

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Kruckeberg Botanic Garden – Master Plan Contract
<b>DEPARTMENT:</b>	Parks, Recreation and Cultural Services
<b>PRESENTED BY:</b>	Dick Deal and Tricia Juhnke

**PROBLEM/ISSUE STATEMENT:**

This staff report provides Council with background and a recommendation regarding award of a contract with JS Design Studio, LLC for preparation of a Master Plan for the Kruckeberg Botanic Garden.

**Background:**

In January 2008, the City of Shoreline finalized the acquisition of the Kruckeberg Botanic Garden from the Kruckeberg Family. The intent of this acquisition was to place in public ownership this outstanding Garden for the benefit of Shoreline residents for generations to come. Funds for acquisition of the Garden were made available from proceeds of the City of Shoreline Park and Open Space Bond passed by Shoreline citizens in May of 2006.

The collection of native Northwest plants, trees and shrubs at the Kruckeberg Botanic Garden has been recognized as one of the most complete examples of Pacific Northwest flora anywhere in the world. In addition, the rare and exotic plant collection has as well as the native collection at the Garden has been recognized for its completeness and quality.

The City's intent is to work with the Board of the Kruckeberg Botanic Garden Foundation and the City's Parks, Recreation and Cultural Services (PRCS) Board to create a long range Master Site Plan for the Garden that will be used to guide the growth and development of the Garden and to lay out a phased development plan that can be implemented as funding is available to carry out successive phases of the plan.

**Consultant Selection Process:**

Working with the Board of Directors of the Kruckeberg Botanic Garden Foundation, staff prepared an RFQ soliciting statements of interest from Landscape Architectural and Planning firms interested in the Kruckeberg Master Plan project. Sixteen proposal packages were received for evaluation, representing the best design firms in the region. Three of the proposals were from out-of-state firms expressing serious interest in the project. This interest in the project is a reflection of the respect and admiration that the design community has for the enormous body of scientific work in botany carried out over the years by Dr. Art Kruckeberg.

A consultant selection panel was formed, consisting of representatives from the Foundation Board, the PRCS Board and City staff. The sixteen proposal packages were screened by the Panel down to three firms. Interviews with the three firms were held in late January, 2009. The Panel unanimously recommended to the PRCS Board and Director that the John Swanson Design Studio be selected to carry out the Master Planning effort for the Garden.

### **Scope of Work:**

Developing a Master Plan for The Kruckeberg Botanic Garden presents a series of planning and management challenges that will require careful evaluation in order to set the proper operational parameters for the Garden. Decisions regarding operational scale of the Garden and choices for revenue generation to sustain the Garden's operation will need to be thoroughly reviewed and agreed upon by the Foundation, the Park Board and the City. These decisions will create the initial "visioning" and business planning work that will form part of the Master Planning process for the Garden.

Because it can't be determine at this juncture what operational choices will need to be made in the weeks ahead, it is recommended that the planning process be divided into a series of phases, with each completed phase laying the groundwork for the planning and design tasks needed for the next phase. The Phase 1 effort will includes a detailed evaluation of the site and study options for revenue generating programs and activities to create a sustainable operational model for the Garden. Specific tasks for this Phase 1 effort are outlined below.

### **Phase 1 Scope of Work:**

The initial phase of work for the Kruckeberg Botanic Garden Master Site Plan will be the "Site Evaluation and Visioning" phase. Work tasks include:

1. Site/Facility Evaluation:
  - Prepare base maps, review topography, circulation, roads and trails, utilities, existing structures, adjacent land uses, etc.
2. Plant collection mapping and evaluation:
  - Identify and locate all existing trees and plant categorizations on the new survey document.
  - Evaluate plant health and identify rare and special trees that cannot be moved or relocated.
3. Evaluate Programs and Operations:
  - Review current programs and staffing levels at the Garden.
  - Review options for new programs and activities.
  - Evaluate comparable facilities in the region to understand why some programs are successful and others are not.
4. Review Economic Parameters for Operations:
  - Review all revenue generating activity, compare staffing requirements for delivering these programs and determine requirements to support new lines of business for the Garden.

5. Strategic Directions:

- Evaluate revenue and program directions for the Garden and seek the proper balance of programming and revenue generation.

This Phase 1 work package with JS Design Studio carries a design fee requirement of \$41,615.

With this Phase 1 work complete, the intent would be to amend the design contract with John Swanson Design Studio to complete a **second phase** work package. The specific content of this second phase design package will be guided by the outcomes of the first phase, but would essentially involve laying out options for placement of parking, site structures, pathways and myriad other elements of the site development plan. All of these elements would be supportive of the business plan and design directions coming out of the Phase 1 planning and design efforts. A future **third phase**, which would also be completed by a contract addendum, would involve presenting options to the community in a public involvement process that would shape and refine the site options into a final Master Site Plan for Kruckeberg Botanic Garden. The design team will prepare visual materials that can be used for marketing and promotion purposes and be included in a final report.

Because the anticipated second and third phases of the design effort will have a cumulative fee requirement in the range of \$100,000 for the preparation of the Kruckeberg Botanic Garden Master Plan, staff is requesting Council approval of this Phase 1 effort.

**FINANCIAL IMPACT:**

Funds for the Master Site Plan process are included in the approved 2009-2014 Capital Improvement Plan for Kruckeberg Botanic Garden. This CIP project is funded from King County Conservation Futures funds, State Recreation and Conservation Office grant, and Bond Issue proceeds. The current remaining balance for this fund is \$601,002. Funds are available for the contract with JS Design Studio, LLC.

**RECOMMENDATION**

Staff recommends that Council approve a Phase 1 contract with JS Design Studio, LLC in the amount of \$41,615 for design services in the preparation of a Master Plan for the Kruckeberg Botanic Garden.

Approved By:      City Manager  City Attorney \_\_\_\_

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