

Discussing Ordinance No. 866 –  
To Authorize a Bond Measure for the  
Shoreline Aquatics, Recreation and  
Community Center (ShARCC) and  
Optionally Priority Park Improvements



# School District commitment

On July 15<sup>th</sup> the School Board adopted School District Resolution 2019-14. Pursuant to that Resolution the School District will:

- Contribute \$2.43 million to the construction of the ShARCC
- Predicated on
  - An eight lane pool
  - Ample capacity for spectators for swim and dive competitions
  - Pool depth sufficient to support the dive teams
  - Preferred scheduling for School District swim and dive team practices and meets for 50 years
  - The District pays no use or maintenance fees for 50 years



# Council Direction from June 24th

Council directed staff to prepare two versions of Ordinance No. 866.

- Alternative 1 (Attachment A) includes only the ShARCC
- Alternative 2 (Attachment B) includes the ShARCC and other priority parks improvements
- Both Alternatives reduce the bond amount by the proposed school district contribution of \$2.4 million



# Council Direction from June 24<sup>th</sup> continued

- Flexibility to Support Other Parks Improvements with savings
- More clarity in the ballot title on what is the intent
- Retaining some flexibility in the Ordinance and Explanatory Statement.
- Using funds for other PROS Plan projects would require approval by the sitting City Council.
  - Alternative 1 (Attachment A - ShARCC only): the ballot measure title is clear that the funding is intended for the ShARCC only, with no dedicated funding for other PROS plan projects.
  - Alternative 2 (Attachment B - ShARCC+) ballot measure title provides funding for both the construction of the ShARCC and the priority parks improvements.



# Ordinance 866 - Alternatives

	Alternative 1 (Attachment A)	Alternative 2 (Attachment B)
Scope	ShARCC Only	ShARCC + Park Improvements
Total Bond Measure	\$85.7 Million	\$103.6 Million
Net Monthly Impact on median valued home	\$16	\$20



# Alternative 2 (Attachment B) includes priority park improvements:

Park	Estimated Cost (in millions)
Brugger's Bog Park	\$4.2
Richmond Highlands Park	\$5.3
Hillwood Park	\$3.7
Briarcrest Community Park (Hamlin)	\$4.7
Total	\$17.9

## Concept design amenities proposed for bond funding:

- Brugger's Bog: relocated playground with swing set, multi-sports court, picnic shelter, restroom, added landscaping, perimeter trail, sidewalk
- Richmond Highland: Fully accessible all-ages playground, multi-sport court, picnic shelter, perimeter trail, sensory trail, sidewalks
- Hillwood: Multi-sport court, expanded play area with adventure features, splash-pad, picnic shelter, landscaping, perimeter trail
- Briarcrest (Hamlin): enhance entrance, play area, splash-pad, community garden, picnic shelter, great lawn



## RICHMOND HIGHLANDS PARK



## BRUGGER'S BOG PARK



## HILLWOOD PARK



## HAMLIN PARK (BRIARCREST)



Proposed Park  
Improvements  
ORD 866,  
Attachment 2



## **Alternative 1 - Proposed Ballot Title (Attachment A – ShARCC Only)**

- This proposition authorizes the City to acquire property and construct an aquatic and community center for senior, youth, family and community activities, including classrooms, a commercial kitchen, recreation/lap pools, two-court gymnasium, exercise space, indoor walking/jogging track, and outdoor active spaces; issue up to \$85,700,000 of general obligation bonds maturing within a maximum of 20 years to finance and refinance such projects; and levy annual excess property taxes to repay such bonds, as provided in Ordinance No. 866.





## **Alternative 2 - Proposed Ballot Title (Attachment B – ShARCC + Parks)**

- This proposition authorizes the City to acquire property and construct an aquatic and community center for senior, youth, and family activities, including classroom/exercise space, recreation/lap pools, gymnasiums, indoor walking/jogging track, and a commercial kitchen; construct park amenities, playgrounds, splash-pads, and/or trails in parks; issue up to \$103,600,000 of general obligation bonds maturing within 20 years to finance and refinance such projects; and levy annual excess property taxes to repay such bonds, as provided in Ordinance No. 866.



