



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jennifer Schroder, Director
Linda Murphy, Recreation Manager

Date: June 10, 2015

Subject: PROPOSED METROPOLITAN PARK DISTRICT BALLOT MEASURE FOLLOW UP

RECOMMENDATION

That the City Council adopts a resolution authorizing staff to take those actions necessary to further evaluate the Christ Church property as a potential site for the proposed Aquatics, Recreation, and Community Center (ARC) and to initiate the public process to call for citizen volunteers to prepare statements in favor of and in opposition to the formation of a Metropolitan Park District which the City Council may place before the voters at the November 3, 2015, general election.

BACKGROUND DISCUSSION

On June 2, 2015, the City Council reviewed two draft ordinances pertaining to the formation of a Metropolitan Park District (MPD) as a funding mechanism for development of the ARC Center and a companion Interlocal Agreement that specifies how the City and the District would cooperate. At the meeting, the Council provided direction to name the proposed District the Kirkland Aquatics and Recreation District, identified the City Council to serve in an *ex officio* capacity as the board of the District, and stated the boundaries of the District to be coterminous with the boundaries of the City of Kirkland. The City Council directed staff to bring back the ordinances for final consideration at their July 21, 2015 Council Meeting.

Search for additional sites

On October 21, 2014, in addition to considering the North Kirkland Community Center as a potential site for the ARC Center, the City Council approved Resolution R-5076 authorizing additional search for and analysis of privately-owned sites to be considered for the proposed ARC. Staff presented an overview of the [Summary of Findings Report](#) to the City Council on March 17, 2015.

At the Council's direction a search was conducted to seek privately-owned properties that are between seven and nine acres in size, in proximity to I-405 and in the Totem Lake area. Based on consultation with a commercial broker, four sites were considered for further evaluation:

1. The Eastside Tennis Center property near the ParMac industrial area

2. Properties adjacent to Totem Lake Park (including the City-owned Yuppie Pawn Shop property)
3. The Christ Church Property directly south from the Kirkland Justice Center
4. The Kingsgate Park & Ride Property (owned by King County)

Of the four sites evaluated, the Tennis Center and Park & Ride properties did not appear to be viable options as the respective owners were not receptive to the City's overtures. Furthermore, only one of the three property owners adjacent to Totem Lake Park had expressed interest in further discussions with the City.

However, owners of the Christ Church property did express an interest to have further discussions with the City regarding the sale of their property. The Christ Church site is a 12-acre site and is located at the southwest corner of NE 118th Street and 118th Avenue NE. In reviewing the draft ordinances on June 2, Council expressed interest in further evaluation of this site. Staff recommends conducting a site evaluation of the Christ Church property (King County parcel nos. 282605-9085 and 282605-9018) and to concurrently engage in further discussions with the owners of a possible purchase and sale agreement contingent upon the outcome of the proposed MPD ballot.

Site Analysis of Christ Church Property

Conducting a technical assessment of the suitability of the proposed ARC Center at the Christ Church is important in evaluating whether to purchase the property or to build on city-owned property. To date, the North Kirkland Community Center (NKCC) is the only city-owned site that is under consideration. The NKCC is located on two properties north of 124th street, one the east and west sides of 103rd Avenue. The combined area of both sites is approximately 5.5 acres. Two options were studied for this site. Option 1 maintains a street at 103rd Avenue with new development contained to the west side of the site. Option 2 closes the southern half of 103rd Avenue between 124th and 125th Streets. The conceptual cost estimate ranged from \$52 to \$60 million for the proposed center, including a 32-meter, 13-lane lap pool, recreation pool, one gymnasium, classrooms, fitness area and other amenities. A complete summary of the proposed facility and site analysis of the NKCC site can be found in the [ARC Concept Plan Report](#).

The site analysis for the Christ Church property would include: three-dimensional massing studies of the site, building, and parking; civil engineering to assess utility service, site drainage, storm water treatment and detention, and the extension of 118th Avenue NE; and, structural engineering to assess the foundation system. The analysis will include a conceptual cost estimate based on the technical assessment. The site analysis and evaluation are estimated to cost approximately \$49,000 to \$52,000. The legacy Park & Open Space Acquisition Program capital project (PK0131) includes an unobligated balance of \$48,979 to fund this need. Staff recommends transferring the remaining balance to the operating budget to cover the site analysis and evaluation costs, as detailed in the attached fiscal note (Attachment A).

Staff further recommends the site be evaluated to possibly co-locate/re-locate the Parks Maintenance Center to this 12-acre site. Identifying options to expand the Maintenance Center capacity for both Parks and Public Works is included in the City Work Plan for 2015-2016. Should the site analysis find that it is possible to co-locate these facilities, the acquisition cost could be shared between the MPD and the City.

Pro and Con Committees

At the City Council's June 2, 2015 meeting, staff provided an overview of the sequence of events and deadlines that would need to be conducted in order to place the MPD on the November ballot.

