
CITY OF KIRKLAND

CITY COUNCIL



Amy Walen, Mayor • Penny Sweet, Deputy Mayor • Jay Arnold • Dave Asher
Shelley Kloba • Doreen Marchione • Toby Nixon • Kurt Triplett, City Manager

Vision Statement

*Kirkland is an attractive, vibrant and inviting place to live, work and visit.
Our lakefront community is a destination for residents, employees and visitors.
Kirkland is a community with a small-town feel, retaining its sense of history,
while adjusting gracefully to changes in the twenty-first century.*

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AGENDA

KIRKLAND CITY COUNCIL MEETING

City Council Chamber

Tuesday, July 21, 2015

6:00 p.m. – Study Session

7:30 p.m. – Regular Meeting

COUNCIL AGENDA materials are available on the City of Kirkland website www.kirklandwa.gov. Information regarding specific agenda topics may also be obtained from the City Clerk's Office on the Friday preceding the Council meeting. You are encouraged to call the City Clerk's Office (425-587-3190) or the City Manager's Office (425-587-3001) if you have any questions concerning City Council meetings, City services, or other municipal matters. The City of Kirkland strives to accommodate people with disabilities. Please contact the City Clerk's Office at 425-587-3190. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Council by raising your hand.

EXECUTIVE SESSIONS may be held by the City Council only for the purposes specified in RCW 42.30.110. These include buying and selling real property, certain personnel issues, and litigation. The Council is permitted by law to have a closed meeting to discuss labor negotiations, including strategy discussions.

PLEASE CALL 48 HOURS IN ADVANCE (425-587-3190) if you require this content in an alternate format or if you need a sign language interpreter in attendance at this meeting.

ITEMS FROM THE AUDIENCE provides an opportunity for members of the public to address the Council on any subject which is not of a quasi-judicial nature or scheduled for a public hearing. (Items which may not be addressed under Items from the Audience are indicated by an asterisk*.) The Council will receive comments on other issues, whether the matter is otherwise on the agenda for the same meeting or not. Speaker's remarks will be limited to three minutes apiece. No more than three speakers may address the Council on any one subject. However, if both proponents and opponents wish to speak, then up to three proponents and up to three opponents of the matter may address the Council.

1. *CALL TO ORDER*
2. *ROLL CALL*
3. *STUDY SESSION*
 - a. Preliminary 2015-2020 Capital Improvement Program
4. *EXECUTIVE SESSION*
5. *HONORS AND PROCLAMATIONS*
6. *COMMUNICATIONS*
 - a. *Announcements*
 - b. *Items from the Audience*
 - c. *Petitions*
7. *SPECIAL PRESENTATIONS*
 - a. Property Site Evaluation as Potential Location for Aquatics, Recreation and Community Center
8. *CONSENT CALENDAR*
 - a. *Approval of Minutes:* July 7, 2015

QUASI-JUDICIAL MATTERS

Public comments are not taken on quasi-judicial matters, where the Council acts in the role of judges. The Council is legally required to decide the issue based solely upon information contained in the public record and obtained at special public hearings before the Council. The public record for quasi-judicial matters is developed from testimony at earlier public hearings held before a Hearing Examiner, the Houghton Community Council, or a city board or commission, as well as from written correspondence submitted within certain legal time frames. There are special guidelines for these public hearings and written submittals.

b. Audit of Accounts:

Payroll \$

Bills \$

c. General Correspondence

d. Claims

e. Award of Bids

- (1) 4th Street Watermain Replacement Project, Kar-Vel Construction, Renton, Washington

f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

- (1) Resolution R-5136, Approving Participation by the City in an Interlocal Cooperative Purchasing Agreement with the City of Marysville and Authorizing the City Manager to Execute the Agreement on Behalf of the City of Kirkland.

h. Other Items of Business

- (1) 2014 Annual Transportation and Park Impact Fees Report
- (2) Resolution R-5137, Relinquishing Any Interest the City May Have in an Unopened Right-Of-Way as Described Herein and Requested By Property Owners Alvin Chang, Andy Man-Wah Chang, and Siki Ka-Ling Leung Chang.
- (3) Resolution R-5138, Relinquishing Any Interest the City May Have in an Unopened Right-Of-Way as Described Herein and Requested By Property Owner K & D Homes Enterprises LLC.
- (4) Report on Procurement Activities

9. PUBLIC HEARINGS

10. UNFINISHED BUSINESS

a. 2015 State Legislative Update #12

b. November 3, 2015 Proposed Ballot Measure - Kirkland Aquatics and Recreation District:

- (1) Ordinance O-4484, Relating to Creation of a Metropolitan Park District with Boundaries Coextensive with the City to be Known as the Kirkland Aquatics and Recreation District; Requesting that a Proposition to Form the Kirkland Aquatics and Recreation District be Submitted to the Voters Within the Proposed Boundaries of the District, at the November 3, 2015, General Election; and Providing for Properly Related Matters.

ORDINANCES are legislative acts or local laws. They are the most permanent and binding form of Council action, and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after the ordinance is published in the City's official newspaper.

RESOLUTIONS are adopted to express the policy of the Council, or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

PUBLIC HEARINGS are held to receive public comment on important matters before the Council. You are welcome to offer your comments after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment and the Council proceeds with its deliberation and decision making.

(2) Ordinance O-4485 and its Summary, Approving the Form of an Interlocal Agreement with the Kirkland Aquatics and Recreation District, if the Formation of the District is Approved by the Voters; and Authorizing the City Manager to Execute Such Agreement on Behalf of the City; and Providing for Properly Related Matters.

c. Proposed Metropolitan Park District Pro/Con Ballot Statements Committees Appointments

d. Ordinance O-4487 and its Summary, Relating to Zoning, Planning, and Land Use and Amending the Following Chapters of the Kirkland Zoning Code Relating to Multi-Family Parking Requirements: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, 105 and Approving a Summary Ordinance for Publication, File No. CAM13-02032.

e. Public Disclosure Semi-Annual Performance Report

NEW BUSINESS consists of items which have not previously been reviewed by the Council, and which may require discussion and policy direction from the Council.

11. *NEW BUSINESS*

12. *REPORTS*

a. *City Council Reports*

(1) Finance and Administration Committee

(2) Legislative Committee

(3) Planning, and Economic Development Committee

(4) Public Safety Committee

(5) Public Works, Parks and Human Services Committee

(6) Tourism Development Committee

(7) Regional Issues

b. *City Manager Reports*

(1) Calendar Update

13. *ITEMS FROM THE AUDIENCE*

14. *ADJOURNMENT*

ITEMS FROM THE AUDIENCE

Unless it is 10:00 p.m. or later, speakers may continue to address the Council during an additional Items from the Audience period; provided, that the total amount of time allotted for the additional Items from the Audience period shall not exceed 15 minutes. A speaker who addressed the Council during the earlier Items from the Audience period may speak again, and on the same subject, however, speakers who have not yet addressed the Council will be given priority. All other limitations as to time, number of speakers, quasi-judicial matters, and public hearings discussed above shall apply.



CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Tracey Dunlap, Deputy City Manager
Michael Olson, Director of Finance & Administration
Tom Mikesell, Financial Planning Manager

Date: July 8, 2015

Subject: **PRELIMINARY 2015-2020 CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION:

City Council reviews the Preliminary 2015 to 2020 Capital Improvement Program (CIP).

BACKGROUND:

The Preliminary CIP for 2015 to 2020 is presented with this memo for Council consideration and consists of two volumes:

- (1) A summary document including the 27-page introductory narrative, summary tables and graphs, and brief project descriptions. A hard copy of the summary document was provided in the Council office for Council review on July 14th, and
- (2) A project detail document which contains the individual funded and unfunded project sheets.

Both documents are available at: <http://www.kirklandwa.gov/CIPdocument>. The July 21st Study Session will focus on the Introduction of the Summary document, which is attached to this memorandum as Attachment A. This narrative contains detailed discussions of the policy basis for the project recommendations in the Preliminary 2015-2020 CIP. The structure of the narrative has been organized around the capital budgeting priorities ("Prioritization Criteria") adopted by the Council in March 2015 (Resolution R-5118), specifically:

1. Sustains and enhances public safety, including bicycle and pedestrian safety.
2. Invest in projects that facilitate near term economic development to help address the gap between revenues and expenditures as identified in the most recent five-year General Fund forecast.
3. Creates measurable progress toward achieving the City Council's ten goals.
4. Implements the 2015-2016 City Work Program.
5. Improves services identified in both the "Imperatives" and "Stars" sections of the most recent Kirkland Quad.
6. Improves efficiency of existing facilities and maintains integrity of existing infrastructure.

7. Sequences projects in a manner that advances the Vision Statement and Guiding Principles of the Kirkland 2035 Comprehensive Plan.
8. Maximizes the benefit to the community within a given level of funding.

The Council Study Session scheduled for July 21st is the first meeting to discuss the CIP. Depending on issues and questions that arise from the CIP discussion, further study session(s) may be scheduled. A public hearing on the CIP will be held on September 1st, 2015. The Final 2015-2020 CIP will incorporate Council direction and decisions made through the rest of this year. Adoption of the CIP occurs by Council resolution and is scheduled for the first meeting in December, 2015.



CAPITAL IMPROVEMENT PROGRAM 2015 TO 2020

INTRODUCTION

The City of Kirkland Capital Improvement Program (CIP) is a plan that addresses construction, repair, maintenance and acquisition of major capital facilities and equipment. This Summary document and the Project Detail document (available electronically at <http://www.kirklandwa.gov/CIPdocument>) provide tools for public comment and City Council review regarding projects planned for the next six years.

The 2013-2014 Biennial Budget was the first to intentionally present the budget in terms of how it aligned with the City's strategic anchors (the Kirkland Quad, Price of Government, and Financial Forecast), the Council Goals, and the Work Program. We are pleased to present the 2015-2020 Capital Improvement Program in a format that also intentionally aligns with these critical Council touchstones, as described beginning on page xii.

The CIP is the City's six-year funding plan for building, maintaining and improving the roads, sidewalks, public buildings, parks, and other fixed assets. A full review of the CIP would normally accompany the review of the biennial operating budget, which took place last fall. To synchronize the capital planning in the CIP with the major community-wide planning efforts of Kirkland 2035, it was decided that the full review of the CIP be delayed to the summer of 2015 for the six year period 2015 to 2020. The first two years of the CIP will be updated to align with the 2015-2016 operating budget as part of the mid-biennial update beginning in September 2015.

In addition to updates to costs and timing of previously approved projects, the Preliminary 2015-2020 CIP is guided by the capital budgeting priorities ("Prioritization Criteria") adopted by the Council in March 2015 (Resolution R-5118), specifically:

1. Sustains and enhances public safety, including bicycle and pedestrian safety.
2. Invest in projects that facilitate near term economic development to help address the gap between revenues and expenditures as identified in the most recent five-year General Fund forecast.
3. Creates measurable progress toward achieving the City Council's ten goals.
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Capital Improvement Program – 2015 to 2020

At the Council retreat in May 2015, the Council reviewed the funding sources and trends in detail in preparation for the Preliminary 2015-20 CIP. The Final 2015-20 CIP is scheduled to be adopted in December 2015 based on the outcome of Council deliberation on the Preliminary CIP, along with the Comprehensive Plan and the mid-biennial adjustments to the 2015-2016 Budget.

The CIP is organized into seven sections:

Transportation includes improvements to streets, intersections, pedestrian safety, and non-motorized facilities.

Surface Water Management Utility projects include improvements to the City's storm drain system including streambank restoration on private property.

Water and Sewer Utility projects include replacement and enhancement of the City's water conveyance and sanitary sewer systems.

Park projects include renovation, replacement and construction of park and recreational facilities and acquisition of park and open space lands.

Public Safety projects address fire and police needs and the acquisition of major new equipment with a value greater than \$50,000. A change with this CIP is that facilities associated with public safety are now reported in this category rather than the General Government category.

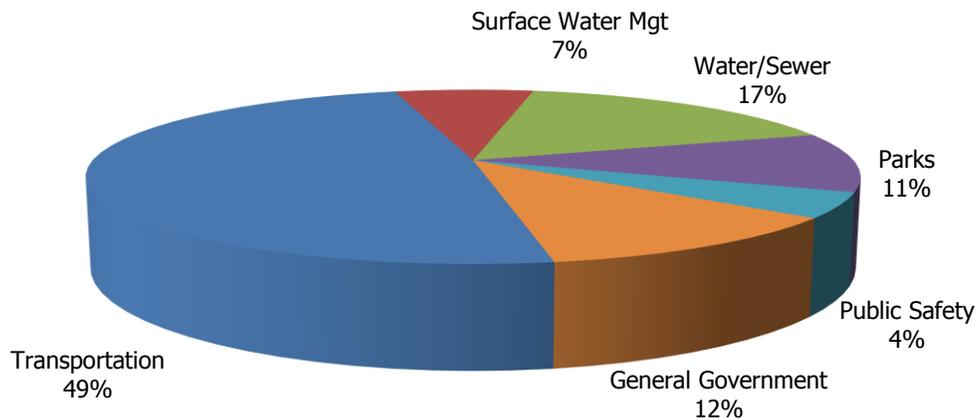
General Government projects include two areas – technology system acquisition and replacement, and general government facility construction and renovation (excluding public safety facilities, as described above).

Equipment Rental includes the purchase of major fire apparatus and the replacement of City vehicles.

This structure assists City staff with tracking and managing the projects by funding source and function. The aggregate data and detailed information is presented in these categories, however, the summary narrative for the Preliminary 2015-20 CIP is organized differently than in past years. Project highlights are presented to emphasize how the major recommendations fit within the Prioritization Criteria established by the City Council.

Capital Improvement Program – 2015 to 2020

The chart below shows the relative size of the funded project categories recommended in the Preliminary CIP:



The City’s Capital Improvement Program has grown substantially over the past ten years, as illustrated by the table below (with investments in public safety facilities like the Kirkland Justice Center (KJC) shown in the Public Safety category).

CIP Expenditure History by Category - Actuals 2005-2014

	Trans	Parks	Public Safety	Technology	Facilities	Surf Wtr	Water/Sewer	Total
2005	4,336,832	4,430,614	326,070	1,277,807	523,387	1,038,715	4,373,884	16,307,309
2006	3,869,216	1,100,123	26,686	677,092	622,199	748,996	3,039,690	10,084,002
2007	3,836,700	3,023,833	214,467	1,690,739	568,665	1,014,715	3,180,487	13,529,607
2008	4,824,708	1,089,616	46,848	1,574,195	806,763	1,330,816	4,890,347	14,563,293
2009	6,845,294	1,580,526	650,491	794,451	1,557,475	1,095,033	4,860,352	17,383,621
2010	6,013,625	1,453,241	11,231,510	1,274,150	524,576	4,501,019	7,819,322	32,817,442
2011	7,895,500	2,740,063	750,807	628,464	112,075	887,400	345,996	13,360,306
2012	16,644,900	1,793,184	1,132,077	762,075	455,704	4,435,280	3,986,820	29,210,039
2013	11,505,068	1,157,690	19,339,127	1,466,822	359,242	4,623,661	1,254,218	39,705,829
2014	11,122,588	3,014,706	11,838,509	897,313	907,761	2,711,523	2,878,355	33,370,755
Total	76,894,430	21,383,596	45,556,592	11,043,108	6,437,847	22,387,159	36,629,470	220,332,202

As a result, this CIP process has also offered an opportunity to evaluate policy issues related to resource allocation, as discussed later in this narrative.

In each section, a summary of **funded projects** reflects the recommendation of the City Manager and staff for the priority and timing of projects to be completed with available funding. The CIP is balanced with funded projects scheduled over the six-year period that match anticipated identified funding and cash flow. The **unfunded projects** represent capital needs that could not be funded within the six-year period or that are not sufficiently well defined to be included in the funded portion of the CIP. Each section of this document includes highlighted, summarized information about each funded project. Each section also includes various summary tables and graphics showing funding sources by CIP category and types of projects funded. The separate Project Detail document, which is

Capital Improvement Program – 2015 to 2020

available electronically at <http://www.kirklandwa.gov/CIPdocument>, includes project summary tables by category and includes all project detail sheets for both funded and unfunded projects.

The term “unfunded” should not be interpreted to mean a project will not be funded. It simply means that a project is not funded within the six-year CIP window. Recognizing that the master plans that form the basis for the CIP identify projects that span a twenty year horizon (or more), it makes sense that the unfunded component far exceeds the funded amount. As part of the development of this CIP, staff has further refined the unfunded element to distinguish between those projects that would be candidates for funding from revenue sources after 2020 and those that are not likely to be funded without substantial external and/or new revenues. An example of the latter would be the Aquatics, Recreation, and Community Center (ARC), a project which is only likely to proceed with a new voted revenue source.

In some cases, changes in Council priorities or other circumstances, such as an updated master plan, cause staff to recommend that previously approved projects be modified. **A list of all modifications and deletions to the CIP** is included in the Summary section of this document.

Operating impacts are an important consideration in capital planning. Once the Council has committed to a capital project that has operating implications, some level of obligation is created for the operating budget. For example, the acquisition and development of new parks requires maintenance staff – even if the park is passive and simply requires monitoring and control of natural vegetation.

Although many of these capital projects do not, in and of themselves, require the addition of an entire full time equivalent employee (FTE), they trigger increments of FTE’s that must be added at some point. The operating impacts arrive either in the year the project is completed or the following year. Each capital project description sheet in the Project Detail document includes a summary of anticipated operating impacts at the bottom of the first page. **A list of operating impacts associated with proposed capital projects** is included in the Summary section of this document. This Summary highlights the potential impacts to the operating budget related to completed CIP projects that must compete for limited operating resources. Projected maintenance and operating costs and needed FTEs will form the basis of department requests for new service package funding in future budget processes.

POLICY BASIS

In addition to the overarching Prioritization Criteria adopted by the City Council in Resolution R-5118 described above, there are a variety of sources of policy guidance that help to form the CIP.

The City’s **adopted fiscal policies** provide general guidance for preparation of the CIP. A capital project is defined as the construction, acquisition or renovation of buildings, infrastructure, land and major equipment with a value greater than \$50,000 (with some limited exceptions below this threshold such as vehicles). The fiscal policies emphasize the importance of capital investment in existing assets to avoid major costs in the future.

The six-year CIP includes projects that **replace or maintain** existing assets, provide **required capacity** needed to meet growth projections and the adopted level of service, and projects that **enhance capacity or services** to the public. Many of these projects are identified in the subject

Capital Improvement Program – 2015 to 2020

area strategic and/or master plans, most of which have been updated as part of the Kirkland 2035 planning process.

Proper **maintenance** and **replacement** is the most critical element to the CIP, since it ensures maintenance of the current service level and mitigates the need for more costly repairs in the future. The level of maintenance desired by the Council may exceed minimum requirements and should be in line with best practices and the level of infrastructure repair expected by the community. Although maintenance and replacement is essential, the level of maintenance is a policy choice.

Required capacity relates to projects needed to meet the adopted transportation level of service (LOS). The City has an obligation to maintain the adopted level of service and to provide sufficient future funding for projects needed to match projected growth to meet concurrency requirements as adopted in the City's Comprehensive Plan.

Desired **levels of service** are developed for other areas as reflected in master plans and strategic plans. They include such things as park investment, intersection and street improvements, sidewalks, technology systems and public safety apparatus. They are essential in their own way, however, they are not required by law. From a funding priority perspective, desired service levels are addressed after basic maintenance and concurrency requirements.

The CIP process is intended to identify the funding sources available for projects prioritized in the next six years. The project costs are the **best estimates available** as of the date of the plan and, as a result, can change as market conditions and project scope evolve. As project timing changes, the impacts of cost escalation can also come into play. The first two years of the CIP are adopted as part of the biennial budget and therefore represent actual funding commitments. In general terms, the estimates for projects that appear beyond the first two years of the CIP are preliminary programming estimates rather than detailed engineering cost estimates. As a result, when the CIP is developed every other year (and updated in the intervening year), the cost estimates may change and require adjustments to the funding. There are several mechanisms in place to help address this uncertainty:

- In some cases, placeholder projects are used for outer years to recognize funding availability, for example Neighborhood Park Land Acquisition. This approach allows specific project priorities and estimates to be developed based on specific needs as they are identified.
- Preliminary programming estimates generally contain larger contingencies (10% of construction), which can be refined as engineering design progresses.
- Funds are set aside toward capital contingencies. These take the form of reserves in both the general and utilities capital funds. These reserves are intended to be used to supplement project budgets when actual site conditions and market pricing vary from previous assumptions. In most cases, use of these reserves should not be viewed as a failure of the process, but rather a planned approach to dealing with the unknowns in capital planning.

As noted earlier, the CIP is a **funding plan**, rather than a spending plan. The amounts shown are the funding sources that are being set aside toward projects, which will generally precede detailed design work. For example, projects may show as funded over two years, with the first year reflecting design and the second year showing construction, but in reality the spending to complete the project may occur over a period of three to five years. This dynamic exists for a variety of reasons, including the ability to demonstrate that funding is available to match potential grants and to allow for coordination

Capital Improvement Program – 2015 to 2020

of projects across functions (for example, timing utility projects to coincide with resurfacing the roadway). The capital carryover that occurs at the beginning of each biennium is in part the recognition that cash has been set aside for projects, but not yet been spent.

In addition to the projects funded as part of the Preliminary CIP, there are a large number of active projects that are currently funded and underway that were approved as part of prior CIP processes. The total remaining budget on these projects is \$49.8 million as of the end of 2014, as summarized by function in the table below and shown in the "Active Project" sheets in each functional section.

Program	Proj Budget through 2014	Expenses through 2014	Proj Balance 12/31/2014
Transportation	\$52,792,785	\$32,544,422	\$20,248,363
Parks	5,457,714	2,302,639	3,155,075
General Government			
Technology	5,877,290	4,185,170	1,692,120
Facilities	4,968,663	1,187,011	3,781,652
Public Safety*	39,709,289	32,368,850	7,340,439
Utilities			
Surface Water	10,878,100	6,621,529	4,256,571
Water/Sewer	16,287,700	6,947,643	9,340,057
Total	\$135,971,541	\$86,157,264	\$49,814,278

*Includes funding for the Kirkland Justice Center and Consolidated Fire Station projects.

As discussed at the [May 29, 2015 City Council Retreat](#), several other policy issues were evaluated as part of this CIP process (capital/operating shifts, project design overhead, and project management resources). The results of those evaluations do not have a significant impact on the Preliminary CIP and staff will continue to evaluate options and recommendations as we develop future CIP processes. Related to the **Project Management Resources** issue, the 2015-16 mid-biennial review will include an evaluation of whether additional project management positions (funded through charges to CIP projects) are needed to manage both the CIP projects funded in prior CIPs and those proposed as part of this Preliminary CIP.

The Preliminary 2015 to 2020 CIP **inflates** each project by a percentage appropriate for that project category based on recent cost trends, so that the estimated future costs are taken into consideration. Likewise, some funding sources are indexed to inflation or increased annually based on historical trends, so that a similar methodology is employed on the resource and requirement sides. In many cases project amounts in the CIP are driven by available resources rather than growing costs of materials. For example, the Street Levy Street Preservation funding levels are based on the revenue projections for the 2012 Roads Levy. While inflation does not drive the funding amount, it does impact the work that can be accomplished with a given amount of funding.

For most programs where inflation does apply, the inflation projection falls in the 2% to 4% range. As mentioned previously, in many cases project costs are based on engineering estimates, and contingencies and reserves are in place to buffer the impact of scope changes, including price increases. An exception to the general inflationary trend assumption is the IT program, which uses a 0% inflation estimate based on the stabilization of hardware prices in the industry.

FUNDING

Funding is established by project category that reflects legally dedicated revenue streams and Council dedicated revenue sources. The CIP utilizes four main categories of funding sources – **current revenue, reserves, debt and external sources**. These revenue sources are described below.

Current Revenue represents estimates of annual ongoing revenue that will be received from anticipated sources. These include excise and property tax revenues, impact fees charged to new development, and utility rates and charges for existing and new customers. These are largely distinguished by the fact that they are derived from the current year's economic, development, or usage activity. Current revenue sources were reviewed carefully and notable assumptions are highlighted below.

- **Real Estate Excise Tax (REET)** consists of two 0.25% excise taxes levied by the City against real estate sales (referred to as REET 1 and REET 2, for a total of 0.5%). Collections have been strong, consistent with the economic and real estate market recoveries since the recession ended in mid-2009. Recent REET collections have approached their previous high point reached in 2006, though it is worth noting that collections now include sales activity in annexed neighborhoods. Historically, REET has been very volatile as evidenced by the drop from its peak collections of \$7.1 million in 2006 to \$2 million in 2009 after the collapse of the housing bubble. In light of this volatility, the CIP relies on a conservative REET forecast that programs revenue consistent with its low point to ensure that the current levels are sustainable for the coming six-year cycle. These base allocations to the CIP are increased annually at a rate of 3.0 percent to recognize a relatively conservative projected growth in real estate transaction values.

In 2015-2016, an average of approximately \$2.2 million of REET funding per year is budgeted in the CIP, including \$1.4 million for Transportation projects and \$800,000 for Parks projects. Approximately \$263,500 per year is also budgeted to pay operations and maintenance expenses in the operating budget as allowed by state law, with \$90,000 used for Transportation O&M and \$110,000 for Parks O&M. These figures include the \$63,500 per year that the City Council recently approved for enhanced CKC maintenance. The funding plan assumes that these O&M uses will continue during the six year CIP.

Any difference between the budgeted REET revenue and actual receipts is placed in the REET 1 and REET 2 reserves for use as grant matches and to supplement current revenue to fund high priority projects and facility needs.

- **Property Tax Levy Lid Lifts** – On November 6, 2012, Kirkland voters approved two new property tax levies to support street maintenance and pedestrian safety and parks maintenance, restoration and enhancement. In 2015 these levies are expected to generate \$3,053,409 and \$2,394,833 for these purposes, respectively. Revenues from the two levies are deposited in the Street Operating and Parks Levy Funds, respectively, and a set amount is transferred into the CIP for specific capital uses. The following table shows the allocation of the levy revenues between capital and operating uses in the 2015-16 budget:

Capital Improvement Program – 2015 to 2020

Park and Road Levy Budget Allocations		
	2015	2016
<u>2012 Road Levy</u>		
Total Revenue	3,053,409	3,128,638
Operating Budget	453,409	528,638
Capital Improvements Program	2,600,000	2,600,000
<u>2012 Park Levy</u>		
Total Revenue	2,394,833	2,453,836
Operating Budget	1,144,833	1,203,836
Capital Improvements Program	1,250,000	1,250,000

Property tax growth is limited by state law to 1 percent plus the growth in value from new construction, which is assumed to be 1 percent in future years. Beyond 2016, projected growth in the Road Levy is assumed to be divided evenly between operating and capital uses.

Park Levy Transition from CIP to Operating

Future growth in the Park Levy is assumed to be retained in the operating budget to provide operating and maintenance support for park projects, while the CIP contribution is fixed at \$1.25 million per year. In addition, the 2012 ballot question for the Park Levy included a list of projects that would be completed using the new revenues from the levy. It was assumed that after these projects were completed, future revenue from the levy could be directed to operating and maintenance costs, as needed with any residual available for capital projects. The 2015-2020 Preliminary CIP completes all work on the list of projects; therefore, beginning in 2019 and continuing into 2020 a total of \$377,000 of capital-related levy revenue is assumed to be retained in the Parks and Community Services operating budget for operating and maintenance uses.

- **Impact Fees** – Impact fees are charged to new development projects to provide revenue to build infrastructure to service the population growth attributed to the new development. The CIP is funded from impact fees charged for use on Park and Transportation projects. In the six year CIP, an amount of \$1 million per year is assumed to be collected from Transportation impact fees, which is consistent with recent collections.

Based on a proposed change in the Park impact fee methodology which allows fees to be set at a level sufficient to recognize the current per capita investment in parks, parks impact fees are programmed at \$1.1 million beginning in 2016 and growing to \$1.75 million by 2020.

- **Interest Earnings** – The Federal Reserve’s decision to keep interest rates low until late 2015 at the earliest results in a very low projected annual interest income. Prior to the last recession and the ensuing expansionary monetary policy adopted by the Federal Reserve intended to spur growth, General Fund interest earnings had provided as much as \$800,000 per year for CIP projects. With earning rates currently near zero, and with continuing uncertainty as to the timing and magnitude of future rate increases, the CIP does not include any revenue from this source.

Capital Improvement Program – 2015 to 2020

- **Utility Rates, Charges and Fees** – The utilities capital program funds equipment and infrastructure requirements of the City’s water/sewer and surface water utilities. Funding for the program comes from rates, fees and charges assessed on current and new utility customers. The fees and rates are determined based on rate studies performed for each utility. Actual rates have been adopted for 2015-2016 and future years are based on rate study projections of rate increases that will be reviewed as part of future budget processes.

Reserves are used in a variety of ways in the CIP. Reserves used in the Preliminary CIP have been accumulated over time for specific purposes (e.g. water/sewer capital replacement reserve and accumulated REET and impact fee balances). The CIP recommendation incorporates the use of reserves to fund matching contributions for some grant-funded transportation projects, and to fund the portion of impact fee funded projects that are not capacity-related. Dedicated sinking fund reserves are also used to fund routine building repairs, vehicle replacements and equipment purchases for public safety and information technology.

Debt represents a commitment to repay borrowed funds over an extended period of time. The Preliminary CIP includes approximately \$5 million of Limited Tax General Obligation debt to finance a portion of the City Hall remodel project in 2015. Debt does not currently support any other project in the preliminary six year funding plan, though there are projects on the unfunded list that are candidates for debt financing, as explained in greater detail below.

External sources are primarily grants but can also take the form of contributions from other governments (shared projects) or from private sources (such as developers).

It is worth noting that there are other funding mechanisms that are currently being explored as opportunities to expand the set of projects that can be constructed in the next six years. These options include:

- Establishing a voter-authorized **Metropolitan Park District** to levy property taxes to support construction of an Aquatics, Recreation, and Community Center (ARC), which is on the Parks unfunded list;
- Forming a voter-authorized **Regional Fire Authority** (RFA) with neighboring jurisdictions to fund Fire Protection improvements under a broader regional taxing and governance structure; and,
- Placing a **levy lid lift** measure on the ballot to fund Fire Station modernization improvements as an alternative to an RFA.
- Implementing a **Transportation Benefit District** (TBD), either using Councilmanic authority or seeking voter approval.

Each of these financing options could also include a debt component. While not a revenue source, debt provides a way to use a stream of future revenues to fund a large one time project in the present. Due to its prudent financial management practices, the City has considerable legal bonded debt capacity, as show in the table that follows.

Capital Improvement Program – 2015 to 2020

Type of Debt	Original Amount	Outstanding 6/30/2015	Maturity Date
Councilmanic Bonds:			
2010 Limited G.O. (Kirkland Justice Center)	35,345,000	33,270,000	12/1/2040
2011 Limited G.O. (Fire Station Construction) ^{1/}	4,000,000	2,930,287	12/2/2021
Total Councilmanic Bonds	\$39,345,000	\$36,200,287	
Est. Remaining Councilmanic Debt Capacity as of 6/30/2015		\$240,603,532	
Voter Approved Bonds:			
2013 Unlimited G.O. Refunding (Parks)	\$4,670,000	\$4,130,000	12/1/2022
Total Voter Approved Bonds	\$4,670,000	\$4,130,000	
Est. Remaining Voter Approved Debt Capacity as of 6/30/2015		\$1,343,688,810	
Public Works Trust Fund Loans:			
1995 Lift Station	\$794,850	\$44,522	7/1/2015
1999 Lift Station Replacement-Design	227,500	62,675	7/1/2019
2001 Lift Station Replacement-Construction	1,848,000	720,780	7/1/2021
2004 Central Way Sewer Replacement	1,086,300	573,325	7/1/2024
2012 NE 80th St Water/Sewer Replacement	177,522	172,011	6/1/2032
Total Revenue Bonds & Trust Fund Loans	\$4,134,172	\$1,573,313	

1/ On May 26, 2011, Fire Protection District #41 issued \$4 million in Limited Tax General Obligation Bonds to finance the Consolidated Fire Station Project. On June 1, 2011, the Fire District ceased operation when the City of Kirkland annexed all the territory served by the District. The outstanding debt remains an obligation of the taxable property which was annexed.

While the City has a relatively large legal debt capacity, the main constraint is the ability to repay the debt. Councilmanic bonded debt is supported from existing revenues, while voter approved debt comes with a new revenue stream to support debt service. An additional constraint is the time period for which the debt can be issued (limited to the life of the asset and a maximum of 30 years by current City fiscal policy).

The Preliminary CIP is based on the recommended funding matrix shown on the following page and incorporates the aforementioned current revenue assumptions as well as existing reserves and external revenues.

Capital Improvement Program – 2015 to 2020

**2015-2020 Preliminary Capital Improvement Program
Revenue Uses (in Thousands)**

Dedicated Revenue	2015	2016	2017	2018	2019	2020	6-Year Total
Transportation							
Gas Tax	592	610	610	622	634	647	3,715
Business License Fees	270	270	270	270	270	270	1,620
Utility Rates	20	458	905	806	707	105	3,000
Real Estate Excise Tax (REET) 1	375	624	398	410	184	435	2,426
Real Estate Excise Tax (REET) 2	1,071	1,170	1,205	1,242	1,264	1,332	7,284
Impact Fees	219	3,981	1,000	3,160	1,375	625	10,360
Street & Pedestrian Safety Levy	2,600	2,600	2,626	2,652	2,679	2,706	15,863
Walkable Kirkland	200	600	400	400	400	400	2,400
Solid Waste Street Preservation	300	300	300	300	300	300	1,800
REET 2 Reserve	939	1,025	980	1,579	469	491	5,483
REET 1 Reserve	175	600	-	-	-	-	775
General Fund Cash	-	-	900	-	-	-	900
Street Improvement Reserve	-	900	-	-	-	-	900
King County Park Levy	-	-	-	300	300	-	600
External Sources	3,479	14,925	8,894	5,913	4,279	977	38,466
Subtotal Transportation	10,239	28,064	18,487	17,653	12,861	8,288	95,592
Parks							
Real Estate Excise Tax 1 (REET)	760	787	215	868	1,343	885	4,858
Impact Fees	-	1,107	594	1,265	1,865	2,026	6,857
Parks Levy*	1,050	1,450	1,250	1,250	1,150	973	7,123
REET 1 Reserve	530	8	-	-	-	-	537
Carryover PY Funds	75	-	-	-	-	-	75
External Sources	991	-	500	500	-	-	1,991
Subtotal Parks	3,405	3,352	2,559	3,883	4,358	3,884	21,442
General Government: Technology, Facilities & Public Safety							
General Fund Contributions for:							
Public Sfty. Equip. Sinking Fund	242	165	112	133	742	379	1,773
Technology Equip. Sinking Fund	596	152	250	1,225	214	1,121	3,558
Utility Rates	190	572	456	256	171	341	1,986
IT Fund Operating Cash	536	-	-	-	-	-	536
Facilities Life Cycle Reserve	356	174	803	645	317	440	2,735
Maj Sys Replacement Rsv	66	83	-	150	-	-	299
General Capital Reserves	1,447	-	-	-	-	-	1,447
REET 1 Reserves	1,000	-	-	-	-	-	1,000
General Fund Cash	-	-	2,210	114	114	114	2,552
Facilities Cash	3,600	-	-	-	-	-	3,600
Fire District 41 Reserves	5,200	-	-	-	-	-	5,200
Carryover PY Funds	64	-	-	-	-	-	64
Debt	5,003	-	-	-	-	-	5,003
External Sources	1,700	-	-	-	-	-	1,700
Cable Franchise Fees	464	-	-	-	-	-	464
Technology Initiative	74	133	-	-	-	-	207
Subtotal General Government	20,538	1,280	3,830	2,523	1,558	2,396	32,123
Utilities							
Utility Connection Charges	865	865	865	865	865	865	5,190
Utility Rates - Surface Water	1,685	1,744	1,801	1,872	1,916	2,120	11,138
Utility Rates - Water/Sewer	3,387	3,612	3,760	4,021	4,214	4,540	23,534
Reserves	1,838	300	1,850	50	1,501	50	5,589
External Sources	238	487	350	-	-	-	1,075
Subtotal Utilities	8,013	7,008	8,626	6,808	8,496	7,575	46,526
Total Programmed Revenues	42,195	39,703	33,502	30,867	27,273	22,142	195,682

Capital Improvement Program – 2015 to 2020

As discussed at the May 29th, 2015 City Council Retreat, the Preliminary 2015-20 CIP does not program all the funding that is available from reserves and projected revenues. There is a total of \$6.0 million of remaining funds available to be programmed. Of this amount, approximately \$3.7 million is from existing reserves and \$2.3 million is from projected revenue as shown in the following table. Note that staff recommends not programming the Major System Reserve balance and potentially adding to it as funds are available, as the next major system to be replaced is the Finance system, the cost of which is likely to exceed this amount.

Remaining CIP Resources Not Programmed

	Existing Balances	New Revenue	Total
REET 1	\$ -	\$73,000	\$73,000
REET 1 Reserves	2,608,510	2,263,874	4,872,384
Street Improvement Reserve	100,000	-	100,000
Major Systems Reserve	976,675	-	976,675
Total	\$3,685,185	\$2,336,874	\$6,022,059

PROJECT HIGHLIGHTS

The Preliminary CIP provides a starting point for Council deliberation and decision regarding strategies to address near-term needs and meet existing obligations while exploring opportunities to fund longer-term goals. The total Preliminary CIP is summarized below, followed by project highlights presented to emphasize how the major recommendations fit within the Prioritization Criteria established by the City Council.

Total Preliminary CIP

The Preliminary 2015-2020 funded CIP totals \$195,682,600 which is 26.1 percent of the total identified needs of \$750,862,200. This compares to the adopted (revised) 2013-2018 funded CIP which totaled \$181,092,300 and was 24.8 percent of the total identified needs of \$730,319,600. Since the Preliminary 2015-2020 CIP is based on the output of the various master planning processes, it is perhaps best to characterize it as a new baseline assessment of the City's capital needs. In total unfunded needs increased by \$5.6 million, and the funded program increased by \$14.6 million.

A robust discussion of funded program elements is provided in the remainder of this document. As discussed above, staff has further refined the unfunded list to distinguish between those projects that would be candidates for funding from existing revenue sources after 2020 and those that are not likely to be funded without substantial external and/or new revenues. The following tables attempt to differentiate between these components of the unfunded projects list. This line is drawn largely by the size of the project, using the current funding mixture of the Preliminary funded programs as a guide for the scope of projects that normally not be pursued without significant external and/or new revenue. This is an art more than a science, and in that sense is imperfect. It does, however, provide a more detailed lens of what constitutes the unfunded list. Perhaps most striking is that more than half of the \$303.7 million total projects that would require new/external funding is comprised of three projects, including:

- ARC construction;
- Fire Station Modernization projects; and,
- The CKC Non-Motorized Improvements.

Capital Improvement Program – 2015 to 2020

The tables that follow summarize the preliminary CIP recognizing this distinction, followed by a table of the projects that were considered “unfunded external/new revenue”.

**2015-2020 Preliminary Capital Improvement Program
Summary of Total Identified Needs**

	6-year Funded CIP	Unfunded Future City Revenues	Unfunded External/New Revenue	Total CIP
Transportation	95,592,200	130,077,900	172,311,000	397,981,100
Parks	21,441,500	58,825,000	67,000,000	147,266,500
Public Safety	9,072,700	369,100	42,693,700	52,135,500
General Government				
Technology	7,765,700	2,184,900	-	9,950,600
Facilities	15,285,000	-	-	15,285,000
Subtotal	149,157,100	191,456,900	282,004,700	622,618,700
Surface Water Mgmt	13,600,900	17,257,000	0	30,857,900
Water/Sewer	32,924,600	42,780,000	21,681,000	97,385,600
Utilities Subtotal	46,525,500	60,037,000	21,681,000	128,243,500
Grand Total	195,682,600	251,493,900	303,685,700	750,862,200

Unfunded Projects Requiring Debt or External Financing Contributions		
Transportation		
ST 0056	132nd Avenue NE Roadway Improvements	25,170,000
ST 0059	124th Ave NE Roadway Improvements (North Section)	10,000,000
ST 0062	NE 130th Street Roadway Extension	10,000,000
ST 0064	124th Ave NE Roadway Widening Imprv (So. Sect'n)	30,349,000
ST 0073	120th Avenue NE Roadway Extension	16,392,000
NM 0086	Cross Kirkland Corridor Non-motorized Improvements	80,400,000
	Transportation Subtotal	172,311,000
Public Safety		
PS 3002-3007	Fire Station Modernization Projects	42,693,700
	Public Safety Subtotal	42,693,700
Parks		
PK 0122 100	Community Recreation Facility Construction	67,000,000
	Parks Subtotal	67,000,000
Utilities		
SS 0077	West Of Market Sewermain Replacement	21,681,000
	Utilities Subtotal	21,681,000
	Total All Programs	303,685,700

HIGHLIGHTS BY PRIORITIZATION CRITERIA

1. Sustains and enhances public safety, including bicycle and pedestrian safety.

Capital Improvement Program – 2015 to 2020

Transportation

- Safe School Walk Routes and Pedestrian Safety improvements are a significant focus of the recommended CIP. The projects reflected in the Preliminary CIP include:
 - Completion of the safe school walk route sidewalks committed to in 2001 in the pre-annexation City of Kirkland by 2019
 - Adding funding of \$1 million for safe school walk routes in the North Kirkland (JFK annexation area) in 2016 pending identification of specific projects
 - Continuation of the pedestrian safety investments funded by the 2012 Transportation levy
 - Acceleration of pedestrian safety estimates through the Walkable Kirkland Initiative

Pedestrian Safety and Safe School Walk Routes Project Funding

Project #	Project Name	Project Budget	FUNDING					
			Street Levy	Walkable Kirkland	REET	Surface Water	External	
NM 0006 100	Street Levy-Safe School Walk Routes	150,000	150,000					
NM 0087 000	City School Walk Route Enhancements	3,083,200	450,000	348,200	1,260,000	175,000	850,000	
NM 0087 001	North Kirkland/JFK School Walk Routes	1,000,000	300,000	100,000	14,600		585,400	
Subtotal 2015-2020 Safe School Walk Routes Projects		4,233,200	900,000	448,200	1,274,600	175,000	1,435,400	
NM 0006 200	Street Levy - Neighborhood Pedestrian Safety	900,000	900,000					
NM 0006 201	Neighborhood Safety Program Improvements	1,200,000		1,200,000				
Various	Pedestrian Safety Elements of Larger Projects	751,800		751,800				
Subtotal 2015-2020 Pedestrian Safety/Neighborhoods Projects		2,851,800	900,000	1,951,800	-	-	-	
Grand Total		7,085,000	1,800,000	2,400,000	1,274,600	175,000	1,435,400	

- Other projects related to pedestrian and bicycle safety include:
 - Lakefront Pedestrian and Bicycle Improvements (\$1.0 million)
 - South Kirkland TOD/CKC Multimodal Connection (\$2.2 million)
 - Multimodal connections associated with the Cross Kirkland Corridor (discussed further below).
- The 2009 Active Transportation Plan proposed a set of locations where construction would be required to provide bicycle facilities. This list was used to set performance measures for Council's Balanced Transportation Goal. Although all the projects will not be completed by 2018, progress has been made toward completing the list and the current CIP builds on this past success as illustrated in the table that follows.

Capital Improvement Program – 2015 to 2020

Location	Status
NE 120th St. from 124th Ave. NE to Slater Ave. NE	Completed
NE 116th St. from 120th Ave NE to 124th Ave. NE	Completed
122nd Avenue NE from NE 70th St. to NE 80th St.	Completed
6th St from Central Way to Kirkland Way	To be completed (over part of its length) with Parkplace redevelopment
Kirkland Way from 6th St to NE 85th St.	Funded (over part of its length) through NM 0098
120th Ave NE, Totem Lake Blvd to NE 132nd St.	Funded (over part of its length) through ST 0070

The Transportation Master Plan proposes a city-wide network of bike facilities, proposes a broader range of bicycle facilities and calls for a revision to the Active Transportation Plan to help determine the specifics of these new projects.

Public Safety

- Proposed capital investments to improve service in North Kirkland and fulfill commitments to Finn Hill as part of the Fire District 41 interlocal agreement include:
 - Completely renovate Fire Station 25 (\$3.8 million)
 - Purchase property for a new Fire Station 24 (\$2.5 million)
 - Install bollards to replace gates to improve Emergency Vehicle Access in Finn Hill (\$900,000 budgeted in the Transportation CIP)
 - Investments in other improvements recommended in the Fire Strategic Plan (\$1.0 million)
- Other public safety investments include planned Fire and Police equipment replacements funded from the sinking funds
- An unfunded project has been added to recognize potential Police Strategic Plan implementation projects (\$250,000)
- Unfunded projects have been added for major fire station modernization efforts, including relocation of Station 27, totaling \$42.7 million, which would likely be the subject of a future Fire Station ballot measure

2. Invest in projects that facilitate near term economic development to help address the gap between revenues and expenditures as identified in the most recent five-year General Fund forecast.

The Preliminary 2015-2020 CIP includes capital projects related to the proposed **redevelopments of Parkplace and Totem Lake Mall**, summarized as follows.

- The tables on the following pages summarize the funded projects that support the Totem Lake and Parkplace developments.

Capital Improvement Program – 2015 to 2020

Funded Projects Supporting Totem Lake Redevelopment

Project #	Project Name	Project Budget
TOTEM LAKE -- FUNDED		
<i>Transportation</i>		
NM 0086 001	NE 124th St/124th Ave NE Pedestrian Bridge Design	1,500,000
NM 0086 002	NE 124th St/124th Ave NE Pedestrian Bridge Construction	11,360,000
NM 0095	124th Avenue NE Sidewalk Improvements	1,050,000
TR 0111 003*	ITS Phase 2 Totem Lake Urban Center	2,951,000
TR 0122	Totem Lake Intersection Improvements	6,000,000
ST 0070	120th Ave NE/Totem Lake Plaza Roadway Improvements	3,000,000
TR 0099	120th Ave/Totem Lake Way Intersection Improvements	2,845,500
TR 0109	Totem Lake Plaza/Totem Lake Blvd Intersection Imprv.	1,500,000
TR 0110	Totem Lake Plaza/120th Ave NE Intersection Imprv.	1,500,000
NM 0024 301	King County segment of the Eastside Rail Corridor	600,000
<i>Parks</i>		
PK 0139 **	Totem Lake Park Development Phases 1 and 2	4,544,000
PK 0146	CKC North Extension Trail Development	1,000,000
<i>Surface Water</i>		
SD 0059*	Totem Lake Boulevard Flood Control Measures	1,936,200
SD 0075***	Totem Lake Twin 42 Inch Culvert Replacement	4,416,000
SD 0088	Comfort Inn Pond Modifications	647,000
Total - Totem Lake Funded Projects		44,849,700

*In progress

**Includes two projects, PK 0139 200 and PK 0139 300

***Completed

Capital Improvement Program – 2015 to 2020

Funded Projects Supporting Parkplace Redevelopment

Project #	Project Name	Project Budget
PARKPLACE -- FUNDED		
<i>Transportation</i>		
NM 0082*	6th Street S. Sidewalk	583,100
ST 0087	6th Street South Corridor Study	150,000
NM 0098	Kirkland Way Sidewalk Improvements	2,120,000
NM 0109 002	Lake Front Promenade Design Study	75,000
TR 0065*	6th Street/Kirkland Way Traffic Signal	1,200,500
TR 0079 001	NE 85th Street/114th Avenue NE Intersection Improvements Ph II	1,800,000
TR 0082	Central Way/Park Place Center Traffic Signal	200,000
TR 0104	6th Street/4th Ave Intersection Improvements	580,000
TR 0105	Central Way/5th Street Intersection Improvements	564,000
TR 0103	Central Way/4th Street Intersection Improvements	31,000
TR 0100 100	6th Street & Central Way Intersection Imprvmnts Phase 2	1,866,800
<i>Water/Sewer</i>		
WA 0150*	6th Street Watermain Replacement	520,500
SS 0082	3rd & Central Way Sanitary Sewer Crossing	300,000
Total - Parkplace Funded Projects		9,990,900

*In progress

Note that the projects assume that the City will be successful in securing grant funding for many of the projects. Also, the developer funded Totem Lake costs are anticipated to be at least partially reimbursed as part of the City's \$15 million commitment in the development agreement with CenterCal. Lastly, the 6th Street South Corridor Study will benefit access in and around the Houghton Shopping Center (\$150,000 in 2015).

3. Creates measurable progress toward achieving the City Council's ten goals.

Projects throughout the Preliminary CIP have been prioritized to make measurable progress toward the City Council Goals [<http://www.kirklandwa.gov/Assets/City+Council+Goals.pdf>]. The matrix below summarizes the funded project functional totals, highlighting the Council Goals served. The dollar amounts are shown in the primary Goal Area for functional areas serving multiple goals. While there are no specific projects associated with Human Services and Housing, there are likely secondary benefits of some projects on these goals (such as the connection of the South Kirkland TOD to the CKC). In addition, the City contributes capital funds to the ARCH (A Regional Coalition for Housing) Trust Fund for use in constructing affordable housing units, as described further in the next section, and provides other incentives to support these goals such as the impact fee credit for affordable housing units.

Capital Improvement Program – 2015 to 2020

Funded 2015-2020 CIP Projects by Council Goals

		Neighborhoods	Public Safety	Balanced Transportation	Parks, Open Spaces & Recreational Services	Financial Stability	Environment	Economic Development	Dependable Infrastructure
Transportation	\$ 95,592,200	✓	✓	✓	✓	✓		✓	✓
Parks	\$ 21,441,500	✓			✓		✓		✓
Public Safety	\$ 9,072,700	✓	✓			✓			✓
General Govt	\$ 23,050,700				✓	✓			✓
Surface Water	\$ 13,600,900	✓	✓	✓			✓		✓
Water Utility	\$ 8,813,800	✓				✓		✓	✓
Sewer Utility	\$ 24,110,800	✓				✓	✓	✓	✓
Grand Total	\$ 195,682,600	**	\$ 9,072,700	\$ 66,729,200	\$ 21,441,500	**	\$ 37,711,700	**	\$ 60,727,500

** Dollars included in other categories

Projects in many of the program areas serve multiple goals. For purposes of the matrix, the dollars summarized by program area reflect the primary goal (indicated by the large checkmark) and the related goal areas served are represented by the small checkmark. As a result, while no dollars show under a few goal areas, they are advanced by expenditures in other goals. For example, many of the transportation projects contain elements identified by *Neighborhoods*, but the costs are shown under the *Balanced Transportation* goal. Similarly, the investments in *Economic Development* related to Totem Lake and Parkplace show in their functional goal areas, such as *Parks, Open Space, and Recreation* and *Balanced Transportation*.