# Councilmember Roberts possible amendments to Ordinance 866 Alternative 2 (Attachment B):

## Amendment B-1:

- Remove Briarcrest Community Park (Hamlin)
- Remove Richmond Highlands Park
- Bond amount - \$93,600,000

## Amendment B-2:

- Remove Briarcrest Community Park (Hamlin)
- Remove Richmond Highlands Park
- Add James Keough Park
- Add Trails
- Bond amount = \$100,300,000



- *I move to adopt Ordinance No. 866 as presented in Attachment A that includes construction of only the Shoreline Aquatics, Recreation and Community Center.*

**OR**

- *I move to adopt Ordinance No. 866 as presented in Attachment B that includes construction of the Shoreline Aquatics, Recreation and Community Center and the priority park improvements as detailed in the staff report.*



# Next Steps

- Vote on Ordinance 866
- Staff have advertised for applications for persons interested in being on the Pro and Con committees for purposes of writing the Voters' Pamphlet statements.
- Council will be asked to appoint the Pro and Con committees on August 5, 2019.
- General Election November 5, 2019.



**Councilmember Roberts – Proposed Amendment B.1**

- *I move to amend Ordinance No. 866 as presented as Attachment B, so that the Ordinance just includes construction of the Shoreline Aquatics, Recreation and Community Center and priority park improvements for Brugger’s Bog Park and Hillwood Park, and would authorize issuance of up to \$93,600,000 of general obligation bonds for these improvements*

**Councilmember Roberts – Proposed Amendment B.2**

- *I move to amend Ordinance No. 866 as presented as Attachment B, so that the Ordinance includes construction of the Shoreline Aquatics, Recreation and Community Center and priority park improvements for Brugger’s Bog Park, Hillwood Park, James Keough Park and development of trails throughout the park system and would authorize issuance of up to \$100,300,000 of general obligation bonds for these improvements.*



## Alternative 2 - Proposed Ballot Title

### (Attachment B: Amendment B-1)

- This proposition authorizes the City to acquire property and construct an aquatic and community center for senior, youth, and family activities, including classroom/exercise space, recreation/lap pools, gymnasiums, indoor walking/jogging track, and a commercial kitchen; construct park amenities, playgrounds, splash-pads, and/or trails in parks; issue up to ~~\$103,600,000~~ \$93,600,000 of general obligation bonds maturing within 20 years to finance and refinance such projects; and levy annual excess property taxes to repay such bonds, as provided in Ordinance No. 866.



## Alternative 2 - Proposed Ballot Title

### (Attachment B: Amendment B-2)

- This proposition authorizes the City to acquire property and construct an aquatic and community center for senior, youth, and family activities, including classroom/exercise space, recreation/lap pools, gymnasiums, indoor walking/jogging track, and a commercial kitchen; construct park amenities, playgrounds, splash-pads, and ~~or~~ trails in parks; issue up to ~~\$103,600,000~~ \$100,300,000 of general obligation bonds maturing within 20 years to finance and refinance such projects; and levy annual excess property taxes to repay such bonds, as provided in Ordinance No. 866.



