

Covington: Unmatched quality of life



**CITY OF COVINGTON
SPECIAL MEETING AGENDA
CITY COUNCIL JOINT STUDY SESSION WITH PARKS & RECREATION COMMISSION
Council Chambers – 16720 SE 271ST Street, Suite 100, Covington**

Tuesday, June 10, 2014 - 6:00 p.m.

*****Please note meeting start time *****

GENERAL INFORMATION:

The study session is an informal meeting involving discussion between and among the City Council, Commission (if applicable) and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.

CALL CITY COUNCIL JOINT STUDY SESSION TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ITEM(S) FOR DISCUSSION

1. Suwanee Georgia Town Center Development Presentation (Hart)
2. Parks Capital Improvement Program (Thomas)

PUBLIC COMMENT Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.

ADJOURN

For disability accommodations call 253-480-2400 at least 24 hours in advance. For TDD relay service call (800) 833-6384 and ask the operator to dial 253-480-2400.

****Note* A Regular Council meeting will immediately follow at approximately 7:00 p.m.***

Agenda Item 1

Covington City Council Special Study Session

Date: June 10, 2014

SUBJECT: JOINT MEETING WITH PARKS COMMISSION TO DISCUSS SUWANEЕ,
GEORGIA TOWN CENTER DEVELOPMENT

RECOMMENDED BY: Richard Hart, Community Development Director

ATTACHMENTS:

1. Suwanee, Georgia "Play Hard, Live Well, Smile More!" Brochure
2. Suwanee Town Center Fact Sheet, History, Context & Data Handouts
3. Placemaking in Suwanee Town Center-Planning Efforts

PREPARED BY: Richard Hart, Community Development Director

EXPLANATION:

At the American Planning Association national conference in Atlanta, Georgia in April, I was able to attend a half-day workshop with the City of Suwanee, Georgia, as they presented their 12 year planning effort to develop their new Town Center, around a central park and plaza, a new city hall and associated multi-story mixed-use buildings and nearby residential subdivision. Suwanee, Georgia is a small town of around 16,000 residents, 30 miles northeast of Atlanta, with similar demographics to Covington. The whole planning effort has many similarities to our recent efforts to establish our Town Center. They financed most of their project development with a citizen approved bond issue, and the center piece of their new Town Center is a magnificent city park and new city hall.

I have included as attachments to this Blue Sheet several pages of excerpts from several brochures produced by Suwanee as well as a planning document provided at the workshop. I will provide a brief report of their effort at your study session that I hope will generate some discussion and questions. I have also arranged for a video-conference with the City Manager and Community Development Director of Suwanee, Georgia, on Monday, July 21, 2014 from 4:00 to 6:00 pm in the Council Chambers. They will provide a great presentation on the history of their Town Center development, their lessons learned, and successes with their unique funding mechanisms.

ALTERNATIVES:

None

FISCAL IMPACT:

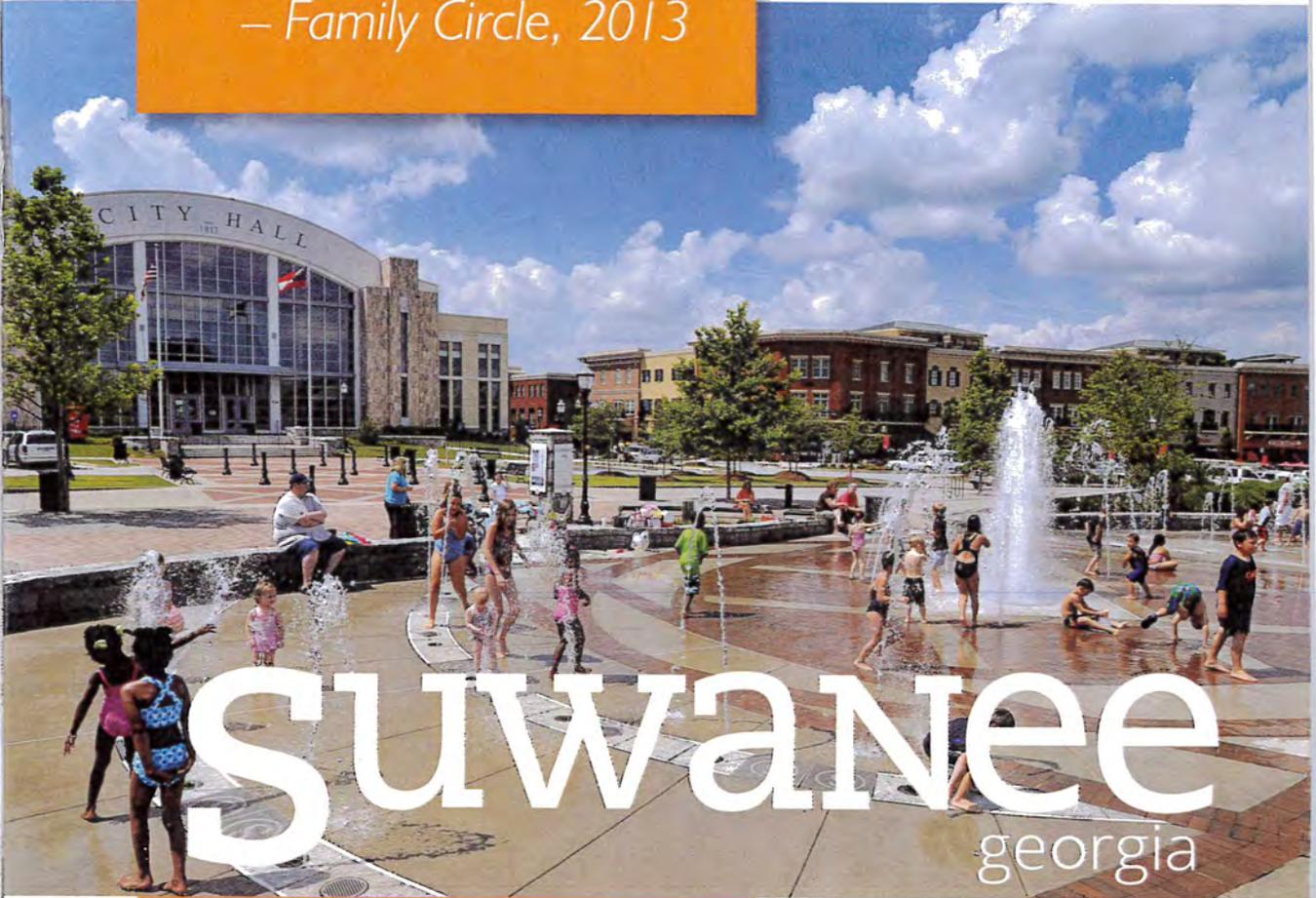
No fiscal impact is expected.

CITY COUNCIL ACTION: _____ Ordinance _____ Resolution _____ Motion X Other

REVIEWED BY: City Manager, Finance Director, Parks & Recreation Director

NO ACTION REQUIRED

One of '10 best
towns for families'
— *Family Circle, 2013*



Suwanee

georgia

**Play hard.
Live well.
Smile more!**

99% of surveyed residents
say Suwanee is a cool
place to live. Find out why . . . ▶



SUWANEE, GEORGIA



Distinctive parks. Great neighborhoods. Easy access to Atlanta, Lake Lanier, and the North Georgia mountains. Crowd-pleasing events. A unique flair for arts and culture. Suwanee has become well-known for doing things right and being a great place to live.

Suwanee has won numerous awards and built a regional reputation for efforts that underscore its commitment to maintaining an outstanding quality of life for residents.

Suwanee's youngest residents are served by the Gwinnett County Public Schools system, the largest in the state and regarded as one of the finest in the nation. We have more than 500 acres of parkland, including a community-built playground, walking and biking trails, and community garden. Our iconic Town Center is our community's "front yard" where residents and others from throughout the metro area gather for concerts and festivals, to shop and eat, or simply to relax and play. And, the City is working to embrace public art as yet another means to make Suwanee distinctive and enhance quality of life.

Whether you're passing through, spending a few days, or thinking about moving in, welcome to Suwanee, Georgia – a community where you can play hard...live well...and smile more.