It should also be noted that the definition of the goal areas is slightly different from the criteria applied to the CIP. The *Public Safety* goal area focuses on Fire/EMS and Police, while public safety in Criteria #1 above includes pedestrian and bicycle safety, the costs of which are included in *Balanced Transportation* on the matrix.

4. Implements the 2015-2016 City Work Program.

The preparation of this Preliminary CIP is directly related to fulfilling two work program items:

- **Complete the comprehensive plan update and the Transportation Master Plan**
- **Complete a comprehensive update of the Capital Improvement Program**

In addition, recommended projects support the following work plan items:

- **Continue Implementation of the Cross Kirkland Corridor Master Plan** – There are a number of funded projects related to the Cross Kirkland Corridor (CKC):
 - Acquisition of the remaining segment within Kirkland (in Totem Lake) that is currently owned by King County (\$600,000) – Transportation CIP (funded using King County Park Levy funds)
 - Funds to develop the new segment (\$1 million) – Parks CIP (funded using impact fees)

Capital Improvement Program – 2015 to 2020

- South Kirkland TOD/CKC Multimodal Connection (\$2.2 million)
- NE 124th St./124th Ave. NE Pedestrian Bridge Design/Construction (\$12.8 million)
- CKC Bridge Connection to Houghton Shopping Center (\$175,000 in 2015)
- CKC Emergent Projects (\$100,000 in 2016)
- CKC Surface Water Drainage at Crestwoods Park (\$1.0 million)
- Unfunded CKC projects recognized in the Preliminary CIP include
 - Full implementation of the CKC Master Plan non-motorized improvements (\$80.4 million)
 - CKC to Redmond Central Connector (\$3.7 million)
 - CKC to Downtown Connections (\$2.0 million)
 - Kirkland Way/CKC Bridge Abutment/Intersection Improvements (\$6.9 million)
- **Improve fire and emergency medical services to Finn Hill, Juanita and Kingsgate; improving existing stations and operations** – Investments previously described on page xv under Criteria 1.
- **Renovate City Hall with a focus on enhancing customer service and identify options to expand Maintenance Center to serve the larger City**

One of the last major tasks related to the implementation of the 2011 annexation is to address the facilities needed to serve the larger City. The first major project, the Kirkland Justice Center, has been completed. The next major project is the renovation of City Hall, which had an original budget of \$10 million. The project has been modified to include re-roofing that can accommodate solar panels (moving forward funding from the life cycle project originally established to replace the roof in 2018), construction of a fixed emergency operations center, and replacement of the fire suppression system in the server room with a dry technology. These changes have increased the City Hall budget by \$1 million. In addition, funds have been set aside to address Maintenance Center Space constraints as follows:

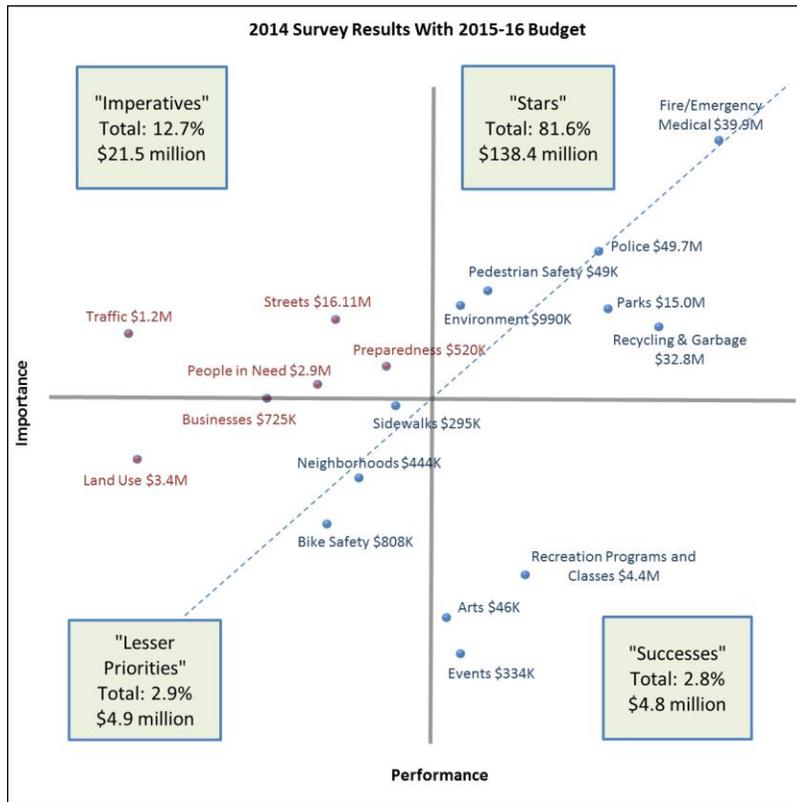
- \$2 million toward the potential purchase of additional land or structures (in the Facilities CIP)
- \$1.5 million toward construction of potential facilities to address the Parks Maintenance Center needs (in the Parks CIP).
- **Help facilitate the redevelopment of Parkplace and Totem Lake Mall** – Investments previously described on pages xv through xvii under Criteria 2.
- **Provide the opportunity to vote on a ballot measure to fund an Aquatics, Recreation, and Community Center to replace the Juanita Aquatic Center** – Construction of the ARC is included as an unfunded item in the Parks CIP, pending the outcome of the Metropolitan Park District ballot measure on the November 2015 General Election ballot.
- **Ensure that any Sound Transit ballot measure connects the Totem Lake Urban Center to the region with High Capacity Transit** – The City is actively involved in the Sound Transit planning process. In addition, the Transportation CIP includes conducting a Citywide Transit Study in 2017.

Capital Improvement Program – 2015 to 2020

- **Implement an email archiving system to improve responsiveness and transparency and reduce cost and complexity of storing data** – The e-mail archiving system is funded as part of the Network Storage projects as adopted in the 2013 update to the 2013-2018 CIP.
- **Partner with A Regional Coalition for Housing and non-profit organizations to site a permanent Eastside women’s shelter in Kirkland** – While the CIP does not include direct capital funding toward this goal, the City contributes \$395,000 per year from the operating budget to the ARCH Trust Fund. These funds are used to construct housing and shelters for people in need and are expected to be part of the funding source for the women’s shelter. The City will also invest staff resources in identifying and securing a site in cooperation with our regional partners.

The final work program item does not directly relate to the CIP: “Implement the Healthy Kirkland Plan, the consumer-driven healthcare initiative in an effort to achieve sustainability of benefits”.

5. **Improves services identified in both the “Imperatives” and “Stars” sections of the most recent Kirkland Quad.**



Imperatives

Traffic

Projects to help address traffic congestion are highlighted below. It is important to recognize that, with the growth expected in the region, traffic will remain an issue that needs to be addressed through a variety of strategies:

Capital Improvement Program – 2015 to 2020

- The pedestrian and bicycle network improvements discussed earlier are intended to improve access to alternate modes of travel,
- Projects to address traffic flow in particular areas of congestion including:
 - 100th Ave NE Roadway Design and Improvements (\$8.2 million)
 - Juanita “Quick Wins” (\$1.35 million),
- The annual signal maintenance program to ensure signals are working properly (\$150,000 per year 2016-2018, increasing to \$200,000 per year in 2019-2020),
- A Citywide Intelligent Transportation System (ITS) Study and ITS Phase 3 (\$75,000 and \$1.35 million respectively),
- A Citywide Transit Study in 2017 to identify local options, including use of the CKC.

Streets

The Preliminary CIP continues the accelerated investment in the Annual Street Preservation Program (street overlay) provided for by the 2012 Transportation Levy. A total investment of \$25.8 million is programmed for the six-year period.

Preparedness

The City Hall renovation project described earlier includes constructing a dedicated Emergency Operations Center.

People in Need

While there are no specific capital projects proposed in this category, the City contributes \$395,000 per year from the operating budget to the ARCH Trust Fund that is used to provide housing and shelter for people in need, as described earlier. Other proposed projects may also provide secondary benefits in this area.

Stars

Of the 6 activities that fall in this quadrant, projects related to *Fire and Emergency Medical*, *Police*, and *Pedestrian Safety* are described under Criteria 1 above. *Recycling & Garbage* does not have a capital component, as the City contracts for service with Waste Management. Highlights for the two remaining categories are provided as follows:

Environment

The **Surface Water Management** (SWM) Utility CIP is funded from Surface Water rates paid by all property owners and capital facilities charges on new development. Projects reflect the needs identified in the recently adopted Surface Water Master Plan. A few project highlights include:

- Enhancements to the Cochran Springs/ Lake Washington Boulevard crossing in 2015 and 2016 totaling \$1,450,000. The improvements will help decrease the flooding risk on Lake Washington Boulevard, improve the fish passage and decrease downstream sediment deposition that can lead to flooding in the Yarrow Bay business park;
- Rehabilitation of existing concrete storm pipe along Market Street, from Central Way to 12th Avenues, totaling \$920,000 over 2019 and 2020; and,

Capital Improvement Program – 2015 to 2020

- Repair of the storm drainage system on Goat Hill, totaling \$840,000, to reduce localized flooding in the area.

Utility rates and connection charges fund the **Sewer Utility** portion of the CIP. Note that an update of the Sewer Master Plan is anticipated to occur in the next year. A few project highlights are noted below:

- 108th Ave NE Sewermain Replacement at an estimated cost of \$5,352,000
- NE 108th Street Sewermain Replacement at an estimated cost of \$6,410,000
- 1st Street Sewermain Replacement at an estimated cost of \$3,820,000

The **Transportation** CIP includes a project in 2016 for Arterial Streetlight LED Conversion (\$900,000), which is expected to reduce energy consumption.

Parks

The Parks CIP has been updated based on the draft Parks, Recreation, and Open Space (PROS) Plan. It is funded by a combination of revenues including REET, the 2012 Parks levy, the King County Park Levy, external resources, and impact fees. The inclusion of impact fees as a funding source assumes that the City Council will adopt the new impact fee methodology by the end of 2015 and that the existing bonds paid by impact fee revenues will be retired (Council approved defeasance on June 16, 2015). The funded CIP reflects the Park Board recommendations, with additional projects added using funds generated or freed up from the impact fee change, as highlighted below:

- **Park Levy Projects** – The projects proposed as part of the 2012 Parks Levy are funded in the CIP: Dock and shoreline renovations, City-Lake Washington School District Playfield Partnership to upgrade school playfields for neighborhood and community use, replace Juanita Beach bathhouse, renovate Edith Moulton Park (Phase 1), renovate Waverly Beach Park (Phases 1 & 2), and acquire open space and park land. The CIP also includes continuation of the Green Kirkland Program.
- **New projects** that are recommended in the Preliminary CIP include:
 - Artificial Turf at Lakeview Elementary Projects funded by private developer (SRM)
 - Edith Moulton Park Phase 2 (to allow both phases to take place at the same time)
 - Totem Lake Park Master Plan & Development Phase I (\$1.7 million from 2015-2017) and Phase II (\$2.8 million from 2018-2020)
 - CKC North Extension Development (\$1 million in impact fees in 2018-2019)
 - Assumed use of impact fees freed up some REET 1 funds that are recommended to be set aside toward improvements or construction of a Parks Maintenance facility (\$1.5 million from 2018-2020)

6. Improves efficiency of existing facilities and maintains integrity of existing infrastructure.

Transportation

A number of Transportation projects are related to maintaining the integrity of existing infrastructure, including the annual programs related to:

- Street Preservation (Overlay) as described in the previous section,
- Annual Sidewalk Maintenance (\$800,000 over six-year period)
- Annual Striping Program to ensure crosswalk and other thermoplastic markings meet current Kirkland standards (\$2.65 million over six-year period).

These projects are in addition to previously funded projects to improve efficiency (for example, replacing medians to reduce maintenance) and save energy (such as the Arterial Streetlight LED Conversion described earlier).

Utilities

In addition to the projects described previously in the Sewer and Surface Water utilities sections, the majority of the Water utility CIP focuses on replacement of aging infrastructure, a key component of maintaining service levels. The Water utility portion of the CIP is funded by utility rates and connection charges and reflects the recently approved Water System Plan. A few project highlights are noted below:

- 126th Avenue NE Watermain Improvement – new funded project in 2020 – estimated to cost \$990,000
- 8th Avenue W Watermain Improvement – new funded project at an estimated cost of \$710,000
- 3rd Street Watermain Improvement – new funded project beginning in 2016 at an estimated cost of \$757,000.

Technology

Many of the projects included in the General Government - Information Technology category meet this criteria. Replacements and upgrades of network servers, infrastructure, telephone, and copiers are funded from the IT equipment sinking fund established as part of the 2013-14 budget.

In addition, system replacements and new system acquisitions are recommended, including:

- **Electronic Asset Management (EAM)/Maintenance Management System** (\$1.3 million including prior year funding) – This system is critical to planning and tracking the maintenance of infrastructure assets, particularly in Public Works. A more robust EAM system will provide valuable management information to be able to proactively maintain assets and allow for measurement of progress against performance goals and objectives.
- **Financial System** (\$150,000 for Needs Assessment) – The current financial system was implemented in 1999 and likely will require a major upgrade or replacement in the next five years. This funding will support a needs assessment and review of options to aid in sizing and planning for the ultimate project. There is currently approximately \$1 million in the Major

Capital Improvement Program – 2015 to 2020

Systems Replacement Reserve and staff is recommending that these funds remain in the reserve and additional contributions should be considered if one-time resources are available given the potential cost of this and other pending replacements.

- **Recreation Registration System** (\$83,000) – The current registration system is about to reach the end of its useful life and will likely be replaced with a system that is hosted on the web. This project is an example of an emerging issue that may result in a shift from the capital budget to the operating budget known as “software as a service”. As the City considers transitioning to hosted software rather than buying and maintaining software in-house, associated costs may shift to the operating budget rather than as part of the CIP.
- **Help Desk System Phase 2** (\$66,000) – To further implement software to assist with managing help desk and other IT services.

The Preliminary CIP also continues implementation of the **Geographic Information System (GIS)**. During the economic downturn, the GIS CIP was funded from reserve balances from prior year projects. In an attempt to stabilize funding for this tool that is increasingly integrated with the services the City provides, the Preliminary CIP assumes that, beginning in 2017, the GIS CIP is funded 40% from General Fund resources and 60% from the utilities, based on current workload. This funding allocation will be reflected in the next biennial budget.

Facilities

In addition to the City Hall and Maintenance Center renovations described under the Work Program criteria, the Facilities CIP includes projects that fund preventative maintenance and replacement of key systems. A life cycle cost analysis was completed in 2000 that identified preventative maintenance and replacement funding needs for City facilities for twenty years. That analysis was reviewed and refined as part of this CIP process, incorporating input from a condition assessment conducted by a consultant in 2013 and adding the Kirkland Justice Center. The operating budgets reflect sinking fund charges to fund the reserve that pay for life cycle facility projects. Overall, the current level of funding is sufficient to fund those components identified in the sinking fund:

- Electrical, Energy Management & Lighting Systems
- Mechanical/HVAC Systems
- Painting, Ceilings, Partition & Window Replacements
- Roofing, Gutter, Siding and Deck Replacements
- Flooring Replacements

It is important to note that the sinking fund projects are intended to maintain these systems to keep facilities in good working condition. The sinking fund is not intended to set aside sufficient funds to rebuild City structures as they reach the end of their useful life, which would require vastly larger funding. The CIP assumes that major renovations or replacements would continue to be identified as separate projects with their own funding strategies (similar to City Hall, the Maintenance Center, and the major fire station modernization unfunded project).

7. Sequences projects in a manner that advances the Vision Statement and Guiding Principles of the Kirkland 2035 Comprehensive Plan.

The draft Vision Statement and Guiding Principles can be found on the City's website at the following link www.kirklandwa.gov/Assets/Kirkland+2035/K2035+Comp+Plan+Draft+Vision+Statement.pdf and their relationship to the preliminary CIP projects is summarized below.

Draft Vision Statement – *Kirkland is one of the most livable cities in America. We are a vibrant, attractive, green and welcoming place to live, work and play. Civic engagement, innovation and diversity are highly valued. We are respectful, fair, and inclusive. We honor our rich heritage while embracing the future. Safe, walkable, bikeable and friendly neighborhoods are connected to each other and to thriving mixed use activity centers, schools, parks and our scenic waterfront. Convenient transit service provides a viable alternative to driving. Diverse and affordable housing is available throughout the city. Kirkland strives to be a model, sustainable city that values preserving and enhancing our natural environment for our enjoyment and future generations.*

The Draft Guiding Principles are *Livable, Sustainable, and Connected*. Many of the projects highlighted in this Narrative directly support the Vision Statement and Guiding Principles, for example:

- **Livable** – One of the categories within this guiding principle is *Quality of life: safe and well-maintained neighborhoods with convenient access to parks, recreational facilities, the water front, community gathering places, excellent schools, and nearby services*. The projects proposed in the Park CIP, along with the Public Safety and many of the Transportation projects described earlier relate directly to this category.
- **Sustainable** – The *Ecological* and *Economic* categories within this guiding principle are directly served by the projects highlighted in support of the redevelopment of Totem Lake and Park Place and those summarized under the *Environment* goal area that protect and enhance habitat and create a healthy environment.
- **Connected** – The *Accessible* and *Technology* categories within this guiding principle are supported directly by the proposed improvements to the multi-modal transportation network, including the CKC, and the continued investment in technology to support delivery of information and services to our citizens.

8. Maximizes the benefit to the community within a given level of funding.

Each of the functional Master Plans contains objectives and policies that result in the identification of capital projects to help serve the community's needs. In addition, the City has other mechanisms for identifying specific projects, including the Neighborhood Plans and Suggest-A-Project. To illustrate how the Preliminary CIP maximizes the benefit to the community within a given level of funding, the process for prioritizing Transportation projects for the 6-year CIP is described in more detail below.

Kirkland's transportation policies, embodied in the Comprehensive Plan via the Transportation Master Plan (TMP), seek to improve current transportation conditions and, more importantly, to foresee and address future transportation needs for generations to come. Kirkland's policy makers, the City's Transportation Commission, and the technical staff all recognize that, as the region continues to grow and develop, traffic congestion cannot be addressed by simply adding more lanes for automobile traffic. Adding automobile traffic capacity is not only impractical from a cost standpoint; it is also

Capital Improvement Program – 2015 to 2020

contrary to many of the values held by our City, such as environmental sustainability and natural beauty, walkable communities, and vibrant neighborhoods. Thus, the TMP shifts past focus from automobile capacity to a more comprehensive, multi-modal approach to the City's transportation system.

The City's Capital Improvement Program (CIP) provides a means for transforming the TMP vision into a reality. In concert with the TMP, the proposed CIP places greater emphasis on transit, bicycling, and walking networks. Dealing with motorized vehicle congestion is also addressed by improving traffic flow with the City's Intelligent Transportation System (ITS) project, along with more efficient traffic channelization and signalization where feasible. Creating new and enhancing existing motorized and non-motorized networks, completing missing network links, and making non-auto transportation more convenient to commuters will all serve to reduce traffic congestion and enhance our community.

Together with active participation in regional transit planning efforts, a CIP that aligns with the vision and policies in the TMP, coupled with the land use plan in the Comprehensive Plan can, over time, transform the transportation experience in Kirkland. The challenge, of course, is adhering to long-term policy goals, while also addressing the very real priorities of today. The City has many programs and forums where staff, commissioners, policymakers, and citizens identify today's immediate transportation concerns and challenges, and suggest potential near-term solutions. Sources of input include, for example, the following processes and programs:

- The City's Neighborhood Safety Program,
- The School Walk Route Program,
- The Walkable Kirkland Initiative, which expands the School Walk Route and Neighborhood Safety Program for 6 years,
- Neighborhood Plans,
- Cross Kirkland Corridor (CKC) Connections,
- Connections to new developments (with particular emphasis on major developments along the CKC, such as Totem Lake, Park Place, South Kirkland Park and Ride, Houghton Shopping Center, and Google),
- Kirkland's Suggest-A-Project Program,
- Grant Funding availability for specific project types,
- Planning efforts of Sound Transit and King County Metro.

To balance today's project "inputs" with long-range policies, the TMP contains a 20-year project list that reflects the goals and policies in the TMP, while also considering the multiple current sources of project suggestions. Staff's approach for preparing the 20 year project list was as follows:

1. By policy, recognize a 20 year street maintenance budget of approximately \$85 million of street levy and other committed funds.
2. Establish project categories within each mode (Walk, Bike, Transit, Auto) based on TMP policies.
3. For each project category, develop a *pool* of potential projects. This is a larger set of projects in a given category based on the multiple existing project sources.
4. For each project category, develop a *recommended set of projects*. For most project categories, this is based on a combination of a) projects that will meet the goals and policies in the draft plan, b) fiscal balance across project types c) projects that have been previously developed and d) staff's judgment of a sensible level of completeness for a project category.

Capital Improvement Program – 2015 to 2020

Priority is given to projects that meet multiple policy objectives, and/or that are identified from multiple sources.

5. Perform an analysis similar to 2 and 3 above for other maintenance needs over the next 20 years.

The 20-year list serves as a main source of future CIP projects and individual projects are prioritized within groups based on the criteria in the TMP Goals and Policies. A specific 6-year CIP Plan and the first two years reflected in the biennial budget further refine the 20-year list by again balancing current inputs with long-range policy. The current 6-year and 2-year CIP project lists were created as follows:

- Re-examining the assumptions in the 20-year plan with regard to specific projects identified for the next six years. As in the case with the 20-year plan, projects that meet multiple “input” objectives, or that complete critical transportation network links, are considered high priority.
- Allocating committed projects (such as School Walk Routes, or projects that have received grant funding) to the appropriate 20-year project category, as set forth in the TMP.
- Adding and/or prioritizing projects that received grant funding. Grant funding deadlines often push projects up in the CIP schedule.
- Applying a “reality check” to project timing and phasing. For example, although a project might be a high priority from a TMP policy perspective, it is possible that extensive permitting requirements push construction back a year or two in the CIP Plan.
- Review by the Finance Department of the project list and assumptions regarding revenue, and providing direction on budget and revenue assumptions.
- Balancing of the budget for the requested project list with projected funding sources. Again, similar to the permitting and grant funding considerations, revenue projections from various sources can influence the timing of projects.
- The Transportation Commission reviews and provides input to the proposed 6-year CIP and 2-year appropriation. (Although not part of the current CIP process, the Planning Commission has expressed interest in receiving briefings on future preliminary 6-year CIP Plans to have an opportunity for questions and comments.)
- Input and adjustment by the City Manager to the proposed 6-year CIP and 2-year appropriation.
- Refinement by the City Council of the proposed 6-year CIP and 2-year appropriation prior to final adoption.

Many of the above steps are iterative, and some steps are revisited as the process moves forward.

Implementing Multiple Programs Simultaneously

For the 2015-16 CIP budget, and 2015-20 CIP Plan, there were more than enough projects from the various input sources to meet multiple objectives, and also adhere to the guiding principles of the TMP. As these “low-hanging fruit” projects get completed over the course of this 6-year CIP, a more refined process will be needed to choose between various suggested projects in the future. One technique used by staff in this process was to overlay the TMP projects with the projects identified in Neighborhood Plans and Suggest-A-Project. This approach helped illustrate how the recommended projects helped to meet the needs identified through all three mechanisms. **Of the 50 funded Transportation projects in the Preliminary CIP, over 60% incorporate specific Suggest-a-Project and/or neighborhood plan items as part of their scope.**

Capital Improvement Program – 2015 to 2020

All of the functional areas applied similar principles in identifying and prioritizing projects proposed in the Preliminary CIP, incorporating their strategic/master plans, public input from those processes and Kirkland 2035, and the feedback from Boards and Commissions. The City Manager and the CIP Leadership team (Deputy City Managers, Director of Finance & Administration, Financial Planning Manager) further applied the prioritization criteria established by the City Council to balance the competing needs and interests across the City.

CONCLUSION

The Preliminary 2015 to 2020 CIP reflects the prioritization criteria established by the City Council and makes significant progress on maintaining services that are important to our residents and enhancing the quality of life. It was developed to be decisive and responsive by applying all of the tools available to identify where to invest the available funds to best align with public input and Council policy guidance, as well as supporting redevelopment opportunities and leveraging external funding sources.

The Final 2015-20 CIP will be adopted along with mid-biennial adjustments to the 2015-2016 Budget in December 2015 and will incorporate Council direction provided through the rest of this year.

Respectfully submitted,



Kurt Triplett, City Manager



Tracey Dunlap, Deputy City Manager



Michael Olson, Director of Finance and Administration



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
Date: July 15, 2015
Subject: SITE EVALUATION OF THE CHRIST CHURCH PROPERTY

RECOMMENDATION

That the City Council receives a presentation on the site evaluation of the Christ Church property as a potential location for the Aquatics, Recreation and Community Center.

BACKGROUND DISCUSSION

In April 2015, in response to public concern over potential traffic impacts and change in use, the City Council formally removed Juanita Beach Park from consideration as a potential site for the proposed Kirkland Aquatics, Recreation and Community Center (ARC). Council directed staff to continue to seek a suitable privately-owned site, between seven and nine acres in size, in proximity to I-405, and preferably in the Totem Lake Urban Center. After research and consultation with a commercial broker, four sites that met the City's criteria received further evaluation: 1) Eastside Tennis Center, 2) properties adjacent to Totem Lake Park, 3) Kingsgate Park & Ride property (owned by the State of Washington), and 4) Christ Church. After discussion with property owners, Christ Church emerged as the most viable privately owned site. Owners of the Christ Church property have expressed an interest in further discussions with the City regarding the sale of the property.

On June 16, 2015, the City Council approved Resolution R-5132 authorizing a site evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or build on city-owned land. The Christ Church site analysis includes:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE
- Foundation system
- Conceptual level cost estimate

The findings and graphic illustrations are found in The Sports Management Group's Summary of Findings Report dated July 15, 2015, attached.

Additionally, this evaluation studies the capacity of the Christ Church site for the possible relocation of the Parks Maintenance Center. The City Work Plan for 2015-2016 includes the identification of options to expand Maintenance Center capacity for both the Parks and Public Works departments.

Attachment

City of Kirkland

SUMMARY OF FINDINGS REPORT



Christ Church Site Option for the Proposed ARC Center

PREPARED BY THE SPORTS MANAGEMENT GROUP | JULY 15, 2015

City of Kirkland

SUMMARY OF FINDINGS REPORT

Christ Church Site Option for the Proposed ARC Center

Prepared for

The City of Kirkland Parks and Community Services

By

The Sports Management Group

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July 15, 2015

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Appendices

- Appendix A** NKCC Option 1 Concept Design
- Appendix B** NKCC Option 2 Concept Design
- Appendix C** Detailed Cost Estimate

01

Executive Summary

Executive Summary

The City of Kirkland has fallen behind in meeting the City's planning standards for the provision of indoor aquatics, recreation, and community space. The community centers developed in 1965 and 1990 for a population of 40,000 cannot meet the demand of a growing population now over 84,000. As early as 2001, a survey of residents ranked the need for new recreation facilities as a high priority. As recently as March 2014, 82% of registered voters supported construction of a public recreation and aquatics center in Kirkland.

The City of Kirkland has been actively engaged in addressing these deficiencies. The City's efforts were intensified in late summer 2013, when the Lake Washington School District announced that the pool at Juanita High School, Kirkland's only indoor public pool, would permanently close as early as 2017. The City Council responded with a series of actions to provide a replacement pool for the benefit of residents. Council directed staff to begin a search of city owned property for a possible site for the indoor aquatics, recreation, and community center, the Kirkland ARC. The North Kirkland Community Center (NKCC) site is the only remaining city owned property under consideration. However, in response to the

Park Board's recommendation to aggressively pursue and secure privately owned property in the Totem Lake area, the search for a site was expanded to include privately owned property. From that assessment emerged a single, viable site option known as the Christ Church property. The property is located at the southwest corner of the intersection of NE 118th Street and 118th Avenue NE.

Throughout the process, public input has been gathered and used to shape the project. At the direction of City Council, the Park Board has played an important role in receiving the public input and developing recommendations for City Council. Recommendations include the following:

1. Facility Components: Approval of the 86,700sf base program, and recommendation of the additional components of a 2-court gymnasium, indoor track, 50-meter pool expansion, and roof deck, depending on the site.
2. Siting (City-Owned Sites): Recommendation that the Juanita Beach Park and NKCC sites be permanently removed from consideration.



01 EXECUTIVE SUMMARY

3. Search for Privately Owned Sites: Recommendation that the City pursue privately owned property in the Totem Lake Area
4. Project Timing: Recommendation that the City work with the community to consider a voter-approved ballot measure to fund the ARC as early as the City Council deems prudent
5. Partnerships: Recommendation to seek community partners for the ARC, but be prepared to move forward to complete the project in a timely manner

On June 16, the City Council approved resolution R-5132 authorizing an evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or to build on city owned land. The Christ Church site analysis included the following areas of study for the ARC:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE
- Foundation system
- Conceptual level cost estimate

The evaluation also included testing the capacity of the site for the possible relocation of the Parks Maintenance Center. The Center includes a 10,000 sq. ft. building, parking for 75 vehicles, and area for material storage. The City Work Plan for 2015-2016 included the identification of options to expand the Maintenance Center capacity for both Parks and Public Works.

The study team of architects and planners was lead by The Sports Management Group with sub consultants KPFF for civil engineering and Rider Levett Bucknall (RLB) for cost estimating. This study is a preliminary analysis and was limited in scope. The concept drawings that are shown were developed to test the site capacity and provide a basis for for conceptual cost estimating. They are illustrative to assist in understanding the site and building opportunities. Once a site is selected, the initial tasks will include additional design studies with community input.

The major findings of the report include:

- The site has sufficient capacity to accommodate the building and parking, provide open space, offer expansion for the pool and/or gymnasium, and allow the extension of 118th Avenue NE. The required 270 parking stalls can be constructed on grade and can be located away from the front of the building. Approximately 25% of site cannot be developed due to topography and zoning restraints.

EXECUTIVE SUMMARY 01

- Conceptually, the Parks Maintenance Center could also fit on the site. The site is near capacity and requires increasing the number of parking spaces in front of the building from 44 to 152. There is intensification of land use that reduces open areas and the “breathing room”. The scope of the study included testing site capacity but not conceptual design or cost estimating. If the Christ Church site is selected, further analysis and cost estimating for co-locating the Maintenance Center will be needed.
- The ARC, if developed at Christ Church, has an estimated cost of \$56,690,000, without land acquisition costs. To provide a meaningful comparison to the NKCC sites, the same cost assumptions were used for Christ Church as the previous study. NKCC option 1 is estimated at \$52,793,000 and option 2 is estimated at \$60,602,000. The detailed cost estimate can be found in the Appendix.

The study findings are reported in the chapters that follow.

02

Introduction

Introduction

The City of Kirkland remains actively engaged in addressing deficiencies in the provision of indoor aquatics, recreation, and community space. As recently as March 2014, 82% of registered voters favored the construction of a new facility that could address these needs: the proposed Kirkland Aquatics, Recreation, and Community Center (ARC). For nearly two years, the planning effort has focused on identifying an appropriate site and funding mechanism for the proposed Kirkland ARC. The search for a site began with City owned property and the evaluation of eight park sites. A detailed analysis narrowed the eight to two, Juanita Beach Park and North Kirkland Community Center (NKCC) site.

In April 2015, in response to public concern over potential traffic impacts and change in use, the City Council formally removed Juanita Beach Park from consideration as a potential site. For the ARC, Council directed Staff to continue to seek a suitable privately owned site, between seven and nine acres in size, in proximity to I-405, and preferably in the Totem Lake Urban Center. After research and consultation with a commercial broker, four sites that met the City's criteria received further evaluation: 1) Eastside Tennis Center, 2) properties adjacent to Totem Lake Park, 3) Kingsgate Park & Ride property (owned by King County), and 4) Christ Church. After discussion with property owners, Christ Church emerged as the most viable privately owned site. Owners of the Christ Church property have expressed an interest in further discussions with the City regarding the sale of the property.





02 INTRODUCTION

On June 16, the City Council approved Resolution R-5132 authorizing an evaluation of the Christ Church property as a potential site for the Kirkland ARC. The results of this study will assist the City in its evaluation of whether to purchase property or to build on city owned land. The Christ Church site analysis included the following areas of study:

- Site capacity and conceptual site planning
- Conceptual floor plans
- Three-dimensional massing studies of the site, building, and parking
- Civil engineering: utility service, site drainage, storm water detention and filtration, and the extension of 118th Avenue NE.
- Foundation system
- Conceptual level cost estimate

The evaluation also included testing the capacity of the site for the possible relocation of the Parks Maintenance Center to this site. The City Work Plan for 2015-2016 included the identification of options to expand the Maintenance Center capacity for both Parks and Public Works.

The study findings will be reported to the City Council on July 21, 2015.

03

Site Analysis

Site Analysis

The Christ Church site is located at the southwest corner of the intersection of NE 118th Street and 118th Avenue, NE. The site is across the street from the new city of Kirkland Justice Center. Christ Church of Kirkland currently owns and occupies the site and rents the classroom wing to a private school. The Summary of Findings Report dated March 6, 2015 included an evaluation of the Christ Church site. CB Richard Ellis assisted the City with the identification of potential sites, collecting property information and contacting property owners. This information is presented in Figure 3-1.

The existing church building is a split-level three-story structure, with entries at the bottom level for the school, and the upper level for the sanctuary and social hall spaces. There are upper and lower parking lots serving these two levels.

The building has a flat roof, with a maximum height of 45' above the lower level grade. It appears from the plans that a taller pitched structure sits above the sanctuary.

Because of the location of the existing building, and the very different uses being served, it is not feasible to keep any part of the building for renovation to meet the needs of the new Aquatic Recreation and Community Center (ARC). The majority of the

Figure 3-1. CB Ellis Evaluation

CHRIST CHURCH	
PROPERTY ADDRESS	11725 NE 118th St.
SIZE	12 Acres
2015 ASSESSORS VALUE¹	\$8,854,600
FEEDBACK ON OWNER CONTACT	Owner has been contacted and are interested in further discussion.
ADVANTAGES	Parcel size/setting Proximity to the Kirkland Justice Center CKC Access Near I-405
KNOWN CHALLENGES	Road extension required Steep slope on part of property

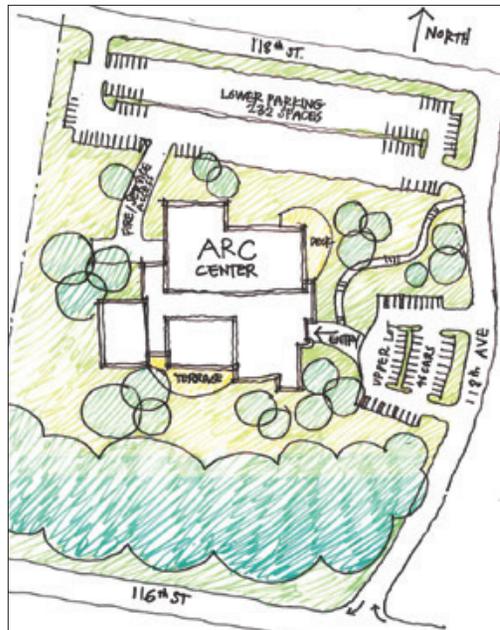
¹ Due to market demands, real estate professionals are currently experiencing listings at 20%-40% or more above Assessors Values. A range of \$10-\$20 million dollars is being assumed for property acquisition.

03 SITE ANALYSIS

Figure 3-2. Christ Church Site Context Map



Figure 3-3. Preliminary Site Plan



identifies the extension of 118th Avenue. NE. to 116th Street. 116th Street is a major arterial and is important to the ease of vehicular access to this site.

The area of the site is approximately 12 acres, but the southernmost portion of the property, which runs along NE 116th Street, is quite steep, and heavily wooded. The site is zoned TL 10B and regulations require retention of the hill along NE 116th and retention of at least 25% of healthy trees. Due to topography and

existing building footprint falls within the area of the proposed swimming pools, making it unlikely that foundations or ground floor slab could be reused.

118th Avenue NE currently extends to approximately the mid-point of the site, running south from NE 118th Street. As a component of the City's Comprehensive Plan, the Totem Lake Neighborhood Plan

Figure 3-4. Site Coverage Diagram



zoning constraints, it would be challenging to build on that portion of the site, which comprises 3.2 acres or approximately 25% of the site area. The diagram in Figure 3-4 highlights the portion of the site that could not be built upon.

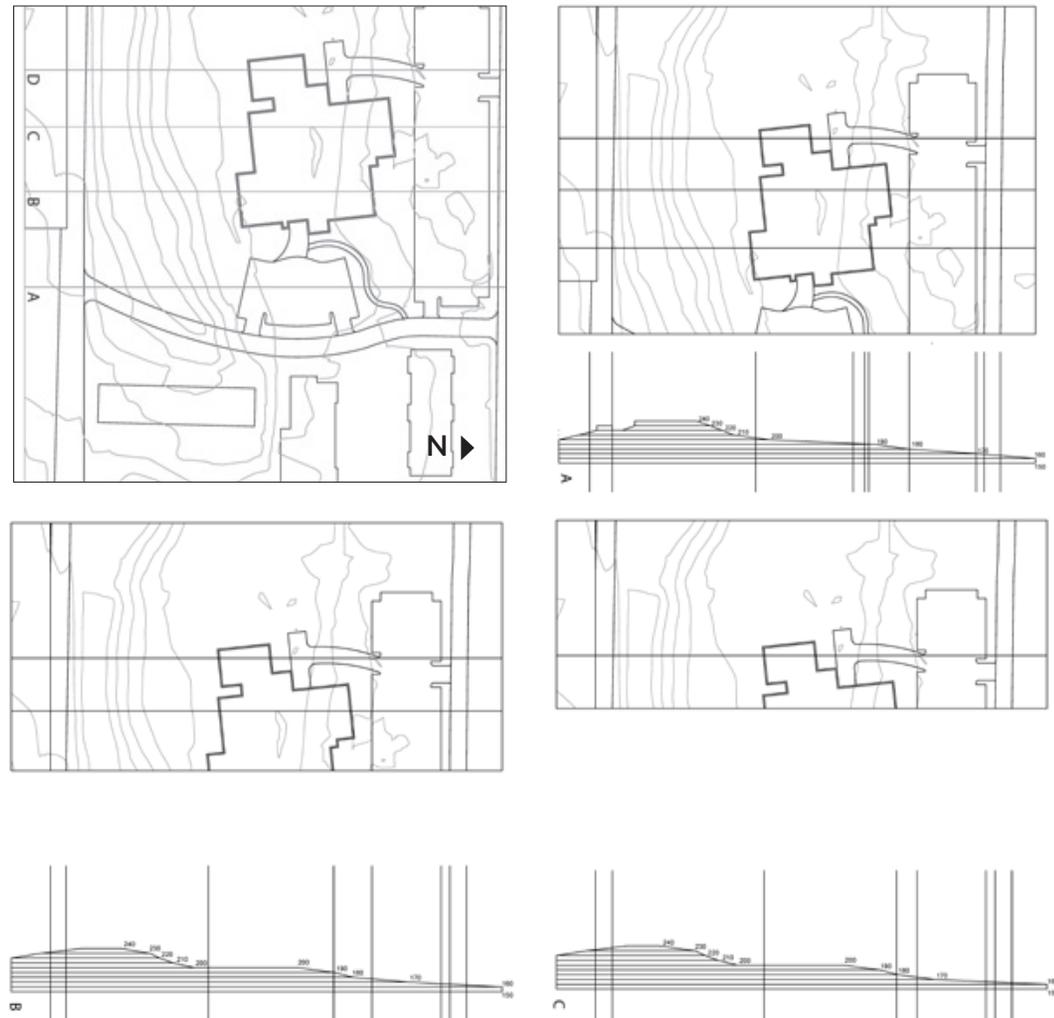
Based on this study, the remaining area of the site is sufficient in size to accommodate the proposed building, which has an area of approximately 86,700 square feet, and the required parking for 270 cars. The combined footprint area for the building, parking, and other paved areas are approximately 4.3 acres. This leaves approximately 5 acres of remaining open space surrounding the building, parking lots, and roadway.

03 SITE ANALYSIS

There is sufficient open space at the north and west sides of the building to accommodate the potential expansion of the pool to 50 meters in length, and of the gym to accommodate a second high school size basketball court and an elevated running track. However, if the pool is enlarged to 50 meters, it should be rotated 90 degrees. This would ensure the floor level does not sit too high above the lower parking lot.

Additional evening and weekend parking for overflow capacity during simultaneous large events can be made available through an agreement with the City of Kirkland Justice Center, located across 118th Street. Preliminary discussions have confirmed this availability of parking space after business hours and on weekends. If, however, the pool or gymnasium is expanded, additional parking will be required and could be added to the upper parking lot.

Figure 3-5. Christ Church Site Slope Studies



Site Features

The site slopes uphill substantially, with a grade differential in excess of 70 feet from the north (118th St.) to the south (116th St.). However, because of the existing development, it has been graded to create mostly level areas at the lower portion of the site for parking, and the lowest level and mid-level for the school building. The upper level was graded for the sanctuary, the upper parking lot, and the turf play fields.

Most of the heavily wooded portions of the site coincide with the steeply sloping areas between the upper and lower parking lots, and at the high end near 116th Street. The wooded areas are primarily impacted at the proposed extension of 118th Ave., in the southeast portion of the site.

Site Utilities

The existing development is currently served by all of the major wet and dry utilities. The preliminary analysis by the study team's civil engineers has verified the size of the required utility services, and believes that the existing utility infrastructure should be adequate to meet the proposed new demands.

While a new soils report has not yet been prepared for the site, it is known that construction at the site is feasible based on the existing church and school building. Based upon known soils conditions at surrounding sites, it is known that the soils are predominantly glacial till that will provide good bearing capacity for a standard spread footing type foundation system, but they do not allow for good storm water infiltration.

Onsite storm water retention and filtration is quite challenging at this site, mainly due to the soils conditions, and the existing elevation of the storm drain line in 118th St, which is only five feet below street level. Due to the site grades, configuration, and the elevation of the existing drainage system, the drainage has been split into four distinct basins for detention, and three separate water quality facilities.

The building roof runoff is being detained but not treated, because it is not a pollution-generating surface. The upper parking lot is served by one detention and water quality system. The lower parking lot is divided into two systems to detain and treat the runoff. The western portion of the lower lot, and the building discharge through a single joint line to the storm drain line under 118th St. The upper parking lot and the eastern portion of the lower lot have separate discharges to the system in 118th St.

Sanitary sewer service for the building connects to the existing sewer system at the intersection of 118th St. and 118th Avenue.

A water main will loop around the building to provide fire hydrant coverage for the entire center. This line will connect to the water main in 118th St. at one location, and to the main in 118th Ave. in another to complete the loop. The assumption is that an 8" fire service to the building, and a 6" domestic water service are adequate for the needs of the building, but these sizes must be confirmed once the site is selected.

03 SITE ANALYSIS

The site is readily accessible for individuals arriving via private automobile, bicycle, or on foot, although it is not located near any other uses that would prompt pedestrians to be in the neighborhood. The adjacent land use is primarily light industrial with some residential development to the west and retail to the north. The City's Justice Center is located across the 118th St.

116th St. is served by the #236 bus line, and a stop is located very close to the southern part of the site. Accessible paths of travel must be constructed to bring bus riders from the upper street down to the entry of the building, and from the lower park up to the entry.

Parks Maintenance Center

The site was tested to determine if it had sufficient capacity to site the ARC and a new 10,000 square foot Parks Maintenance Center, with an additional 75 parking stalls. While the building can fit at the northwest corner of the site, it would displace approximately 60 of the ARC Center parking spaces. Relocating those spaces, and adding 75 more parking stalls for the service building would require expanding the upper lot to fill the entire area in front of the proposed building.

WHAT MAKES A GOOD RECREATION CENTER SITE?

Elements of a good recreation center site include:

- Adequate size and configuration
- Site aesthetics / natural beauty
- Appropriate neighborhood context and scale
- Compatible with surrounding land uses
- Located in or near neighborhoods
- Strong indoor - outdoor connection
- Easily accessible by cars, pedestrians, cyclists, and public transportation
- Adequate parking capacity
- Centrally located with access to I-405 and the Cross Kirkland Corridor
- Prominent siting and visibility and public presence
- Availability of utilities
- Conformity to city's zoning and land use policies
- Good soils and topography for construction

04

Concept Design

Concept Design

The previous study of city owned sites included a conceptual design narrative for the sites being considered. To provide a comparison of the city owned site to the privately owned site, a conceptual study and narrative for the Christ Church site is provided. The concept plan is an initial study and is not the building design. When a site is selected, an initial task will be development of additional design studies guided by a public process.

The Kirkland ARC Center is envisioned as a state-of-the-art facility, designed in the longstanding tradition of Northwest modern architecture. Like the best new buildings in the greater Seattle area, the new center would have a timeless character, fitting into the context of its site while at the same time projecting a strong civic presence.

Because of the steep grade of the site, a split-level, three-story building with, a single point of entry at the middle level is proposed for the new center.

The main entry would be located off the upper parking lot, which parallels the extension of 118th Avenue through the site. This upper lot was made intentionally small to leave as much open space in front of the building as possible, facing towards the corner of 118th

Street and 118th Avenue. There are 10 accessible parking spaces indicated, which is more than are required by the ADA code, all located within this upper lot, for ease of access into the building.

Patrons will enter directly into a large, open lobby area, with the main reception counter and a café space with a large glass end wall that will provide views down into the recreation pool at the lower level. To one side of this café will be the party room, which opens to the front of the building, and also has views down into the pool area, and a meeting room, which can accommodate up to 25 people.



Also off the lobby will be the entry to the administrative wing and child watch room, and a dramatic main stairway and elevator leading to the upper and lower levels. The open stair helps provide an easily understandable path to all of the various activity areas within the building.

04 CONCEPT DESIGN



Continuing forward from the reception counter, patrons will arrive at the bleachers that provide plentiful spectator seating for swim meets, water polo matches, synchronized swimming, and other events. The area beneath the bleachers will be used for storage and maintenance, and the back wall will be lined with trophy and

other display cases, highlighting the significant achievements of local athletes, and displaying the work of local artists.

Directly across from the “Wall of Honor” is the recessed entry for the large, divisible community room. This space will be used for classes, meetings, small performances, party rentals, and a wide range of other community events. When not fully open, it can be divided into three classrooms. The entire space opens out into a gracious terrace that is edged with a seat wall. This space is surrounded by greenery, and provides great views to the wooded slope at the top of the site. This community room is



served by a catering kitchen and a large storage area for folding tables and chairs. The kitchen can also house cooking classes for youth and adults.

Reaching the end of the hall, guests will arrive at the gymnasium and activity room. The gym is currently sized for one full size high school basketball court and two smaller cross-courts. It will also house volleyball, indoor soccer, overflow social events like charity sponsored crab feeds, and athletic programs. As noted previously, the site is large enough for the gym to be built larger, to house two high school courts with an upper level running track, should that be desired.



The group activity room will accommodate a wide range of programs for users of all ages. These could include tumbling and indoor play for the youngest children, as well as language, photography and other classes for teens and adults.

This end of the hallway also has a second stair, which provides for egress down to the exit at the lower level, and a service elevator for access to the kitchen, and for trash removal and other staff purposes.



and family changing area, into a pool lobby with entries into both pools.

To the right, they will find the recreation pool, with two water slides dropping into a splash pool, a lazy river, zero depth beach entry into a play pool with smaller slides and spray cannons, and a teaching area. The north and east walls of this space will be fully glazed, allowing views out into the landscape, and providing access to an outdoor pool deck for use during nice weather.

To the left, is a 25-yard x 32-meter lap pool. This pool provides 13 swim lanes, and has a movable bulkhead so it can be divided into two separate areas for simultaneous use by different groups. It has a substantial



The aquatic facilities are all located on the lower level, with service access available to the pool equipment room and service elevator at the west end of the building. Patrons will arrive at a lower lobby at the east end via the main stair and elevator, and will proceed through the locker rooms

deep end for water polo and diving. Again, the whole north end will have tall glass walls, providing great views out, as well as dramatic views into the activities taking place within.

Fitness facilities and classrooms are on the upper level, many with views to the activities taking place below. Arriving at the upper lobby, patrons will find two wood floored dance studios accommodating programs like ballet, tap, yoga, aerobics, spinning, martial arts and more for children and adults. Opposite these rooms is the large open fitness center, with great views down into the recreation pool, and out to the landscape.



At the opposite end of the hall, patrons will walk past the top of the bleachers and arrive at a balcony looking down into the gymnasium. Should the expanded gym be built, this would be the access point for the upper level running track. Arts and crafts rooms flank either side of this overlook, and the northern art room opens to an outdoor deck for larger classes.

04 CONCEPT DESIGN

Building Massing

While this is a three-story building, it steps up with the grade of the site, so it will typically only appear to be two stories tall from any location. Topping the building with gently sloping roof forms that mirror the slope of the site to further mitigate the apparent height could be a consideration.

The ridge of the roof will center over the main entry area, located at the middle level of the building. It will slope gently down over the pools at the lower level, but tip up again to provide adequate height over the north end of the lap pool, creating a butterfly roof form, which will be repeated over the gymnasium on the south side. There is a tower form at the northeast corner, enclosing the waterslides in a dramatic glass form, with its roof sloping back to parallel the north end of the lap pool.

There is a recessed, flat roofed well in the center of the building to accommodate the mechanical units, and to hide them from view.

The walls around the pools will be fully glazed, with sun shading as required on the east elevation. This will provide a dramatic view of the building for patrons as they enter the site off 118th St. Coming around, the southern half of the building will be more enclosed with wood paneled walls and large punched windows, with larger glass areas again at the community room, facing out onto the terrace. The overall appearance is intended to make the ARC Center nestle comfortably and naturally into the wooded hillside to the south.

Evaluation

As illustrated in the site plan, there is sufficient area to accommodate the proposed ARC and the required parking. The provision of parking on the lower and upper levels of the site allows all parking to be on-grade. The site can also comfortably accommodate a larger 50-meter pool, and/or an expanded double court gymnasium with an upper level running track. The steep existing grades at the site make the design and construction more challenging than they would be on a level site, but the project is buildable with the split level three-story configuration.