# HAMLIN PARK (BRIARCREST)



July 15, 2019





# HILLWOOD PARK



**SHORELINE**  
 PARK CONCEPT DESIGNS

July 15, 2019



# RICHMOND HIGHLANDS PARK



July 15, 2019



# BRUGGER'S BOG PARK



**SHORELINE**  
 PARK CONCEPT DESIGNS

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## RICHMOND HIGHLANDS PARK



## BRUGGER'S BOG PARK



## HILLWOOD PARK

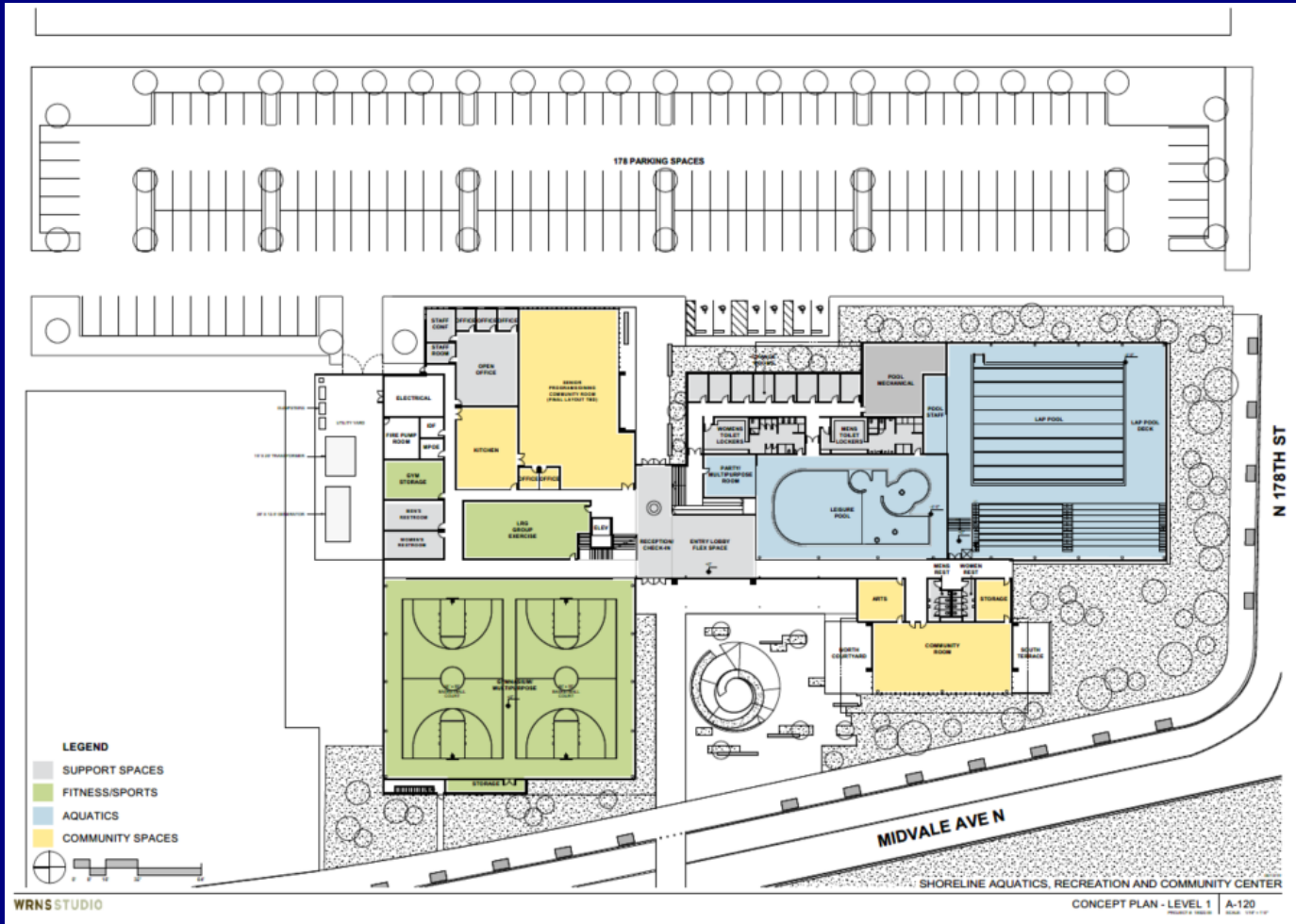


## HAMLIN PARK (BRIARCREST)

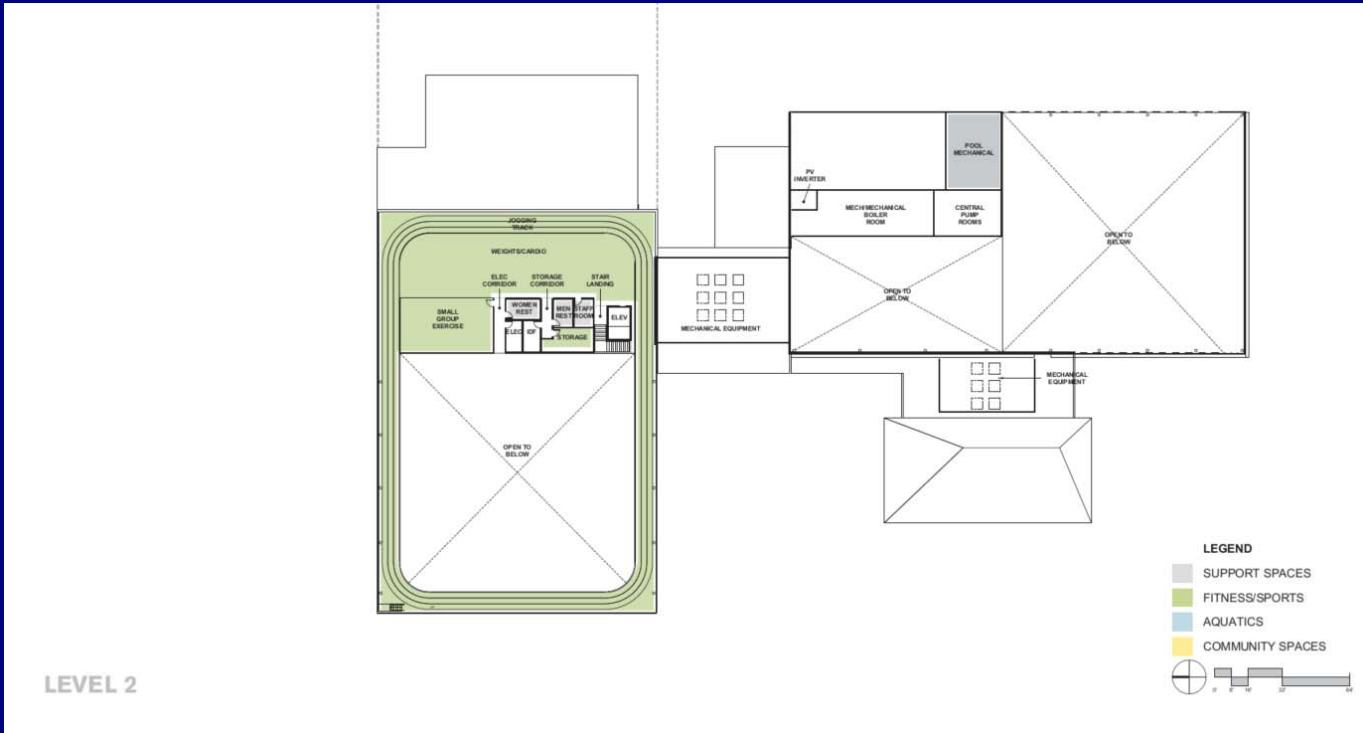


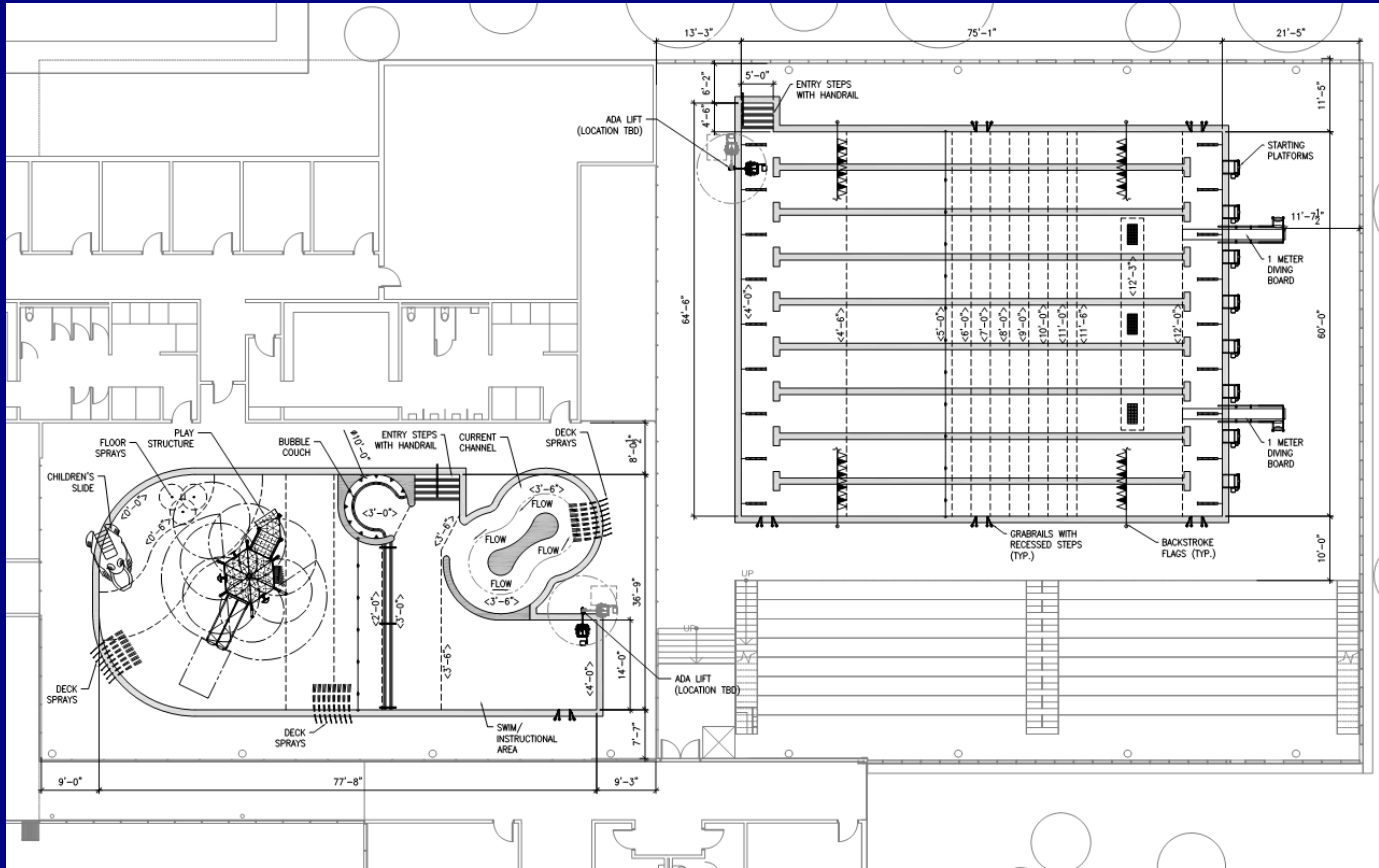
Concept Designs  
2018















# Projected Costs

	Estimated Costs (in Millions)	
	Alternative 1 (Attachment A) ShARCC Only	Alternative 2 (Attachment B) ShARCC & Priority Improvements
<b>Project(s) Construction and Related Costs</b>	\$61.8	\$78.3
<b>Cost Escalation - 2021 Construction</b>	\$7.3	\$8.7
<b>Property Acquisition (17828 Midvale Ave N)</b>	\$19.0	\$19.0
<b>Total Project Cost</b>	\$88.1	\$106.0
<b>School District Capital Contribution</b>	\$2.4	\$2.4
