

NORTH CLEAR ZONE RECREATION PLAN

• **ADVISORY COMMITTEE**

FIRST MEETING

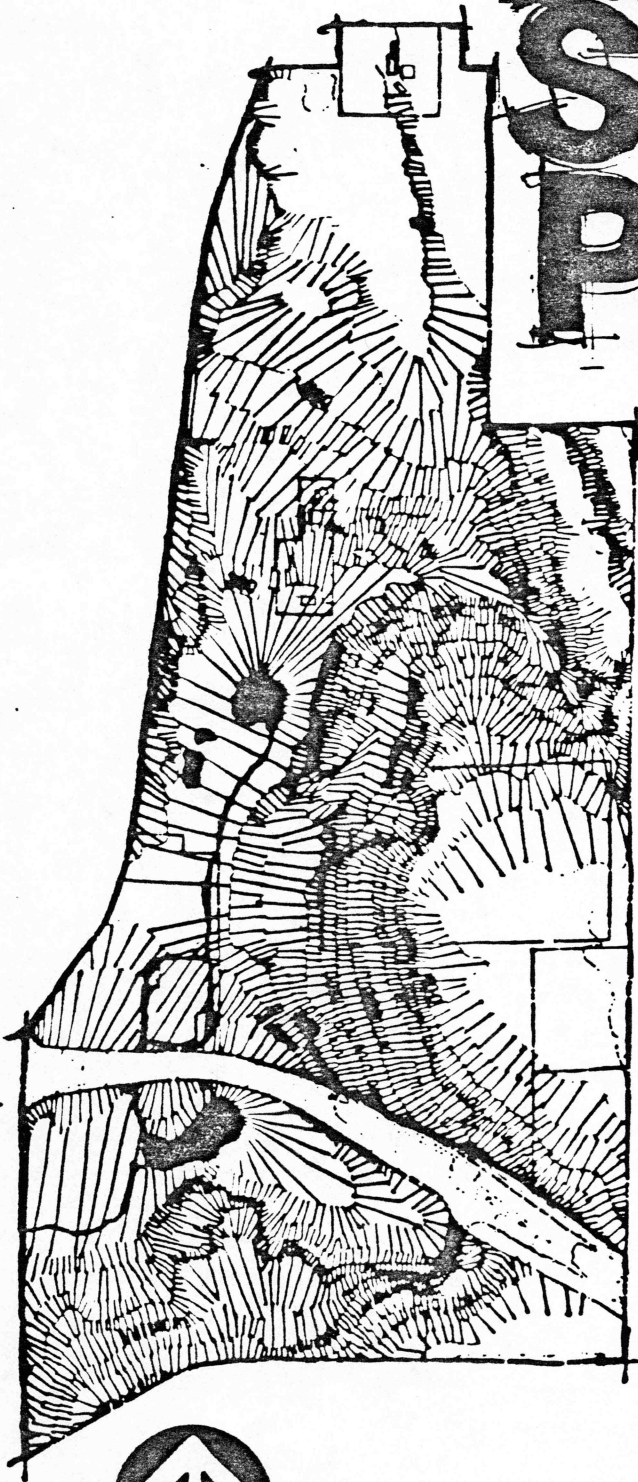
WEDNESDAY JULY 25, 1979

6-8 PM, Room 5
HIGHLINE COMMUNITY CENTER
425 SW 144th STREET

- bring your ideas, sketches and spirit
- meetings of the Advisory Committee will be regularly scheduled on the 2nd and 4th Wednesdays of the month @ 6-8 pm.
••• July 25; August 8, 22; September 12, 26
- Please try and attend all sessions. Thanks
- If you have further questions call Ed Parks 587-4630 or Dave Bough 344-7600.