It was noted at the meeting that because of the short turnaround time between the approval of the ordinances (July 21st) and the due date for the pro and con statements (August 13th), the committee appointment process should be set in motion no later than by July 2nd. Should the Council direct so, the City Clerk will publish a notice requesting volunteers. Staff will also issue a media release and send out the request through the neighborhood news listserv and post the announcement on the City's web page. Staff would present the list of volunteers to the City Council at its July 21st meeting as well as a resolution for consideration to appoint committee members that will write pro and con statements for the creation of a Metropolitan Park District

In order to proceed, staff recommends the Council authorize the City Clerk to solicit citizen committees for pro and con statements

Outreach – Public Engagement

Staff will continue to provide Kirkland citizens with information about the proposed Metropolitan Park District and the ARC. There will be a variety of ways for citizens to engage in the process and provide feedback, including:

- Public Hearing at the July 7, 2015 Council meeting
- Kirkland 2035 Open Houses
 - June 25, 2015 Open House at City Hall, 5:00-7:00 pm
 - July 23, 2015 Open House and Community Meeting at City Hall, 5:00-7:00 pm
 - August 13, 2015 Open House at City Hall, 5:00-7:00 pm.
- Virtual Online Open House: <http://kirklandarc.publicmeeting.info/>
- Project information included in the fall/winter recreation guide distributed to all Kirkland's mail patrons on August 12, 2015
- Project information in the City's June and September newsletter
- Presentation to neighborhood associations and other groups – Ongoing
- Information booths at the Wednesday and Friday Markets – June through October
- Informational displays at North Kirkland Community Center, Peter Kirk Community Center and the Peter Kirk Pool
- City's ARC project web page: www.kirklandwa.gov/kirklandarc

Attachment: Fiscal Note

FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Jennifer Schroder, Director of Parks & Community Services							
Description of Request							
Request for additional funding for a site analysis and evaluation of the Christ Church property for as described in the attached memo. Total of \$48,979 transferred from Park & Open Space Acquisition Program (PK0131) to the Parks Community Services Operating Budget to pay related professional services costs.							
Legality/City Policy Basis							
Fiscal Impact							
One-time Use of \$48,979 from Park & Open Space Acquisition Program (PK 0131). This project has sufficient balance to fund this request.							
Recommended Funding Source(s)							
<i>Reserve</i>	Description	2016 Est End Balance	Prior Auth. 2015-16 Uses	Prior Auth. 2015-16 Additions	Amount This Request	Revised 2016 End Balance	2016 Target
						0	
<i>Revenue/Exp Savings</i>							
<i>Other Source</i>							
Other Information							

Prepared By	Tom Mikesell, Financial Planning Manager	Date	June 10, 2015
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RESOLUTION R-5132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO EXPEND APPROXIMATELY \$49,000 IN PARK ACQUISITION CAPITAL IMPROVEMENT PROGRAM FUNDS FOR SITE EVALUATION OF KING COUNTY PARCEL NOS. 282605-9085 AND 282605-9018 FOR THE AQUATICS, RECREATION AND COMMUNITY CENTER (ARC); AUTHORIZING THE CITY MANAGER TO BEGIN DISCUSSIONS FOR POSSIBLE ACQUISITION OF SAID PARCELS; AND, AUTHORIZING SOLICITATION OF PERSONS TO SERVE ON COMMITTEES TO PREPARE STATEMENTS IN FAVOR OF AND IN OPPOSITION TO THE PROPOSED METROPOLITAN PARK DISTRICT BALLOT MEASURE.

1 WHEREAS, by Resolution R-5124, the Kirkland City Council
2 previously removed Juanita Beach Park from consideration as a site for
3 the proposed Aquatics, Recreation and Community Center (the "ARC")
4 and authorized staff to continue to seek and secure suitable privately-
5 owned sites; and

6
7 WHEREAS, staff has located a potentially suitable site, been in
8 discussion with the property owner and wishes to have a consultant
9 perform additional site evaluation using Park Acquisition Capital
10 Improvement Program funds; and

11
12 WHEREAS, concurrent with the site evaluation, staff would
13 initiate more detailed discussions with the property owner concerning
14 possible acquisition, recognizing that final site decisions will be made at
15 a later date; and

16
17 WHEREAS, while the Council considers whether to place a ballot
18 measure for the formation of a metropolitan park district before Kirkland
19 voters at the November 3, 2015, general election, the City Clerk could
20 solicit members for pro and con committees to provide sufficient time
21 for the preparation of statements for inclusion in the voters' pamphlet.

22
23 NOW, THEREFORE, be it resolved by the City Council of the City
24 of Kirkland as follows:

25
26 Section 1. The City Manager is authorized to expend
27 approximately \$49,000 in Park Acquisition Capital Improvement
28 Program funds for consultant services to perform additional site
29 evaluation of King County parcel nos. 282605-9085 and 282605-9018.

30
31 Section 2. Concurrent with the site evaluation, the City Manager
32 is authorized to initiate more detailed property acquisition discussions
33 with the owner of King County parcel nos. 282605-9085 and 282605-
34 9018.

35
36 Section 3. The City Manager is authorized to direct the City Clerk
37 to solicit committee members to prepare statements in favor of and in

38 opposition to the ballot measure on the formation of a metropolitan park
39 district which the City Council may place before the voters at the
40 November 3, 2015, general election.

41
42 Passed by majority vote of the Kirkland City Council in open
43 meeting this ____ day of _____, 2015.

44
45 Signed in authentication thereof this ____ day of _____,
46 2015.

MAYOR

Attest:

City Clerk