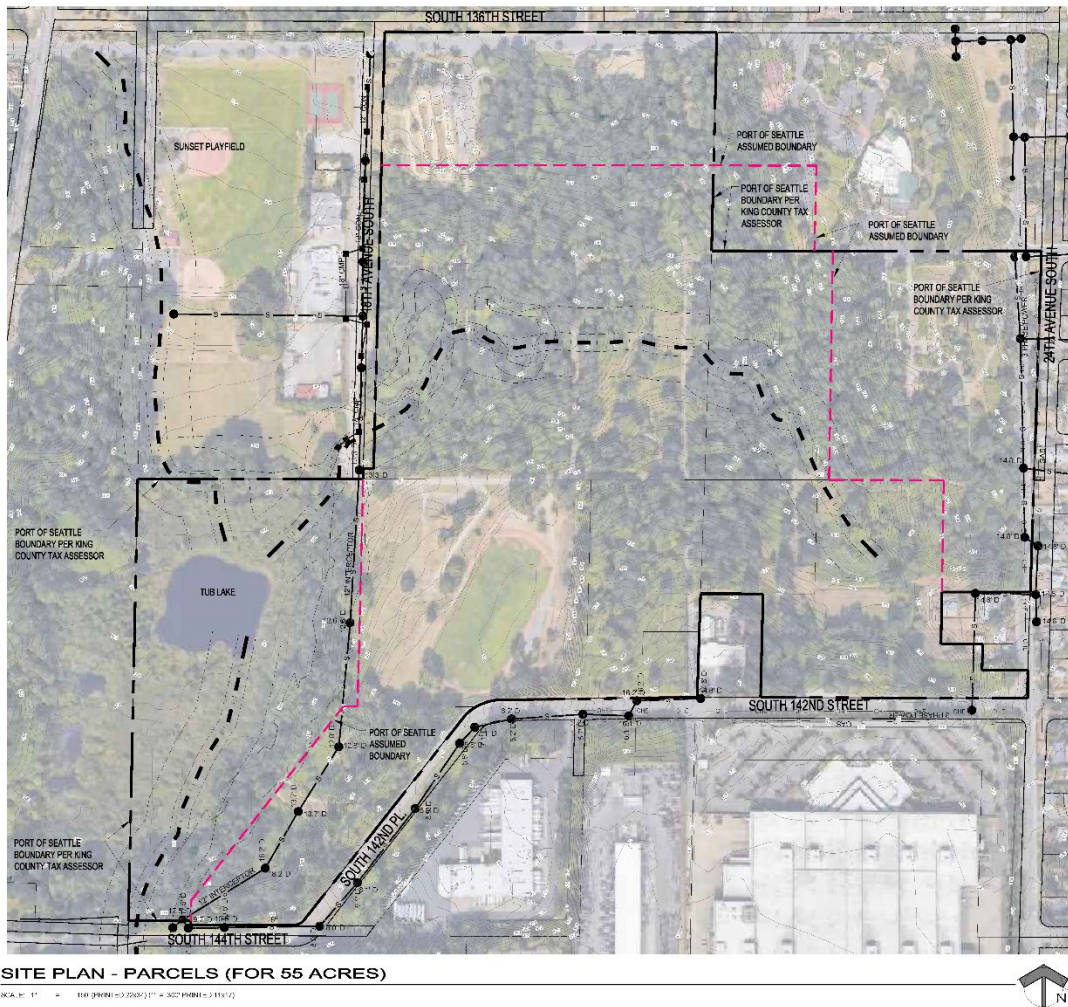


Figure B-1. Site Plan (Innova Architects 2016)



Ordinance No. 09-1002

AGREEMENT

2009 – *City of SeaTac 2009*

Dating back to the original 1994 lease, the Port requested a vacation of certain portions of the City streets and rights-of-way within the boundary of the Park. The City passed Ordinance No. 09-1002 on January 13, 2009, which officially vacated the rights-of-way as requested.



2005 Interlocal Agreement (ILA-2)

AGREEMENT

2006 – *City of SeaTac and Port of Seattle 2006*

The 2005 Interlocal Agreement (ILA) between the Port and City establishes cooperative planning agreements between the two entities. This agreement describes other agreements between the Port and the City such as the development agreement dated December 23, 2002, concerning development of 55 acres of Port property adjacent to the Park.



Agreement Between the Port of Seattle and the City of SeaTac for the Development of Certain Port-owned Properties Adjacent to North SeaTac Park

LEASE AMENDMENT

2002 – *City of SeaTac and Port of Seattle 2002*

In this amendment to the 1994 lease, the Port negotiated the designation of 55 acres for potential future commercial development, leaving approximately 150 acres under lease to the City in the event of future development.



Lease Amendment

LEASE AMENDMENT

2000 – *City of SeaTac and Port of Seattle 2000*

In 2000, the 1994 lease was amended to include Pat Ryan Memorial Field.



Interlocal Agreement Between Port of Seattle and City of SeaTac

AGREEMENT

1997 – *City of SeaTac and Port of Seattle 1997*

The first ILA with the City in 1997 outlines the system for addressing issues related to planning, land use and zoning, transportation, surface water management, critical areas, and police and other matters. The agreement also describes the area of North SeaTac Park that has been designated for future development.



Port of Seattle-Tacoma International Airport Lease

LEASE

1994 – *City of SeaTac and Port of Seattle 1994*

In January 1994, the second Park lease between the City and the Port was entered into for the recreational land constituting the Park. The recreational lease was a 50-year lease with a 25-year extension and covered approximately 205 acres. The lease allowed for development of Park amenities and included 30 acres of streets that were vacated by the City to the Port. Under the lease, the City is responsible for maintenance of the leased area.



North SeaTac Park Master Plan Draft

LOCAL PLANNING DOCUMENT

1992 – *Jones and Jones 1992*

The master plan provides a history of the land use and planning at the Park and describes some of the agreements between jurisdictions that outline the ownership and uses at the Park.



Phase II Agreement Relating to the Development of North SeaTac Park

LEASE

1991 – *City of SeaTac, King County, and Port of Seattle 1991*

In July 1991, the first Park lease between the City and the Port was entered into. This lease covered approximately 15 acres and included provisions for the replacement of Sunset Junior High with a Community Activity Center built by King County.



Phase I Agreement Relating to the Development of North SeaTac Park

AGREEMENT

1990 – *City of SeaTac, King County, and Port of Seattle 1990*

The agreement provided for the establishment of a park under Port ownership and defined uses and responsibilities of the parties related to the various parcels. The agreement required the construction of a Community Activity Center by King County to be deeded to the City on a lease secured with the Port.



Property Map for Area 7

PORT INTERNAL DOCUMENT

Unknown – *Port of Seattle date unknown*

This map documents parcels within the Park and the 55-Acre Parcel. Deeds are available for all of the “Z parcels” in the Park as identified on the property map.

Cultural Context



Washington Information System for Architectural and Archaeological Records Data

DATABASE

2022 – *DAHP 2022*

This map-based database is partially available to the public. Data about historic structures and other geographic information are available to any user. The database also contains confidential information on archaeological sites, Traditional Cultural Properties, and cultural resources surveys. The database shows no recorded resources on the 55-Acre Parcel.



POSAV Compliance and Project Status Database Project/Site Summaries

PORT INTERNAL DOCUMENT

2013 - *Port of Seattle 2013*

Map ID 177 of this source states: “The North SeaTac Park/Tub Lake properties were purchased by the Port for noise mitigation... Several investigations and remediations have taken place on the North SeaTac Park portion of the property. The southern half of the property is a vegetated area that includes Tub Lake, which appears to be a naturally occurring glacial pothole.” The Tub Lake property is located outside of the 55-Acre Parcel.



SeaTac – Thumbnail History

ONLINE RESOURCE

2003 – *Dorpat and Crowley 2003*

This document describes the history of development of the Seattle-Tacoma International Airport (SEA) and vicinity. The information provides a context for the history and current conditions of the 55-Acre Parcel.



Ecology Letter to King County Parks Division Regarding Sunset Park/Tub Lake Dump

PORT INTERNAL DOCUMENT

1992 – *Ecology 1992a*

This letter and attached Site Hazard Assessment Report from the Washington State Department of Ecology (Ecology) provide information about historical dumping and contamination near Tub Lake, adjacent to the 55-Acre Parcel.



Historic Maps and Aerial Photographs

PUBLIC DOCUMENTS

Various

U.S. General Land Office Plat Map, 1862

U.S. Department of Agricultural Land Classification Map, 1909

U.S. Geological Survey Topographic Maps

- 1897, 1:125,000, Tacoma
- 1949, 1:24,000, Des Moines
- 1983, 1:24,000, Burien

King County Road Services Aerial Photos

- 1937, Township 24 North, Range 4 East, Section 16
- 1957, Township 24 North, Range 4 East, Section 16
- 1965, Township 24 North, Range 4 East, Section 16

Anderson Map Company King County Atlas, 1907

Kroll Map Company King County Atlas, 1912 and 1926

Chas. F. Metsker Map Company King County Atlas, 1936

Land Use



55-Acre Parcel On-Site Meeting with the City of SeaTac

MEETING NOTES

2022 – *Anchor QEA 2022*

A meeting was held in January 2022 with the City and the Port. Some of the topics discussed included current recreational use at the 55-Acre Parcel and encampments within and adjacent to the site.



Zoning and Planning Map

ONLINE MAPPING

2021 – *City of SeaTac 2021a*

The City of SeaTac Zoning and Planning Map is an interactive map showing the zoning and land use designations within the City. The 55-Acre Parcel is zoned as Aviation Commercial. The purpose of Aviation Commercial is to create a zone for development that provides support to operations of SEA, the traveling public, and air cargo, and for other development that provides economic benefit to SEA and the community while maintaining compatibility with SEA operations and activities (SeaTac Municipal Code 15.200.030).



Parcel Viewer

ONLINE MAPPING

2021 – *King County 2021a*

King County's parcel viewer provides information on property records available from the King County Assessor's Office.



Draft Land Stewardship GIS Geodatabase

PORT INTERNAL DOCUMENT

2021 – *Port of Seattle 2021a*

The Port manages a land stewardship GIS database for all Port aviation properties. The 55-Acre Parcel is identified in this database as Management Unit (MU) 29. The MU 29 boundary is defined by the 55-Acre Parcel and does not extend beyond the 55-Acre Parcel limits. Based on the Draft Land Stewardship Plan (LSP) data, MU 29 is dominated by an upland forest. The East Fork Miller Creek headwaters are located on the MU, and wetlands are also found in the central portion of the MU.



SeaTac Comprehensive Plan

LOCAL PLANNING DOCUMENT

2020 – *City of SeaTac 2020a*

Chapter 2, Land Use Element, of the SeaTac Comprehensive Plan describes goals and policies for land use. The Land Use Background Report describes existing City land use patterns, growth and capacity, and planning. The Comprehensive Plan does not include specific mention of the 55-Acre Parcel.



Draft Land Stewardship Plan

PORT INTERNAL DOCUMENT

2019 – *Port of Seattle 2019*

The Draft LSP presents the Port’s proposed plans to prioritize management actions and meet objectives to advance the goal to “protect, enhance and steward fish and wildlife habitat while maintaining air transportation safety.” Objectives include monitor habitat; enhance, expand, and connect habitat corridors; align site-based management actions with airport operations and future development planning areas; and foster community engagement. The Draft LSP does not provide specific direction on the future of the 55-Acre Parcel, which is identified in the plan as MU 29.



2018 Interlocal Agreement

AGREEMENT

2017 – *City of SeaTac and Port of Seattle 2017*

The purpose of this ILA is to establish a mutual and cooperative system to exercise respective jurisdictional authority and avoid disputes between the Port and the City. This ILA does not specifically discuss the 55-Acre Parcel.



Port of Seattle Site Development Analysis for 55 Acre Site

PORT INTERNAL DOCUMENT

2016 – *Innova Architects 2016*

The Site Development Analysis prepared by Innova Architects describes site zoning, allowed uses, and easements. It also contains a map of the 55-Acre Parcel showing topography, streams, and wetlands, overlaid on an aerial photograph with parcel boundaries (see Figure B-1 in the Development History section of this appendix).



City of SeaTac Surface Water Plan

LOCAL PLANNING DOCUMENT

2013 – *Herrera Environmental Consultants 2013*

The City of SeaTac Surface Water Plan provides detailed information about the City’s drainage basins, including land use characteristics. Land use information for the 55-Acre Parcel in this document is consistent with current land use characteristics summarized in the Inventory.



Ordinance No. 09-1002

AGREEMENT

2009 – *City of SeaTac 2009*

Dating back to the original 1994 lease, the Port requested a vacation of certain portions of the City streets and rights-of-way within the boundary of the Park, including areas both inside and outside of the 55-Acre Parcel. The City passed Ordinance No. 09-1002 on January 13, 2009, which officially vacated the rights-of-way as requested.



Agreement Between the Port of Seattle and the City of SeaTac for the Development of Certain Port-owned Properties Adjacent to North SeaTac Park

LEASE AMENDMENT

2002 – *City of SeaTac and Port of Seattle 2002*

In this amendment to the 1994 lease, the Port negotiated the designation of 55 acres for potential future commercial development, leaving approximately 150 acres under lease to the City in the event of future development.



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Port of Seattle-Tacoma International Airport Lease

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Phase II Agreement Relating to the Development of North SeaTac Park

LEASE

1991 – *City of SeaTac, King County, and Port of Seattle 1991*

In July 1991, the first Park lease between the City and the Port was entered into. This lease covered approximately 15 acres and included provisions for the replacement of Sunset Junior High with a Community Activity Center built by King County.



Phase I Agreement Relating to the Development of North SeaTac Park

AGREEMENT

1990 – *City of SeaTac, King County, and Port of Seattle 1990*

The agreement provided for the establishment of a park under Port ownership and defined uses and responsibilities of the parties related to the various parcels. The agreement required the construction of a Community Activity Center by King County to be deeded to the City on a lease secured with the Port.

Earth



Soil Mapping

ONLINE MAPPING

2021 – *NRCS 2021*

This online resource provides broad-level regional soils mapping and soil unit descriptions, including the 55-Acre Parcel and vicinity. The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has mapped soils within the 55-Acre Parcel as Alderwood-Everett-Urban land complex (refer to the 1973 Soil Survey of King County Area for a soil description).



Draft Land Stewardship Plan

PORT INTERNAL DOCUMENT

2019 – *Port of Seattle 2019*

The Draft LSP provides a land cover analysis showing different vegetation types and impervious surfaces on the 55-Acre Parcel. The analysis used a land cover dataset developed by Forterra that analyzed USDA National Agriculture Imagery Program 2017 imagery, 2016 King County Light Detection and Ranging (LiDAR) data, and 2015 King County impervious surface land cover classifications. Refer to the Urban Forest Enhancement Guide described in the Plants section for the description of the analysis conducted by Forterra.



Seattle-Tacoma International Airport Phase 1 Groundwater Study Report

PORT INTERNAL DOCUMENT

2008 – *Aspect Consulting 2008*

In 1999, the Port and Ecology entered into an Agreed Order under the state Model Toxics Control Act to evaluate groundwater in the airport vicinity. The study area covered 42 square miles, including the 55-Acre Parcel. In order to evaluate groundwater, numerous borings (drilled test pits) were completed, including a few in the vicinity of the 55-Acre Parcel. The geologic conditions were recorded for each boring to create a cross section that shows complex layers of different soil types below the surface. Four borings located north, west, and east of the parcel found a layer of silty gravelly sand from the surface down to approximately 20 feet deep on top of a layer of glacial till. Below the till layer, there was a layer of sand ranging from 50 to 150 feet deep. Below that were mixed layers of gravelly, sandy soils, often including silt. At the deepest of these three borings, the depth to bedrock was estimated at more than 700 feet. One boring west of the parcel was located within the Miller Creek ravine; it found peat soil at approximately 100 feet below the surface.



North SeaTac Park Master Plan

LOCAL PLANNING DOCUMENT

1992 – *Jones and Jones 1992*

The master plan provides a vision for future recreational development of the Park, as well as background information about the site's natural history. This includes an overview of topography, streams, slopes, soils, wetlands, and wildlife habitat on and near the 55-Acre Parcel. The information included in the master plan was developed by a team including City and King County staff, the North SeaTac Park Citizens Advisory Committee, and a consultant (Jones and Jones). Natural resources information was gathered from existing maps, aerial photographs, and reports, as well as field studies by the consultant team.