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North Sea-Tac Park



North Sea-Tac Park

STEERING COMMITTEE MEETING #1

1. Committee and consultant roles
2. Analysis and Master Plan parameters
3. FAA Recommendations
4. Carrying Capacity
5. Review and discussion of public proposals

25 JULY 1979

Welcome to the first meeting of the Steering Committee for North Sea-Tac Park

The steering committee is a group of individuals whose major responsibility is to maintain an open mind to represent the community. The committee is a vital communication link between the public and the consultants, Jongejan/Gerrard/Associates. The members of the committee will have to make choices about the program for the park based on discussions with their neighbors and information about the natural and social potential of the site. The responsibility for presenting that information lies with Jongejan/Gerrard/Associates. The consultant's role is to provide environmental and social analysis, identify the environmental and social carrying capacity of the site and then develop a master plan for North Sea Tac Park based on the analysis, public input, Port, County, and FAA recommendations. The final master plan will not reflect everyone's initial desires, but should be the best solution to answer the needs of the community and the environment.

Results of first Public Meeting

Of the seven replies received, four were in favor of a 18 hole golf course, while two were opposed to a golf facility. Two people mentioned the need for the plan to appeal to a variety of age groups. One person suggested a greenbelt or tree farm while another preferred a very active facility. We received telephone requests for bocce and a passive park. There were too few replies to make any sort of statistical judgements. However, from those we did receive, comments at the public meeting and previous work (Highline Recreation Council, Highline Communities Plan and SeaTac communities plan,) we were able to determine some specific development alternatives which will be discussed tonight.

Proposal: Greenbelt

This proposal is to dedicate the entire North Seatac Park site to a greenbelt with no recreation facilities.

POSSIBLE EFFECTS:

- Greenbelt will form buffer between airport and residential uses.
- Fewer people on site to be affected by noise.
- Trees will provide visual barrier to overhead planes.
- Flood runoff in Miller Creek could be reduced by heavy vegetation.
- Areas of wildlife habitat will be increased.
- Land for needed recreational facilities will have to be located and purchased elsewhere in the community.
- Trails developed by children, animals, bicycles and motorcycles will penetrate into the greenbelt.
- With fewer people on site and uncontrolled access: a) controlling unsavory activities becomes more difficult; illegal garbage dumping may become more frequent; and b) there will be less control over All Terrain Vehicles; erosion and siltation may increase as ATV riders establish hill climbs on erosive slopes; and c) environmentally sensitive areas will be less protected.

POSSIBLE ALTERNATIVES:

- Dedicate areas of site to greenbelt, the rest to recreational facilities or other activities.
- Establish pathways through greenbelt; people will be less inclined to establish their own paths into environmentally sensitive areas.
- Allow access only at highly visible points (fencing most of site) and patrol to curb undesirable activities.

Proposal: Tree Farm

This proposal is that North Seatac Park be converted to a commercial tree farm. The economic feasibility of such a proposal is undetermined.

POSSIBLE EFFECTS:

- Land will be in taxable use.
- Land will be fenced, unavailable for public use, recreation, or education.
- Fewer people on site to be affected by noise.
- Trees will provide visual barrier to overhead planes.
- Areas of wildlife habitat would be increased.
- Because of soils and slopes, some areas are unsuited to tree production. These areas could be: a) altered with grading, drainage, or soil additives, or b) become green belt.
- Flood runoff in Miller Creek could be reduced by heavy vegetation, however, land drainage practices may increase flood problems.
- Fertilizers could increase eutrophication of water bodies.

POSSIBLE ALTERNATIVES:

- Rather than converting the entire site to a tree farm, areas suitable for tree farming could be put to that purpose. Other areas would be established in recreational uses. The tree farm area could function as a buffer between differing land uses. Again, the economic feasibility of such a venture has not been determined.

Proposal: Active Sports

This proposal is to establish an active sports park at North Seatac Park, including as many as 24 soccer fields, 8 baseball fields, golf facilities and other facilities such as outdoor basketball, handball and tennis.