Should the Parks Maintenance Center and the required 75 parking spaces be added to the site, site coverage would be intensified and landscaped areas would be reduced. The upper lot, at the front of the building, would require expansion from 44 spaces to 152 spaces.

Re-grading of the site will require the removal of a large number of mature trees, but new trees will be planted all around the new building and parking lots to mitigate this removal.

Utility service is proximate, and adequately sized to accommodate the new building, and storm water retention and filtration is feasible, though costly, and with some long-term maintenance implications.

The site is readily accessible by automobile, bicycle, and pedestrians, and it is served by a major bus line along 116th Street. However, providing vehicular access into the site from 116th St. does require the extension of 118th Ave., with its associated tree removal, regrading, and retaining wall.

The adjacent land use is primarily light industrial with some residential development to the west and retail to the north. A traffic study has not been performed for this site. Based on findings from prior traffic studies it is unlikely that the surrounding neighbors would be impacted by traffic, parking demand, noise, or other factors.

Factors leading to increased construction costs at this site include the extensive regrading of the site, the requirement for underground storm water retention tanks, and the need to build the facility with three levels.

There are aspects of the design that can have positive impacts on the construction costs. These include the good bearing capacity of the soils, and the ability to do a somewhat smaller footprint because of the split level design. It also appears traffic mitigation measures such as traffic signals or lane widening may not be required.

04 CONCEPT DESIGN

Figure 4-1. ARC Center Site Plan



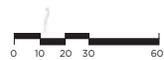
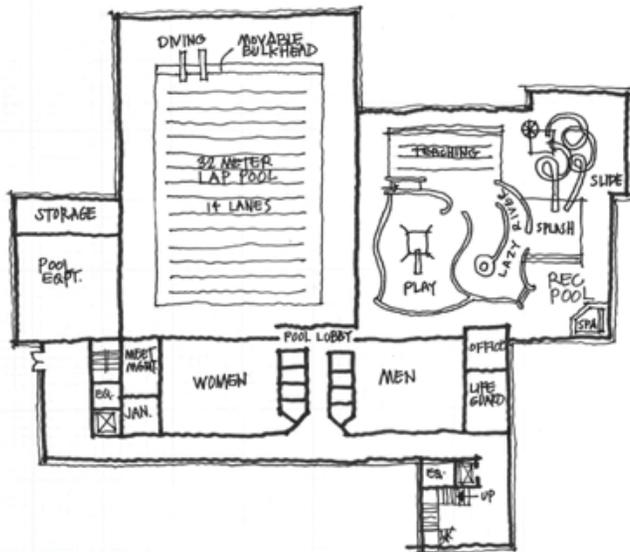
Figure 4-2. ARC Center Site Plan - Option with Parks Maintenance Center



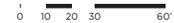
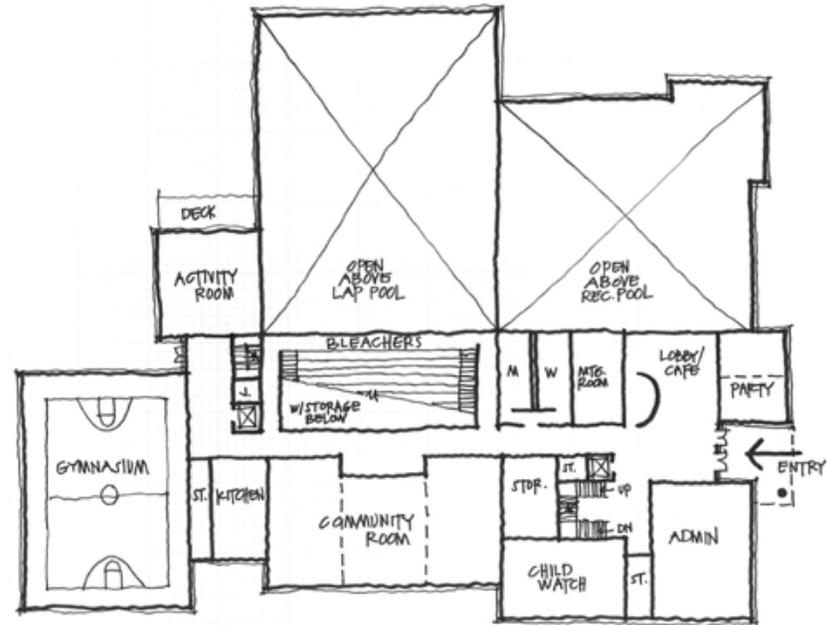
04 CONCEPT DESIGN

Figure 4-3. Concept Plans

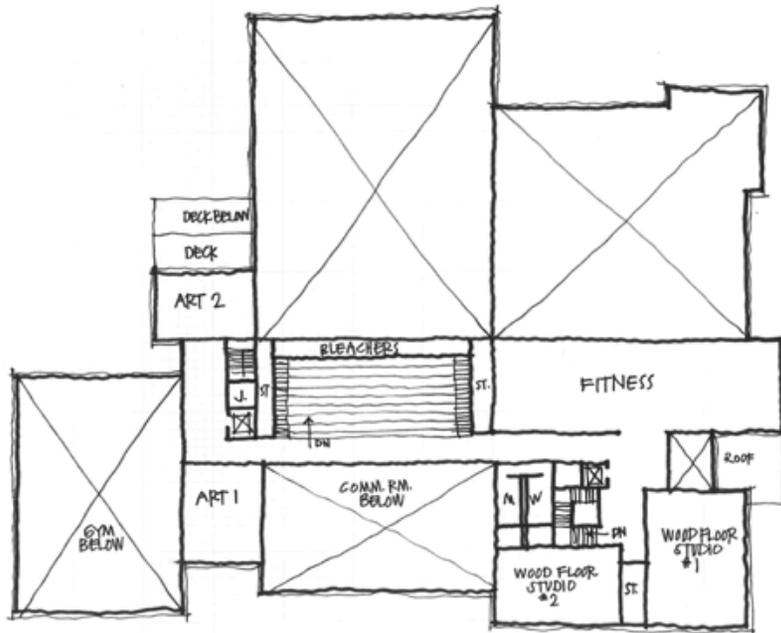
LOWER LEVEL PLAN



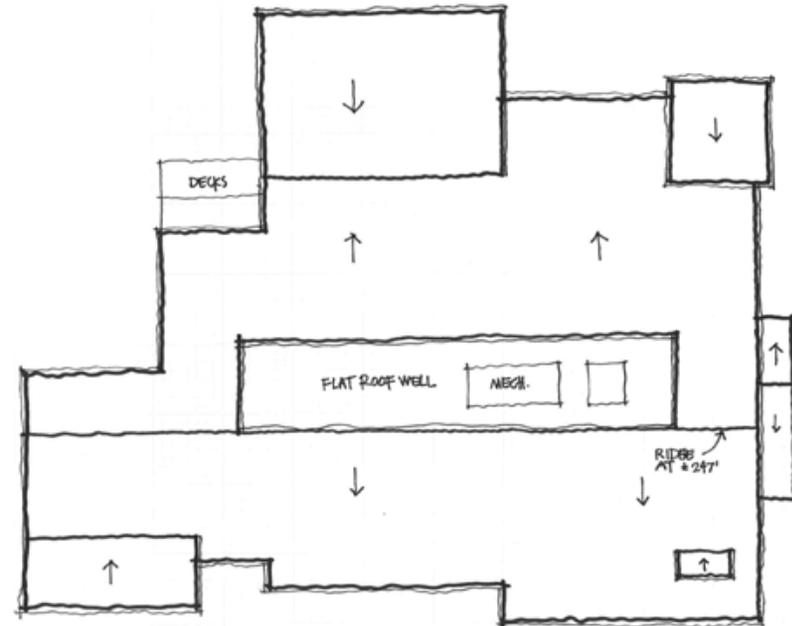
ENTRY LEVEL PLAN



UPPER LEVEL PLAN



ROOF PLAN



04 CONCEPT DESIGN

Figure 4-4. Building Sections

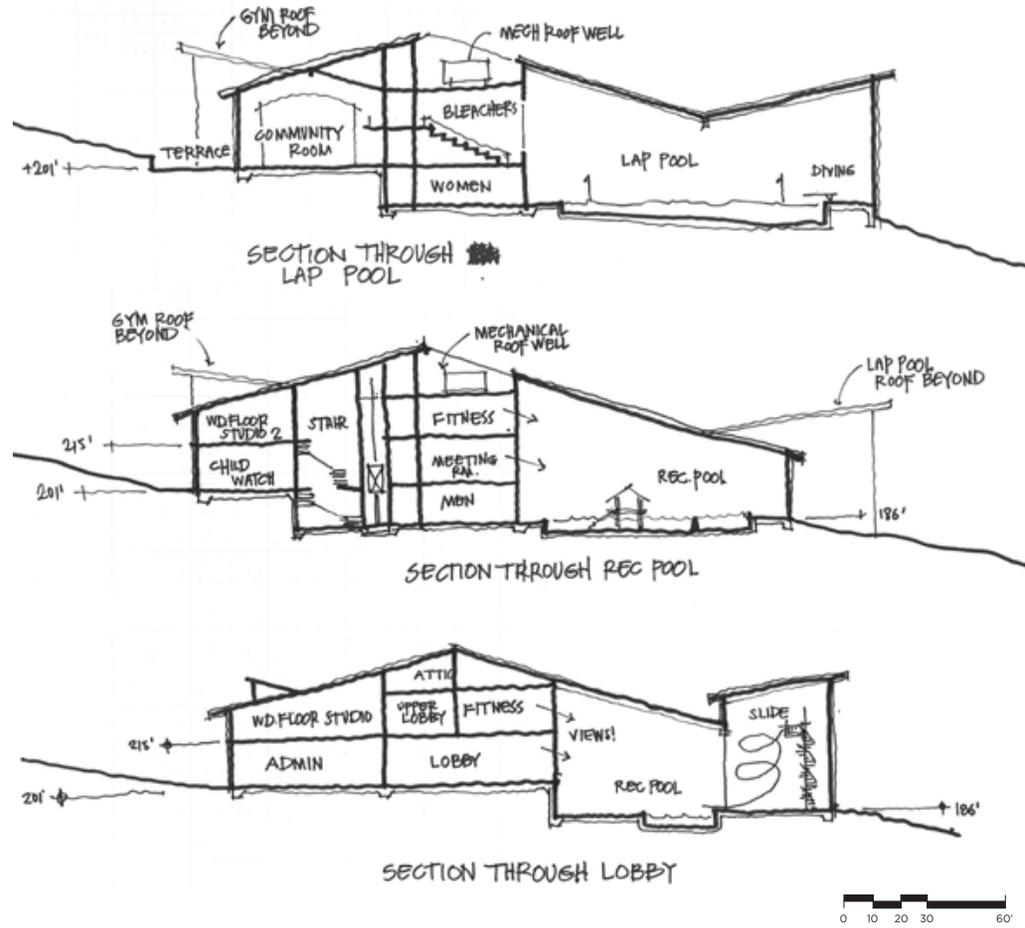


Figure 4-5. Aerial from Northeast



04 CONCEPT DESIGN

Figure 4-6. Aerial from Northwest



Figure 4-7. Aerial from Southeast



05

Cost Estimate

Cost Estimate

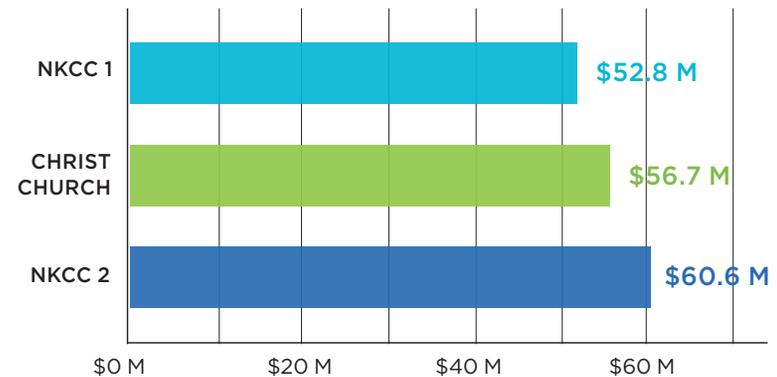
Conceptual Cost Estimate

This chapter presents a conceptual level cost estimate for the construction of the ARC at the Christ Church site. Also included, is a comparison of the cost to develop the ARC at the North Kirkland Community Center (NKCC) site and the Christ Church site. To provide the City Council with directly comparable figures, the same cost assumptions were used to develop Christ Church estimates that were used to estimate the costs for the two options at the NKCC site. The cost estimates assume a high quality civic building that will serve the community for 75 years, or more.

The estimates for the “total project cost” include the direct construction cost, site costs, and “soft costs”. Soft costs include: fixtures, furnishing, and equipment (FFE), design and engineering fees, project contingencies, construction management, testing and permitting fees, and sales tax. A full explanation of costs follows the cost estimate.

The cost to develop the ARC at the Christ Church site is estimated to be \$56,690,000, which does not include costs for land acquisition. The September 2014 ARC Study estimated the costs of the NKCC Option 1 to be \$52,793,000 and Option 2 is the most costly at \$60,602,000. A number of factors resulted in cost differences among the three options. A comparison of costs is shown in Figure 5-1.

Figure 5-1. Conceptual Cost Comparison



05 COST ESTIMATE

Christ Church Site

Conceptual Cost Estimate: \$56.7 million



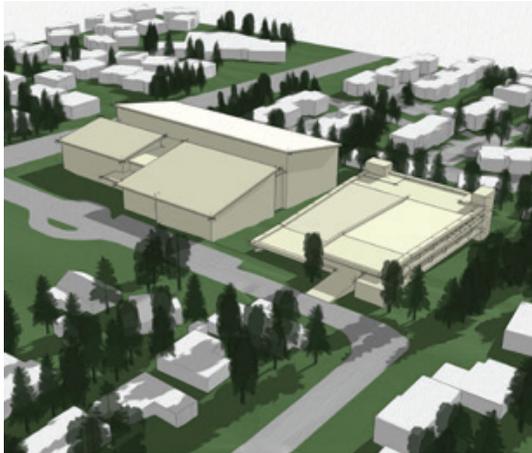
- Land must be purchased
- Site is large at 12 acres
- Proximate to Cross Kirkland Corridor
- Expansion capacity for 50 meter pool
- Expansion capacity for gymnasium
- Ample area for patios and decks
- Large open space
- On grade parking
- NKCC remains open
- No adjacent residential
- Sloping site - 25% not buildable

The construction cost estimate includes premiums for extensive regrading. Storm water retention and filtration is most expensive at this site because of the need for multiple underground vaults and filtration systems, with some long-term maintenance implications. There is premium for the extension of 118th Avenue and the associated tree removal and retaining wall. The land acquisition cost is not known and is not included in the conceptual cost estimate.

To the benefit of the site, there is good bearing capacity of the soils. A traffic study has not been completed at this time, however it appears the site would not require offsite traffic mitigating construction such as traffic signals or lane widening.

North Kirkland Community Center Site - Option 1

Conceptual Cost Estimate: \$52.8 million



- City owned land
- Site is small at 4.0 acres
- No expansion capacity for 50 meter pool
- No expansion capacity for gymnasium
- Requires a 2-deck parking structure
- Limited outdoor space or patios
- No open space
- NKCC must be closed
- Adjacent residential

The construction cost estimate includes premiums for extensive grading, off-haul, and retaining walls where the building sits below existing grade. There is a large premium for structured parking to accommodate the required number of spaces on the smaller site, and a new traffic signal at 124th Street. An undetermined cost is the closure of the North Kirkland Community Center and temporary relocation of the programs and staff until the ARC is opened. Other cost might include land acquisition of neighboring residential properties.

05 COST ESTIMATE

North Kirkland Community Center - Option 2

Conceptual Cost Estimate: \$60.6 million



- City owned land
- Site is small at 5.5 acres
- Train Park land is used for building
- Expansion capacity for 50 meter pool
- No expansion capacity for gymnasium
- Requires a 2-deck parking structure
- Limited outdoor space or patios
- No open space
- NKCC must be closed
- Adjacent residential

The construction cost estimate includes premiums for extensive grading, off-haul, and retaining walls where the building sits below existing grade. There is a large premium for structured parking to accommodate the required number of spaces on the smaller site, and a new traffic signal at 124th Street. Option 2 requires a partial closure of 103rd Avenue and has a premium for relocating the utility lines that currently run beneath the street. Storm water retention is expensive at this site, because the limited site area requires underground vaults and filtration systems, with some long-term maintenance implications. An undetermined cost is the closure of the North Kirkland Community Center and temporary relocation of the programs and staff until the ARC is opened. Other cost might include land acquisition of neighboring residential properties.

Figure 5-2. Cost Estimate

	CHRIST CHURCH	NKCC OPTION 1	NKCC OPTION 2		CHRIST CHURCH	NKCC OPTION 1	NKCC OPTION 2
Site Acquisition	TBD	\$0	\$0	Other Project Costs:			
Building Construction	\$22,323,000	\$20,767,000	\$21,310,000	Professional Fees - 12%	\$4,826,000	\$4,488,744	\$5,167,679
Premium for retaining walls		●	●	City Administration Costs	\$804,000	\$748,124	\$861,280
Site Construction	\$6,286,000	\$5,869,000	\$9,175,000	Furnishings/Eqpt - 5%	\$2,011,000	\$1,870,310	\$2,153,200
Differences factored into budget include:				Utility Connection Fees			
Premium for sloping site	●	●	●	Domestic Water	\$41,000	\$40,900	\$40,900
Premium for demolition	●	●	●	Sewer	\$116,000	\$115,800	\$115,800
Premium for stoplight or utility relocation		●	●	Gas/Electric	\$100,000	\$100,000	\$100,000
Premium for road extension	●			Planning Department Plan Check Fees	\$5,000	\$5,000	\$5,000
Premium for structured parking deck		●	●	Building Department Inspection Fees	\$217,000	\$186,500	\$217,000
Total Building and Site	\$28,609,000	\$26,636,000	\$30,485,000	Testing and Inspection - 1%	\$402,000	\$374,062	\$430,640
General Conditions	\$1,716,000	\$1,598,000	\$1,877,000	Traffic Impact Fee - \$10.50/sf	\$910,000	\$910,350	\$910,350
Bonding and Insurance	\$606,000	\$533,000	\$626,000	Total for Other Project Costs	\$9,432,000	\$8,840,000	\$10,002,000
Contractor's Overhead & Profit or Fee	\$1,237,000	\$1,151,000	\$1,351,000	Contingencies:			
Planned Construction Cost (current dollars)	\$32,168,000	\$29,918,000	\$34,339,000	Bid & Construction Change Orders - 8%	\$3,218,000	\$2,993,000	\$3,445,000
Contingency for Design Development - 15%	\$4,825,000	\$4,488,000	\$5,271,000	Total for Contingencies	\$3,218,000	\$2,993,000	\$3,445,000
Allowance for Rising Costs (Assuming Sept 2016 Start Date)	\$3,226,000	\$3,000,000	\$3,454,000	Total Estimated Project Cost	\$52,869,000	\$49,239,000	\$56,511,000
Design Contingency and Escalation to 2016	\$8,051,000	\$7,488,000	\$8,725,000	9.5% City Sales Tax	\$3,821,000	\$3,554,000	\$4,091,000
Recommended Budget for Construction	\$40,219,000	\$37,406,000	\$43,064,000	TOTAL ESTIMATED PROJECT COST (ROUNDED)	\$56,690,000	\$52,793,000	\$60,602,000

05 COST ESTIMATE

Conceptual Cost Estimating

Cost consultant Rider Levett Bucknell prepared construction cost estimates based upon the measurement and pricing of quantities from project team drawings and information. Unit rates were obtained from records and/or discussion with contractors and the actual unit costs from the recently bid Sammamish Aquatics and Recreation Center. Once the hard costs for materials and labor were determined, mark-ups were added for the costs of the contractor's general conditions, bonds and insurance, overhead, and profit.

An allowance of 15% for design development was added to the itemized construction cost, because these estimates are based on very early conceptual plans for the new facilities, without information regarding the actual proposed materials or systems for building structure, finishes, heating, air conditioning, lighting, etc. Given that these are yet to be designed and documented, this is a standard cost estimating practice. As the project proceeds into schematic design, design development, and construction documents, this contingency is gradually decreased, until it is eliminated altogether in the final pre-bid estimate, and all of the proposed systems and materials are fully documented.

Escalation to the assumed mid-point of construction is based on the rate of approximately 3.5% per year. The escalation factor makes adjustments for the rising costs for materials and new labor contracts with increases in wages.

The estimate assumes a construction start date of September 2016. To provide a meaningful comparison to the conceptual cost estimates prepared for the NKCC site, the same construction start date was used for the Christ Church site. Since those costs were developed, nearly a year has been expended identifying a site and the start date must be reconsidered. It is recommended that the escalation for the selected site be reviewed and further escalated, as necessary, to reflect the proposed construction schedule. The detailed construction cost estimate document can be found in the Appendix.

The overall project budget spreadsheet that follows incorporates the figures from Rider Levett Bucknell construction cost estimate with estimates for the other related soft costs associated with the design, permitting, bidding, and construction. The construction cost is based on the assumption of LEED Silver Certification. The "soft costs" are developed as percentages of the construction cost at this early stage of budgeting. As the project proceeds into design, each of these costs will be refined. The Fees and Permits section of the estimate includes line items for:

- Professional fees (architecture, engineering, etc.) – 12%
- City project administration – 2%
- Furnishings and equipment – 5%
- Testing and inspection – 1%



The City’s traffic impact fee is \$10.50 per square foot. Other city fees were determined through discussions with staff representing the various departments. These include building inspection and planning review. The local utility companies provided their fees for connection to water, sewer, gas, and electric.

An 8% contingency was added to fund the costs of any changes that occur during the construction process. This allowance is typically in the range of 5 to 10% for new construction projects that are awarded to the lowest responsible bidder through an open public bidding process. This is a separate allowance from the two contingencies that went into the construction cost budget for design development and cost escalation, as it is intended to cover added costs that could arise after the project is bid and in construction.

Lastly, there was the addition of the City’s sales tax on construction projects, at the rate of 9.5% of the total estimated construction cost. Sales tax is not applicable to the fees, permits, furnishings, or other soft costs.

The cost estimate does not include the 1% art mandate.

Figure 5-3. Alternative Preliminary Project Costs

ALTERNATES		TOTAL ADDED COST
1	Increase size of Lap Pool from 32 meters to 50 meters (Assumes 5,800 sf increase in building area)	\$3,845,000
2	Increase size of Gym from 1 to 2 high school size basketball courts (7,000 sf increase)	\$2,348,500
3	Add elevated jogging track (Assumes 4,400 sf increase in building area)	\$578,000
4	Add moveable bukhead at Lap Pool	\$428,000
5	Incorporate 20,000 sf of rooftop solar photovoltaic panels to generate energy on site (could be installed at a later time)	\$2,243,000
6	Reduce size of Lap Pool from 13 lanes to 8 lanes (Assumes 5,500 sf decrease in bldg area)	(\$3,705,000)
7	LEED Certification	\$35,000

Appendix

A. NKCC OPTION 1 CONCEPT DESIGN

B. NKCC OPTION 2 CONCEPT DESIGN

C. DETAILED COST ESTIMATE

APPENDIX A

NKCC Option 1 Site Plan

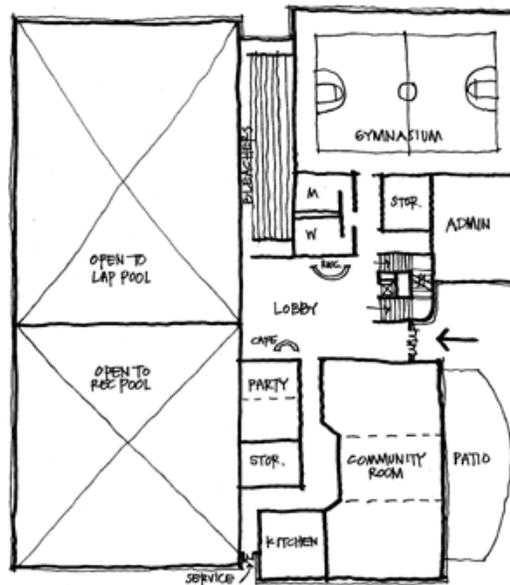


Figure 7-6. NKCC Option 1 Floor Plans

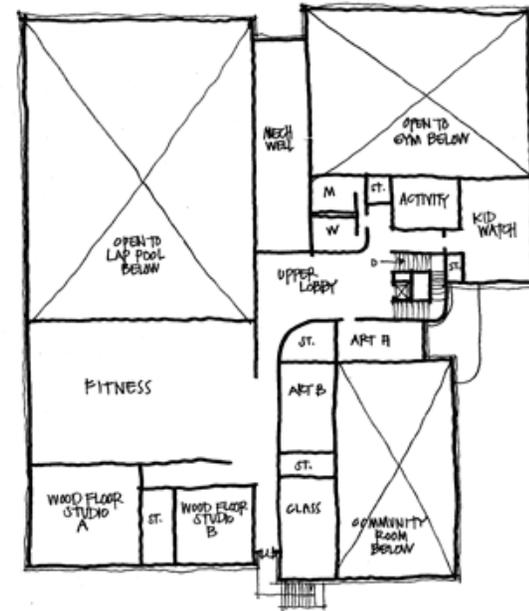
a. Lower Level



b. Main Level

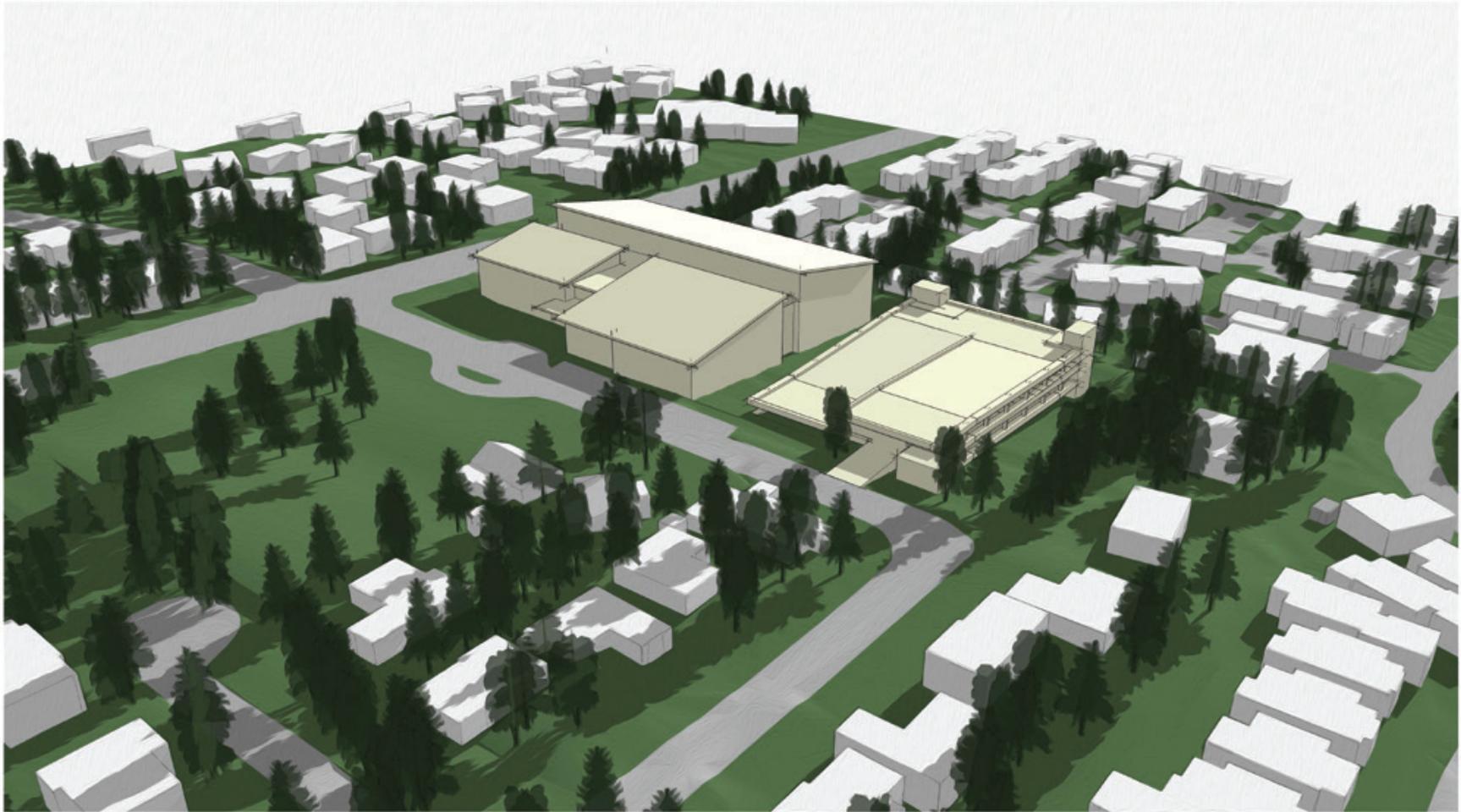


b. Upper Level



APPENDIX A

NKCC Option 1 - Aerial from Northeast



NKCC Option 1 Massing
Studies

a. Overhead from Southwest

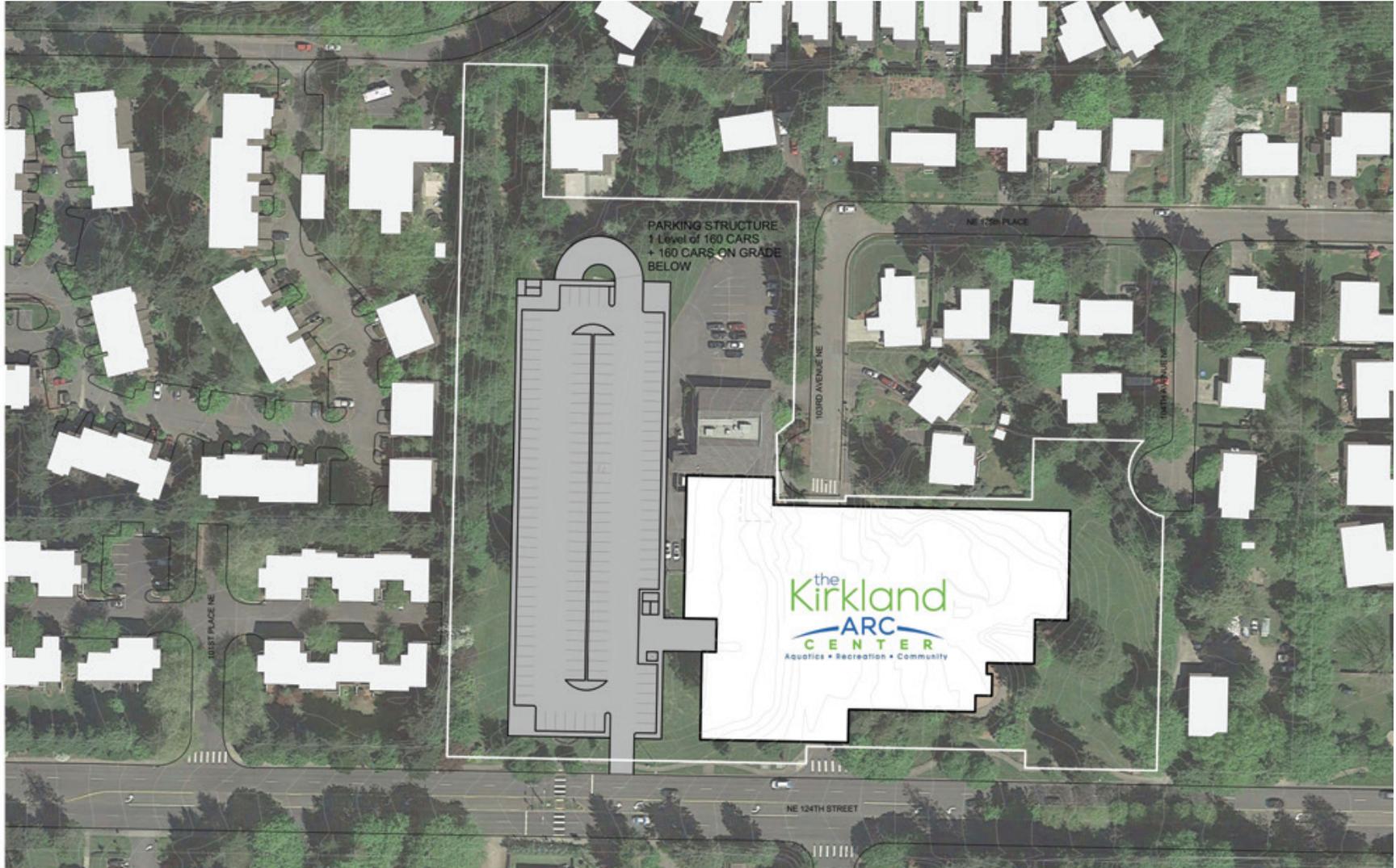


**b. View from Southeast
on 124th**



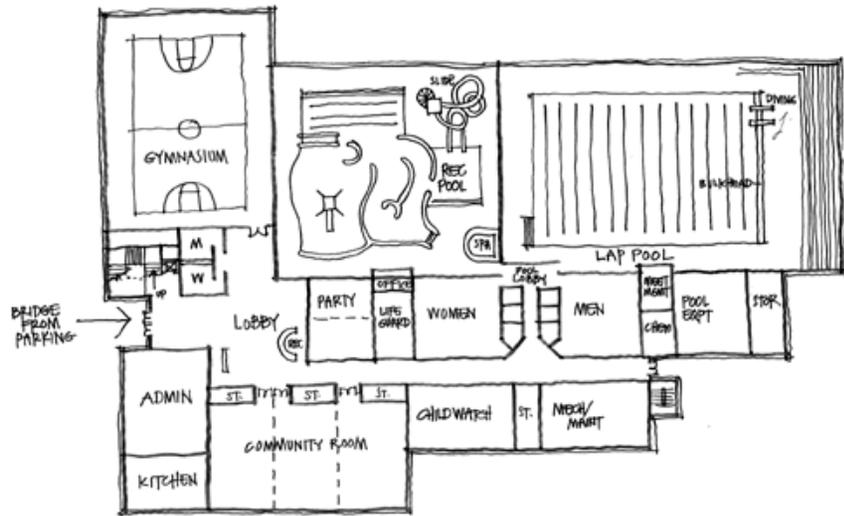
APPENDIX B

NKCC Option 2 Site Plan

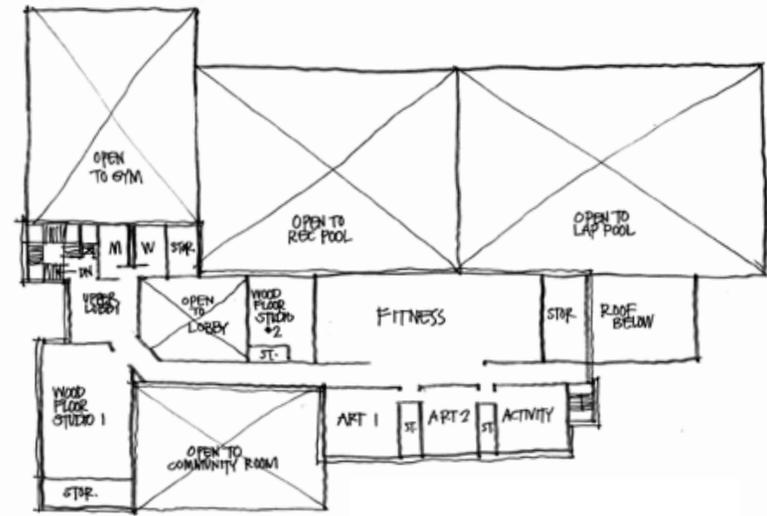


NKCC Option 2 Floor Plans

a. Lower Level



a. Upper Level



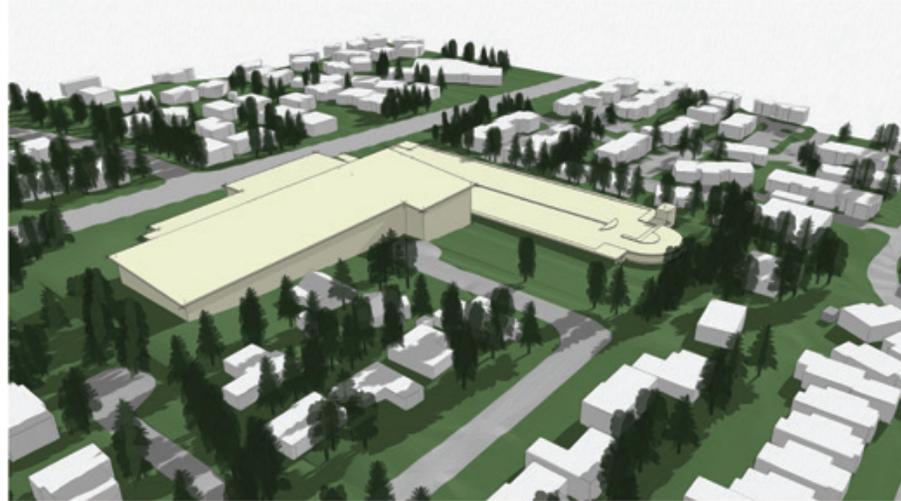
APPENDIX B

NKCC Option 2 - Aerial from Northwest



NKCC Option 2 Massing
Studies

a. Overhead from Northeast



**b. View from Southwest
on 124th**



Conceptual Estimate Kirkland Aquatic Center

Kirkland, WA



Prepared for:

The Sports Management Group
2607 7th Street Suite B
Berkeley, CA 94710

July 8, 2015

RLB | Rider Levett Bucknall

Kirkland Aquatic Center Schematic Design

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of The Sports Management Group to provide a Conceptual Cost Estimate for the Kirkland Aquatic Center project. The project is located in Kirkland, WA.

The estimate is based upon assumptions prepared from the narratives and sketches provided by The Sports Management Group on 7-6-2015.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers. We have utilized our experience with similar projects, our cost data information from suppliers and subcontractors, taking into consideration the local construction market for the type and size of similar projects.

Unit pricing is based on July 2015 costs.

Construction Project Schedule:

Start: September 2016

End: January 2018

Duration: 16 months

A reasonable allowance of estimating contingency has been included to account for the level of the design and the complexity of the project.

It is assumed that the contractor will have access to the work areas as outlined in the specifications.

The costs used in this estimate are based on the assumption that competitive bids for all trades will be received, unless noted otherwise, and that the contractor will be required to pay state prevailing wages for the areas including travel and associated fringe benefits.

COMMENTARY ON THE ESTIMATE DETAILS:

Items are represented by standard units of measure. Example; LF, SY, CY, Item, Each, etc

Unless otherwise noted in the cost report, quantities are measures as fixed in position. There is no allowance for waste in the quantity.

UNIT RATES INCLUDE:

Materials, goods, and all costs in connection therewith including material required for lapping, jointing and the like and all connections therewith such as conveyance, delivery, unloading, storing, returning, packings, handling, hoisting and lowering, square and raking straight cutting, circular cutting and splay cutting, waste of materials, protection, progressive and final cleaning, samples, guarantees and warranties, labor and all costs in connection therewith, shop fabrication work, shop drawings, as-built drawings, manuals, testing, establishment costs, overhead costs and profit, plant and equipment, and site allowances.

Kirkland Aquatic Center

Schematic Design

Project Details

Description

Items Specifically Included

- 6.00% - General Conditions
- 2.00% - Insurance and Bonds
- 4.00% - Overhead & Profit or Fee
- 2.50% - Contingency for Development of Design
- 0.00% - Bid & Construction Contingency
- 8.00% - Escalation to Midpoint (May 2017)

Items Specifically Excluded

- . State sales tax
- . Electrical Shut Downs
- . Mock-ups
- . Utility tap fees and charges
- . Owner's Insurances
- . Special testing & inspections
- . Permit & plan review fees
- . Owner contingency
- . Construction phase contingency
- . Compression of Schedule, out of hours work
- . Work outside the site boundaries unless noted otherwise
- . Work to existing buildings unless otherwise noted
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and other studies
- . Items marked as "Excl." in the estimate
- . Owner Management Fees

Documents

See Basis of Estimate

Kirkland Aquatic Center

Schematic Design

Estimate Details

Rates Current At July 2015

Location	Total Cost
A AQUATIC CENTER	28,608,289
ESTIMATED NET COST	\$28,608,289
MARGINS & ADJUSTMENTS	
General Conditions	6.0 % \$1,716,497
Bond and Insurance	2.0 % \$606,496
Contractor's Overhead & Profit or Fee	4.0 % \$1,237,251
Contingency for Development of Design	15.0 % \$4,825,280
Bid & Construction Contingency	0.0 % \$0
Escalation to Midpoint (May 2017)	8.7 % \$3,225,860
ESTIMATED TOTAL COST	\$40,219,673

Kirkland Aquatic Center Schematic Design

Elemental Summary

Rates Current At July 2015

Description	Percentage	Total Cost
A1010 Standard Foundations	1.4 %	\$551,165
A2020 Basement Walls	0.8 %	\$329,400
B1010 Floor Construction	4.7 %	\$1,906,633
B1020 Roof Construction	4.1 %	\$1,645,886
B2010 Exterior Walls	3.3 %	\$1,342,160
B2020 Exterior Windows	1.9 %	\$774,895
B2030 Exterior Doors	0.1 %	\$43,750
B3010 Roof Coverings	3.0 %	\$1,225,160
B3020 Roof Openings	0.0 %	\$15,000
C1010 Partitions	3.5 %	\$1,399,970
C1020 Interior Doors	0.6 %	\$225,000
C2010 Stair Construction	0.4 %	\$150,000
C3010 Wall Finishes	5.4 %	\$2,172,973
D1010 Elevators & Lifts	0.6 %	\$250,000
D2020 Domestic Water Distribution	2.4 %	\$965,276
D3020 Heat Generating Systems	6.9 %	\$2,756,806
D4030 Fire Protection Specialties	0.9 %	\$346,800
D5010 Electrical Service & Distribution	6.9 %	\$2,755,164
E2010 Fixed Furnishings	8.6 %	\$3,466,750
G1010 Site Clearing	4.1 %	\$1,658,746
G1020 Site Demolition and Relocations	0.6 %	\$250,000
G2010 Roadways	0.9 %	\$353,150
G2040 Site Development	9.5 %	\$3,804,270
G3010 Water Supply	0.5 %	\$198,922
G3030 Storm Sewer	0.1 %	\$20,413
	ESTIMATED NET COST	71.1 % \$28,608,289
MARGINS & ADJUSTMENTS		
General Conditions	6.0 %	\$1,716,497
Bond and Insurance	2.0 %	\$606,496
Contractor's Overhead & Profit or Fee	4.0 %	\$1,237,251
Contingency for Development of Design	15.0 %	\$4,825,280
Bid & Construction Contingency	0.0 %	\$0
Escalation to Midpoint (May 2017)	8.7 %	\$3,225,860
	ESTIMATED TOTAL COST	\$40,219,673

Kirkland Aquatic Center

Schematic Design

Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
A1010 Standard Foundations				
1 Backfill to building retaining walls	CY	6,863	30.00	205,890
2 Regular pad & strip foundations	SF	63,751	5.00	318,755
3 Subdrainage	LF	1,326	20.00	26,520
Standard Foundations				\$551,165
A2020 Basement Walls				
4 Retaining walls	SF	8,235	40.00	329,400
Basement Walls				\$329,400
B1010 Floor Construction				
5 Columns and pilasters	T	173.40	3,200.00	554,880
6 Loadbearing walls	SF	5,400	40.00	216,000
7 Fireproofing on steelwork	T	173.40	300.00	52,020
8 Floor on grade	SF	63,751	8.00	510,008
9 Suspended floors	SF	22,949	25.00	573,725
Floor Construction				\$1,906,633
B1020 Roof Construction				
10 Flat roofs	SF	7,530	20.00	150,600
11 Sloped roofs	SF	57,746	25.00	1,443,650
12 Fireproofing on steelwork	T	172.12	300.00	51,636
Roof Construction				\$1,645,886
B2010 Exterior Walls				
13 Wall framing, furring and insulation	SF	34,032	10.00	340,320
14 Applied exterior finishes	SF	34,032	25.00	850,800
17 Facias, bands, screens and trim etc.	SF	48,120	1.50	72,180
18 Soffits	SF	1,443	20.00	28,860
19 Balustrades, parapets and screens	LS	1	50,000.00	50,000
Exterior Walls				\$1,342,160
B2020 Exterior Windows				
15 Windows and glazing	SF	14,089	55.00	774,895
Exterior Windows				\$774,895
B2030 Exterior Doors				
16 Exterior doors, frames and hardware	EA	25	1,750.00	43,750
Exterior Doors				\$43,750

Kirkland Aquatic Center

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Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
B3010 Roof Coverings				
20 Roofing - flat	SF	7,530	8.00	60,240
22 Caulking and sealants	LS	1	10,000.00	10,000
27 Roofing - sloped metal	SF	57,746	20.00	1,154,920
Roof Coverings				\$1,225,160
B3020 Roof Openings				
21 Roof lights	LS	1	15,000.00	15,000
Roof Openings				\$15,000
C1010 Partitions				
23 Partition framing and cores	SF	79,548	15.00	1,193,220
24 Balustrades & railings	LF	127	250.00	31,750
25 Window walls & borrowed lights	LS	1	175,000.00	175,000
Partitions				\$1,399,970
C1020 Interior Doors				
26 Interior doors, frames & hardware	EA	150	1,500.00	225,000
Interior Doors				\$225,000
C2010 Stair Construction				
54 Staircase flights - floor to floor	EA	6	25,000.00	150,000
Stair Construction				\$150,000
C3010 Wall Finishes				
28 Floor, wall & ceiling finishes - vestibule/entry	SF	3,532	40.00	141,280
29 Floor, wall & ceiling finishes - back of house/services/storage	SF	10,470	10.00	104,700
30 Floor, wall & ceiling finishes - lockers	SF	5,449	25.00	136,225
31 Floor, wall & ceiling finishes - offices	SF	2,157	15.00	32,355
32 Floor, wall & ceiling finishes - meeting	SF	631	15.00	9,465
33 Floor, wall & ceiling finishes - breakroom	SF	378	15.00	5,670
34 Floor, wall & ceiling finishes - gymnasium	SF	8,830	20.00	176,600
35 Floor, wall & ceiling finishes - fitness	SF	6,307	17.50	110,373
36 Floor, wall & ceiling finishes - wood floor activities	SF	3,406	25.00	85,150
37 Floor, wall & ceiling finishes - activities	SF	1,135	20.00	22,700
38 Floor, wall & ceiling finishes - community hall/special events/childcare	SF	6,938	15.00	104,070
39 Floor, wall & ceiling finishes - arts & party room	SF	3,658	15.00	54,870
40 Floor, wall & ceiling finishes - kitchen	SF	1,261	40.00	50,440
41 Floor, wall & ceiling finishes - natatorium	SF	31,536	35.00	1,103,760

Kirkland Aquatic Center

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Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
42 Floor, wall & ceiling finishes - public washrooms	SF	1,009	35.00	35,315
Wall Finishes				\$2,172,973
D1010 Elevators & Lifts				
55 Elevators	EA	2	125,000.00	250,000
Elevators & Lifts				\$250,000
D2020 Domestic Water Distribution				
56 Sanitary fixtures and connection piping	EA	125	6,000.00	750,000
57 Water treatment, storage and circulation	LS	1	75,000.00	75,000
58 Surface water drainage	SF	65,276	1.00	65,276
59 Gas and fuel oil distribution	LS	1	75,000.00	75,000
Domestic Water Distribution				\$965,276
D3020 Heat Generating Systems				
60 HVAC allowance- vestibule/entry	SF	3,532	38.00	134,216
61 HVAC allowance - back of house/service/storage	SF	10,470	25.00	261,750
62 HVAC allowance - lockers	SF	5,449	32.00	174,368
63 HVAC allowance - offices	SF	2,157	35.00	75,495
64 HVAC allowance - meetings	SF	631	37.00	23,347
65 HVAC allowance - breakroom	SF	378	30.00	11,340
66 HVAC allowance - gymnasium	SF	8,830	25.00	220,750
67 HVAC allowance - fitness	SF	6,307	30.00	189,210
68 HVAC allowance - wood floor activities	SF	3,406	30.00	102,180
69 HVAC allowance - activity	SF	1,135	40.00	45,400
70 HVAC allowance - community hall/special events/childwatch	SF	6,938	35.00	242,830
71 HVAC allowance - arts & party room	SF	3,658	25.00	91,450
72 HVAC allowance - kitchen	SF	1,261	40.00	50,440
73 HVAC allowance - natatorium	SF	31,536	35.00	1,103,760
74 HVAC allowance - public washrooms	SF	1,009	30.00	30,270
Heat Generating Systems				\$2,756,806
D4030 Fire Protection Specialties				
90 Fire sprinkler system - complete	LS	86,700	4.00	346,800
Fire Protection Specialties				\$346,800
D5010 Electrical Service & Distribution				
75 Electrical allowance - vestibule/entry	SF	3,532	42.00	148,344
76 Electrical allowance - back of house/service/storage	SF	10,470	20.00	209,400
77 Electrical allowance - Lockers	SF	5,449	32.00	174,368

Kirkland Aquatic Center Schematic Design

Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
78 Electrical allowance - offices	SF	2,157	35.00	75,495
79 Electrical allowance - meeting	SF	631	37.00	23,347
80 Electrical allowance - breakroom	SF	378	30.00	11,340
81 Electrical allowance - gymnasium	SF	8,830	25.00	220,750
82 Electrical allowance - fitness	SF	6,307	30.00	189,210
83 Electrical allowance - wood floor activities	SF	3,406	30.00	102,180
84 Electrical allowance - activity	SF	1,135	40.00	45,400
85 Electrical allowance - community hall/special events/childwatch	SF	6,938	35.00	242,830
86 Electrical allowance - arts & party rooms	SF	3,658	35.00	128,030
87 Electrical allowance - kitchen	SF	1,261	40.00	50,440
88 Electrical allowance - natatorium	SF	31,536	35.00	1,103,760
89 Electrical allowance - public washroom	SF	1,009	30.00	30,270
Electrical Service & Distribution				\$2,755,164
E2010 Fixed Furnishings				
44 Prefabricated compartments and accessories	LS	1	80,000.00	80,000
45 Shelving and millwork	LS	1	100,000.00	100,000
46 Chalkboards, insignia and graphics, etc.	LS	1	35,000.00	35,000
47 Light and vision control	LS	1	45,000.00	45,000
48 Amenities and convenience items	LS	1	20,000.00	20,000
49 Lockers	LS	1	150,000.00	150,000
50 Folding partitions	LS	1	125,000.00	125,000
51 Gym equipment	LS	1	50,000.00	50,000
52 Pool & equipment	LS	1	2,843,000.00	2,843,000
53 Bleachers	EA	250	75.00	18,750
Fixed Furnishings				\$3,466,750
G1010 Site Clearing				
92 Site protective construction	SF	462,328	0.50	231,164
93 Site clearing and grading	SF	462,328	0.25	115,582
94 Excavate & stockpile on site	CY	60,000	12.00	720,000
95 Fill from stockpile	CY	32,000	8.00	256,000
96 Export	CY	28,000	12.00	336,000
Site Clearing				\$1,658,746
G1020 Site Demolition and Relocations				
91 Demolition of buildings & structures	LS	1	250,000.00	250,000
Site Demolition and Relocations				\$250,000

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Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
G2010 Roadways				
127 118th Ave roadway extension	SF	14,126	25.00	353,150
	Roadways			\$353,150
G2040 Site Development				
97 Asphalt paving - parking lots	SF	118,497	4.00	473,988
98 Curb & gutter	LS	4,600	15.00	69,000
99 Pedestrian paving	SF	894	10.00	8,940
100 Patio	SF	9,189	50.00	459,450
102 Detention tank	CF	186,643	8.00	1,493,144
103 Cartridge filter	EA	8	980.00	7,840
104 Lighting and power specialties	SF	462,328	1.00	462,328
105 Landscaping, fencing, ect	SF	333,748	2.00	667,496
115 Type 2 catch basins	EA	1	1,950.00	1,950
116 Type 1 catch basins	EA	10	1,950.00	19,500
117 Yard drains	EA	5	1,100.00	5,500
118 Storm drainage manholes for storm filters	EA	3	2,900.00	8,700
119 Connections to type 2 catch basins	EA	2	1,500.00	3,000
120 Connection to existing 12" main	EA	1	1,700.00	1,700
121 8" storm drain	LF	810	24.24	19,634
122 12" storm drain	LF	1,254	32.47	40,717
129 Trenching/excavation/backfill	LF	2,064	29.74	61,383
	Site Development			\$3,804,270
G3010 Water Supply				
106 Fire hydrants	EA	5	2,800.00	14,000
107 Connections to water main	EA	2	4,050.00	8,100
108 12-inch gate valves	EA	5	3,700.00	18,500
109 Post indicator valve	EA	1	2,800.00	2,800
110 12" water line	LF	1,415	81.84	115,804
128 Trenching/excavation/backfill	LF	1,415	24.96	35,318
111 Connections to existing water line	EA	2	2,200.00	4,400
	Water Supply			\$198,922
G3030 Storm Sewer				
123 Manhole	EA	1	2,900.00	2,900
124 Cleanouts	EA	2	540.00	1,080
125 Connection to existing sanitary sewer line	EA	1	1,300.00	1,300
126 8" PVC sanitary sewer line	LF	325	16.82	5,467

Kirkland Aquatic Center
Schematic Design

Estimate Details

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
130 Trenching/excavation/backfill	LF	325	29.74	9,666
<i>Storm Sewer</i>				\$20,413
ESTIMATED NET COST				\$28,608,289

The Sports Management Group

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KIRKLAND CITY COUNCIL REGULAR MEETING MINUTES
July 07, 2015

1. CALL TO ORDER

2. ROLL CALL

ROLL CALL:

Members Present: Councilmember Jay Arnold, Councilmember Dave Asher,
Councilmember Shelley Kloba, Councilmember Doreen Marchione,
Councilmember Toby Nixon, and Mayor Amy Walen.

