

# Central Waterfront Improvement Fund

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## Department Overview

The Seattle Department of Transportation's Office of the Waterfront is responsible for administration of the waterfront improvement program. The Office of the Waterfront is the central team coordinating the waterfront improvement efforts, including project management, design, construction, and financial management. The office director reports directly to the Mayor.

The Central Waterfront Improvement Fund supports certain costs associated with the design and construction of the waterfront improvement program, costs eligible for financing by a future Local Improvement District (LID), and related costs for City administration, including the Office of the Waterfront. Appropriations are made from the Central Waterfront Improvement Fund are for these purposes.

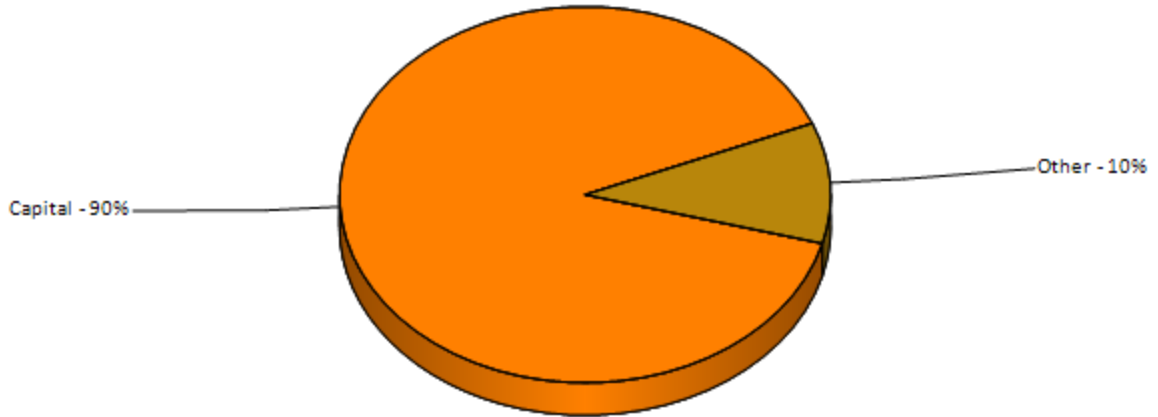
## Budget Snapshot

Department Support	2013 Actual	2014 Adopted	2015 Proposed	2016 Proposed
Other Funding - Operating	\$7,789,790	\$16,479,550	\$3,369,258	\$34,986,235
<b>Total Operations</b>	<b>\$7,789,790</b>	<b>\$16,479,550</b>	<b>\$3,369,258</b>	<b>\$34,986,235</b>
<b>Total Appropriations</b>	<b>\$7,789,790</b>	<b>\$16,479,550</b>	<b>\$3,369,258</b>	<b>\$34,986,235</b>
Full-time Equivalent Total*	0.00	0.00	0.00	0.00

\* FTE totals are provided for information purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here.

# Central Waterfront Improvement Fund

## 2015 Proposed Budget - Expenditure by Category



# Central Waterfront Improvement Fund

## Budget Overview

The waterfront improvement program estimate totals \$1.07 billion. In the 2015-2016 Proposed Budget, the program funds \$191 million in 2015 and \$159 million in 2016. The Office of the Waterfront FTEs are located organizationally within the Seattle Department of Transportation. The funds shown in the tables represent the interfund loan amount to the Central Waterfront Improvement Fund.

The following paragraphs summarize the multiple elements in the waterfront improvement program:

**Elliott Bay Seawall Replacement:** In 2012, Seattle voters approved a levy lid lift to replace the Elliott Bay seawall. The project is anticipated to cost approximately \$330 million. The SDOT CIP proposal for Elliott Bay Seawall Replacement (TC-367320) summarizes the revenue sources that pay for the seawall.

**Alaskan Way Main Corridor:** The Washington Department of Transportation is in the process of building a deep bore tunnel to replace the Alaskan Way Viaduct (viaduct), which is part of State Route (SR) 99. State Route 99 is currently planned to be relocated from the viaduct into the tunnel. The state is responsible for demolishing the viaduct and decommissioning the Battery Street tunnel. The City of Seattle is responsible for designing and constructing the Alaskan Way/Elliott Way surface street and the adjoining pedestrian promenade along the waterfront. The project also includes replacement of, and improvements to, three key connections impacted by the viaduct removal, namely Seneca Street, Columbia Street, and the Marion Street pedestrian bridge. This project is detailed in the SDOT CIP proposal for Alaskan Way Main Corridor (TC-367330).