Soil Survey of King County Area

ONLINE RESOURCE

1973 – *Soil Conservation Service 1973*

The soil survey maps and describes soil types in King County. Soil scientists developed the survey by digging many test pits across the county, examining soil profiles, and classifying soils according to nationwide, uniform procedures. (Prior to the development of online soil mapping by the USDA NRCS, the paper maps included in the soil survey were used for mapping information. The 1973 soil survey still provides valuable information about soil characteristics.) The Alderwood-Everett-Urban land complex mapped on the 55-Acre Parcel is described as being gravelly, sandy loam that is moderately well drained. A layer of glacial till (soil densely compacted by glaciers during the last ice age) is typically located at depths of 2 to 3 feet below the overlying topsoil.

Air



Nonattainment Areas for Criteria Pollutants (Green Book)

ONLINE DATABASE

2022 – *EPA 2022*

The U.S. Environmental Protection Agency (EPA) Green Book provides detailed information about area National Ambient Air Quality Standards (NAAQS) designations, classifications, and nonattainment status. Information from this resource was used to determine whether any areas in the vicinity of the 55-Acre Parcel do not meet air quality standards. The 55-Acre Parcel is not identified as an area of nonattainment.



Measuring Greenhouse Gas Emissions at Port of Seattle

ONLINE RESOURCE

2022 – *Port of Seattle 2022a*

This web page summarizes the Port's greenhouse gas (GHG) emissions inventories and reduction goals. It discusses emissions in general on Port property and does not specifically discuss the 55-Acre Parcel.



SeaTac Comprehensive Plan

LOCAL PLANNING DOCUMENT

2020 – *SeaTac 2020a*

Chapter 9, Environment Element, of the SeaTac Comprehensive Plan describes goals and policies for improving air quality, reducing GHG emissions, and addressing climate change. Policies include requiring vegetation retention and landscaping to provide filtering of suspended particles and supporting programs to reduce vehicle miles traveled, GHG emissions, and other locally generated air pollutants. The plan does not identify specific actions or projects for specific parcels or properties.



Mobile Observations of Ultrafine Particles: The MOV-UP Study Report

STUDY

2019 – *University of Washington School of Public Health and Civil and Environmental Engineering 2019*

This report summarizes research to analyze potential air quality impacts of ultrafine particles from aircraft traffic for communities near and underneath SEA flight paths. The study found that areas under the approach flight path of airplanes near SEA have higher proportions of aircraft-related ultrafine particles. The 55-Acre Parcel is located within the approach flight path 70% of the time in an average year.

Water



SeaTac Wetlands/Streams Mapping

ONLINE MAPPING

2021 – *City of SeaTac 2021b*

The City's online mapping shows stream classifications, piped stream segments, and wetlands. A drainage feature is mapped crossing the 55-Acre Parcel; it is shown continuing off site to the west, eventually joining with Tub Lake.



Interactive Stormwater Mapping

ONLINE MAPPING

2021 – *City of SeaTac 2021c*

The City's online mapping provides details about stormwater infrastructure such as culverts, pipes, and outfalls. No stormwater features are identified by the City's GIS mapping within the 55-Acre Parcel. The City maps a pipe conveying water from the previously described on-site drainage feature southwest under 18th Avenue South to an outfall discharging to the Tub Lake wetlands. Two stormwater outlets and an outfall are mapped along the eastern and southern perimeters of the 55-Acre Parcel. Additional off-site stormwater infrastructure, such as culverts and pipes, has been constructed throughout the area surrounding the 55-Acre Parcel to manage runoff from roadways, parking lots, and buildings.



Flood Insurance Rate Maps

ONLINE MAPPING

2021 – *FEMA 2021*

Federal Emergency Management Agency (FEMA) maps provide boundaries of flood hazard areas, including areas around Tub Lake adjacent to the 55-Acre Parcel. FEMA maps Tub Lake and surrounding wetlands as Zone A, meaning a 100-year floodplain where base flood elevations have not been determined. The mapped Zone A floodplain area is just outside of the 55-Acre Parcel. The 55-Acre Parcel itself is mapped in Zone X (outside of the 500-year floodplain).



Natural Resource GIS Geodatabase

PORT INTERNAL DOCUMENT

2021 - *Port of Seattle 2021b*

The Port manages a natural resource GIS database for all Port aviation properties. For the 55-Acre Parcel, this includes mapping for streams, stream buffers, wetlands, wetland buffers, lakes and ponds, and potential jurisdictional ditches. Four wetlands have been delineated on the 55-Acre Parcel.



State Water Quality Assessment

ONLINE MAPPING

2022 - *Ecology 2022a*

As required by the federal Clean Water Act, the State of Washington assesses water quality every 2 years. Waterbodies are placed into five different categories to describe the quality of the water and whether cleanup is needed. No water quality information is provided for the upper reach of Miller Creek in the vicinity of the 55-Acre Parcel. Ecology considers the lower part of Miller Creek near Normandy Park (downstream of the 55-Acre Parcel) to have poor water quality due to low dissolved oxygen, high temperatures, and bacterial pollution.



National Wetland Inventory Mapping

ONLINE MAPPING

2021 - *USFWS 2022*

The National Wetland Inventory (NWI) provides nationwide-mapping of wetlands. The NWI provides valuable information, but it does not always reflect exact conditions on specific properties due to the scale of the NWI. The NWI does not show any wetlands on the 55-Acre Parcel. It maps a large wetland complex around Tub Lake, outside of the 55-Acre Parcel.



Limited Phase II Soil and Groundwater Subsurface Investigation, Sunset Activity Center

PORT INTERNAL DOCUMENT

2000 - *PBS Engineering and Environmental 2000*

This report describes an investigation related to underground storage tanks (USTs) at the site of the former Sunset Activity Center in the southwestern part of the 55-Acre Parcel. Several borings were completed to depths of 20 feet, and groundwater was not encountered.



Wetland Rating Forms for Wetlands N3, N4, N5, N5b, and N6

PORT INTERNAL DOCUMENT

2017 – *Environmental Science Associates 2017*

In 2017, consulting wetland biologists completed wetland ratings for the wetlands on the 55-Acre Parcel, using the Ecology Wetland Rating System. This system assigns scores to wetlands for water quality, hydrology, and wildlife habitat functions based on review of mapping information and field observations. Wetlands are rated from Category I (highest level of functions) to Category IV (lowest level of functions). Four wetlands have been delineated and evaluated on the 55-Acre Parcel. The wetlands are fairly small (total of approximately 1 acre for all four wetlands). Applying the Washington State Wetland Rating System, biologists found the wetlands on the 55-Acre Parcel to provide a relatively low level of functions and scored them in the lowest category (Category IV). Tub Lake is located within an off-site wetland area covering approximately 19 acres. This wetland is considered to be of high quality (Category I), as it is one of the few remaining examples of a bog lake in western Washington. The buffers of this wetland system, required by City code, extend slightly onto the western edge of the 55-Acre Parcel.



Port of Seattle Site Development Analysis for 55 Acre Site

PORT INTERNAL DOCUMENT

2016 – *Innova Architects 2016*

The Site Development Analysis was completed in 2016 to evaluate potential development options for the Port. This document describes a mapped stream on the site (with observations by the Port's biologist) and includes a wetland reconnaissance memorandum as an appendix. It also discusses floodplains and site drainage and stormwater including design requirements. The report states that City records show four bioswales (water quality facilities) located along a Class 3 intermittent stream. It describes that site drainage sheet flows to a Class 3 intermittent stream in the central portion of the site and the stream flows to on-site wetlands (N4 and N5). From the on-site wetlands (N4 and N5), drainage flows to Tub Lake. Off-site drainage is stated to flow onto the site from the SeaTac Community Center site. Maps show topography, streams, and wetlands, overlaid on an aerial photograph with parcel boundaries. A channel is mapped crossing the center of the 55-Acre Parcel from east to west. This is consistent with other mapping sources. The report says, "The site is located within the City of SeaTac. Section 5.2 of the Inter-Local Agreement (ILA-2) between the Port of Seattle and City of SeaTac states sites that do not drain to Port-owned facilities must comply with the City's drainage standards."



City of SeaTac Surface Water Plan

LOCAL PLANNING DOCUMENT

2013 – *Herrera Environmental Consultants 2013*

The City of SeaTac Surface Water Plan provides detailed information about the City's existing surface water and stormwater systems, drainage basins, and hydrology, with associated maps. The plan shows the 55-Acre Parcel located within Soil Hydrologic Groups A and B, which are highly permeable outwash soils that produce little runoff. Tub Lake (located outside the parcel) is described as a 1.82-acre lake surrounded by North SeaTac Park property and not currently accessible to the public. Tub Lake drains 188 acres within the City.



Seattle-Tacoma International Airport Phase 1 Groundwater Study

PORT INTERNAL DOCUMENT

2008 – *Aspect Consulting 2008*

In 1999, the Port and Ecology entered into an Agreed Order, under the state Model Toxics Control Act, to evaluate groundwater in the airport vicinity. In 2008, an extensive study of groundwater in areas around the airport was undertaken, with deep borings to establish a picture of how groundwater moves through the area. A few of the sampling locations were in the vicinity of (but not on) the 55-Acre Parcel. These nearby locations found groundwater levels at depths of approximately 30 feet to 150 feet below the ground surface.



Miller and Walker Creeks Basin Plan

LOCAL PLANNING DOCUMENT

2006 - *Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006*

The 55-Acre Parcel lies within the Miller Creek watershed. In 2006, the Miller and Walker Creeks Basin Plan was published, describing the degraded conditions of the streams and recommending programs and facilities to make improvements. The plan was produced by a committee including the Port, Washington State Department of Transportation, King County, and the Cities of SeaTac, Burien, and Normandy Park. This plan does not provide specific recommendations for specific parcels or the 55-Acre Parcel. Appendix C of the plan describes the East Fork Miller Creek, which crosses Sunset Park and enters Tub Lake west of the 55-Acre Parcel, as being a seasonal stream (not perennial or year-round flow). This appendix also describes the "headwater sub-area" of the Miller Creek watershed, which includes Tub Lake and the East Fork Miller Creek, as being developed with straightened and channelized streams.



Wetland Delineation of the 50-Acre Parcel Memorandum

PORT INTERNAL DOCUMENT

2001 – *Parametrix 2001*

In 2001, consulting wetland biologists identified and delineated four wetlands on the 55-Acre Parcel. Applying the City code requirements that were in place at the time, Parametrix described the on-site wetlands as Class II and III. The wetland numbering (N4, N5, N5b, and N6) and wetland boundaries are the same as those used in the later (2017) Environmental Science Associates wetland rating forms. However, that later assessment used the state wetland rating system.



Draft Supplemental Site Assessment, Sunset Park/North SeaTac Park

PORT INTERNAL DOCUMENT

1994 – *Terra Associates 1994*

This report describes a perched groundwater table in Sunset Park adjacent to the 55-Acre Parcel, referred to as interflow, located above denser till soils. This groundwater moves toward the south and provides base flows for Tub Lake. A shallow aquifer, located within sandy soils below the perched aquifer, flows toward the north. Groundwater was observed at a depth of 6 feet in a monitoring well (MW-104) located at the western edge of the 55-Acre Parcel.



North SeaTac Park Master Plan

LOCAL PLANNING DOCUMENT

1992 – *Jones and Jones 1992*

The master plan provides a vision for future recreational development of the Park, as well as background information about the site's natural history. This includes an overview of topography, streams, slopes, soils, wetlands, and wildlife habitat on and near the 55-Acre Parcel. The information included in the master plan was developed by a team including City and King County staff, the North SeaTac Park Citizens Advisory Committee, and a consultant (Jones and Jones). Natural resources information was gathered from existing maps, aerial photographs, and reports, as well as field studies by the consultant team.

Plants



Draft Land Stewardship GIS Geodatabase

PORT INTERNAL DOCUMENT

2021 - *Port of Seattle 2021a*

The Port manages a land stewardship GIS database for all Port aviation properties. For the 55-Acre Parcel, this includes land cover mapping data collected through the Green City Partnership with Forterra (described in the Urban Forest Enhancement Guide listed below), hazard tree locations, hazard tree management areas, community planting areas (forest enhancement and restoration plantings completed since 2017), and invasive vegetation management areas. The invasive management areas inform the condition of the forested areas.



Evergreen Carbon Capture Email

PORT INTERNAL DOCUMENT

2021 - *Port of Seattle 2021c*

The City's Parks Department and the Port discussed tree planting objectives in the Park as part of the City's Evergreen Carbon Capture project. The Port considered potential issues with tree species growing too tall within the flight corridor safety area. The Port has reviewed potential impacts of tall-growing varieties of trees being planted within the Park. To accommodate the desire to plant additional trees and shrubs, the Port provided guidance to the City on the varieties of plants that would not become either an impediment to flight surfaces or an attractant to wildlife that might otherwise endanger aircraft. These areas are located north of South 136th Street outside of the 55-Acre Parcel.



Natural Heritage Program

ONLINE MAPPING

2021 - *WDNR 2021*

The Washington Natural Heritage Program provides a list of priority and rare plant species within Washington State. Species from the list have not been previously documented on the 55-Acre Parcel in the records reviewed and were not observed during the site visit.



Urban Forest Enhancement Guide

PLANNING DOCUMENT

2020 – *Green SeaTac Partnership 2020*

In 2018, the Port provided funding to the City to collaborate with Forterra in the development of the Green SeaTac Partnership Urban Forest Enhancement Guide through Forterra’s Green City Partnership Program. This planning document evaluates the City’s urban forest and identifies opportunities to restore and steward the City’s natural lands. The plan identified the City’s 186 acres of parkland as opportunity areas for forest enhancement and expansion. At the Park, the plan identifies the existing forest as having both a medium habitat composition with a medium invasive threat, and a medium habitat composition with a high invasive threat, but it does not include the 55-Acre Parcel as part of the plan. The planning document specifically prioritizes supporting existing restoration work at the Park and major invasive plant removal and native plantings.

As part of the Green SeaTac Partnership planning work, Forterra developed a land cover dataset that analyzed USDA National Agriculture Imagery Program 2017 imagery, 2016 King County LiDAR data, and 2015 King County impervious surface land cover classifications.



Draft Land Stewardship Plan

PORT PLANNING DOCUMENT

2019 - *Port of Seattle 2019*

The Draft LSP was developed by the Port to identify and assist with prioritization of management actions on Port-owned lands. The Draft LSP also summarizes information on the Port-funded Green City Partnership coordination between the Cities of Burien, Des Moines, and SeaTac and Forterra (see the Urban Forest Enhancement Guide description). The land cover analysis conducted for the 55-Acre Parcel showed the land as 58% forest, 19% shrub, 18% grass, 3% impervious, and 2% dry grass/bare soil.

Animals



Priority Habitats and Species Mapping

ONLINE MAPPING

2022 – *WDFW 2022a*

Washington Department of Fish and Wildlife (WDFW) online mapping shows that the closest Priority Habitat and Species (PHS) occurrence is a wetland complex surrounding Tub Lake adjacent to the 55-Acre Parcel. No priority habitats or species are mapped on the 55-Acre Parcel.



State-Listed Species

ONLINE RESOURCE

2022 – *WDFW 2022b*

WDFW designates a list of state endangered, threatened, sensitive, and candidate species. No listed species have been mapped on the 55-Acre Parcel.



Wildlife Management Web Page

ONLINE RESOURCE

2022 – *Port of Seattle 2022c*

This web page describes the Port's Wildlife Management Program and provides a link to the Port's Raptor Strike Avoidance Program. These resources do not specifically mention the 55-Acre Parcel.



NMFS Endangered Species Information

ONLINE MAPPING

2021 – *NOAA Fisheries 2021a, 2021b*

The National Marine Fisheries Service (NMFS) provides mapping of federally listed species occurrences and critical habitats. No critical habitats are mapped on the 55-Acre Parcel or vicinity. Federally listed salmonid species use Miller Creek off site (downstream) of the parcel.



IPaC (Information for Planning and Consultation)

ONLINE MAPPING

2021 – *USFWS 2021*

The U.S. Fish and Wildlife Service (USFWS) provides a list of federally listed species, designated critical habitats, and expected species occurrences for general project areas. No critical habitats are mapped on the 55-Acre Parcel or vicinity. According to the USFWS list, five listed species may occur in the general area: marbled murrelet, yellow-billed cuckoo, streaked horned lark, bull trout, and monarch butterfly. The USFWS list is based on regional information and is not specific to a given parcel.



