

Reader's Guide to the 2015-2020 Proposed Capital Improvement Program

The City of Seattle's 2015-2020 Proposed Capital Improvement Program (CIP) includes an introduction, departmental sections, appendix, an index, and a glossary. The introduction provides information on the CIP, allocations, funding sources for capital projects, significant initiatives, support for neighborhoods and neighborhood plan projects, and policies guiding the City's capital investments.

Departmental sections comprise the majority of the CIP document, and contain detailed information on approximately 635 individual projects. The following departments have sections in this book: Parks and Recreation, Seattle Center, Seattle Public Library, Seattle Department of Transportation, Seattle City Light, Seattle Public Utilities (divided into four sections: Drainage and Wastewater, Solid Waste, Technology Projects, and Water), Department of Information Technology, and Finance and Administrative Services. The Appendix lists new or expanded capital facilities, as required by the Growth Management Act.

Reading CIP Project Pages

CIP project pages, located in the departmental sections of the CIP, provide the most detailed information about a project. The project pages contain the following information:

BCL (Budget Control Level): A grouping of similar projects into department-specific programs. Also reflects the level at which expenditures are controlled to meet state budget law provisions.

Project Type: Projects are identified as New Facilities, Improvements to Existing Facilities, or Rehabilitation or Restoration of Existing Facilities. Technology projects, or those that do not fit into the categories above, are identified as New Investments.

Location: Street address, intersection, or general location of a project. If a project has multiple location entries, only one project location entry will be included in the CIP.

Start Date/End Date: Quarter and year a project begins and is expected to finish. Projects that continue from year-to-year are shown as "Ongoing." Projects without a determined start or end date may show as "TBD" or "On Hold."

Project ID: Unique number identifying a project in the City's automated financial management system.

Neighborhood District: The City is divided into 13 neighborhood districts. This field indicates in which (if any) neighborhood district(s), a project is located. Some projects are located in more than one neighborhood district or outside the city, and are so noted.

Neighborhood Plan: If a project supports a neighborhood plan recommendation, the name of the neighborhood plan is indicated. Some projects are in more than one neighborhood plan, or not in a neighborhood plan. The City's 38 adopted neighborhood plans can be viewed online at <http://www.seattle.gov/neighborhoods/npi/plans.htm>.

Council District: The City is divided into 7 Council districts. This field indicates in which (if any) council district(s), a project is located. Some projects are located in more than one council district or outside the city, and are so noted.

Urban Village: This field indicates whether a project is located in an Urban Village, a designated geographic area expected to accommodate future population and job growth, as defined by the Comprehensive Plan's growth management strategy.

Project Description: Information about the purpose, scope, and history of the project.

Revenue Sources: Revenues are all sources of money supporting a particular project such as grants, private donations, Councilmanic debt, Real Estate Excise Taxes, etc. The Revenue Source Table lists the project's revenue sources, life-to-date (LTD) expenditures through 2013; the 2014 revised budget (including 2014 Adopted Budget, carry-forward balances, abandonments, and supplemental appropriations); proposed 2015 appropriations; and endorsed appropriations for 2016 and estimated appropriation requests for 2017-2020. "TBD" indicates that revenue sources are to be determined.

Fund Appropriations/Allocations: This table lists the appropriating funds, which are those funds (with Summit codes) through which the department has legal appropriation authority, and dollar information by year. Note that this level of detail on the project pages is for information only. The City appropriates funds at the Budget Control Level.

O&M Costs (Savings): Estimate of significant increases or decreases in operations and maintenance costs as a result of a capital project. "N/C" denotes that operations and maintenance costs are not calculated.

Spending Plan: This field is shown when spending differs from appropriation or allocation for a given year. This is displayed for a limited number of projects in this document.

Background

The City of Seattle owns and operates a variety of physical assets, ranging from community parks, roadways, bridges, office buildings, libraries, open space, fire stations, maintenance yards, facilities at Seattle Center, and more. The City must properly maintain these assets in order to ensure they are safe, lasting, and provide a welcoming and usable space to serve their intended purposes. The City's utility infrastructure is also included in the Capital Improvement Program (CIP), including electric, solid waste, water and wastewater utility assets. The City's capital facilities support City operations, direct public services and programs, and in some cases, provide direct public benefits themselves.

Every year during the annual budget process, the City adopts a six-year Capital Improvement Program (CIP) which outlines anticipated investments over that timeframe. The 2015-2020 Proposed CIP totals \$5.2 billion over six years, with \$1,049 million of that amount designated for 2015 and \$1,020 million in 2016.

Capital Planning Policies

The City has historically based capital planning efforts on a set of criteria that help set priorities among potential capital programs. [Resolution 31203](#), adopted in June 2010, set out the following policies to guide the City's capital spending:

- Preserve and maintain existing capital assets
- Support the goals of the City's plans
- Support economic development
- Consider external funding possibilities
- Consider revenue-generating possibilities
- Seek regional funding for regional projects
- Pursue cost-saving commitments
- Pursue conservation and sustainability investments

Additional specific considerations include:

- Compliance with regulatory requirements
- Coordination between departments and with other jurisdictions
- Public safety and health

