

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Bond Projects Update
DEPARTMENT:	Parks, Recreation & Cultural Services
PRESENTED BY:	Dick Deal, Director of Parks, Recreation, and Cultural Services Maureen Colaizzi, Parks Project Coordinator

INTRODUCTION:

The City Council work plan for 2007-2008 emphasizes the importance of completing the projects approved in the 2006 Parks Bond (Council Goal #1). The following report is an update on the progress of all Parks Bond projects.

BACKGROUND:

In May 2006, Shoreline voters approved an \$18.5 million bond levy to finance a series of park improvements and open space property acquisitions. It was the first general obligation debt the City of Shoreline has taken on since it incorporated in 1995. In early November 2006, Shoreline received an AA- bond rating from Standard and Poor's. Since the bond issue was approved, the City has been developing a schedule for bond projects and negotiating with the owners of open-space properties.

PUBLIC/COUNCIL REVIEW PROCESS:

The City Council work plan for 2007-2008 emphasizes the importance to increase opportunities for all residents to get involved in neighborhood improvement programs (Council Goal #10). At their March 22, 2007, the Park Board adopted a model for public involvement that was used in the development of the Richmond Beach Saltwater Park Master Planning Process. This model includes extensive public process to provide the community with an opportunity to become more involved in the shaping of their public property. Below is a brief outline that best explains the full project process showing where public involvement is incorporated.

- **Initial Information Gathering & Public Outreach**
 - Stakeholder Interviews (if needed)
 - Questionnaires (if needed)
 - Shoreline Enterprise/Currents/Neighborhood Newsletters Articles
 - Cable Channel 21 Information on Project/Upcoming Meetings
 - Parks Bond Webpage with individual project pages
 - Parks Bond E-mail distribution list
 - Neighborhood Association Meetings/Council of Neighborhoods
 - Postcards for Open House Presentations
 - Open House Information Gathering for Concepts
 - Park Board Discussion Briefings by Staff and/or Consultant
 - Planning Commission Discussion Briefings by Staff and/or Consultant

- **Review of Design Concepts**
 - Public notice using outreach tools listed above
 - Open House #2 Information Sharing Concept Presentation
 - Park Board Briefing on Concepts by Staff and/or Consultant
 - Council Briefing on Concepts by Staff and/or Consultant
- **Review of Preferred Design**
 - Public notice using outreach tools listed above
 - Open House # 3 before Park Board Meeting
 - Presentation to Park Board on Preferred Design by Staff/Consultant
 - Presentation to Council on Preferred Design by Staff/Consultant
- **Approval of Final Design**
 - Council Meeting to Approve Final Design
& approval of Consultant Contract for
Design Development/Construction Document
- **Design Development Review**
 - Planning Department Notifications
 - Public notice using outreach tools listed above
 - Open House #4 Design Development
 - Park Board Briefing on Design Development by Staff/Consultant
 - Council Approval on Design Development to incorporate into
Construction Documents
- **Construction Documents**
 - Staff Review of 90% Construction Documents
 - Advertise Construction Bid
 - Bid Opening
- **Construction**
 - Council Action to Award Construction Contract
 - Ground Breaking Ceremony
 - Ribbon Cutting Ceremony

DISCUSSION:

Property Acquisition

Acquisition of approximately 25 acres of open space accounts for over half of the bond amount.

- **South Woods:** The first property purchased by the City of Shoreline was South Woods, located on the corner of NE 150th Street and NE 25th Avenue. The City purchased three acres of the 15.6-acre property in December 2005. The bond allowed the City to purchase the remaining acres from the Shoreline School District and Shoreline Water District early this year. On January 10, 2007, the City acquired 4.8 acres previously owned by the Shoreline School District. The Purchase and Sale Agreement with the Water District was signed in January. In Mid-March, the City closed on the remaining 7.8 acres from the Shoreline Water District.

- **SPU North Hamlin Property:** City Staff are negotiating with Seattle Public Utilities for the 8.3-acre property north of Hamlin Park. All appraisals have been completed and a closing is expected within 60-90 days.
- **Kruckeberg Botanic Garden:** City Staff are working with Dr. Art Kruckeberg to complete a Purchase & Sale Agreement for the purchase of the 4.0 acre site and provide for a Life Estate for Dr. Kruckeberg. Staff is also working with the Kruckeberg Botanic Garden Foundation (Foundation) to complete long term lease agreement that will provide maintenance and operation of the Garden after the Life Estate. Both agreements should be complete this spring.