POSSIBLE EFFECTS:

- More people on site to be affected by noise.
- Large gatherings of people - would not correspond with FAA recommendations to avoid groups of people for long periods of time.
- Areas environmentally unsuitable for this type of development would require costly alteration, unique vegetation and valuable wildlife habitat could be eliminated.
- Fertilizers from sports fields and storm runoff could cause heavy storm flows and water quality problems.
- High maintenance costs may force user fees to be established.

POSSIBLE ALTERNATIVES:

- Design fields to impound storm runoff.
- Adopt maintenance procedures that would eliminate fertilizer runoff.
- Reduce the number of sports facilities; protect environmentally sensitive areas.

Proposal: All Terrain Vehicles Course

This proposal is to establish an ATV course at North Seatac Park. One suggestion by the Highline Recreation Council is to establish this facility in the areas surrounding Tub Lake. Other recommendations have been less specific. If limited to light motorcycles and young-age classes, a minimum of 20 to 40 acres will be required for the facility. As much as 200 acres could be used for a larger facility. There has been local demand for an ATV course.

POSSIBLE EFFECTS:

- Unless carefully located on the site, an ATV course will cause environmental degradation. The northwestern portion of the site is most suitable for this development. This land is presently in residential uses and, therefore, has few areas of significant vegetation. The rolling topography is underlain by Kitsap soils, sturdy and non-erosive material.
- If the Tub Lake proposal is developed, the high water table will create muddy conditions on the course most of the year. A possible increase in siltation and turbidity will compound an existing water quality problem.
An area with unusual vegetation and high potential for wildlife habitat (hence enormous educational potential) would be endangered by dust and exhaust emission pollutants settling on plants and the possibility of motorcycles not staying on designated trails. If environmental damage could be mitigated, nature observers would still be restricted from this valuable area because of the hazards created by mixing vehicles and pedestrians.
- If motorcycles were allowed to continue at the present location (the old gravel pit), the Alderwood soils will continue eroding and contributing to the siltation and turbidity of the local water bodies.
- ATV's are incompatible with other recreation uses such as passive park and nature trails because of dust, noise and safety hazards.
- An ATV course will further degrade the noise and air quality in direct violation of policies established by the Seatac Communities Plan.
- Be establishing an ATV course, the Highline Community would be promoting an energy consuming activity at a time when national policy is to conserve energy and gasoline.

POSSIBLE ALTERNATIVES:

- Develop bicycle motorcross, which is less polluting, noisy and hazardous.

Proposal: Watersports

This proposal is to develop water sports on Tub Lake and Lake Reba.

POSSIBLE EFFECTS:

- A number of interest groups and age groups could benefit from multi-use; canoeing, rowing, swimming.
- Dredging, cleaning and enlarging of the lakes will be necessary.
- Peat and marsh soils would be impacted; compaction, less water holding capacity, less capacity, less ability to support unique vegetation.
- Fishing; installation of piers is a possibility. Fish stocking and water quality improvement measures would be necessary.
- Swimming; water quality measures will be necessary.
- Large expanses of water may attract flocks of water fowl, causing a hazard to the overhead planes.

POSSIBLE ALTERNATIVES:

- Canoeing, passive water uses to enjoy wildlife and vegetation would be less disruptive than swimming or power boating.
- Provide separate swimming facilities elsewhere on site.

Proposal: Industrial Area

This proposal recommends the entire North Seatac Park land be used as an industrial area.

POSSIBLE EFFECTS:

- Land will be in taxable use.
- Land will be totally in private use, no public facilities.
- Land might be visually impacted by homogeneous structures spreading over a large land area (warehouses and manufacturing buildings).
- Land, air and/or water may become polluted depending upon types of industries which locate at site. Effects would not be confined to site but would be experienced off-site also.
- Increased amount of paved surfaces and broad roof expanses will cause runoff problems and heavily impact Miller Creek.
- Noise pollution from manufacturing uses may contribute to already severe noise problem.
- Industrial use will further degrade the residential character of the neighborhood.
- Large numbers of workers would not correspond with FAA recommendations to avoid groups of people for long periods of time
- Industrial use will require a number of workers who will spend whole work days in an area that has been declared unfit for homes due to noise.