Members Absent: Deputy Mayor Penny Sweet.

3. STUDY SESSION

a. Multi-Family Parking Amendments

Joining Councilmembers for this discussion were City Manager Kurt Triplett, Planning Manager Jeremy McMahan and Senior Planner Jon Regala.

4. EXECUTIVE SESSION

a. To Discuss Property Acquisition

At 7 p.m. Mayor Walen announced that Council would be entering into executive session to discuss property acquisition and would return to regular meeting at 7:30 p.m., which they did. City Attorney Robin Jenkinson, City Manager Kurt Triplett, Deputy City Manager Marilynne Beard, Deputy City Manager Tracey Dunlap, Public Works Director Kathy Brown, Acting Director of Fire and Building Joe Sanford and Brian Harris, Principal, TCA Architecture Planning Inc. were also in attendance.

5. HONORS AND PROCLAMATIONS

a. Citizen Hero Award

Acting Fire Chief Joe Sanford described the life-saving efforts to rescue swimmer Jody Lowe from a pool, and together with Mayor Walen and Councilmember Asher, presented the award to Marianna Hanefeld, Dave Reeves, Christy Van-Gerwen, Jared Pennington, and Alanna Lai.

b. National Park and Recreation Month - Proclamation

Park Board Chair Adam White accepted the proclamation from Mayor Walen and Councilmember Kloba.

6. COMMUNICATIONS

- a. Announcements
- b. Items from the Audience

Julie Taylor
Roland White
Mark Nelson
Larry Kilbride
Lindsey Gordon

- c. Petitions

7. SPECIAL PRESENTATIONS

None.

8. CONSENT CALENDAR

- a. Approval of Minutes: June 16, 2015

- b. Audit of Accounts:

Payroll \$2,914,960.20

Bills \$5,364,724.14

run #1428 checks #562847 - 562992

run #1429 check #562993

run #1430 checks #562994 - 563010

run #1431 checks #563011 - 563012

run #1432 checks #563013 - 563171

run #1433 checks #563172 - 563225

run #1434 check #563227

run #1435 checks #563228 - 563355

- c. General Correspondence

- d. Claims

Claims received from Darina Mazhura, Sasha Sugaberry and Villa Medici Condominiums HOA were acknowledged via approval of the Consent Calendar.

- e. Award of Bids

- (1) Annual Street Preservation Program, 2015 Phase III Slurry Seal Project, Blackline Inc., Vancouver, Washington

The construction contract for the annual street preservation program, 2015 phase III slurry seal project was awarded to Blackline, Inc. of Vancouver, WA in the amount of \$624,016.17 via approval of the consent calendar.

f. Acceptance of Public Improvements and Establishing Lien Period

g. Approval of Agreements

- (1) Resolution R-5133, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING PARTICIPATION BY THE CITY IN AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE ALDERWOOD WATER & WASTEWATER DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND."

h. Other Items of Business

- (1) Ordinance O-4486 and its Summary, entitled "AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING CERTAIN CHAPTERS IN TITLE 21 OF THE KIRKLAND MUNICIPAL CODE RELATING TO ELECTRICAL PERMITS."

- (2) Report on Procurement Activities

Motion to Approve the Consent Calendar.

Moved by Councilmember Dave Asher, seconded by Councilmember Doreen Marchione

Vote: Motion carried 6-0

Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

9. PUBLIC HEARINGS

a. Proposed Draft Ballot Measure - Kirkland Aquatics and Recreation District

Parks and Community Services Director Jennifer Schroder reviewed the development to date of the proposed draft ordinances relating to a potential ballot measure creating a Metropolitan Park District, and some new revisions to the ordinance draft language. Testimony was provided by: Karl Voss, Tyson Wellock, Lloyd Pernela and Mark Nelson. No further testimony was offered and the Mayor closed the hearing.

- (1) Draft Ordinance O-4484, Relating to Creation of a Metropolitan Park District with Boundaries Coextensive with the City; Requesting that a Proposition to Form the Kirkland Aquatics and Recreation District be Submitted to the Voters within the Proposed Boundaries of the District, at the November 3, 2015, General Election; and Providing for Properly Related Matters.
- (2) Draft Ordinance O-4485, Approving the Form of an Interlocal Agreement with the Kirkland Aquatics and Recreation District, if the Formation of the

District is Approved by the Voters; and Authorizing the City Manager to Execute Such Agreement on Behalf of the City; and Providing for Properly Related Matters.

Motion to Extend the pro/con committee recruitment through July 15, 2015.
Moved by Councilmember Dave Asher, seconded by Councilmember Doreen Marchione
Vote: Motion carried 6-0
Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

10. UNFINISHED BUSINESS

a. 2015 State Legislative Update #11

Intergovernmental Relations Manager Lorrie McKay provided an update on Council's legislative priorities in the current special session.

b. Resolution R-5134, Revising Policy G-11 of the Public Works Department's Pre-Approved Plans to Allow Short Term Parking and Employee Permit Parking on Lake Avenue West.

Transportation Engineering Manager David Godfrey reviewed the proposed resolution updating the Parking Guidelines for Downtown Parking in order to allow employee parking on Lake Avenue West and reviewed residential parking on Market Street.

Motion to Approve Resolution R-5134, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND REVISING POLICY G-11 OF THE PUBLIC WORKS DEPARTMENT'S PRE-APPROVED PLANS TO ALLOW SHORT TERM PARKING AND EMPLOYEE PERMIT PARKING ON LAKE AVENUE WEST," as amended.

Moved by Councilmember Jay Arnold, seconded by Councilmember Doreen Marchione

Vote: Motion carried 4-2

Yes: Councilmember Jay Arnold, Councilmember Shelley Kloba, Councilmember Doreen Marchione, and Mayor Amy Walen.

No: Councilmember Dave Asher, and Councilmember Toby Nixon.

Motion to Amend Exhibit A of Resolution R-5135 to restore the final paragraph of Zone C, Section 1 Operating Principles (Zone C) and be amended to read as, "Parking in this zone will be managed in a manner that minimized and mitigates spill over of parking demand into residential areas immediately adjacent to the zone."

Moved by Councilmember Toby Nixon, seconded by Councilmember Jay Arnold

Vote: Motion carried 6-0

Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

Council recessed for a short break.

Councilmember Nixon requested adding a citywide policy on spillover parking management and permit-only parking requests, and a review of the employee parking permit system to the Planning and Economic Development Committee agenda for review and recommendations.

c. City Council Retreat Brainstorming Follow-up

The Council provided comments and feedback to the list of retreat items.

d. Resolution R-5135, Adopting a Master Plan for Edith Moulton Park.

Motion to Approve Resolution R-5135, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ADOPTING A MASTER PLAN FOR EDITH MOULTON PARK."

Moved by Councilmember Dave Asher, seconded by Councilmember Doreen Marchione
Vote: Motion carried 6-0

Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

e. Park Recreation and Open Space (PROS) Plan Final Review

Parks and Community Services Deputy Director Michael Cogle reviewed the draft and responded to Council questions and comment.

11. NEW BUSINESS

a. 2035 Comprehensive Plan Amendments Briefing - Totem Lake Business District

Senior Planner Dorian Collins reviewed the Planning Commission's preliminary recommendations and citizen amendment requests and responded to Council questions.

12. REPORTS

a. City Council Reports

(1) Finance and Administration Committee

None.

(2) Legislative Committee

None.

(3) Planning, and Economic Development Committee

Chair Arnold reported on an ad-hoc meeting with Suzanne Dale Estey of the Economic Development Council of Seattle and King County to discuss the possibility of Kirkland becoming an Innovation Partnership Zone for interactive media and digital arts.

(4) Public Safety Committee

None.

(5) Public Works, Parks and Human Services Committee

Chair Kloba reported on the 85th Street Channelization project and crash data; a preliminary draft of the Street Levy Report; and the Sound Transit supplemental correspondence being presented to the Council at this meeting; and a request to study the Special Events fees to modify some of the fees for smaller events.

(6) Tourism Development Committee

Chair Nixon reported on the upcoming application process for 2016 tourism grants.

(7) Regional Issues

Councilmembers shared information regarding recent events including an Eastside Vision Zero workshop sponsored by the Cascade Bicycle Club; the Sound Cities Association networking dinner; the Celebrate Kirkland 4th of July events; the ribbon/cable cutting event for the Wi-Fi installation at Everest and Houghton Beach Parks; an upcoming Business Roundtable meeting; the upcoming Sound Cities Association Public Issues Committee meeting; a firefighter ridealong; the Kalakala 80th anniversary celebration in Marina Park; the Highlands Neighborhood Association stair building project; the Bridle Trails Park Foundation annual Party in the Park; the Muslim Association of Puget Sound Ramadan/Iftar Dinner; Councilmember Asher requested a discussion on the policy for fencing ponds; the King County Committee to End Homelessness Governing Board meeting and annual retreat; the Sound Transit open house in Redmond; a Washington State Department of Transportation I-405 briefing; an event announcing the creation of the Global Innovation Exchange; a tour of Kirkland with the Secretary of Transportation; and the Association of Washington Cities Annual Conference.

b. City Manager Reports

(1) ST3 (Sound Transit 3) Supplemental Correspondence

Motion to Authorize the Mayor to sign the two letters to ST3.
Moved by Councilmember Dave Asher, seconded by Councilmember Jay Arnold

Vote: Motion carried 6-0

Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

City Manager Kurt Triplett informed the Council of a proposed regional dispatch center oversight committee and requested and received direction from the Council to draft a letter to King County to propose some changes to the proposed membership of the committee.

Motion to Authorize the Mayor to sign a letter regarding the membership of a dispatch oversight committee as described.

Moved by Councilmember Dave Asher, seconded by Councilmember Doreen Marchione

Vote: Motion carried 6-0

Yes: Councilmember Jay Arnold, Councilmember Dave Asher, Councilmember Shelley Kloba, Councilmember Doreen Marchione, Councilmember Toby Nixon, and Mayor Amy Walen.

(2) Calendar Update

Councilmember Nixon requested that the Public Works, Parks and Human Services Committee explore the idea of closing Park Lane for evenings and weekends during the summer. Councilmember Nixon also requested and received approval that he be allowed to contact proposed candidates for the Kirkland Aquatics and Recreation District Pro/Con Committees for informal interviews.

13. ITEMS FROM THE AUDIENCE

14. ADJOURNMENT

The Kirkland City Council regular meeting of July 7, 2015 was adjourned at 11:05 p.m.

City Clerk

Mayor



CITY OF KIRKLAND
Department of Public Works
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Tuan Phan, P.E., Project Engineer
 Dave Snider, P.E., Capital Projects Manager
 Kathy Brown, Public Works Director

Date: July 9, 2015

Subject: 4TH STREET WATERMAIN REPLACEMENT - AWARD CONTRACT

RECOMMENDATION:

Staff recommends that the City Council takes the following actions:

- Award the construction contract for the 4th Street Watermain Replacement Project to Kar-Vel Construction of Renton, WA, in the amount of \$338,327.63, and
- Authorize the use of \$27,000 of Water/Sewer Construction Reserve in order to maintain a 10% construction contingency.

By accepting this memo during approval of the consent calendar, City Council is authorizing the award of a construction contract for the 4th Street Watermain Replacement Project and use of the reserve.

BACKGROUND DISCUSSION:

The existing 6-inch diameter abestos-cement (AC) pipe watermain on 4th Street, between 15th and 18th Avenues NE (Attachment A), was built in 1949 and the 2014 Comprehensive Water System Plan (WCP) calls for its replacement with a new 8-inch ductile iron (DI) pipe.

The Project's design phase began in January of this year and, with an engineer's estimate of \$330,963.75 for construction, the first advertised for contractor bids appeared on June 10. On June 24, 2015, two contractors bids were received with the following results:

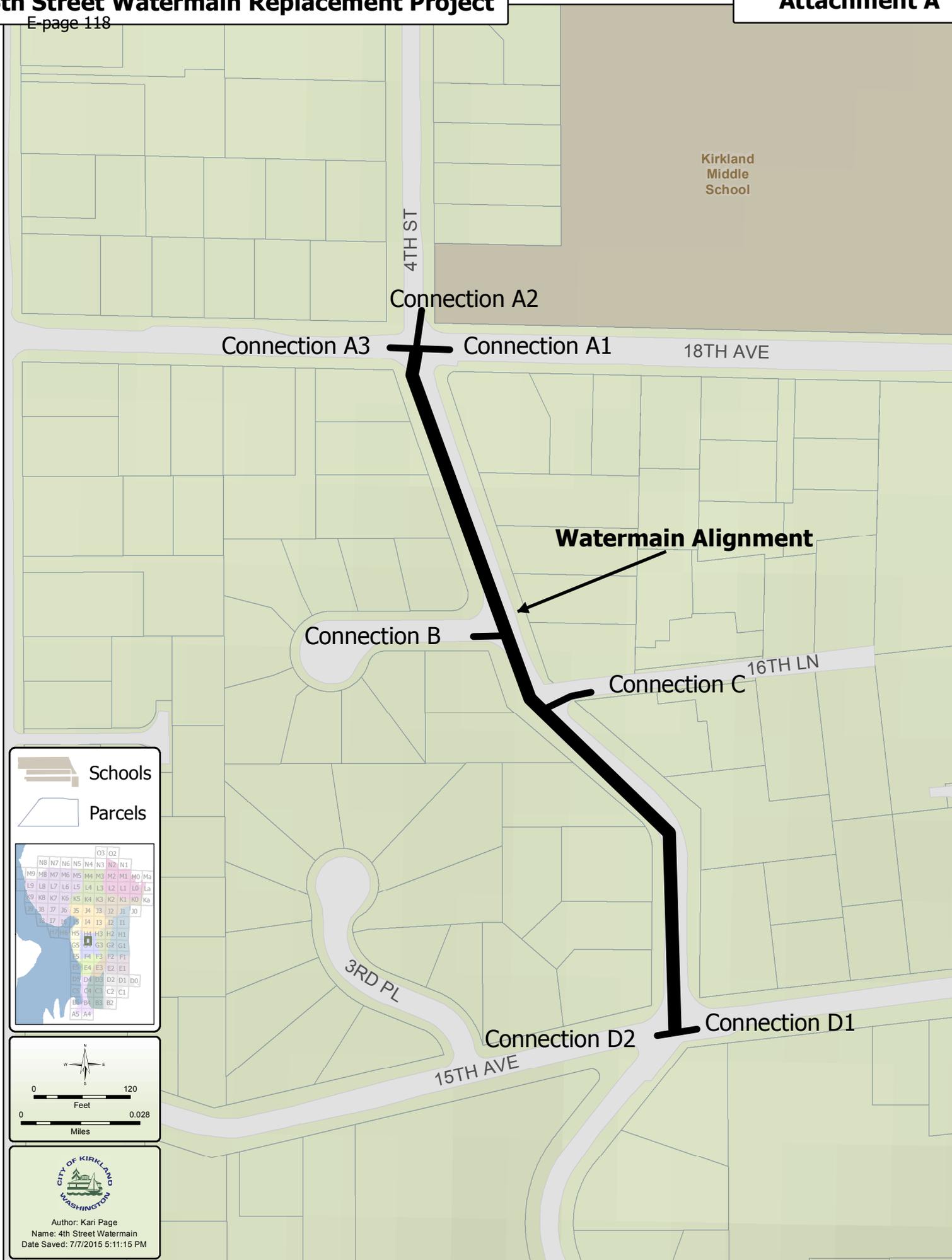
Contractor	Amount
<i>Engineer's Estimate</i>	<i>\$330,963.75</i>
Kar-Vel Construction	\$338,327.63
Road Construction NW	\$516,511.50

The bid results appear to show that local contractors are currently busy, resulting in fewer bidders participating and with prices that are higher than anticipated. For the subject Project, the low bidder is 2.3% above the engineer's estimate. Kar-Vel Construction is the contractor that recently completed Kirkland waste and sewer utility improvements on 5th Avenue S, 6th Street, and 7th Avenue S – City Council acceptance of that combined project is expected to occur an upcoming City Council meeting.

The approved overall Project budget is \$440,000 and, given the nature of the underground work, staff is recommending maintaining 10% construction contingency (Attachment B). By maintaining the originally projected costs for engineering and project management, plus the 2.3% bid price increase above the engineer's estimate for construction, staff recommends a budget adjustment of \$27,000 using Water/Sewer Construction Reserves for the Project (Attachment C).

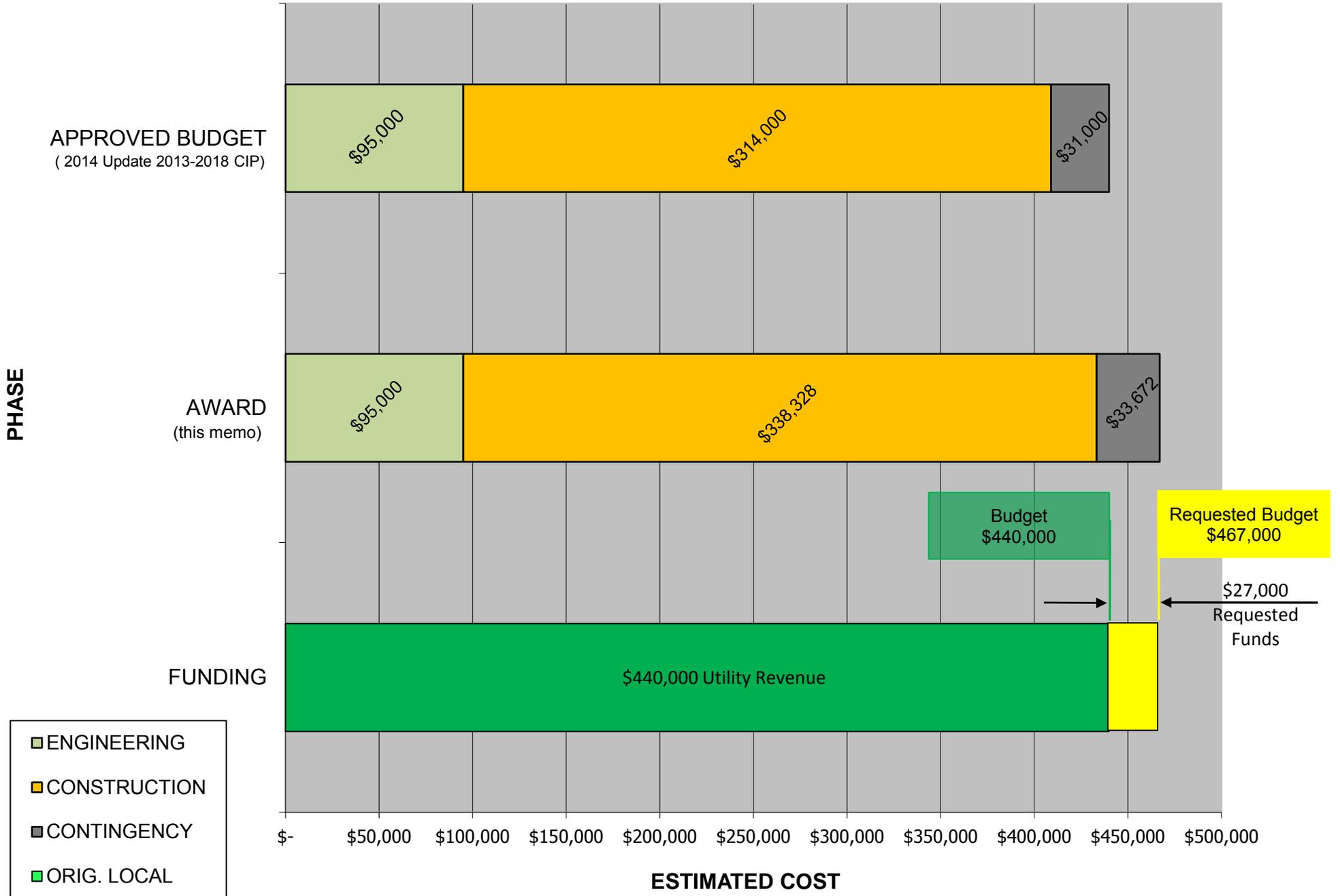
With a City Council award of the construction contract at the July 21 meeting, construction would begin in mid-August with substantial completion expected in fall of 2015. In advance of construction, Public Works staff will send a construction informational flyer to nearby residents, providing project timelines and pertinent contact information. Staff will also keep all related project information up-to-date on the City's website.

Attachment A – Project Vicinity Map
Attachment B – Project Budget Report
Attachment C – Fiscal Note



4th Street Watermain (CWA - 0152)

PROJECT BUDGET REPORT



FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Kathy Brown, Public Works Director							
Description of Request							
Additional funding of \$27,000 for 4th Street Watermain Replacement CWA 0152 from the Water/Sewer Construction Reserve.							
Legality/City Policy Basis							
Fiscal Impact							
One-time use of \$27,000 from the Water/Sewer Construction Reserve. This reserve is fully able 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
	Water/Sewer Const. Rsv.	10,591,907	5,000		27,000	10,559,907	N/A
	Prior Authorized Uses of Water/Sewer Construction Reserve: Park Lane Phase II Pedestrian Improvements, \$5,000.						
<i>Revenue/Exp Savings</i>							
<i>Other Source</i>							
Other Information							

Prepared By	Neil Kruse, Senior Financial Analyst	Date	July 8, 2015
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CITY OF KIRKLAND
Department of Finance and Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Michael Olson, Director of Finance & Administration
Barry Scott, Purchasing Agent

Date: July 9, 2015

Subject: INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF MARYSVILLE

RECOMMENDATION:

It is recommended that the City Manager be authorized to execute Interlocal Cooperative Purchasing Agreements with the City of Marysville.

BACKGROUND DISCUSSION:

In May of 2014, the City conducted a Request for Proposals (RFP) process for the purpose of contracting for Investment Advisory Services. The RFP included language to allow other government entities to piggyback on the contract that was to be awarded by the City. As a result of the RFP process, the City awarded the contract for Investment Advisory Services to Government Portfolio Advisors (GPA) of Portland, OR.

The City of Marysville has indicated an interest in taking advantage of the pricing and terms provided by our contract with GPA. In order for them to utilize the City's contract with GPA, they must have an interlocal cooperative purchasing agreement in place with the City.

This interlocal agreement complies with the intergovernmental cooperative purchasing requirements set forth in KMC 3.85.180 and RCW 39.34. By itself, this agreement places no financial obligation on the City of Kirkland. This agreement is reciprocal and will allow the City of Kirkland to purchase off of contracts competitively bid by the City of Marysville, if it is determined to be in the best interest of the City to do so.

While this agreement also contains a provision to allow for the intergovernmental disposition of property as allowed by RCW 39.33, there are no plans to engage in the sale or transfer of surplus property between the cities at this time.

RESOLUTION R-5136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING PARTICIPATION BY THE CITY IN AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF MARYSVILLE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY OF KIRKLAND.

1 WHEREAS, the City of Kirkland and City of Marysville seek to
2 enter into an intergovernmental agreement enabling the City of
3 Kirkland to purchase goods and services through City of Marysville
4 purchase contracts and also enabling the City of Marysville to purchase
5 goods and services through City of Kirkland purchase contracts to the
6 extent permitted by law; and
7

8 WHEREAS, the City of Kirkland and City of Marysville may seek
9 to engage in the intergovernmental disposition of surplus property in
10 accordance with Chapter 39.33 RCW; and
11

12 WHEREAS, the City Council has determined it to be in the best
13 interest of the City of Kirkland to enter into such an interlocal
14 cooperative purchasing agreement; and
15

16 WHEREAS, Chapter 39.34 RCW authorizes City of Kirkland and
17 City of Marysville to enter into an interlocal cooperation agreement to
18 perform any governmental service, activity or undertaking which each
19 contracting party is authorized by law to perform;
20

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

24 Section 1. The City Manager is authorized and to execute on
25 behalf of the City of Kirkland an Interlocal Agreement substantially
26 similar to that attached as Exhibit "A", which is entitled "Interlocal
27 Cooperative Purchasing Agreement."
28

29 Passed by majority vote of the Kirkland City Council in open
30 meeting this ____ day of _____, 2015.
31

32 Signed in authentication thereof this ____ day of _____,
33 2015.

MAYOR

Attest:

City Clerk

INTERLOCAL COOPERATIVE PURCHASING AGREEMENT

THIS AGREEMENT is between CITY of MARYSVILLE, a Washington State political subdivision, and the CITY of KIRKLAND, a municipal corporation of the State of Washington.

WITNESSETH:

WHEREAS, the Interlocal Cooperation Act, as amended, and codified in Chapter 39.34 of the Revised Code of Washington provides for interlocal cooperation between governmental agencies; and

WHEREAS, Chapter 39.33 of the Revised Code of Washington provides for the intergovernmental disposition of property; and

WHEREAS, the parties desire to utilize each other's procurement agreements when it is in their mutual interest;

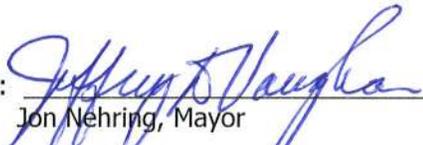
NOW, THEREFORE, the parties agree as follows:

1. PURPOSE: The purpose of this agreement is to acknowledge the parties' mutual interest to jointly bid the acquisition of goods and services and to dispose of property where such mutual effort can be planned in advance and to authorize the acquisition of goods and services and the purchase or acquisition of goods and services under contract where a price is extended by either party's bidder to other governmental agencies.
2. ADMINISTRATION: No new or separate legal or administrative entity is created to administer the provisions of this agreement.
3. SCOPE: This agreement shall allow the following activities:
 - A. Purchase or acquisition of goods and services by each party acting as agent for either or both parties when agreed to in advance, in writing;
 - B. Purchase or acquisition of goods and services by each party where provision has been provided in contracts for other governmental agencies to avail themselves of goods and services offered under the contract.
 - C. Disposal of goods by each party acting as agent for either, or both parties when agreed to in advance, in writing.
4. DURATION AGREEMENT – TERMINATION: This agreement shall remain in force until canceled by either party in writing.
5. RIGHT TO CONTRACT INDEPENDENT ACTION PRESERVED: Each party reserves the right to contract independently for the acquisition of goods or services or disposal of any property without notice to the other party and shall not bind or otherwise obligate the other party to participate in the activity.
6. COMPLIANCE WITH LEGAL REQUIREMENTS: Each party accepts responsibility for compliance with federal, state or local laws and regulations including, in particular, bidding requirements applicable to its acquisition of goods and services or disposal of property.
7. FINANCING: The method of financing of payment shall be through budgeted funds or other available funds of the party for whose use the property is actually acquired or disposed. Each party accepts no responsibility for the payment of the acquisition price of any goods or services intended for use by the other party.

- 8. FILING: Executed copies of this agreement shall be filed or posted on a website as required by Section 39.34.040 of the Revised Code of Washington prior to this agreement becoming effective.
- 9. INTERLOCAL COOPERATION DISCLOSURE: Each party may insert in its solicitations for goods a provision disclosing that other authorized governmental agencies may also wish to procure the goods being offered to the party and allowing the bidder the option of extending its bid to other agencies at the same bid price, terms and conditions.
- 10. NON-DELEGATION/NON-ASSIGNMENT. Neither party may delegate the performance of any contractual obligation, to a third party, unless mutually agreed in writing. Neither party may assign this agreement without the written consent of the other party.
- 11. HOLD-HARMLESS: Each party shall be liable and responsible for the consequence of any negligent or wrongful act or failure to act on the part of itself and its employees. Neither party assumes responsibility to the other party for the consequences of any act or omission of any person, firm or corporation not a party to this agreement.
- 12. SEVERABILITY: Any provision of this agreement, which is prohibited or unenforceable, shall be ineffective to the extent of such prohibition or enforceability, without involving the remaining provisions or affecting the validity or enforcement of such provisions.

CITY OF MARYSVILLE

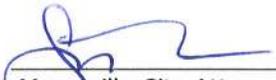
CITY OF KIRKLAND

By: 
 Jon Nehring, Mayor
Jeff VAUGHAN, Council President

By: _____
 Kurt Triplett, City Manager

Approved as to form:

Approved as to form:

By: 
 Marysville City Attorney

By: _____
 Kirkland City Attorney

ATTEST:

Deputy
City Clerk

ATTEST:

City Clerk



DATE 6/23/15

DATE _____



CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Michael Olson, Director of Finance and Administration
Carol Wade, Senior Accountant

Date: July 9, 2015

Subject: 2014 ANNUAL TRANSPORTATION AND PARK IMPACT FEES REPORT

RECOMMENDATION:

Council accepts the 2014 Annual Transportation and Park Impact Fee Report.

BACKGROUND DISCUSSION:

RCW 82.02.070 related to impact fees provides that: "Annually, each county, city or town imposing impact fees shall provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees." This report is presented to the City Council in response to that requirement.

The City began collecting impact fees for transportation in June 1999 and for parks in August 1999. Although impact fees are not required to be tracked and applied to projects by zones per the ordinances, impact fees are being tracked by zones for administrative purposes (see Attachment C for map). Tracking the collection and subsequent transfer of impact fees helps to analyze what area(s) of the city development is occurring in and how funding of future capacity projects is related to the amount of development. On June 1, 2011, the North zone was added due to the annexation of the new neighborhoods.

During 2014, \$2,347,606 in transportation impact fees and \$1,029,793 in park impact fees were collected. Attachment A summarizes the 2014 impact fee collections by zone.

The Southwest zone generated 67% of transportation impact fees and 27% of park impact fees. The largest contribution was the non-residential transportation impact fee payment of \$1,373,400 for phase II of the Google Campus.

The East zone realized the most 2014 single family residential impact fee activity with the North zone a very close second. The two largest single family residential impact fee contributions were from Merit Homes, Inc., for Wisti Lane in the amount of \$126,256 and Burnstead Construction, LLC, for Vintner Ridge in the amount of \$134,147.

Since June 1, 2010, the Kirkland Municipal Code has provided for the optional deferral of impact fees for single family residences until sale of the property rather than at building permit issuance to assist with economic development. The KMC was amended again as of May 7, 2013, extending the deferral date indefinitely. A lien is filed against the title to the property and impact fees are paid upon closing of the sale of property. As of December 31, 2014, the City had 13 applicants who opted to defer transportation impact fees of \$44,313 and park impact fees of \$43,588.

Attachment B is a cumulative report showing total transportation and park impact fees collected by zone since inception. The Southwest zone has received 29% of impact fees to date for a total of \$4,428,651. The new neighborhood North zone has generated \$1,402,312 transportation impact fees and \$876,506 park impact fees for a total of \$2,278,818.

The last three years have seen dramatic increases in impact fee revenue when compared to prior year collections. Please see the summary table below.

Year	Transportation	Parks
2008	\$680,391	200,870
2009	\$382,549	200,850
2010	\$186,076	161,892
2011	\$327,104	230,248
2012	\$1,192,687	690,487
2013	\$1,332,206	714,395
2014	\$2,347,606	1,029,793

Impact fees have been budgeted conservatively in the Capital Improvement Program (CIP) because of the volatility in development activity since impact fees were implemented. The rebound in development activity over the last few years has resulted in the accumulation of reserves. As part of the Kirkland 2035 efforts, staff is in the process of updating the Transportation and Park impact fees charged to new development. The update of the Comprehensive Plan is an ideal time to review impact fees, since the fees are directly related to the levels of service defined in the Transportation and Park elements and impact fees need to be expended consistent with the Capital Facilities Plan element.

Council is expected to adopt revisions to Impact Fee policies and rates by the end of 2015. The new policies will be incorporated into the 2015-2020 CIP, which will be adopted at the same time. Additional uses of Impact Fees to fund projects will be incorporated in the upcoming CIP as the result of revised policies and recent higher revenue trends.

At year-end 2014, the impact fee fund balance after transfers to fund CIP projects and debt was \$5,712,433 (\$3,862,704 for transportation and \$1,849,729 for parks). The City's practice is to allocate impact fee-related revenues to qualifying capital projects in the order that they are received (i.e., first-in, first-out). Note that the Washington State Legislature extended the time period to expend impact fees to ten years from collection date. The City Council amended the Kirkland Municipal Code to reflect that change on September 20, 2011.

The following table shows impact fee revenues expended on projects and debt service payments since 1999.

Year	Project Name (Project Number)	Transportation	Parks
1999 through 2007		\$3,058,680	\$315,000
2008	124th Ave NE Roadway Improvements (CST0059000)	40,000	
	NE 85th St/132nd Ave NE Intersection Improvements (CTR0078000)	279,000	
	NE 68th/108th Ave Intersection Improvements (CTR0085000)	400,000	
	NE 85th St/114th Ave Intersection Improvements (CTR0079000)	356,000	
	NE 85th/124th Ave Intersection Improvements (CTR0080000)	179,000	
	Park Acquisition-Shelton Property (CPK0131001)		81,573
	Park & Open Space Acquisition Program (CPK0131000)		367,500
	Teen Center Debt Service Payment		40,185
	McAuliffe Park Debt Service Payment		231,365
2009	NE 120th St Roadway Extension (CST0057000)	672,000	
	NE 68th/108th Ave Intersection Improvements (CTR0085000)	562,000	
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		231,415
2010	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		229,803
2011	No CIP Projects were funded from impact fees		
	McAuliffe Park Debt Service Payment		97,500
2012	No CIP Projects were funded from impact fees		
	Teen Center Debt Service Payment		40,185
	McAuliffe Park Debt Service Payment		100,000
2013	100th Ave/NE 132nd Intersection Improvements (CTR0083000)	350,000	
	Teen Center Debt Service Payment		44,650
	McAuliffe Park Debt Service Payment		251,492
2014	6th St/Kirkland Way Traffic Signal (CTR0065000)	1,200,550	
	100th Ave/NE 132nd Intersection Improvements (CTR0083000)	350,000	
	Teen Center Debt Service Payment		49,115
	McAuliffe Park Debt Service Payment		243,380
Total impact fee revenues transferred to projects through 2014 *		\$7,447,230	\$2,412,463
Impact fees collected through 2014		10,879,174	4,134,965
Interest accrued through 2014		430,760	127,227
Total impact fee collections and interest		\$11,309,934	\$4,262,192
Impact fee balance		\$3,862,704	\$1,849,729

* Includes transfer of interest on impact fee balances

Attachments (3)

cc: Dave Snider, Capital Projects Manager
 Rob Jammerman, Development Engineering Manager
 Jennifer Schroder, Parks & Community Services Director
 Michael Cogle, Parks Planning & Development Manager
 Teresa Swan, Senior Planner
 Tom Mikesell, Financial Planning Manager

City of Kirkland
2014 Impact Fee Report - Summary

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Multi-Family/Non-Residential	\$12,206	\$0
Single Family Residential	\$220,752	\$225,093
Subtotal East	\$232,958	\$225,093
North		
Multi-Family/Non-Residential	\$2,511	\$0
Single Family Residential	\$204,984	\$229,042
Subtotal North	\$207,495	\$229,042
Northeast		
Multi-Family/Non-Residential	\$5,325	\$0
Subtotal Northeast	\$5,325	\$0
Northwest		
Multi-Family/Non-Residential	\$258,682	\$224,271
Single Family Residential	\$69,990	\$70,470
Subtotal Northwest	\$328,672	\$294,741
Southwest		
Multi-Family/Non-Residential	\$1,510,085	\$217,733
Single Family Residential	\$63,072	\$63,184
Subtotal Southwest	\$1,573,157	\$280,917
Total Collected - All Zone	\$2,347,606	\$1,029,793

City of Kirkland Transportation Impact Fee Tracking - 2014 Revenue

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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East - Multi-Family/Non-Residential

1/15/2014	GARY NASH	\$10,690	BNR13-01793
4/24/2014	COURTER CORPORATE GROUP	\$1,516	BNR14-02109
subtotal:		\$12,206	

East - Single Family Residential

1/13/2014	QUADRANT HOMES	\$3,942	BSF13-06433
1/16/2014	QUADRANT HOMES	\$3,942	BSF13-03198
1/16/2014	QUADRANT HOMES	\$3,942	BSF13-03398
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02755
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02761
2/11/2014	MERIT HOMES INC	\$3,942	BSF13-02762
2/11/2014	WISTI LANE LLC	\$3,942	BSF13-02764
2/18/2014	QUADRANT HOMES	\$3,942	BSF13-04591
2/27/2014	KAREN ERICKSON	\$3,942	BSF13-06207
3/12/2014	TIMOTHY LUCAS	\$3,942	BSF13-06122
3/12/2014	THE QUADRANT CORPORATION	\$3,942	BSF13-06486
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05656
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05657
3/17/2014	MERIT HOMES INC	\$3,942	BSF13-05658
3/21/2014	WISTI LANE LLC	\$3,942	BSF13-02768
3/21/2014	WISTI LANE LLC	\$3,942	BSF13-02770
4/14/2014	MURRAY FRANKLIN FAMILY OF C	\$3,942	BSF14-00029
5/19/2014	COUNTRYCRAFT HOMES LLC	\$3,942	BSF14-01680
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02692
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02695
6/2/2014	MERIT HOMES INC	\$3,942	BSF13-02696
6/9/2014	QUADRANT CORPORATION	\$3,942	BSF14-01502
6/9/2014	QUADRANT CORPORATION	\$3,942	BSF14-02556
6/19/2014	COUNTRY CRAFT HOMES, LLC	\$3,942	BSF14-01991
7/3/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01535
7/15/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01563
7/21/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-03594
7/22/2014	MERIT HOMES INC	\$3,942	BSF13-02694

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
7/30/2014	STEELE HOMES INC	\$3,942	BSF13-07025
7/31/2014	BAHARAK JAMALEDDIN	\$3,942	BSF14-03567
7/31/2014	BDR CONSTRUCTION LLC	\$3,942	BSF14-03587
8/13/2014	MERIT HOMES INC	\$3,942	BSF13-02693
8/13/2014	WISTI LANE LLC	\$3,942	BSF13-02765
8/15/2014	DGR DEVELOPMENT	\$3,942	BSF14-02835
8/22/2014	STEELE HOMES INC	\$3,942	BSF13-07037
9/18/2014	CHG SF LLC	\$3,942	BSF14-03961
9/22/2014	THE QUADRANT CORPORATION	\$3,942	BSF14-01493
9/26/2014	OAKVIEW HOMES LLC	\$3,942	BSF14-04433
9/26/2014	OAKVIEW HOMES LLC	\$11	BSF14-04731
9/26/2014	OAKVIEW HOMES LLC	\$3,931	BSF14-04731
10/7/2014	MERIT HOMES INC	\$3,942	BSF14-02248
10/9/2014	CHRISTOPHER AND MELISSA WE	\$3,942	BSF14-04371
10/16/2014	CHG SF LLC	\$3,942	BSF14-05892
10/16/2014	CHG SF LLC	\$3,942	BSF14-05894
10/24/2014	HIGHPOINT INVESTMENTS LLC	\$3,942	BSF14-04750
10/27/2014	CHG SF LLC	\$3,942	BSF14-05895
10/27/2014	CHG SF LLC	\$3,942	BSF14-05940
10/28/2014	MERIT HOMES INC	\$3,942	BSF14-02430
11/25/2014	7931 233RD PL NE HIGHPOINT INV	\$3,942	BSF14-06186
12/4/2014	MERIT HOMES INC	\$3,942	BSF14-03805
12/4/2014	MERIT HOMES INC	\$3,942	BSF14-03807
12/12/2014	SUMMER BREAK LLC	\$3,942	BSF14-05267
12/17/2014	TERRENE AT ROSE HILL LLC	\$3,942	BSF14-06136
12/17/2014	DGR DEVELOPMENT INC	\$3,942	BSF14-06422
12/30/2014	MERIT HOMES INC	\$3,942	BSF14-04753
12/30/2014	CHG SF LLC	\$3,942	BSF14-05942
12/30/2014	CHG SF LLC	\$3,942	BSF14-05944
		subtotal:	\$220,752
North - Multi-Family/Non-Residential			
2/13/2014	SEAWEST INVESTMENT ASSOCIA	\$2,511	BNR13-03797
		subtotal:	\$2,511
North - Single Family Residential			
1/7/2014	WINSON INVESTMENT LLC	\$3,942	BSF13-05223
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03486

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03487
1/16/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF13-05925
2/6/2014	WILLIAM E. BUCHAN INC	\$3,942	BSF13-06854
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00373
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00374
2/20/2014	GREG & SHANNON SEILER	\$3,942	BSF13-05518
2/20/2014	GRZEGORZ & ILONA SWIATEK	\$3,942	BSF13-06889
2/21/2014	GARG NAVEEN	\$3,942	BSF13-01943
3/3/2014	RICK GLOVER 13717 90TH LLC	\$3,942	BSF13-01766
3/6/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-00730
3/11/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-00073
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03489
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,942	BSF13-03490
3/19/2014	SANTO CRISCUOLO	\$3,942	BSF13-07168
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01039
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01221
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01326
4/7/2014	RANDALL TERASHIMA & MARY TE	\$3,942	BSF13-06325
4/17/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-01539
5/16/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-01289
5/20/2014	JOHN MORGAN	\$3,942	BSF14-00131
5/22/2014	PANORAMA ESTATES LLC	\$3,942	BSF14-01329
5/28/2014	COLD CREEK HOMES INC	\$3,942	BSF14-01492
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-02809
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-02847
6/20/2014	DAVE KRIEG	\$3,942	BSF14-01254
7/9/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-02404
7/15/2014	PANORAMA ESTATES LLC	\$3,942	BSF14-02642
7/25/2014	WILLIAM ZAVALLES	\$3,942	BLD11-00437
8/1/2014	HANN HOMES LLC	\$3,942	BSF14-03150
8/11/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-03070
8/15/2014	80TH ST LLC	\$3,942	BSF14-00500
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-03528
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04594
9/11/2014	WILLIAM E. BUCHAN	\$3,942	BSF14-04113
9/12/2014	HANN HOMES LLC	\$3,942	BSF14-03192
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04778
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-04811

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
10/9/2014	STEPHEN WONG	\$3,942	BSF14-04668
10/24/2014	JOHN BUCHAN HOMES LLC	\$3,942	BSF14-04772
11/10/2014	LASA CONSTRUCTION	\$1,800	BSF14-04954
11/10/2014	LASA CONSTRUCTION	\$2,142	BSF14-04954
11/12/2014	WILLIAM E BUCHAN INC	\$3,942	BSF14-05716
11/13/2014	PANORAMA ESTATES LLC	(\$3,942)	BSF13-04845
11/13/2014	HAMISH ANDERSON CUSTOM HO	\$3,942	BSF14-00683
11/26/2014	MILL CREEK, WA TWO-THIRTEEN	\$3,942	BSF14-01948
12/3/2014	HANN HOMES LLC	\$3,942	BSF14-05043
12/9/2014	BUCHAN, WILLIAM E INC	\$3,942	BSF14-06222
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-06548
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,942	BSF14-06712
12/22/2014	RICK BURNSTEAD CONSTRUCTIO	\$3,942	BSF14-04154
12/22/2014	WALTER PISCO	\$3,942	BSF14-06256
12/29/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,942	BSF14-06608
subtotal:		\$204,984	

Northeast - Multi-Family/Non-Residential

7/1/2014	RC 124TH LLC	\$4,623	BNR14-02467
8/7/2014	EASTSIDE HOLDINGS LLC	\$702	BNR14-02586
subtotal:		\$5,325	

Northwest - Multi-Family/Non-Residential

1/23/2014	CLARK PROPERTIES, LLC	\$34,111	BNR13-04519
5/2/2014	EPICUREAN ASSOC. INC.	\$81,018	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$17,644	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$11,408	BMU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$76,000	BMU13-05769
9/15/2014	JUANITA VILLAGE R5P2 INVESTM	\$38,501	BNR14-01116
subtotal:		\$258,682	

Northwest - Single Family Residential
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3/19/2014	TERRENE AT KIRKLAND HIGHLAN	\$3,942	BSF13-07396
3/21/2014	20TH AVE GREENBANK DEVELOP	\$3,942	BSF14-00109
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,942	BSF13-06722
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,942	BSF13-06779
4/23/2014	DUKE GOSS	\$3,942	BSF14-00832
5/22/2014	ICHIJO USA CO LTD	\$3,942	BSF14-00844
6/11/2014	TOM AND JAN REICHERT	(\$3,942)	BSF13-01637

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
6/27/2014	BDR CONSTRUCTION LLC	\$2,976	BSF14-01869
8/11/2014	STEVEN D & TRACY A BATES	\$3,942	BSF14-03133
8/13/2014	KEN DAVIDSON	\$3,942	BSF14-03636
10/2/2014	DJTT HOLDINGS LLC	\$3,942	BSF14-04050
10/9/2014	KEN DAVIDSON	\$3,942	BSF14-00915
10/22/2014	BDR CONSTRUCTION LLC	\$3,942	BSF14-05111
10/30/2014	JOEL & DANU MCQUADE	\$3,942	BSF14-03727
11/18/2014	PRATEEK & NAVJOT VIRK JETLY	\$3,942	BSF14-03524
12/11/2014	GEORGE RUDIGER	\$3,942	BSF14-05300
12/11/2014	GEORGE RUDIGER	\$3,942	BSF14-05306
12/16/2014	BENJAMIN RYAN COMMUNITIES L	\$3,942	BSF13-07495
12/18/2014	BDR KIRKLAND II, LLC	\$3,942	BSF14-05093
12/18/2014	RICHARD ALTIG	\$3,942	BSF14-07086
subtotal:		\$69,990	

Southwest - Multi-Family/Non-Residential

2/24/2014	SCHOOL PROPERTY, LLC	\$21,500	BNR13-02532
3/14/2014	RICHARD LERZ	\$3,777	BNR13-03809
7/2/2014	4TH & CENTRAL LP	\$72,682	BMU13-06154
7/2/2014	4TH & CENTRAL LP	\$8,878	BMU13-06154
8/13/2014	KTOD LLC	\$17,420	BMF12-03725
9/26/2014	SGM PROPERTIES LLC	\$1,373,400	BNR13-03493
11/13/2014	ELG LLC C/O PC MANAGEMENT	\$12,428	BNR14-04751
subtotal:		\$1,510,085	

Southwest - Single Family Residential
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1/2/2014	SG LAND GROUP LLC	\$3,942	BSF13-06837
1/22/2014	SERGEY MELNIK	\$3,942	BSF13-04550
2/4/2014	TOLL WA LP	\$3,942	BSF13-05885
2/14/2014	AMEYA KARVIR	\$3,942	BSF13-06775
3/20/2014	SAPPHIRE HOMES INC	\$3,942	BSF13-06053
4/1/2014	DAVE KLINE D.D. KLINE INC.	\$3,942	BSF13-03396
5/5/2014	GREENBANK DEVELOPMENT, LLC	\$3,942	BSF14-00383
5/7/2014	JEFFREY EDWARDS	\$3,942	BSF13-06586
5/15/2014	MATTHEW MOSER	\$3,942	BSF13-05521
5/15/2014	TERRENE AT NE 53RD ST LLC	\$3,942	BSF14-01178
6/17/2014	DD KLINE INC	\$3,942	BSF14-02108
6/20/2014	SERENA CONSTRUCTION	\$3,942	BSF14-02063

