

Park District Oversight Committee Briefing

Date: April 5, 2016

To: Seattle Park District Oversight Committee

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Subject: Funding for Pier 62/63 Phase 1 Rebuild and additional funding for land-banked sites

Introduction

The Seattle Office of the Waterfront (OW) and the Seattle Department Parks and Recreation (SPR) are pursuing strategies to rebuild Pier 62/63. Part of the Seattle park system, this pier has long been in need of a full structural rebuild and has been closed to events for the past 12 years. Once home to “Summer Nights on the Pier” and other citywide events, this park is a critical part of the park system and a central aspect of the City’s “Waterfront Seattle” program, which will create 20 acres of new parks, trails and transportation improvements on the Central Waterfront with the removal of the Alaskan Way Viaduct.

An opportunity has emerged to accelerate timing for the rebuild. The final phase of reconstruction of the Elliott Bay Seawall, the portion in front of Pier 62/63, will be bid late this year. We have identified significant benefits of including the pier rebuild in this bid package. It would reduce overall cost, reduce construction impacts to the neighborhood, and re-open the pier for recreation and public events by 2019, building momentum for the completion of the waterfront program in 2021.

Recommendation

A total of \$29M is needed to complete the phase 1 rebuild of the Piers. This will completely rebuild the south half (Pier 62) with a new concrete pile structure, deck, railing, lighting and services. This will allow us to re-introduce a full range of programming for the public. Pier 63 will continue to be usable and would be a candidate for a similar rebuild in the future. The phasing plan and packaging with the Seawall allows for a very efficient project reducing design and construction management costs.

The Waterfront budget currently contains just over \$12 million for Parks’ Pier reconstruction, including an \$8 million philanthropic commitment from the Friends of Waterfront Seattle for the project. Almost \$17 million of additional funding is required for the project. **To meet this need, we propose to accelerate \$12M in existing local funding programmed for the Alaskan Way Main Corridor and Waterfront Park, and to use two new sources – a \$600k State Recreation Grant and \$4.4M from the Park District.**

Currently, the Park District financial plan allocates \$3.5M annually for operations and maintenance of waterfront parks starting in 2019, when these facilities were originally expected to open. With Bertha’s delays, those facilities will not be open until 2021, allowing for \$7.6M to potentially be reallocated (this includes approximately \$600k in additional revenues expected to accrue).

We recommend that \$4.4 million of these Park District funds be reallocated from day-to-day waterfront operations and maintenance to the Pier 62/63 Phase 1 Rebuild in 2019 and 2020, addressing an ongoing major maintenance need that has been deferred for 12 years. This, along with the other city sources and \$8M in philanthropy committed to by the Friends of Waterfront Seattle, will fully fund the project and allow it to start construction in 2017. \$600,000 of the original Park District funds would be kept in place from 2019 to 2020 to fund maintenance and operations of the new pier.

In addition, we recommend that \$2.6M of these Park District funds be reallocated to more fully fund development of the 14 land banked sites. Within the Park District funding package the initiative that designates funding for operations and maintenance of waterfront parks provides an allocation for development of 14 land banked sites (in 2016-18). This funding utilizes the annual allocation for waterfront maintenance as well as land-bank site maintenance and totals approximately \$13.5M. Some leveraging of the Park District funding is anticipated but clearly the current funding is inadequate.

The sites are distributed geographically across the city (see figure 6 below). One land-banked site has a completed schematic design and a preliminary cost estimate. The other 13 sites had no cost estimates so recently, SPR staff developed early rough order of magnitude cost estimates for the other 13 sites. The early cost estimates were based on educated assumptions on the development potential for each site, probable infrastructure needs and site constraints. Public involvement has not yet been conducted so the actual development for each site may end up being quite different. The sites vary in size but all tend to be small urban sites in urban villages. Significant hardscape elements/special paving and new utilities will likely be part of many of these park projects. Based on these assumptions, the total estimated cost for the 14 sites is \$18.4M.

\$13.5 M	Current allocation, Initiative 4.4
\$2.64M	Proposed transfer from Waterfront, Initiative 4.3
\$2.26M	Proposed transfers from maintenance funding based on anticipated project on-line date, Initiatives 4.5 and 4.7
\$18.4M	TOTAL

The OW and the SPR team believe that accelerating funding of Pier 62/63 Phase 1 Rebuild has significant benefits. It will reduce overall cost and simplify the schedule for both the park and the seawall project. In addition to cost and schedule efficiencies, there are significant advantages to the waterfront program and Parks system of completing the project early:

- **Completing reconstruction of a failing Park asset.** The structure of Pier 62/63 was identified as failing in 2004 as part of a structural inspection. As a result the Pier was closed to “Summer Nights” concerts and other events, a closure that caused much disappointment to City residents at the time. Twelve years later, the pier still has not been rebuilt.
- **Leveraging private fundraising.** The Friends of Waterfront Seattle are ready to launch their capital campaign and demonstrate fundraising capacity for the waterfront (they have

committed to raise \$100M for the waterfront overall). They have pledged \$8M to the Pier 62/63 phase 1 project if the City can accelerate the timing.