POSSIBLE ALTERNATIVES:

- Avoid industrial land use entirely.
- Locate industrial land uses near existing industrial/private uses so that they become a defineable area on site (versus splotchy development) and buffer well from adjoining (and different) land uses.
- Sloped areas could be altered to support industries or might become logical buffer/greenbelt areas.

Proposal: Sunset Jr. High

This proposal is to provide indoor recreation facilities for the community. Other uses would include meeting rooms, storage facilities, visiting nurse facilities, music rooms and cultural arts annex. Sunset Junior High is being presently used by a community group for recreational facilities.

POSSIBLE EFFECTS:

- Large gatherings of people would not correspond with FAA recommendations to avoid groups of people for long periods of time being avoided.
- Building will require some renovation to be protected from jet noise. Windows may require double glazing and/or laminated glass along with being non-operable. Ventilation will have to be designed so there is not a direct link to the exterior through mechanical ductwork. Walls and roofs will require insulation.
- Roads for vehicular traffic will have to be maintained into the site. The King County Maintenance shops will also have this necessity.
- If proposal is not developed, buildings and land will have to be located and purchased elsewhere in the community.

POSSIBLE ALTERNATIVES:

- Non-people-oriented facilities such as storage would not need extensive soundproofing and would be less hazardous in event of an airplane accident.
- Limiting the number of people using recreational facilities will reduce the hazard in event of an airplane accident.

Proposal: 18 hole golf course

This proposal is to establish an 18-hole golf course at North Seatac Park. 120 - 200 acres would be required for the facility, ancillary activities could include clubhouse, restaurant and driving range. This proposal is apparently economically feasible. There has been local demand for an additional golf course.

POSSIBLE EFFECTS:

- Golf course would act as greenbelt, buffer between airport and residential uses.
- A large portion of the site would be dedicated to the golf course reducing the area available to other activities or land uses (but not eliminating such alternatives).
- A large portion of the site will be unavailable for use by the general non-golfing public. A 150 acre 18-hole golf course could be used daily by 500 to 550 people and require about one acre of parking.* If the same 150 acres were developed as sports fields, an optimum of 12,000 people (excluding spectators) could use the facilities daily. This alternative would require 12 acres of parking.* Depending on the level of development, a 150 acre passive park could support 1,000 to 30,000 people daily and require one acre* to 17 acres** of parking.
- A fewer number of people on site to be affected by noise.
- Most of site is environmentally suitable for golf course; no serious hazards should result, except runoff of storm water and fertilizers which could cause water problems.
- Golf courses are high-maintenance facilities, although presumably the maintenance costs would be covered by admittance fees (users pay for facility).

POSSIBLE ALTERNATIVES:

- Develop 9-hole golf course or "pitch and putt" facilities which require less area.
- Design golf course with depressions to impound storm runoff.
- Adopt maintenance procedures which would eliminate fertilizer runoff.

*28 people per car

**4 people per car

Proposal: P-patch

This proposal is to establish a rentable, family-oriented agricultural facility. The P-patch program is already established in King County and there is high demand for more land and facilities.

POSSIBLE EFFECTS:

- The costs of the facility would be covered by the incoming rents.
- Fewer numbers of people on site to be affected by noise.
- Some soils at the site would need to be drained and require soil additives and fertilizers to become productive.
- Fertilizers and storm runoff may cause flood and water quality problems.

POSSIBLE ALTERNATIVES:

- Limit P-patch to suitable agricultural soils.
- Adopt agricultural methods which prevent storm runoff.

