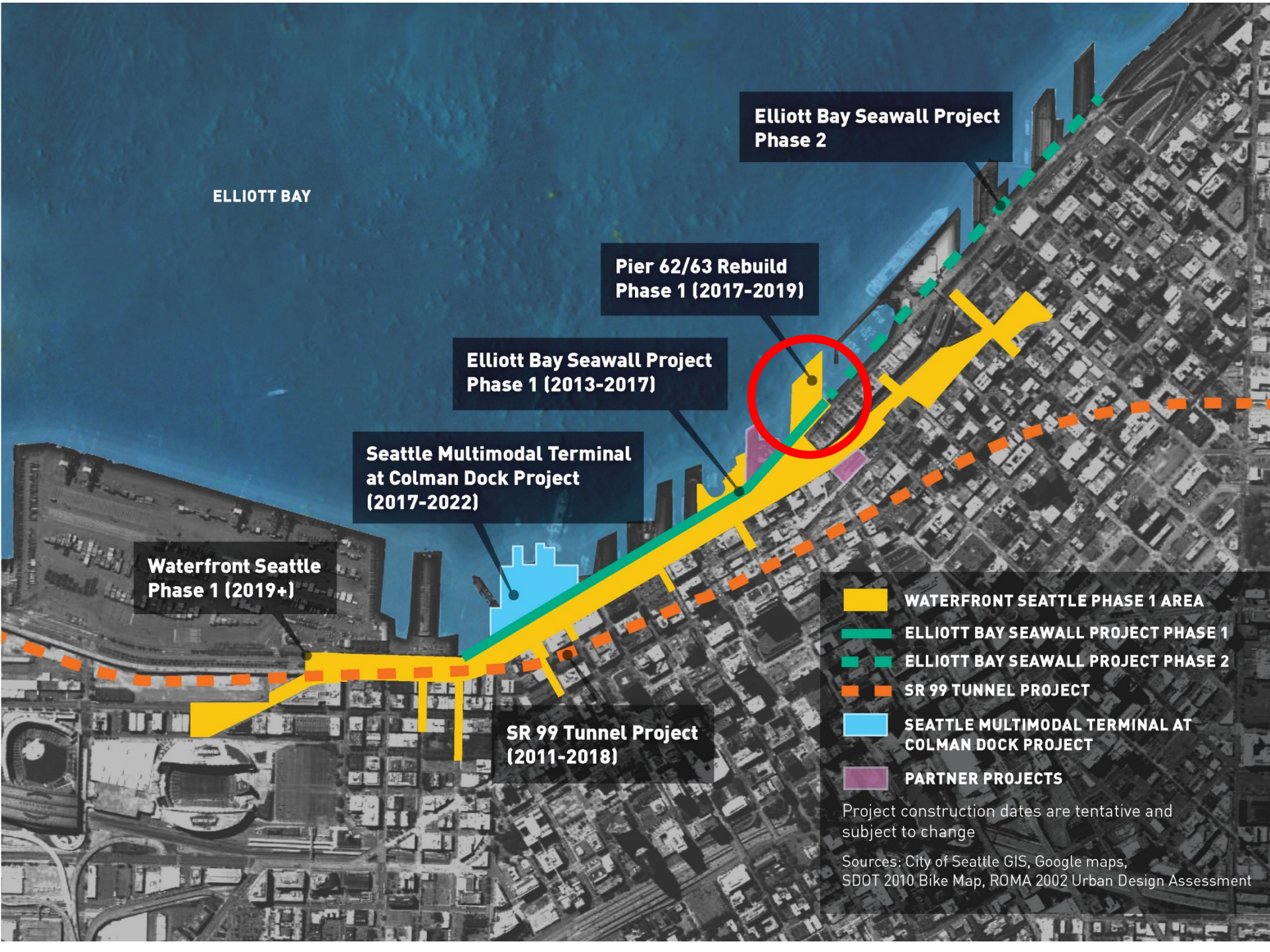


An aerial photograph of the Seattle waterfront. In the foreground, a large, rectangular pier (Pier 62/63) extends into the water. The pier has a flat, paved surface and a yellow circular marking. To the right of the pier, a building with a sign that reads "SEATTLE AQUARIUM" is visible. In the background, a dense urban area with various buildings and a multi-lane highway with traffic is shown. The water is dark blue.