Park and Trail Improvements

- **Twin Ponds Park:** The design team is in the process of completing construction drawings for the new synthetic turf field project for a proposed bid package in April 2007. Council will review bid proposals prior to beginning construction early this summer.
- **Richmond Beach Saltwater Park:** Improvements have been identified in a Master Plan approved by Council in February. A workshop was held on March 22nd to discuss the finer details of the proposed improvements at the Park with the community. The design team will present the Design Development drawings to the Park Board and City Council at a future meeting.
- **Shoreline Center Tennis Court Lighting:** Council approved a consultant contract with Susan Black & Associates for the design of the Shoreline Center Tennis Court Light Project, the Master Plan for Cromwell Park and schematic design for the Hamlin Park Facility Upgrade Improvement Project on March 26th. Staff will plan to have a public meeting in May to share design plans with neighbors and local tennis groups. Sparling Lighting Consultants, sub-consultants for this contract, will be preparing the design plans for the project. Construction is anticipated this fall.
- **Off-Leash Dog Park:** Staff is preparing a community service application to solicit for volunteers to participate on the Park Board Subcommittee Off-Leash Dog Park Study Group. An article will be published in the May Currents that applications will become available in May and due in early June. The Park Board will review and select committee members at their June meeting. Continuing the work of the initial Off-Leash Study Group, this group will begin meeting this summer to review locations for an Off-Leash Dog Park and provide recommendations for the Parks, Recreation and Cultural Service Board.
- **Trail Corridors:** Late last year, the City accepted applications from volunteers interested in serving on the Park Board Subcommittee Trails Corridor Study Group to help identify what trail improvements will be funded by the bond issue. That group has begun meeting to develop recommendations for the Parks, Recreation and Cultural Services Board.

- **Interurban Trail Pedestrian Crossing at 145th:** At their February 22, 2007 meeting, the Park Board recommended contributing \$20,000 of the Trail Corridors Bond funding to the City of Seattle's proposed pedestrian crossing project at 145th Street at the Trailhead for the City of Shoreline's Interurban Trail. The City of Seattle will be paying the balance of the estimated \$120,000, plus coordinating all project planning and construction elements.
- **City-wide Baseball/Softball Field Improvements:** This spring, City staff is meeting with representatives from local baseball and softball programs to identify needed improvements to existing fields.
 - Staff is developing a contract with the Berger Partnership Landscape Architects to assist Staff with preparing a comprehensive list of City-wide Field improvements.
 - After the list is prioritized with cost estimates, the user committee will recommend to the Park Board what projects will be completed with the available Parks Bond funding.
 - The consultant will also be tasked to design these prioritized improvements.
- **Hamlin Park Facility Upgrade Improvements:** The Parks Bond will allow the City to make much needed ADA and field improvements including new backstops, lights and spectator seating. Other needed improvements include a new picnic shelter, a new play area, trail restoration, and erosion control.
 - The first community open house is scheduled for September 2007. The schedule for the design and public involvement process for Hamlin Park will have a staggered start from the Cromwell Park Master Plan process so that Park Staff and Susan Black & Associates can focus full attention to the Cromwell Park process, which will be more time consuming.
 - Background data gathering, survey and base map preparation have begun to prepare for the staggered start of the project. A pre-planning/design report will be developed to identify issues that may impact the enhancement and development of the park as envisioned.
 - This first phase will produce a 30% schematic design. A separate contract will be developed for design development and construction documents for construction bid.
 - The first community open house is scheduled for September 2007.
- **Cromwell Park Improvements:** To provide a vision and determine what are the priority needs for improvements at Cromwell Park, Staff has hired a design consultant to develop an overall master plan for the park including much needed neighborhood storm water improvements. This master plan will provide a schematic design for the Parks Bond improvements.

- Consultants Susan Black & Associates and design lead Peg Gaynor of Gaynor, Inc. have begun gathering background data for the preparation of a master plan for the site.
- After the contract execution, the design team will meet with Staff to review the scope items, schedule and organization of the project. Staff has contracted with an environmental consultant to prepare a wetland delineation report and survey the site to create the base map for the design team.
- Some more geotechnical testing, storm water drainage investigation and vegetation inventories will be conducted. This background data will be prepared in a Pre-Planning/Design Report.
- The schedule sets the first community meeting for May/June.
- After concepts have been developed, they will be presented to the Park Board and Council.
- A final master plan document with a master site plan, prioritized list of projects and cost estimates is scheduled to be complete this fall.

FINANCIAL IMPACT:

The funding for implement of the Bond Projects is \$18.5 million dollars.

Acquisition: \$10.25 Million

\$6 million	South Woods
\$3.3 million	Seattle Public Utilities Property
\$950,000	Kruckeberg Botanic Garden

Park Improvements and Upgrades: \$5.75 Million

\$2.64 million	Richmond Beach Saltwater Park
\$1 million	Cromwell Park
\$900,000	Twin Ponds
\$750,000	Hamlin Park
\$250,000	Baseball/Softball Field Improvements
\$150,000	Off-Leash Dog Park
\$60,000	Shoreline Center Tennis Court Lighting

Trail Corridors: \$2.5 Million

\$20,000	Interurban Trail Pedestrian Crossing at 145th Street
Remaining Balance To be determined by Parks Board/Trail Corridor Study Group	

NEXT STEPS:

Schedule: Some of the major milestones have been reported upon in the Discussion section. However, Staff is preparing the update for the 2008-2013 CIP. The schedule for Bond Projects will be reflected in the updated CIP which will be presented to council

in June or July. Staff will provide another Bond Update at the July 23rd meeting. Project schedules will be set then for Council to review.

RECOMMENDATION

No recommendation is required.
Staff has prepared this report for information purposes only.

Approved By: City Manager  City Attorney ____