Proposal: Equestrian Facility

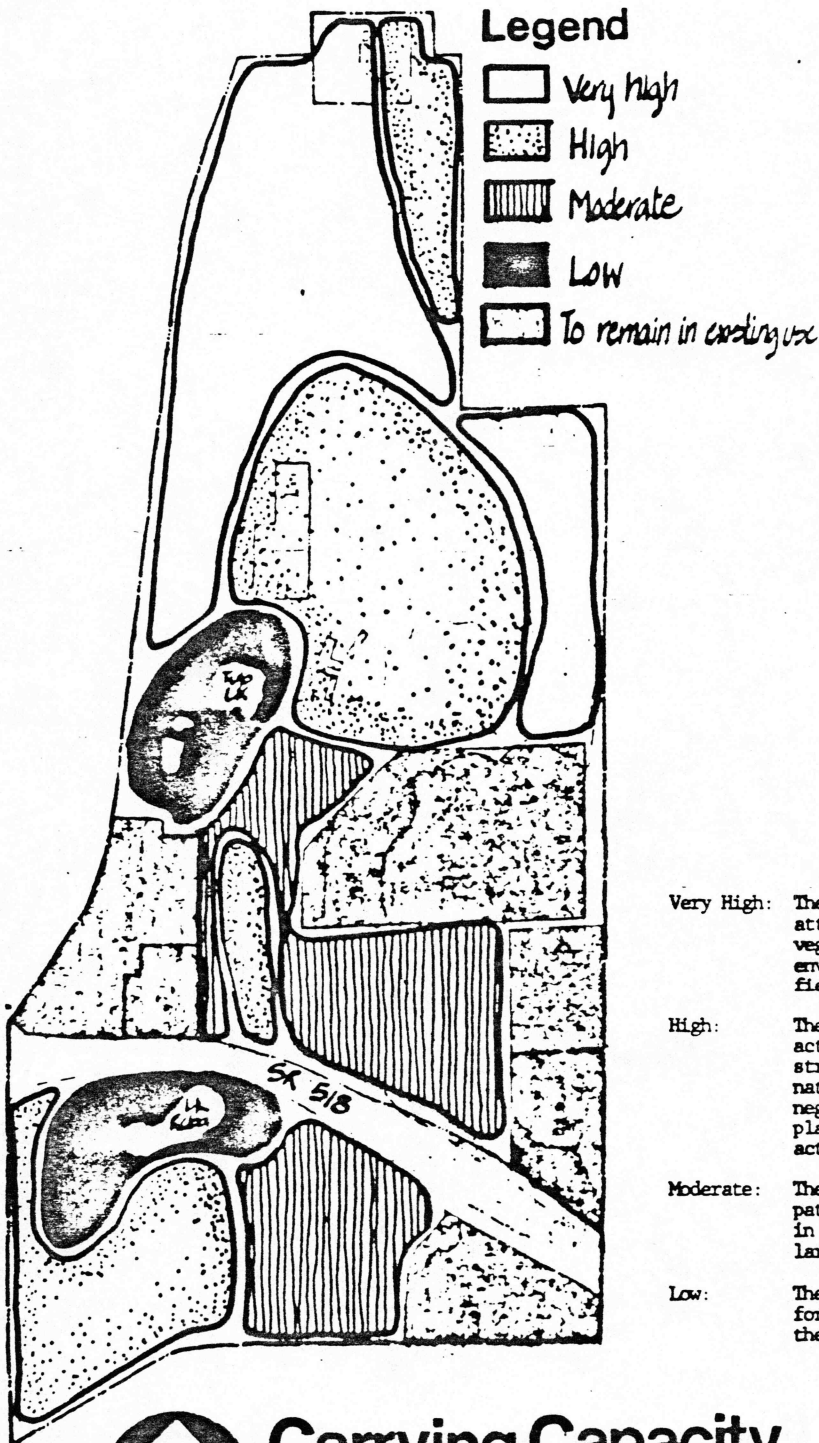
This proposal recommends that a large portion of the site be devoted to an equestrian facility.