PIER 62/63 REBUILD PROPOSAL

SEATTLE CITY COUNCIL

June 27, 2016



ELLIOTT BAY

Elliott Bay Seawall Project
Phase 2

Pier 62/63 Rebuild
Phase 1 (2017-2019)

Elliott Bay Seawall Project
Phase 1 (2013-2017)

Seattle Multimodal Terminal
at Colman Dock Project
(2017-2022)

Waterfront Seattle
Phase 1 (2019+)

SR 99 Tunnel Project
(2011-2018)

- WATERFRONT SEATTLE PHASE 1 AREA
- ELLIOTT BAY SEAWALL PROJECT PHASE 1
- ELLIOTT BAY SEAWALL PROJECT PHASE 2
- SR 99 TUNNEL PROJECT
- SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT
- PARTNER PROJECTS

Project construction dates are tentative and subject to change

Sources: City of Seattle GIS, Google maps, SDOT 2010 Bike Map, ROMA 2002 Urban Design Assessment

PIER 62/63

PROPOSED IMPROVEMENTS

LEGEND

- ① REBUILT PIER 62
- ② NEW RAILING
- ③ FLOATING BOAT DOCK
- ④ LIGHT PENETRATION NEAR SHORE



PIER 62/63

EXISTING CONDITION



PIER 62/63

PROGRAM: ACTIVITY PIER



PIER 62/63

PROGRAM: WATER'S EDGE



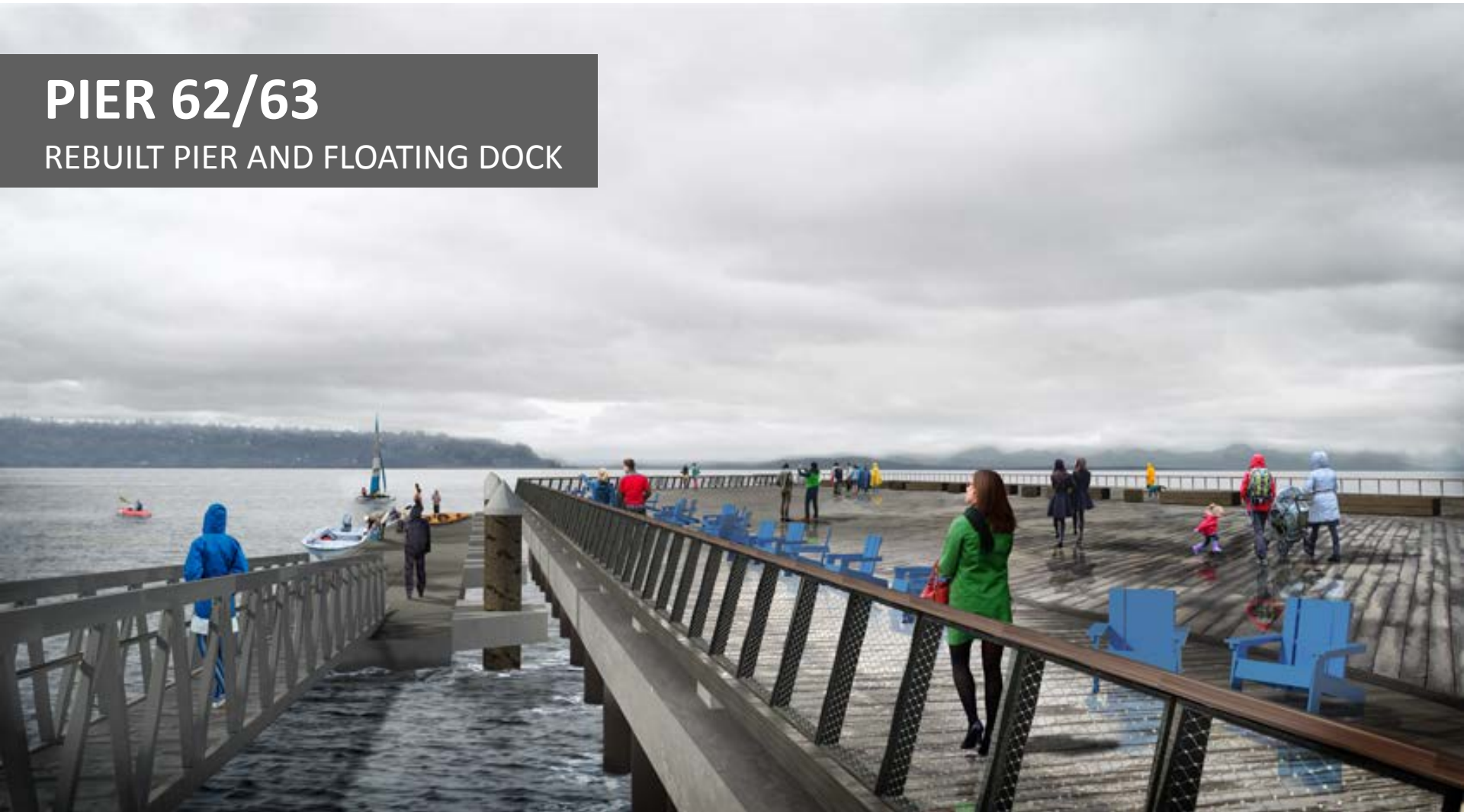