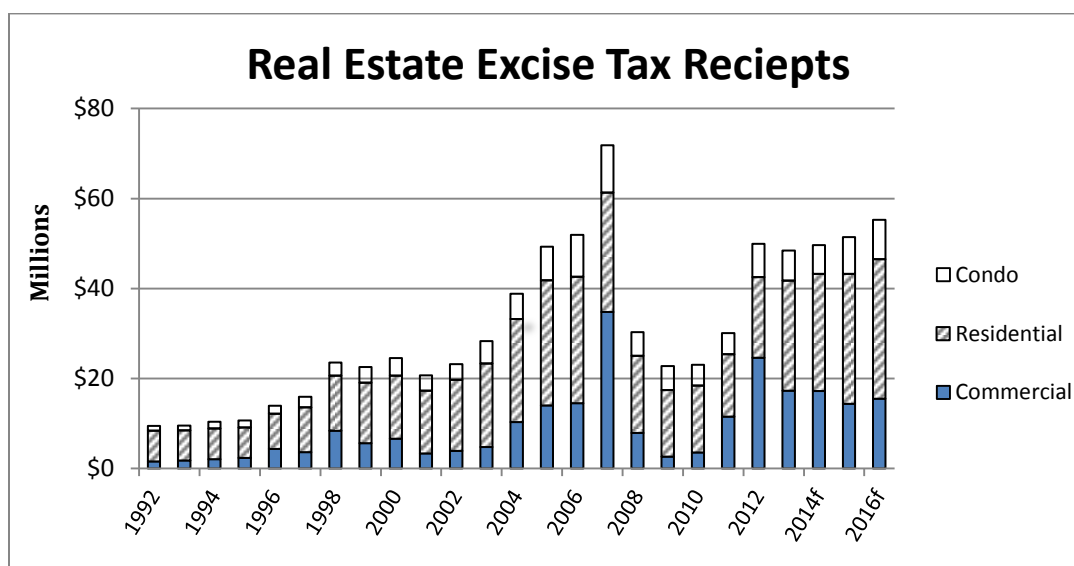
Capital Program Funding and Recent Challenges

Like all large municipalities, Seattle relies on a variety of sources to pay for capital projects. These include locally-generated revenues (taxes, fees, voter-approved levies, and user charges), intergovernmental revenues (including state and federal grants), and debt issuance. Unlike pay-as-you-go sources of funding, the issuance of debt requires revenues in future years to repay the principal and interest expenses. These traditional sources continue to provide the majority of funds for capital facility investments. The City's level of capital investment is based on the mix and extent of financial resources available to the City.

Both Seattle City Light and Seattle Public Utilities fund utility projects with revenues from utility rates. Each utility's adopted financial policies determine what share of their capital investments are funded through cash, and what share from debt. These policies are designed to balance the portion of current investments that are paid by today's ratepayers, versus future ratepayers who will also benefit from long-term capital investments.

Funding of the City's general government capital program is highly dependent on revenue from Real Estate Excise Taxes (REET), transportation-specific taxes, and in some cases, relies on General Fund support, as well. REET is a volatile revenue source that tracks closely to local economic activity. As shown in the graph below, REET revenues rose sharply in 2004-2007 during the economic expansion, but plummeted in 2008-2011 as activity fell off. REET revenues started to rebound in 2012 due to robust commercial activity and although slightly lower in 2013 remained relatively high. While projections for future years anticipate REET revenues to resume growing, large and sudden fluctuations in this revenue source make it difficult to rely upon for ongoing capital needs.

For this reason, the City maintains a reserve of REET funds to help offset fluctuations in revenue. The City dipped into this reserve in 2010, but through careful management of capital spending over the last four years, the City will achieve the \$10 million target reserve level in 2014. This will be the first time since 2008 that the City has been able to fully fund the reserve. The reserve is critical to ensure the City has sufficient funding to maintain core asset preservation work in the event of a future economic downturn.



As described above, the City also relies on other funding sources for its capital program, including locally-generated revenues (taxes, fees, voter-approved levies, and user charges) and intergovernmental revenues (including state and federal grants). Reliance on councilmanic or voter approved debt is another common financing tool, although those obligations must be repaid from the same set of limited resources including REET and General Fund revenues.

Seattle's Recent History – Major Voter-Approved Capital Projects

In addition to reliance upon general tax sources, Seattle undertook a number of major capital projects during the last two decades using voter-approved funds and Councilmanic (non-voted) debt. Voter-approved capital projects include improvements to Seattle Center and construction of new or expanded community centers and parks, new or remodeled downtown and branch libraries, new or remodeled fire facilities, parks improvements, funding for low income housing, and replacement of the Central Seawall. The most recent capital project levies are:

- The 1998 Libraries for All Levy: A 30-year, \$196 million dollar voted bond measure that built a new Central Library, four new branch libraries and renovated or replaced 22 branch libraries.

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- The 1999 Community Centers and Seattle Center Levy: An eight-year, \$72 million levy which renovated and expanded community centers as well as renovations to Seattle Center.
- The 2003 Fire Facilities and Emergency Response Levy: A nine-year, \$167 million levy which upgrades or replaces the City's 33 fire stations and renovates the Chief Seattle fireboat, and built a new Emergency Operations Center and a new Joint Training Facility.
- The 2006 Bridging the Gap Levy: A nine-year, \$365 million levy for transportation maintenance and improvements.
- The 2008 Parks and Green Spaces Levy: A six-year, \$146 million levy to acquire, develop, or restore, existing or new, parks, recreation facilities, cultural facilities, green spaces, playfields, trails, community gardens, and shoreline areas.
- In August 2012, Seattle voters approved a seven-year, \$123 million levy to support, maintain and improve core Library services. Included as part of the levy well were resources for the preservation and maintenance of library facilities. The City Librarian and the Library Board of Trustees prepare annual progress reports that show how levy proceeds have been used each year. The levy provides an average of \$3.1 million annually for major maintenance and asset preservation projects; including maintenance necessary for building components such as roofs, floors, finishes, HVAC and mechanical systems.
- The 2012 Central Seawall Excess Levy: A 30-year, \$290 million bond levy completes funding necessary to construct Phase 1 the Elliott Bay Seawall Project (from Washington Street to Virginia Street) and funds reconstruction of one of the public piers (Pier 62/63 and Waterfront Park).
- In August 2014, voters passed a ballot measure creating the Seattle Park District. The passage of the park district is the culmination of the Parks Legacy Plan project, led by the Parks Legacy Plan Citizens' Advisory Committee. The goal of the park district is to provide long-term, stable funding to support recreation programming, parks projects and the critical needs for investment in major and ongoing maintenance.

