



CITY MAINTENANCE FACILITY FREQUENTLY ASKED QUESTIONS

Thank you for checking in on the City Maintenance Facility project. This is a summary of Frequently Asked Questions (FAQ) about the project.

Why is the City looking to upgrade its Maintenance Facilities?

We have been examining the facilities needed to support City maintenance activities for several 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. As part of 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 King County Roads maintenance property, then called the Brugger's Bog Maintenance Facility (now referred to as the North Maintenance Facility property), at 19547 25th Avenue NE. This property is immediately south of Brugger's Bog Park.

When did work on this project begin?

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 a centralized maintenance facility at the North Maintenance Facility property.

Why is a new centralized maintenance base at the North Maintenance Facility property no longer being considered?

In developing the preliminary design for a new centralized maintenance base at the North Maintenance Facility property, 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 preliminary design work for the new facility to identify potential alternative properties that could meet the Public Works needs.

Where can I find information on the City's maintenance facility needs and plans?

On the Shoreline Public Works website in the project web page shorelinewa.gov/maintenancefacility we have placed the reports related to this project and links to the City Council meetings where the project updates were presented. The Council staff reports also contain relevant project information.

How was the public informed about this project?

The bulk of the public information on this project has been through updates and decisions at City Council meetings. This includes budgeting of the project, procurement of the North Maintenance Facility property, and starting and updating the City council on the project status. In addition, staff made a presentation at the Ballinger Neighborhood Association meeting on February 1, 2016. All City Council meeting staff reports can be found on the City Council page of the City web site, links to the City Council project updates and key materials are on the Public Works project web page shorelinewa.gov/maintenancefacility.

When you looked at other properties, why is joining with North City Water District and using a portion of their planned new maintenance facility not viable?

The City and the North City Water District (NCWD) discussed allowing the City to use a portion of the site for the new NCWD maintenance facility at 15555 15th Avenue NE. About 26,000 square feet of the site could potentially be available to the City. Preliminary analysis showed this area is too small to warrant further consideration for a City maintenance function.

When you looked at other properties, why did you not consider the State's Fircrest Property?

The State's plans for the Fircrest property are currently under development, and availability of a portion of property for locating a City Maintenance Facility is uncertain. Because of this, staff did not move this alternative forward for consideration. Within this context, the "generic" layout and cost were developed to be applied to properties such as Fircrest or a city block that may be considered for a maintenance facility.

Is Hamlin Park being considered for a new maintenance facility?

On October 9, 2017, the City Council passed a motion to clarify that the maintenance facility analysis should **not** consider a combined maintenance facility site at a new location within Hamlin Park. Over the next several months, staff will be further analyzing potential improvements to meet the City's long-term maintenance facility needs using a combination of sites. One of the key sites in this analysis is the City's existing Hamlin Yard Parks and Streets combined maintenance facility located at the southwest corner of the Hamlin Park (known as Hamlin Yard), which will continue to be used as a City maintenance facility.