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
9/11/2014	TOLL BROS INC	\$3,942	BSF14-02330
9/18/2014	MARY D BROWN	\$3,942	BSF14-03758
10/16/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,942	BSF14-04178
10/29/2014	ADAM & SALIANA BENZION	(\$3,942)	BSF13-02590
11/14/2014	DENNIS & CATHY MARTIN	\$3,942	BSF14-03218
11/17/2014	PETE GRANGER INC	\$3,942	BSF14-02583
	subtotal:	\$63,072	
Total Transportation Impact Fees:		\$2,347,606	

City of Kirkland

Park Impact Fee Tracking - 2014 Revenue

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
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East - Single Family Residential

1/13/2014	QUADRANT HOMES	\$3,949	BSF13-06433
1/16/2014	QUADRANT HOMES	\$3,949	BSF13-03198
1/16/2014	QUADRANT HOMES	\$3,949	BSF13-03398
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02755
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02761
2/11/2014	MERIT HOMES INC	\$3,949	BSF13-02762
2/11/2014	WISTI LANE LLC	\$3,949	BSF13-02764
2/18/2014	QUADRANT HOMES	\$3,949	BSF13-04591
2/27/2014	KAREN ERICKSON	\$3,949	BSF13-06207
3/12/2014	TIMOTHY LUCAS	\$3,949	BSF13-06122
3/12/2014	THE QUADRANT CORPORATION	\$3,949	BSF13-06486
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05656
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05657
3/17/2014	MERIT HOMES INC	\$3,949	BSF13-05658
3/21/2014	WISTI LANE LLC	\$3,949	BSF13-02768
3/21/2014	WISTI LANE LLC	\$3,949	BSF13-02770
4/14/2014	MURRAY FRANKLIN FAMILY OF C	\$3,949	BSF14-00029
5/19/2014	COUNTRYCRAFT HOMES LLC	\$3,949	BSF14-01680
5/30/2014	CCAS PROPERTY	\$3,949	BSF14-01011
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02692
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02695
6/2/2014	MERIT HOMES INC	\$3,949	BSF13-02696
6/9/2014	QUADRANT CORPORATION	\$3,949	BSF14-01502
6/9/2014	QUADRANT CORPORATION	\$3,949	BSF14-02556
6/19/2014	COUNTRY CRAFT HOMES, LLC	\$3,949	BSF14-01991
7/3/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01535
7/15/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01563
7/21/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-03594
7/22/2014	MERIT HOMES INC	\$3,949	BSF13-02694
7/30/2014	STEELE HOMES INC	\$3,949	BSF13-07025
7/31/2014	BAHARAK JAMALEDDIN	\$3,949	BSF14-03567
7/31/2014	BDR CONSTRUCTION LLC	\$3,949	BSF14-03587
8/13/2014	MERIT HOMES INC	\$3,949	BSF13-02693

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
8/13/2014	WISTI LANE LLC	\$3,949	BSF13-02765
8/15/2014	DGR DEVELOPMENT	\$3,949	BSF14-02835
8/22/2014	STEELE HOMES INC	\$3,949	BSF13-07037
9/18/2014	CHG SF LLC	\$3,949	BSF14-03961
9/22/2014	THE QUADRANT CORPORATION	\$3,949	BSF14-01493
9/26/2014	OAKVIEW HOMES LLC	\$3,949	BSF14-04433
9/26/2014	OAKVIEW HOMES LLC	\$3,949	BSF14-04731
10/7/2014	MERIT HOMES INC	\$3,949	BSF14-02248
10/9/2014	CHRISTOPHER AND MELISSA WE	\$3,949	BSF14-04371
10/16/2014	CHG SF LLC	\$3,949	BSF14-05892
10/16/2014	CHG SF LLC	\$3,949	BSF14-05894
10/24/2014	HIGHPOINT INVESTMENTS LLC	\$3,949	BSF14-04750
10/27/2014	CHG SF LLC	\$3,949	BSF14-05895
10/27/2014	CHG SF LLC	\$3,949	BSF14-05940
10/28/2014	MERIT HOMES INC	\$3,949	BSF14-02430
11/25/2014	7931 233RD PL NE HIGHPOINT INV	\$3,949	BSF14-06186
12/4/2014	MERIT HOMES INC	\$3,949	BSF14-03805
12/4/2014	MERIT HOMES INC	\$3,949	BSF14-03807
12/12/2014	SUMMER BREAK LLC	\$3,949	BSF14-05267
12/17/2014	TERRENE AT ROSE HILL LLC	\$3,949	BSF14-06136
12/17/2014	DGR DEVELOPMENT INC	\$3,949	BSF14-06422
12/30/2014	MERIT HOMES INC	\$3,949	BSF14-04753
12/30/2014	CHG SF LLC	\$3,949	BSF14-05942
12/30/2014	CHG SF LLC	\$3,949	BSF14-05944
subtotal:		\$225,093	

North - Single Family Residential
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1/7/2014	WINSON INVESTMENT LLC	\$3,949	BSF13-05223
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03486
1/10/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03487
1/16/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF13-05925
2/6/2014	WILLIAM E. BUCHAN INC	\$3,949	BSF13-06854
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00373
2/14/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00374
2/20/2014	GREG & SHANNON SEILER	\$3,949	BSF13-05518
2/20/2014	GRZEGORZ & ILONA SWIATEK	\$3,949	BSF13-06889
2/21/2014	GARG NAVEEN	\$3,949	BSF13-01943
3/3/2014	RICK GLOVER 13717 90TH LLC	\$3,949	BSF13-01766

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
3/6/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-00730
3/11/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-00073
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03489
3/14/2014	GAMUT 360 HOLDINGS LLC	\$3,949	BSF13-03490
3/19/2014	SANTO CRISCUOLO	\$3,949	BSF13-07168
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01039
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01221
3/31/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01326
4/7/2014	RANDALL TERASHIMA & MARY TE	\$3,949	BSF13-06325
4/17/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-01539
5/16/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-01289
5/20/2014	JOHN MORGAN	\$3,949	BSF14-00131
5/22/2014	PANORAMA ESTATES LLC	\$3,949	BSF14-01329
5/28/2014	COLD CREEK HOMES INC	\$3,949	BSF14-01492
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-02809
6/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-02847
6/20/2014	DAVE KRIEG	\$3,949	BSF14-01254
7/9/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-02404
7/15/2014	PANORAMA ESTATES LLC	\$3,949	BSF14-02642
7/25/2014	WILLIAM ZAVALLES	\$3,949	BLD11-00437
8/1/2014	HANN HOMES LLC	\$3,949	BSF14-03150
8/11/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-03070
8/15/2014	80TH ST LLC	\$3,949	BSF14-00500
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-03528
9/4/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04594
9/11/2014	WILLIAM E. BUCHAN	\$3,949	BSF14-04113
9/12/2014	HANN HOMES LLC	\$3,949	BSF14-03192
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04778
9/16/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-04811
10/9/2014	STEPHEN WONG	\$3,949	BSF14-04668
10/22/2014	TOLL BROS INC	\$3,949	BSF14-03553
10/24/2014	JOHN BUCHAN HOMES LLC	\$3,949	BSF14-04772
10/31/2014	TOLL WA LP	\$3,949	BSF14-04192
11/10/2014	LASA CONSTRUCTION	\$3,949	BSF14-04954
11/12/2014	WILLIAM E BUCHAN INC	\$3,949	BSF14-05716
11/13/2014	PANORAMA ESTATES LLC	(\$3,949)	BSF13-04845
11/13/2014	HAMISH ANDERSON CUSTOM HO	\$3,949	BSF14-00683
11/20/2014	TOLL WA LP	\$3,949	BSF14-03469

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
11/26/2014	MILL CREEK, WA TWO-THIRTEEN	\$3,949	BSF14-01948
12/3/2014	HANN HOMES LLC	\$3,949	BSF14-05043
12/9/2014	BUCHAN, WILLIAM E INC	\$3,949	BSF14-06222
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-06548
12/12/2014	BURNSTEAD CONSTRUCTION LLC	\$3,949	BSF14-06712
12/16/2014	TOLL WA LP	\$3,949	BSF14-04186
12/17/2014	9720 NE 120TH PL TOLL WA LP	\$3,949	BSF14-05715
12/22/2014	RICK BURNSTEAD CONSTRUCTIO	\$3,949	BSF14-04154
12/22/2014	WALTER PISCO	\$3,949	BSF14-06256
12/26/2014	9720 NE 120TH PL TOLL WA LP	\$3,949	BSF14-03570
12/29/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,949	BSF14-06608
	subtotal:	\$229,042	
Northwest - Multi-Family/Non-Residential			
5/2/2014	EPICUREAN ASSOC. INC.	\$132,223	3MU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$27,923	3MU13-05769
5/2/2014	EPICUREAN ASSOC. INC.	\$64,125	3MU13-05769
	subtotal:	\$224,271	
Northwest - Single Family Residential			
3/19/2014	TERRENE AT KIRKLAND HIGHLAN	\$3,949	BSF13-07396
3/21/2014	20TH AVE GREENBANK DEVELOP	\$3,949	BSF14-00109
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,949	BSF13-06722
4/1/2014	LEXINGTON DEVELOPMENT INC	\$3,949	BSF13-06779
4/23/2014	DUKE GOSS	\$3,949	BSF14-00832
5/22/2014	ICHIJO USA CO LTD	\$3,949	BSF14-00844
6/11/2014	TOM AND JAN REICHERT	(\$3,949)	BSF13-01637
6/27/2014	BDR CONSTRUCTION LLC	\$3,337	BSF14-01869
8/11/2014	STEVEN D & TRACY A BATES	\$3,949	BSF14-03133
8/13/2014	KEN DAVIDSON	\$3,949	BSF14-03636
10/2/2014	DJTT HOLDINGS LLC	\$3,949	BSF14-04050
10/9/2014	KEN DAVIDSON	\$3,949	BSF14-00915
10/22/2014	BDR CONSTRUCTION LLC	\$3,949	BSF14-05111
10/30/2014	JOEL & DANU MCQUADE	\$3,949	BSF14-03727
11/18/2014	PRATEEK & NAVJOT VIRK JETLY	\$3,949	BSF14-03524
12/11/2014	GEORGE RUDIGER	\$3,949	BSF14-05300
12/11/2014	GEORGE RUDIGER	\$3,949	BSF14-05306
12/16/2014	BENJAMIN RYAN COMMUNITIES L	\$3,949	BSF13-07495

Date Received	Payer/ApplicantName	Amount Received	Case # (link to Egov)
12/18/2014	BDR KIRKLAND II, LLC	\$3,949	BSF14-05093
12/18/2014	RICHARD ALTIG	\$3,949	BSF14-07086
subtotal:		\$70,470	
Southwest - Multi-Family/Non-Residential			
7/2/2014	4TH & CENTRAL LP	\$188,559	3MU13-06154
8/13/2014	KTOD LLC	\$29,174	BMF12-03725
subtotal:		\$217,733	
Southwest - Single Family Residential			
1/2/2014	SG LAND GROUP LLC	\$3,949	BSF13-06837
1/22/2014	SERGEY MELNIK	\$3,949	BSF13-04550
2/4/2014	TOLL WA LP	\$3,949	BSF13-05885
2/14/2014	AMEYA KARVIR	\$3,949	BSF13-06775
3/20/2014	SAPPHIRE HOMES INC	\$3,949	BSF13-06053
4/1/2014	DAVE KLINE D.D. KLINE INC.	\$3,949	BSF13-03396
5/5/2014	GREENBANK DEVELOPMENT, LLC	\$3,949	BSF14-00383
5/7/2014	JEFFREY EDWARDS	\$3,949	BSF13-06586
5/15/2014	MATTHEW MOSER	\$3,949	BSF13-05521
5/15/2014	TERRENE AT NE 53RD ST LLC	\$3,949	BSF14-01178
6/17/2014	DD KLINE INC	\$3,949	BSF14-02108
6/20/2014	SERENA CONSTRUCTION	\$3,949	BSF14-02063
9/11/2014	TOLL BROS INC	\$3,949	BSF14-02330
9/18/2014	MARY D BROWN	\$3,949	BSF14-03758
10/16/2014	STEVE BURNSTEAD CONSTRUCTI	\$3,949	BSF14-04178
10/29/2014	ADAM & SALIANA BENZION	(\$3,949)	BSF13-02590
11/14/2014	DENNIS & CATHY MARTIN	\$3,949	BSF14-03218
11/17/2014	PETE GRANGER INC	\$3,949	BSF14-02583
subtotal:		\$63,184	
Total Park Impact Fees:		\$1,029,793	

City of Kirkland Cumulative Impact Fee Report - Summary

1999-2014

Zone Collected	Amount Collected	
	Transportation	Parks
East		
Multi-Family/Non-Residential	\$1,850,659	\$336,854
Single Family Residential	\$942,888	\$840,876
Subtotal East	\$2,793,547	\$1,177,730
North		
Multi-Family/Non-Residential	\$559,177	\$12,575
Single Family Residential	\$843,136	\$863,931
Subtotal North	\$1,402,312	\$876,506
Northeast		
Multi-Family/Non-Residential	\$1,636,467	\$57,700
Single Family Residential	\$13,485	\$4,457
Subtotal Northeast	\$1,649,952	\$62,157
Northwest		
Multi-Family/Non-Residential	\$1,032,703	\$545,007
Single Family Residential	\$524,870	\$520,703
Subtotal Northwest	\$1,557,573	\$1,065,710
Southwest		
Multi-Family/Non-Residential	\$2,973,279	\$521,127
Single Family Residential	\$502,511	\$431,735
Subtotal Southwest	\$3,475,789	\$952,862
Total Collected - All Zone	\$10,879,174	\$4,134,965



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Katy Coleman, Development Engineering Analyst
Kathy Brown, Public Works Director

Date: July 7, 2015

Subject: RESOLUTION TO RELINQUISH THE CITY'S INTEREST IN A PORTION OF UNOPENED RIGHT-OF-WAY VAC15-01362

RECOMMENDATION:

It is recommended that the City Council adopt the attached Resolution relinquishing interest in a portion of unopened right-of-way abutting the parcel 11840 NE 74th Street. Specifically, the subject right-of-way is identified as the south 7.5 feet of the unopened alley abutting the north boundary of the following described property: The east half of Lot 13, and all of Lots 14 and 15, all in Block 11, Kirkland Steel Works Addition, according to the plat thereof recorded in Volume 6 of Plats, page 25, records of King County, Washington.

BACKGROUND DISCUSSION:

The unopened portion of the right-of-way abutting the subject property (Attachment 1) was originally platted and dedicated in 1890 as Kirkland Steel Works Addition. The Five Year Non-User Statute provides that any street or right-of-way platted, dedicated, or deeded prior to March 12, 1904, which was outside City jurisdiction when dedicated, and which remains unopened or unimproved for five continuous years, is then vacated. The subject right-of-way has not been opened or improved, but it has never formally been vacated and still appears on the City records as unopened right-of-way.

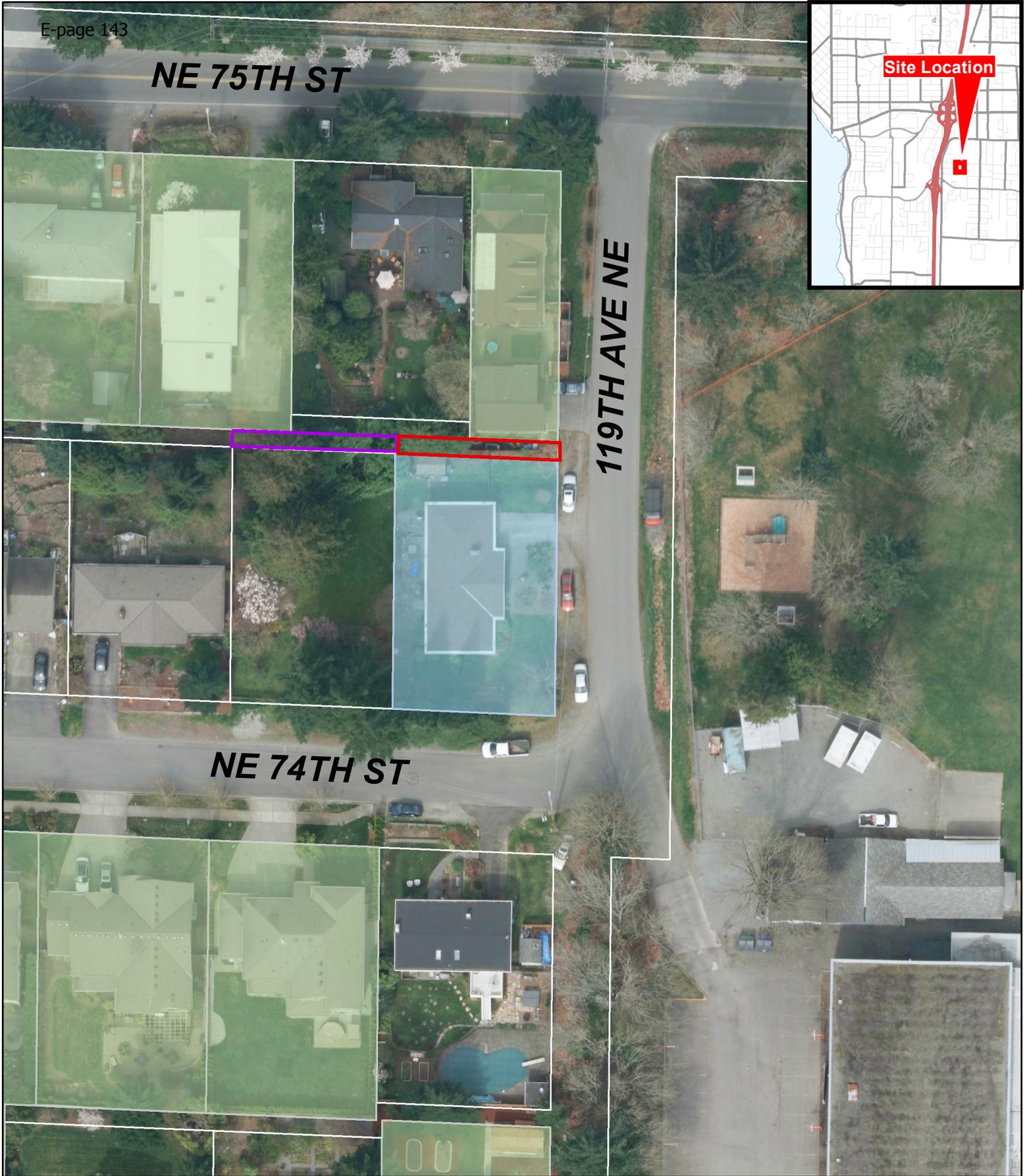
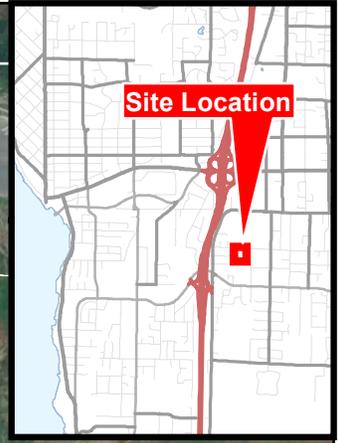
Alvin Chang, Andy Man-Wah Chang, and Siki Ka-Ling Leung Chang, owners of the property abutting this right-of-way, submitted information to the City claiming the right-of-way was subject to the Five Year Non-User Statute (Vacation by Operation of Law), Laws of 1889, Chapter 19, Section 32. After reviewing this information, the City Attorney concurs with the owners, and recommends approval of the enclosed Resolution to bring closure to the matter.

Attachment 1: Vicinity Map
Resolution

NE 75TH ST

119TH AVE NE

NE 74TH ST



- Proposed Vacation
- Other Pending Vacation
- Granted Non-User Vacations
- Chang Property

**Chang Property
Non-User Vacation Exhibit
11840 NE 74th Street**



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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

RESOLUTION R-5137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE IN AN UNOPENED RIGHT-OF-WAY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNERS ALVIN CHANG, ANDY MAN-WAH CHANG, AND SIKI KA-LING LEUNG CHANG

1 WHEREAS, the City has received a request to recognize that any
2 rights to the land originally dedicated in 1890 as right-of-way abutting
3 a portion of Kirkland Steel Works Addition has been vacated by
4 operation of law; and
5

6 WHEREAS, the Laws of 1889, Chapter 19, Section 32, provide
7 that any county road which remains unopened for five years after
8 authority is granted for opening the same is vacated by operation of law
9 at that time; and
10

11 WHEREAS, the area which is the subject of this request was
12 annexed to the City of Kirkland, with the relevant right-of-way having
13 been unopened; and
14

15 WHEREAS, in this context it is in the public interest to resolve
16 this matter by agreement,
17

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the
19 City of Kirkland as follows:
20

21 Section 1. As requested by the property owners Alvin Chang,
22 Andy Man-Wah Chang, and Siki Ka-Ling Leung Chang, the City Council
23 of the City of Kirkland hereby recognizes that the following described
24 right-of-way has been vacated by operation of law and relinquishes all
25 interest it may have, if any, in the portion of right-of-way described as
26 follows:
27

28 A portion of unopened alley being identified as the south 7.5 feet of
29 the unopened alley abutting the north boundary of the following
30 described property: The east half of Lot 13, and all of Lots 14 and 15,
31 all in Block 11, Kirkland Steel Works Addition, according to the plat
32 thereof recorded in Volume 6 of Plats, page 25, records of King
33 County, Washington.
34

35 Section 2. This resolution does not affect any third party rights
36 in the property, if any.
37

38 Passed by majority vote of the Kirkland City Council in open
39 meeting this ____ day of _____, 2015

Signed in authentication thereof this _____ day of _____, 2015.

MAYOR

Attest:

City Clerk



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Katy Coleman, Development Engineering Analyst
Kathy Brown, Public Works Director

Date: July 7, 2015

Subject: RESOLUTION TO RELINQUISH THE CITY'S INTEREST IN A PORTION OF UNOPENED RIGHT-OF-WAY VAC15-00921

RECOMMENDATION:

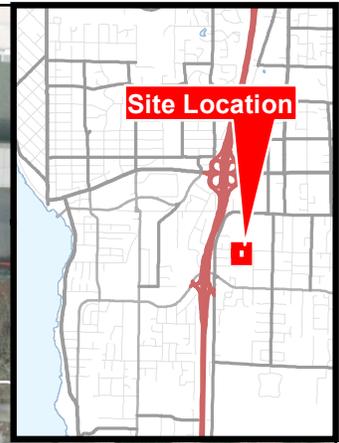
It is recommended that the City Council adopt the attached Resolution relinquishing interest in a portion of unopened right-of-way abutting the vacant parcel 118xx NE 74th Street. Specifically, the subject right-of-way is identified as the south 7.5 feet of the unopened alley abutting the north boundary of the following described property: Lots 11, 12, and 13, Block 11, Kirkland Steel Works Addition, according to the plat thereof recorded in Volume 6 of Plats, page 25, records of King County, Washington; except the west 5 feet of Lot 11 and except the east 15 feet of Lot 13.

BACKGROUND DISCUSSION:

The unopened portion of the right-of-way abutting the subject property (Attachment 1) was originally platted and dedicated in 1890 as Kirkland Steel Works Addition. The Five Year Non-User Statute provides that any street or right-of-way platted, dedicated, or deeded prior to March 12, 1904, which was outside City jurisdiction when dedicated, and which remains unopened or unimproved for five continuous years, is then vacated. The subject right-of-way has not been opened or improved, but it has never formally been vacated and still appears on the City records as unopened right-of-way.

K & D Homes Enterprises LLC, owner of the property abutting this right-of-way, submitted information to the City claiming the right-of-way was subject to the Five Year Non-User Statute (Vacation by Operation of Law), Laws of 1889, Chapter 19, Section 32. After reviewing this information, the City Attorney concurs with the owners, and recommends approval of the enclosed Resolution to bring closure to the matter.

Attachment 1: Vicinity Map
Resolution



- Proposed Vacation
- Other Pending Vacation
- Granted Non-User Vacations
- K&D Homes Enterprises Property

**K&D Homes Enterprises LLC
Non-User Vacation Exhibit
118xx NE 74th Street**



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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

RESOLUTION R-5138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RELINQUISHING ANY INTEREST THE CITY MAY HAVE IN AN UNOPENED RIGHT-OF-WAY AS DESCRIBED HEREIN AND REQUESTED BY PROPERTY OWNER K & D HOMES ENTERPRISES LLC

1 WHEREAS, the City has received a request to recognize that any
2 rights to the land originally dedicated in 1890 as right-of-way abutting
3 a portion of Kirkland Steel Works Addition has been vacated by
4 operation of law; and

5
6 WHEREAS, the Laws of 1889, Chapter 19, Section 32, provide
7 that any county road which remains unopened for five years after
8 authority is granted for opening the same is vacated by operation of law
9 at that time; and

10
11 WHEREAS, the area which is the subject of this request was
12 annexed to the City of Kirkland, with the relevant right-of-way having
13 been unopened; and

14
15 WHEREAS, in this context it is in the public interest to resolve
16 this matter by agreement,

17
18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the
19 City of Kirkland as follows:

20
21 Section 1. As requested by the property owner K & D Homes
22 Enterprises LLC, the City Council of the City of Kirkland hereby
23 recognizes that the following described right-of-way has been vacated
24 by operation of law and relinquishes all interest it may have, if any, in
25 the portion of right-of-way described as follows:

26
27 A portion of unopened alley being identified as the south 7.5 feet of
28 the unopened alley abutting the north boundary of the following
29 described property: Lots 11, 12, and 13, Block 11, Kirkland Steel
30 Works Addition, according to the plat thereof recorded in Volume 6 of
31 Plats, page 25, records of King County, Washington; except the west 5
32 feet of Lot 11 and except the east 15 feet of Lot 13.

33
34 Section 2. This resolution does not affect any third party rights
35 in the property, if any.

36
37 Passed by majority vote of the Kirkland City Council in open
38 meeting this ____ day of _____, 2015

Signed in authentication thereof this _____ day of _____,
2015.

MAYOR

Attest:

City Clerk



CITY OF KIRKLAND

Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Barry Scott, Purchasing Agent

Date: July 9, 2015

Subject: REPORT ON PROCUREMENT ACTIVITIES FOR COUNCIL MEETING OF JULY 21, 2015.

This report is provided to apprise the Council of recent and upcoming procurement activities where the cost is estimated or known to be in excess of \$50,000. The "Process" column on the table indicates the process being used to determine the award of the contract.

The City's major procurement activities initiated since the last report, dated June 25, 2015, are as follows:

	Project	Process	Estimate/Price	Status
1.	Fire Department Aid Unit*	Cooperative Purchase	\$220,556.08	Order placed with True North Emergency Equipment of Marysville, WA using HGACBuy contract.
2.	NE 85 th Street Overlay Project	Invitation for Bids	\$1,200,000-\$1,600,000	IFB to be issued the week of 7/12 with bids due the week of 7/19.
3.	Banking Services	Request for Proposals	~\$25,000/yr.	RFP issued on 6/29 with proposals due on 8/12.
4.	Antique Fire Pumper Restoration	Request for Proposals	\$30,000-\$50,000	RFP issued on 7/6 with proposals due on 7/24.

*This is a second aid unit that has been added to the order for the aid unit that was reported for the Council meeting of June 16th.

Please contact me if you have any questions regarding this report.



CITY OF KIRKLAND
City Manager's Office
123 Fifth Avenue, Kirkland, WA 98033 425.587.3001
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Lorrie McKay, Intergovernmental Relations Manager
Date: July 13, 2015
Subject: 2015 LEGISLATIVE UPDATE #12 – FINAL WRAP-UP

RECOMMENDATION:

Council should receive its twelfth and final update on the 2015 legislative session.

BACKGROUND DISCUSSION:

After having concluded the second special session July 1 in a continued budget stalemate on how to suspend I-1351, and after taking time to enjoy the July 4 holiday, the Senate returned to Olympia on July 9 and passed HB 2266, deferring I-1351 (class size reduction and staffing formulas) to align with the operating budget. They also passed SB 6145, (delaying for two years the high school graduation requirement of meeting the state standard on high school science assessment), and HB 1166 (capital budget bond bill). These actions signaled that the legislature had reached agreement on the budget and set the stage for House members to return the next day to complete the state's 2015 business.

On Friday, July 10, the House passed SB 6145, as well as SB 5988 (transportation project list) and SB 5989 (transportation funding bonds). Before adjourning Sine Die, the remaining bills were returned to their chamber of origin for potential reconsideration next session.

2015 Session Factoids

Legislators introduced 2,881 bills this session. 1,521 bills were introduced in the House and 1,360 were introduced in the Senate. Of the total, Kirkland staff reviewed over 300 bills, or 10.75% of the total bills introduced. At the end of the day, the legislature passed a total of 381 bills in 2015. The 2015 legislative session, a long 105-day session, was extended 70 additional days through three special sessions, and enters the books as the longest session in state history.

FINAL SUMMARY STATUS OF THE CITY'S 2015 LEGISLATIVE PRIORITIES:

Five of the City's seven 2015 Legislative Priorities were achieved this session (Attachment A). This a remarkable achievement to accomplish 70% of the City's legislative priorities when only 13% of introduced bills passed the legislature. This success rate was due to outstanding efforts and teamwork between the full City Council, City staff and the City's contract lobbyists Waypoint Consulting. These efforts were coordinated by the Legislative Committee Chaired by Councilmember Asher. A discussion of each legislative priority is included below.

1. **State and local transportation revenue -ESSB 5987- PASSED**

* Scheduled for the Governor's signature 7/15/15

ESSB 5987 authorizes spending \$16.3 Billion over 16 years. (\$11.5 Billion in new revenue + \$4.75 Billion in bond sales). Financing will be achieved through a phased in 11.9-cent boost in the gas tax, and increases in fees on things like truck weights, license plate replacements, etc.

Highlights/Benefits to Kirkland from the Transportation Revenue Bill - 5987

- Kirkland can expect to receive about \$190,000 per year (for 16 years) in annual direct fuel tax distributions to cities for 16 years. A total of \$2.8 million (Attachment B).
- The bill authorizes a vehicle license fee within a transportation benefit district (TBD) raised from \$20 to \$40 only after a \$20 fee has been in place for two years. The legislation stipulates that after a \$40 fee has been in place for two years, additional councilmanic increases are authorized, but they are subject to referendum. At the last full council meeting, Councilmember Nixon requested clarification on this last element. The state has yet to define the referendum provision. Staff will continue to seek clarity over time.
- 5987 authorizes Sound Transit to seek \$15 Billion in new revenue, upon voter approval. If supported by a popular vote, the revenue would be generated through and increase up to 0.8% of the motor vehicle excise tax; an increase in the sales tax of an additional 0.4% (up to 1.4%); and a property tax levy \$0.25 per \$1000.

2. **\$75M for the I-405 / NE 132nd Interchange -ESSB 5988- PASSED**

* Scheduled for the Governor's signature 7/15/15

ESSB 5988, the Transportation Additive Funding and Appropriations bill, includes the I-405 / NE 132nd Interchange project in Totem Lake and \$75 million in project funding. The NE 132nd Interchange project is a Connecting Washington Project and while details are yet to be determined, its funding is phased as follows:

- ✓ \$8 million in 2017-19
- ✓ \$54 million in 2019-21
- ✓ \$13 million in 2021-23

Additional Highlights/Benefits to Kirkland from the Transportation Additive funding and Appropriations (Project List) Bill – 5988

Connecting Washington Projects

- \$1.6 billion for SR 520 Seattle corridor improvements
- \$1.25 billion for Renton to Lynnwood I-405 corridor widening

Pedestrian and Bicycle Safety Projects

- \$1.86 million to Kirkland for the NE 52nd Street – CKC project (Tier 3). *NOTE: The City will likely forego this tier 3 funding, as this project was also funded in the state's capital budget.*
- \$5 million to King County for Wilburton Reconnection project (Tier 1)
- \$2.8 million to Bellevue for SR 520 Regional Bike Path and Trail (Tier 3)

Transit Projects

- \$5.5 million to King County for bike share expansion in Kirkland, Bellevue, Redmond and Issaquah (Tier 1)

3. **Continued state financial assistance and other tools that further the development of the CKC – (See capital budget funding below.)**

4. **Capital Budget funding of \$1,068,600 at NE 52nd St -EHB 1115- PASSED**

* Signed by the Governor 6/30/15

The City's NE 52nd Street & Cross Kirkland Corridor sidewalk project is funding in the capital budget (HB 1115) \$1,068,600. *NOTE: Because this capital budget funding is more certain than "tier 3 project" funding in the new law transportation package's project list, the City will likely forego the funding allocation for this project that is contained in the transportation package.*

5. **Siting flexibility for marijuana retail & revenue share -E2SHB 2136- PASSED**

* Signed by the Governor 6/30/15

E2SHB 2136 contains both of Kirkland's marijuana priorities of siting flexibility and sharing marijuana revenue with those cities that allow retail facilities. E2SHB 2136 outlines the policy of marijuana tax revenues for local jurisdictions, distributed based on retail sales and population. The operating budget appropriates the funding at an annual cap of \$15 million per fiscal year for the 2017-2019 biennium and \$20 million per fiscal year thereafter.

6. **Additional Sound Transit revenue authority, which may also be used to fund trail development and alternative transportation along the Eastside Rail Corridor -ESSB 5987- PASSED** (without trail language)

* Scheduled for the Governor's signature 7/15/15

As mentioned above, the Transportation Revenue Bill, 5987 authorizes Sound Transit to seek \$15 billion in new revenue upon voter approval. If supported by a popular vote, the revenue would be generated through and increase up to 0.8% of the motor vehicle excise tax; an increase in the sales tax of an additional 0.4% (up to 1.4%); and a property tax levy \$0.25 per \$1000.

However, the negotiated bill does not include language allowing Sound Transit to use new funding on regional trails that directly connect to its system.

7. **Allow both the state and local governments the option of replacing the property tax cap**

- *No Traction this Session*

OPERATING AND CAPITAL BUDGETS:

On June 29, legislators approved a \$38.2 billion two-year state operating budget (ESSB 6052) and delivered it to the Governor's desk. Both Chambers also approved the state capital budget (SEHB 1115) on June 30, avoiding a government shutdown (Attachment C). However, there were elements of the operating budget related to public schools and capital budget bonding that remained unfinished until after the July 4th holiday. Late last week, lawmakers passed HB 2266, deferring Initiative-1351 (class size reduction and staffing formulas) to align with the operating budget. They also passed SB 6145, (delaying for two years the high school graduation requirement of meeting the state standard on high school science assessment), and HB 1166 (capital budget bond bill).

Highlights of specific interest or concern to Kirkland from the Operating Budget

- **Annexation Sales Tax Credit** – Left intact.
- **Liquor Excise Taxes** – Distribution restored to \$50 million (as opposed to \$25 million funded in the last biennium), representing approximately \$370,000 to the City of Kirkland.
- **Fire Insurance Premium Tax** – Retained distributions to cities with LEOFF 1 obligations, which represents roughly \$221,000 retained in Kirkland's general fund.

Highlights of specific interest or concern to Kirkland from the Capital Budget

- ❖ **Public Works Trust Fund** appears to have disappeared, as revenue streams have been diverted to the state's education fund. Projects currently funded (the City's Sewer & Water Main Replacement project on NE 80th) will be funded to completion. There is no funding for new projects.
- ❖ **Coordinated Prevention Grants (CPG)** was funding at \$15 million, cutting the program's funding in half from the previous biennium. CPG funds enable local jurisdictions to provide education and outreach assistance and to help their residents and businesses properly manage hard-to-recycle materials. With the cuts to CPG funds, the City of Kirkland will experience a cut of roughly \$100,000 over the biennium that had been directed to providing these services to Kirkland residents and businesses.

Meeting the obligations of the McCleary decision

Under the 2012 McCleary decision, the State Supreme Court directed the state to fund a new public school model by 2018, without the use of levies. Late last year, the Court found the state in contempt, but withheld sanctions until after the 2015 session. While the Legislature has put about \$2 billion more into schools in the past two budgets, reduced class sizes in grades K-3, and has put money into all-day kindergarten and school transportation, materials and operating costs, it remains to be seen how the State Supreme Court will interpret the legislature's efforts and what action they'll take next to ensure the state's "paramount duty" to amply fund public schools. Whispers of a fourth special session are already being heard in some circles.

POLICY BILLS OF NOTE THAT PASSED DURING THE SPECIAL SESSION:

During the second special session (May 29 - June 27), the legislature passed the following policy bills, which were of particular interest to the City of Kirkland.

- **Real Estate Excise Tax (REET) flexibility** ([HB 2122](#)) was sponsored by Representative Joan McBride and was developed by cities, counties and realtors to make the Real Estate Excise Tax (REET) revenue more flexible regarding capital and maintenance projects. The bill allows local governments, who can demonstrate that their local infrastructure funding needs are met, to use a limited amount of REET revenue to finance maintenance and operation costs associated with existing infrastructure. The bill, strongly supported by the City of Kirkland, is considered a work in progress by stakeholders.
- **Local Options for Providing Services and Facilities for Vulnerable Populations and Cultural Access** ([HB 2263](#)) was sponsored by Representative Larry Springer. The bill permits a county or city to create a cultural access program (CAP). It authorizes counties with a population of 1.5 million or less, or a city, to impose either a sales and use tax or a property tax levy to fund a CAP. Authorizes a county with a population of 1.5 million or more to impose a sales and use tax to fund a CAP. It provides restrictions and requirements for how revenues may be allocated within a CAP, including a requirement to create and fund public school programs. It authorizes the governing body of a county or city to impose a 0.1 percent local sales tax for housing and related services for specific individuals, if approved by a majority of voters. The bill was strongly supported by the City of Kirkland.
- **Exempting pretrial electronic alcohol monitoring programs from statutory limitations on pretrial supervision costs** ([SB 6134](#)) was sponsored by Senator Mike Padden and was first introduced on June 15. The bill exempts a \$150 limitation on costs for pretrial supervision does not apply to those for pretrial electronic alcohol monitoring, drug monitoring, or the 24/7 sobriety program. The Kirkland Police Department (KPD) and the Kirkland Municipal Court strongly supported this bill, as these monitoring programs help keep people out of jail where possible, representing a significant cost savings. Importantly, the KPD currently charges \$15.00 per day for

the equipment and they offer a sliding scale for payment. If the person cannot afford the \$15/day, KPD goes to \$0 cost to the person.

2015 INTERIM AND PREPARATION FOR THE 2016 LEGISLATIVE SESSION:

Interim work through a stakeholder process driven by the legislature on the vesting bill (HB 1394 and SB 5921). The bill died in committee in 2015 but will be worked on by various stakeholders and legislators over the summer and into the fall. City staff and contract lobbyists will participate in this work. Even before the 2015 legislative session opened, the City of Kirkland reviewed and expressed opposition to HB 1394 and SB 5921, commonly known as the vesting bill. The proposal, driven primarily by developer stakeholders, was to amend RCW 19.27.095, RCW 36.70B.180, and RCW 58.17.033 by reviving 30 years of judge-made or common law extending the doctrine to different types of building permit applications without much discussion or analysis. The City's position was that Washington's existing "date certain" vesting doctrine is a permissive vesting doctrine that provides predictability for developers, which must be balanced against the public's interest in limited uses and developments inconsistent with current law.

On the City's "Watch List" for 2016 is [SB 6115](#), which concerns water and sewer taxation. This bill was introduced by Senator Maralyn Chase. The bill proposes that no city or town may impose a tax on water or sewer at a rate that exceeds six percent... unless the rate is first approved by a majority of the voters of the city... AND, if a city or town is imposing a rate of tax ... in excess of six percent, the city or town must decrease the rate to a rate of six percent or less by reducing the rate each year... Kirkland's rates are 10.5% (sewer) and 13.36% (water). If passed, this proposal would be a hit of over \$1 million per year to Kirkland's General Fund.

The Council's Legislative Committee is scheduled to debrief the session with the City's contract lobbyists next week. The City Manager's Office has initiated the internal process of reaching out to department directors and managers for legislative ideas to consider in developing a draft of the City's potential legislative priorities and agenda for 2016. Staff, the contract lobbyists and legislative committee members will reconvene later this summer, with the intent of bringing an initial draft to the full Council for consideration in early fall. Having the City's legislative priorities adopted and ready for discussion at the Mayor's annual legislative breakfasts that begin in October is the goal of the legislative committee. Councilmembers are encouraged to suggest legislative items and issues to Intergovernmental Relations Manager Lorrie McKay at any time and she will bring those suggestions to the legislative committee for review and recommendation back to the full Council in a few months.

State Lobbyist Contract

Kirkland's contract with Waypoint Consulting expires in 2015. There is a provision in the current contract for a one year extension at the current monthly rate by mutual agreement. If the contract is not extended, then the City staff will initiate a process to procure state lobbying services for 2016 and beyond. Depending on the results of that process, a new contract may require a mid-year budget adjustment for 2016. Staff will coordinate with the Legislative Committee on this issue.

Attachments:

- A. Status update on Kirkland's 2015 Legislative Priorities (07-13-15)
- B. AWC Data on Estimated Fuel Tax Distributions
- C. AWC State Budget Matrix (07-09-15)

Legislative Priority	Bill #	Prime Sponsor	Status
State Transportation Revenue Package 5987 5990 5994 5988 5991 5995 5989 5992 5996 5993 5997	SB 5987 SB 5988	Sen. King Sen. King	7/1 – Passed by both Chambers. Delivered to the Governor 7/15 – Scheduled to be signed by the Governor 7/1 – Passed Senate: yeas, 38 ; nays, 6 ; absent, 0; excused, 5. 7/10 – Passed House: yeas, 61 ; nays, 30 ; absent, 0; excused, 7. 7/15 – Scheduled to be signed by the Governor
\$75M for the next phase of the I-405 / NE 132nd Interchange ramp	SB 5988	Sen. King	7/1 – Passed Senate: yeas, 38 ; nays, 6 ; absent, 0; excused, 5. 7/10 – Passed House: yeas, 61 ; nays, 30 ; absent, 0; excused, 7. 7/15 – Scheduled to be signed by the Governor
Continued state financial assistance and other tools that further the development of the Cross Kirkland Corridor (CKC)			No traction
Capital budget funding for multimodal safety investments <ul style="list-style-type: none"> ● Juanita Dr. Multimodal Safety Investments: \$1,021,000 ● CKC to Redmond Central Connector: \$750,000 ● NE 52nd Street Sidewalk: \$1,068,600 	HB 1115	Rep. Dunshee	6/30 – Passed by both Chambers. Delivered to the Governor 6/30 – Partially vetoed and signed by the Governor
Flexibility to help site marijuana retail facilities and marijuana revenue sharing with cities that allow retail facilities	HB 2136	Rep. Carlyle	6/27 – Passed by both Chambers. Delivered to the Governor 6/30 – Signed by the Governor
Additional Sound Transit revenue authority and that such authority may also be used to fund trail development and alternative transportation along the Eastside Rail Corridor.	SB 5987	Sen. King	7/1 – Passed by both Chambers. Delivered to the Governor 7/15 – Scheduled to be signed by the Governor
Allow both the state and local governments the option of replacing the property tax cap			No traction

* No HIGHLIGHTS = No change in status from last update.

