



## MEMORANDUM

TO: Mayor Roberts and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: October 25, 2016

RE: Documents received at 10/24/16 Council Meeting

CC: Debbie Tarry, City Manager  
John Norris, Assistant City Manager

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Attached hereto are documents received from the public at your October 24, 2016 City Council Regular Meeting.

- 1) Public comment regarding cost of Capital Improvement Projects submitted by Debbie Kellogg.
- 2) Public comment regarding Public Hearing on Transitional Encampments submitted by Kim Lancaster.

Debbie Kellogg

Public Comment – October 24, 2016

#### Police Facility

The staff proposed in September 2013 a new disaster resistant garage and workspace to Council that would cost \$5.5 million. In 2016, the cost has now risen to \$7.2 million for a \$1.4 million funding gap. This gap has been covered by “The remaining funding comes from a combination of increased projections of the sale of the existing police station, additional General Fund contributions and use of REET.” The additional REET and general fund contributions means that other programs that citizens desire, like sidewalks, will not be funded.

#### Cost of SPU Acquisition and Utility Unification

An estimation of the expenses for financial feasibility studies, operational planning, human resources integration, technical studies, legal counsel, election, public relations, facilitator, lobbyist, etc. would be in the neighborhood of \$1,000,000, exclusive of staff time. A reconciliation of the financial and human capital investment in these two related ventures would be illuminating; I am surprised that Council has never asked the staff to produce a summary report.

#### Northeast Cities Municipal Jail Planning

There was \$3.3 million available for the planning of a new misdemeanor jail, a project cancelled six years ago, Shoreline's share was \$200,000; rather than spend these funds contracting with another facility, Shoreline supported the other major partners in wasting the entire \$3.3 million that could have been used for other corrections programs.

#### Shoreline City Hall

Staff have had the over 8,000 square feet listed for lease over six years. Originally, staff estimated that this space could be leased to a private tenant for \$325,000 per year, the current listing price is \$214,000 per year; all of these funds were intended to contribute to the repayment of City Hall bonds. The lack of this anticipated income means that real estate excise taxes and the general fund have had to cover the shortfall of \$1.4 to \$2.1 million over this period. In addition to these funds, staff failed to test soils on the site where a dry cleaner was formerly located, leading to an unanticipated expense of approximately \$335,000

#### Brugger Bog/North Maintenance Facility

On November 19, 2012, staff proposed purchasing the surplus property from King County using general fund monies from the sale of excess property from the Aurora Corridor project in the amount of \$1,250,000 and the balance from the surface water utility fund. They affirmed this proposal in subsequent meetings on November 26, 2012 and January 28, 2013. A few months ago, staff and Council

have decided to repurpose the Aurora Corridor excess property sale rather than contribute it directly to the retirement of the LOCAL bond for the King County surplus land sale.

Interestingly enough, EES estimated the cost of a storage yard in the SPU acquisition financial feasibility study to be \$9 million, it is hard to comprehend how the forecasted cost of a storage yard grew to almost three times that amount in the alternative that was selected by Council per the staff recommendation at \$26 million.

#### Spartan Recreation Center/Pool Replacement

For the proposed parks bond, apparently \$30 million has been programmed to replace the Shoreline pool per the preliminary capital improvement 2017 budget. The 2006 parks bond was \$18.6 million and still has an outstanding balance. The total of the proposed parks bond has not been made available to the public, however, it appears that it be more than double that of the 2006 issuance. Given the history of how staff proposed capital projects balloon (i.e., City Hall, the police station, and the North Maintenance Facility), it causes one to pause in considering how large the final bond package will be. From what few details available to the public in the parks board materials, staff has proposed an 80,000 square foot facility; the City of Kirkland has estimated the cost of a 72,000 square foot aquatic facility with a 50-meter pool to be between \$45-50 million. I fail to understand how a larger facility in Shoreline is going to be \$15-20 million less than Kirkland.

#### Sidewalks

City of Shoreline cost for a lineal foot of sidewalk construction is \$180, which is roughly \$950,000. A conservative estimate of some the funds that have been diverted from other projects is in the neighborhood of at least \$6 million (and up to \$7.5 million), which means poor decision-making and miscalculations by staff has cost the public around 6-7.5 miles of sidewalks.

**ATTACHMENT C**  
**SEPA ILA COSTS**

**The following is an excerpt from the SEPA ILA:**

**7. Budget; Costs and Reimbursements.**

A. Each Party agrees to contribute to the costs incurred by Seattle for SEPA analysis, review and compliance for the Proposal, and the related predesign and planning work, including the costs for consultants, architects and others as listed in the estimated budget attached as Exhibit B, and including the costs of appeals to the extent provided in Section 8 of this Agreement. The fractional share the total costs allocated to each Party shall be the average of (i) the ratio of that Party's city population to the total city populations of all Parties (as determined by the estimates available from the State Office of Financial Management), and (ii) the ratio of that Party's average daily city misdemeanor jail population in 2005 through 2007 to the average daily city misdemeanor jail population in 2005 through 2007 of all Parties. City population estimates for April 2008 shall be used.

