

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

<b>AGENDA TITLE:</b>	Adoption of Sunset School Park and Boeing Creek Open Space Master Site Plans
<b>DEPARTMENT:</b>	Parks, Recreation and Cultural Services
<b>PRESENTED BY:</b>	Dick Deal, Director, Parks, Recreation and Cultural Services

**PROBLEM/ISSUE STATEMENT:**

This staff report provides Council with a status report and recommendation regarding master site plans for the Sunset School Park and Boeing Creek Open Space that evolved through the recently completed visioning process for these sites.

**Background:**

The City of Shoreline, the Friends of Sunset Park and the Shoreline School District worked together over the last six months to conduct a "visioning" process to develop design concepts for the future development of both the former Sunset Elementary School site and the currently undeveloped Boeing Creek Open Space.

With funds coming from the Friends of Sunset Park and the City of Shoreline, the City hired the Pomegranate Center, a public involvement firm. Staff at the Pomegranate Center have worked extensively in the public arena and have developed a model for a community-based planning process that empowers citizens to actively explore creative solutions to community issues.

Working with a Leadership Team and a Steering Group composed of community representatives from all facets of the Shoreline community, the Pomegranate Center organized three community meetings, a day-long design charrette to evolve concepts for the development of both the Sunset School Park site and the Boeing Creek Open Space. These community meetings were well attended with an average of 80-100 people at each session.

**Concept Plan Review**

On April 5, 2010, staff gave Council an update on the progress of the Sunset School Park and Boeing Creek Open Space visioning process. Staff shared the design ideas emerging from the planning process and discussed our proposal to apply for State of Washington matching funds to implement a phase I development project for each site.

On April 6, 2010, the concept plans for Sunset School Park and Boeing Creek Open Space were presented to the community at the last scheduled community meeting for the visioning process. The two plans were very well received and after good discussion, a few minor updates were suggested to be incorporated in the plans.

The revised concepts for both Sunset School Park and the Boeing Creek Open Space were presented to the Shoreline Park, Recreation and Cultural Services Board on April 22, 2010. The Board fully endorsed the concepts for the two sites and voted to recommend adoption of both the Sunset School Park site and the Boeing Creek Open Space.

The concept plans for Sunset School Park and Boeing Creek Open Space developed by Pomegranate Center were developed into master site plans. The master plans will be further refined into working drawings and cost estimates for a first phase construction project for each site. JGM Landscape Architects was hired to assist with developing these refined plans and cost estimates to allow the City to apply for grant funding from potential funding sources in the months ahead.

The Leadership Team worked with the design team (JGM and Pomegranate Center) to make sure the intent of the community's vision for the two sites was being realized in the next generation of drawings. The master site plan drawings and the Phase I Sunset School Park drawing are shown in Attachment A - Boeing Creek Open Space Master Plan/Phase I Plan, Attachment B - Sunset School Park Master Plan B and Attachment C - Sunset School Park Phase I (Council has already received) Plan. In addition, an executive summary of the visioning process was prepared. This document is available on the City's webpage, Sunset School Park/Boeing Creek Open Space.

An informal Open House to share the final modified concept plans was held for the community on May 18, 2010. Approximately 50 people came to the open house to review the concepts and hear about next steps for potential implementation of the two projects.

#### **Development of Sunset School Park and Boeing Creek Open Space**

Upon Council adoption of the Sunset School Park and Boeing Creek Open Space Concept Plans, staff will continue to work with JGM Landscape Architects to develop both these master site plans to a level of detail sufficient to enable the City to make application to potential funding sources. The City of Shoreline will proceed to make application to the State Recreation and Conservation Office for a funding match to implement the Boeing Creek Open Space project. Staff will evaluate potential funding sources for future implementation of the Sunset School Park project.

#### **FINANCIAL IMPACT:**

The visioning and design process for the Sunset Park and Boeing Creek Open Space projects are currently funded out of two projects – Sunset Visioning and Boeing Creek Park Improvements. The estimated cost for the Visioning is \$90,000 funded through Friends of Sunset School and Boeing Creek Park Improvements. This phase of the project remains on budget and will be complete with the adoption of the master site plans for Sunset School Park and Boeing Creek Park.

As we complete the visioning and move towards design and ultimately construction, funding sources and alternatives are being evaluated and analyzed. As part of the 2011-2016 Capital Improvement Plan, the funding scenario outlined below is being

prepared. Please understand that these estimates are preliminary and will be refined in the design development phase of design. Sunset School and Boeing Creek Open Space projects will be maintained as separate projects due to the differences in scope and funding sources.

### **Sunset School Park**

#### **Revenue Sources:**

Potential future grant funding	\$250,000
King County Mitigation Fund <sup>1</sup>	\$240,000
Community Donations (Friends of Sunset)	\$ 15,000
General Capital	\$ 48,400
<b>Total</b>	<b>\$553,400</b>

#### **Proposed Expenditures:**

Visioning and Master Plan <sup>2</sup>	\$ 53,400
Project Administration	\$100,000
Construction Allocation	\$400,000
<b>Total</b>	<b>\$553,400</b>

### **Boeing Creek Open Space:**

#### **Revenue Sources:**

RCO – Land and Water Conservation Fund	\$155,000 <sup>3</sup>
City of Shoreline Trail Corridor Funding	\$200,000
King County Trail Levy	\$50,000
<b>Total</b>	<b>\$405,000</b>

#### **Proposed Expenditures:**

Project Administration	\$100,000
Construction Allocation	\$305,000
<b>Total</b>	<b>\$405,000</b>

### **RECOMMENDATION**

Staff recommends that Council adopt the Master Site Plans for Sunset School Park and Boeing Creek Open Space.