Priority Habitats and Species List

ONLINE RESOURCE

2021 – *WDFW 2021a*

This document describes the PHS list. It explains different types of priority habitat areas and the reasons for including each species on the list. It is a statewide resource and not specific to any individual parcels.



Salmonscape Mapping

ONLINE MAPPING

2021 – *WDFW 2021b*

The WDFW Salmonscape mapping indicates the closest known occurrence of salmon or trout to the 55-Acre Parcel is in Miller Creek south of South 144th Street, approximately 0.5 mile downstream of the 55-Acre Parcel, where resident coast cutthroat trout may be present. Going farther downstream (away from the 55-Acre Parcel), Miller Creek is known to be or is potentially used by fall Chinook salmon, winter steelhead, coho salmon, and fall chum salmon. Chinook salmon and winter steelhead are listed under the federal Endangered Species Act.



Draft Land Stewardship Plan

PORT INTERNAL DOCUMENT

2019 – *Port of Seattle 2019*

The Draft LSP provides mapping of habitat corridors on Port-owned properties based on existing stream and wetland resources. The wetlands and wetland buffers within the 55-Acre Parcel are mapped as part of the Miller Creek East habitat corridor. A break in the corridor is mapped between the southern boundary of the 55-Acre Parcel and SR 518. The LSP notes: “Contiguous habitat in the LSP area is primarily defined by the Miller Creek, Des Moines Creek, and Walker Creek sub-watersheds. The riparian corridors, wetlands, and wetland buffers expand and connect the existing contiguous habitat corridors. Contiguous habitat does not include forested land cover because of considerable habitat fragmentation due to development.”



City of SeaTac Surface Water Plan

LOCAL PLANNING DOCUMENT

2013 – *Herrera Environmental Consultants 2013*

The City of SeaTac Surface Water Plan provides detailed information about the City’s existing surface water systems, including summaries of fish habitat and occurrence, but does not specifically discuss the 55-Acre Parcel. The plan states: “Over the past 100 years, development in the basin has increased impervious surface, filled in wetlands, and ultimately resulted in increased peak flood flows, erosion, flooding, and sediment deposition. In addition to these impacts, the increased impervious area has also affected the water quality and fish spawning habitats in the surface waters of the basin. Pollution from businesses, lawn care practices, and road and highway runoff have contributed to declining water quality in Miller and Walker Creeks.”



Miller and Walker Creeks Basin Plan

LOCAL PLANNING DOCUMENT

2006 – *Port of Seattle, City of SeaTac, City of Burien, City of Normandy Park, Washington State Department of Transportation, and King County 2006*

The 55-Acre Parcel is located in the Miller Creek watershed. The Miller and Walker Creeks Basin Plan describes existing conditions in the watershed, including fish habitat. The Miller Creek watershed has been heavily impacted by development, and stream habitat has been degraded by removal of native vegetation along the streambanks, a lack of large wood in the creek, high flows and erosion, pollutants, and construction of culverts. This plan does not provide specific recommendations for specific parcels or the 55-Acre Parcel. Appendix C of the plan describes the East Fork Miller Creek, which crosses Sunset Park and enters Tub Lake west of the 55-Acre Parcel, as being a seasonal stream (not perennial or year-round flow). This appendix also describes the “headwater sub-area” of the Miller Creek watershed, which includes Tub Lake and the East Fork Miller Creek, as being developed with straightened and channelized streams and poor or lacking riparian vegetation buffers. This part of the stream system is described as being potentially more important for summer baseflow than as resident or anadromous fish habitat.



Wildlife Hazard Management Plan, Seattle-Tacoma International Airport

PORT PLANNING DOCUMENT

2004 – *Port of Seattle 2004*

The objective of this plan is to “actively reduce attractive wildlife habitat on property under the control of the Port of Seattle, while working cooperatively with adjacent property owners to discourage land-use practices that might increase wildlife hazards.” This plan explains the need for wildlife management to reduce the risk of aircraft strikes. It describes methods to reduce wildlife attractants and summarizes regulatory requirements for wildlife control. The plan designates two zones: (1) the “general zone,” a radius of 5 miles around SEA runways where wildlife attractants could potentially impact air traffic safety, particularly within approach and departure patterns; and (2) the “critical zone” located within a radius of approximately 10,000 feet from runways, the area where arriving and departing aircraft are typically operating at or below 1,000 feet above ground level. The 55-Acre Parcel is within the critical zone.



North SeaTac Park Master Plan

LOCAL PLANNING DOCUMENT

1992 – *Jones and Jones 1992*

The master plan provides a vision for future recreational development of the Park, as well as background information about the site's natural history. The plan notes that upland portions of the Park properties were once used for residential development, and upland wildlife habitats are still influenced by those past land uses, in particular the types of vegetation present. Non-native ornamental and invasive species are present in previous residential areas, along with native plant species. The plan states, "While many of these introduced [plant] species would not normally provide habitats for native wildlife species, many provided at least a limited amount of functional value." Upland habitats are said to provide nesting and perching trees for birds and small mammals, and sources of food and cover for a variety of wildlife. The plan noted the presence of downy woodpecker, California quail, rufous-sided towhee, coyote, and Douglas squirrel in upland areas.

Environmental Health



Dirt Alert! Tacoma Smelter Plume

ONLINE MAPPING

2022 – *Ecology 2022b*

The 55-Acre Parcel is located within a 1,000-square-mile area across King, Pierce, and Thurston counties with the potential to be contaminated with lead and arsenic by plumes from the former Tacoma smelter. Soils on the 55-Acre Parcel have not been specifically tested.



What's in My Neighborhood Web Page (Cleanup Sites Mapping)

ONLINE MAPPING

2021 –Ecology 2021

There are no mapped cleanup sites within the 55-Acre Parcel. Mapped cleanup sites in the vicinity of the 55-Acre Parcel (between South 136th and 144th Streets and between Des Moines Memorial Drive and 24th Avenue South) include the Sunset Park/Tub Lake sites immediately west of the parcel (cleanup started); the Boeing Spares Distribution Center site located south of the parcel on South 142nd Street (cleanup complete); the Wick Airfreight site located southwest of the parcel on South 144th Street (cleanup complete); and the Joes, Inc. site southwest of the parcel on Des Moines Memorial Drive (cleanup started). Figure B-2 is from the website and shows the completed cleanup sites in purple and cleanup sites in progress as orange.

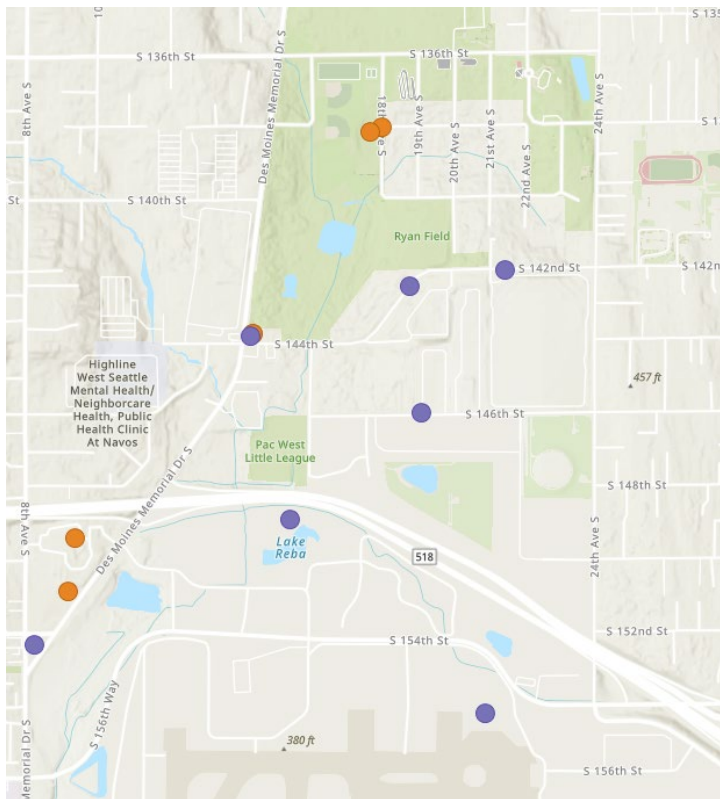


Figure B-2. Ecology's Cleanup Site Public Mapping



Sunset Park Soil Remediation Project

MEETING PRESENTATION

2021 – *King County Parks and City of SeaTac 2021*

This presentation provided an update about contaminated soil at Sunset Park (adjacent to the 55-Acre Parcel) and a proposed plan to remediate an area of the outfield. It describes that soil was contaminated by arsenic and lead from the former Tacoma smelter as well as other historical uses. The most recent cleanup work was done by Ecology in 2012, in the area immediately west and northwest of the King County maintenance shop. Investigations by King County Parks and the City in 2019 and 2020 concluded that arsenic and lead levels in surface soil were generally lower than state cleanup levels, but several samples contained elevated lead. King County and the City are planning for soil remediation to be completed in summer 2022 in an area west of the 2012 cleanup conducted by Ecology, in the outfields between ballfields 1 and 2. Approximately 1.2 acres is anticipated to be excavated and backfilled with clean soil, followed by restoration of sod and other site features. No sampling was conducted on the 55-Acre Parcel as part of this work.



Sunset Park Update

MEETING PRESENTATION

2020 – *City of SeaTac 2020b*

This presentation provides an overview of past land uses and soil contamination at Sunset Park, adjacent to the 55-Acre Parcel, with aerial photograph map.



Noise Contour Data

PORT INTERNAL DOCUMENT

2018 – *Port of Seattle 2018*

Data provided by the Port indicate that noise levels at the 55-Acre Parcel range from 65 to 70 day-night average sound level (DNL).



Part 150 Noise Compatibility Study Update, Seattle-Tacoma International Airport, Final

PORT PUBLIC REPORT

2013 – *Landrum & Brown 2013*

In describing the Part 150 Noise Compatibility Study, the Port's web page states: "The Part 150 study process is designed to identify noise incompatibilities surrounding an airport, and to recommend measures to both correct existing incompatibilities and to prevent future incompatibilities. For Part 150 study purposes, noise incompatibilities are defined as residences or public use noise-sensitive facilities (libraries, churches, schools, nursing homes, and hospitals) within the 65 Day-Night Average Sound Level (DNL) noise contour. The purpose for conducting a Part 150 Study is to develop a balanced and cost-effective plan for reducing current noise impacts from the airport's operations, where practical, and to limit additional impacts in the future." The Part 150 study includes noise contour maps that encompass the 55-Acre Parcel.



POSAV Compliance and Project Status Database Project/Site Summaries

PORT INTERNAL DOCUMENT

2013 – *Port of Seattle 2013*

The Port's POSAV Compliance and Project Status Database provides an overview of contamination issues and cleanup activities on Port Aviation Division properties. The database includes one report specifically applicable to the 55-Acre Parcel: Map ID 150, Equestrian Center. No contamination was found at the equestrian center site, which is located within the 55-Acre Parcel.

Reports reviewed for off-site parcels in the vicinity include Map ID 94, 13-Acre Parcel; Map ID 117, Parcel 1 – Des Moines Way Nursery; Map ID 149, Parcel – southwest corner of South 144th and 16th Street; Map ID 151, Japanese Garden Fuel Tank; and Map ID 177, North SeaTac Park/Tub Lake. The report for "North SeaTac Park/Tub Lake" describes the off-site Sunset Park and Tub Lake area, which contains known historical soil and groundwater contamination. This report does not refer to the 55-Acre Parcel. Contamination issues on the other off-site parcels reviewed were minor or non-existent.



Seattle-Tacoma International Airport Phase 1 Groundwater Study Report

PORT INTERNAL DOCUMENT

2008 – *Aspect Consulting 2008*

In 1999, the Port and Ecology entered into an Agreed Order under the state Model Toxics Control Act to evaluate groundwater in the vicinity of SEA. The purpose was to determine whether historical operations at SEA had impacted the upper aquifer, confirm groundwater flow direction, and evaluate the risk of contamination of groundwater in wells and streams due to SEA operations and maintenance. The study area covered 42 square miles, including the 55-Acre Parcel. A modeling analysis concluded that contaminants of concern would not spread through groundwater beyond the airport and would not impact drinking water wells or surface waterbodies.



Completion of Agreed Order #97TC-N122, SeaTac International Airport, Ground Water Study

PORT INTERNAL DOCUMENT

2008 – *Ecology 2008*

This letter documents the Port's completion of a 1999 Agreed Order with Ecology. The letter describes that the Agreed Order required the Port to complete several tasks at SEA and in an area of SEA referred to as the Aircraft Operation and Maintenance Area (AOMA). Ecology determined that the Port completed the work required under the Agreed Order, which generally included groundwater study tasks and SEA fuel systems pollution prevention tasks. The letter does not specifically address the 55-Acre Parcel



Email to Port of Seattle Regarding Sunset Tanks Decommissioning

PORT INTERNAL DOCUMENT

2001 – *Roth Consulting 2001*

Roth Consulting observed the removal of two USTs at the Sunset property (adjacent to the 55-Acre Parcel) on April 5 and 6, 2001. Laboratory analysis of soil samples from beneath each tank found no diesel or heavy oil.



Limited Phase II Soil and Groundwater Subsurface Investigation, Sunset Activity Center

PORT INTERNAL DOCUMENT

2000 – PBS Engineering and Environmental 2000

This report describes an investigation related to USTs at the site of the former Sunset Activity Center in the southwestern part of the 55-Acre Parcel. Several borings were completed to depths of 20 feet. No petroleum hydrocarbons were detected in the soil samples, and groundwater was not encountered.



Underground Storage Tank Site Assessment and Remedial Activities, North SeaTac Park

PORT INTERNAL DOCUMENT

1997 – Evergreen Environmental Consulting 1997

During the 1990s, numerous USTs containing heating oil were removed from the Park property located north of the 55-Acre Parcel (north of South 136th Street), along with over 100 cubic yards of contaminated soils. This was at a time when the formerly residential property was being remediated and converted into a park. This report does not address the 55-Acre Parcel.



Letter to Port of Seattle Regarding North SeaTac Park

PORT INTERNAL DOCUMENT

1996 – King County 1996

This letter relates to parking lot construction at the Park outside of the 55-Acre Parcel. It states that the Port had removed building demolition and asbestos materials. Petroleum-contaminated fill soils imported to the site by a contractor during parking lot construction were removed.



Independent Remedial Action Report, Sunset Park/North SeaTac Park, SeaTac, Washington

PORT INTERNAL DOCUMENT

1996 – Terra Associates 1996

This report provides detailed information about historic land uses and contamination on Sunset Park and near Tub Lake. The study area for this report was limited to Port and City (Sunset Park) property between Des Moines Way South, South 136th Street, 18th Avenue South, and South 144th Street. It did not specifically include the 55-Acre Parcel, although one monitoring well was located within the 55-Acre Parcel boundary (described below). The King County facility west of 18th Avenue South is not part of Sunset Park and is subject to a separate Independent Remedial Action by the King County Department of Public Works.

The report describes two aquifers in the study area: a near-surface interflow aquifer where groundwater moves generally south toward Tub Lake; and an underlying shallow aquifer where groundwater moves generally toward the north.

Several monitoring wells were located in the study area, including two wells 100 to 150 feet west of 18th Avenue South. One monitoring well (MW-104) was located within the 55-Acre Parcel, located approximately 50 feet east of 18th Avenue South, just inside the 55-Acre Parcel western boundary and north of the former Sunset Activity Center location.

The study did not find hydrocarbons in the groundwater samples tested. Levels of manganese in groundwater at well MW-104 were elevated, likely due to the natural chemistry of peat soils around Tub Lake. No hydrocarbons or semivolatile organic compounds were found in the groundwater at this well.

Hydrocarbons above state cleanup levels were found in soils under and around the King County facilities. The estimated extent of contaminated soils is shown as extending east under 18th Avenue South and ending just outside the western edge of the 55-Acre Parcel.

Hydrocarbons were not detected in soils sampled at MW-104 within the 55-Acre Parcel.