POSSIBLE EFFECTS:






- Fewer people to benefit from use of open space. (This solution caters to select interest group.) Local horseowner population may not be large enough to justify this use.
- Fewer people on site to be affected by noise.
- Land for other recreational uses will have to be located on smaller portion of site and/or located elsewhere in the community.
- May be visually pleasing if facility included woodland trails (also used by pedestrians), meadows, and open pasture areas. Structures for boarding and/or indoor arena could be visually appealing.
- Areas with highly erosive or compressive soils would be unsuitable for this type of development.
- Erosive slopes subjected to this use may increase situation in Miller Creek. Slopes may show erosion, affecting vegetation.
- Miller Creek might show an increase in coliform levels.

POSSIBLE ALTERNATIVES:

- Include horse trails, temporary tie-up facilities, and riding circle in a multi-purpose recreational plan. Locate on appropriate portion of site (soils, adjoining activities).



Legend

-  Very high
-  High
-  Moderate
-  Low
-  To remain in existing use

CARRYING CAPACITY

- Very High:** The area is suitable for intensive activities that may attract crowds, require manipulation of landform, soils, vegetation, or are potentially highly disruptive to environmental factors. These activities include sports fields, horse trails, and motorcycle trails.
- High:** The area is suitable for less intensive activities or activities that are limited to a small area such as play structures. These activities are less disruptive of the natural land form, yet may require alteration or may have negative environmental effects. Small game courts, playgrounds, golf, dog training, and picnicing. These activities should not attract large groups of people.
- Moderate:** The area is suitable for passive activities such as foot paths, picnic areas, frisbee playing, nature study and in some instances, golf. Activities should not attract large groups of people.
- Low:** The area is unsuitable for any development (or suitable for minor development such as foot paths) because of the high sensitivity of the environment.



Carrying Capacity

North Sea-Tac Park
 0 200 400 600 800 1000

Rate the listed activities according to the following scale:

H = High, the activity has a high priority, there is great demand for the activity.

M = Moderate, the activity has a moderate priority, there is demand for the activity but the need for a facility is less urgent than an activity that is rated high.

L = Low, there is little demand for the activity or enough facilities existing in the area, already.

- | | |
|---|---|
| <input type="checkbox"/> 18 Hole Golf Course | <input type="checkbox"/> Tot Lot (Small children play area) |
| <input type="checkbox"/> 9 Hole | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Baseball Fields | <input type="checkbox"/> Bicycle Trails |
| <input type="checkbox"/> Softball Fields | <input type="checkbox"/> Non-motorized Bicycle Course |
| <input type="checkbox"/> Football Fields | <input type="checkbox"/> ATV Area |
| <input type="checkbox"/> Soccer Fields | <input type="checkbox"/> Swimming Facility |
| <input type="checkbox"/> Rugby | <input type="checkbox"/> Boating Facility |
| <input type="checkbox"/> Outdoor Basketball Courts | <input type="checkbox"/> Fishing |
| <input type="checkbox"/> Handball Courts | <input type="checkbox"/> Horseback Riding Trails |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Horse Riding Arena |
| <input type="checkbox"/> Lawn Bowling | <input type="checkbox"/> Dog Training Area |
| <input type="checkbox"/> Bocce Ball Area | <input type="checkbox"/> Open Space Meadows |
| <input type="checkbox"/> Archery | <input type="checkbox"/> Open Space Greenbelt Woodlands |
| <input type="checkbox"/> Horseshoe | <input type="checkbox"/> Nature Walks |
| <input type="checkbox"/> Skateboard Course | <input type="checkbox"/> Bird Watching Area |
| <input type="checkbox"/> Roller Skating | <input type="checkbox"/> Wildlife Enhancement |
| <input type="checkbox"/> Par Course (Swedish Jogging) | <input type="checkbox"/> Picnicking |
| <input type="checkbox"/> Frisbee | <input type="checkbox"/> P-Patch Gardening Area |
| <input type="checkbox"/> Track | |
| <input type="checkbox"/> Indoor Tennis | |