**The following is a city-by-city breakdown of costs:**

Cities	Cost share based on Combined City Population & Jail ADP	
	%	\$
Beaux Arts	0.01%	\$486.98
Bellevue	10.10%	\$334,638.05
Bothell	1.65%	\$54,530.05
Carnation	0.12%	\$3,817.65
Clyde Hill	0.27%	\$8,998.57
Duvall	0.43%	\$14,192.38
Hunts Point	0.03%	\$958.94
Issaquah	2.90%	\$96,006.92
Kenmore	1.87%	\$61,821.23
Kirkland	4.96%	\$164,247.32
Lake Forest Park	1.09%	\$36,254.54
Medina	0.35%	\$11,489.12
Mercer Island	1.28%	\$42,311.87
Newcastle	0.58%	\$19,330.96
North Bend	0.39%	\$12,889.60
Redmond	5.03%	\$166,845.72
Sammamish	2.07%	\$68,690.11
Seattle	59.06%	\$1,957,112.98
Shoreline	5.92%	\$196,171.88
Skykomish	0.03%	\$867.23
Snoqualmie	0.90%	\$29,674.42
Woodinville	0.93%	\$30,863.17
Yarrow Point	0.05%	\$1,621.30
	100%	\$3,313,821.00

CIVIC CENTER / CITY HALL



**Project Description:**


The new Civic Center/City Hall was completed in 2009 with the parking structure completed in 2010. The building achieved a LEED Gold designation. **The City plans to lease out the 3<sup>rd</sup> floor of the building and has been in the process of marketing the lease space.** \*

**Service Impact:**

This project provides a Civic Center complex to meet the needs of the community as a center for public services and essential functions.

Orgkey: 2819148	J.L.# GN107900	Phase	2012 Budget	2012 Projected	2013 Estimate	2014 Estimate	2015 Estimate	2016 Estimate	2017 Estimate	2018 Estimate	Total 2013-2018	Total Project Cost
<b>Project Expenditures:</b>												
		Project Administration	\$1,460,368									\$1,460,368
		Real Estate Acquisition	\$5,772,342									\$5,772,342
		Construction	\$31,481,202	\$790,348								\$32,271,550
<b>Total Project Expenditures</b>			<b>\$38,713,912</b>	<b>\$790,348</b>								<b>\$39,504,260</b>
<b>Revenue Sources:</b>												
		General Capital Fund	\$15,069,862	\$790,348								\$15,860,210
		General Fund Contribution - Annex Lease Savings	\$150,000									\$150,000
		General Fund Contribution - Annex Lease Revenue	\$88,000									\$88,000
		Surface Water Utility Contribution	\$300,000									\$300,000
		Seattle City Light Grant	\$124,675									\$124,675
		King Conservation District Grant	\$194,460									\$194,460
		King County Green Building Grant - Recovery	\$20,000									\$20,000
		Energy Efficiency and Conservation Block Grant	\$386,732									\$386,732
		Cable Education and Government Access (EG) Fee	\$9,284									\$9,284
		Municipal Financing (*)	\$22,145,000									\$22,145,000
		Premiums on Bond Proceeds	\$225,899									\$225,899
<b>Total Project Revenues</b>			<b>\$38,713,912</b>	<b>\$790,348</b>								<b>\$39,504,260</b>
<b>Impact on Operating Budget</b>												
<b>Project Time Line:</b>												
		Project Administration										
		Real Estate Acquisition										
		Construction										
				2012	2013	2014	2015	2016	2017	2018		
				Q1 Q2 Q3 Q4								

# Shoreline Office Building

 [officespace.com/shoreline-wa/building/58497-17500-midvale-avenue-north](https://officespace.com/shoreline-wa/building/58497-17500-midvale-avenue-north)



Shoreline Office Building: 17500 Midvale Ave N, Shoreline, WA 98133 (over 3 years ago)

Contact a Local Tenant Rep Broker

- Ryan Kadletz

Montlake Partners Commercial Real Estate

(206) 900-9351 x711



We hate spam too. See our [Privacy Policy](#) for more info.

## Select a Suite

Presented by

Office



## Space A

Available now!

8,554

Square feet

\$17,821

Per month

- *Time on Market*

almost 6 years

- *Space ID*

88277

- *Overview*

LEED "Gold," Green Building. Conveniently located near Highway 99, two minutes from I-5 Northbound and Southbound on/off ramps. High quality, new construction. Exterior signage negotiable. Competitive Rates and Tenant Improvement package available.