Funding Dynamics for Significant Future Capital Projects

Given general resource funding challenges, the City will continue to rely on mix of general government resources and voter-approved funding packages to complete major capital projects and to secure needed funding for basic asset preservation. The City has identified several major priority areas for which significant capital investments will be needed. The following sections describe these priority areas at a high level.

Transportation

The City's existing transportation network faces an extensive backlog of major maintenance. Current funding is not sufficient to maintain the City's road, bridges, signs, etc. In addition, through a series of long-term planning efforts the City has completed "Master Plans" that identify large potential investments in a transit network, bicycle facilities and pedestrian-oriented infrastructure. In recent years, the Bridging the Gap transportation levy has provided a significant amount of funding to help address all these needs. The levy expires at the end of 2016, leaving uncertainty about how such investments will be funded in the years to come.

Public Safety Facilities

Several public safety facilities are in need of upgrade or replacement. Fire Station 5 on Alaskan Way, Fire Station 22 on East Roanoke Street, the Police Harbor Patrol facility on Lake Union and the Police North Precinct on College Way North all are in need of investment. The Seawall funding package that

was approved by voters in November 2012 provides a portion of the resources required for the repair of Piers 62 and 63, but additional funding will also be required to complete these projects.

The 2015-2020 Proposed CIP includes General Fund-supported debt to continue work on a new Police North Precinct facility from which the Seattle Police Department (SPD) serves the north end of the city. In addition, the 2015-2016 Proposed Budget includes \$600,000 to complete a capital facilities assessment for both SPD and the Seattle Fire Department. Once these needs are better understood, the City will be better-positioned to develop an associated funding plan.

Waterfront

The City has developed an ambitious plan for the redevelopment of Seattle's downtown waterfront. The removal of the Alaskan Way Viaduct will provide an opportunity to reconnect the City and the waterfront. The 2015-2016 Proposed Budget provides a revised funding proposal for the project. In addition to general government resources in the form of REET and General Fund-supported debt, the funding plan calls for significant contributions from a Local Improvement District (LID) and philanthropy. The LID will require that property owners who benefit from the project to pay a share of its cost. As the timeline for Viaduct removal becomes clearer, the City will initiate the LID process and further refine the funding plan.

Protecting and Creating Opportunities for Workers

The City considers not only what capital projects to fund, but also how to deliver them and achieve broader goals for fairness, equity and opportunity in the community. The Department of Finance and Administrative Services (FAS) leads a number of policy initiatives to ensure social responsibility and equity in the spending of City capital dollars.

Fair and equitable treatment of workers: While FAS monitors and enforces fair and equitable treatment of workers in City construction contracts to protect workers, due to limited resources, it could only focus on a small number of projects. In 2013, FAS increased its monitoring and enforcement of wage and labor conditions on City-contracted construction projects, including Office of Housing-financed projects. The 2015-2016 Proposed Budget provides funding to allow FAS to continue this program, expanding its scope to provide compliance monitoring for wage and labor violations for projects considered high-risk.

Reduce barriers to construction jobs: The City's own spending on major capital investments can help drive employment within the local economy. Construction jobs and related positions offer living-wage jobs that can support individuals and families. In the 2015-2016 Proposed Budget, the Mayor funds a new program to increase the number of Seattle residents able to secure jobs on City-funded capital projects. As the City invests in local infrastructure, it can also be investing in its own residents. This program, led by the Department of Finance and Administrative Services, will involve engagement with construction firms, labor unions and community stakeholders. The City will adapt its contracting approach to promote an emphasis on local hiring and look for ways to help develop a pipeline of qualified local workers.

Women and Minority Owned Business (WMBE): The City continues to successfully address contracting equity for minority- and women- owned businesses. In 2011, FAS implemented a Citywide requirement on all public work bids and contracts above \$300,000 that has very effectively encouraged and enforced commitments by contractors to use WMBE firms.

2015-2020 Proposed Capital Improvement Program Summary

The 2015-2020 Proposed CIP totals \$5.2 billion for six years and includes approximately 635 individual projects. \$3.4 billion of the six-year total, or 65%, are utility projects managed by Seattle City Light (SCL) and Seattle Public Utilities (SPU), and mostly are funded by utility rates. Seattle Department of Transportation's (SDOT) CIP totals for \$1.1 billion (20%) over the six-year period, while the remaining departments (Parks and Recreation, Finance and Administrative Services, Seattle Center, Seattle Public Library, and Department of Information Technology) account for approximately \$771 million, or 15%, of the six-year CIP.