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

<sup>1</sup> King County Mitigation funding is remaining revenue from the KC Hidden Lake Pump Station Project for impacts from work performed in Boeing Creek Park and the surrounding areas.

<sup>2</sup> This work has been completed under Boeing Creek Park Improvements and Sunset School Park.

<sup>3</sup> The potential grant amount from RCO has been reduced from the \$250,000 shown in the 2010-2016 CIP based on refinements in the scope and eligible expenditures.

### **RECOMMENDATION**

Staff recommends that Council adopt Exhibit A composite Master Site Plan for Sunset School Park and Boeing Creek Open Space and Exhibit B, Sunset School Park Phase I Development Plan sponsored by the City in cooperation with the Friends of Sunset Park and the Shoreline School District.

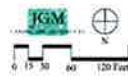
#### **Attachments:**

Exhibit A - Composite Image of Sunset School Park and  
Boeing Creek Open Space Master Plans

Exhibit B – Sunset School Park Phase I Development Plan



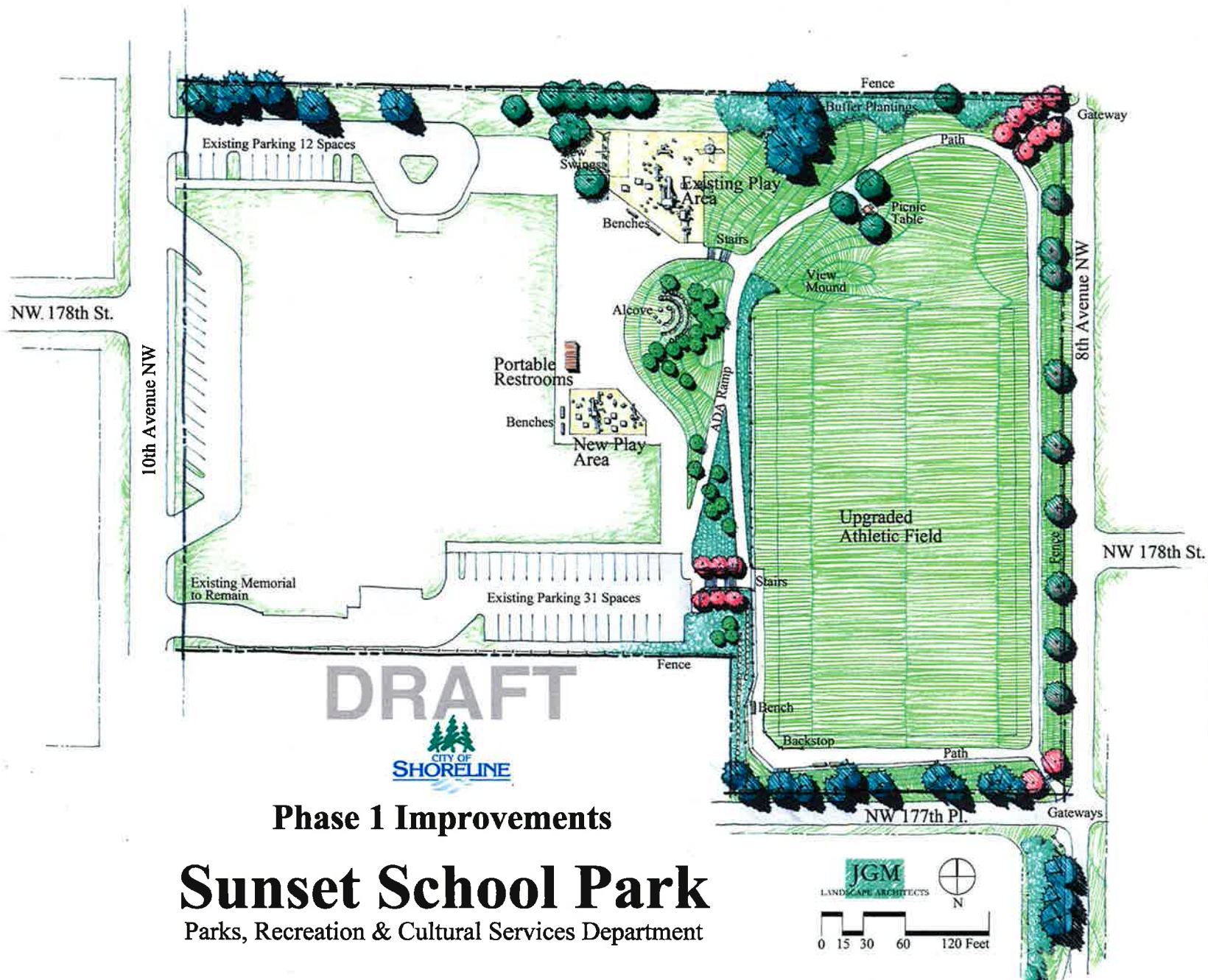
**Sunset School Park**  
Parks, Recreation & Cultural Services Department



**Boeing Creek Park Open Space**  
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## Phase 1 Improvements

# Sunset School Park

Parks, Recreation & Cultural Services Department