		FY2016-FY2031 Direct Distributions:		\$375,000,000			
		Net to Counties		\$187,500,000			
		Net to Cities		\$187,500,000			
				16-year totals		Per year distribution	
Jurisdiction	% of Total County Distribution	% of Total City Distribution	Total County Distribution	Total City Distribution	FY 2016-17 (Each year for first 2 years)	FY 2018-31 (Each year for 14 years)	
ADAMS	2.767%		\$5,187,379	\$442,432			
Hatton		0.002%		\$4,627	\$145	\$310	
Lind		0.016%		\$29,067	\$908	\$1,947	
Othello		0.167%		\$312,396	\$9,763	\$20,920	
Ritzville		0.041%		\$76,827	\$2,401	\$5,145	
Washtucna		0.010%		\$19,514	\$610	\$1,307	
ASOTIN	1.111%		\$2,083,435	\$370,877			
Asotin		0.029%		\$54,535	\$1,704	\$3,652	
Clarkston		0.169%		\$316,342	\$9,886	\$21,184	
BENTON	2.146%		\$4,024,560	\$6,119,110			
Benton City		0.072%		\$135,202	\$4,225	\$9,054	
Kennewick		1.666%		\$3,123,929	\$97,625	\$209,195	
Prosser		0.127%		\$238,972	\$7,468	\$16,003	
Richland		1.118%		\$2,096,617	\$65,521	\$140,401	
West Richland		0.280%		\$524,391	\$16,388	\$35,116	
CHELAN	1.555%		\$2,915,400	\$1,789,230			
Cashmere		0.071%		\$133,409	\$4,169	\$8,934	
Chelan		0.092%		\$173,314	\$5,416	\$11,606	
Entiat		0.027%		\$49,836	\$1,557	\$3,337	
Leavenworth		0.048%		\$90,144	\$2,817	\$6,037	
Wenatchee		0.716%		\$1,342,528	\$41,955	\$89,903	
CLALLAM	1.323%		\$2,479,977	\$1,256,412			
Forks		0.081%		\$151,280	\$4,728	\$10,131	
Port Angeles		0.441%		\$826,761	\$25,837	\$55,364	
Sequim		0.148%		\$278,371	\$8,699	\$18,641	
CLARK	4.516%		\$8,468,082	\$9,543,654			
Battleground		0.411%		\$770,056	\$24,065	\$51,567	
Camas		0.439%		\$822,277	\$25,697	\$55,064	
LaCenter		0.064%		\$120,616	\$3,769	\$8,077	
Ridgefield		0.126%		\$235,516	\$7,360	\$15,771	
Vancouver		3.628%		\$6,803,292	\$212,607	\$455,585	
Washougal		0.314%		\$588,632	\$18,395	\$39,418	
Yacolt		0.108%		\$203,265	\$6,352	\$13,612	
COLUMBIA	0.988%		\$1,851,882	\$130,643			
Dayton		0.060%		\$112,406	\$3,513	\$7,527	
Starbuck		0.010%		\$18,236	\$570	\$1,221	

Estimated Direct Distributions to Cities and Counties

COWLITZ	1.625%		\$3,047,112	\$2,527,322		
Castle Rock		0.049%		\$92,619	\$2,894	\$6,202
Kalama		0.056%		\$104,379	\$3,262	\$6,990
Kelso		0.275%		\$515,037	\$16,095	\$34,490
Longview		0.843%		\$1,580,519	\$49,392	\$105,840
Woodland		0.125%		\$234,769	\$7,337	\$15,721
DOUGLAS	2.481%		\$4,651,658	\$750,138		
Bridgeport		0.054%		\$100,567	\$3,143	\$6,735
East Wenatchee		0.294%		\$551,496	\$17,235	\$36,931
Mansfield		0.008%		\$14,151	\$442	\$948
Rock Island		0.019%		\$35,522	\$1,110	\$2,379
Waterville		0.026%		\$48,402	\$1,513	\$3,241
FERRY	1.198%		\$2,246,680	\$102,215		
Republic		0.055%		\$102,215	\$3,194	\$6,845
FRANKLIN	1.936%		\$3,630,024	\$2,816,863		
Connell		0.104%		\$194,928	\$6,092	\$13,053
Kahlotus		0.015%		\$27,532	\$860	\$1,844
Mesa		0.018%		\$34,551	\$1,080	\$2,314
Pasco		1.365%		\$2,559,852	\$79,997	\$171,421
GARFIELD	0.883%		\$1,655,490	\$63,100		
Pomeroy		0.034%		\$63,100	\$1,972	\$4,226
GRANT	4.305%		\$8,071,837	\$2,205,166		
Coulee City		0.013%		\$25,218	\$788	\$1,689
Electric City		0.037%		\$68,800	\$2,150	\$4,607
Ephrata		0.176%		\$330,683	\$10,334	\$22,144
George		0.014%		\$26,807	\$838	\$1,795
Grand Coulee		0.024%		\$45,666	\$1,427	\$3,058
Hartline		0.004%		\$6,682	\$209	\$447
Krupp		0.002%		\$3,172	\$99	\$212
Mattawa		0.114%		\$213,642	\$6,676	\$14,307
Moses Lake		0.462%		\$866,543	\$27,080	\$58,028
Quincy		0.163%		\$305,091	\$9,534	\$20,431
Royal City		0.048%		\$89,526	\$2,798	\$5,995
Soap Lake		0.041%		\$76,262	\$2,383	\$5,107
Warden		0.072%		\$135,541	\$4,236	\$9,077
Wilson Creek		0.006%		\$11,534	\$360	\$772
GRAYS HARBOR	1.613%		\$3,023,565	\$1,940,729		
Aberdeen		0.391%		\$732,221	\$22,882	\$49,033
Cosmopolis		0.038%		\$71,982	\$2,250	\$4,820
Elma		0.078%		\$145,616	\$4,551	\$9,751
Hoquiam		0.200%		\$375,731	\$11,742	\$25,161
McCleary		0.039%		\$72,627	\$2,270	\$4,863
Montesano		0.095%		\$177,331	\$5,542	\$11,875
Oakville		0.016%		\$30,359	\$949	\$2,033
Ocean Shores		0.124%		\$232,653	\$7,271	\$15,580
Westport		0.055%		\$102,208	\$3,194	\$6,844

Estimated Direct Distributions to Cities and Counties

ISLAND	1.550%		\$2,906,470	\$1,101,592		
Coupeville		0.044%		\$82,205	\$2,569	\$5,505
Langley		0.025%		\$46,004	\$1,438	\$3,081
Oak Harbor		0.519%		\$973,383	\$30,419	\$65,183
JEFFERSON	0.964%		\$1,808,180	\$398,768		
Port Townsend		0.213%		\$398,768	\$12,462	\$26,704
KING	9.151%		\$17,158,693	\$67,453,469		
Algona		0.069%		\$129,041	\$4,033	\$8,641
Beaux Arts Village		0.007%		\$13,294	\$415	\$890
Bellevue		2.909%		\$5,454,117	\$170,445	\$365,237
Black Diamond		0.097%		\$182,359	\$5,699	\$12,212
Burien		1.031%		\$1,932,988	\$60,407	\$129,443
Carnation		0.043%		\$79,980	\$2,499	\$5,356
Clyde Hill		0.068%		\$127,974	\$3,999	\$8,570
Covington		0.412%		\$772,137	\$24,130	\$51,706
Des Moines		0.681%		\$1,276,734	\$39,899	\$85,497
Duvall		0.153%		\$286,573	\$8,956	\$19,190
Federal Way		2.050%		\$3,844,114	\$120,131	\$257,422
Hunts Point		0.012%		\$23,380	\$731	\$1,566
Issaquah		0.679%		\$1,272,279	\$39,760	\$85,199
Kenmore		0.480%		\$899,498	\$28,110	\$60,235
Kent		2.558%		\$4,796,211	\$149,885	\$321,180
Kirkland		1.520%		\$2,850,242	\$89,072	\$190,867
Lake Forest Park		0.292%		\$548,009	\$17,126	\$36,698
Maple Valley		0.527%		\$987,318	\$30,854	\$66,116
Medina		0.070%		\$131,406	\$4,107	\$8,800
Mercer Island		0.524%		\$981,698	\$30,679	\$65,740
Newcastle		0.236%		\$442,224	\$13,820	\$29,614
Normandy Park		0.147%		\$276,556	\$8,643	\$18,520
North Bend		0.134%		\$251,916	\$7,873	\$16,870
Redmond		1.243%		\$2,330,361	\$72,825	\$156,053
Renton		2.090%		\$3,918,904	\$122,468	\$262,431
Sammamish		1.037%		\$1,944,672	\$60,772	\$130,226
SeaTac		0.628%		\$1,177,998	\$36,813	\$78,885
Seattle		14.037%		\$26,318,679	\$822,476	\$1,762,439
Shoreline		1.235%		\$2,316,165	\$72,382	\$155,103
Skykomish		0.022%		\$41,330	\$1,292	\$2,768
Snoqualmie		0.246%		\$462,130	\$14,442	\$30,947
Tukwila		0.434%		\$813,435	\$25,420	\$54,472
Woodinville		0.246%		\$460,997	\$14,406	\$30,871
Yarrow Point		0.058%		\$108,748	\$3,398	\$7,282
KITSAP	3.605%		\$6,759,386	\$3,574,776		
Bainbridge Island		0.540%		\$1,012,652	\$31,646	\$67,813
Bremerton		0.884%		\$1,656,581	\$51,769	\$110,933
Port Orchard		0.272%		\$509,279	\$15,915	\$34,104
Poulsbo		0.211%		\$396,263	\$12,383	\$26,536

Estimated Direct Distributions to Cities and Counties

KITTITAS	1.335%		\$2,502,719	\$1,028,864		
Cle Elum		0.044%		\$81,834	\$2,557	\$5,480
Ellensburg		0.413%		\$774,722	\$24,211	\$51,880
Kittitas		0.057%		\$106,889	\$3,340	\$7,158
Roslyn		0.022%		\$40,780	\$1,274	\$2,731
South Cle Elum		0.013%		\$24,639	\$770	\$1,650
KLICKITAT	1.827%		\$3,426,063	\$280,376		
Bingen		0.017%		\$31,009	\$969	\$2,077
Goldendale		0.082%		\$153,639	\$4,801	\$10,288
White Salmon		0.051%		\$95,728	\$2,992	\$6,410
LEWIS	2.284%		\$4,282,066	\$1,608,176		
Centralia		0.379%		\$710,208	\$22,194	\$47,559
Chehalis		0.170%		\$318,286	\$9,947	\$21,314
Morton		0.027%		\$51,236	\$1,601	\$3,431
Mossyrock		0.024%		\$44,348	\$1,386	\$2,970
Napavine		0.040%		\$75,629	\$2,363	\$5,064
PeEll		0.015%		\$28,302	\$884	\$1,895
Toledo		0.017%		\$32,156	\$1,005	\$2,153
Vader		0.155%		\$291,074	\$9,096	\$19,492
Winlock		0.030%		\$56,938	\$1,779	\$3,813
LINCOLN	2.854%		\$5,350,818	\$302,565		
Almira		0.007%		\$12,466	\$390	\$835
Creston		0.006%		\$10,529	\$329	\$705
Davenport		0.040%		\$75,822	\$2,369	\$5,077
Harrington		0.010%		\$18,592	\$581	\$1,245
Odessa		0.023%		\$43,497	\$1,359	\$2,913
Reardan		0.015%		\$27,382	\$856	\$1,834
Sprague		0.040%		\$75,168	\$2,349	\$5,034
Wilbur		0.021%		\$39,107	\$1,222	\$2,619
MASON	1.537%		\$2,881,732	\$416,327		
Shelton		0.222%		\$416,327	\$13,010	\$27,879
OKANOGAN	2.303%		\$4,317,417	\$834,160		
Brewster		0.054%		\$101,025	\$3,157	\$6,765
Conconully		0.005%		\$9,319	\$291	\$624
Coulee Dam		0.025%		\$46,949	\$1,467	\$3,144
Elmer City		0.007%		\$12,195	\$381	\$817
Nespelem		0.006%		\$10,782	\$337	\$722
Okanogan		0.059%		\$110,284	\$3,446	\$7,385
Omak		0.126%		\$236,465	\$7,390	\$15,835
Oroville		0.041%		\$77,000	\$2,406	\$5,156
Pateros		0.035%		\$65,517	\$2,047	\$4,387
Riverside		0.007%		\$13,867	\$433	\$929
Tonasket		0.030%		\$57,028	\$1,782	\$3,819
Twisp		0.032%		\$59,416	\$1,857	\$3,979
Winthrop		0.018%		\$34,314	\$1,072	\$2,298

Estimated Direct Distributions to Cities and Counties

PACIFIC	0.933%		\$1,749,995	\$306,385		
Ilwaco		0.023%		\$42,783	\$1,337	\$2,865
Long Beach		0.033%		\$62,667	\$1,958	\$4,197
Raymond		0.068%		\$127,523	\$3,985	\$8,540
South Bend		0.039%		\$73,412	\$2,294	\$4,916
PEND OREILLE	1.114%		\$2,089,569	\$143,721		
Cusick		0.005%		\$8,961	\$280	\$600
Ione		0.010%		\$19,196	\$600	\$1,285
Metaline		0.004%		\$7,705	\$241	\$516
Metaline Falls		0.006%		\$11,032	\$345	\$739
Newport		0.052%		\$96,827	\$3,026	\$6,484
PIERCE	7.606%		\$14,260,899	\$21,916,476		
Auburn		1.629%		\$3,055,262	\$95,479	\$204,597
Bonney Lake		0.401%		\$752,714	\$23,523	\$50,406
Buckley		0.104%		\$194,558	\$6,080	\$13,029
Carbonado		0.015%		\$27,318	\$854	\$1,829
Dupont		0.198%		\$371,062	\$11,596	\$24,848
Eatonville		0.065%		\$122,293	\$3,822	\$8,189
Edgewood		0.219%		\$410,953	\$12,843	\$27,520
Enumclaw		0.258%		\$483,406	\$15,107	\$32,371
Fife		0.204%		\$382,716	\$11,960	\$25,629
Fircrest		0.151%		\$283,818	\$8,870	\$19,006
Gig Harbor		0.169%		\$316,414	\$9,888	\$21,189
Lakewood		1.354%		\$2,538,960	\$79,344	\$170,022
Milton		0.159%		\$298,609	\$9,332	\$19,996
Orting		0.151%		\$284,013	\$8,876	\$19,019
Pacific		0.152%		\$285,249	\$8,914	\$19,102
Puyallup		0.882%		\$1,653,498	\$51,673	\$110,727
Roy		0.019%		\$36,123	\$1,129	\$2,419
Ruston		0.018%		\$34,083	\$1,065	\$2,282
South Prairie		0.010%		\$19,169	\$599	\$1,284
Steilacoom		0.137%		\$256,669	\$8,021	\$17,188
Sumner		0.220%		\$413,384	\$12,919	\$27,682
Tacoma		4.464%		\$8,370,054	\$261,570	\$560,503
University Place		0.696%		\$1,305,577	\$40,800	\$87,428
Wilkeson		0.011%		\$20,575	\$643	\$1,378
SAN JUAN	0.626%		\$1,174,548	\$96,978		
Friday Harbor		0.052%		\$96,978	\$3,031	\$6,494
SKAGIT	2.233%		\$4,187,014	\$2,934,031		
Anacortes		0.378%		\$708,785	\$22,150	\$47,464
Burlington		0.199%		\$373,568	\$11,674	\$25,016
Concrete		0.018%		\$32,897	\$1,028	\$2,203
Hamilton		0.008%		\$15,156	\$474	\$1,015
LaConner		0.021%		\$39,923	\$1,248	\$2,673
Lyman		0.022%		\$41,666	\$1,302	\$2,790
Mountlake Terrace		0.479%		\$897,845	\$28,058	\$60,125
Sedro Woolley		0.440%		\$824,192	\$25,757	\$55,192

Estimated Direct Distributions to Cities and Counties

SKAMANIA	0.588%		\$1,102,004	\$116,652		
North Bonneville		0.024%		\$44,303	\$1,384	\$2,967
Stevenson		0.039%		\$72,349	\$2,261	\$4,845
SNOHOMISH	6.626%		\$12,424,339	\$17,780,227		
Arlington		0.414%		\$775,485	\$24,234	\$51,931
Bothell		0.784%		\$1,470,784	\$45,963	\$98,492
Brier		0.147%		\$274,826	\$8,589	\$18,404
Darrington		0.033%		\$61,319	\$1,916	\$4,106
Edmonds		0.928%		\$1,739,361	\$54,356	\$116,477
Everett		2.378%		\$4,458,201	\$139,322	\$298,545
Gold Bar		0.051%		\$95,199	\$2,975	\$6,375
Granite Falls		0.079%		\$147,420	\$4,607	\$9,872
Index		0.004%		\$7,983	\$249	\$535
Lake Stevens		0.595%		\$1,115,524	\$34,861	\$74,701
Lynden		0.277%		\$519,213	\$16,226	\$34,769
Marysville		1.300%		\$2,436,764	\$76,150	\$163,179
Mill Creek		0.424%		\$794,932	\$24,842	\$53,233
Monroe		0.396%		\$743,238	\$23,227	\$49,771
Mount Vernon		0.727%		\$1,363,782	\$42,619	\$91,326
Mukilteo		0.467%		\$875,822	\$27,370	\$58,650
Snohomish		0.211%		\$395,875	\$12,371	\$26,510
Stanwood		0.134%		\$250,619	\$7,832	\$16,783
Sultan		0.104%		\$195,457	\$6,108	\$13,089
Woodway		0.031%		\$58,423	\$1,826	\$3,912
SPOKANE	6.260%		\$11,736,886	\$14,660,929		
Airway Heights		0.154%		\$289,177	\$9,037	\$19,365
Cheney		0.249%		\$466,916	\$14,591	\$31,267
Deer Park		0.084%		\$156,932	\$4,904	\$10,509
Fairfield		0.015%		\$27,440	\$858	\$1,838
Latah		0.005%		\$8,979	\$281	\$601
Liberty Lake		0.175%		\$328,986	\$10,281	\$22,031
Medical Lake		0.114%		\$212,983	\$6,656	\$14,263
Millwood		0.046%		\$86,431	\$2,701	\$5,788
Rockford		0.011%		\$21,141	\$661	\$1,416
Spangle		0.007%		\$12,259	\$383	\$821
Spokane		4.791%		\$8,983,938	\$280,754	\$601,612
Spokane Valley		2.140%		\$4,011,928	\$125,375	\$268,660
Waverly		0.029%		\$53,818	\$1,682	\$3,604
STEVENS	2.555%		\$4,791,522	\$512,172		
Chewelah		0.059%		\$111,459	\$3,483	\$7,464
Colville		0.112%		\$210,558	\$6,580	\$14,100
Kettle Falls		0.076%		\$142,344	\$4,448	\$9,532
Marcus		0.012%		\$21,582	\$674	\$1,445
Northport		0.007%		\$13,530	\$423	\$906
Springdale		0.007%		\$12,699	\$397	\$850

Estimated Direct Distributions to Cities and Counties

THURSTON	3.437%		\$6,444,698	\$4,992,844		
Bucoda		0.014%		\$26,095	\$816	\$1,747
Lacey		0.960%		\$1,799,255	\$56,228	\$120,488
Olympia		1.070%		\$2,006,101	\$62,692	\$134,339
Rainier		0.044%		\$81,716	\$2,554	\$5,472
Tenino		0.038%		\$70,613	\$2,207	\$4,729
Tumwater		0.391%		\$733,761	\$22,931	\$49,137
Yelm		0.147%		\$275,302	\$8,603	\$18,436
WAHKIAKUM	0.573%		\$1,074,066	\$23,716		
Cathlamet		0.013%		\$23,716	\$741	\$1,588
WALLA WALLA	2.004%		\$3,757,011	\$1,933,966		
College Place		0.207%		\$388,827	\$12,151	\$26,038
Prescott		0.010%		\$19,536	\$611	\$1,308
Waitsburg		0.106%		\$198,116	\$6,191	\$13,267
Walla Walla		0.708%		\$1,327,487	\$41,485	\$88,896
WHATCOM	2.725%		\$5,109,606	\$6,103,404		
Bellingham		1.863%		\$3,493,978	\$109,189	\$233,975
Blaine		0.110%		\$206,813	\$6,463	\$13,849
Everson		0.089%		\$167,271	\$5,227	\$11,201
Ferndale		0.293%		\$549,391	\$17,169	\$36,790
Lynnwood		0.830%		\$1,555,956	\$48,625	\$104,195
Nooksack		0.030%		\$56,787	\$1,775	\$3,803
Sumas		0.039%		\$73,208	\$2,288	\$4,902
WHITMAN	2.867%		\$5,375,006	\$1,932,582		
Albion		0.013%		\$25,286	\$790	\$1,693
Colfax		0.066%		\$124,121	\$3,879	\$8,312
Colton		0.010%		\$18,403	\$575	\$1,232
Endicott		0.007%		\$13,086	\$409	\$876
Farmington		0.003%		\$6,501	\$203	\$435
Garfield		0.015%		\$27,601	\$863	\$1,848
LaCrosse		0.021%		\$40,307	\$1,260	\$2,699
Lamont		0.021%		\$39,303	\$1,228	\$2,632
Malden		0.005%		\$10,238	\$320	\$686
Oakesdale		0.017%		\$31,852	\$995	\$2,133
Palouse		0.025%		\$47,712	\$1,491	\$3,195
Pullman		0.677%		\$1,269,678	\$39,678	\$85,024
Rosalia		0.014%		\$25,547	\$798	\$1,711
St. John		0.017%		\$31,578	\$987	\$2,115
Tekoa		0.084%		\$157,668	\$4,927	\$10,558
Uniontown		0.034%		\$63,701	\$1,991	\$4,266

Estimated Direct Distributions to Cities and Counties

YAKIMA	3.996%		\$7,492,208	\$6,988,952		
Grandview		0.239%		\$448,889	\$14,028	\$30,060
Granger		0.077%		\$144,801	\$4,525	\$9,697
Harrah		0.015%		\$27,288	\$853	\$1,827
Mabton		0.063%		\$118,770	\$3,712	\$7,953
Moxee		0.079%		\$147,292	\$4,603	\$9,863
Naches		0.025%		\$46,465	\$1,452	\$3,112
Selah		0.169%		\$317,629	\$9,926	\$21,270
Sunnyside		0.513%		\$962,227	\$30,070	\$64,436
Tieton		0.028%		\$52,023	\$1,626	\$3,484
Toppenish		0.216%		\$404,424	\$12,639	\$27,082
Union Gap		0.133%		\$249,972	\$7,812	\$16,739
Wapato		0.120%		\$225,543	\$7,048	\$15,104
Yakima		1.983%		\$3,717,274	\$116,167	\$248,928
Zillah		0.067%		\$126,356	\$3,949	\$8,461
	100.00%	100.00%	\$187,500,000	\$187,500,000	\$5,859,500	\$12,556,000
Estimated distributions are based on an average of the previous four years of actual fuel tax distributions.						



Washington State Budget Proposals FY 2015-17: Impacts on Cities

This summary describes some impacts to cities in the state's FY 2015-17 budget.

For more information, please visit the LEAP website at: <http://leap.leg.wa.gov>

	SSB 5077: Senate Passed 4/6/2015 <i>(Updates from Version 2 proposed on 5/28/2015 noted in italics)</i>	SHB 1106: House Passed 4/2/2015 <i>(Updates from Version 2 proposed on 6/1/2015 noted in italics)</i>	As Adopted 6/30/2015
State Shared Revenues			
Liquor Profits (Liquor Revolving Account)	Funded at \$98.9 million. Retains current local liquor profit sharing at \$49.4 million per year.	Funded at \$98.9 million. Retains current local liquor profit sharing at \$49.4 million per year.	Funded at \$98.9 million. Retains current local liquor profit sharing at \$49.4 million per year.
Liquor Taxes (Liquor Excise Tax Account)	Funded at \$23.9 million. Continues the 50% cut in local liquor taxes from last biennium plus another \$643,000 transferred to fund the Local Government Fiscal Note program.	Funded at \$50.1 million. No additional diversions beyond the permanent \$2.5 million per quarter. <i>Updated to reflect 5/2015 revenue forecast.</i>	Funded at \$50.1 million. No additional diversions beyond the permanent \$2.5 million per quarter.
Marijuana Excise Tax	Provides \$6 million in marijuana excise tax revenue to cities and counties per year.	Provides \$6 million in marijuana excise tax revenue to cities and counties per year.	Provides \$6 million in marijuana excise tax revenue to cities and counties per year.
Streamlined Sales Tax Mitigation	Fully funded at \$47.6 million. <i>Updated to reflect 5/2015 revenue forecast.</i>	Fully funded at \$47.6 million. <i>Updated to reflect 5/2015 revenue forecast.</i>	Fully funded at \$47.6 million.
Municipal Criminal Justice Assistance Account	Fully funded at \$33.6 million.	Fully funded at \$33.6 million.	Fully funded at \$33.6 million.
City-County Assistance Account (6050)	Fully funded at \$23.6 million. <i>Updated to reflect 5/2015 revenue forecast.</i>	Fully funded at \$23.6 million. <i>Updated to reflect 5/2015 revenue forecast.</i>	Fully funded at \$23.6 million.
Annexation Sales Tax Credit	Left intact.	Left intact.	Left intact.
Fire Insurance Premium Tax	Funded at \$424,000 for fire districts only. City distributions redirected to the state general fund.	Fully funded at \$9.3 million. <i>Updated to reflect 5/2015 revenue forecast.</i>	Fully funded at \$9.3 million.

Capital Budget			
Public Works Trust Fund	Version 1 sweeps \$200 million from Public Works Trust Fund (\$100 million each state fiscal year). Funding for Public Works Board staff reduced by \$300,000. \$140 million in bond proceeds allocated as backfill to cover loans already under contract. The budget also includes grants (not loans) for almost all of the city projects that were included in the loan list recommended by the Governor and the House - "Local Government Infrastructure Grants" plus some additional projects. Version 2 sweeps \$100 million (\$50 million per year). It also specifies intent to direct \$94 million in future loan repayments to basic education and provide financial assistance for local government infrastructure in future biennia through loan guarantees.	Provides only \$69.7 million for the 2016 construction loan list. No money for pre-construction or emergency loans. \$4.5 million is diverted to fund Growth Management technical assistance and grants (not new revenue for Growth Management, just a shift in where the funding comes from). \$7.6 million diverted to fund Voluntary Stewardship Program under the Conservation Commission.	No funding provided for any new PWTF loans. Sweeps \$73 million from the Public Works Trust Fund (\$36.5 million each state fiscal year). Funding for Public Works Board staff reduced by \$300,000. \$11 million in bond proceeds allocated as backfill to cover loans already under contract. No alternate funding provided for projects that had been on recommended loan lists. \$7.6 million diverted to fund Voluntary Stewardship Program under the Conservation Commission. \$4.5 million is diverted to fund Growth Management technical assistance and grants (not new revenue for Growth Management, just a shift in where the funding comes from). Specifies intent to sweep \$74 million in future loan repayments to basic education in 2017-19 biennium.
Storm water Financial Assistance Program	\$29.6 million, \$25 million for competitive grants	\$63 million	\$53 million
Remedial Action Grants (Toxic Clean-ups)	\$79.9 million	\$5 million	\$65 million
Coordinated Prevention Grants	\$15 million	\$15 million	\$15 million
Eastern WA Clean Sites Initiative (Toxic clean-ups)	\$11 million	\$11 million	\$16 million
Clean-up Toxic Sites - Puget Sound	\$40.2 million	\$15 million	\$22.5 million
Drinking Water State Revolving Fund Loan Program	\$135 million	\$120 million	\$135 million
Water Pollution Control Revolving Loan Program	\$203 million	\$191 million	\$203 million

Capital Budget continued			
Centennial Clean Water Grant program	\$20 million	\$20 million	\$20 million
Community Economic Revitalization Board	10.6 million	\$10 million	\$10.6 million
Puget Sound Restoration and Salmon Recovery Grants	Puget Sound Acquisition and Restoration - \$25 million, Puget Sound Estuary and Salmon Restoration - \$5 million, Salmon Recovery Funding Board (SRF Board) grants: \$66.5 million (includes \$60 million in federal funds).	Puget Sound Acquisition and Restoration - \$40 million, Puget Sound Estuary and Salmon Restoration - \$10 million, Salmon Recovery Funding Board (SRF Board) grants: \$100 million (includes \$60 million in federal funds).	Puget Sound Acquisition and Restoration - \$37 million, Puget Sound Estuary and Salmon Restoration - \$8 million, Salmon Recovery Funding Board (SRF Board) grants: \$66.5 million (includes \$50 million in federal funds).
Washington Wildlife & Recreation Program	\$54 million total, \$45.6 million is for Outdoor Recreation-related grants, \$4.5 million is for riparian projects, and \$3.9 million is for farmland preservation projects.	\$75 million total, \$28 million is for Outdoor Recreation-related grants, \$28 million is for habitat projects, \$12.5 million is for riparian projects, and \$6.5 million is for farmland preservation projects.	\$55.3 million total in WWRP, \$24.8 million is for outdoor recreation-related grants, \$21.2 million is for habitat projects, \$5.3 million is for riparian projects, and \$4 million is for farmland preservation projects. In addition approximately \$46 million for other WWRP projects funded through other grant programs administered by the Recreation and Conservation Office (RCO) including \$37.1 million from the RCO Recreation Grants category. In total, more that \$101 million of WWRP listed projects were funded.
Floodplain Management and Control Grants	\$50 million – of which \$26.8 million is targeted toward the Chehalis Basin and the other \$23.2 million for local communities on a competitive basis.	Floodplains by Design - \$43 million, Catastrophic Flood Relief: \$50 million – of which \$26.8 million is targeted toward the Chehalis Basin and the other \$23.2 million for local communities on a competitive basis.	Floodplains by Design - \$35.5 million, Catastrophic Flood Relief: \$50 million – of which \$26.8 million is targeted toward the Chehalis Basin and the other \$23.2 million for local communities on a competitive basis.
Washington Heritage Grants	\$10 million	\$10 million	\$10 million

Capital Budget continued			
Housing Trust Fund	\$65 million	\$80 million	\$75 million
Energy Efficiency and Alternative Energy Grants	\$24.5 million in competitive grants for which cities would be eligible. 10% must go to cities/towns with fewer than 5,000 residents.	\$30 million of which \$3.75 million must be for solar.	\$25 million - \$16 million for energy efficiency grants (10% must go to cities/towns with fewer than 5,000 residents). \$5.8 million for solar project grants
Programs			
Pensions	Adjusted to reflect pension contribution rates adopted by the Pension Funding Council: PERS employer rate increases from 9.03 to 11.00 and PSERS employer rate increases from 10.36 to 11.36.	Adjusted to reflect pension contribution rates adopted by the Pension Funding Council: PERS employer rate increases from 9.03 to 11.00 and PSERS employer rate increases from 10.36 to 11.36.	Adjusted to reflect pension contribution rates adopted by the Pension Funding Council: PERS employer rate increases from 9.03 to 11.00 and PSERS employer rate increases from 10.36 to 11.36.
Training for Law Enforcement	During FY 2015-2017, agencies will directly pay 25% of the cost to send law enforcement and correctional officers to training. Agencies will also continue to pay the costs of ammunition. Additional classes added at Basic Law Enforcement Academy.	During FY 2015-2017, agencies will directly pay 25% of the cost to send law enforcement and correctional officers to training. Agencies will also continue to pay the costs of ammunition. No additional classes added at Basic Law Enforcement Academy.	During FY 2015-2017, agencies will directly pay 25% of the cost to send law enforcement and correctional officers to training. Agencies will also continue to pay the costs of ammunition. No additional classes added at Basic Law Enforcement Academy.
Auto Theft Prevention Authority	Funded at \$8.6 million.	Funded at \$7.74 million.	Funded at \$8.2 million.
Public Defense Grants	Office of Public Defense is funded, and public defense grants are expected to continue at current levels.	Office of Public Defense is funded, and public defense grants to cities and counties are increased by \$4.6 million (the additional revenue from increased base infraction fines).	Office of Public Defense is funded, but public defense grants to cities and counties are increased by only \$1.8 million (a portion of the additional revenue from increased base infraction fines).
Gang Prevention Grants	Increases funding to \$500,000 per year.	Retains funding at \$250,000 per year.	Increases funding to \$500,000 per year.
Sex Offender Address Registration	Funded at \$5 million per year (same as the 2013-15 biennium).	Version 1 decreased funding to \$4.9 million per year. Version 2 maintains funding at \$5 million per year (same as the 2013-15 biennium).	Funded at \$5 million per year (same as the 2013-15 biennium).
Impaired Driver Safety Account	Funded at \$1.4 million.	Version 1 funded at \$1.7 million - a small increase over the 2013-15 biennium. Version 2 funds at \$1.4 million.	Funded at \$1.4 million.

Programs continued			
Public Health	Retains funding at \$73 million.	Retains funding at \$73 million.	Retains funding at \$73 million.
Transitional Housing	Transitional Housing and Operating and Rents program is funded at \$7.5 million for 2016 only.	Transitional Housing and Operating and Rents program is funded at \$7.5 million for 2016 only.	Transitional Housing and Operating and Rents program is funded at \$7.5 million for 2016 only.
Oil Train Funding	Funding provided to implement E2SSB 5057 (Hazardous material transport). Department of Ecology - \$5.9 million. Utilities and Transportation Commission - \$669,000. Military department - \$39,000.	Funding provided to implement ESHB 1449 (Oil train safety): Department of Ecology - \$2.763 million, Military Department - \$2.487 million, Department of Fish and Wildlife - \$108,000 and \$124,000 for the Attorney General's Office to provide legal assistance.	Funding provided to implement ESHB 1449 (Oil train safety): Utilities and Transportation Commission - \$2.849 million, Department of Ecology - \$1.044 million, Military Department - \$1 million, Department of Fish and Wildlife - \$72,000, and Attorney General's Office - \$182,000 to provide legal assistance.
Hydraulic Project Approval Program	Funded at \$615,000.	Funded at \$615,000.	Funded at \$615,000.
Growth Management Activities	No additional resources.	No additional resources, but funding shifted from General Fund to Public Works Assistance Account.	No additional resources, but funding shifted from General Fund to Public Works Assistance Account.
Municipal Research and Services Center	Funded.	Funded.	Funded.



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

Date: July 10, 2015

Subject: ORDINANCES TO PLACE A BALLOT MEASURE TO FORM A METROPOLITAN PARK DISTRICT ON THE NOVEMBER 3, 2015 BALLOT AND AUTHORIZE A COMPANION INTERLOCAL AGREEMENT

RECOMMENDATION

That the City Council adopt Ordinance O-4484 to place a measure on the November 3, 2015, general election ballot to form the Kirkland Aquatics and Recreation District. In addition, to adopt Ordinance O-4485 authorizing the City Manager to execute an interlocal agreement that describes the roles and responsibilities of the City and the District, to finance, construct, operate and maintain the Aquatics, Recreation and Community Center, should the formation of the District be approved by the voters. The ordinances have been updated to reflect Council policy direction received at the July 7, 2015, public hearing.

BACKGROUND DISCUSSION

The community's desire for an indoor recreation, aquatics and gathering space has been well documented, beginning with the Kirkland Parks, Recreation and Open space Plan and an Indoor Recreation Needs Survey in 2001. In that survey, residents rated an indoor recreation and aquatics center as a high priority. Also, as recently as March 2014, in a telephone survey conducted by EMC Research (attached), 82 percent of registered voters supported construction of a public recreation and aquatics center in Kirkland.

The results of the 2001 Indoor Recreation Needs Survey led to the completion, in 2007, of an Indoor Recreation Feasibility Study which culminated in a proposal for a multi-purpose community recreation and aquatics center of up to 93,000 square feet. The proposed recreation center was added to the Parks Capital Improvement Program (CIP) as an unfunded project.

In the 14 years since the 2001 survey, Kirkland's population has more than doubled while the amount of indoor recreation and aquatics space has stayed the same. Kirkland's two community centers, the Peter Kirk Community Center and the North Kirkland Community Center, are programmed to capacity and lack many of the features desired by users, such as fitness facilities, gymnasiums and meeting spaces. In addition, learn-to-swim programs at both the City's Peter Kirk Pool and at the Lake Washington School District's Aquatics Center at Juanita High School are frequently filled and experience long waiting lists.

In late summer 2013, the Lake Washington School District announced that the pool at Juanita High School, known as the Juanita Aquatics Center (JAC), is nearing the end of its useful life and would close as early as 2017 should construction of a replacement high school occur. In response to citizens'

concerns that there would be no indoor public pool facility in Kirkland should the JAC close, the Kirkland City Council devoted City resources to finding a solution. On September 19, 2013, the Council adopted Resolution R-5003 amending the City's 2013-2014 Work Program to explore options to replace the Juanita Aquatics Center. The City Council has adopted a total of six resolutions in furtherance of this goal since September 2013. A summary of the resolutions follows:

Resolutions

- 9/17/13, **R-5003** Amending the 2013-2014 City Work Program to explore options to replace the Juanita Aquatics Center
- 1/21/14, **R-5029** Selecting sites and uses to be considered for a potential facility and directing Parks & Community Services Department to solicit resident input
- 5/6/14, **R-5050** Authorizing additional analysis of sites and uses to be considered and authorizing additional resident input
- 10/21/14, **R-5076** Authorizing additional search for and analysis of sites and authorizing additional community input
- 4/21/15, **R-5124** Removing Juanita Beach Park from consideration and requesting the City Manager provide the Council with the option of placing a ballot measure before Kirkland voters as early as November 2015
- 6/16/15, **R-5132** Authorizing the City Manager to expend approximately \$49,000 in Park Acquisition CIP funds for site evaluation and authorizing solicitation of persons to prepare statements in favor of and in opposition to proposed MPD ballot measure

All reports and documents provided to the City Council are available on the [project website](#).

SUMMARY OF ORDINANCES

Creation of the Kirkland Aquatics and Recreation District and Companion Interlocal Agreement

Proposed Ordinance O-4484 would place a measure on the November 3, 2015, ballot to create the Kirkland Aquatics and Recreation District (District). Upon voter approval of the measure, the District would be formed with the same boundaries as the City of Kirkland and the City Councilmembers, acting ex officio and independently, would comprise the governing board.

The District would be formed as a separate municipal corporation. It would have all the powers given to metropolitan park districts under state law, including the power to levy a property tax and ability to act in conjunction with the City to maintain, operate and improve parks, community centers, pools and other recreation facilities and programs.

Ballot Title

PROPOSITION 1 Formation of Kirkland Aquatics and Recreation District

Proposition 1 concerns formation of a metropolitan park district under chapter 35.61 RCW.

This proposition would create the Kirkland Aquatics and Recreation District to fund construction, operation, maintenance and improvement of a proposed Aquatics Recreation and Community Center and other parks and recreational facilities; raise revenue by levying property taxes; contract with the City to perform its functions and provide for oversight by a Citizen Advisory Committee to ensure accountability. Its boundaries would be the same as the City of Kirkland and the elected City Councilmembers would comprise its board.

Interlocal Agreement For Transparency and Accountability

As a companion to Ordinance O-4484 requesting a ballot measure to create the District, Ordinance O-4485 would approve the form of an interlocal agreement between the City and the proposed District. The Council directed staff to develop this interlocal agreement to inform the public how the Kirkland Aquatics and Recreation District would be transparent in its operations and accountable to taxpayers. Ordinance O-4485 specifies how the City and the District would cooperate and authorizes the City Manager to execute such an agreement on behalf of the City.

The interlocal agreement (the Agreement), describes the roles and responsibilities shared between the City and the District to construct, operate and maintain the Aquatics and Recreation Center and other parks and recreation facilities and programs throughout the City to avoid duplication of services. The Agreement also includes accountability and reporting measures for the District. Highlights of the Agreement include:

- The City Council would serve as the governing board (the Board).
- The Board (City Council) would approve the District's budget. The District budget would be developed in conjunction with the City's own budget process and timelines.
- The Board would establish a Six Year Budget Plan which would be updated annually.
- The Board would hold an annual public hearing prior to adoption of the annual District Budget.
- The initial property tax rate would be set by the Board solely to generate the annual revenue necessary to fund all costs associated with financing, constructing, operating and maintaining the ARC.
- The initial levy rate for 2017 is estimated to be approximately \$0.25 per \$1,000 of assessed value if the ARC were built on the Christ Church site containing the facility elements outlined in the ARC report.
- The Board agrees it would not consider Juanita Beach Park as a site for the ARC.
- The Board would be subject to the Open Public Meetings Act and would set regular meetings as necessary.
- Park and recreation land, facilities and equipment funded and maintained with District funds would be the property of the City.
- The City would provide all support services to implement the projects, programs and services identified in the adopted District budget, either in-house or through contracts with private contractors, firms or non-profit organizations.
- The City Finance Director would serve as ex officio Treasurer.
- The Board would establish a Citizens Advisory Committee to review the operations and finances of the District to ensure accountability to the public.
- An annual accountability report for District expenditures and actions would be provided to the Board, the Council and the public.



City of Kirkland Telephone Survey March 2014



Methodology

- ▶ Telephone Survey of 400 registered voters in the City of Kirkland
- ▶ March 5 – March 9, 2014
- ▶ Margin of Error \pm 4.9 percentage points
- ▶ Weighted to reflect Key demographics in the city of Kirkland
- ▶ Interviewing started trained, professional interviewers

Please note that due to rounding, some percentages may not add up to exactly 100%.

Key Findings

- ▶ *Voters in Kirkland give high ratings for the parks and recreation system overall but 60% rate the availability of indoor recreation and swimming facilities as “only fair” or “poor”.*
- ▶ *Despite only moderate awareness (37%) of the potential Juanita High School pool closure, most (82%) favor building a Kirkland indoor community recreation and aquatic center to replace the Juanita High School pool and three quarters (75%) say they would support a bond measure for a new facility.*
- ▶ *When asked about potential components of a new facility, a teaching pool for learning how to swim and water safety, lap pool for general swimming, and a pool that can be used for High School competitions were seen as the most important priorities. Non pool related components like multi purpose rooms and community spaces were rated as lower priorities.*

Key Findings

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- ▶ *Of the three sites tested, North Kirkland community center on NE 120th Street was the top first and second choice followed closely by Juanita Beach Park on the North Side. Respondents list accessibility, location, cost, as the most important factors to consider when choosing a site.*
- ▶ *By a 55% to 41% margin residents prefer moving “forward alone with a new indoor pool facility to ensure it is built quickly and located in Kirkland even if it means city residents will have to fund the whole cost” over “finding other Cities to partner with and share in the costs even if it means building an indoor pool facility will take longer and the facility might be located outside of Kirkland”.*

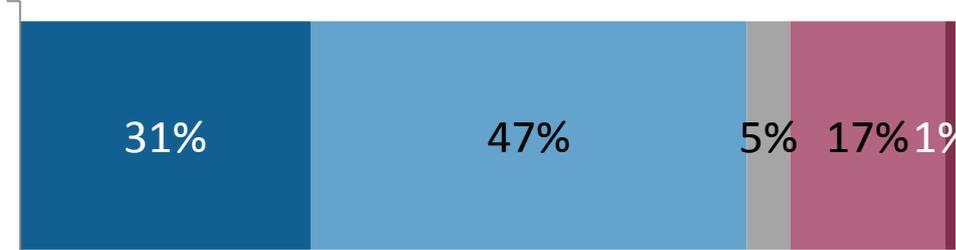
Quality & Availability Ratings

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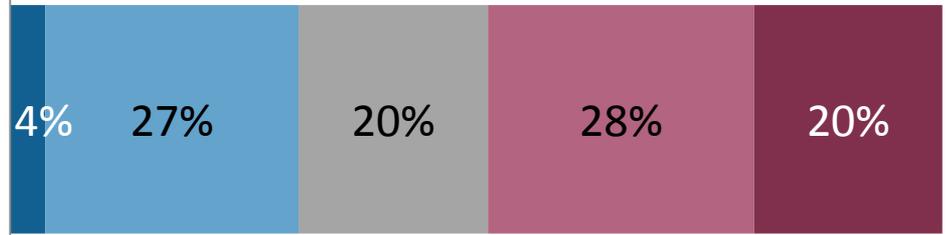
Most (78%) give positive ratings overall for the quality of parks and recreation system, but half (48%) are concerned about the availability of indoor recreation facilities and 60% are concerned about indoor swimming facilities in Kirkland

■ Excellent ■ Good ■ Not Sure ■ Only fair ■ Poor

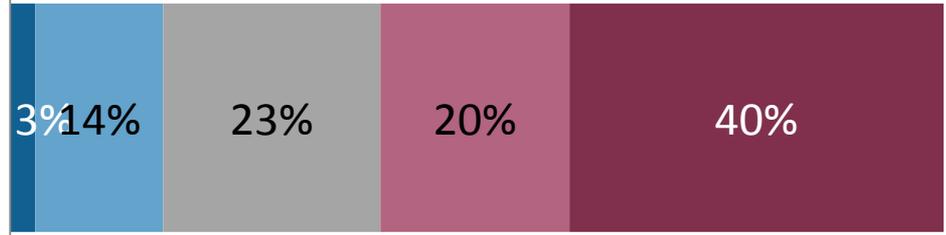
Q2. The overall quality of parks and recreation system in Kirkland



Q3. The availability of indoor recreation facilities in Kirkland



Q4. The availability of indoor swimming in Kirkland



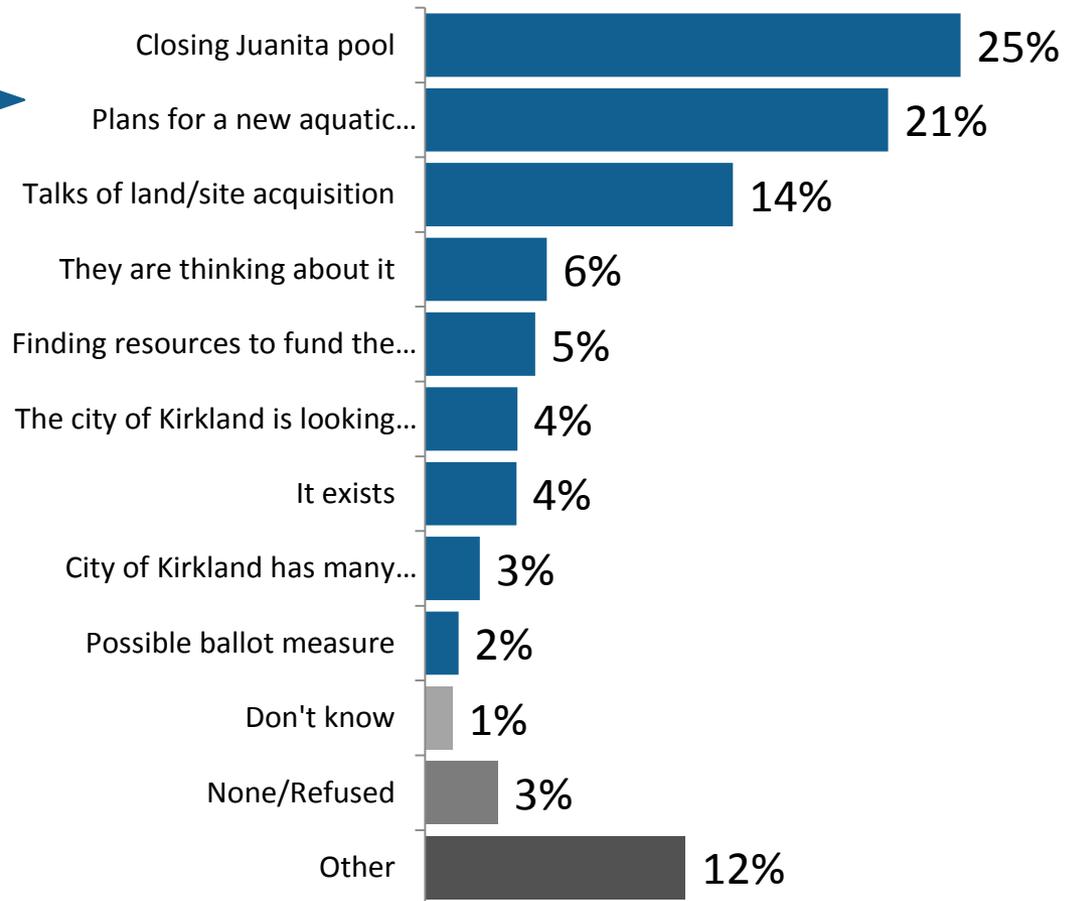
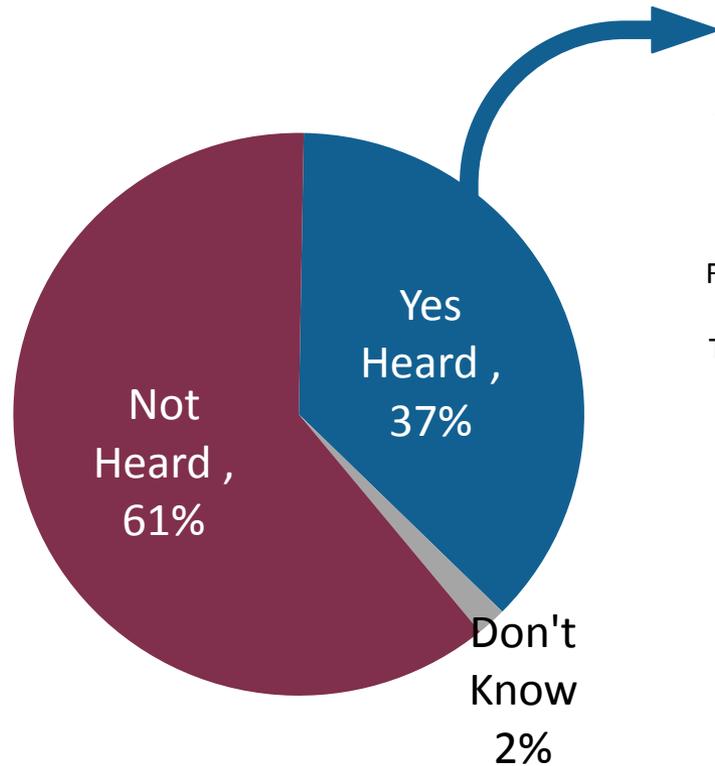
Q2-4 I'd like you to tell me how you think the City of Kirkland is doing in each of the following areas. Use a scale of excellent, good, only fair, or poor. If you aren't sure one way or the other, please just say so.



Awareness

Over a third have heard something about a Kirkland Recreation and Aquatic Center, and most are able to cite something specific indicting that this more than just general awareness.

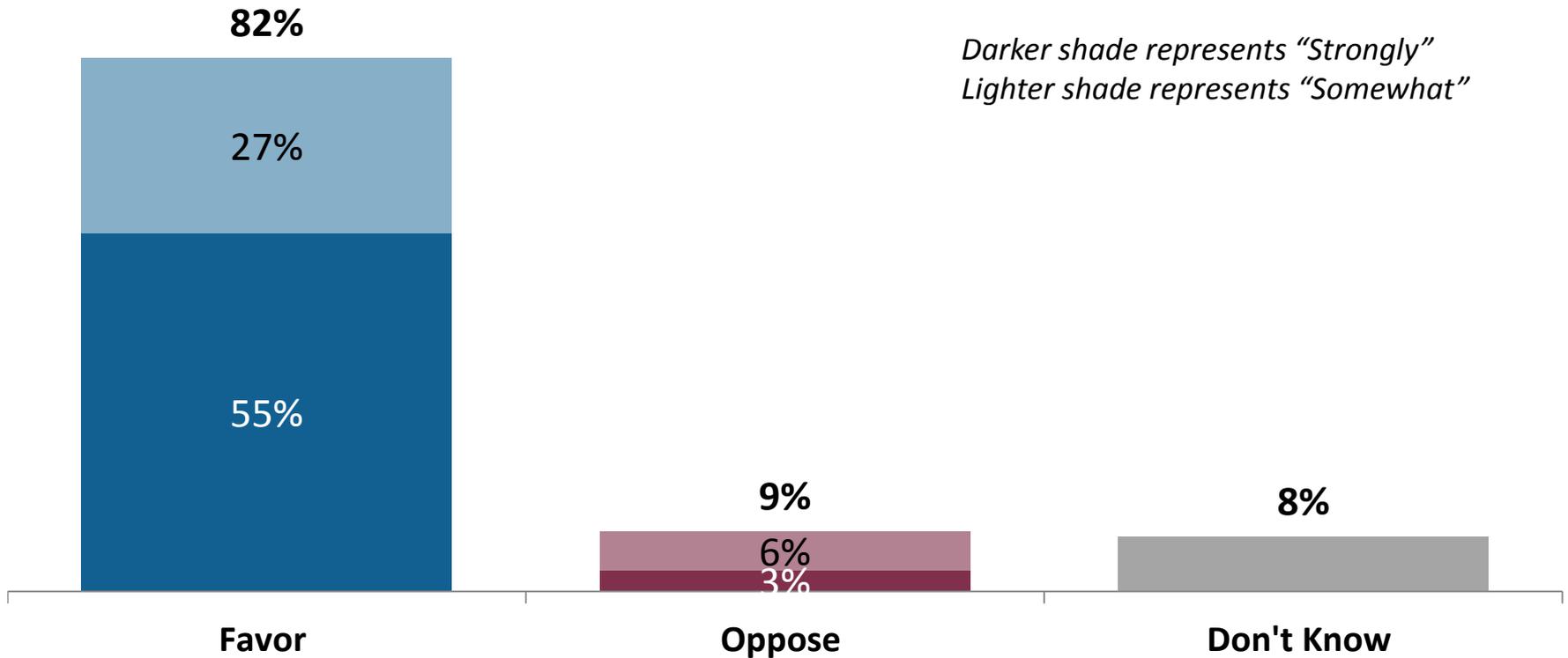
■ Yes Heard ■ Don't Know ■ Not Heard



Q5. Have you heard anything recently about a Kirkland Recreation and Aquatic Center?
 Q6. What have you heard?

Support for Community Recreation & Aquatic Facility

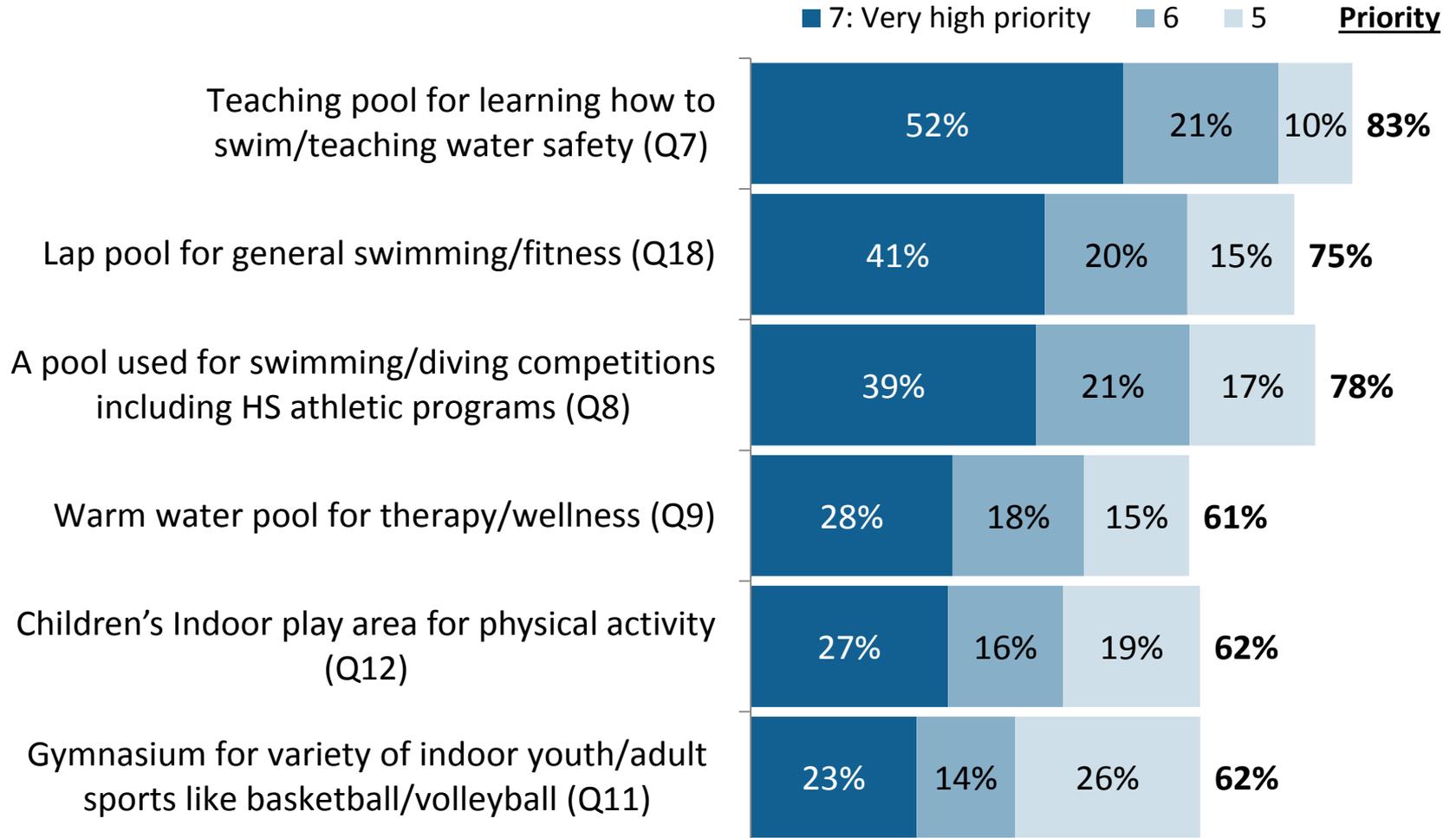
Most (82%) favor building a Kirkland indoor community recreation and aquatic center . A majority (55%) strongly support building a new facility. Fewer than one-in-ten are opposed.