**Overlook Walk and East/West Connections:** Removing the viaduct provides the opportunity for the City to improve key connections between the downtown core and the waterfront. The specific east/west streets targeted for improving connections include: Bell Street, Union Street, Pike Street, Pine Street, Main Street, Washington Street, and Railroad Way. In addition to these east/west street connections, the waterfront improvement program also includes the overlook walk, which would provide a pedestrian oriented connection between the waterfront and Aquarium and Pike Place Market with ADA access, views, and public open spaces. This project is detailed in the SDOT CIP proposal for Overlook Walk and East/West Connections (TC-367620).

**Pike Place Market PC-1 North Waterfront Entrance project:** The PC-1 North Waterfront Entrance project is being developed in partnership with the Pike Place Market Preservation and Development Authority (PPMPDA) to provide a mixed-use development building on the north side of the Pike Place Market. The site currently is operated by PPMPDA as a surface parking lot. The development is planned to include 260 below grade structured parking stalls, 40 low-income senior residential housing units, and new commercial, retail, and office space. The project will also have public pathways, and a rooftop deck that will serve as the waterfront entrance to the overlook walk connecting Pike Place Market to the waterfront. Project details are located within the Department of Finance and Administrative Services (FAS) operating budget.

**Parks - Aquarium Expansion:** The Seattle Aquarium is planning a major expansion to its existing footprint to add new programming and visitor capacity. It will become a major destination for the newly redeveloped waterfront. The project intends to make improvements to piers 59 and 60 with additional overwater coverage to allow for more exhibits. The aquarium is owned by the Department of Parks and Recreation (DPR) but operated by the non-profit Seattle Aquarium Society. This project is detailed in the DPR CIP proposal for Aquarium Expansion (K-732492).

**Parks - Central Waterfront Piers Rehabilitation:** Waterfront Park and Pier 62/63 are public park facilities that provide public access to Elliott Bay and host a range of public events, markets and performances. Both piers need a full seismic upgrade to meet current life safety codes, and Waterfront Park needs significant access improvements. Waterfront Park is envisioned as a flexible public recreation and open space. Pier 62/63 is anticipated to be more heavily programmed, with a flexible activity rink, events, and performances. The Department of Parks and Recreation (DPR) owns the piers, but the Central Waterfront Improvement Fund will pay for the rehabilitation. This project is detailed in the DPR CIP proposal for Parks Central Waterfront Piers

# Central Waterfront Improvement Fund

Rehabilitation (K-732493).

**FAS - Local Improvement District Administration:** The City plans to finance a portion of the costs for the waterfront improvement program by forming a Local Improvement District (LID). The LID is a financing mechanism that allows the City to construct capital improvement projects in a certain geographic area that would provide a special benefit to property owners. The formation of an LID would allow the City to assess property owners a fee that would capture a percentage of the increase in property values created by the local improvements. The LID administration will take place in the FAS, and the financial details are located in the FAS operating budget.

**Office of the Waterfront - Program Administration:** Although there are multiple funding sources and multiple projects within the waterfront improvement program, the program itself is viewed as inclusive of these multiple projects. The program administration in the Office of the Waterfront is charged with administering the overall program, and ensuring that the waterfront improvement program is true to that vision of a single program. The program administration costs are funded with Central Waterfront Improvement Funds through the Transportation Operating Fund in SDOT.

## Incremental Budget Changes

### Central Waterfront Improvement Fund

	2015		2016	
	Budget	FTE	Budget	FTE
<b>Total 2014 Adopted Budget</b>	<b>\$ 16,479,550</b>	<b>0.00</b>	<b>\$ 16,479,550</b>	<b>0.00</b>
<b>Proposed Changes</b>				
Technical Adjustment	-\$ 13,110,292	0.00	\$ 18,506,685	0.00
<b>Total Incremental Changes</b>	<b>-\$ 13,110,292</b>	<b>0.00</b>	<b>\$ 18,506,685</b>	<b>0.00</b>
<b>2015 - 2016 Proposed Budget</b>	<b>\$ 3,369,258</b>	<b>0.00</b>	<b>\$ 34,986,235</b>	<b>0.00</b>

## Descriptions of Incremental Budget Changes

### Proposed Changes

#### **Technical Adjustment - (\$13,110,292)**

The current Central Waterfront Improvement Fund (CWF) interfund loan limit is \$31.2 million, of which the Office of the Waterfront expects to spend approximately \$24 million through the end of 2014. The spending plan anticipates drawing approximately \$5.85 million from the remaining available loan in 2015. The interfund loan amount will need to be reconsidered in the 2016 budget process.