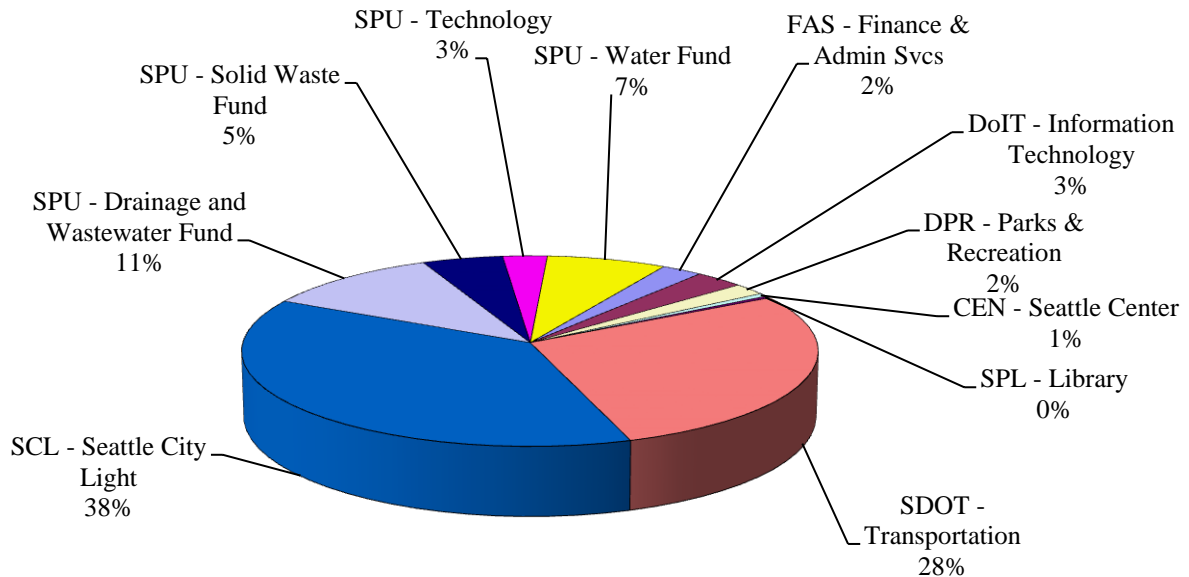
2015-2020 Proposed CIP by Department (Dollars in Thousands)

Department	2014 Adopted	2015 Proposed	2016 Proposed	2017 -20 Estimated	2015-20 Total
Finance and Administrative Services	49,568	26,332	45,104	139,345	210,782
Information Technology	37,707	31,696	11,313	51,386	94,395
Parks and Recreation	37,026	21,061	61,179	339,684	421,924
Seattle Center	7,119	5,723	6,020	32,290	44,033
Seattle Public Library	4,438	3,648	4,258	11,936	19,842
Seattle Transportation	278,868	294,535	221,070	539,911	1,055,516
Subtotal	414,727	382,996	348,944	1,114,552	1,846,492
City-owned Utilities					
Seattle City Light	291,159	395,897	433,692	1,341,859	2,171,448
SPU - Drainage & Wastewater	97,736	114,268	110,957	401,869	627,093
SPU - Solid Waste	28,858	51,615	26,954	26,011	104,580
SPU - Technology Projects	23,922	28,323	21,259	55,951	105,533
SPU - Water	67,035	76,662	78,910	199,479	355,050
Subtotal	508,711	666,765	671,771	2,025,169	3,363,705
City Total	923,437	1,049,761	1,020,716	3,139,721	5,210,197

Notes:

1. 2014 Adopted totals are based on the 2014-2019 Adopted CIP.
2. Not all funds above are appropriated; see the 2015 Adopted Budget for a list of capital appropriations by department.

2015 Proposed CIP by Department - \$ 1,050 Million



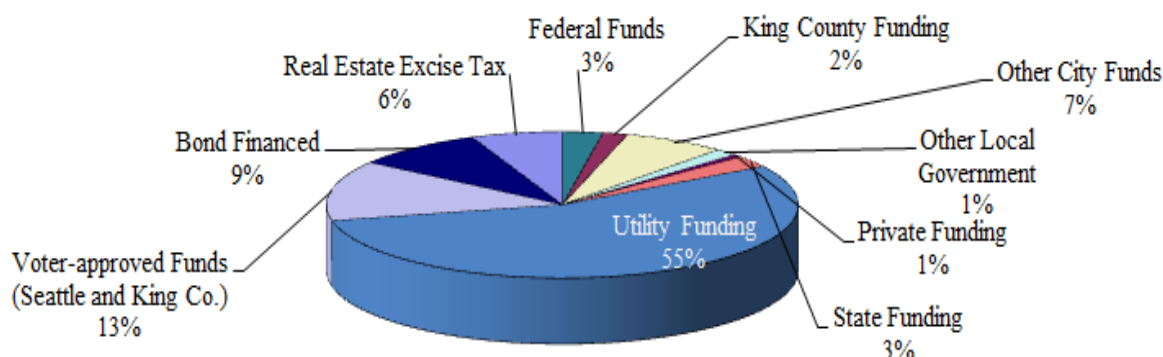
The table below identifies funding sources for the 2015-2020 Proposed CIP by Revenue Source Group.