- **Avoiding future construction cost escalation.** As a result of the tunnel delays we are seeing waterfront costs escalate as we push out construction. It is possible to rebuild Pier 62 early because it is not tied to removal of the viaduct. This would allow us to avoid added costs because of the tunnel delays.
- **Building momentum for the new waterfront.** Delivering Pier 62 would be an 'early win' for the new waterfront, demonstrating our commitment to the project and allowing public concerts, recreation, and other park programming to take place again.
- **Fully fund 14 land banked sites.** Current Park District funding package falls short of estimated costs and \$2.6 million reallocated from Initiative 4.3 allows for a more fully developed funding plan.

Public Involvement Process

To support delivery of Pier 62/63 phase 1 and Box 1, OW and SDOT's Seawall team will conduct joint outreach to educate the public about plans to build the pier and Seawall together in fall 2017. While outreach activities will continue to evolve as the project progresses, major outreach components include:

- **Early and coordinated notification.** OW will work with SPR, SDOT and the permitting agencies to ensure that communication from each agency or department to the public is well coordinated, streamlined and delivered in a manner/order that promotes timely public understanding of the process.
- **Opportunities for face-to-face engagement.** Public open houses will be held at key milestones leading up to construction. The first is planned for late May and will focus on sharing the latest plan to build Pier 62/63 phase 1 and Sewall Box 1 together in 2017. Additional open houses and briefings will be held as construction plans are more certain.
- **Consistent and reliable access to information.** A page dedicated to Pier 62/63 phase 1 and Box 1 progress will be added to the Waterfront Seattle/Sewall joint website to provide consistent and regular updates about progress. Regular updates via social media and in the Waterfront Seattle e-newsletter will help direct people to the website when new information is available.

Environmental Sustainability

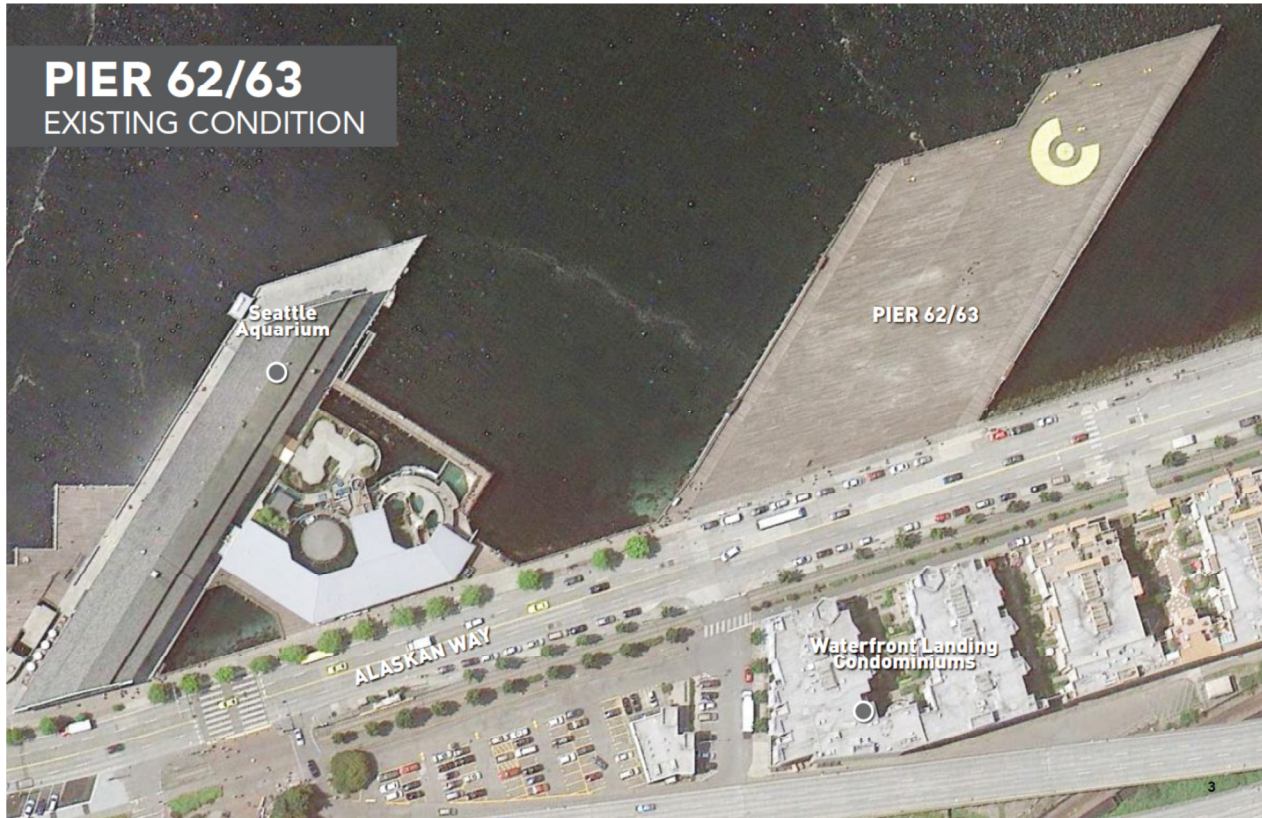
The Pier 62/63 Phase 1 Rebuild will undergo an independent environmental review and permitting process. Thus far that process is on track.