Draft Supplemental Site Assessment, Sunset Park/North SeaTac Park, SeaTac, Washington

PORT INTERNAL DOCUMENT

1994 – Terra Associates 1994

This report describes the results of groundwater testing in wells installed at the Sunset Park site adjacent to the 55-Acre Parcel. One well (MW-104) was located within the western part of the 55-Acre Parcel, near 18th Avenue South and across from the King County maintenance facility. No groundwater impacts were found at well MW-104. Groundwater impacts were found at and near the adjacent King County Public Works site, and sediment contamination was found in a ditch south of the County site. Areas of soil contamination were found near Tub Lake and the Sunset Park ballfields.



Preliminary Report, Supplemental Environmental Sampling, Sunset Park/Tub Lake, SeaTac, Washington

PORT INTERNAL DOCUMENT

1993 – Terra Associates 1993

This report describes the results of initial groundwater monitoring of the shallow, perched aquifer in Sunset Park adjacent to the 55-Acre Parcel. No groundwater impacts were found in the Park. Elevated levels of metals and hydrocarbons were found in a ditch southeast of the King County Public Works facility, and removal and off-site disposal of affected sediments was recommended. Some surface water and sediment samples in the Tub Lake wetlands also adjacent to the 55-Acre Parcel had slightly elevated levels of contaminants, and it was recommended that public access to this area should continue to be restricted. The report describes that USTs were removed at the King County facilities east of Sunset Park, along with contaminated soils.



Ecology Letter Regarding Relative Health and Environmental Risk of the Tub Lake/Sunset Park Site

PORT INTERNAL DOCUMENT

1992 –Ecology 1992b

This letter explains Ecology's ranking of the Tub Lake/Sunset Park site (adjacent to the 55-Acre Parcel) under the state Model Toxics Control Act. A ranking of 2 was given, with 1 being highest risk and 5 being lowest risk.



Preliminary Environmental Testing, Sunset Park, SeaTac, Washington

PORT INTERNAL DOCUMENT

1992 – *Terra Associates 1992*

A consulting firm collected shallow soil and water samples in and north of Tub Lake adjacent to the 55-Acre Parcel for comparison to data collected by Ecology. Laboratory testing found that surface soils did not appear to be impacted. The report stated that Ecology would require cleanup of the ditch draining from the King County maintenance facility to Tub Lake due to elevated levels of cadmium. The high methane levels previously recorded by the Seattle-King County Department of Public Health were said to potentially be a natural result of peat soils but still potentially hazardous.



Ecology Letter to King County Parks Division Regarding Sunset Park/Tub Lake Dump, Proposed North SeaTac Park Phases I and II

PORT INTERNAL DOCUMENT

1992 – *Ecology 1992a*

This letter and attached Site Hazard Assessment Report from Ecology provide information about historical dumping and contamination near Tub Lake adjacent to the 55-Acre Parcel. In 1991, Ecology performed the Site Hazard Assessment after heavily contaminated soils were encountered during removal of two USTs at the King County maintenance facility. Soil and surface water sampling found heavy metals, polychlorinated biphenyls (PCBs), and petroleum products on the site. The site was given a risk ranking of 2.



UST Remedial Activities – Phase I, Sunset Shop 13659 18th Avenue South, SeaTac, Washington

PORT INTERNAL DOCUMENT

1992 – *Evergreen Environmental Consulting 1992*

This report describes soil cleanup associated with UST removal at the Sunset Shop (west of the 55-Acre Parcel) and provides background information about the area's geology and hydrogeology.



Abandoned Landfill Study in King County

PORT INTERNAL DOCUMENT

1985 – *Seattle-King County Department of Public Health 1985*

This report describes contamination related to an abandoned oil dump located northeast of Tub Lake that operated between about 1936 and 1942 and was used for disposal of liquid waste, primarily oil waste. The report is focused on Tub Lake and does not specifically address the 55-Acre Parcel.

Recreation



55-Acre Parcel On-Site Meeting with the City of SeaTac

PERSONAL COMMUNICATION WITH THE CITY

2022 – Anchor QEA 2022

The City and the Port met to discuss the Inventory, maintenance and operations, park and recreation planning, and site history. The City noted that the Park and Sunset Park are widely used by the local and regional community with minimal conflict between users and activities.

The City discussed the uses of the Park, which include the following:

- Mountain biking: There is a bike trail network through the 55-Acre Parcel. Spark Plug Promotions was granted a special use agreement and holds Wednesday night races from spring to fall. These activities bring regional users to the site. Spark Plug Promotions also maintains trails and clears invasive vegetation.
- Rugby: There is a maintained field with seating along the eastern edge of the site. The rugby field is managed by Valley Kangaroos, which has a special use permit and gate access to the site along the western parcel boundary. The rugby field brings regional users to the site. The rugby field is rented directly from the Port, not from the City.
- Orienteering: The Cascade Orienteering Club created a permanent orienteering course through the parcel. Signs are posted on 4-inch by 4-inch wooden posts and are located throughout the Park, including within the 55-Acre Parcel.
- BMX, Pump Track, Asphalt Radio-Controlled (RC) Car Track, and Dirt RC Car Track: These facilities are all located outside of the 55-Acre Parcel to the north. The North SeaTac BMX Association and Seattle RC Racers were granted user agreements for use at these facilities.
- Historical Equestrian: There is a grassy fenced area that was previously used as an equestrian area on the south end of the parcel. The second amendment of the lease between the Port and City ended the equestrian use.
- Additional North SeaTac Park and Sunset Park: There are multiple recreational facilities north of 136th Street in the Park outside the 55-Acre Parcel. Sunset Park also has a complex of soccer fields where large fall soccer events are often hosted.



Recreational Uses at 55-Acre Parcel

PORT INTERNAL DOCUMENT

2022 – Port of Seattle 2022b

This document summarizes recreational use information collected from publicly available websites and social media pages for each activity type and groups that use the 55-Acre Parcel, as summarized below.

Activity	Groups	Details/Notes	Web Links
Mountain biking	Evergreen Mountain Bike Alliance	Group size: 7,000 Site use: Individual use mountain biking	North SeaTac Park (evergreenmtb.org)
	Off-Camber Productions	Site use: "Wednesday Night World Championships"	MTB RACING NW Mountain Bike Race Series (nwmtbseries.com)
Rugby	Valley Kangaroos Rugby Football Club	Group size: ~35 Site use: Touch rugby games and practice	About - Valley Kangaroos Rugby Football Club (valleyrugby.com)
	Liberty Rugby Club	Site use: Rugby games and practice	Liberty Rugby Washington
Skate-boarding		Skate park open to anyone from 6:30 AM to 10 PM daily	Seatac Skateboard Park - Google Maps
RC Racing	Seattle RC Racers	Site use: Off-road racetrack used for asphalt racing program Frequency: At least 11 scheduled events in 2021	Seatac Schedule Seattle RC Racers
BMX	SeaTac BMX	Group Size: 5,630 follow the Facebook page Site Use: BMX Day Camp hosted for anyone aged 2 and up. Four scheduled sessions in 2021	BMX Day Camp North SeaTac BMX Park The home of AWESOME BMX racing North Seatac BMX (usabmx.com)
Orienteering	Cascade Orienteering Club	Group size: 300 members Site Use: Open orienteering at all times. Winter League is also hosted on the parcel	North SeaTac Park - Cascade Orienteering Cascade Orienteering (cascadeoc.org)
Running			
Hiking/ Walking			



North SeaTac Park

COMMUNITY

2022 – *Cascade Orienteering Club 2022*

The Cascade Orienteering Club has a permanent course within the 55-Acre Parcel. This online website for the club provides maps and introductions for the course at the Park.



SeaTac Mountain Biking Trails

COMMUNITY

2022 – *Trailforks 2022*

This online resource provides maps and trail names, descriptions, distance, climb, and other statistics for the trails within the 55-Acre Parcel (Figure B-3).

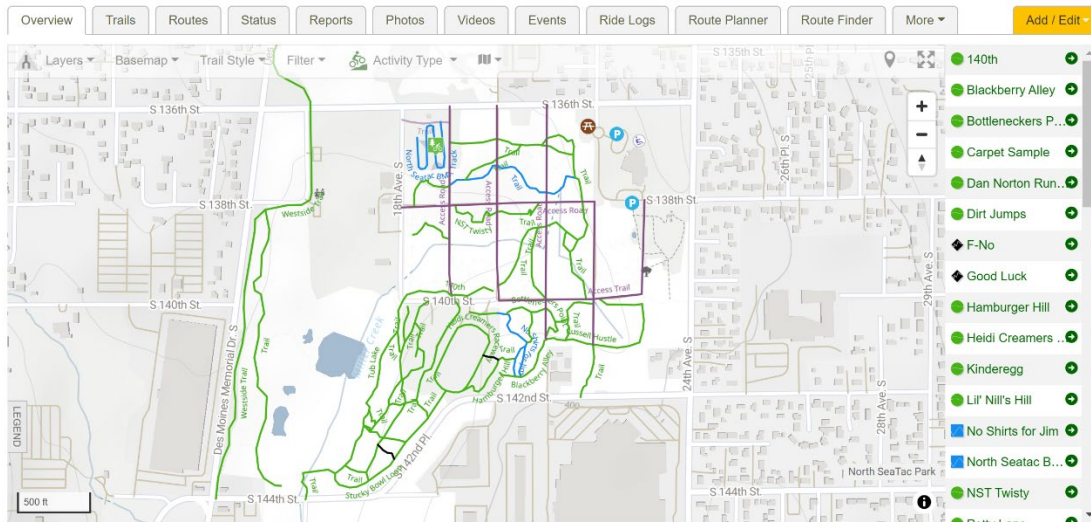


Figure B-3. South SeaTac Mountain Biking Trails (Trailforks 2022)



North SeaTac Park/Sunset Playfields

ONLINE MAPPING

2021 – *City of SeaTac 2021d*

This online resource provided by the City depicts existing amenities within the Park and the Sunset Playfields (Figure B-4). None of these Park amenities are located within the 55-Acre Parcel. A total of 18 Park amenities are located within the Park and include a picnic shelter; a playground; a basketball court; a sand volleyball court; baseball, softball, and soccer fields; tennis courts; and trails.

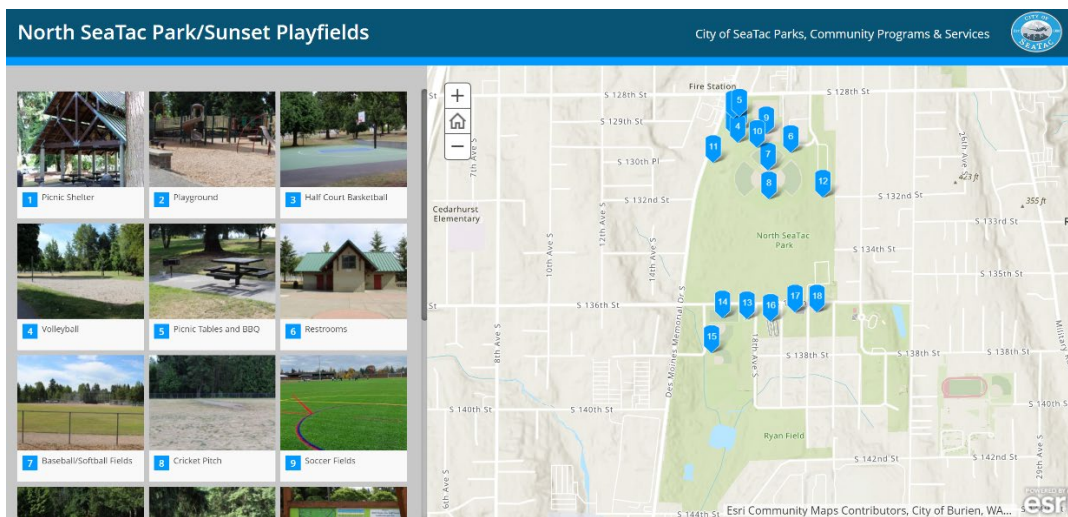


Figure B-4. North SeaTac Park/Sunset Playfields (City of SeaTac 2021d)



North SeaTac Park Lease and FAA Audit

MEETING PRESENTATION

2021 – *Port of Seattle 2021d*

These PowerPoint slides provide additional details on Park history, particularly leases and licenses, and the Port-City working group. The Port acquired the property for noise and safety mitigation in the 1970s. In 1991, a 50-year lease was signed to replace and create the new community center. In 1994, a 50-year lease was signed to allow for the development of Park amenities, and a 25-year extension was signed in 2017. An amendment to the 1994 lease in 2000 excluded the rugby field from lease area. In 2018, the City approached the Port to discuss Park issues, which led to City and Port group engagement to review materials and inform future Park decisions.



City of SeaTac Park User Agreement between the City of SeaTac and Discovering Open Spaces Disc Golf Club

AGREEMENT

2021 – *City of SeaTac 2021e*

The City signed a user agreement with the Discovering Open Spaces Disc Golf Club granting the use of a portion of the Park (area north of South 136th Street and outside of the 55-Acre Parcel) for 1 year.



Letter to North SeaTac BMX Association

AGREEMENT

2021 – *City of SeaTac Parks, Community Programs & Services Director 2021a*

This letter from the City grants the North SeaTac BMX Association a 1-year extension of agreement for use of the BMX track at the Park outside the 55-Acre Parcel.



Letter to Ilyas Mohamed regarding Extension of Park User Agreement – American Recreation League

AGREEMENT

2021 – *City of SeaTac Parks, Community Programs & Services Director 2021b*

This letter from the City grants the American Recreation League, formerly Northwest Cricket League, a 1-year extension of agreement for use of field number 4 at the Park located outside the 55-Acre Parcel.



Letter to Russel Stevenson regarding Extension of Agreement – Mountain Bike Races at North SeaTac Park

AGREEMENT

2021 – *City of SeaTac Parks, Community Programs & Services Director 2021c*

This letter from the City grants Spark Plug Promotions a 1-year extension of agreement for use of areas of the Park for mountain bike races located within the 55-Acre Parcel.



Letter to Todd Mason regarding Extension of Agreement – RC Car Track

AGREEMENT

2021 – *City of SeaTac Parks, Community Programs & Services Director 2021d*

This letter from the City grants the Seattle RC Racers a 1-year extension of agreement for use of the RC Track located outside of the 55-Acre Parcel.



North SeaTac Park Sport Field Rentals

ONLINE MAPPING

2021 – *City of SeaTac 2021f*

This online resource provides field dimensions of baseball and softball fields, dimensions of soccer fields, and fees for use of each field at the Park.



SeaTac Schedule

COMMUNITY

2021 – *Seattle RC Racers 2021*

Seattle RC Racers, a nonprofit club, uses the outdoor track directly adjacent to the 55-Acre Parcel within the Park. This website provides the Seattle RC Racers' schedule at the outdoor track and shows the use of the track at least two times a month between May and September.



North SeaTac BMX Park

COMMUNITY

2021 – *SeaTac BMX Club 2021*

The North SeaTac BMX Club is a nonprofit organization that uses the BMX track located in the Park, outside of the 55-Acre Parcel. This website provides the North SeaTac BMX Club's previous event schedule at the Park, which included use of the track at least two times a week between the months of May to October and four scheduled sessions in 2021.



Wednesday Night Worlds Race Schedule

COMMUNITY

2021 – *Northwest Mountain Bike Series 2021*

The Northwest Mountain Bike Series uses a course within the Park, located within the 55-Acre Parcel. This website provides information and schedules for the Wednesday Night World Champions Race, which holds a weeknight race series every Wednesday night between April and August for the greater Seattle area.



North SeaTac Park Timeline

PORT INTERNAL DOCUMENT

2021 – *Port of Seattle 2021e*

The "North SeaTac Park Timeline" describes the history of the Park from 1976, when properties were acquired for the Park, the ILA with the City and Port, and discussions with City staff and the Parks and Recreation Committee.



Gardens in SeaTac

ONLINE MAPPING

2021 – *City of SeaTac 2021g*

This online resource provided by the City depicts a map with details of the different areas within the Highline SeaTac Botanical Garden (Figure B-5) located outside of the 55-Acre Parcel.