# Central Waterfront Improvement Fund

## Expenditure Overview

Appropriations	Summit Code	2013 Actual	2014 Adopted	2015 Proposed	2016 Proposed
Central Waterfront Improvement Fund Interest Expense Budget Control Level	CWIF-INT	0	979,550	349,258	1,696,235
Central Waterfront Improvement Fund Support to Transportation Budget Control Level	CWIF-CAP	7,789,790	15,500,000	3,020,000	33,290,000
<b>Department Total</b>		<b>7,789,790</b>	<b>16,479,550</b>	<b>3,369,258</b>	<b>34,986,235</b>
<b>Department Full-time Equivalent Total*</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\* FTE totals are provided for information purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here.

## Revenue Overview

### 2015 Estimated Revenues

Summit Code	Source	2013 Actual	2014 Adopted	2015 Proposed	2016 Proposed
587000	Interfund Loan	13,700,000	17,525,000	0	0
	<b>Total Interfund Loan</b>	<b>13,700,000</b>	<b>17,525,000</b>	<b>0</b>	<b>0</b>
	<b>Total Revenues</b>	<b>13,700,000</b>	<b>17,525,000</b>	<b>0</b>	<b>0</b>
379100	Use of (Contribution To) Fund Balance	-5,910,210	-1,045,450	3,369,258	34,986,235
	<b>Total Use of (Contribution To) Fund Balance</b>	<b>-5,910,210</b>	<b>-1,045,450</b>	<b>3,369,258</b>	<b>34,986,235</b>
	<b>Total Resources</b>	<b>7,789,790</b>	<b>16,479,550</b>	<b>3,369,258</b>	<b>34,986,235</b>

# Central Waterfront Improvement Fund

## Appropriations By Budget Control Level (BCL) and Program

### Central Waterfront Improvement Fund Interest Expense Budget Control Level

The purpose of the Central Waterfront Improvement Fund Interest Expense BCL is to appropriate interest expense allocated to the Fund.

	2013	2014	2015	2016
<b>Program Expenditures</b>	<b>Actual</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Proposed</b>
Central Waterfront Improvement Fund Interest Expense	0	979,550	349,258	1,696,235
<b>Total</b>	<b>0</b>	<b>979,550</b>	<b>349,258</b>	<b>1,696,235</b>

### Central Waterfront Improvement Fund Support to Transportation Budget Control Level

The purpose of the Central Waterfront Improvement Fund Support to Transportation Budget Control Level is to appropriate funds from the Central Waterfront Improvement Fund to the Transportation Operating Fund for support of the Waterfront Improvement Program.

	2013	2014	2015	2016
<b>Program Expenditures</b>	<b>Actual</b>	<b>Adopted</b>	<b>Proposed</b>	<b>Proposed</b>
Central Waterfront Improvement Fund Support to Transportation Budget Control Level	7,789,790	15,500,000	3,020,000	33,290,000
<b>Total</b>	<b>7,789,790</b>	<b>15,500,000</b>	<b>3,020,000</b>	<b>33,290,000</b>

# Central Waterfront Improvement Fund

## Central Waterfront Improvement Fund Table

### Central Waterfront Improvement Fund

	2013	2014	2014	2015	2016
	Actuals	Adopted	Revised	Proposed	Proposed
<b>Beginning Fund Balance</b>	<b>1,527,988</b>	<b>-9,887,286</b>	<b>7,440,462</b>	<b>10,024,785</b>	<b>5,851,426</b>
Accounting and Technical Adjustments	2,264	-	-	-	-
Plus: Actual and Estimated Revenues	13,700,000	-	17,525,000	-	-
Less: Actual and Budget Expenditures for Interest Expense	-	979,550	211,677	349,258	1,696,235
Less: Actual and Budget Expenditures for Transportation (SDOT)	7,789,790	15,500,000	14,729,000	3,020,000	33,290,000
Less: Actual and Budget Expenditures for Finance and Administrative Services (FAS) *	-	-	-	554,101	2,234,378
Less: Actual and Budget Expenditures for Parks and Recreation Department (Parks) **	-	-	-	250,000	6,200,000
<b>Ending Fund Balance</b>	<b>7,440,462</b>	<b>-26,366,836</b>	<b>10,024,785</b>	<b>5,851,426</b>	<b>-37,569,187</b>
<b>Ending Unreserved Fund Balance</b>	<b>7,440,462</b>	<b>-26,366,836</b>	<b>10,024,785</b>	<b>5,851,426</b>	<b>-37,569,187</b>

\* The Finance and Administrative Services expenditures are located in the FAS Proposed Budget pages.

\*\* The Parks and Recreation Department expenditures are located in the proposed Parks CIP.