- *Presented By*

Kidder Mathews

Request Photos or Floorplans

## **Property Details**

- *Property Type*

Office

- *Submarket*

Northgate/North Seattle

- *Total Building Size*

40,000 RSF

- *Total Available*

8,554 RSF

- *Number of Floors*

4

- *Largest Contiguous*

8,554 RSF

- *Number of Buildings*

1

- *Building Class*

A

- *Property ID*

58497

## Shoreline Office Building

17500 Midvale Ave N  
Seattle, WA

Approx 8,500 RSF of contiguous  
Class A office space for lease

LEED "Gold," Green Building

Conveniently located near  
Highway 99

Two minutes from I-5  
Northbound and Southbound  
on/off ramps

High quality, new construction

Exterior signage negotiable

Nearby amenities include:  
Starbucks, Top Foods,  
Walgreens, US Post Office, and  
numerous restaurants and banks

Full 5% procuring broker fee

Competitive Rates and Tenant  
Improvement package available



### Location



### Contact

**Todd Battison**

206.296.9621

toddb@kiddermathews.com

**Ken Hirata**

206.296.9625

khirata@kiddermathews.com



## Shoreline Office Building

Building Facade



Interior Main Floor Building Lobby



Representative Building Standard Interior Finishes



### Contact

**Todd Battison**  
206.296.9621  
toddb@kiddermathews.com

**Ken Hirata**  
206.296.9625  
khirata@kiddermathews.com

## Summary of Costs – Construction/Operating Costs/Revenue

### 38,500sf Aquatic Center

	JUANITA BEACH	NORTH KIRKLAND	SOUTH NORWAY
<b>Without 50-Meter Pool</b>			
Total Project Cost	\$28,392,000	\$31,258,000	\$29,299,000
Operating Cost*	\$1,653,000	\$1,653,000	\$1,653,000
Revenue	\$1,699,000	\$1,699,000	\$1,699,000
Cost Recovery	103%	103%	103%
<b>With 50-Meter Pool</b>			
Total Project Cost	\$34,123,000	\$36,913,000	\$34,954,000
Operating Cost*	\$1,897,000	\$1,897,000	\$1,897,000
Revenue	\$1,802,000	\$1,802,000	\$1,802,000
Cost Recovery	95%	95%	95%

### 72,000sf Recreation & Aquatic Center

	JUANITA BEACH	NORTH KIRKLAND	SOUTH NORWAY
<b>Without 50-Meter Pool</b>			
Total Project Cost	\$39,749,000	\$43,318,000	\$41,279,000
Operating Cost*	\$2,559,000	\$2,559,000	\$2,559,000
Revenue	\$3,360,000	\$3,360,000	\$3,360,000
Cost Recovery	131%	131%	131%
<b>With 50-Meter Pool</b>			
Total Project Cost	\$45,480,000	\$48,973,000	\$46,934,000
Operating Cost*	\$2,803,000	\$2,803,000	\$2,803,000
Revenue	\$3,436,000	\$3,436,000	\$3,436,000
Cost Recovery	123%	123%	123%

\*Operating cost does not include reserve fund

**KIM'S COUNCIL TALK**  
**10.24.16**

My name is Kim Lancaster. I live in Shoreline.

I was present at last week's Planning Commission Public Hearing on proposed amendments to the City's Transitional Encampment regulations. These proposed amendments by Staff were intended to decrease barriers for churches and other human service organizations helping the homeless in Shoreline. The Council Chamber was filled with people on both sides of the issue and approximately 10 Shoreline citizens gave public comment. Several people opposed to the proposed amendments only heard about the Public Hearing the day before or the day of the Hearing. There was palpable hostility on the part of many who opposed the amendments. I believe that hostility was based on fear and lack of knowledge of transitional encampments. A couple people stated honestly that they just didn't want homeless people in Shoreline, period. One or two who spoke in opposition had pertinent questions that could have been addressed, had the Public Hearing been a different kind of meeting. One citizen, Robin McClelland, proposed that there be a dialogue about Transitional Encampments in Shoreline. I agree with my friend, Robin, and that is why I am here tonight.

I ask the Council to instruct City Staff to organize and schedule a "Town Hall on Transitional Encampments". I propose that this Town Hall include a moderator, such as Edward Wolcher from Town Hall Seattle and a panel made up of people from the City's community services department, representatives from Camp United We Stand and Greater Seattle Cares, Shoreline Police, churches that have hosted transitional encampments, and those who oppose transitional encampments.

I ask that this Town Hall take place in January or February 2017 and that it be held at Shoreline Center in the large Shoreline Room. I also ask that City Staff widely publicize this event so that all Shoreline residents have the opportunity to engage in this very important discussion.

Thank you.