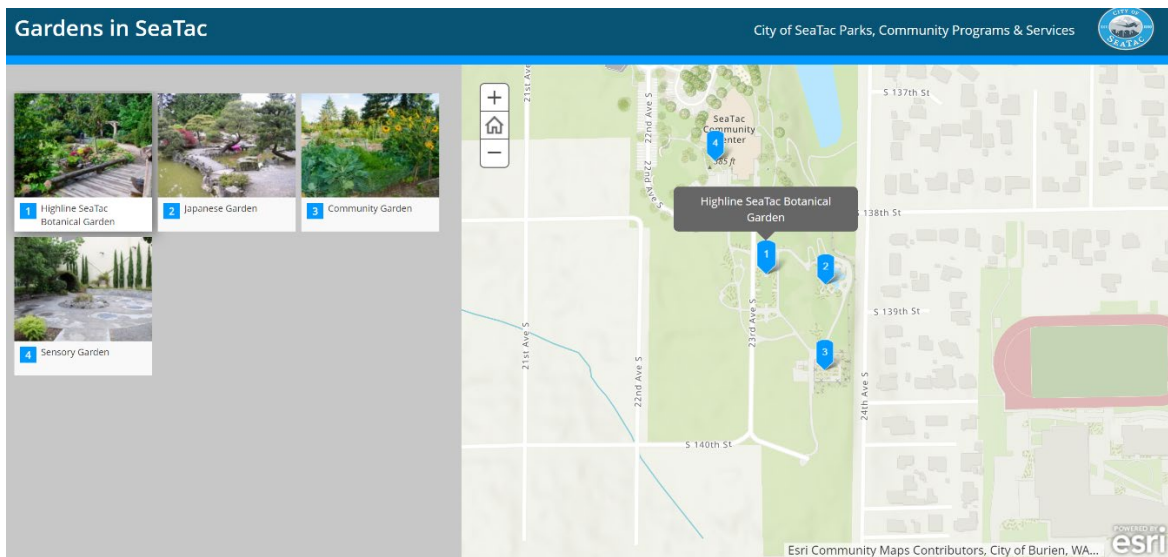


Figure B-5. Gardens in SeaTac (City of SeaTac 2021g)



Agreement for Establishing the Highline Botanical Garden Within the City of SeaTac, Washington

AGREEMENT

2000 – *City of SeaTac 2000*

On January 25, 2000, the City signed an agreement with the Highline Botanical Garden Foundation authorizing activities within a portion of the Park 1991 lease area, located outside of the 55-Acre Parcel, for use as the Highline Botanical Garden. The agreement extends indefinitely and includes annual reviews. The agreement may be cancelled by either party with 60 days' written notification.



City of SeaTac Parks, Recreation, and Open Space Plan

LOCAL PLANNING DOCUMENT

2010 – *City of SeaTac 2010*

This vision document describes the City’s existing parks and recreational facilities and future goals and objectives for Park facilities and recreation. Goal 10.3, Policy 10.3A states considerations to encourage and accommodate additional recreational development. Goals specific to the Park (which includes but is not limited to the 55-Acre Parcel) mentioned in Goal 10.7 include the following:

- Policy 10.7A: Develop North SeaTac Park in accordance with the North SeaTac Park Master Plan and airport land-use and safety guidelines.
- Policy 10.7B: Preserve the area surrounding Tub Lake.
- Policy 10.7C: Develop environmentally sensitive public trails connecting the Lakes to Sound Trail to SeaTac Community Center and natural features such as Tub Lake and adjacent wetlands.



North SeaTac Mountain Bike Trails

COMMUNITY

Unknown – *SeaTac Bike Life date unknown*

The North SeaTac Mountain Bike Trails Map (Figure B-6) provides a map of mountain bike trails within the 55-Acre Parcel.

Transportation



2022-2027 Transportation Improvement Program

LOCAL PLANNING DOCUMENT

2021 - *City of SeaTac 2021h*

The City's 2022-2027 Transportation Improvement Program is a short-range planning document that is updated every year and shows the funding sources and amounts for transportation improvement projects planned for the next 6 years. There are no projects identified within the immediate vicinity of the 55-Acre Parcel.



King County Metro Route Maps

ONLINE MAPPING

2021 - *King County 2021b*

King County Metro provides local bus service route maps.



Sound Transit Service Maps

ONLINE MAPPING

2021 - *Sound Transit 2021*

Sound Transit provides service maps for Link Light Rail, the Sounder, and Sound Transit Express buses.



SeaTac Comprehensive Plan

LOCAL PLANNING DOCUMENT

2020 - *City of SeaTac 2020a*

Chapter 4, Transportation Element, of the SeaTac Comprehensive Plan provides an overview of traffic issues and describes City goals and policies for roadways, nonmotorized transportation, transit, parking, and air transportation. The plan also includes maps for roadway classifications, truck routes, the pedestrian network, and the bicycle network. The SeaTac Comprehensive Plan does not include specific mention of the 55-Acre Parcel or the surrounding area.



Port of Seattle Site Development Analysis for 55 Acre Site

PORT INTERNAL DOCUMENT

2016 - *Innova Architects 2016*

The Site Development Analysis prepared by Innova Architects describes existing roadways near the site and their classifications. It references the North SeaTac Roadways Study (HNTB 2008) as an appendix.



Transportation Master Plan

LOCAL PLANNING DOCUMENT

2015 - *Transpo Group 2015*

The City's Transportation Master Plan provides a detailed blueprint for the City's multimodal transportation system. It defines projects for improving the transportation system to address safety, connectivity, operational, and capacity needs and addresses ongoing programs for preserving, maintaining, and reducing the demands on the transportation system. The Transportation Master Plan does not include specific mention of the 55-Acre Parcel.



North SeaTac Roadways Study

LOCAL PLANNING DOCUMENT

2008 - *HNTB 2008*

The North SeaTac Roadways Study describes existing roadways in the vicinity of the 55-Acre Parcel as part of a study of proposed improvements to South 144th Street, South 142nd Place, and South 142nd Street.

Utilities



Washington State Well Report Viewer

ONLINE MAPPING

2022 - Ecology 2022c

Ecology's Well Report Viewer describes the location, ownership, construction details, and lithology of completed wells in Washington State. Information was obtained from this map about wells located along the boundaries of the 55-Acre Parcel.



King County Wastewater Treatment Service Area Maps

ONLINE MAPPING

2021 - King County 2021c

King County Wastewater Treatment Service Area Maps provide various maps for King County's wastewater system. Maps are at a regional scale and do not contain specific details about the 55-Acre Parcel.



SeaTac Comprehensive Plan

LOCAL PLANNING DOCUMENT

2020 – *City of SeaTac 2020a*

Chapter 6, Utilities Element, of the SeaTac Comprehensive Plan describes goals and policies for utility services, with maps of sewer and water districts and energy, natural gas, and fuel systems. The plan includes a Utilities Background Report that provides descriptions of the utilities serving the City such as electrical, natural gas, telecommunications, and solid waste. This plan does not specifically discuss the 55-Acre Parcel.



Sewer District Map

ONLINE MAPPING

2020 – *City of SeaTac 2020c*

The City's sewer district map shows the sewer districts within the City boundaries, and identifies the 55-Acre Parcel as being within the Valley View Sewer District.



Water District Map

ONLINE MAPPING

2017 – *City of SeaTac 2017*

This City map shows the water districts within City boundaries and identifies the 55-Acre Parcel as being within the King County Water District #125.



Port of Seattle Site Development Analysis for 55 Acre Site

PORT INTERNAL DOCUMENT

2016 – *Innova Architects 2016*

The Site Development Analysis prepared by Innova Architects describes water, sewer, gas, and power and communication utilities located within and adjacent to the 55-Acre Parcel and includes details about utility lines and locations.



142nd Avenue Sewer As-Builts

PORT INTERNAL DOCUMENT

1991 – *Lockwood Greene 1991*

As-built maps and drawings were prepared for the 142nd Street sewer, which is located alongside South 142nd Street, on the southern boundary of the 55-Acre Parcel.



Rainier Vista Sewer District, Miller Creek Interceptor Sewer As-Built Drawings

PORT INTERNAL DOCUMENT

1974 – *Hammond Collier & Wade – Livingstone Associates Inc. 1974*



Mapping of the Miller Creek interceptor sewer provides historical information about sewer utilities in the vicinity of the 55-Acre Parcel. The Miller Creek interceptor sewer is located outside of the 55-Acre Parcel.

Appendix C

Mapfolio

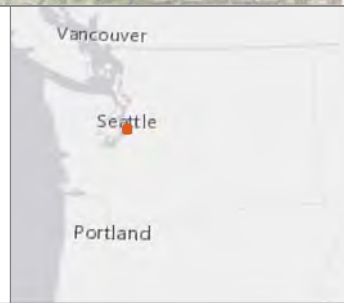
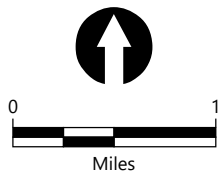


LEGEND:

-  North SeaTac Park 55-Acre Parcel
-  Port-Owned Property

NOTE:

1. Base map from ESRI Light Gray Canvas
2. Aerial imagery from King County (2019)






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Figure C-1
Vicinity Map
 55-Acre Parcel Inventory
 Port of Seattle

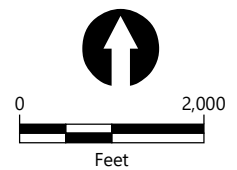


LEGEND:

-  North SeaTac Park 55-Acre Parcel
-  Port-Owned Property
-  City of SeaTac Leased Site

NOTE:

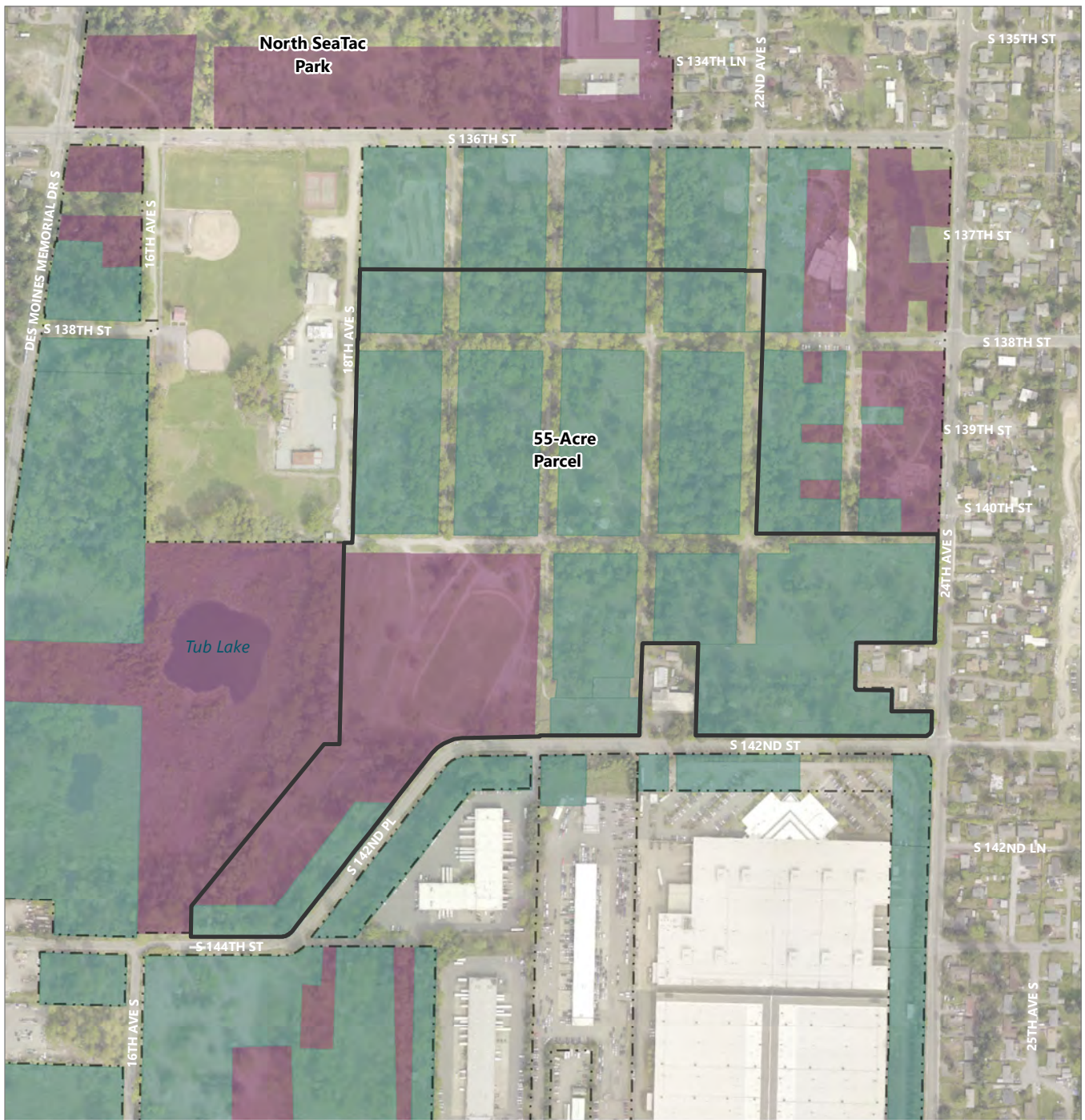
1. Aerial imagery from King County (2019)



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Figure C-2
North SeaTac Park
 55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

North SeaTac Park 55-Acre Parcel

Port-Owned Property

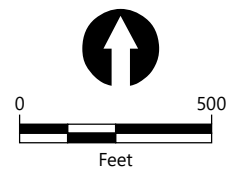
Acquisition

Land Purchased with Federal Funds in 1976

Land Purchased with Federal Noise Funds in 1976

NOTES:

1. Aerial imagery from King County (2019)
2. Land acquisition data from Jacobs (n.d.)



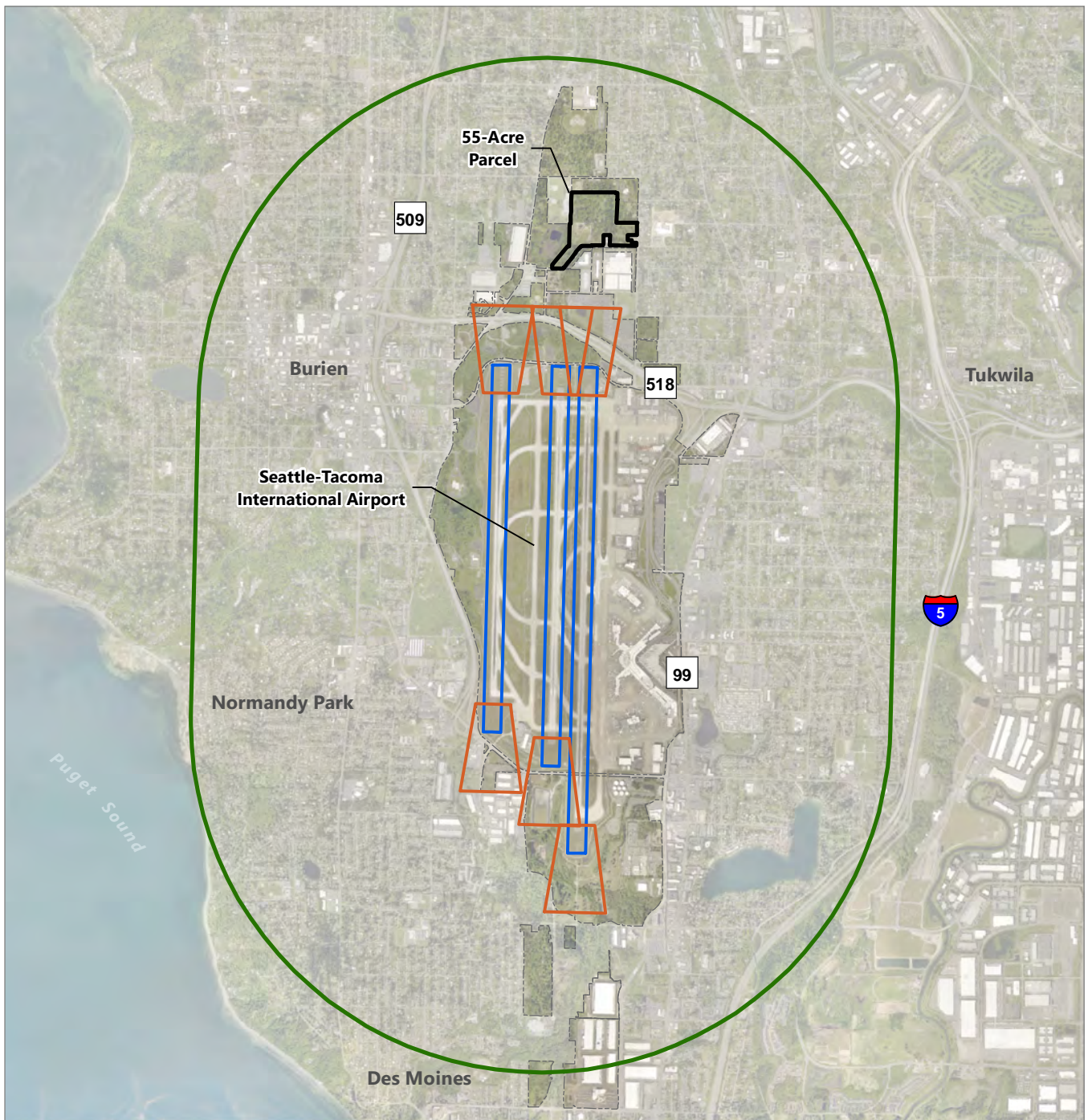
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Figure C-4
Federally-Funded Property Acquisitions

