



**SHORELINE  
CITY COUNCIL**

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August 29, 2017

Thank you for your recent email regarding the City's proposed maintenance facility. The City Council appreciates you taking the time to write and have asked that I respond to your questions on their behalf.

It is important to note that the City Council has not made any decisions on locating a new City maintenance facility in Hamlin Park, or on other City property, nor on the possible expansion of Brugger's Bog Park. When a formal proposal is brought forward, the City will host public meetings on the proposed project. The City Council will make any final decisions. This will likely occur next year.

I also wanted to provide some background on the project and the anticipated next steps.

Background

The City has been examining the facilities needed to support City maintenance activities for a number of years. This began in 2002 when the City and the Ronald Wastewater District (RWD) agreed to an assumption of RWD by the City and the City anticipated acquisition of the Seattle Public Utilities' (SPU) water system in Shoreline. The acquisition of the SPU water system has been put on hold and is not being considered in this maintenance facility analysis.

The City's current maintenance facility at Hamlin Yard houses Public Works and Parks maintenance staff and equipment. It is an older facility that does not adequately meet the City's current needs, and it has insufficient space to absorb more staff and equipment. In planning for the assumption, the City looked for a new site to accommodate public works and utility operations. In 2013, the City acquired the old County road maintenance property, then called the Brugger's Bog Maintenance Facility (now referred to as the North Maintenance Facility property), near Ballinger Way and 25<sup>th</sup> Avenue NE. This property is adjacent to and south of Brugger's Bog Park.

In October 2015, the City engaged TCF Architects to develop program and space requirements, prepare conceptual layouts and a facility master plan, manage the public input process, and complete preliminary design and cost estimates for the North Maintenance Facility property. In developing the

preliminary design, TCF Architects identified challenges related to geotechnical conditions (soils under the property), adjacent wetlands, high ground water, stormwater management, possible contamination, and the size and shape of the property, all of which led to higher than anticipated development costs.

In October 2016, after a project update to the City Council, staff paused development work on the proposed North Maintenance Facility to identify potential alternative property(ies) that could meet the Public Works maintenance facility needs. Materials from the October 24, 2016 Council meeting can be found on the City's website at:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport102416-8b.pdf>.

Working with the architects, City staff developed generic full and partial program maintenance facility templates that matched a typical city block size. Using this information, 10 properties were identified for initial consideration. Of those 10 properties, the North Maintenance Facility, Hamlin Park, James Keough Park, RWD, the Brightwater portal, and Hamlin Yard (the City's existing maintenance facility) are still considered viable for the mix of properties to meet the long and short term maintenance facility needs. Other properties were considered and determined to be unviable, including Shoreline School District property, redevelopment of an existing full or partial city block and using a portion of the planned North City Water District maintenance facility property.

On July 31, 2017, staff updated the City Council on the alternative property analysis. The staff report also contains additional background information and links to prior project presentations to the City Council on this topic. The agenda, staff report, and video of that meeting can be found at:

[http://shoreline.granicus.com/MediaPlayer.php?view\\_id=4&clip\\_id=786](http://shoreline.granicus.com/MediaPlayer.php?view_id=4&clip_id=786)

At the July 31 Council meeting, staff proposed an approach that could meet the maintenance facility needs for both Public Works and Parks and could also provide recreational and environmental benefits. This included the following elements:

#### Hamlin Park

The first part of the staff recommendation is to evaluate alternatives for a combined maintenance facility in Hamlin Park. Staff recommended Hamlin Park for a variety of reasons including overall park size, Hamlin Yard's current existence within the park, and good access to the street network. The evaluation will involve developing alternatives for the layout and location of the facility in the park. Hamlin Park is approximately 80.4 acres, of which, Hamlin Yard's footprint is approximately 1.5 acres.

The programming and possible layouts for a new Public Works maintenance facility are estimated to require about 3.2 acres. So, the park area needed to expand on the current maintenance facility is estimated to be 1.5 to 2.5 acres depending on location, layout, and use of Hamlin Yard. Hamlin Park was initially created using King County Forward Thrust funding, which requires the park or an alternative site to remain park land in perpetuity (i.e., replacement park land must be identified as mitigation). Converting the North Maintenance Facility property to park land could serve as the site to meet this requirement.

As the work of developing alternatives to meet the maintenance facility programming and space requirements continues, City staff will also address other goals. These goals include minimizing costs; minimizing impacts to the park, including tree retention and maintaining recreation opportunities; utilizing the existing Hamlin Yard maintenance facility; identifying any improvements within the park needed in conjunction with this project; and providing a facility that is a good neighbor.

#### Expansion of Brugger's Bog Park

The second part of the staff recommendation is to develop the North Maintenance Facility property as an extension of Brugger's Bog Park, increasing the park area by approximately 2.9 acres. This new park area would provide the above-mentioned mitigation for converting a portion of Hamlin Park into use as a Maintenance Facility and provide an opportunity to daylight a portion of the Ballinger Creek. Not only does this create park space comparable to, or possibly in excess of, the portion of Hamlin Park that would be used for a Maintenance Facility, but the "daylighting" of Ballinger Creek on this property provides environmental enhancement of the creek at this location and within the Thornton Creek basin of which it is a tributary. This concept will need further development and analysis, but it is intended to satisfy the requirements of King County's Forward Thrust program, as mentioned above.

#### Use of Existing City Properties

Also on July 31, the City Council shared their interest in reviewing a conceptual plan and estimated costs to utilize existing City properties at Hamlin Yard, the North Maintenance Facility, the Brightwater Portal, and RWD to collectively provide for the City's maintenance facility needs. Part of this would involve developing an analysis comparing the one-time and long-term costs related to improvements needed at each facility and addressing the different operational process and efficiencies for a combined Parks and Public Works maintenance facility at a single location in Hamlin Park.

From this evaluation, staff will present to Council a preferred alternative for meeting the City maintenance facility needs. Again, no decisions have been

made on locating new City maintenance facilities in Hamlin Park or elsewhere in the City.

Thank you again for writing the City Council and expressing your thoughts on this proposed project. I encourage you to check the City's website and to sign up for Alert Shoreline for the latest information on this project. More information on Alert Shoreline, including an opportunity to sign up, can be found on the City's website at:

<http://www.shorelinewa.gov/government/departments/police-department/crime-prevention/alert-shoreline>.

If you have any questions related to the project, please feel free to contact the project manager, Noel Hupprich, at [nhupprich@shorelinewa.gov](mailto:nhupprich@shorelinewa.gov) or (206) 801-2472.

Sincerely,

Randy Witt  
Director of Public Works

cc: City Council  
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