Q7a. As you may know, Juanita High School may be undergoing a large renovation or replacement and to complete construction the school district will need to close the indoor pool at the school as soon as 2017. This is the only publically available indoor pool in Kirkland and supports the activities of a number of aquatic sports clubs, public exercise time, and lifeguard training and water safety classes and swim lessons. Knowing this would you say you strongly favor, somewhat favor, somewhat oppose, or strongly oppose building a Kirkland indoor community recreation and aquatic center to replace the Juanita High School Aquatics facility when it closes?

Priorities for New Facility

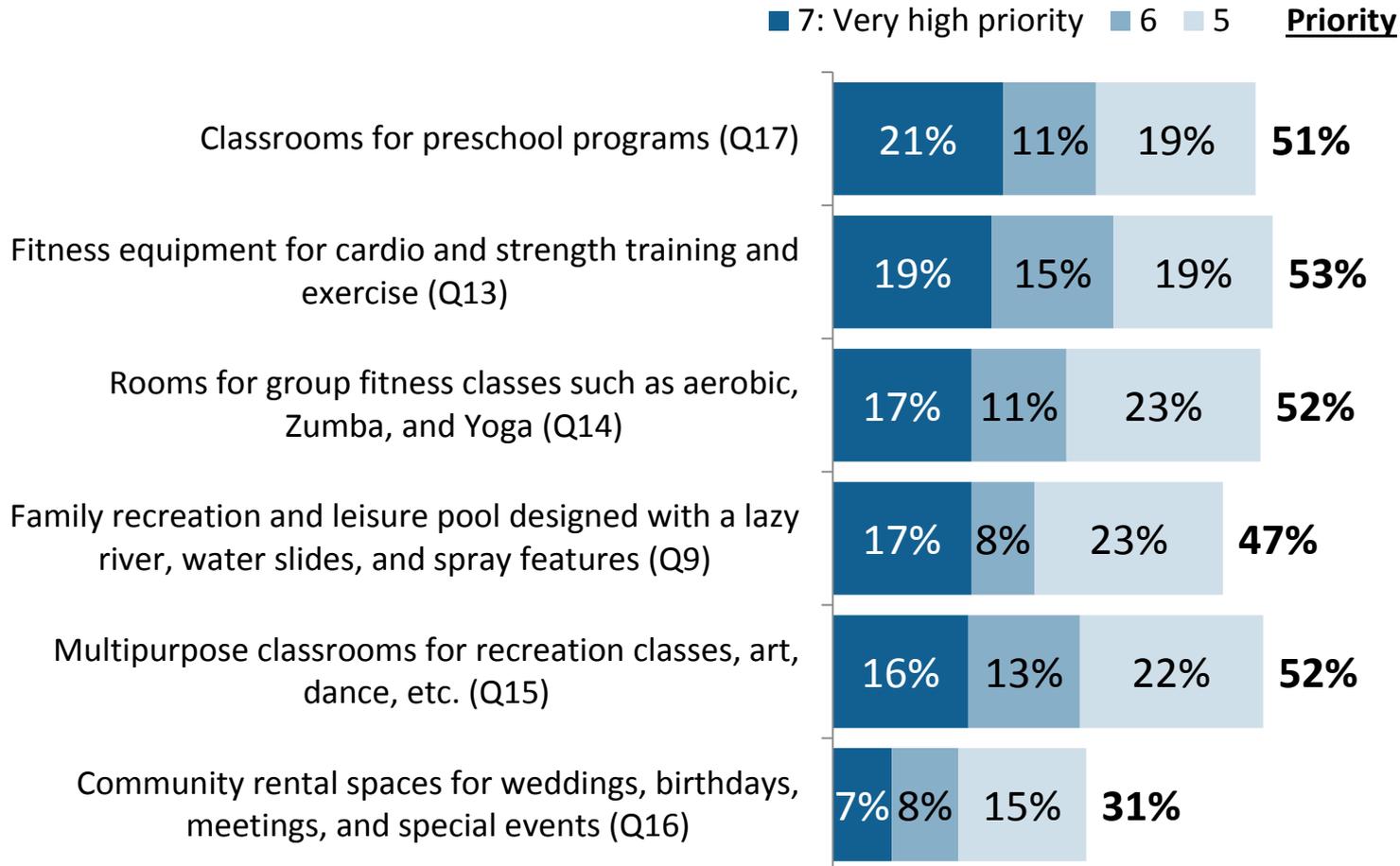
Top priorities are a teaching pool, lap pool, and a pool for High School competitions



Q7-18. The City is examining ideas for replacing this pool and would like to know about your priorities for a potential new facility. For each of the following, please tell me how high a priority that item is for you. Use a scale of 1 to 7, where 1 means you feel that item should be a very low priority and 7 means that you feel that item should be a very high priority.

Priorities for New Facility – Cont.

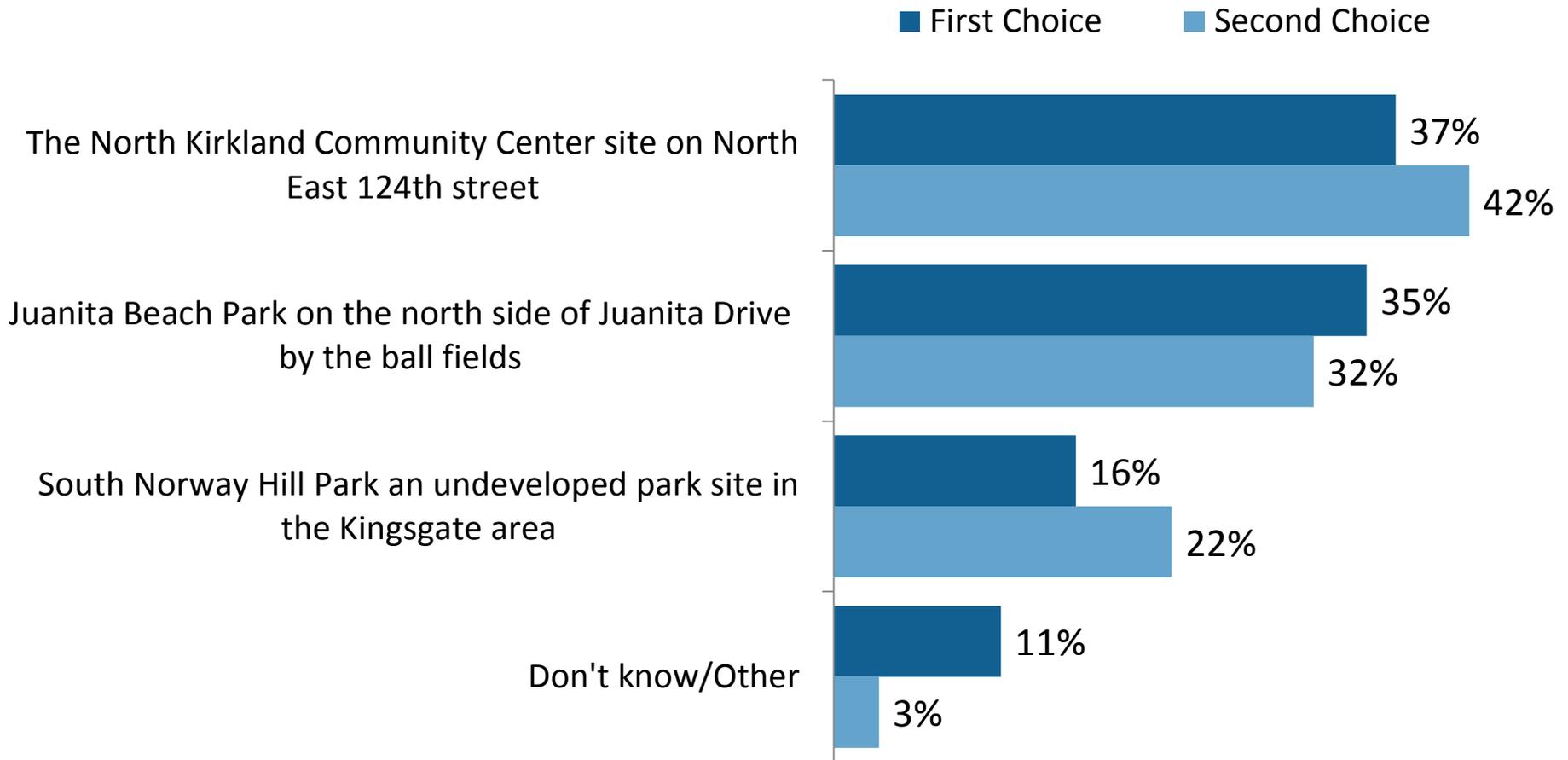
Non - pool related components are a much lower priority.



Q7-18. The City is examining ideas for replacing this pool and would like to know about your priorities for a potential new facility. For each of the following, please tell me how high a priority that item is for you. Use a scale of 1 to 7, where 1 means you feel that item should be a very low priority and 7 means that you feel that item should be a very high priority. You can use any number from 1 to 7.

Location Preference

Slightly higher preference for Kirkland Community Center location. S. Norway Hill park is least preferred option.



Q20-21. Regardless of how you feel about a new facility with an indoor pool, if it were being built in Kirkland, which location would be your **first choice**? And which location would be your **second choice**?

Important Factors for Siting Facility

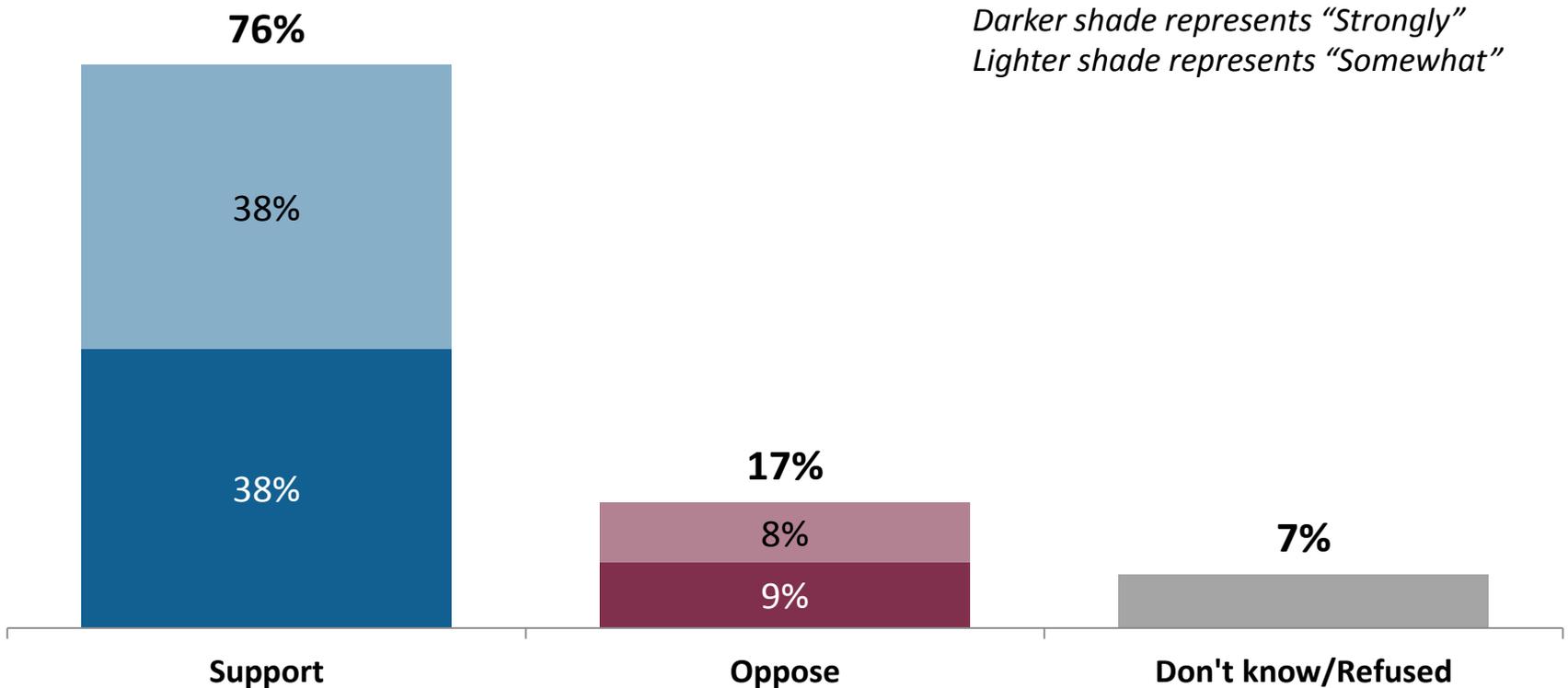
Accessibility, cost, and location are the top factors for consideration in siting a facility



Q23. Thinking about the city's decision making process, what 2 or 3 factors do you think are most important to consider in selecting a site for a new facility?

Support for Funding

Three quarters (76%) say they would support a bond to fund a new facility



Q24. The City of Kirkland would need to present a bond measure to voters in order to fund a new facility to replace the Juanita High School pool. In general, would you Strongly Support, Somewhat Support, Somewhat Oppose or Strongly Oppose a bond measure for a Kirkland indoor community recreation and aquatic center?

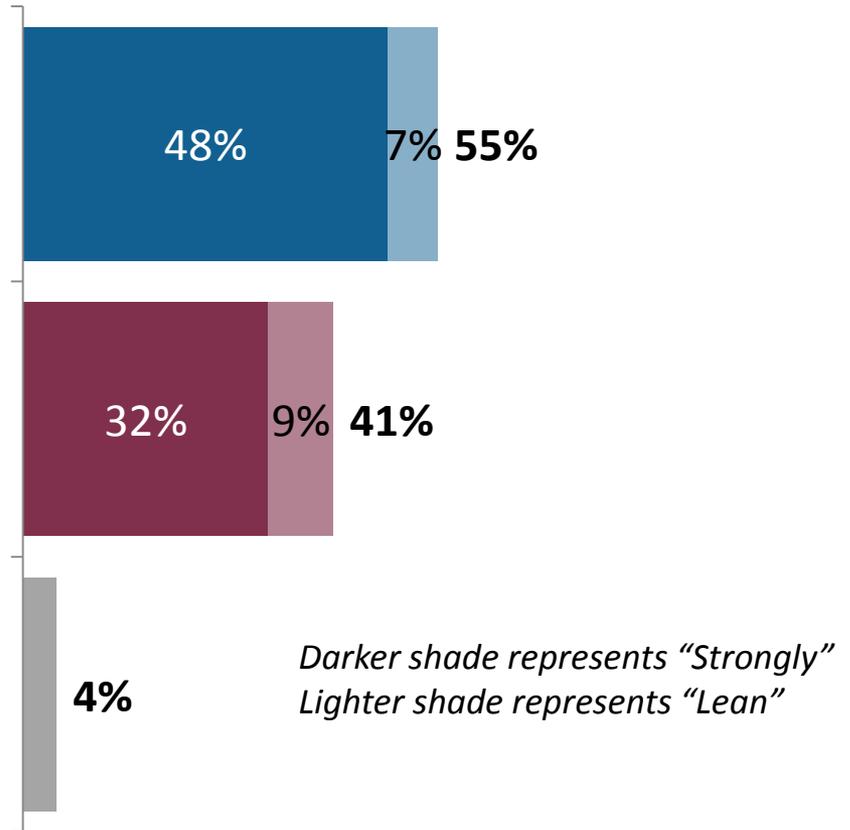
Moving Forward

By a 14 point margin (55% to 41%) residents prefer moving forward alone over finding other cities to partner with.

[Some/Other] people say the City should move forward alone with a new indoor pool facility to ensure it is built quickly and is located in Kirkland even if it means city residents will have to fund the whole cost.

[Other/Some] people say we should find other Cities to partner with and share in the costs even if it means building an indoor pool facility will take longer and the facility might be located outside of Kirkland.

Undecided/Refused

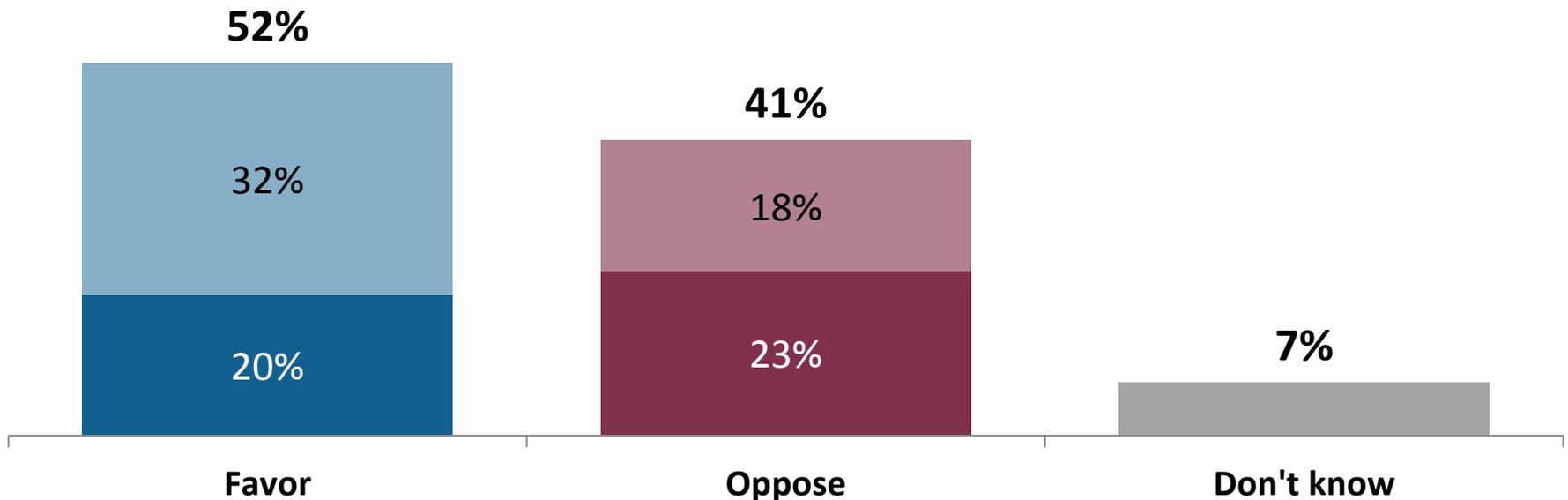


Q26. Which of the following statements is closer to your opinion even if neither one is exactly right. Which statement is closer to your opinion?

Peter Kirk Pool

A narrow majority (52%) favor a temporary favor a temporary structure over Peter Kirk Pool while the new facility is built, but 4-in-10 are opposed.

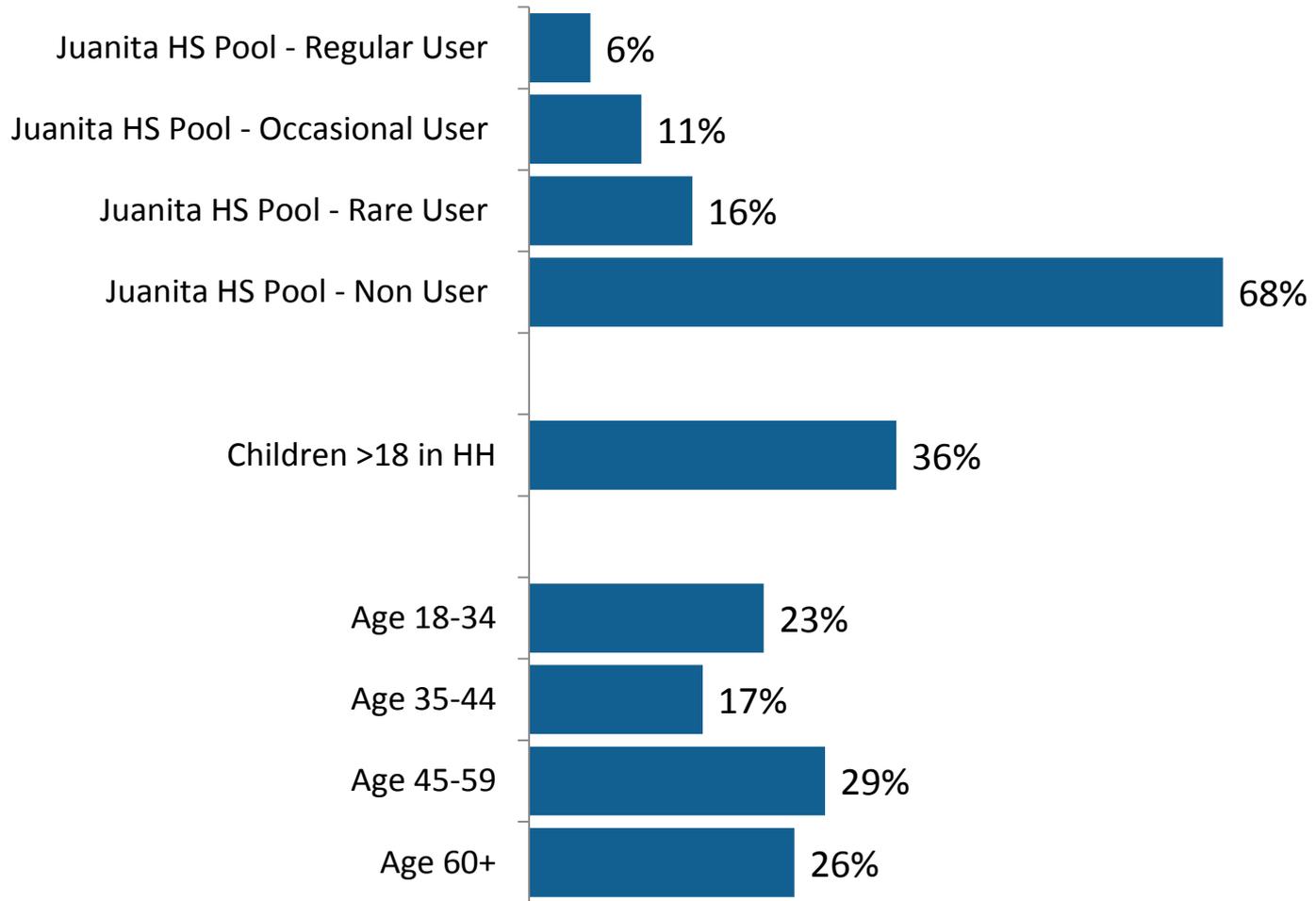
*Darker shade represents "Strongly"
Lighter shade represents "Somewhat"*



Q27. Some people say a new indoor pool facility will be a great addition to Kirkland but we need something sooner and that we should build a temporary structure over Peter Kirk Pool now so our high school swimmers have a place to use while a new aquatic facility is being planned and built.

Survey Demographics

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Contact



Andrew Thibault

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206.652.2454

ORDINANCE NO. O-4484

AN ORDINANCE RELATING TO CREATION OF A METROPOLITAN PARK DISTRICT WITH BOUNDARIES COEXTENSIVE WITH THE CITY TO BE KNOWN AS THE KIRKLAND AQUATICS AND RECREATION DISTRICT; REQUESTING THAT A PROPOSITION TO FORM THE KIRKLAND AQUATICS AND RECREATION DISTRICT BE SUBMITTED TO THE VOTERS WITHIN THE PROPOSED BOUNDARIES OF THE DISTRICT, AT THE NOVEMBER 3, 2015, GENERAL ELECTION; AND PROVIDING FOR PROPERLY RELATED MATTERS.

WHEREAS, by Resolution R-5124, the Kirkland City Council has previously found that there is a need to create a stable funding source for parks and other recreational facilities and programs, including specifically to fund a proposed Aquatics, Recreation and Community Center (the "ARC"), to serve the residents of Kirkland; and

WHEREAS, chapter 35.61 RCW provides that a metropolitan park district ("MPD") may be created upon voter approval of a ballot measure submitted to the voters of the proposed district; and

WHEREAS, state law (including chapters 35.61, 67.20 and 84.52 RCW) authorizes MPDs to levy and impose various taxes and fees to provide ongoing funding to construct, maintain, operate and improve recreational facilities including pools, parks, community centers and other recreational facilities; and

WHEREAS, the City Council finds that it is in the best interests of the residents of Kirkland to submit to the voters a ballot proposition to create an MPD, to be known as the Kirkland Aquatics and Recreation District, to provide a stable funding source for the proposed ARC and other future parks and recreational facilities and programs.

NOW, THEREFORE, be it ordained by the City Council of the City of Kirkland, as follows:

Section 1. Election – Ballot Title. The City Council directs the City Clerk to file this ordinance with the Director of Elections of King County, Washington, as *ex officio* supervisor of elections. The Clerk shall request that the Director of Elections call and conduct a special election in the City of Kirkland in conjunction with the general election to be held on November 3, 2015, for the purpose of submitting to the voters within the boundaries of the City (which are the boundaries of the proposed district) a proposition to form a metropolitan park district as authorized under chapter 35.61 RCW. The City Clerk is directed to certify to the King County Director of Elections a ballot title in substantially the following form, with such changes as may be approved by the City Attorney:

PROPOSITION 1
Formation of Kirkland Aquatics and Recreation District

Proposition 1 concerns formation of a metropolitan park district under chapter 35.61 RCW.

This proposition would create the Kirkland Aquatics and Recreation District to fund construction, operation, maintenance and improvement of a proposed Aquatics Recreation and Community Center and other parks and recreational facilities; raise revenue by levying property taxes; contract with the City to perform its functions and provide for oversight by a Citizen Advisory Committee to ensure accountability. Its boundaries would be the same as the City of Kirkland and the elected City Councilmembers would comprise its board.

[] **For** the formation of the Kirkland Aquatics and Recreation District to be governed by the members of the Kirkland City Council serving in an *ex officio* capacity as the Board of Commissioners.

[] **Against** the formation of the Kirkland Aquatics and Recreation District.

For purposes of RCW 29A.36.080, the Kirkland City Attorney is identified as the person to whom the King County Director of Elections shall provide notices regarding the ballot title.

Section 2. Boundaries of the Kirkland Aquatics and Recreation District; Composition of Governing Board. The boundaries of the Kirkland Aquatics and Recreation District will be coterminous with the boundaries of the City of Kirkland. The elected City Councilmembers of the City of Kirkland would be designated to serve in an *ex officio* capacity as the board of metropolitan park commissioners.

Section 3. Ratification. The City Clerk's certification to the King County Director Elections of the proposition in Section 1 and any other acts taken after the passage of this Ordinance and consistent with its authority, are hereby ratified and confirmed.

Section 4. Effective Date. This Ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open public meeting this ___ day of _____, 2015.

Signed in authentication thereof this ___ day of _____, 2015.

MAYOR

Attest:

City Clerk

Publication Date: _____

Approved as to Form:

City Attorney

ORDINANCE NO. O-4485

AN ORDINANCE APPROVING THE FORM OF AN INTERLOCAL AGREEMENT WITH THE KIRKLAND AQUATICS AND RECREATION DISTRICT, IF THE FORMATION OF THE DISTRICT IS APPROVED BY THE VOTERS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING FOR PROPERLY RELATED MATTERS.

WHEREAS, by Resolution R-5124, the Kirkland City Council has previously found that there is a need to create a stable funding source for parks and other recreational facilities and programs, including specifically to fund a proposed Aquatics, Recreation and Community Center (the "ARC"), to serve the residents of Kirkland; and

WHEREAS, chapter 35.61 RCW provides that a metropolitan park district ("MPD") may be created upon voter approval of a ballot measure submitted to the voters of the proposed district; and

WHEREAS, state law (including chapters 35.61, 67.20 and 84.52 RCW) authorizes MPDs to levy and impose various taxes and fees to provide ongoing funding to construct, maintain, operate and improve recreational facilities including pools, parks, community centers and other recreational facilities; and

WHEREAS, the City Council by Ordinance O-4484 has found that is in the best interests of the residents of Kirkland to submit to the voters a ballot proposition to create the Kirkland Aquatics and Recreation District to provide a stable funding source for the proposed ARC and other future parks and recreational facilities and programs; and

WHEREAS, the City Council further finds that it is in the best interests of the City and its residents to authorize the City Manager to execute an interlocal agreement with the Kirkland Aquatics and Recreation District to provide for the joint and cooperative undertaking of providing stable funding for the ARC and other parks and recreational facilities and programs within Kirkland and to avoid duplication of functions and services.

NOW, THEREFORE, be it ordained by the City Council of the City of Kirkland, as follows:

Section 1. Statement of Intent. It is the intent of the City that, if the voters approve formation of the Kirkland Aquatics and Recreation District (the "Park District") within the boundaries of the City of Kirkland, the City will work in cooperation with the Park District to finance, construct, operate and maintain a proposed Aquatics, Recreation and Community Center (the "ARC") and other parks and recreation facilities and programs throughout the City. It is the City's intent to continue to manage and control the City's existing public parks and recreational facilities, and to develop the ARC and future additional

parks and recreational facilities in a cooperative manner with the Park District, under an interlocal agreement as further authorized below.

Section 2. Interlocal Agreement Authorized. If the voters of the proposed Park District approve its formation, the City Manager is authorized and directed to enter into an interlocal agreement with the Park District substantially in the form attached as Attachment 1, with such changes as the City Manager deems necessary and advisable, such that the intent of the City as expressed herein is carried out.

Section 3. Ratification. All actions taken prior to the effective date of this ordinance and consistent with the intent expressed herein, are hereby ratified and confirmed.

Section 4. Effective Date. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

This ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open public meeting this ___ day of _____, 2015.

Signed in authentication thereof this ___ day of _____, 2015.

MAYOR

Attest:

City Clerk

Publication Date: _____

Approved as to Form:

City Attorney

INTERLOCAL AGREEMENT

THIS AGREEMENT (this “**Agreement**”) between the City of Kirkland, Washington (the “**City**”), a code city organized under title 35A RCW, and the Kirkland Aquatics and Recreation District, a municipal corporation organized under chapter 35.61 RCW (the “**Park District**”) (together, the “**Parties**”) is effective as of _____, 2015, and is for the purposes described herein.

RECITALS

A. Since 2001 the City of Kirkland’s Comprehensive Park, Recreation, and Open Space Plan has identified the need for more multi-use recreation space in the community. The 2007 Kirkland Indoor Recreation Feasibility Study described a prototype multi-use recreation center which would respond to community needs and interests and which included an aquatics facility component.

B. Kirkland lacks recreation and aquatic facilities to more broadly serve its general population, especially in comparison with national statistics and trends. Aquatic facilities have been an essential part of the Kirkland community and culture for over 45 years, beginning with construction of Peter Kirk Pool in 1968, followed in 1971 with the construction of the Juanita Aquatics Center at Juanita High School. However, according to the standards of the National Recreation and Parks Association, the current Kirkland public aquatic facilities do not meet local needs.

C. The Juanita Aquatics Center is the sole public indoor, year-round aquatic facility in the Kirkland community which provides a variety of critical recreational, educational, competitive, and health and wellness activities for residents of all ages. However, the Lake Washington School District has determined that the Juanita Aquatics Center has reached the end of its useful life and has furthermore decided that the Aquatics Center will not be retained at the time of Juanita High School’s modernization or replacement.

D. On September 16, 2014, the Parks and Community Services Department and Park Board presented findings and recommendations to the City Council for a proposed Aquatics, Recreation, and Community Center (the “ARC”), including recommendations on facility components and siting preferences. Based on these recommendations and other information provided to the City Council, the City Council believes a new public recreation and aquatic facility must serve all members of the public from children to seniors and must provide programming, including instruction, recreation and competition opportunities as well as wellness, fitness and rehabilitation options.

E. The City therefore passed Ordinances O-4484 and O-4485 proposing formation of a metropolitan park district under chapter 35.61 RCW and expressing its intent to cooperate with such a district to develop, construct and operate a proposed ARC and to maintain, operate and improve parks and recreational facilities and programs for the future.

F. A majority of the voters voting at an election held on November 3, 2015 approved the formation of the Park District and the Park District was formed immediately upon

certification of the election results, pursuant to RCW 35.61.040, possessing all powers available to a metropolitan park district under state law.

G. The City and the Park District are each, acting independently or jointly, authorized by RCW 67.20.010 and other state law, *inter alia*, to construct, improve, control, operate and maintain parks, playgrounds, gymnasiums, swimming pools, field houses, bathing beaches, roads and public camps and other recreational facilities.

H. Chapter 39.34 RCW (Interlocal Cooperation Act) permits local governmental units to make the most efficient use of their powers by enabling them to cooperate on the basis of mutual advantage.

I. By Ordinance O-4485 of the City, the City Manager is authorized to execute this Agreement on behalf of the City.

J. By Resolution ____ of the Board of Commissioners of the Park District (the "District Board"), the Chair of the District Board is authorized to execute this Agreement on behalf of the Park District.

K. The City and the Park District desire to enter into this Agreement pursuant to chapters 39.34 and 67.20 RCW in order to establish the framework for cooperation to develop, construct, operate and maintain the ARC and to provide ongoing and stable funding to maintain, operate and improve parks and recreational facilities and programs for the future.

AGREEMENT

The Parties enter into this Agreement in order to coordinate their efforts as authorized by chapter 67.20 RCW and the Interlocal Cooperation Act:

1. **Purpose and Interpretation.** The City and the Park District are each, acting independently or jointly, authorized by chapters 67.20 and 39.34 RCW, *inter alia*, to construct, operate, maintain and improve parks and recreational facilities, including a proposed Aquatics, Recreation, and Community Center facility. The purpose of this Agreement is to make the most efficient use of public funds and to avoid duplication of efforts.

2. **The Aquatics, Recreational and Community Center (the "ARC").** The City and the Park District agree to pursue the joint and cooperative development, operation and maintenance of an aquatics, recreational and community center to be known as the ARC, including without limitation: a competition and exercise pool, a warm water recreation pool, a gymnasium, fitness rooms, exercise studios, classrooms for arts and education, and community gathering and banquet spaces (the "Project"). The City will obtain financing for the design, siting (including land acquisition) and construction of the Project, pursuant to state law and city code regarding construction of public works projects. The method of financing is to be determined by the City, and may include, without limitation, the issuance of bonds, loans or other forms of indebtedness. The Park District and the City will determine the timing of any financing and the order and the terms for the financing of the Project. The Park District agrees to pay to the City from tax revenues amounts sufficient to repay any indebtedness (or portion thereof allocated to the Park District) and to reimburse the City for Project costs to be agreed upon by the Parties. The amounts to be paid to the City may include both direct and incidental costs incurred in connection with the financing, operations and maintenance of the Project. Project costs may include, but are not limited to: design costs; construction costs; necessary and related architectural, engineering, planning,

environmental, legal and other consulting services; permitting, inspection and testing expenses; administrative and relocation expenses; site acquisition or improvement; demolition; procurement of liability insurance; on- and off-site utilities, road improvements and other related improvements; payments for financing costs, including costs related to the issuance, sale and delivery of bonds or other indebtedness, payments for financial and legal services, obtaining ratings and bond insurance, if applicable; the acquisition, construction and installation of all necessary furniture, equipment, apparatus, accessories, fixtures and appurtenances in the foregoing; printing, advertising, establishing and funding accounts; payment of interest due on any bonds, loans or other indebtedness (including capitalized interest for up to six months after completion of construction); operations and maintenance; and, other similar activities or purposes. The City may modify details of the Project as necessary or advisable, and the Project shall be undertaken, insofar as is practicable, with available money and in such order of time as shall be deemed necessary or advisable by the City.

3. **Siting the ARC.** By Resolution R-5124, the City permanently removed Juanita Beach Park from consideration as a site for the ARC and the Park District agrees that it will not consider Juanita Beach Park as a site for the ARC.

4. **Park District Support Services.** Pursuant to this Agreement and as part of the consideration provided hereunder, the City will provide all support services to implement the projects, programs and services identified in the adopted Park District budget and shall provide necessary related support to the Park District, including without limitation, administrative staffing, treasury management services, legal services and similar support. These support services may be provided either in-house or through contracts with private contractors, firms or nonprofit organizations. To avoid duplication of services, the Park District shall not hire separate staff or separately contract for support services.

5. **Finances and Budgeting.** The Parties agree to participate in the budgeting process described in Section 5.1 of this Agreement. The Park District agrees to pay all property taxes collected by it to the City, in furtherance of the purposes set forth herein. The City agrees to apply any funds received by it from the Park District in accordance with this Agreement. The City will continue to apply all funds received by it as a result of the levy lid lift approved by the voters in 2012, in furtherance of the purposes of that levy lid lift.

5.1. **Budget Process.** The Parties agree to the following process for limiting and controlling the Park District's annual budget and property tax levy:

5.1.1. **Six-Year Budget Plan.** The District Board shall establish and update annually a six-year financial plan. The plan for the first six years shall be dedicated solely to providing funds for the Project, including all capital expenses incurred in developing, constructing and equipping the ARC and all Project costs chargeable to the District as described in Section 2 of this Agreement.

5.1.2 **City to Prepare Budget Request.** In conjunction with development of its own budget request, the City administration shall identify the amount of funding required from the Park District, based on the Six-Year Budget Plan, and shall prepare a Park District budget request to be presented to the District Board. The budget request shall describe the proposed expenditures of Park District revenues and shall be accompanied by an annual report documenting the status of the park and recreation projects, programs and services undertaken pursuant to this Agreement.

5.1.3 **Citizen Advisory Committee Review.** The Park District shall establish a Citizen Advisory Committee to review and provide advice to the City Council and to the Board of Park District commissioners regarding Park District operations and budget requests.

5.1.4 **Adoption of Budget and Levy by Park District.** The Board of Park District commissioners shall review the budget proposal and approve a final Park District budget in accordance with state law. The Park District agrees to levy property taxes annually under RCW 35.61.210, within applicable statutory and constitutional rate and amount limitations, in amounts sufficient to fund its adopted budget. The Board shall set the initial property tax rate to generate sufficient revenue to cover the annual costs described in the Six-Year Budget Plan. Based on the Parties' current expectations regarding ARC capital costs (including financing costs and acknowledging interest rate risk), the District's 2017 tax levy (using reasonable projections of assessed value) is estimated to be approximately \$0.25 per \$1,000 of assessed value.

5.1.5 **Meetings.** The District Board is subject to the Open Public Meetings Act, chapter 42.30 RCW, and shall conduct regular and special meetings, consistent with the Open Public Meetings Act, as often as necessary to complete the Board's work. The Board shall conduct a public hearing prior to the approval of a final Park District budget.

5.2. **City Director of Finance and Administration to Serve as *ex officio* Treasurer.** The Park District agrees to take such actions as are necessary under RCW 35.61.180 to appoint the City Director of Finance and Administration to serve as *ex officio* Treasurer for the Park District. The City Director of Finance and Administration agrees to accept appointment as *ex officio* Treasurer for the Park District in accordance with RCW 35.61.180. In such capacity, the City Director of Finance and Administration shall maintain financial records on behalf of the Park District, kept in accordance with applicable generally accepted accounting principles and other applicable governmental accounting requirements.

6. **Annual Accountability Report.** The parties shall produce an annual accountability report to the public documenting activities and actions.

7. **Condemnation and other Exercise of Governmental Powers.** The Park District shall not exercise condemnation powers within the City of Kirkland. If condemnation of property is required for Park District purposes, the City may exercise condemnation powers on the Park District's behalf. The Park District shall form no local improvement district within the City. If formation of a local improvement district is required for Park District purposes, the City may carry out the formation and may levy and collect assessments on the Park District's behalf.

8. **Interlocal Cooperation Act Provisions.**

8.1. **Ownership of Property.** No joint property ownership of existing property is contemplated under the terms of this Agreement. To the extent that future properties are developed pursuant to this Agreement, the Parties contemplate that ownership of such properties will be determined based on the method(s) of financing selected for such development. It is the intent of the Parties that the City control and operate any such future facilities, regardless of technical ownership, unless separately agreed to in writing by the Parties.

8.2. **No Joint Board.** No provision is made for a joint board.

8.3. **No Indemnity.** No indemnification is provided by this Agreement. The Parties agree to bear their respective liability for any acts or omissions resulting under this Agreement, as

those liabilities are determined under the laws of the state of Washington or any mutually approved settlement agreement.

9. **Termination.** This Agreement may be terminated by either Party upon the provision of 180 calendar days' notice. Additionally, this Agreement expires upon the future dissolution of the Park District. Upon dissolution of the Park District, it is the intent of the parties that all assets be turned over to the City.

10. **Compliance with Other Law.** The Parties shall comply with all applicable state and federal law, including without limitation those regarding contracting, labor relations, minimum and prevailing wage, open public meetings, public records, ethics, and nondiscrimination.

11. **Severability.** In the event that any provision of this agreement is held to be in conflict with existing state statute or any future amendment thereof, such provisions shall be severable, and the remaining provisions of this agreement shall remain in full force and effect.

12. **Effective Date.** This Agreement will be effective after listing on the City's official website or other electronically retrievable public source, or filing with King County as provided by law.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF KIRKLAND, WASHINGTON

KIRKLAND AQUATICS AND
RECREATION DISTRICT

City Manager

Chair of the Board

ATTEST:

ATTEST:

City Clerk

Secretary of the Board

APPROVED AS TO FORM:

City Attorney

PUBLICATION SUMMARY
OF ORDINANCE O-4485

AN ORDINANCE APPROVING THE FORM OF AN INTERLOCAL AGREEMENT WITH THE KIRKLAND AQUATICS AND RECREATION DISTRICT, IF THE FORMATION OF THE DISTRICT IS APPROVED BY THE VOTERS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING FOR PROPERLY RELATED MATTERS.

SECTION 1. Provides a statement of intent relating to the formation of the Park District, if approved by voters.

SECTION 2. Authorizes the City Manager to enter into an Interlocal Agreement with the Park District.

SECTION 3. Ratifies the actions taken prior to the effective date of the Ordinance.

SECTION 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2015.

I certify that the foregoing is a summary of Ordinance _____ approved by the Kirkland City Council for summary publication.

City Clerk



CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Kathi Anderson, City Clerk
Michael Olson, Director of Finance and Administration

Date: July 13, 2015

Subject: Proposed Ballot Measure Pro/Con Committees Appointments

RECOMMENDATION:

That the City Council appoint members to the "pro" and "con" committees for a proposed ballot measure relating to the creation of a Metropolitan Park District with boundaries coextensive with the City to be known as the Kirkland Aquatics and Recreation District.

BACKGROUND DISCUSSION:

At their meeting on July 7th, the City Council held public hearings, and at their July 21st meeting will consider, and potentially take action on, Ordinances 4484 and 4485, providing for submission of a ballot measure for the November general election ballot Relating to Creation of a Metropolitan Park District with Boundaries Coextensive with the City to be Known as the Kirkland Aquatics and Recreation District; Requesting that a Proposition to Form the Kirkland Aquatics and Recreation District be Submitted to the Voters Within the Proposed Boundaries of the District, at the November 3, 2015, General Election; and Providing for Properly Related Matter, and Approving the Form of an Interlocal Agreement with the Kirkland Aquatics and Recreation District, if the Formation of the District is Approved by the Voters; and Authorizing the City Manager to Execute Such Agreement on Behalf of the City; and Providing for Properly Related Matters.

As part of the ballot measure information in the voter pamphlet, the Council must appoint individuals to write statements in favor of, and in opposition to, the ballot measures. At its June 16, 2015 meeting, the Council directed the City Clerk to proceed to advertise for applicants for these committees. On June 17, a press release was issued for individuals to volunteer for the committees, with a deadline of July 6, 2015, later extended to July 15, 2015. Applications will be forwarded to Council under separate cover following the deadline.

King County Elections' Jurisdiction Manual states the committees shall have no more than three members. However, a committee may seek the advice of any person or persons. Members shall be appointed from persons known to favor or oppose the measures as appropriate. The committees should each select a spokesperson for that committee. If the jurisdiction is unable to identify persons to serve on any of the committees, the Council must notify King County

Elections, detailing efforts made to establish the committees, and they will publish a statement to that effect in the pamphlet.

The committee appointment forms must be submitted to King County no later than August 7, 2015. The committees' statements are due on August 13, 2015. The purpose of the July appointment is to allow the committees ample time to meet and to construct their arguments. If the Council is not satisfied with any of the submitted names, there is time to extend the recruitment for additional interest and delay the appointments to the Council's meeting in August; however that will provide the committees with very little time to complete their statements. If desired, the Council may choose to interview the applicants prior to appointment.

Applications will be forwarded to Council following the deadline of 4:00 p.m. on Wednesday, July 15th. Council may make a motion to appoint up to three of the applicants to each committee at their July 21st meeting, or continue their deliberations or selection process to the subsequent meeting. Following appointments, the City Clerk will then prepare the appointment form for submittal to King County and contact the individuals to provide them with the information they will need to complete their tasks.

The applicants are:

PRO

Rick Colella
Doug Davis
Dwight Davis
Bill Finkbeiner
Joan McBride
Lloyd Pernela
Jamie Rector
Julie Voss
Karl Voss

CON

David Fleming
Patrick Harris
Ken MacKenzie
Mike Nykreim
Rick Whitney

**CITY OF KIRKLAND**Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jon Regala, Planning Supervisor
Jeremy McMahan, Planning Manager
Eric Shields, AICP, Planning Director

Date: July 10, 2015

File No.: CAM13-02032

Subject: AMENDMENTS TO MULTI-FAMILY PARKING REQUIREMENTS

RECOMMENDATION

Staff recommends that the City Council review the following background information and adopt the attached Ordinance that updates parking requirements for new multi-family development in Kirkland.

BACKGROUND DISCUSSION***Public Hearing***

The public hearing for the project was held on August 28, 2014 (Staff Memo: [Part 1](#) and [Part 2](#)). Following several deliberation meetings, the Planning Commission recommended approval of the proposed amendments summarized as follows (See Attachment 1 for the Commission's recommendation):

- Change the base multi-family parking requirement Citywide to the following unit-size based approach:
 - 1.2 stalls/studio unit
 - 1.3 stalls/1 bedroom unit
 - 1.6 stalls/2 bedroom unit
 - 1.8 stalls/3 or more bedroom unit

These changes would not apply in the YBD 1 zone (Transit Oriented Development site at South Kirkland Park & Ride) and zones in the North Rose Hill Business District and Totem Lake Business District where multi-family parking is currently determined on a case-by-case basis.

- Increase the base minimum parking requirement by 10% and require these stalls be set aside for visitor parking.
- Provide an option to reduce required parking for multi-family developments by 15% if located within ½ mile of the Downtown Kirkland Transit Center with an approved parking covenant (includes a transit subsidy).
- Revise the criteria for multi-family parking modifications to reflect the parking approach with this project (base rate increased by 15% and an additional 10% required for visitor parking).

The Houghton Community Council concurred with the proposed amendments with the following revisions and/or deletions (see Attachment 2 for the Community Council's recommendation):

- A 1.8 stall/two-bedroom unit parking requirement instead of the recommended 1.6 stall/two-bedroom unit
- A 15% visitor parking requirement instead of the recommended 10%
- Do not support the recommended 15% parking reduction for multi-family projects within ½ mile of the Downtown Kirkland transit center (this area is outside the HCC disapproval jurisdiction).

Council Meetings

At the January 20, 2015 Council meeting, staff provided the Council with background information on how the City currently regulates multi-family parking. At the February 3, 2015 and July 7, 2015 Council study sessions, the City Council reviewed and discussed the Planning Commission recommended changes to the City's multi-family parking requirements.

The [February 3rd](#) study session focused primarily on the data and methodology used in arriving at the recommended changes. Chris Breiland, transportation consultant with Fehr & Peers, presented and answered questions regarding the parking data and methodology. The [July 7th](#) study session focused on policy questions regarding the proposed changes. Below is a summary of the Council's discussion on the changes and is supplemented with a staff response where applicable.

Unit Type Approach to Multi-Family Parking Requirements

The City's existing multi-family parking requirements do not take into account the bedroom count of units, thus reflecting a general blanket approach to parking. However, the County's Right Size Parking (RSP) model showed that there is a correlation between the number of bedrooms in a unit and parking demand associated with that unit. The proposed requirement reflects this unit type based approach. The Council agreed with the recommended unit type based approach and associated parking requirement for the following reasons:

- It is a more accurate way to determine multi-family parking requirements given the results of the parking data. The data were based on an analysis of a large number of sites (226) used in creating the RSP model and the subsequent validation of the RSP model with Kirkland sites.
- The 15% added to the base parking rate derived by the RSP calculator reflects the high end of the parking demand range and addressed concerns about the potential for under supplying parking. Including this buffer would also address concern that dens or other similar rooms for which parking was not originally attributed could be converted into bedrooms.
- Adoption of these new parking requirements along with the proposed change to the parking modification criteria discussed later in the memo would reduce the number of parking modifications. On average, the proposed parking amendments would require 1.54 stalls/unit (including visitor parking) for those projects that have received approval of a parking modification (see Attachment 3). These same sites averaged 1.40 stalls/unit (including visitor parking) with the approved parking modifications. Adding the proposed buffers to the parking modification results would result in a higher parking rate and make parking modifications less likely.

In response to public comment received prior to the last Council meeting, staff can confirm that there is the potential for the proposed code to require more parking than the existing code since the parking calculation is dependent on the number of bedrooms within each unit. This is particularly true in the CBD in cases where a project has a higher percentage of studio or one bedroom units. This outcome is due to the 1.2 or 1.3 stall/unit requirement for a studio or one-

bedroom unit (currently 1 stall/bedroom is required). It is also because of the 15% buffer that was added to the base RSP calculator parking rate and the additional 10% guest parking requirement. Below is an example that compares the various parking requirements for a number of Downtown Kirkland projects. Note that the Kirkland Central and 324 Central Way mixed-use (White Swan Car Wash site) projects resulted in a slightly higher parking requirement with the application of the proposed changes.