Cover photo by David Douglas

Photo by Koko Warner

Location, location, location

Long considered one of the hottest places to live in the vibrant Atlanta region, Suwanee has been ranked in recent years by top national publications – such as *Money* and *Family Circle* magazines as well as Kiplinger.com – as one of the best places in the U.S. to call home. Our residents enjoy the charm of small-town living while having access to a wide array of big-city cultural amenities and professional sporting events. And outdoor adventures are available in the north Georgia mountains and nearby lakes. Atlanta is a straight 30-mile shot down Interstate 85, and Hartsfield-Jackson International Airport, one of the world's busiest, is about 45 minutes away. This convenient access is a boon to our businesses and residents as well.



Award-winning Suwanee

In many ways, our community has created its own good fortune through progressive visioning, innovative planning, and hard work. Over the past decade, Suwanee has won more than 100 state, regional, and national awards and recognitions for excellence in community policing, parks, events, community involvement, economic development, financial reporting, marketing, and planning.

A well-trodden welcome mat

A vibrant, just-the-right-size community of about 16,000, Suwanee was not so long ago considered a sleepy little place that marked the northern terminus of Interstate 85. The City's population grew from 2,412 in 1990 to 8,725 in 2000. And 2010 Census data indicates that, despite the nation's sluggish economy in the late 2000s, Suwanee continues to grow – and to grow more diverse with nearly one-third of the community's 2010 population of 15,355 representing minority cultures.



SUWANEE, GEORGIA

Home sweet home

Homebuyers from other parts of the country generally are surprised at how far their housing dollar can stretch in Suwanee. The community offers a variety of housing choices, in single- and multi-family options, that fit an array of lifestyles, including walkable, accessible traditional neighborhood designs and conventional subdivisions complete with cul-de-sacs. Based on county tax assessments, Suwanee's 2012 median home value was \$216,200.

It's not only national publications that are finding Suwanee an excellent place to live – our residents say that they love living here, too. In a recent National Citizen Survey (2012), 99 percent of surveyed residents rated Suwanee as an excellent or good place to live while 97 percent gave thumbs up to the City's overall quality of life.

“Town Center [provides] a much-needed common space of interest and character. . . . [It's] a great brand

that other communities recognize and respect. With this, Suwanee has become less about where my family has a house and more about where we make our home.”

— Jeff Spence



Discover Downtown Suwanee

When you visit downtown Suwanee, you might want to bring along a towel...picnic basket...iPod...reading glasses...appetite...dancing shoes...and a sense of fun. Downtown Suwanee is a delightful juxtaposition of old and new that includes four fabulous parks, the public library, and a number of shops and restaurants. The annual Suwanee SculptTour, a walkable public art encounter, also takes place in downtown Suwanee.

A bit of a split personality, downtown Suwanee includes the vibrant, mixed-use Town Center and the charming, historic Old Town area. Town Center functions as the heart of the Suwanee community and our activity center. City Hall and an array of shops, restaurants, services, and residences surround Town Center Park. In the Old Town area, historic homes, churches, and storefronts date back as far as the 1870s. A pedestrian tunnel and specialized crosswalk connect these two areas.

Eventful Suwanee

Town Center is home to most of Suwanee's community events, including concerts, festivals, outdoor movies, food truck evenings, and the farmers market. Over the past several years, many top bands have performed free concerts in Suwanee, including Atlanta Rhythm Section, Better Than Ezra, Little River Band, Sister Hazel, Tonic, Vertical Horizon, and the Wailers. From spring through the fall, the City hosts nearly 40 events as a means to build and maintain a sense of close-knit community.

Suwanee boasts about 100 restaurants and is located in the midst of Gwinnett County's best shopping. The Mall of Georgia and Sugarloaf Mills are just up or down, respectively, one interstate exit from Suwanee. The 13,000-seat Gwinnett Arena, which plays host to some of the country's hottest performers and premier sporting events, is only 10 minutes away as is Coolray



Field, home to the AAA Gwinnett Braves. Suwanee is fortunate to have in its backyard the Suwanee Sports Academy, a 100,000-square foot training and competition facility that includes seven NBA-regulation basketball courts and 11 volleyball courts.