55-Acre Parcel Inventory
Port of Seattle

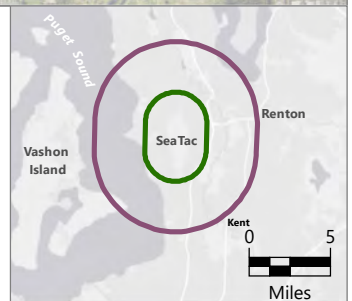
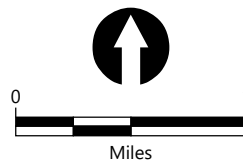


LEGEND:

-  North SeaTac Park 55-Acre Parcel
-  Port-Owned Aviation Properties at SeaTac Airport
-  Runway Protection Zone
-  Runway Safety Area
-  Critical Wildlife Hazard Zone (10,000 feet)
-  General Wildlife Hazard Zone (5-miles)

NOTE:

1. Aerial imagery from King County (2019)

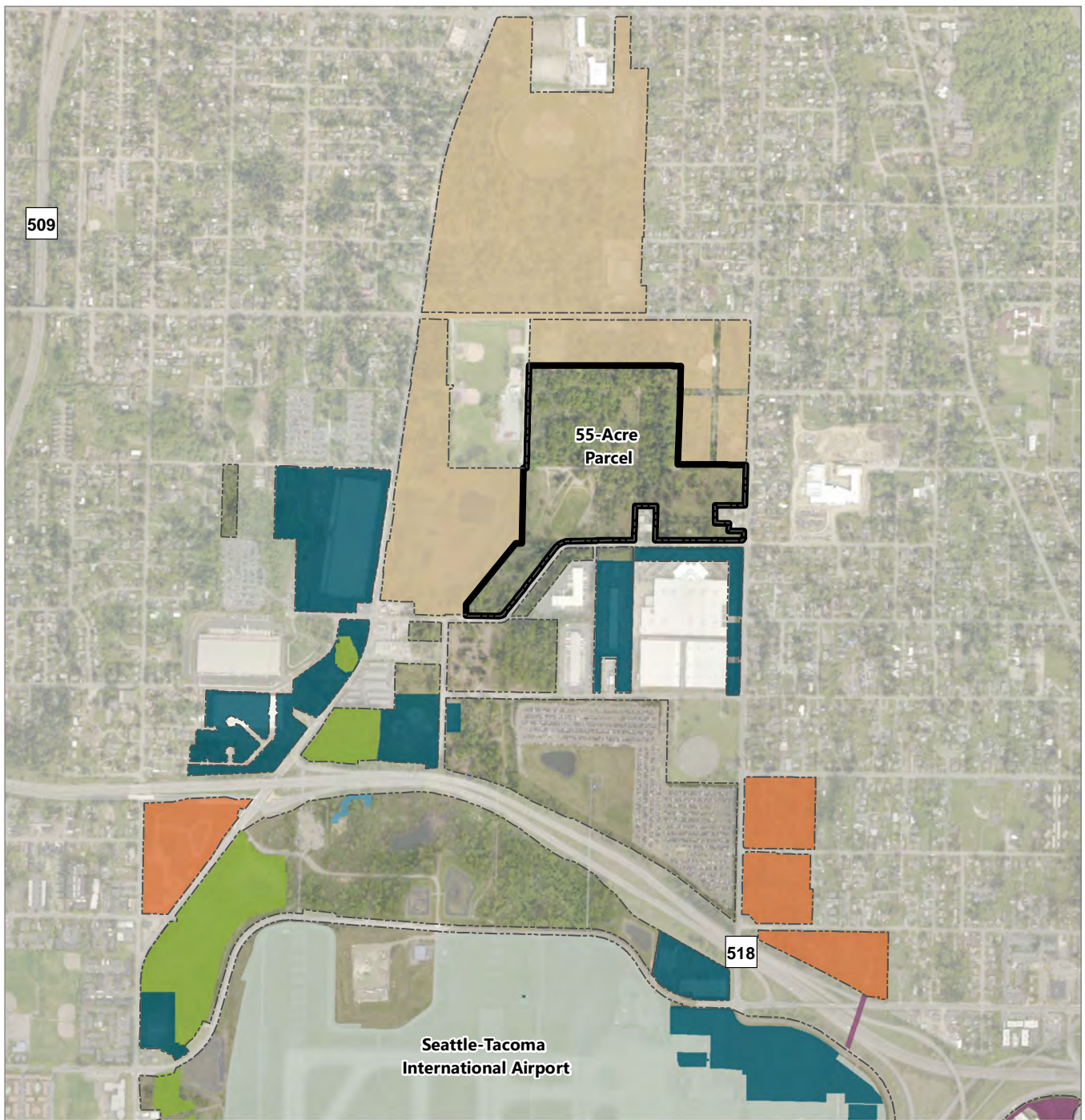


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Figure C-5
Airport Safety Restriction Areas

55-Acre Parcel Inventory
 Port of Seattle

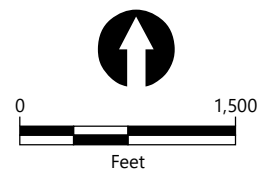


LEGEND:

- North SeaTac Park 55-Acre Parcel
- Port-Owned Aviation Properties at SeaTac Airport
- Leased Site
- City of SeaTac Leased Site
- Future Development
- Developed Site, WSDOT to Port
- Mitigation Restrictive Covenant
- Mitigation Site (Flight Corridor Safety Program)
- Airport Operating Area

NOTE:

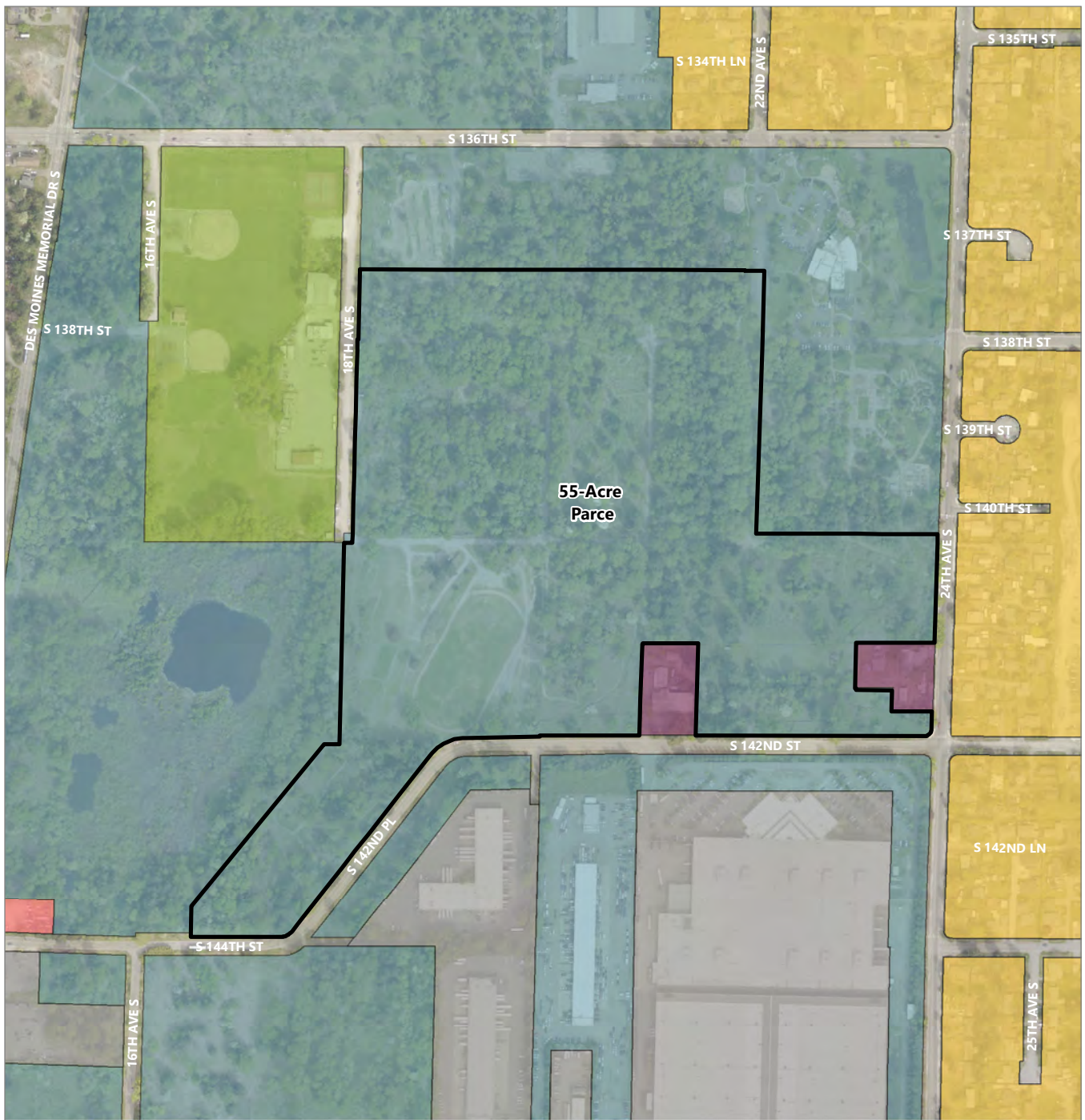
1. Aerial imagery from King County (2019)



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Figure C-6
Airport Operations
 55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

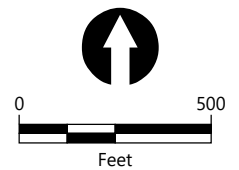
- North SeaTac Park 55-Acre Parcel
- Aviation Commercial
- Park

Zoning

- Urban Low Density Residential
- Neighborhood Business
- Community Business
- Industrial

NOTES:

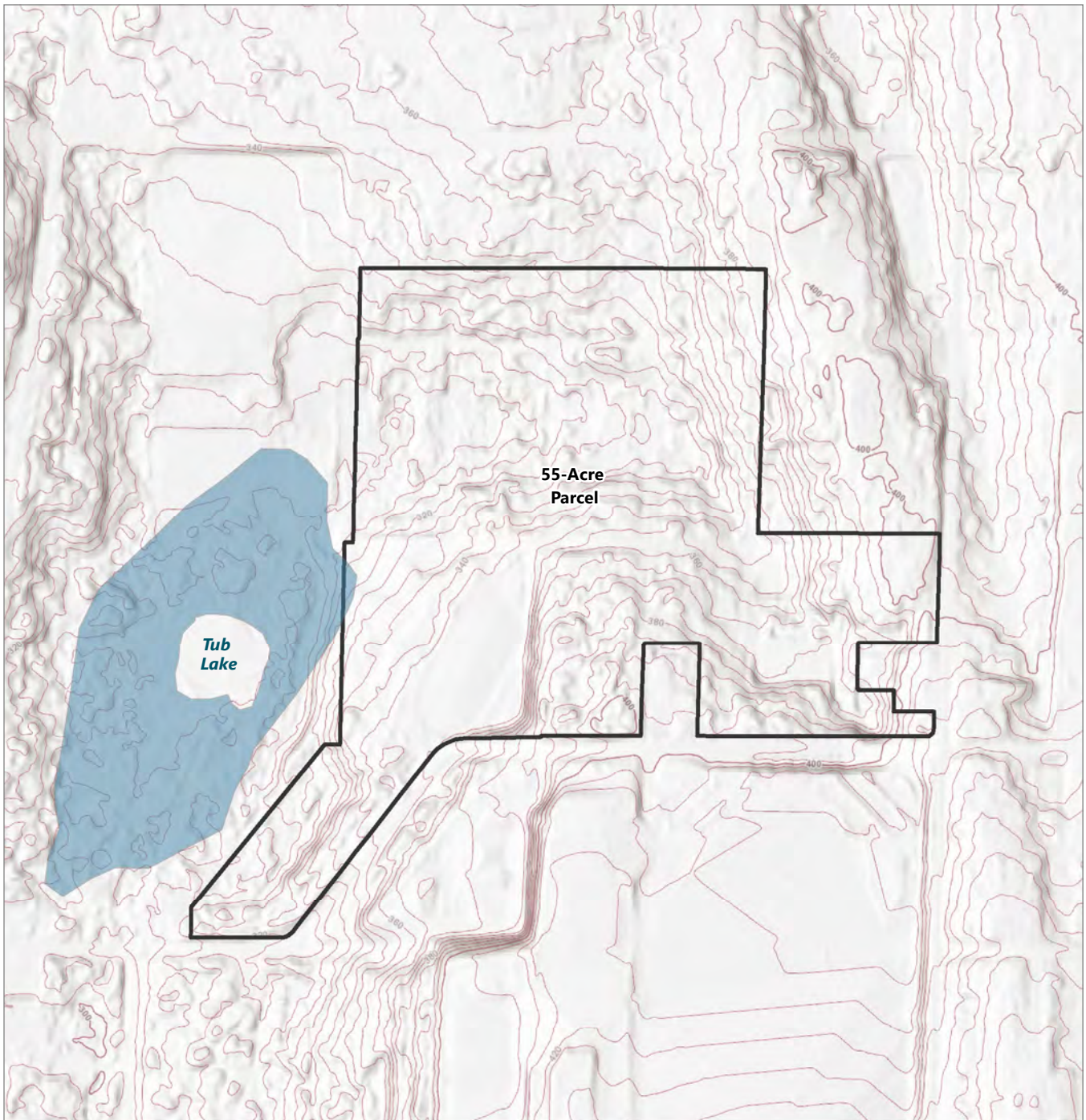
1. Aerial imagery from King County (2019)
2. Zoning data from City of SeaTac (2018)





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Figure C-7
City of SeaTac Zoning
 55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

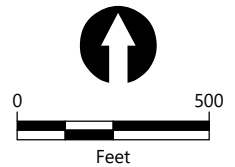
-  North SeaTac Park 55-Acre Parcel
-  Contour (5-feet)

Liquefaction Suceptibility

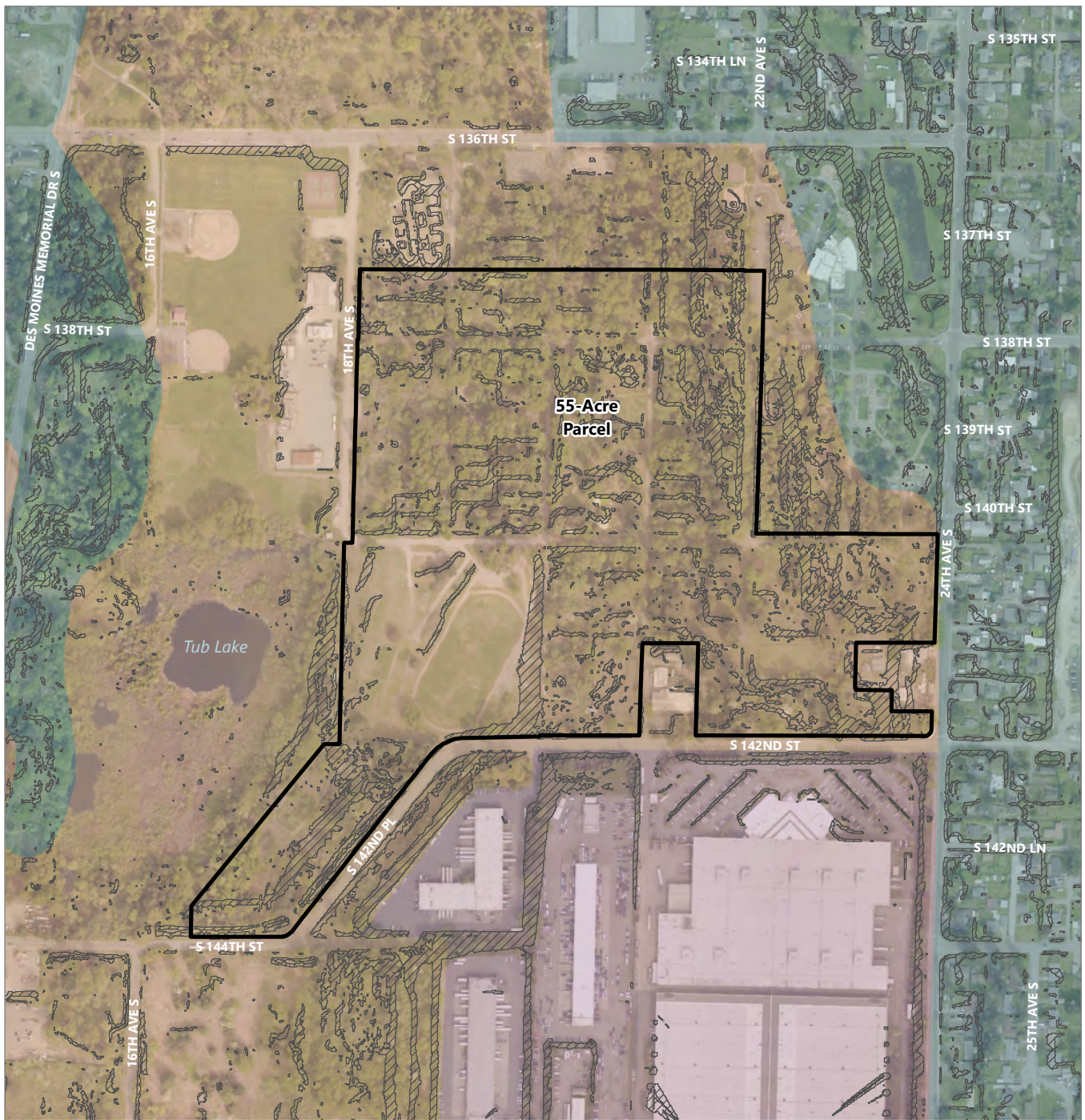
-  Low to Moderate Risk

NOTES:



1. Hillshade from Esri (2021)
2. Geologic hazard and contour data from King County (2017)
3. Topographic contour lines are at 5-foot intervals.