CBD Parking (includes visitor parking)

Development	Current Code (stalls/unit)	Proposed Code (converted to stalls/unit)	RSP Calculator	Observed Utilization
Waterview	1.81	1.66	1.29	1.31
Brezza	1.83	1.75	1.39	1.27
Portsmith	1.90	1.66	1.34	1.17
Plaza on State	1.59	1.56	1.26	1.24
Tiara De Lago	2.23	1.79	1.47	1.92
Kirkland Central	1.43	1.53	1.17	1.23
Watermark	2.02	1.71	1.27	1.30
324 Central	1.42	1.51	Not analyzed by Fehr & Peers	Under construction
<i>Average (not including 324 Central)</i>	1.83	1.67	1.31	1.38

The Council agreed that the recommended parking standard should replace existing multi-family parking requirements citywide. In the Totem Lake Business District where parking is determined on a case-by-case basis, the Council asked that staff provide an option for an applicant to use the recommended parking standard in-lieu of a parking demand analysis. The Council thought that this approach was appropriate given that this area is different from Downtown (a designated Urban Center). Staff understood that the Council also thought this change should apply to the North Rose Hill Business District given that it is adjacent to the Totem Lake Urban Center. This is reflected in the following code amendment to KZC 105.20:

KZC 105.25 Number of Parking Spaces – Not Specified in Use Zones

If this code does not specify a parking space requirement for a particular use in a particular zone, the Planning Official shall establish a parking requirement on a case-by-case basis. The Planning Official shall base this determination on the actual parking demand on existing uses similar to the proposed use.

In the TL and NRH zoning districts, where parking for detached, attached, or stacked dwelling units is required pursuant to this code section, an applicant may use the parking standards of 1.2 stalls per studio unit, 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit, and 1.8 stalls per 3 or more bedroom unit and guest parking standards in KZC 105.20.3, in-lieu of providing parking demand information.

The Council did not think changes were necessary to the YBD 1 zone given that it has been recently developed (TOD at South Kirkland Park & Ride).

Visitor Parking

The Council agreed that, in addition to the base parking requirement, an additional 10% of the required parking should be provided and set aside for guest parking. The Council also agreed that for smaller developments that would require less than one guest stall, the applicant should not be required to round up and provide the one guest stall as long as there will be on-street parking located adjacent to the subject property frontage. Language was also added that excludes units from the guest parking calculation if the units could meet the required parking within their respective garage and adequately sized driveway. The following code language addresses the Council's direction:

Guest Parking - For medium and high-density residential uses, guest parking spaces in addition to the minimum required parking shall be required as follows:

- A. A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the calculated number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. However, no guest parking stall shall be required if the result of the calculation is a fraction less than one and on-street parking will be immediately adjacent to the subject property frontage.*
- B. Individual residential dwelling units with driveways meeting the minimum parking stall dimensional standards of this chapter and serving associated garages containing only the required parking stalls for the individual units shall be excluded from the guest parking calculation required in subsection A above since the driveways can be used to provide guest parking for the associated dwelling units.*
- C. Guest parking stalls located in a common area shall not be leased or assigned to residents.*
- D. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.*

Transit Related Parking Reductions

Although the Council agreed that the intent of allowing a parking reduction when in close proximity is a great objective, concern was expressed regarding the lack frequent transit options in Kirkland. This is further echoed with the RSP results which found that parking demand did not decrease for sites near frequent transit lines, even near the Downtown Kirkland transit center. The Council suggested other opportunities for parking reductions should be explored through project specific master plans, development agreements, and/or Transportation Demand Management (TDM) strategies. As a result, the Planning Commission code language regarding this topic was not included in the ordinance for adoption.

Parking Modifications

The City's parking modification process is basically a demand based approach to determining a development's parking supply which is thought to be lower than parking required by code. This reduction may be requested by an applicant if it can be shown by a parking study that the proposed number of parking spaces is sufficient to fully serve the use. The parking study is required to be prepared by a licensed transportation engineer or other qualified professional and may be based on nationally accepted Transportation Demand Management (TDM) measures. Staff's decision on the parking modification request is based on the recommendation of the City traffic engineer's following review of the applicant's parking study and consideration of any public comment submitted during a 7-day public comment period.

The Council agreed that having a parking modification process available is good practice and allows flexibility with our code. However, Council noted that parking modifications should be available for rare instances and not be the norm. The following are three options for Council

consideration that would amend KZC Section 105.103.3.c. The Council should identify which option to include in the ordinance.

Option 1 - Require that the results of a parking modification/demand study be increased by 15% and also be subject to the visitor parking requirements (an additional 10%). Since the RSP model is essentially built from a very large and data rich parking demand study (226 sites) and validated with 24 Kirkland sites, staff anticipates that the majority of parking demand studies done on a project-by-project basis will yield similar results when compared to the RSP model. Therefore, if the same buffers are applied to parking studies submitted with a parking modification request, the number of approved parking reductions should be minimal. The proposed code language would be inserted within KZC 105.103.3.c:

For multi-family parking modifications, the parking demand rate result shall be increased by 15% and the resultant total shall then be subject to the visitor parking requirements in KZC Section 105.20.3.

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Staff applied this methodology to developments for which parking modifications were previously approved by the City (see Attachment 3). Only two of the ten sites (Tera Apartments and 324 Central Way), would have received approval of a parking modification. The other sites would have utilized the proposed parking code requirements.

Option 2 - Should the Council desire, an additional disincentive could be adopted to require that approval of a parking modification occur through a Process I or Process IIA zoning permit. The application materials would remain the same, however the decision maker and fees would differ. A Process I permit is decided upon by the Planning Director and the application fee would be: \$4,253 + \$496/new residential unit + \$0.30/sq. ft. new non-residential GFA. A Process IIA permit is decided upon by the Hearing Examiner following a public hearing and the application fee would be: \$11,086 + \$425/new residential unit + \$0.42/new non-residential GFA. The following amendments to KZC 105.103.3.c would need to be adopted depending on the process:

Option 2A:

The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for a parking modification request pursuant to this section.

~~*The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.*~~

Option 2B:

The City will use Process IIA, described in Chapter 150 KZC, to review and decide upon an application for a parking modification request pursuant to this section.

~~The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.~~

Shared Parking

The Council expressed concern regarding mixed use sites and the potential parking supply issues if residential parking demand encroaches into the commercial parking supply. Staff has proposed the following code language which would update our current shared parking language. The changes include clarifying what is needed with a parking demand study, requiring a covenant, and making it clear that the conditions of approval are enforceable.

Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer. To insure that a parking area is shared, each the property owner(s) must sign a statement covenant in a form acceptable to the City Attorney, committing to the shared use of parking facilities and the conditions under which the City approved the shared parking. stating that his/her property is used for parking by the other property. The covenant shall include language regarding the following:

1. A guarantee among the property owner(s) for access to and use of the shared parking facilities; and
2. Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must file this statement with the King County Bureau of Elections and Records to run with the property(ies).

ATTACHMENTS

1. Planning Commission Recommendation
2. Houghton Community Council Recommendation
3. Parking Modification Chart
4. Ordinance with Attachment A



CITY OF KIRKLAND
Planning & Community Development
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

Date: December 8, 2014

To: Kirkland City Council

From: Glenn Peterson, Chair
Kirkland Planning Commission

File: CAM13-02032

Subject: PLANNING COMMISSION RECOMMENDATION TO ADOPT AMENDMENTS TO MULTI-FAMILY PARKING REQUIREMENTS

INTRODUCTION

We are pleased to submit, for consideration by the City Council, Kirkland Zoning Code (KZC) amendments to the City's multi-family parking requirements. (see Attachment 9 of the staff memo to Council). The Planning Commission's recommendation was unanimous except where noted below. The proposed changes are based on actual parking utilization data and reflect the work from numerous meetings that included public input, City staff, the Houghton Community Council, and experts in the field of parking analysis. Input from the public was important to the discussion and influenced the need for additional information throughout the process given the complicated nature of residential parking. Attachment 6 contains the HCC's recommendations on the proposed changes.

RECOMMENDATIONS

Multi-Family Parking Requirement

The Planning Commission was very concerned about reducing parking requirements if the result would be an increase of cars parking on the street and potentially creating an on-street parking supply problem for neighborhoods. However, given the large data set that King County collected (226 sites), the data collection methodology established with their Right Size Parking project, and the data from an additional 24 Kirkland sites used for comparison with the County model (the Right Size Parking Calculator), the Planning Commission was confident in the data used. The results of the subsequent analysis provided the basis for the proposed parking code changes and set the stage for a parking requirement reflective of parking demand and residential unit-type (number of bedrooms).

The Planning Commission also reviewed additional information regarding parking modifications/reduction approvals that have been granted for multi-family developments. Under the current regulations, parking modifications can only be approved by the City if it can be shown by a parking study, prepared by a licensed transportation engineer, that the reduced number of parking stalls are sufficient to fully serve the use. The parking modifications approved by the City have required an average of 1.32 stalls/unit and corresponds to the proposed parking requirements.

The analysis by Fehr & Peers (consultant for the project) found that the Right Size Parking calculator predicted parking utilization for the Kirkland sites to be within +/- 15% of the parking utilization observed for the same sites. In refining the parking requirements based on the unit

type (number of bedrooms), the Planning Commission asked that a more conservative approach be applied when formulating the parking requirements given that undersupplying parking was a major concern. In response, the base number, derived by the parking calculator and used in calculating the parking requirements, was increased by 15% to reflect the high end of the parking demand range found with the Kirkland sites. The parking requirements found in Table 1 below reflect this conservative approach.

The Planning Commission acknowledges that, in many cases, adopting the proposed parking rates would codify what has been happening over the years – approving a lower parking requirement reflective of actual parking demand. As a result, the code changes would result parking regulations that are more transparent, create efficiency in the permit review process, and provide certainty with multi-family parking requirements. The Planning Commission therefore recommends updating the parking requirements for multi-family developments to reflect the rates in Table 1 below.

Table 1 - Multi-Family Parking Requirement

	Unit Type			
	Studio	1-Bedroom	2-Bedroom	3-Bedroom +
Proposed Parking Rate	1.2	1.3	1.6	1.8

The Planning Commission's recommendation differs from the Houghton Community Council's (HCC) recommendation in that the HCC recommended 1.8 stalls/2-bedroom unit. The HCC was concerned that the 1.6 stalls/unit requirement may not be adequate for a 2-bedroom unit. They also agreed that the rate increase to 1.8 stalls/unit takes into account the potential for unit floor plans to be modified by converting dens or other similar rooms, for which parking was not originally attributed, into bedrooms. However, the Planning Commission agreed that the parking data do not support the HCC recommended 2-bedroom parking rate and therefore no increase is needed.

Visitor Parking Requirement

The Planning Commission recommends requiring visitor parking in addition to the base number of required parking spaces described in the previous section. The recommended amount of visitor parking would equal 10% of the base number of required parking spaces. The exception would be for multifamily projects where the required parking (base amount and visitor) is provided within the unit's associated garage and an adequately sized driveway to the garage. These units are treated differently because they function more like a single-family home where four spaces are often available for the residence.

The Planning Commission's recommendation differs from the HCC's recommendation in that the HCC recommends a 15% visitor parking requirement. The HCC's recommendation reflects a more conservative approach given anecdotal and property manager experience that guest parking is often inadequate. Again, the Planning Commission did not find data to support a higher guest parking rate.

Parking Modifications

The Planning Commission recommends that for future multi-family parking modification (reduction) requests, the final parking demand rate as determined by the parking study be increased by 15% to account for and be consistent with the data, analysis, and methodology associated with this project. As a result, applications for multi-family parking modifications should be greatly reduced, and any remaining applications could have more parking than dictated by the old method. The HCC's recommendation concurs. Irrespective of whether the City makes any regulatory changes, future parking studies will be able to use the data from this project in their analyses.

Parking Reduction in the CBD when close to Frequent Transit

The Planning Commission recommends having an option to reduce the required multi-family parking by 15% if the development is located within ½ mile of the Downtown Kirkland transit center and if, among other things, an annual regional transit pass for each stall reduced is provided to qualified tenants and subsidized by the property owner. Due to challenges in ongoing funding and implementation of the transit pass by property owners, staff recommended that this option only be available to apartment developments.

During the Planning Commission's deliberation following the public hearing, one of the Commissioners introduced language that would make this option also available to condominium developments and shift the financial transit pass subsidy responsibility from the developer/owner to the Home Owners Association once established. The Planning Commission acknowledged that this would be an acceptable solution since it would result in an approach that will be similar to apartment developments, given that the financial responsibility of the subsidy would realistically be passed onto the tenants in the form of increased rents. Condominium owners would be also bound in perpetuity, similar to apartments with this approach.

One Commissioner was against the proposal in general because the parking utilization data did not support a reduced parking demand rate for properties near frequent transit. Another Commissioner was unsure on this topic also given the lack of data support but felt that there was adequate policy support for providing a parking reduction option.

Although not within the HCC disapproval jurisdiction, the HCC decided to provide a recommendation on this topic. The HCC recommended not approving the proposed transit related parking reduction option because the data did not support the change. Their concern was that if spillover residential parking were to occur in and around the CBD, it could have a negative effect on commerce.

However, the Planning Commission agreed that this parking reduction option would essentially require parking at a rate closer to the actual documented demand (without the 15% 'buffer' being applied). Allowing this option would also be consistent with adopted City policies regarding compact development and multi-modal transportation in and around the downtown core.

DECISIONAL CRITERIA

The Planning Commission finds that our recommended amendments are consistent with the decisional criteria found in Kirkland Zoning Code Section 135.25. The criteria were considered during the joint Planning Commission and Houghton Community Council August 28, 2014 public hearing and subsequent deliberation meetings. Staff provided additional Comprehensive Plan policy support in their memorandum to the Planning Commission dated October 16, 2014 to help establish the Commission's position on the proposed amendments.

PUBLIC PARTICIPATION

A summary of all oral and written comments received and considered by the Planning Commission over the course of this code amendment project is included in the staff transmittal memorandum to the City Council. All of the written correspondence has been included in Attachment 8 to the same memorandum.



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

Date: September 25, 2014
To: Planning Commission
From: Houghton Community Council
Subject: RECOMMENDATION ON AMENDMENTS TO MULTI-FAMILY PARKING REQUIREMENTS - FILE NO. CAM13-02032

RECOMMENDATION

At the September 22, 2014 meeting, the Houghton Community Council (HCC) deliberated on the proposed changes to the City's multi-family parking requirements. At the conclusion of the deliberations, the HCC agreed on the following recommendations to the Planning Commission:

Parking Requirement

Staff Recommendation: Staff recommended a unit-type based approach where parking is required based on the number of bedrooms within each unit.

	Unit Type			
	Studio	1-Bedroom	2-Bedroom	3-Bedroom +
Proposed Parking Rate	1.2	1.3	1.6	1.8

HCC Recommendation: The HCC agreed with the unit-type based approach as proposed by staff. However, to address concerns that the 2-bedroom parking rate may not be adequate and that a unit floor plan could potentially be designed to reduce the parking requirement (e.g. room designed without a closet and therefore would not be considered a bedroom), the HCC recommends increasing the 2-bedroom parking rate to 1.8 stalls/2-bedroom unit. This is similar to the City of Redmond multi-family parking requirement for 2-bedroom units.

	Unit Type			
	Studio	1-Bedroom	2-Bedroom	3-Bedroom +
Proposed Parking Rate	1.2	1.3	1.8	1.8

Visitor Parking Requirement

Staff Recommendation: Staff recommended requiring visitor parking in addition to the base number of required parking spaces. The recommended amount of visitor parking would be equal to 10% of the base number of required parking spaces. Units that provide the required parking (base amount and visitor) within an associated garage and adequately sized driveway would not be included in the visitor parking requirement.

HCC Recommendation: The HCC recommends approval of the visitor parking requirement described above except that the visitor parking requirement be increased to 15% as a conservative approach given anecdotal and property manager experience that suggests that

on-site visitor parking supply is often inadequate and to address the bedroom design workaround described in the previous section. It is noted that of the six voting members, two supported the 10% requirement, two supported a 15% requirement, and two supported a 20% requirement. The 15% recommendation represents a compromise amount.

Change to Parking Modification Requirement

Staff Recommendation: For multi-family parking modification (reduction) requests, staff recommended increasing the final parking demand rate determined by the parking study by 15% to account for the data, analysis, and methodology associated with this project.

HCC Recommendation: The HCC recommends approval of this change.

Parking Reduction in the CBD when close to Frequent Transit

Staff Recommendation: Staff recommended a 15% reduction to the base parking requirement for multi-family projects within ½ mile of the Downtown Kirkland Transit Center with an approved parking covenant.

HCC Recommendation: Although this code amendment is not within the HCC disapproval jurisdiction, the HCC decided to provide a recommendation on this topic. The HCC recommends not approving the proposed transit related parking reduction because it is not supported by the research conducted with this project and the potential for spillover parking could adversely affect commerce in the CBD.

SUPPLEMENTAL NOTE

During the deliberations, the concept of including a sunset provision of seven years or less with the proposed amendments was discussed. Three of the six voting Community Council members in attendance felt strongly that a sunset clause should be included with the amendments given the concern that the proposed parking requirement rates could potentially be under predicting multi-family parking demand.

PARKING MODIFICATIONS

	Tera Apts.	Soho	West Water Apts.	Kirkland Central	Boulevard	128 State Apts.	The 101 Apts.	324 Central Way	Ondine	Juanita Bay Apts.
Address	538 Central Way	511 7th Avenue	221 1st Street	211 Kirkland Avenue	375 Kirkland Avenue	128 State Street	117 Kirkland Avenue	324 Central Way	11702 98th Avenue NE	9720 NE 120th Place
Studio	22	0	8	10	0	9	10	0	40	0
1-bedroom	92	42	28	68	89	81	42	59	50	2
2-bedroom	46	16	24	32	30	33	13	14	6	14
3-bedroom	1	0	2	0	0	0	1	0	0	0
Total Units	161	58	62	110	119	123	66	73	96	16
Total Bedrooms	209	74	90	142	149	156	81	87	102	30

PARKING MODIFICATIONS

Parking Mod. Parking Rate per Unit	1.04	1.36	1.52	1.38	1.28	1.27	1.23	1.11	1.28	1.44
Visitor parking*	0.22	0.21	0	0.09	0	0.1	0.18	0.12	0.13	0
TOTAL	1.26	1.57	1.52	1.47	1.28	1.37	1.41	1.23	1.41	1.44

PARKING MODIFICATIONS WITH BASE RATE INCREASED BY 15% AND 10% VISITOR PARKING ADDED

+15% to base rate	1.20	1.56	1.75	1.59	1.47	1.46	1.41	1.28	1.47	1.66
+10% for visitor parking	0.12	0.16	0.17	0.16	0.15	0.15	0.14	0.13	0.15	0.17
TOTAL	1.32	1.72	1.92	1.75	1.62	1.61	1.56	1.40	1.62	1.82

PROPOSED PARKING REQUIREMENT

Base Parking Supply based on Proposed Code	222	81	88	152	164	169	90	100	123	25
Parking per Unit	1.38	1.40	1.42	1.38	1.38	1.37	1.36	1.37	1.28	1.56
Visitor Supply based on Proposed Code (+10%)	23	9	9	16	17	17	9	10	13	3
TOTAL Stalls Required	245	90	97	168	181	186	99	110	136	28
Required Parking per Unit (TOTAL)	1.52	1.55	1.56	1.53	1.52	1.51	1.50	1.51	1.42	1.75

* Residential projects with commercial use have shared parking opportunities, particularly for guest parking. Actual utilization/management should be determined through site surveys.

ORDINANCE O-4487

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE RELATING TO MULTI-FAMILY PARKING REQUIREMENTS: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, 105 AND APPROVING A SUMMARY ORDINANCE FOR PUBLICATION, FILE NO. CAM13-02032

1 WHEREAS, the City Council has received a recommendation
2 from the Kirkland Planning Commission to amend certain sections of the
3 Kirkland Zoning Code, as set forth in the report and recommendation of
4 the Planning Commission dated December 8, 2014, and bearing Kirkland
5 Department of Planning and Community Development File No. CAM130-
6 02032; and
7

8 WHEREAS, prior to making the recommendation, the Kirkland
9 Planning Commission and Houghton Community Council, following
10 notice as required by RCW 36.70A.035, on August 28, 2014, held a joint
11 public hearing on the amendment proposals and considered the
12 comments received at the hearing; and
13

14 WHEREAS, pursuant to the State Environmental Policy Act
15 (SEPA), there has accompanied the legislative proposal and
16 recommendation through the entire consideration process, a
17 determination of nonsignificance, including supporting environmental
18 documents, issued by the responsible official pursuant to WAC 197-11-
19 340; and
20

21 WHEREAS, in regular public meeting the City Council considered
22 the environmental documents received from the responsible official,
23 together with the report and recommendation of the Planning
24 Commission; and
25

26 NOW, THEREFORE, BE IT ORDAINED by the City Council of the
27 City of Kirkland as follows:
28

29 Section 1. Chapters 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56,
30 and 105 of the Kirkland Zoning Code are amended as set forth in
31 Attachment A attached to this ordinance and incorporated by reference.
32

33 Section 2. If any section, subsection, sentence, clause, phrase,
34 part or portion of this ordinance, including those parts adopted by
35 reference, is for any reason held to be invalid or unconstitutional by any
36 court of competent jurisdiction, such decision shall not affect the validity
37 of the remaining portions of this ordinance.
38

39 Section 3. To the extent the subject matter of this ordinance is
40 subject to the disapproval jurisdiction of the Houghton Community
41 Council, this ordinance shall become effective within the Houghton
42 Community Municipal Corporation only upon approval of the Houghton
43 Community Council or the failure of said Community Council to

44 disapprove this ordinance within 60 days of the date of the passage of
45 this ordinance.

46
47 Section 4. Except as provided in Section 3, this ordinance shall
48 be in full force and effect five days from and after its passage by the
49 Kirkland City Council and publication, pursuant to Section 1.08.017
50 Kirkland Municipal Code, in the summary form attached to the original
51 of this ordinance and by this reference approved by the City Council, as
52 required by law.

53
54 Section 5. A complete copy of this ordinance shall be certified
55 by the City Clerk, who shall then forward the certified copy to the King
56 County Department of Assessments.

57
58 Passed by majority vote of the Kirkland City Council in open
59 meeting this ____ day of _____, 2015.

60
61 Signed in authentication thereof this ____ day of
62 _____, 2015.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

CHANGES TO CHAPTER 20 – MEDIUM DENSITY RESIDENTIAL ZONES

Development Standards Table – Medium Density Residential Zones
(RM 5.0; RMA 5.0; RM 3.6; RMA 3.6; WD I; WD III; PLA 2; PLA 3B; PLA 6F, PLA 6H, PLA 6K; PLA 7C; PLA 9; PLA 15B; PLA 17)

(Refer to KZC [20.20](#), Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC [20.30](#), Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
20.40.060	Detached, Attached or Stacked Dwelling Units	D RM, RMA: D ^{9.11} PLA 6F, PLA 6K, PLA 7C: D ¹² PLA 6H: D ^{12.13} PLA 9: E PLA 17: D ¹⁰	A	1.7 per unit. 1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit See KZC 105.20 for visitor parking requirements For PLA17, see Development Standards Special Regulation 3 WD I, WD III, PLA 3B: 2.0 per unit. PLA9: Attached dwelling units, 1.7 per unit. Detached dwelling units, 2.0 per unit, PLA 17: 1.7 per unit.^a

CHANGES TO CHAPTER 25 – HIGH DENSITY RESIDENTIAL ZONES

Development Standards Table – High Density Residential Zones
(RM 2.4; RMA 2.4; RM 1.8; RMA 1.8; PLA 5A, PLA 5D, PLA 5E; PLA 6A, PLA 6D, PLA 6I, PLA 6J; PLA 7A, PLA 7B)

(Refer to KZC 25.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 25.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
25.40.050	Detached, Attached, or Stacked Dwelling Units	D RM, RMA: D ^{5.6} PLA 7A, 7B: D ⁶	A	1.7 per unit. 1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit See KZC 105.20 for visitor parking requirements

CHANGES TO CHAPTER 30 – OFFICE ZONES

Development Standards Table – Office Zones

(PO; PR 8.5; PR 5.0; PR 3.6; PR 2.4; PRA 2.4; PR 1.8; PRA 1.8; PLA 5B, PLA 5C; PLA 6B; PLA 15A; PLA 17A)

(Refer to KZC 30.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 30.30, Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
30.40.060	Detached, Attached or Stacked Dwelling Units	D PLA 17A: D¹	A	<p>1.7 per unit. 1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit</p> <p><u>See KZC 105.20 for visitor parking requirements</u></p> <p><u>For PLA17A, see Development Standards Special Regulation 2</u></p> <p>PLA 15A: 2.0 per unit. PLA 17A: 1.7 per unit.²</p>

CHANGES TO CHAPTER 35 – COMMERCIAL ZONES

Development Standards Table – [Commercial Zones](#) (BN, BNA, BC, BC 1, BC 2, BCX)

(Refer to KZC [35.20](#), Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC [35.30](#), Density/Dimensions Table)

Use		Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.020	Attached or <u>Stacked Dwelling Units</u>	1	A	1.7 per unit <u>1.2 per studio unit</u> <u>1.3 per 1 bedroom unit</u> <u>1.6 per 2 bedroom unit</u> <u>1.8 per 3 or more bedroom unit</u> <u>See KZC 105.20 for visitor parking requirements</u>

CHANGES TO 50.60

50.60 Special Parking Provisions in the CBD 1A, 1B, 2, and 8 Zones

1. General

The provisions of this section govern parking for uses in the CBD 1A, 1B, 2, and 8 Zones. To the extent that these provisions conflict with the provisions of Chapter 105 KZC, the provisions of this section prevail. Where no conflict exists, the provisions of Chapter 105 KZC apply to parking for uses in the CBD 1A, 1B, 2, and 8 Zones.

2. To the extent that subsections (3) and (4) of this section require that uses in the CBD 1A, 1B, 2, and 8 Zones provide parking, the following establishes the number of spaces required:

- a. Residential uses must provide a minimum of 1.2 stalls per studio unit, 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit, and 1.8 stalls per 3 or more bedroom unit. one (1) parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two (2) guest parking stalls provided per development. One (1) parking space is required for each assisted living unit. See KZC 105.20 for visitor parking requirements.
- b. Restaurants and taverns must provide one (1) parking space for each 125 square feet of gross floor area, except as provided in subsection (3)(a) of this section.
- c. All other uses must provide one (1) parking space for each 350 square feet of gross floor area.

3. Certain Floor Area Exempt from Parking Requirements

The following paragraphs establish several situations under which properties within the CBD 1A, 1B, 2, and 8 Zones are exempt in whole or in part from providing parking spaces...

**CHANGES TO MULTI-FAMILY PARKING REQUIREMENTS
USE ZONE CHARTS – BUSINESS DISTRICTS
KZC CHAPTERS 51 TO 56**

Zone	Applicable Zoning Code Section	Current MF Parking Req.	Revised Parking Standard
MSC Market Street Corridor	MSC1, 4-51.10.020 MSC2-51.20.060 MSC3-51.30.070	1.7 per unit	<p>1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3 or more bedroom unit</p> <p>See KZC 105.20 for visitor parking requirements</p>
JBD Juanita Business District	JBD1-52.12.090 JBD2-52.17.090 JBD3-52.22.020 JBD4-52.27.070 JBD5-52.32.070 JBD6-52.42.060	1.7 per unit	
RHBD Rose Hill Business District	RH1A-53.06.080 RH2A, 2B, 2C-53.24.080 RH3-53.34.120 RH4-53.44.020 RH5A, 5B-53.54.090 RH7-53.74.070 RH8-53.84.050	1.7 per unit	
NRHBD North Rose Hill Business District	NRH2-54.18.010 NRH3-54.24.010 NRH4-54.30.110 NRH5-54.36.010 NRH6-54.42.010	1.7 per unit	
TLBD	TL5-55.39.110 TL9B-55.64.020 TL10B-55.75.010 TL10C-55.81.010 TL10D-55.87.100 TL11-55.99.010	1.7 per unit	
YBD YBD 2, 3	YBD2, 3-56.20.060	1.7 per unit	

105.20 Number of Parking Spaces — Minimum

1. Minimum Spaces - The number of parking spaces required for a use is the minimum required. The applicant shall provide at least that number of spaces, consistent with the provisions of this chapter. If the required number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.
2. Exclusions - The square footage of pedestrian, transit, and/or bicycle facilities, and/or garages or carports, on the subject property shall not be included in the gross floor area calculation used to determine required number of parking stalls. ~~See also KZC 105.103(3)(c).~~
3. Guest Parking - For medium and high-density residential uses, ~~the City may require~~ guest parking spaces ~~in excess of the required parking spaces in addition to the minimum required parking shall be~~ are required as follows: ~~up to a maximum additional 0.5 stall per dwelling unit, if there is inadequate guest parking on the subject property.~~
 - A. A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the calculated number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number. However, no guest parking stall shall be required if the result of the calculation is a fraction less than one and on-street parking will be immediately adjacent to the subject property frontage.
 - B. Individual residential dwelling units with driveways meeting the minimum parking stall dimensional standards of this chapter and serving associated garages containing only the required parking stalls for the individual units shall be excluded from the guest parking calculation required in subsection A above since the driveways can be used to provide guest parking for the associated dwelling units.
 - C. Guest parking stalls located in a common area shall not be leased or assigned to residents.
 - D. Guest parking stalls shall not be gated and shall be accessible to guests between 6:00 a.m. and 11:00 p.m.

105.30 Number of Parking Spaces — Fractions

~~If the required formula for determining the number of parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.~~

KZC 105.25 Number of Parking Spaces – Not Specified in Use Zones

If this code does not specify a parking space requirement for a particular use in a particular zone, the Planning Official shall establish a parking requirement on a case-by-case basis. The Planning Official shall base this determination on the actual parking demand on existing uses similar to the proposed use.

In the TL and NRH zoning districts, where parking for detached, attached, or stacked dwelling units is required pursuant to this code section, an applicant may use the parking standards of 1.2 stalls per studio unit, 1.3 stalls per 1 bedroom unit, 1.6 stalls per 2 bedroom unit, and 1.8 stalls per 3 or more bedroom unit and guest parking standards in KZC 105.20.3, in-lieu of providing parking demand information.

Changes to 105.45 Location of Parking Areas – Shared Facilities

Two (2) or more uses may share a parking area if the number of parking spaces provided is equal to the greatest number of required spaces for uses operating at the same time. The City may approve the shared parking if a peak demand study demonstrates that the shared facilities are sufficient to fully serve the uses during the peak parking period for the uses. The study shall be prepared by a licensed transportation engineer or other qualified professional and the scope of the study shall be approved by the City traffic engineer. To ensure that a parking area is shared, ~~each~~ the property owner(s) must sign a statement covenant in a form acceptable to the City Attorney, committing to the shared use of parking facilities and the conditions under which the City approved the shared parking. ~~stating that his/her property is used for parking by the other property.~~ The covenant shall include language regarding the following:

1. A guarantee among the property owner(s) for access to and use of the shared parking facilities; and
2. Acknowledgement that it is a violation of this code to deviate from the conditions under which the City approved the use of shared parking.

The applicant must file this statement with the King County Bureau of Elections and Records to run with the property(ies).

Changes to Parking Modification Text – KZC Section 105.103.3.c

For a modification to KZC 105.20 and 105.45, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City traffic engineer. The study shall provide at least two (2) days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City traffic engineer. Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided as part of the parking demand and utilization study and approved by the City traffic engineer.

[Insert Option selected by Council here]

The Planning Official shall not approve or deny a modification to decrease the number of parking spaces without first providing notice of the modification request to the owners and residents of property within 300 feet of the subject property and providing opportunity for comment. The Planning Official shall use mailing labels provided by the applicant, or, at the discretion of the Planning Official, by the City. Said comment period shall not be less than seven (7) calendar days.

Section 50.12

USE ZONE CHART

Zone
CBD-1A,
1B

Section 50.12		USE REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS									
				Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure							
			Front	Side	Rear								
.030	Hotel or Motel	D.R., Chapter 142 KZC	0'	0'	0'	100%	CBD 1A – 45' above each abutting right-of-way. CBD 1B – 55' above each abutting right-of-way.	D	E	One for each room. See Spec. Reg. 2 and KZC 50.60. See KZC 50.60 and 105.25.	1. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle and/or boat sale, repair, service or rental. c. Drive-in facilities and drive-through facilities. 2. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.		
.040	Entertainment, Cultural and/or Recreational Facility												
.060	Private Club or Lodge							B		See KZC 50.60 and 105.25.	1. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.		
.070	Office Use							D		One per each 350 sq. ft. of gross floor area. See KZC 50.60.			
.080	Stacked or Attached Dwelling Units							A		4-7 per unit. See KZC 50.60.	2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units.		

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
Section 50.17	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure			
			Front	Side	Rear					
.090	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC. Also see Chapter 83 KZC.	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	A	4-7 per unit See KZC 50.60.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.095	Residential Suites								See Spec. Reg. 3.	1. The following provisions, which supersede any conflicting provisions of this chapter, apply only if the subject property is within 200 feet of or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. b. No structure, other than moorage structures, may be waterward of the ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 3. For parking managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
USE	Section 50.27	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure	Lot Coverage							
			Front	Side	Rear								
	.070	Stacked or Attached Dwelling Units See Spec. Reg. 1.	D.R., Chapter 142 KZC.	None	20' See Spec. Reg. 2.	0'	0'	80%	41' above average building elevation.	D	A	See Spec. Reg. 3.	<p>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</p> <p>2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</p> <p>3. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</p>
	.075	Residential Suites										See Spec. Reg. 3.	<p>1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply along portions of State Street and Second Avenue South not designated as pedestrian-oriented streets.</p> <p>2. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure.</p> <p>3. For parking managed pursuant to Special Regulation 4, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.</p> <p style="text-align: center;">REGULATIONS CONTINUED ON NEXT PAGE</p>

1.2 per studio unit
 1.3 per 1 bedroom unit
 1.6 per 2 bedroom unit
 1.8 per 3 or more bedroom unit
 See KZC 105.20 for visitor parking requirements

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 50.32	USE ↑ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)		Lot Coverage	Height of Structure					
				Front	Side							Rear
.080	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC.	None	10'	0'	0'	100%	54' above average building elevation or existing grade.	D See Spec. Reg. 1.	A	See Spec. Reg. 2.	<p>1. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</p> <p>2. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.2 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.</p>
.085	Residential Suites								See Spec. Reg. 2.		<p>1. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</p> <p>2. For parking managed pursuant to Special Regulation 3, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. Otherwise parking shall be provided at a rate of one per living unit plus one per on-site employee and modifications to decrease the requirement are prohibited. See KZC 50.60.</p> <p>3. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County:</p> <p>a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars.</p> <p>b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approval by the City and recording with King County. At a minimum, the TMP shall include the following requirements:</p> <ol style="list-style-type: none"> 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who don't have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City. 	

1.2 per studio unit
1.3 per 1 bedroom unit
1.6 per 2 bedroom unit
1.8 per 3 or more bedroom unit
See KZC 105.20 for visitor parking requirements

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										
Section 50.35	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure	Landscaping Category (See Ch. 95)				
		Front		Rear		Lot Coverage				
.100	Assisted Living Facility See Spec. Reg. 4.	D.R., Chapter 142 KZC.	None	20'	0'	0'	80%	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue. 4. This use only allowed: a. On properties with frontage on Second Avenue. b. Within 170 feet of Peter Kirk Park provided that the gross floor area of this use does not exceed 12.5% of the total gross floor area for the subject property.
.110	Stacked or Attached Dwelling Units						D	See Spec. Reg. 1.	See Spec. Reg. 3.	1. Landscape Category C is required if the subject property to adjacent to 6th Street or Kirkland Avenue. 2. This use only allowed: a. On properties with frontage on Second Avenue. b. Within 170 feet of Peter Kirk Park provided that the gross floor area of this use does not exceed 12.5% of the total gross floor area for the subject property. 3. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.
.120	Public Utility, Government Facility, or Community Facility						B	See KZC 105.25.	1. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 2. Site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.	
.130	Public Park	Development standards will be determined on a case-by-case review process.						See KZC 105.20 for visitor parking requirements	See KZC for required	Attach A

Section 50.00

Zone
CBD-

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 50.00	Stacked, or Attached Dwelling Units See Spec. Reg. 1.	Required Review Process D.R., Chapter 112 ZC.	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)		Height of Structure					Lot Coverage
				Front	Side						
.080	None	20' 10' 10'	10' 10'	5' above average building elevation. See also Spec. Reg. 3.	0'	D See Spec. Reg. 1.	A	See Spec. Reg. 1.	1. Along Central Ave, this use is only permitted above the ground floor. 2. For any portion of a structure on the subject property within 0 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet in height above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet. 3. No portion of a structure on the subject property within 0 feet of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured from the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 0 feet of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street, as measured at the midpoint of the frontage of the subject property on Fifth Street. 4. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 5. Ground floor porches and similar entry features may encroach into the required front yard, provided the total horizontal dimensions of such elements may not exceed 25 percent of the length of the facade of the structure. 6. Along Seventh Avenue, buildings shall be designed with predominantly sloped roof forms. 7. Within 0 feet of Seventh Avenue, the maximum length of any facade is 50 feet and a minimum 50 percent of this area shall be open space. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.3 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.		

1.2 per studio unit
 1.3 per 1 bedroom unit
 1.6 per 2 bedroom unit
 1.8 per 3 or more bedroom unit
 See KZC 105.20 for visitor parking requirements

Section 50.

Zone
CBD-7

USE ZONE CHART

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

Section 50. <input type="checkbox"/> <input type="checkbox"/>	USE REGULATIONS	Required Review Process	MINIMUMS		MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)	Height of Structure	Lot Coverage				
			Front	Side	Rear					
.110	Assisted Living Facility See Spec. Reg. 3.	D.R., Chapter 11C ZC.	20 <input type="checkbox"/>	0 <input type="checkbox"/>	0 <input type="checkbox"/>	<input type="checkbox"/> Above average building elevation.	D	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility. a. One parking stall shall be provided for each bed. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.10	Stacked or Attached Dwelling Units See Spec. Reg. 1.								See Spec. Reg. 2.	1. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. This special regulation shall not apply on Fourth Avenue. 2. This use must provide a minimum of one parking stall per bedroom or studio unit and an average of at least 1.2 parking stalls per unit for each development. In addition, guest parking shall be provided at a rate of 0.1 stalls per bedroom or studio unit with a minimum of two guest parking stalls provided per development.

1.2 per studio unit
1.3 per 1 bedroom unit
1.6 per 2 bedroom unit
1.8 per 3 or more bedroom unit
See KZC 105.20 for visitor parking requirements

PUBLICATION SUMMARY
OF ORDINANCE O-4487

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING THE FOLLOWING CHAPTERS OF THE KIRKLAND ZONING CODE RELATING TO MULTI-FAMILY PARKING REQUIREMENTS: 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, AND 105, FILE NO. CAM13-02032

SECTION 1. Amends multi-family parking requirements in Chapters 20, 25, 30, 35, 50, 51, 52, 53, 54, 55, 56, and 105 of the Kirkland Zoning Code.

SECTION 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Establishes that this ordinance, to the extent it is subject to disapproval jurisdiction, will be effective within the disapproval jurisdiction of the Houghton Community Council Municipal Corporation upon approval by the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

SECTION 4. Authorizes the publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as 5 days after publication of summary.

SECTION 5. Directs the City Clerk to certify and forward a complete certified copy of this ordinance to the King County Department of Assessments.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the ____ day of ____, 2015.

I certify that the foregoing is a summary of Ordinance O-4487 approved by the Kirkland City Council for summary publication.

City Clerk



CITY OF KIRKLAND
Department of Finance & Administration
123 Fifth Avenue, Kirkland, WA 98033 425.587.3100
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Michael Olson, Director of Finance and Administration
 Kathi Anderson, City Clerk/Public Records Officer
 Amy Robles, Public Disclosure Analyst

Date: July 13, 2015

Subject: PUBLIC DISCLOSURE SEMI-ANNUAL PERFORMANCE REPORT

RECOMMENDATION:

City Council receives the semi-annual status report on the City's public records disclosure program pursuant to KMC 3.15.120.

BACKGROUND:

KMC 3.15.120 provides that, "no later than July 31 and January 31 of each year, the City Clerk will submit to the City Council a report on the city's performance in responding to public records requests during the preceding six months." This report presents the performance of the City's Public Disclosure Program during the first half of 2015.

Pursuant to KMC 3.15.120 the semi-annual public record disclosure report shall include: (1) number of open records requests at the beginning of reporting period; (2) number of records requests received during the reporting period; (3) number of records requests closed in the period; and (4) number of open requests at the end of the reporting period. This information is represented in Figure A.

Figure A

Mandatory Reporting Information	
Number of Requests Open at Start of Reporting Period	31
Number of Requests Received During Reporting Period	2,232
Number of Requests Closed During Reporting Period	2,221
Number of Requests Open at End of Reporting Period	42

The City has become more sophisticated and educated in the use of the software including the creation of reports and extraction of data. Prior reports were skewed slightly due to issues with general requests and requests missing categorization. This impacted data reports that were processed by category. The reports have been reprocessed taking this into account and the number of requests open at the start of this reporting period has been corrected from the previously

reported 16 to 31. This was limited to a reporting issue and did not impact the processing of requests.

In 2014, the City implemented its records portal (WebQA) to streamline the public records request process. Through use of the records portal, the City was able to track request processing and demonstrated the ability to promptly process requests. During the first half of 2015 continued attention was directed to refining the public records disclosure process through ongoing assessment of staff's needs with continued customization of the WebQA software.

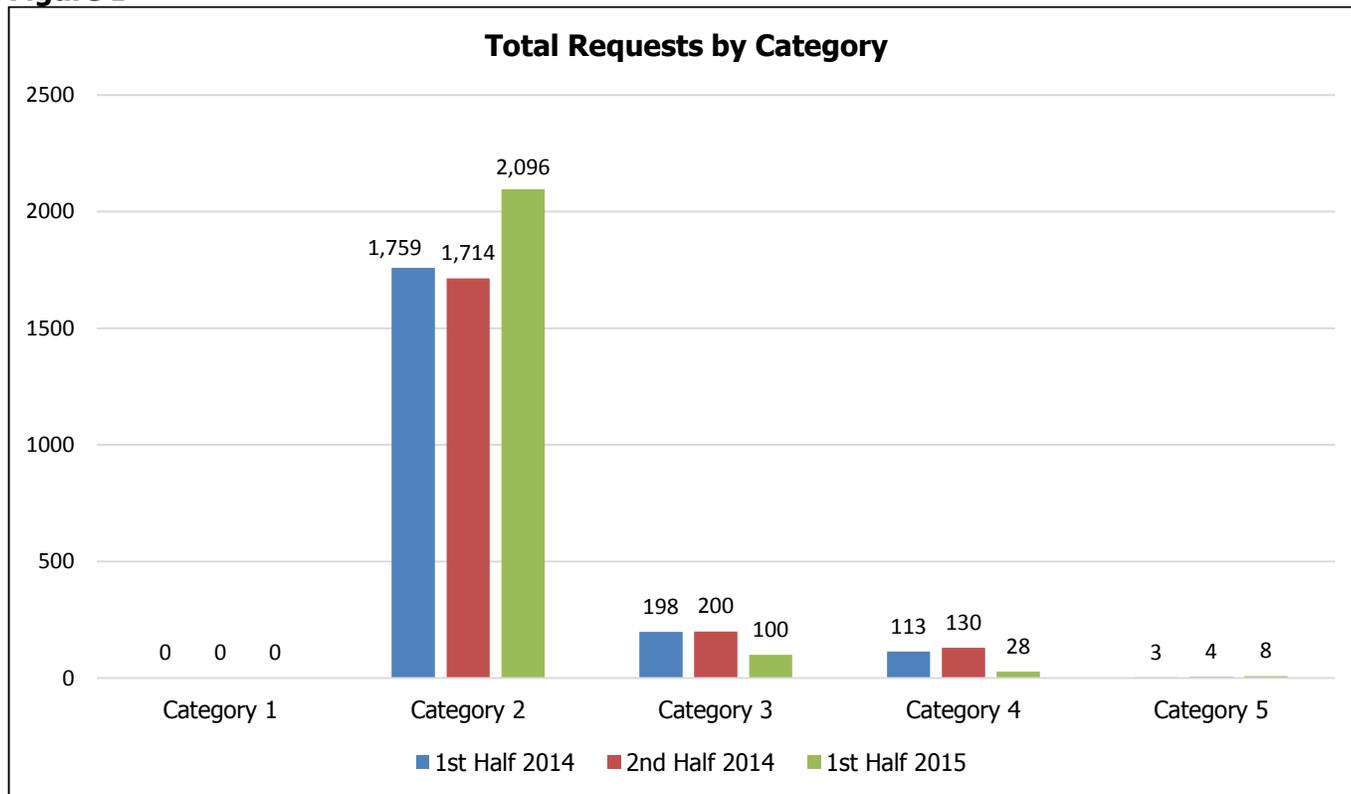
DATA-BASED ANALYSIS OF PERFORMANCE:

This report presents information reflecting the City's performance based on total requests received and evaluates performance in terms of processing time by category. Performance is presented as a comparison between the following three reporting periods: the first half of 2014, the second half of 2014, and the first half of 2015.

During the current reporting period, the City experienced an increase in the total number of requests received. The City received 2,073 requests in the first half of 2014. In the second half of 2014 the City received 2,048 requests. In contrast, the City received a total of 2,232 requests in the first half of 2015.

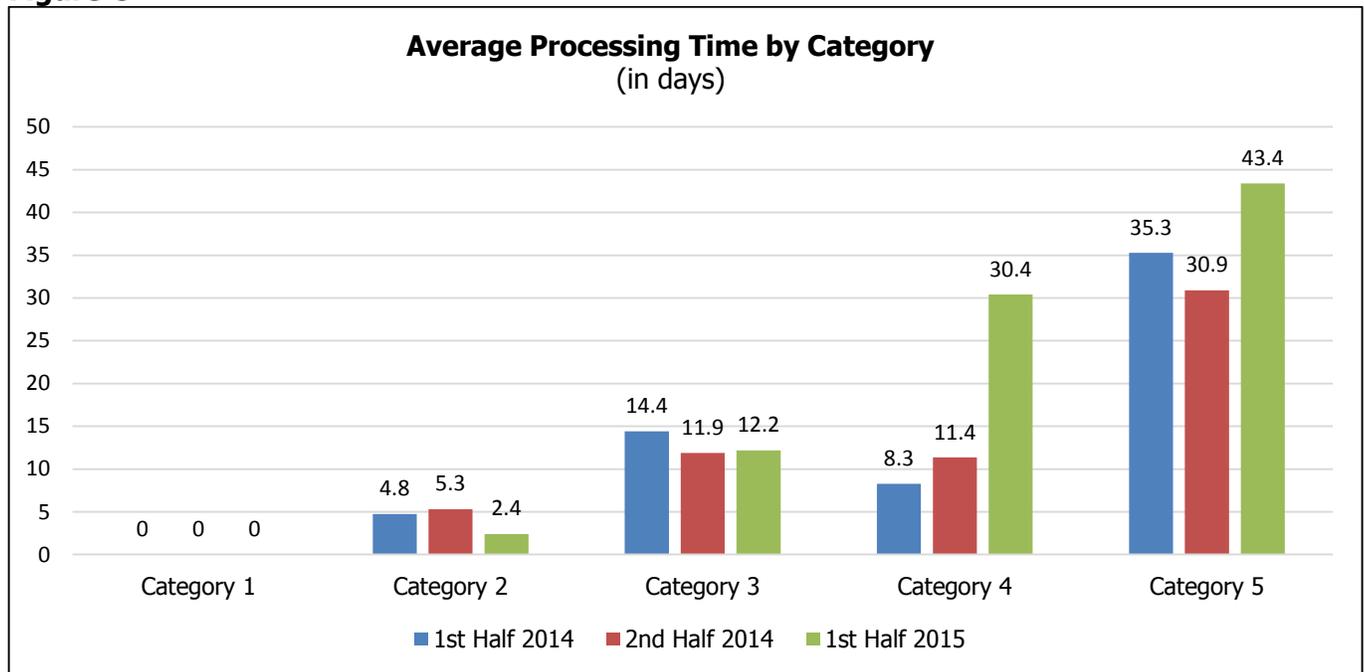
The City has also experienced an increase in the most complex category of requests. In the first half of 2014, three Category 5 requests were received. During the second half of 2014, four Category 5 requests were received. While in the first half of 2015, eight Category 5 requests were received. The comparison of requests by category between the three reporting periods is presented in Figure B.

Figure B



The following table is an evaluation of the City's program by comparing the processing times for each category. Figure C presents data for the average processing time (in days) by category.

Figure C



The average processing time by category has changed, with a significant decrease in the average processing time for Category 2 requests. This represents a performance improvement in processing routine requests which account for the majority of the requests received by the City.

The increase in processing times for Category 4 and Category 5 requests is due to the increased complexity involving the amount of data encompassed by the requests and the level of review required prior to disclosure. An example of the complexity of Category 5 requests received during the current reporting period was a request for SMS/text messages. While the request was ultimately withdrawn, it drew attention to the City's use and management of records in alternate technology formats.

An additional factor in 2014 was the City's receipt of daily requests from a single requestor which were classified as Category 4 due to the volume of data involved and the required coordination between departments. Those daily Category 4 requests were able to be processed quickly as staff became increasingly familiar with the requested information. During the first half of 2015, those daily requests have ceased resulting in a decrease overall in the volume of Category 4 requests while the average processing time for this category has increased. An additional factor contributing to the variations between processing times for Category 4 and Category 5 requests was the vacancy of the Public Disclosure Analyst position for approximately one month during the first half of 2015.

While the processing times for Category 4 and Category 5 requests has increased, this has not impacted the processing time for Category 2 and Category 3 requests. All request categories are managed simultaneously with daily management of all categories of requests.

As a reminder, PRA Rule 080, establishes the following goals for standard response time periods (note that for categories 3, 4, and 5, the time is dependent on the nature and scope of the request):

- (a) Category 1 records requests - immediately or the next business day
- (b) Category 2 records requests - within five business days
- (c) Category 3 records requests - usually between 5 and 30 business days.
- (d) Category 4 records requests - may require several weeks to several months.
- (e) Category 5 records requests - may require several weeks to several months.

NEXT STEPS AND CONCLUSION:

The City has been steadily improving its ability to process public records requests; processing the majority of requests well within the parameters of the Public Records Act. The City has demonstrated performance improvement with a 2.6 day average reduction in the processing of routine requests. There has been an increase in the processing time of Category 4 and Category 5 requests due to the increased complexity of these requests. The processing time for Category 4 and Category 5 requests is expected to continue to fluctuate based on the character of these requests.

It is anticipated that the volume and complexity of public records requests will continue to increase. Focus on staff education and customization of the WebQA software will enable the City to continue to efficiently process public records requests.