<b>Net Project Cost for Bond Measure</b>	\$85.7	\$103.6



## Net Impact Analysis

	Alternative 1 (Attachment A - ShARCC Only) \$85.7 Million 20 Year Bond Issue				Alternative 2 (Attachment B - ShARCC + Parks Improvements) \$103.6 Million 20 Year Bond Issue			
	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly
<b>Median Valued Home \$480,000</b>	\$262	\$72	\$190	\$16	\$316	\$72	\$244	\$20
<b>Home Valued at \$750,000</b>	\$409	\$122	\$287	\$24	\$494	\$122	\$372	\$31
<b>Home Valued at \$1,000,000</b>	\$545	\$162	\$383	\$32	\$659	\$162	\$497	\$41



## Net Impact Analysis – CM Roberts proposals

	Amendment B-1 (ShARCC + two parks) \$93.6 Million 20 Year Bond Issue				Amendment B-2 (ShARCC + 3 parks and trails) \$100.3 Million 20 Year Bond Issue			
	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly
<b>Median Valued Home \$480,000</b>	\$286	\$72	\$214	\$18	\$306	\$72	\$234	\$20
<b>Home Valued at \$750,000</b>	\$446	\$122	\$324	\$27	\$478	\$122	\$356	\$30
<b>Home Valued at \$1,000,000</b>	\$595	\$162	\$433	\$36	\$638	\$162	\$476	\$40