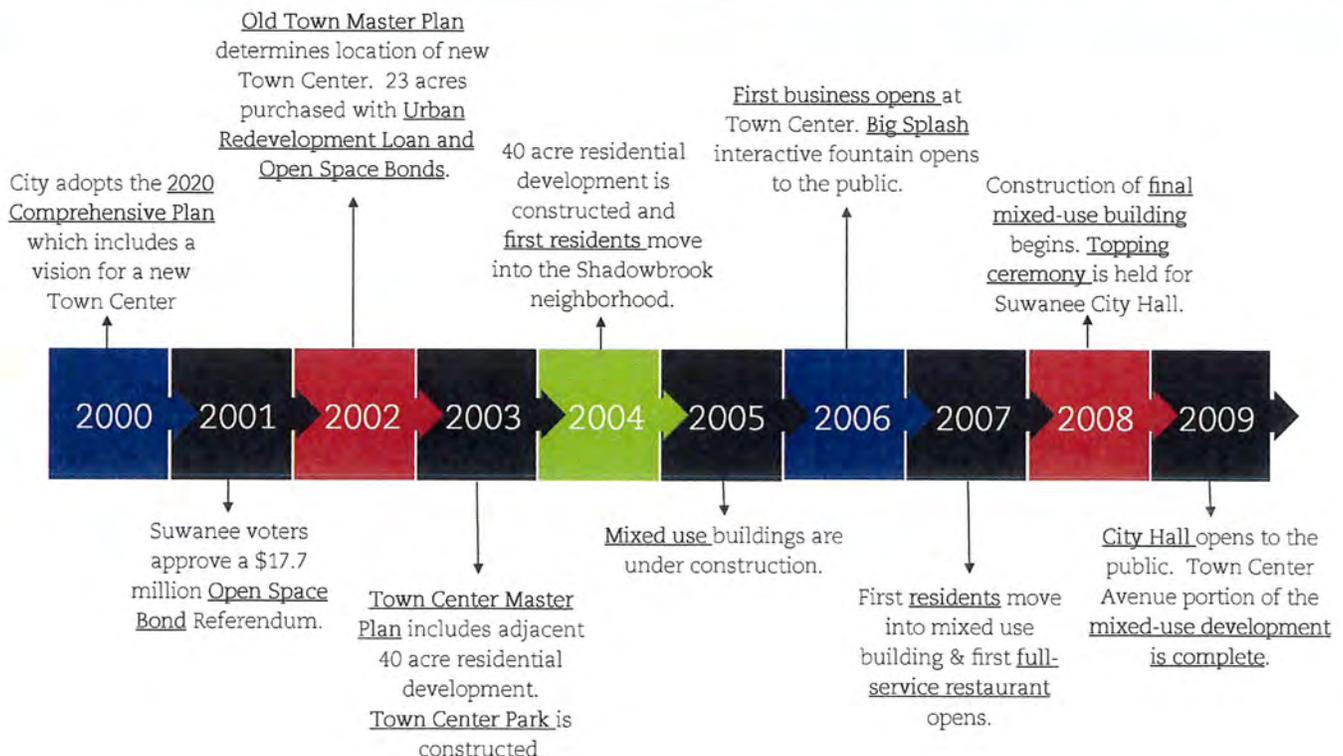
The Atlanta area is home to numerous outstanding golf courses, and a few of the very best are located in or near Suwanee, including Bear's Best Atlanta, ranked by *Golf Magazine* as one of the "top 10 courses you can play in America." And no other place around the country serves up tennis like the Atlanta area, where most neighborhoods have several teams for a variety of age and ability levels. For children, neighborhood swim teams provide a splash of summer fun and competition.

Play Hard • Live Well • Smile More!
SUWANEE.COM

town center factsheet ATTACHMENT 2

Suwanee Town Center is a 63 acre planned mixed use development (PMUD) which includes the 10-acre Town Center Park. Town Center Park is bordered by a 13-acre mixed-use development including the City's 23,600 square foot City Hall. The adjoining 40-acre Shadowbrook residential neighborhood was also included as part of the overall master plan.