PIER 62/63

TEMPORARY RECREATION



PIER 62/63

REBUILT PIER AND FLOATING DOCK



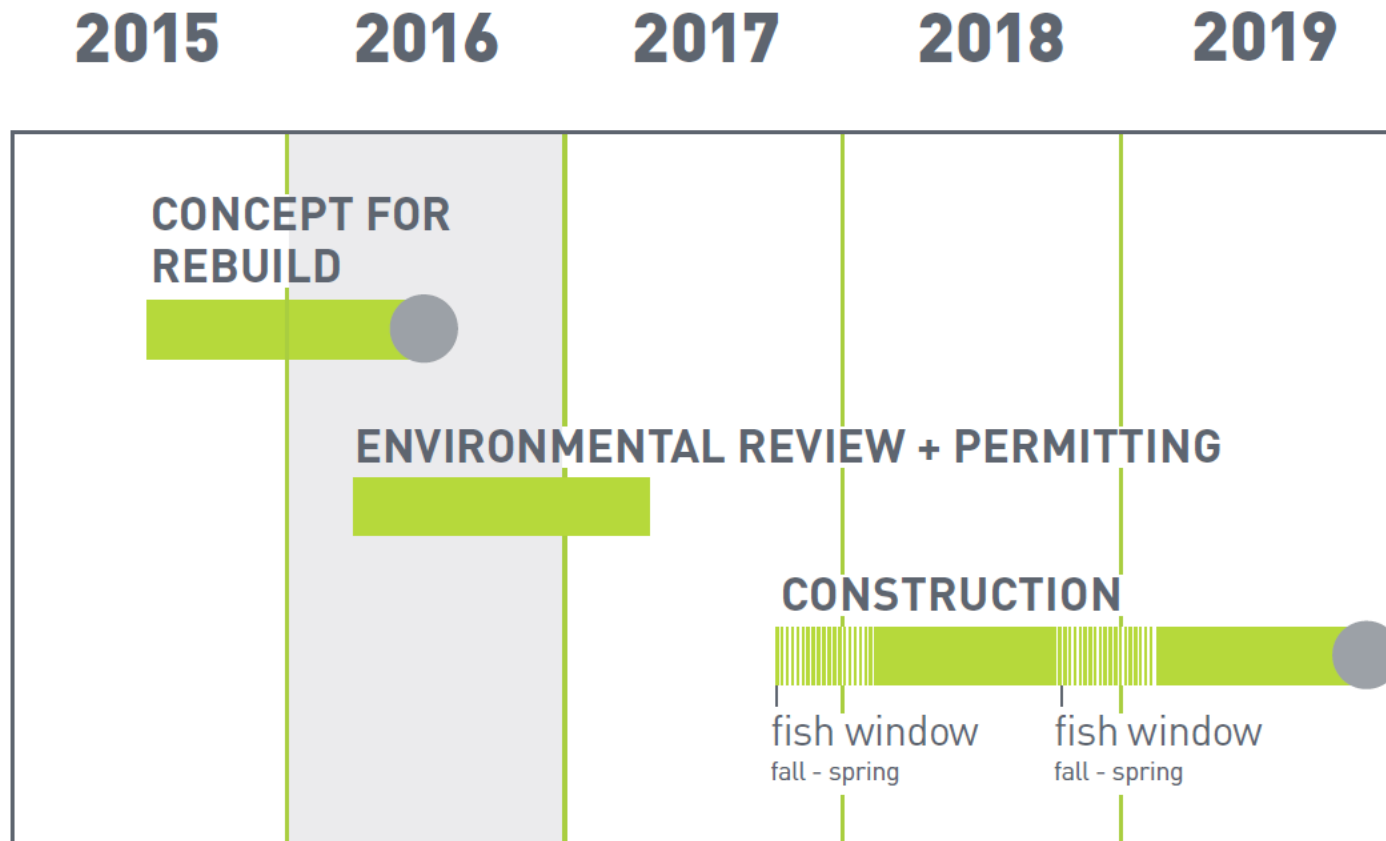
PIER 62/63

CONCERTS AND EVENTS

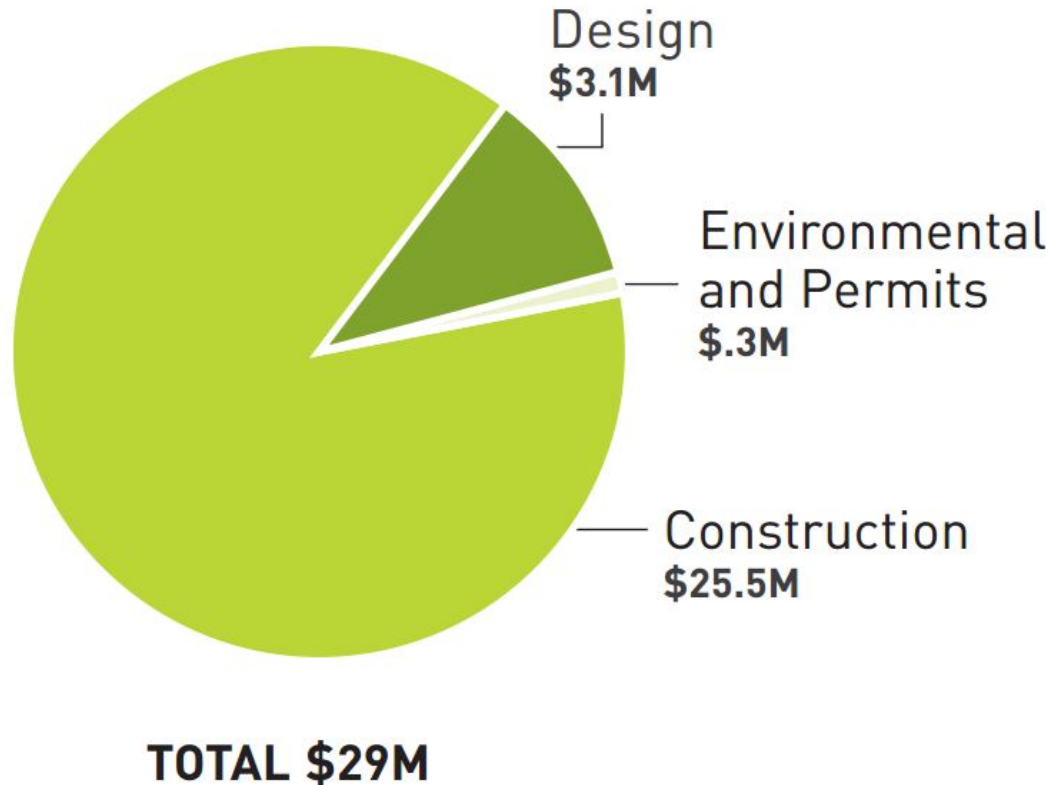




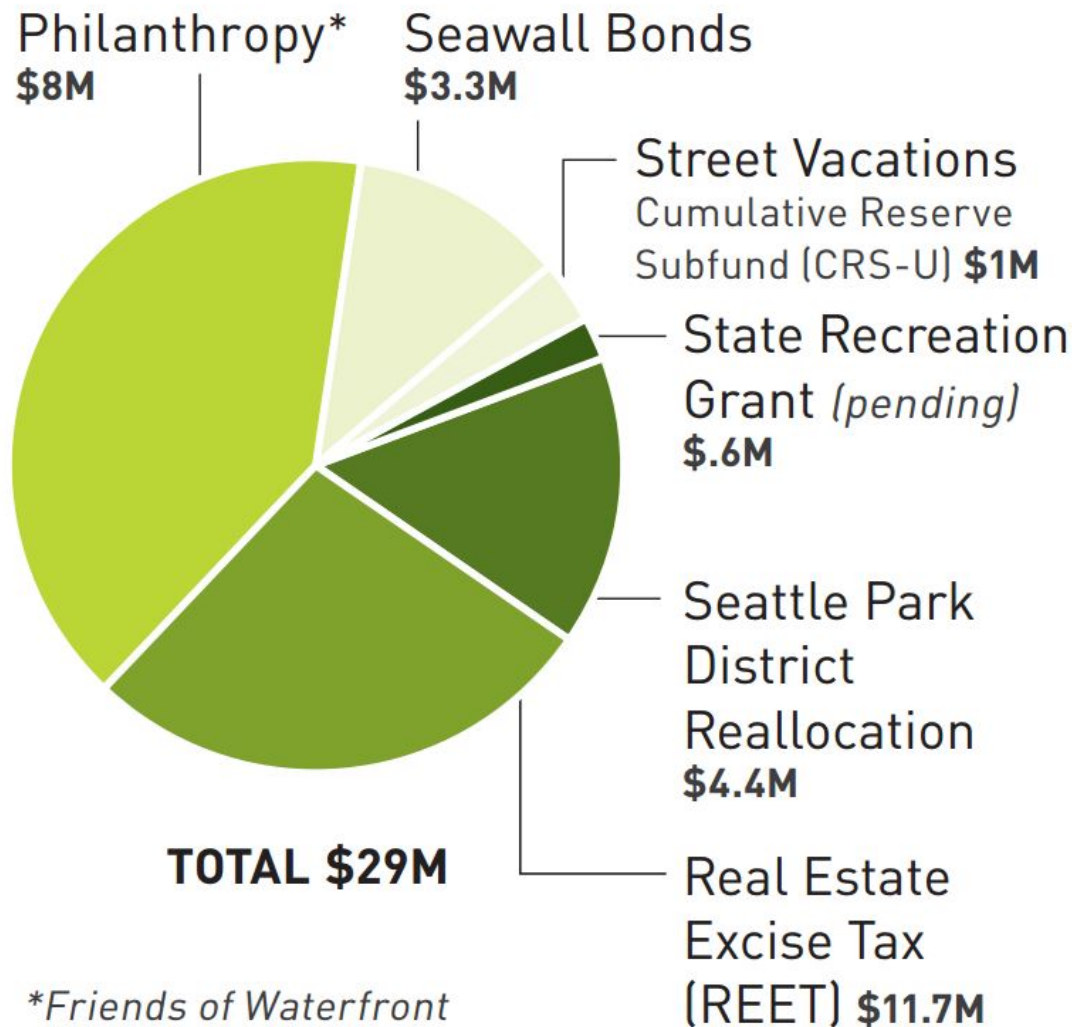
PIER 62/63 REBUILD – SCHEDULE



PIER 62/63 REBUILD – COSTS (100% PLANS)