## Net Impact Analysis – Reduced by \$5 Million (possible King County Levy funding)

	Alternative 1 (Attachment A - ShARCC Only) \$80.7 Million 20 Year Bond Issue				Alternative 2 (Attachment B - ShARCC + Parks Improvements) \$98.6 Million 20 Year Bond Issue			
	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly	Annual Impact	Less Retiring Bond	Net Annual	Net Monthly
<b>Median Valued Home \$480,000</b>	\$246	\$72	\$174	\$15	\$301	\$72	\$229	\$19
<b>Home Valued at \$750,000</b>	\$385	\$122	\$263	\$22	\$470	\$122	\$348	\$29
<b>Home Valued at \$1,000,000</b>	\$513	\$162	\$351	\$29	\$626	\$162	\$464	\$39



Amount of Bond Issue = \$106,000,000				Cost of Expiring Bond		Net Increase	
	Bond Term (Years)	Annual Impact	Monthly Impact	Annual	Monthly	Annual	Monthly
Median Valued Home (\$480,000)	20	\$324	\$27	\$72	\$6	\$252	\$21
Home Valued at \$750,000	20	\$506	\$42	\$122	\$10	\$384	\$32
Home Valued at \$1,000,000	20	\$674	\$56	\$162	\$14	\$512	\$42