2015-2020 Proposed CIP Revenues

Revenue Source Group (in \$1,000s)	2014 Adopted	2015 Proposed	2016 Proposed
Federal Funds	25,612	3,844	12,950
King County Funding	15,574	208	25
Other City Funds	64,721	68,566	74,113
Other Local Government	14,463	651	353
Private Funding	5,451	6,919	3,254
State Funding	23,981	23,193	24,184
Utility Funding	510,426	668,924	675,521
Real Estate Excise Tax	57,784	52,971	41,474
Bond Financed	82,445	42,896	66,608
Voter-approved Funds (Seattle and King Co.)	122,980	181,589	122,234
Grand Total	923,437	1,049,761	1,020,716

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2015 Proposed CIP by Revenue Source - \$ 1,050 Million



Asset Preservation

A 2002 Asset Preservation Study found that, despite achieving targets recommended by the 1994 Citizens' Capital Investment Committee, the City still lagged behind industry-recommended levels of investment in asset preservation. The four general government departments involved in the study (Finance and Administrative Services, Library, Parks and Recreation, and Seattle Center) are responsible for about of 6.9 million square feet of building space, 2.6 million square feet of parking space, and 240 million square feet of grounds (primarily green space) and work yards. These assets have a replacement value of approximately \$5 billion. Assuming an annual asset preservation funding target of 1.0% of the replacement value for buildings and 0.5% of the replacement value for other assets, the City should be investing about \$50 million (2013 dollars) per year in asset preservation. These percentage targets are consistent with those used by other jurisdictions that were polled as part of this study's review of best practices.

In 2015, the City will spend \$24 million from the Cumulative Reserve Subfund (CRS) and \$37 million overall on asset preservation of general government infrastructure in parks, libraries, civic buildings, and on the Seattle Center campus. SDOT will spend \$174 million on asset preservation of infrastructure in 2015. In the 2015-2020 Proposed CIP, the City continues to fund projects in the Department of Finance and Administrative Services through space rent charges, as recommended by the 2002 Asset Preservation Study.

Cumulative Reserve Subfund

The Cumulative Reserve Subfund (CRS) is a significant source of ongoing local funding to support capital projects in general government departments. This subfund is a reserve fund authorized under state law and is used primarily for maintenance and development of City capital facilities. Real Estate Excise Taxes (REET) supports the majority of CRS spending.

The table below shows department allocations from CRS along with other special programs, including debt service payments, support for the Design Commission, Artwork Conservation and the City's Tenant Relocation Assistance Program. Further explanations of these special programs can be found in the 2015-2016 Proposed Budget.

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CRS Appropriations By Department

(\$1,000s)		2015 Proposed			2016 Proposed		
Department		CRS Direct	Dept Capital	CRS Total	CRS Direct	Dept Capital	CRS Total
Subtotals by Department							
Seattle Center		\$0	\$5,193	\$5,193	\$0	\$5,475	\$5,475
Seattle Department of Transportation		\$0	\$32,090	\$32,090	\$0	\$21,832	\$21,832
Seattle Public Library		\$0	\$500	\$500	\$0	\$1,016	\$1,016
Department of Parks & Recreation		\$0	\$13,761	\$13,761	\$0	\$12,300	\$12,300
Finance & Administrative Services Department		\$0	\$13,198	\$13,198	\$0	\$14,260	\$14,260
Cumulative Reserve Subfund							
Direct Spending		\$3,830	\$0	\$3,830	\$3,502	\$0	\$3,502
Total		\$3,830	\$64,742	\$68,572	\$3,502	\$54,883	\$58,385

Neighborhood Projects**Support for Neighborhoods and Neighborhood Plan Projects**

The 2015-2020 Proposed CIP contains more than 113 projects, totaling approximately \$271 million, in support of neighborhood plans in 2015. The plans, created with input from 20,000 citizens and approved by the City Council, identify actions desired to ensure the City's neighborhoods continue to thrive and improve as Seattle grows over the next 20 years, as well as meet commitments under the State's Growth Management Act. Projects supporting neighborhood plan recommendations are found throughout the CIP and include parks, street and pedestrian improvements, libraries, community centers, drainage improvements, and pedestrian and safety lighting. When a project's location is included in a neighborhood plan's geographic parameters, the neighborhood plan is indicated. Funding for these projects comes from voter-approved levies, the Neighborhood Matching Subfund, the Cumulative Reserve Subfund, utility funds, Community Development Block Grant funds, and other public and private sources.

Neighborhood Project Fund

Beginning in 1999, the City set aside approximately \$1 million per year from the Cumulative Reserve Subfund (CRS) for major maintenance projects identified in neighborhood plans. These neighborhood projects are identified and prioritized by the community, and selected for funding by the Department of Neighborhoods, SDOT, Parks, and the City Budget Office. The most recent selection process was completed in August 2015, resulting in the project list below. The Department of Parks and Recreation budget includes \$158,000 of CRS REET II funding and SDOT's budget includes \$842,000 of CRS REET II funding. SDOT also contributes an additional \$200,000 of resources to supplement the available resources for these projects. The Mayor, as part of his commitment and investment in Neighborhoods, added an additional \$1 million of CRS resources for 2015 and 2016. The additional projects that will be funded for 2015 have not yet been identified and therefore are not included in the table below. See SDOT project TC365770 (NSF/CRS Neighborhood Program) and Parks project K732376 (Neighborhood Capital Program) for more detail.

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Overview

2015 Neighborhood Projects Funds – Small Projects

District Council	Project ID #	Project Description	Dept	CRS/NSF Amount
Ballard	2014-026	Crossing improvements at 17 th Ave NW at NW 85 th St.	SDOT	90,000
Subtotal Ballard				90,000
Central	2014-028	Crossing improvements at 13 th Ave and Cherry St.	SDOT	7,500
Central	2014-043	Improve lighting, seating, signage etc. on Parks property on the Garfield Campus	Parks	82,500
Subtotal Central				90,000
Delridge	2014-016	Install rapid flash beacons at 11 th Ave SW and SW Holden St	SDOT	36,000
Delridge	2014-020	New kiosk, bench and picnic table repair or replacement and other small improvements at Roxhill Park	Parks	26,000
Subtotal Delridge				62,000
Downtown	2014-003	Repairing sidewalk on 1st Ave between Bell St and Blanchard St	SDOT	116,400
Subtotal Downtown				116,400
East	2014-064	Design intersection revision for Madison St and McGilvra Blvd E	SDOT	90,000
Subtotal East				90,000
Greater Duwamish	2014-047	Crossing improvements at intersection of 14th Ave S, 15th Ave S and Golf Drive S	SDOT	90,000
Greater Duwamish	2014-010	Forest habitat restoration and trail construction.	Parks	21,000
Subtotal Greater Duwamish				111,000
Lake Union	2014-022	Crossing improvements at intersection of Leary Ave NW and NW 43rd St	SDOT	20,000
Lake Union	2014-041	Install two benches at Colonnade Park	Parks	4,000
Lake Union	2014-058	Develop design for sidewalk at E Allison St	SDOT	65,000