PIER 62/63 REBUILD – PROPOSED FUNDING



**Friends of Waterfront
Seattle has committed to
raise \$8M*

PIER 62/63 REBUILD – CASH FLOW



Funding Cashflow	2016	2017	2018	2019	2020	2021	Total
Philanthropy		0.50	2.20	5.30			8.00
Real Estate Excise Tax	0.15	1.20	9.15	1.20		0.02	11.72
Seawall Bonds	0.40	1.05	1.10	0.75			3.30
Street Vacations – CRS-U	1.00						1.00
State Recreation Grant		0.15	0.45				0.60
Park District Funds				1.10	3.25		4.35
Total	1.55	2.90	12.90	8.35	3.25	0.02	28.97



PIER 62/63 REBUILD – LEGISLATION



ORDINANCE

- Amends 2016 – 2021 Capital Improvement Plan to accelerate project timing, availability of City funding sources
- Allows Office of the Waterfront and Parks to enter into an MOA with Friends of Waterfront Seattle for their \$8M philanthropic contribution

RESOLUTION

- Amends the 6-year Spending Plan for the Seattle Park District to reallocate \$7M currently programmed for waterfront operations in 2019 and 2020 to fund Pier 62/63 and land-banked sites
 - \$4.3M to Pier 62/63
 - \$2.6M to land-banked sites



CIP AMENDMENTS



- Pier 62/63 rebuild is included in the Adopted 2016-2021 CIP as “Central Waterfront Piers Rehabilitation project” (K 732493) together with Waterfront Park
- Approximately \$88.6M is currently programmed in the CIP for pier rehabilitation from now through 2021
- \$16.6M needs to be accelerated to be available now through 2019 to complete the rebuild project
- Legislation would accelerate existing local funding programmed for Pier 62/63, the Alaskan Way Main Corridor and Waterfront Park to meet that need



MOA WITH FRIENDS OF WATERFRONT SEATTLE



- Friends of Waterfront Seattle is the **501(c)(3) organization** established in 2012 to ensure Waterfront Seattle's success as a beloved park
- Friends follows the **community partnership model**, which has been proven successful for parks and public spaces throughout the country. Under this model, local governments work with an independent entity, typically a not-for-profit organization, to provide consistent leadership and funding, ensuring that park remains a valued community asset in perpetuity



MOA WITH FRIENDS OF WATERFRONT SEATTLE



- Commits Friends to:
 - Raise \$8M to support the \$29M project cost (28% of total)
 - Provide a fundraising plan within 60 days (including plan for donor recognition), subject to review by City's Budget Director
 - Meet a schedule for pledges and payments to the City
- Commits City to:
 - Deliver the project
 - Assume responsibility for future costs, review construction progress regularly with Friends
 - Retain responsibility for major maintenance, preserve existing resources for operations of the park, and \$300K annually from Parks District for 2019 and 2020
- City and Friends agree upfront on scope, schedule and budget
- City retains right to delay or defer the project



PARK DISTRICT PROPOSAL - BACKGROUND



- The City of Seattle proposes reallocating certain Park District funds as a result of:
 - Project delays in replacing the Alaskan Way Viaduct and developing the new Seattle Waterfront
 - Revisions to the timelines for designing and developing Smith Cove Park and the 14 land-banked sites
- The Park District Oversight Committee unanimously recommended approval of this proposal at their May 10, 2016 meeting.