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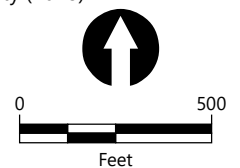
-  North SeaTac Park 55-Acre Parcel
-  Sloped Area (>20%)

Soil Type

-  Urban Land-Alderwood Complex
-  Alderwood-Everett-Urban Land Complex
-  Urban Land

NOTES:

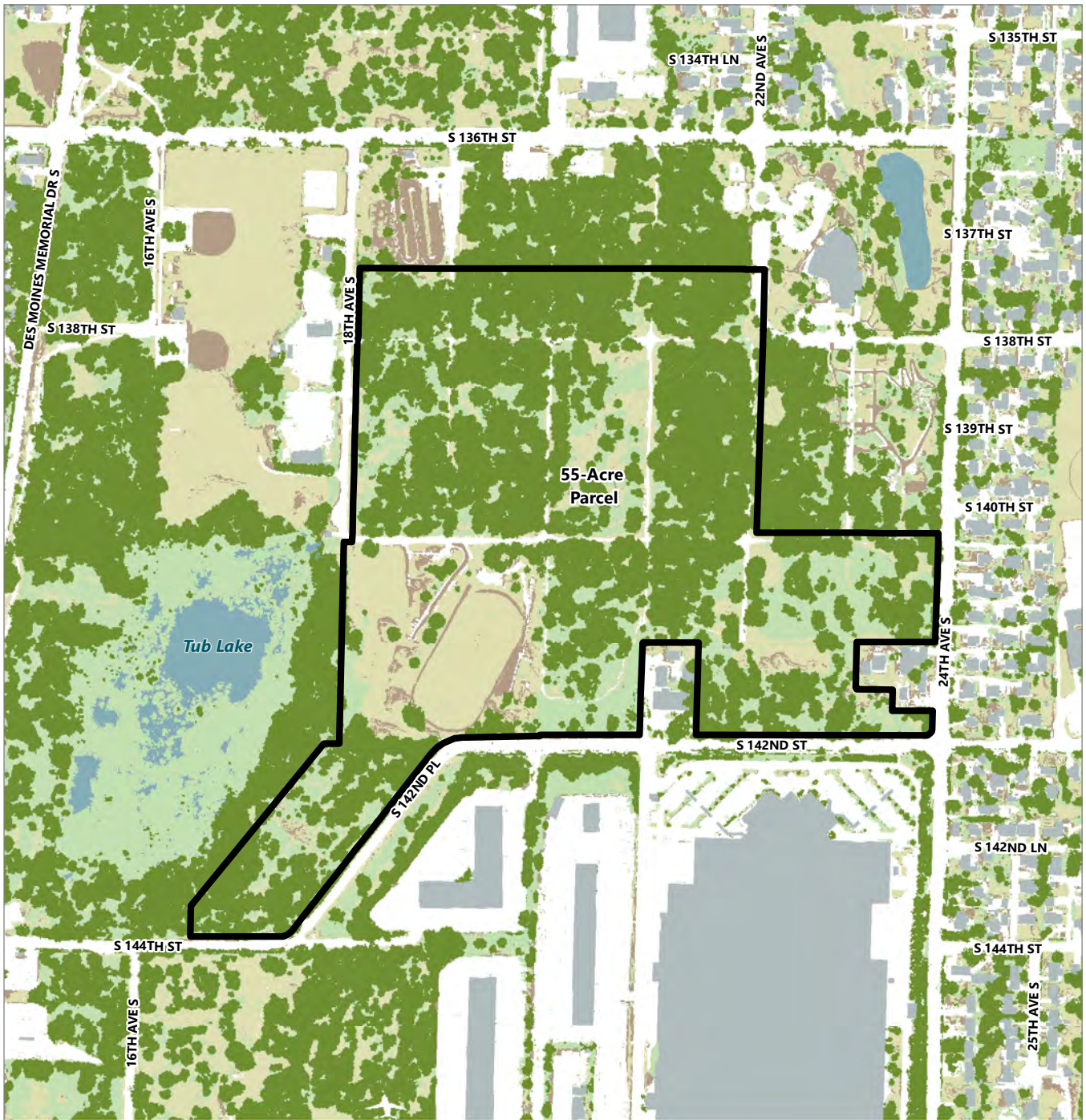
1. Aerial imagery from King County (2019)
2. Soil data from USDA (2021)
3. Slope data from King County (2018)



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Figure C-9
Soil Types and Steep Slopes
 55-Acre Parcel Inventory
 Port of Seattle

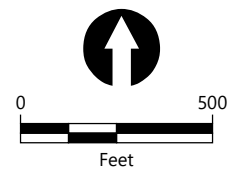


LEGEND:

- | | |
|----------------------------------|----------------------|
| North SeaTac Park 55-Acre Parcel | Developed/Impervious |
| Land Cover | Dry grass/bare soil |
| Buildings | Water |
| Forest | |
| Grass | |
| Shrub | |

NOTE:

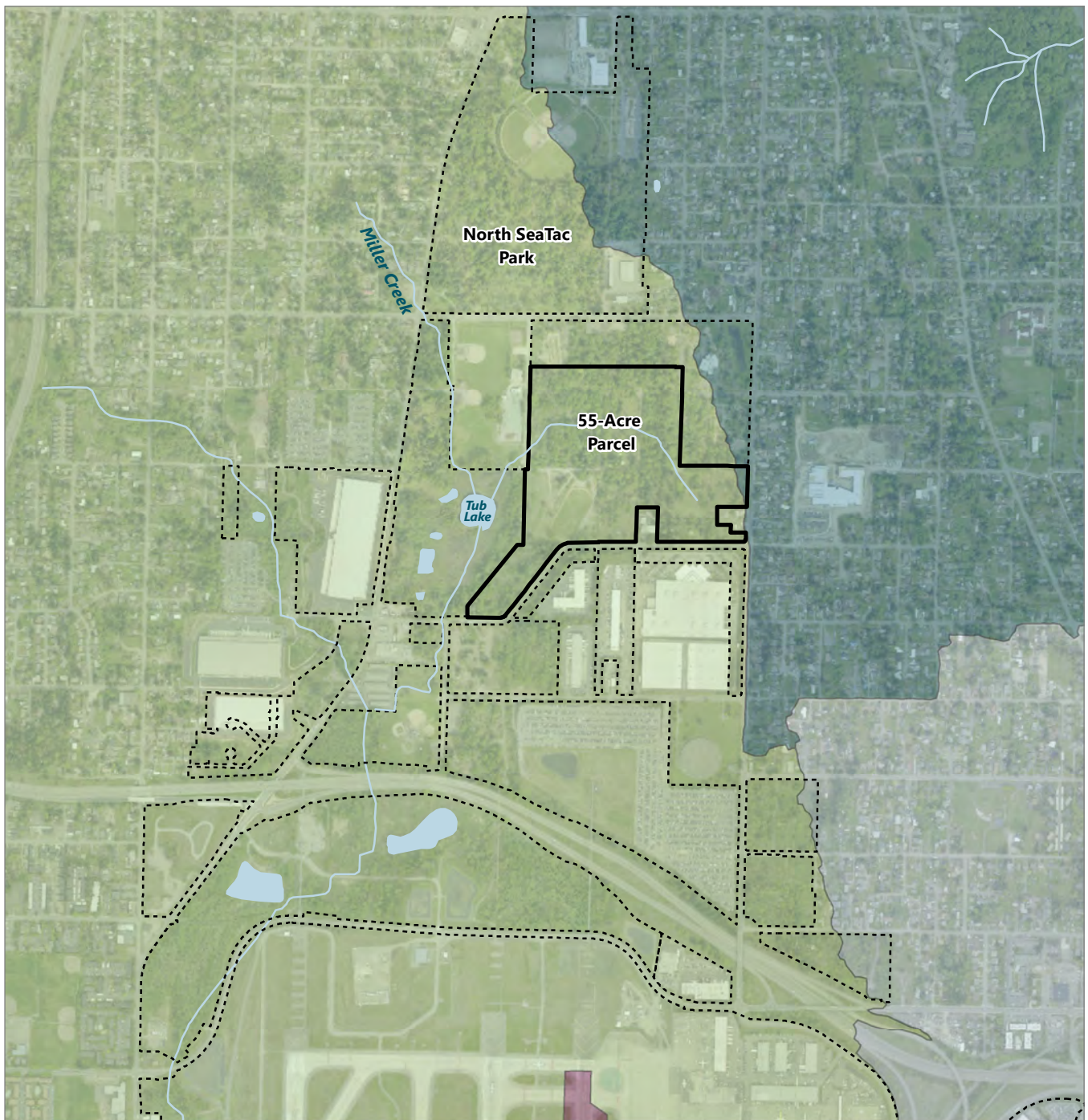
1. Land cover data from Forterra (2017)



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Figure C-10
Land Cover
 55-Acre Parcel Inventory
 Port of Seattle

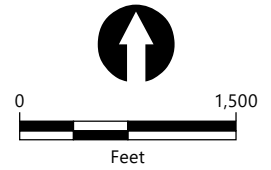


LEGEND:

- North SeaTac Park 55-Acre Parcel
- Port-Owned Property
- Stream
- Lake/Pond
- Watershed Basins**
- Des Moines Creek
- Duwamish River
- Lower Green River - West
- Miller Creek

NOTES:

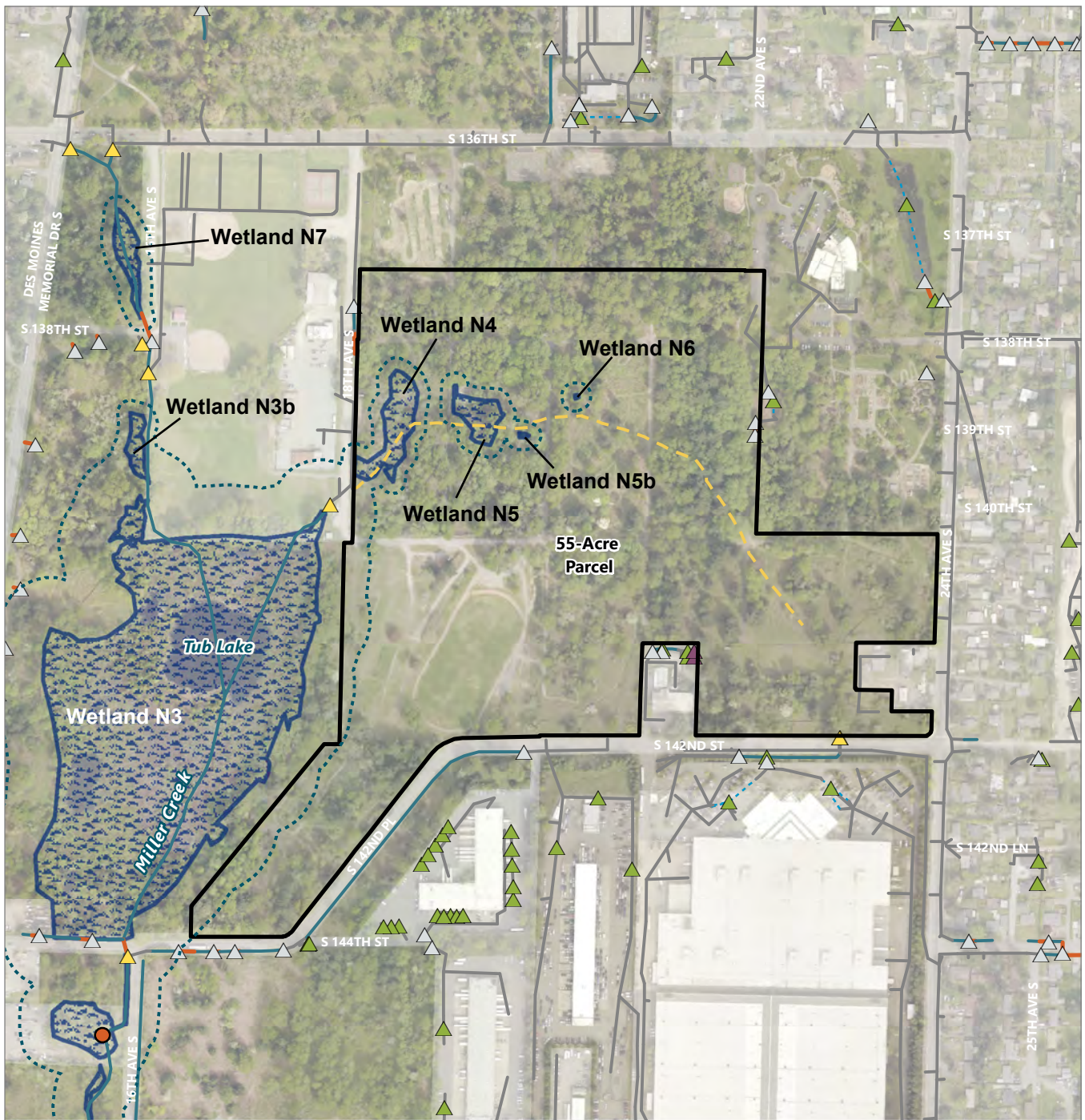
1. River and lake data from Washington State Department of Natural Resources (2021)
2. Watershed data from King County (2006)



Publish Date: 2022/05/26, 3:46 PM | User: hromer
 Filepath: \\orcas\GIS\Jobs\PortofSeattle_0003\Maps\SD09\InventoryReport\AQ_POS_SD09_Inventory_WatershedBoundaries.mxd



Figure C-11
Watershed Boundaries
 55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

- North SeaTac Park 55-Acre Parcel
- Wetland
- Wetland Buffer
- Culvert

Stormwater Devices

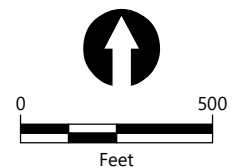
- Outfall
- Discharge
- Outlet
- Structure Sites

Stormwater Lines

- Pipe
- Culvert
- Channel
- Flowline
- Drainage Feature

NOTES:

1. Aerial imagery from King County (2019)
2. Stormwater data from City of SeaTac (2021)

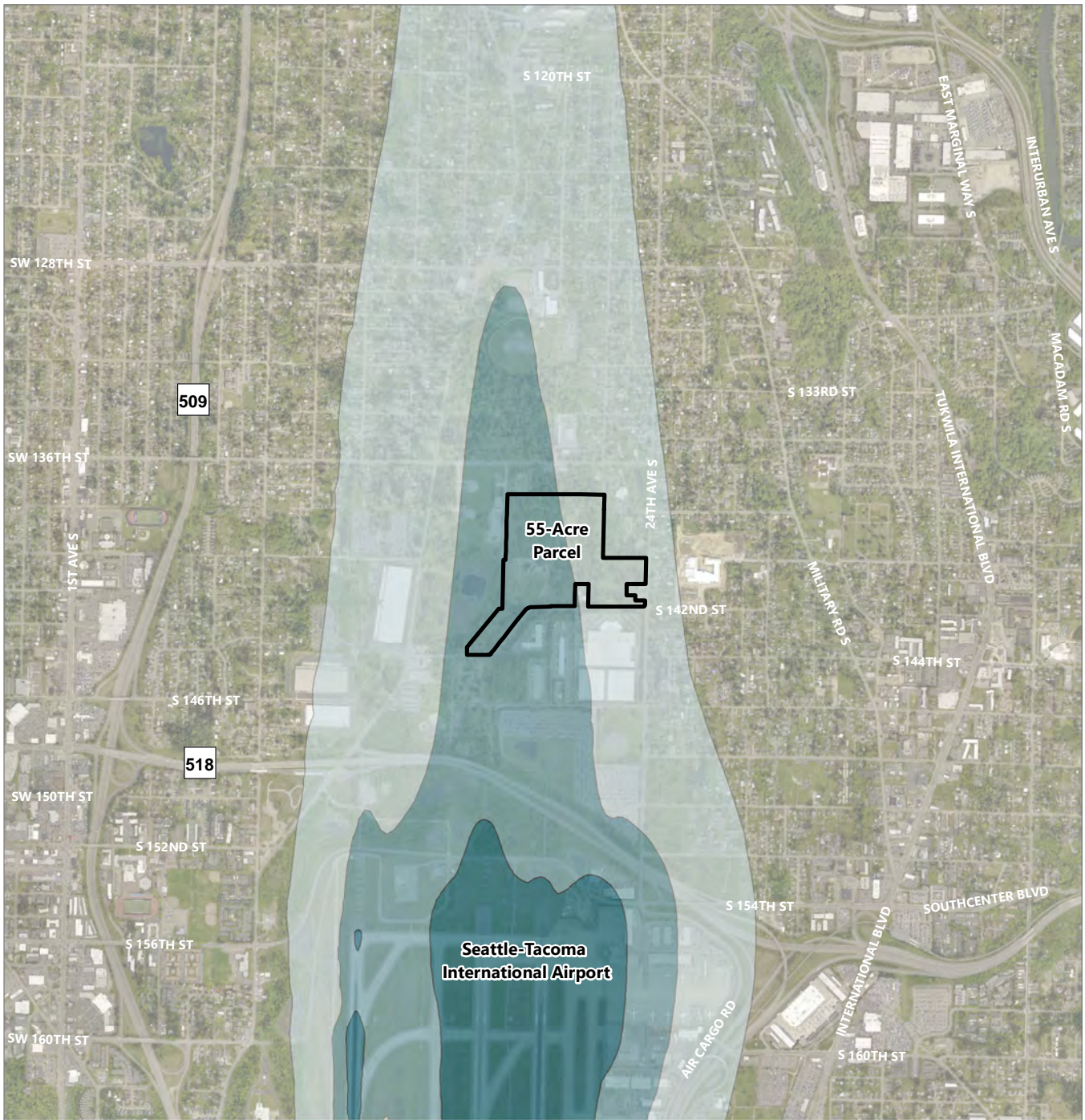


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Figure C-12
Mapped Surface Waters and Stormwater Features

55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

North SeaTac Park 55-Acre Parcel

Day-Night Average Sound Level

(decibel)

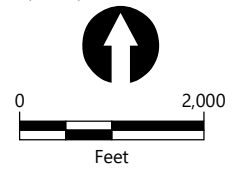
65

70

75

NOTE:

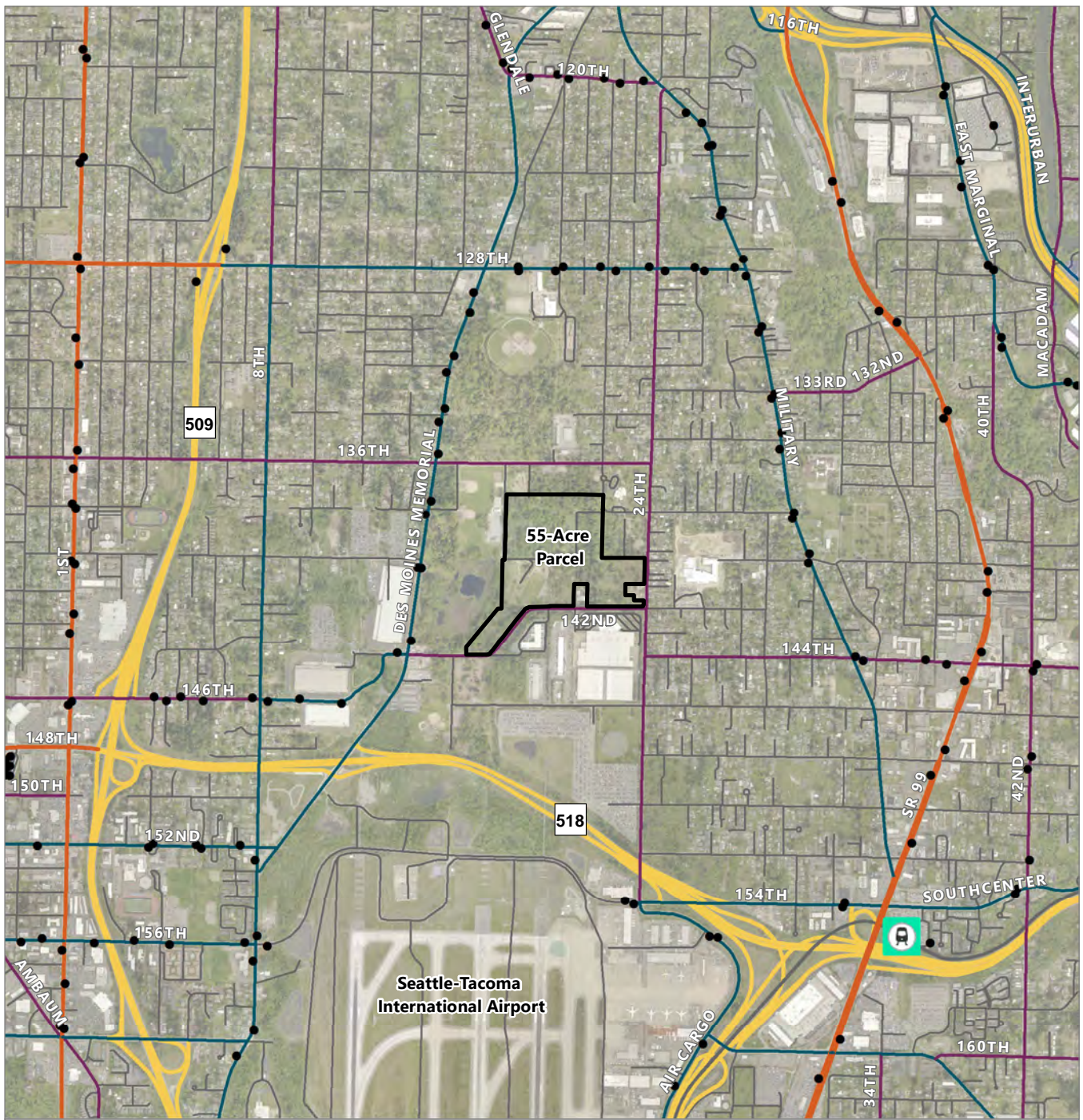
1. Aerial imagery from King County (2019)
2. Noise data from Seattle-Tacoma International Airport (2018)






Publish Date: 2022/05/26, 4:14 PM | User: hromer
 Filepath: \\orcas\GIS\Jobs\PortofSeattle_0003\Maps\SD09\InventoryReport\AQ_POS_SD09_Inventory_Noise.mxd



Figure C-13
Noise
 55-Acre Parcel Inventory
 Port of Seattle



LEGEND:

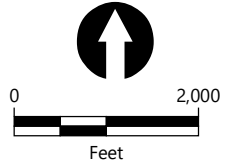
-  North SeaTac Park 55-Acre Parcel
-  Transit Stops
-  Link Light Rail Station

Transportation Network

-  Freeway
-  Primary Arterial
-  Minor Arterial
-  Collector
-  Local

NOTES:

1. Aerial imagery from King County (2019)
2. Transportation data from King County (2018)



Publish Date: 2022/05/26, 4:10 PM | User: hromer
 Filepath: \\orcas\GIS\Jobs\PortofSeattle_0003\Maps\SD09\InventoryReport\AQ_POS_SD09_Inventory_RoadwaysPublicTransitFacilities.mxd

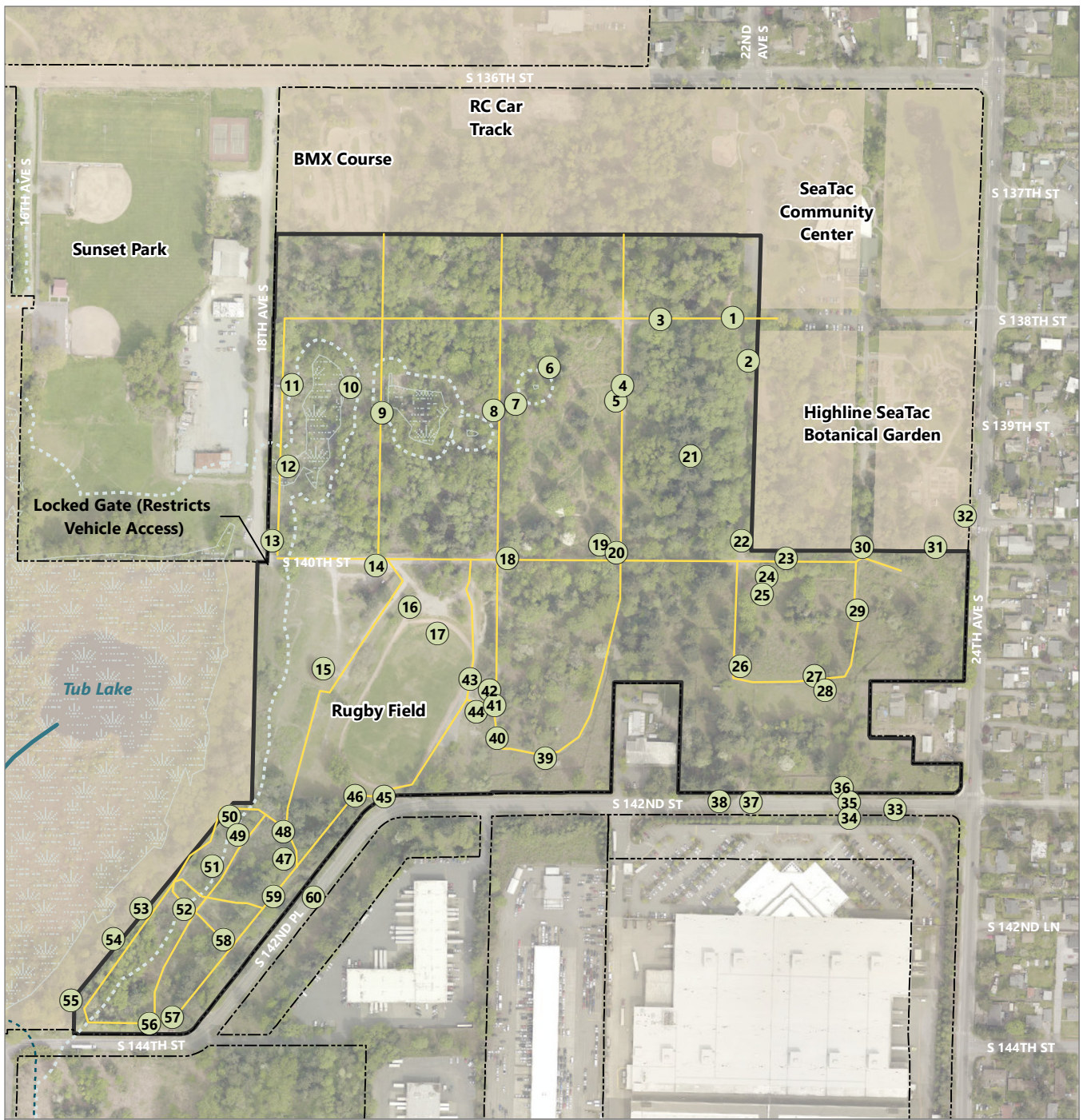


Figure C-14
Roadways and Public Transit Facilities

55-Acre Parcel Inventory
 Port of Seattle

Appendix D

Photographs

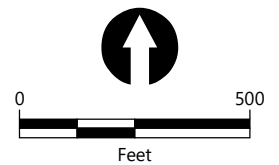


LEGEND:

- Photo Point
- City of SeaTac Leased Site
- Stream
- Port-Owned Property Boundary
- Existing Roadway and Pathway Corridors
- North SeaTac Park 55-acre Parcel
- Stream Buffer
- Wetland
- Wetland Buffer

NOTE:

1. Aerial imagery from King County



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 Filepath: \\orcas\GIS\Jobs\PortofSeattle_0003\Maps\SD09\InventoryReport\AQ_POS_SD09_Inventory_PhotoPoints.mxd



Figure D-1
Photography Site Map
 55-Acre Parcel Inventory
 Port of Seattle

Photo Point 1 Looking West



Photo Point 2 Looking South



Photo Point 3 Looking North



Photo Point 4 Looking East



Photo Point 5 Looking South



Photo Point 6 Looking South



Photo Point 7 Looking East



Photo Point 8 Looking South



Photo Point 9 Looking East



Photo Point 10 West



Photo Point 11 Looking Southwest



Photo Point 12 Looking South



Photo Point 13 Looking West



Photo Point 14 Looking Southeast



Photo Point 15 Looking East



Photo Point 16 Looking Southwest



Publish Date: 02/15/22
Filepath: \\FUJI\Anchor\Projects\PortofSeattle\200003-01_AviationEnv_On-Call\Technical_Work\SD-09_55_Acre_Inventory\Task3SiteVisit_CityMtg\FieldVisit\Photos\Photos_Attachment.indd

Photo Point 17 Looking Southwest



Photo Point 18 Looking North



Photo Point 19 Looking North



Photo Point 20 Looking West



Photo Point 21 Looking North



Photo Point 22 Looking East



Photo Point 23 Looking South



Photo Point 24 Looking East



Photo Point 25



Photo Point 26 Looking South



Publish Date: 02/15/22
Filepath: \\FUJ\Anchor\Projects\PortofSeattle\200003-01_AviationEnv_On-Call\Technical_Work\SD-09_55_Acre_Inventory\Task3SiteVisit_CityMtg\FieldVisit\Photos\Photos_Attachment.indd

Photo Point 27 Looking West



Photo Point 28 Looking West



Photo Point 29 Looking South



Photo Point 30 - Looking South



Photo Point 31 Looking East



Photo Point 32 Looking North



Photo Point 33 Looking Northwest



Photo Point 34 Looking North



Photo Point 35 Looking South



Photo Point 36 Looking North



Photo Point 37 Looking North



Photo Point 38 Looking North



Photo Point 39 Looking West



Photo Point 40 Looking East



Photo Point 41 Looking Southwest



Photo Point 42 Looking North



Photo Point 43 Looking Southwest



Photo Point 44 Looking East



Photo Point 45 Looking East



Photo Point 46 Looking Southwest



Photo Point 47 Looking West



Photo Point 48 Looking North



Photo Point 49 Looking Southwest



Photo Point 50 West



Photo Point 51 Looking Southwest



Photo Point 52 Looking Southwest



Photo Point 53 Looking Northeast



Photo Point 54 South



Photo Point 55 Looking West



Photo Point 56 Looking South



Photo Point 57 Looking West



Photo Point 58 Northwest



Photo Point 59 Looking Northeast



Photo Point 60 Looking Southwest