Schedule

- First Park District Oversight Committee Briefing – 4/12/2016
- Public notice for the JARPA, shoreline permit – after 4/12/2016
- MOU drafted between Parks/OW – May 2016
- 100 % Design review of Pier 62/63 – May 2016
- Second Park District Oversight Committee Briefing: TBD (next meeting date)
- Council action on Park District reallocation, Friends MOA and amending CIP – July-August 2016

Site Plan

Figure 1: Pier 62/63 Existing Condition



Figures 2 and 3: Pier 62/63 Existing Conditions



Figure 4: Pier 62/63 Phase 1 Rebuild Plans



Figures 5 and 6: Pier 62/63 Programming

PIER 62/63
PROGRAM: ACTIVITY PIER

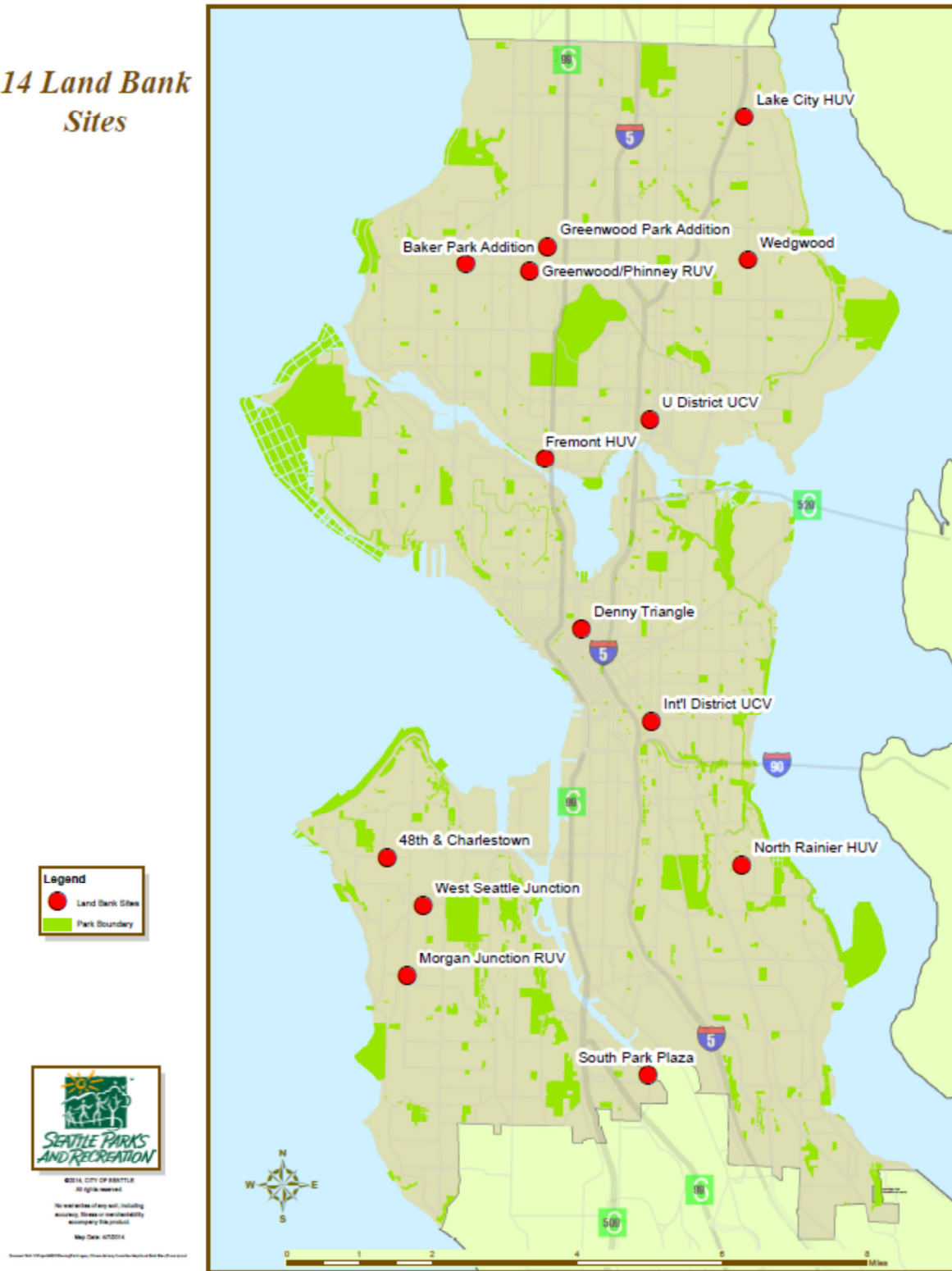


PIER 62/63
PROGRAM: WATER'S EDGE



Figure 6: Land banked sites

14 Land Bank Sites



Additional Information

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