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Overview

District Council	Project ID #	Project Description	Dept	CRS/NSF Amount
Subtotal Lake Union				89,000
Magnolia/QA	2014-069	Sidewalk, curb repair and widen tree pits at 2420 and 2426 32 nd Ave SW	SDOT	97,000
Subtotal Magnolia/QA				97,000
North	2014-065	Install traffic circle at NE 79 th St and 8 th Ave NE	SDOT	46,500
North	2014-002	Fund design for new sidewalk at NE 40 th Ave E to Sandpoint Way on NE 110 th St	SDOT	43,500
Subtotal North				90,000
Northeast	2014-038	Waterway #1 enhancements at 43 rd Ave NE and 35 th Ave NE	Parks	25,000
Northeast	2014-060	Pedestrian and cyclist crossing improvement at NE 68th St and 35th Ave NE	SDOT	70,000
Subtotal Northeast				95,000
Northwest	2014-054	Repair walkway on 3 rd Ave NW between 145 th and 140 th	SDOT	42,000
Northwest	2014-005	Install safety improvements at 115 th and Fremont Ave N	SDOT	33,500
Subtotal Northwest				75,500
Southeast	2014-051	Street improvements between Rainier Avenue between Walker and 23 rd Ave if project is added to the 2014 Pedestrian Improvement Contract	SDOT	90,000
Subtotal Southeast				90,000
Southwest	2014-056	Sidewalk repair between California Ave and Fauntleroy	SDOT	104,100
Subtotal Southwest				104,100
GRAND TOTAL				1,200,000

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Large Neighborhood Street Fund Projects

The Bridging the Gap Levy provides approximately \$1.5 million per year on a triennial basis for larger neighborhood projects estimated to cost over \$100,000. The City added an additional \$1 million for these projects, for a total of \$5.5 million over 3 years. The third, and final, round of project selection began in fall 2012. The City anticipates completion of these projects by 2015:

Area	Project	Location	Type	Amount
Greater Duwamish	Georgetown Festival Street	12th Avenue S between S Vale & S Bailey Streets	Pedestrian Improvements	1,130,000
Northwest	Greenwood Ave N Sidewalk	Greenwood Ave N between N 92nd and N 97th Streets; N 104th to N 105th Streets	Sidewalk	\$1,070,000
Magnolia / Queen Ann	Lake To Bay Loop - Harrison	W Harrison St & 1st Ave W; W Harrison St & Queen Anne Ave N	Pedestrian Improvements	\$ 500,000
Greater Duwamish	W Duwamish Trail Extension	8th Ave. S. from S Portland Street to S Kenyon Street	Trail	\$ 575,000
Southeast	Rainier Beach Pedestrian Enhancements	Rainier Ave S between Seward Park Ave S and Ithaca Pl S	Sidewalk	\$ 515,000
Downtown	Pioneer Square Accessibility	The Pioneer Square Historic District--locations on Yesler Way and sidewalk on S Jackson Street	Curb ramps	\$ 407,000
East	12th Ave pedestrian improvements	12th Ave & E Howell Street; 12th Ave & E Olive Street	Crosswalk	\$ 385,000
Lake Union	Waterway 22 sidewalk	Western side of Stone Way N, south of N 34th St and the south side of N Northlake Way at Waterway 22	Sidewalk, Crosswalk	\$ 290,000
Central	19th & Union pedestrian improvements	19th Avenue at E Union Street; 19th Avenue at E Pike Street	Crosswalk	\$ 235,000
Ballard	W Woodland Elem pedestrian improvements	5-way intersection at 3rd Ave NW, NW 56th St, and NW 55th Place	Pedestrian Improvements	\$ 150,000
Southeast	Columbia City Sidewalk Ponding Repairs	Rainier Avenue South between South Hudson and South Dawson streets	Sidewalk repair	\$ 128,000
Central	Dearborn & Rainier multi-modal safety	Rainier Ave S and S Dearborn Street	Pedestrian Improvements	\$ 115,000
			Total	\$ 5,500,000

Neighborhood Matching Subfund

The 2015-2016 Proposed Budget maintains funding to [Neighborhood Matching Subfund](#) (NMF) grant programs. A number of CIP projects, particularly in the Department of Parks and Recreation, include funding from NMF.

The City created the NMF in 1988 to provide funding to Seattle neighborhood groups and organizations for a broad array of neighborhood-initiated improvement, organizing, or planning projects. Many of these projects also support citywide initiatives such as Race and Social Justice, Youth Violence Prevention, Environment and Sustainability, and Neighborhood Planning. Awards range from a few thousand dollars up to \$100,000, and NMF funds can cover all phases of a capital project except property acquisition. The NMF program requires a 1:1 match for capital projects, which means all awards leverage other private and public contributions. Matches consist of volunteer labor, donated materials, professional services, or money. The Department of Neighborhoods (DON) administers the granting process.

