



Memo

Date: April 10, 2018

To: Park District Oversight Committee

From: David Graves, Strategic Advisor

Subject: Major Projects Challenge Fund – 2018/2019 Proposals

Requested Committee Action - None

- This briefing is for informational purposes to introduce the proposals received for the 2018/2019 round of the Major Projects Challenge Fund.
- SPR Staff will return to the PDOC on July 17, 2018 with the proposals scored/ranked and a staff recommendation as to which proposal(s) should be funded?

Staff Recommendation (if applicable)

None at this time.

Proposal Description and Background

The following is a brief description of each proposal received:

Cascade Playground Field Improvement Feasibility Study (333 Pontius Avenue N, Seattle, WA 98109): Cascade Playground is seeking \$60,000 for a feasibility and design study of the following future project elements, with a match of \$19,200 in volunteer hours:

- Infiltration survey and design for play field excavation and underdrain placement, with potential for rainwater catchment cisterns and irrigation facility improvements
- Removal of conventional turf and replacement with pollinator friendly, drought tolerant species which decrease mowing and irrigation requirements for Parks maintenance
- Removal of declining sidewalk infrastructure and replacement with permeable pavement OR paved infrastructure to feed rainwater catchment facilities
- Compliment or expand the existing green stormwater infrastructure at Cascade People's Center with the installation of additional cisterns and educational resources to maximize storm water retention and re-use on site
- Public safety improvements of public restroom facilities to maximize sight lines and ecological utility (i.e. reclaimed water, passive lighting, green roof, greywater)
- Introduction of overhead lighting to all areas of the playfield
- Design consistent entrances throughout the park, with an emphasis on activating current sites of illegal behavior, to be integrated with interpretive signage and artistic elements to maximize educational opportunity and inclusive community outreach (including multi-lingual and non-literate individuals)

Colonnade Skatespot (1701 Lakeview Boulevard E, Seattle, WA 98102) The Eastlake Community Council requests that the City of Seattle fund and construct a skatespot in the I-5 Colonnade Open Space, a Seattle Parks and Recreation Department facility. City funding would be supplemented by donations from many individuals and groups, including the Eastlake Community Council. The total cost is estimated at \$1,292,352, with no specific match identified.

Electric Vehicle Charging Stations (City-wide): SEVA, the community organization in support of education and outreach to Seattle Electric Vehicle owners and driver's, offers this proposal for an expansion/upgrade of SPR electrical facilities at community centers and several high need parks on SPR properties. More specifically, the request is to create a collaborative process to choose 12- 15 geographically diverse SPR property and/or SPR owned facilities to install 2 Dual Port L2 (240V) charging units for public use. Include an educational component at each site, either class or education materials dependent on the site. Total project cost depends on the number of sites chosen (up to \$200K per site), with no specific match identified.

Green Lake Small Craft Center Redevelopment (5900 West Green Lake Way N, Seattle, WA 98103): A pre-design/feasibility study was funded through the MPCF in 2016/2017. The Green Lake Rowing Advisory Council, the Friends of Green Lake Crew and the Seattle Canoe and Kayak Club have submitted a new application for funding from the Major Projects Challenge Fund to cover the design, permitting and redevelopment of the Small Craft Center as a new Green Lake Community Boathouse. Total project cost is estimated to be \$6.0-\$6.5M; the requested amount is \$2.925M with a match of \$2.925M in a mixture of private fund raising, foundation donations and state grants.

Magnuson Park Building 2 Improvements (7400 Sand Point Way NE, Seattle, WA 98115): The Magnuson Park Center for Excellence (MPCE) seeks a public-private partnership with the Major Projects Challenge Fund in 2018 to make a significant impact on revitalizing Building 2 at Magnuson Park. Specifically, the MPCE requests \$1,900,000 to refurbish the roof of Building 2. MPCE will provide a 50% match from private donors bringing the total project cost to \$3,800,000. To date, the MPCE has raised more than \$600,000 in cash, pledges, in-kind donations and grants, including more than \$180,000 in cash and pledges from private individuals and organizations. In-kind donations and pledges total more than \$200,000, including design, planning, renovation, and structural analysis consulting from three Seattle-based companies: Clark Barnes, an architectural firm, Venture General Contracting, and Hewitt Architects. In addition, the MPCE was the recipient of \$225,000 in grants from the Perkin Fund. These funds are being used to develop the business and operations plan for the MPCE in Building 2, as well as fundraising and government relations consulting.

Magnuson Park Pedestrian/Mobility Plan (7400 Sand Point Way NE, Seattle, WA 98115): This proposal is to hire an Urban Planner, to assess and design the infrastructure improvements needed to make Magnuson Park safe for pedestrians throughout the park. It would aim to connect the entire park into a cohesive whole. The amount requested is \$50,000, with no match identified.

Magnuson Park Playfield Development (7400 Sand Point Way NE, Seattle, WA 98115): A feasibility study/cost estimate was funded through the MPCF in 2016/2017. This proposal requests funds to build a lighted, synthetic turf athletic field at Magnuson Park in accordance with the Magnuson Park Wetlands/Habitat and Athletic Fields Master Plan (Magnuson Master Plan). This field is one of the four remaining fields to be constructed as per the Magnuson Master Plan that Seattle City Council approved in 2004 (Ordinance 122318). The Magnuson Park Playfield development project request is for \$3,500,000. The current cost estimate for this synthetic turf field and lighting installation is \$5 million, including project management and contingency costs by Seattle Parks and Recreation. The Magnuson Park Playfield project anticipates achieving a

\$1,500,000 match of the Challenge Fund (30% of total project cost) through three primary means: community sports league contributions, state and local grants, and additional local fundraising.

