



West Seattle Reservoir Park Development Update

November 28, 2011

Recommendation to Levy Oversight Committee

Parks staff recommend \$421,000 be allocated from existing surplus funds in Neighborhood Park Development projects to the West Seattle Reservoir Park project. This recommendation to the Levy Oversight Committee is based on drastic cuts that would have to be made to the scope of the West Seattle Reservoir Park project as a result of the added street improvements that the Seattle Department of Transportation (SDOT) is requiring through the street improvement permit (SIP) process.

Project Description and Scope

West Seattle Reservoir Park is a 16.71 acre site being developed after Seattle Public Utilities constructed the covered reservoir. The site is adjacent to Westcrest Park and the West Duwamish Greenbelt/Natural Area.

The CIP description for the project states, "Develop parks on new reservoir lids and/or acquire land to extend the reservoir parks." This was the description of the project that was part of the Levy approved by voters. The cost estimate was developed with the best information available at the time allowing for a to-be-determined level of development without full knowledge of all budget impacts.

The project has been reviewed through a public process which included three meetings held in 2009-2010. The results are the current schematic which includes a picnic shelter, play area, site furnishings, planting and irrigation, signs, a small restroom, 25-45 stall parking lot, paths and trails, public art (1% for Art program) and minimal dog park fence improvements at the shared boundary. Construction is planned to start in the summer of 2012 and continue through spring of 2013.

Unplanned Costs

As part of the initial Department of Planning and Development (DPD) building permit review for the project, DPD and SDOT determined that street improvements are required which determined the need for the Street Improvement Permit (SIP) process. This was not known at the time of the Levy was approved, nor was it fully known when the design process started. The City of Seattle code requirements for street improvements have changed since the SPU reservoir lid project was permitted. This has been discussed by Parks staff and SDOT staff with no success in reducing or eliminating this requirement for Parks projects.

The SIP review is a formal process that allows SDOT and other city departments to review and comment on the project at prescribed stages of construction documents. The purpose of SIP is for SDOT to determine the level of required improvements to adjacent streets, sidewalks, curbs, gutters, and drainage in the street right-of-way. It is a consolidated review to help coordinate comments from

multiple departments. For West Seattle Reservoir Park, SDOT had initially proposed improvements to all frontage along SW Cloverdale (about 1½ more blocks) and south along 8th Ave SW for one more block, but Parks received an exemption from curb and gutter improvements along most of 8th Ave SW due to lack of drainage infrastructure in the immediate neighborhood. Required street improvements are:

- 950 lineal feet of sidewalks along 8th Ave SW between SW Trenton Street and SW Cloverdale Street and along SW Cloverdale Street from 8th Ave SW to the park entry east of 7th Ave SW.
- Curb and gutters are required for a few hundred feet of 8th Ave SW and along SW Cloverdale St adjacent to the new required sidewalks.
- Parks has had to pay for additional survey and design in order to prepare plans for SIP review.

The costs of the required improvements are street improvements (construction including std. 10% contingency, sales tax and inspection fees), engineering services, permit fees and additional Project Manager time. The total for all of this is estimated to be \$421,000.

Impacts and Potential Reductions:

The budget of \$3,000,000 (total development cost including construction costs, design fees, design review, 1% percent of Arts program, permits, permit review, public meetings and publicity, staff costs, etc.) is one of the larger projects in the 2008 Parks and Green Spaces Levy, but is smaller in comparison to funding for portions of Jefferson Park and all of Maple Leaf Reservoir Park (plus play area as a separately funded project) in the current levy.

The plan developed based on the public process was not within the \$3,000,000 budget but the consultant examined the project through value engineering and developed two options. Option A will still require the full \$421,000 to be realized as designed and includes reductions in electrical, parking lot, shelter size and design, deleting interpretive signs, smaller restroom, and planting reductions. Option B will still need \$128,000 and further reduces parking lot, deletes shelter completely, further reduces restroom, reduces dog fence improvements, reduces site furnishings, reduces irrigation allowance and reduces play area from 8,500SF to 5,000SF.

If no funds are obtained further reductions will be needed. The project team would need to examine these cuts more specifically but the choices would be difficult and would include cuts to site furnishings, cuts to pathways, eliminating the restroom and further reducing planting and irrigation. The park will not look very developed and may not be as well used as planned or expected.

Conclusion

The staff recommendation is to move \$421,000 from surplus funds in other Neighborhood Park Development projects. \$808,000, which includes \$700,000 of Crown Hill project surplus, is currently available. This does not touch the \$2.9 million inflation reserve.

Contact

This will be reviewed at the November 28 meeting. If there are detailed questions prior to, or in preparation for, the meeting please call Rick Nishi, Parks and Green Spaces Levy Manager, at 733-3919 or e-mail at rick.nishi@seattle.gov