Please see the [NMF section](#) in the 2015-2016 Proposed Budget for additional information

Art and Design Funding for City Capital Projects

1% for Art Program

The 1% for Art program, established by Seattle Municipal Code Chapter 20.32, requires the City deposit 1% of eligible CIP project budgets in the Municipal Arts Fund for the commission, purchase and installation of artworks throughout Seattle. The Office of Arts and Culture (Arts) manages the 1% for Art program and the Municipal Art Fund. Arts establishes the scope of work and budgets for new art projects and describes the status of ongoing public art projects in an annual [Municipal Art Plan \(MAP\)](#).

Municipal Art Fund revenues from the 1% for Art program can fluctuate significantly from year-to-year depending on changes in City capital investments. In 2015, the Municipal Art Fund is expected to receive approximately \$3.6 million from capital departments for the 1% for Art program, as described below.

	2014	2015	2016
1% for Art Revenues	Revised	Proposed	Proposed
City Light	\$465,107	\$770,402	\$1,066,033
Seattle Public Utilities	\$875,562	\$1,229,476	\$978,532
Finance & Admin. Services	\$39,891	\$23,456	\$145,081
Seattle Center	\$5,300	\$5,790	\$7,000
Parks & Recreation	\$290,414	\$5,000	\$129,000
Transportation	\$901,901	\$1,529,631	\$1,003,022
Total	\$2,578,175	\$3,563,755	\$3,328,968

In addition to the 1% for Art revenues identified above, Arts receives \$187,000 in 2015 from the Cumulative Reserve Subfund for repair of all sited and portable artworks.

Design Commission

Established in 1968, the [Seattle Design Commission](#) advises the Mayor, the City Council and appropriate City departments on design and environmental aspects of the City's Capital Improvement Program. Commission members are appointed by the Mayor for a renewable two-year term. Membership is comprised of two licensed architects, one professional fine artist, one appointee from the Get Engaged program, one lay member, and at least one and no more than two from each of the following categories, for a maximum total of five (professional urban planner, professional environmental

or urban designer, landscape architect, and licensed professional engineer). The Design Commission is fully funded with funds from the Cumulative Reserve Subfund.

Projects eligible for review include any on-or above-grade structure, including buildings and additions to buildings, bridges, park developments, street furniture, and all similar installations. The Commission reviews below-grade structures such as tunnels, arcades and underground passageways that are regularly visible to the public. Projects reviewed by the Commission must be financed in-whole or in-part with City funds, be on land belonging to the City, or be subject to approval by the City. Commission involvement in capital improvement projects begins as early in the planning process as possible, starting with participation in the consultant selection process and continuing through the many stages of project development. This includes project reviews at the scope briefing or pre-design stage, conceptual design, schematic design, design development, and sometimes construction documents stages.

Background of Capital Improvement Program Policy Drivers

As described above, City investments in capital projects are guided by a set of key policies reflecting the City's values and priorities. These policies shape how the City takes care of buildings and infrastructure, invests in capital projects in areas that have accepted growth as envisioned in the City's Comprehensive Plan, preserves the City's and greater Seattle's historic buildings, supports sustainable building practices, and ensures that all members of the community have access to the economic opportunities capital projects create. The following section details some of these key policies.

Sustainable Building Policy

In February 2000, the City Council adopted a Sustainable Building Policy for the City of Seattle ([Resolution 30121](#)) which articulated the City's commitment to environmental, economic and social stewardship and set the expectation that new municipal facilities meet established green building standards. Specifically, it called for all new construction and major remodel projects over 5,000 square feet to achieve a LEED Silver rating. When adopted, this policy was the first of its kind in the nation and represented a ground-breaking approach to demonstrating City leadership and transforming the marketplace.

Since 2000, the green building community has experienced exceptional growth in expertise and capacity. Recognizing this change, in 2011 the Executive proposed an updated Sustainable Building Policy which the Council unanimously passed in October of 2011 ([Resolution 31326](#)). The update represents a comprehensive approach that reflects advances in the green building industry, aligns the policy with the City's increased attention to climate change, addresses a greater range of project types, and ensures that Seattle continues to provide leadership that advances sustainable development in both the public and private realms.

As a result of the 2011 Sustainable Buildings and Sites Policy now in place:

- For new construction, additions and major renovation projects 5,000 square feet or greater
 - The minimum required green building rating is LEED Gold;
 - There are minimum requirements for energy and water efficiency, construction waste reductions, and bicycle amenities;
- For tenant improvement projects 5,000 square feet or greater, where the scope includes mechanical, electrical, and plumbing
 - The minimum required green building rating is LEED Gold;
 - There are minimum requirements for water efficiency and construction waste reductions;

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- Completion of a Capital Green checklist is required for projects smaller than 5,000 sf or those otherwise not eligible for a LEED rating;
- City departments are encouraged to test new approaches and standards, such as the Living Building Challenge and the Sustainable Sites Initiative;
- Annual reporting of performance under the policy is required by March 31st of each year.

Additionally, the resolution directs City departments to evaluate and improve existing standards and processes that relate to tenant improvements, leasing, and site management.

City of Seattle Comprehensive Plan

The City of Seattle's Comprehensive Plan informed development of the 2015-2020 Adopted CIP. The Comprehensive Plan had its last major update in 2004. The Department of Planning & Development will finalize much of the work on the next update to the City's Comprehensive Plan in 2015. Departments have taken special note of capital projects in neighborhoods targeted for substantial growth in the future or that have received substantial growth in the last few years. This effort is intended to make sure areas receiving growth have the appropriate physical infrastructure to accommodate such growth, while balancing the major maintenance of existing facilities, such as power distribution systems, pipes, community centers, swimming pools, libraries, and streets that are located throughout the City, not just in targeted growth areas.