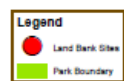


14 LAND-BANKED PROPERTIES



- Fourteen neighborhood park sites acquired through the 2008 Parks and Green Spaces Levy are land-banked—held in their current, undeveloped condition.
- These land-banked sites are located throughout the city, many in dense neighborhoods experiencing rapid population growth.

14 Land Bank Sites



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accuracy, fitness or merchantability,
accompanying this product.
Map Date: 6/2014

Source: City of Seattle, Department of Planning and Development, Seattle Department of Parks and Recreation





SEATTLE PARKS AND REC LAND-BANKED PROPERTIES

14 Land-Banked Sites	Location	Size (Acres)
Lake City	12510 33rd Ave NE	0.23
Fremont	719 N 35th St	0.10
North Rainier	3655 35th Ave S	0.15
Greenwood/Phinney	8100 Greenwood Ave N	0.21
University District	4257 9th Ave NE	0.11
West Seattle Junction	4731 40th Ave SW	0.65
Denny Triangle	2100 Westlake Ave	0.20
International District	1224 S King St	0.27
Greenwood Park Addition	8809 Fremont Ave N	0.10
Baker Park Addition (Ballard)	8341 14th Ave NW	0.23
Wedgwood	8605 35th Ave NE	0.33
Morgan Junction (West Seattle)	6311 California Ave SW	0.28
South Park Plaza	parcel# 2185001075	0.83
48th & Charlestown (West Seattle)	4801 Charlestown Ave SW	0.23
Total Acres		3.92



Park District Financial Plan - Background



- The inter-local agreement between the City of Seattle and the Seattle Park District describes the process by which the District will approve its annual budget consistent with the current six year financial plan
- If this proposal is approved, this proposal necessitates an update to the financial plan – which guides Park District budget development from 2015 through 2020



Initiative Funding – Proposed Changes



- Transfers Out (Operating Funds)
 - Initiative 4.3 “Maintain and Activate Seattle’s new Waterfront Park”
 - Initiative 4.5 “Maintain 14 New Parks at Land-Banked Sites”
 - Initiative 4.6 “Maintain Smith Cove Park”
- Transfers In (Capital Funds)
 - Initiative 4.4 “Develop 14 New Parks at Land-Banked Sites”
 - Initiative 1.1a (new) “Phase 1 Pier 62/63 Redevelopment”



Initiative Funding – Proposed Changes



Proposed Parks District Spending Changes for Pier 62 Construction and Land-Banked Parks Development 2015 - 2020 Financial Plan

Total Funds Transferred Out: \$9.28 million

Operating Expenses

4.3 - Maintain & Activate Seattle's New Waterfront Park	
Original Funding	\$7.65
Transfer out to Investment Initiative 1.1a	(\$4.35)
Transfer out to Investment Initiative 4.4	(\$2.67)
Remaining Balance	\$0.63

4.5 - Maintain 14 New Parks at Land-Banked Sites	
Original Funding	\$4.64
Transfer out to Investment Initiative 4.4	(\$2.05)
Remaining Balance	\$2.59

4.7 - Maintain Smith Cove	
Original Funding	\$0.87
Transfer out to Investment Initiative 4.4	(\$0.21)
Remaining Balance	\$0.66

Total Funds Transferred In: \$9.28 million

Capital Expenses

1.1a - Phase 1 Pier 62/63 Redevelopment	
Original Funding	\$0
Transfer in from Investment Initiative 4.3	\$4.35
New Total	\$4.35

4.4 - Develop 14 New Parks at Land-Banked Sites	
Original Funding	\$13.47
Transfer in from Investment Initiative 4.3	\$2.67
Transfer in from Investment Initiative 4.5	\$2.05
Transfer in from Investment Initiative 4.7	\$0.21
New Total	\$18.4



Transfers Out: Initiative 4.3

Maintain and Activate Seattle's New Waterfront Park



- Proposed Changes:

		2017	2018	2019	2020
4.3	CURRENT	Maintain and Activate Seattle's New Waterfront Park		3,779,886	3,874,383
		Transfer to: Pier 62/63 Redevelopment		(1,102,551)	(3,252,412)
		Transfer to: Land-Bank Site Development		(2,367,335)	(306,721)
4.3	PROPOSED	Maintain and Activate Seattle's New Waterfront Park		-	315,250

- Over two years, \$7.02 Million transfers out:
 - Initiative 1.1a Phase 1 Pier Redevelopment - \$4.35M
 - Initiative 4.4 Develop 14 New Parks at Land-Banked Sites - \$2.67M
- Retains funding to maintain piers once project is complete



Transfers Out: Initiative 4.5

Maintain 14 New Parks at Land-Banked Sites

- Proposed Changes:

			2017	2018	2019	2020
4.5	CURRENT	Maintain 14 New Parks at Land-Banked Sites	800,000	1,000,000	1,400,000	1,435,000
		Transfer to: Land-Bank Site Development	(800,000)	(625,000)	(525,000)	(100,000)
4.5	PROPOSED	Maintain 14 New Parks at Land-Banked Sites	-	375,000	875,000	1,335,000

- Over four years, \$2.05 Million transfers out:
 - Initiative 4.4 Develop 14 New Parks at Land-Banked Sites \$2.05M
- Retains funding to maintain parks as projects are completed



Transfers Out: Initiative 4.7

Maintain Smith Cove Park

- Proposed Changes:

			2017	2018	2019	2020
4.7	CURRENT	Maintain Smith Cove Park	210,614	215,879	221,276	226,808
		Transfer to: Land-Bank Site Development	(210,614)	-	-	-
4.7	PROPOSED	Maintain Smith Cove Park	-	215,879	221,276	226,808

- In 2017, \$0.21 Million transfers out:
 - Initiative 4.4 Develop 14 New Parks at Land-Banked Sites \$0.21M
- Retains funding to maintain park as projects is completed



Transfers In:



- Proposed Changes:
- Initiative 4.4 Develop 14 New Parks at Land-Banked Sites - \$4.93M
 - Providing a total of \$18.4M to develop the 14 sites

		2017	2018	2019	2020
4.4	CURRENT				
	Develop 14 New Parks at Land-Banked Sites	4,287,694	4,179,886	-	-
	Transfer From: Maintain and Activate Seattle's New Waterfront Park			2,367,335	306,721
	Transfer From: Maintain 14 New Parks at Land-Banked Sites	800,000	625,000	525,000	100,000
	Transfer From: Maintain Smith Cove Park	210,614	-	-	
4.4	PROPOSED				
	Develop 14 New Parks at Land-Banked Sites	5,298,308	4,804,886	2,892,335	406,721

- Initiative 1.1a Phase 1 Pier 62/63 Redevelopment - \$4.35M

		2017	2018	2019	2020
1.1a	PROPOSED				
	Phase 1 Pier 62/63 Redevelopment			1,102,551	3,252,412



Annual Total Appropriation - Unchanged



Adopted Financial Plan	2017	2018	2019	2020
Total Operating	13,455,782	13,917,562	18,365,772	18,770,302
Total Capital	36,388,067	37,082,769	33,725,455	34,568,591
Grand Total	49,843,849	51,000,331	52,091,227	53,338,893

Proposed Financial Plan	2017	2018	2019	2020
Total Operating	12,445,168	13,292,561	14,370,886	15,111,168
Total Capital	37,398,681	37,707,770	37,720,341	38,227,725
Grand Total	49,843,849	51,000,331	52,091,227	53,338,893

ANTICIPATED LEGISLATION SCHEDULE



6/16	Parks, Seattle Center, Libraries and Waterfront Committee (“Parks Committee”) - briefing on the resolution and ordinance
6/27	Council briefing on the project, resolution and ordinance
6/27	The Seattle Park District Board – made up of all Seattle City Council members – introduction and adoption of resolution revising the Park District 6-year spending plan
7/21	Parks Committee – briefing, discussion and possible vote on ordinance
7/25	Full Council adoption of resolution and ordinance



QUESTIONS?