Pritchard Beach Waterfront Activity Center Feasibility Study (8400 55th Avenue S, Seattle, WA 98118): The Rainier Beach Institute (RBI) is applying for \$50,000 to fund planning and design activities as part of the first phase of a public benefit project to create a Waterfront Activities Center at Pritchard Beach. The total budget for Phase I will be \$67,000: \$50,000 through the MPCF with a match of (at least) \$17,000 raised by RBI.

Sail Sand Point Feasibility Study (7861 62nd Avenue NE, Seattle, WA 98115): Sail Sand Point requests \$80,000 (\$50k for a Feasibility Study & \$30K related to a capital campaign) to help with our project of planning and designing for the renovation of the Boathouse, Building 31, on the northwest edge of Warren G. Magnuson Park. No match is provided although Sail Sand Point has already received ~100 hours of in-kind donation from marine surveyors, architects and engineers, valued at \$10,000, and has invested \$73,837 to abate the lead paint in the boathouse, re-paint the North section and replace the bird netting. This initial phase of the project will include a feasibility study for the proposed renovations, a complete structural survey of the existing building, pricing estimates and timelines for all components of the renovations, as well as the start of a capital campaign to ensure Sail Sand Point can raise the funds necessary for bringing the renovation to completion. At the time of the renovation Sail Sand Point will seek to improve the boathouse beyond its original purpose while maintaining the historic value of the building so that it may serve more people in the future. Those improvements will include easier access, more classroom space and additional lockers allowing for increased public use and expansion of our existing programming.

Seward Park Clay Studio Feasibility Study (5900 Lake Washington Boulevard S, Seattle, WA 98118): The Seward Park Clay Studio Board of Directors is asking for \$50,000 for planning and pre-design work to help get the project ready to apply for the larger construction project.

South Park Community Center Playfield Improvements (738 S Sullivan Street, Seattle, WA 98108): The South Park Green Space Steering Committee works to improve open space in South Park and requests that Challenge Funds be allocated for remaining design and construction for the proposed improvements for the South Park Community Center developed in 2018. The proposed improvements include:

- Athletic Field – A 210' x 330' synthetic turf field centrally located on the site and designed to accommodate a full-size soccer field and softball field with field lighting and fencing at varying heights;
- Sport Court – Two multi-use sport courts sized for professional basketball and pickleball;
- Two Playgrounds & Spray Park– Located on the east edge of the site (away from the highway) one playground for 2-5 years old and the other for 5-12 years old. Each includes resilient surfacing for fall protection, a play structure and age-appropriate swing set with a small plaza for families to sit while viewing the playgrounds and athletic field. The spray park will provide all ages seasonal water play;
- Air quality buffer – A thickened vegetated edge comprised of evergreen and deciduous plants that will function, root and branches, as a living filter to ameliorate elevated levels of air particulate matter and noise from SR-99;

- Walking loop and adult fitness zone – Along the perimeter of the park, a half-mile walking loop that varies in width from 6ft. to 10 ft. along its course to allow for two people to walk side-by-side with pedestrian-scale lighting with fitness equipment that will be determined through further outreach; and,
- A placeholder for a future off-leash dog area.

Total project costs are estimated to be \$9,749,174; the South Park Green Space Steering Committee is requesting \$4,119,174 from the MPCF. Seattle Academy of Arts and Sciences (SAAS) has received approval from Seattle Department of Parks and Recreation (SPR) to negotiate a Memorandum of Agreement (MOA) which will result in SAAS funding the redevelopment of the current grass field with a cost of approximately \$4M. The field redevelopment, pending an executed MOA between SAAS and SPR, will function as match for the Challenge Fund. The remaining match would come from additional fund raising and grant(s).

Former Delridge Community Center Improvements (4555 Delridge Way SW, Seattle, WA 98106): The Southwest Youth and Family Services (SWYFS) proposes to upgrade and expand their Seattle Parks and Recreation-owned facility, the former Delridge Community Center. The total project cost is estimated to be \$2,393,731. SWYFS proposes a match of \$726,840 and requests \$1,666,891 from the MPCF.

Volunteer Park Amphitheater (1247 15th Avenue E, Seattle, WA 98112): Volunteer Park Trust is requesting \$900,000 in funding from the MPCF to replace the current failing amphitheater in Volunteer Park with a modern structure that meets community needs for a versatile outdoor performance space; enhances the historic Olmsted landscape; improves the quality of space for daily park users; broadens performance diversity; provides full ADA compliance; improves acoustics, noise control, safety, and access; and reduces net maintenance and operating costs for the facility. Total construction costs for this project are estimated at \$2,700,000. The proposed match totals \$1,050,000 through a combination of fund raising and grant(s).

Public Involvement Process

SPR staff used a variety of media to get the word out about the 2018/2019 round of the Major Projects Challenge Fund. Staff was available and had many individual conversations and meetings with potential proposers. Information was also distributed at a variety of public meetings. A more complete list of public involvement strategies and approaches is being prepared and will be presented to the PDOC in July along with the staff recommendation.

Issues

None at this time.

Environmental Sustainability

This will be noted as part of the staff recommendation in July.

Budget

Preliminary project proposal budget amounts are noted above.

Schedule

- SPR Staff will present the staff recommendation to the PDOC on July 17, 2018
- Currently, the 13 submitted proposals are being reviewed by SPR staff.

- The next step, once the staff recommendation has been presented, is for the PDOC to make a recommendation to Christopher Williams, Acting Superintendent.
- By Q4 2018, the recommended proposal(s) should be at least partially funded and moving forward.

Additional Information

- David Graves, AICP, Strategic Advisor - e-mail: david.graves@seattle.gov; ph.: 206.684.7048.