Federal and State Regulatory Requirements

The City's utilities have several facility projects in their Capital Improvement Programs to meet federal and state regulatory requirements. The City of Seattle must abide by the City's two National Pollutant Discharge Elimination System (NPDES) permits, one for storm water and one for combined sewer system. The City is required, for example, to invest hundreds of millions of dollars in the combined sewer/storm water system over the next several years to control the number of combined sewer overflows (CSOs) into receiving bodies of water, including Lake Washington and Puget Sound. City Council recently approved a CSO Consent Decree with the Environmental Protection Agency (EPA) and the Department of Ecology (DOE). This Consent Decree outlines how the City will become compliant with EPA and DOE regulatory requirements regarding sewage releases from the city conveyance system.

City Light operates its hydroelectric dams and powerhouses under licenses from the Federal Energy Regulatory Commission. Licenses include Settlement Agreements that require City Light to perform mitigation and public benefit activities. City Light is currently completing Skagit Mitigation; is well under way with Boundary Relicensing; and is planning to start Skagit Relicensing in 2019. To meet North American Electric Reliability Corporation (NERC) security standards, City Light is proposing substation and hydro facility improvements such as access cards, fencing, camera coverage, and vehicle and pedestrian gates.

City Light also complies with a wide range of permitting requirements and environmental regulations. Current examples include wetlands mitigation in the Technical Training Center project, mitigation of soil contamination at the Denny Substation site, and ongoing environmental mitigation in the Endangered Species Act project. Street-use permits and regulations are a major part of City Light projects that expand and repair the electric distribution system.

Endangered Species Compliance

The Cedar River Watershed Habitat Conservation Plan (HCP) is a 50-year, ecosystem-based plan that was prepared to address the declining populations of salmon, steelhead and other species of fish and wildlife in the Cedar River basin. The HCP was prepared under the Endangered Species Act and is designed both to provide certainty for the City of Seattle's drinking water supply and to protect and restore habitats of 83 species of fish and wildlife that may be affected by the City of Seattle's water supply and hydroelectric operations on the Cedar River. Seattle Public Utilities is continuing to implement its commitments under the HCP, which include downstream habitat protection and restoration, upland forest

restoration, logging road decommissioning, and ongoing monitoring. City Light is also acquiring salmon habitat in the Green/Duwamish, Skagit, and Snohomish watersheds.

Americans with Disabilities Act

The United States Department of Justice (DOJ) conducted an audit of select City of Seattle facilities, practices and procedures, in order to assess City compliance with the Americans with Disabilities Act (ADA), and reported its findings to the City. While the City is largely in compliance, there are some elements within facilities that the DOJ has requested that the City update or alter in order to improve accessibility for individuals with disabilities. In 2015, the City will continue to appropriate funds to alter or address items where the City agrees accessibility can be improved. In addition, planning for a survey of City facilities is underway. A project manager added in 2011 will continue to coordinate and oversee implementation of ADA improvements in certain City facilities; determine and report compliance to DOJ; and review and modify as needed the facilities design and construction process with regard to the ADA. Additionally, a citywide prioritization process was developed to allocate ADA funding among the five implementing departments: Parks and Recreation, Seattle Center, Seattle Public Library, Department of Transportation and Finance and Administrative Services (FAS). Among other criteria, the process aimed to identify the highest-use facilities and those where ADA work could be done at the same time as other planned remodeling.

In order to provide additional proactive monitoring of compliance with ADA standards for new capital projects, in 2013 the City added additional staff dedicated to monitoring ADA compliance of new projects. An additional position was added in 2014 to the Parks Department, dedicated to ADA compliance coordination. These positions are funded by capital projects. In the 2015-2016 Proposed Budget, Seattle Department of Transportation adds one strategic advisor and funding for an ADA transition plan to ensure curb ramp compliance.

Historic Preservation

Seattle's commitment to historic preservation began with citizen efforts in the 1960s to block the demolition of two of Seattle's oldest neighborhoods - the Pike Place Market and Pioneer Square. Both neighborhoods were threatened with proposals that would have irreversibly changed the character of the districts. The Pike Place Market was faced with an Urban Renewal Plan that would have demolished it, while Pioneer Square was threatened with a major roadway project. In 1970, the Seattle City Council created the Pioneer Square Preservation District, Seattle's first historic district. Then, in 1971, voters approved an initiative to create the Pike Place Market historical district. In 1973, the Seattle City Council adopted a Landmarks Preservation Ordinance to safeguard properties of historic and architectural significance throughout the City, and more than 450 buildings, sites, and objects have now been designated as City landmarks.

The City of Seattle currently owns or maintains many of those landmarks, including libraries, park buildings, and fire stations. In 2001, the City began a comprehensive effort to survey and inventory both City-owned properties and privately-owned properties throughout the City. To date, the Department has completed surveys and inventories in 20 of the City's neighborhoods including Belltown, Cascade, Central, Columbia City, Denny Triangle, Downtown, Fremont, Georgetown, Mount Baker, North Beacon Hill, North Rainier, Pike-Pine, Pioneer Square, Queen Anne, South Lake Union, South Park, South Seattle, University, Wallingford, Waterfront, as well as city-owned properties, pre-1906 residential buildings, and neighborhood commercial buildings throughout the City. The results of those efforts are available in a searchable database on the [Department of Neighborhoods website](#).