<p><u>Land Use:</u></p> <ul style="list-style-type: none"> 87,100 SF Office 100,970 SF Retail 16,000 SF office-retail/acre 232 Housing Units <ul style="list-style-type: none"> 116 Townhouse Units 31 Condominium Units 85 Single Family Units 5 units per acre (Shadowbrook) Open Space: 24.5 acres Retail/Office Vacancy: 9% Parking: 650 spaces (including 200 on-street) <p><u>Events:</u></p> <ul style="list-style-type: none"> Over 30 events per year Estimate 95,000 attendees 1,500 SF Stage <p><u>Town Center Avenue:</u></p> <ul style="list-style-type: none"> clear zone supplemental zone with landscape strip on-street parking 	<p><u>Residential Units:</u></p> <ul style="list-style-type: none"> Townhomes: 3 & 4 bedrooms <ul style="list-style-type: none"> 1,800 SF to 2,200 SF Single-Family: 3 & 4 bedrooms <ul style="list-style-type: none"> 2,200 SF to 2,600 SF Condominiums (occupied): 2 & 3 bedrooms <ul style="list-style-type: none"> 2,000 SF to 2,700 SF <p><u>Land Value:</u></p> <ul style="list-style-type: none"> Appraised Value: \$58.7 million Assessed Value: \$ 23.5 million Annual Tax Revenue: \$845,000 <p><u>Demographics</u></p> <p>138,506 people within 5 miles 44,767 households within 5 miles</p> <p><u>Awards</u></p> <ul style="list-style-type: none"> 2009 Development of Excellence by the Atlanta Regional Commission Trendsetter Award in Economic & Community Development Georgia Downtown Award
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history

As is the case with many communities throughout the South, Suwanee's growth is tied to the evolution of transportation. In 1871, the Southern Railroad line and a depot were built in what today is known as Old Town Suwanee.

In 1880, the Town of Suwanee consisted of 39 dwelling units and 216 people. By 1923, 12 stores were in operation in Old Town. Suwanee was incorporated in 1949, but remained a small agricultural-based community into the 1970s. Then with the extension of the interstate highway system, including Interstate 85 in the 1970s, more development occurred within the City.

While growth and new development occurred throughout the City, the historic Old Town area has remained much the same. In 1949, Suwanee was about 3.1 square miles. Today Suwanee incorporates about 10.8 square miles and is home to more than 16,000 residents.



context

Located about 30 miles north of Atlanta, Suwanee is well-known around the region for its distinctive parks, crowd-pleasing events, and high-quality mixed-use developments.

Suwanee offers a variety of housing options that fit an array of lifestyles. School-aged children are served by the Gwinnett County School System, the largest public school system in Georgia and largely regarded as the finest.

Today, Suwanee is home to an estimated 16,956 residents living in approximately 6,500 housing units. There is approximately 7.4 million square feet of industrial space, 2.6 million square feet of retail space and 876,000 square feet of office space within the City.

The majority (61%) of the City's residents work within Gwinnett County. The remaining commute to areas outside of the county, mostly to Atlanta. Of these workers, more than 90 percent utilize a personal vehicle.



data

Population:

1980: 1,026
1990: 2,412 (135% increase)
2000: 8,725 (262% increase)
2010: 15,355 (76% increase)
2014: 16,956*

Age

Median Age: 37 years
25%: 14 and under; 7%: 65 and older

Race

67.4% White
18% Asian
10.8% Black or African-American
6.7% Hispanic

Education

94.8% High school diploma or higher
48.5% Bachelor's degree or higher

Economic

Household Income: \$65,749/year
Unemployment Rate: 4.3%
Average Home Sales Price: \$298,800

Employment

31.5% Professional
29.8% Sales & Office
14.6 % Service

*estimated population

Source: U.S. Census Bureau, City of Suwanee



Walking Tour Map: Suwanee Town Center



Placemaking in Suwanee Town Center

Monday, April 28th

8:45 AM to 12:45 PM

Planning Efforts

Old Town Master Plan, Adopted 2002



Artist rendering of the proposed Amphitheatre



Town Center Master Plan, Adopted 2003



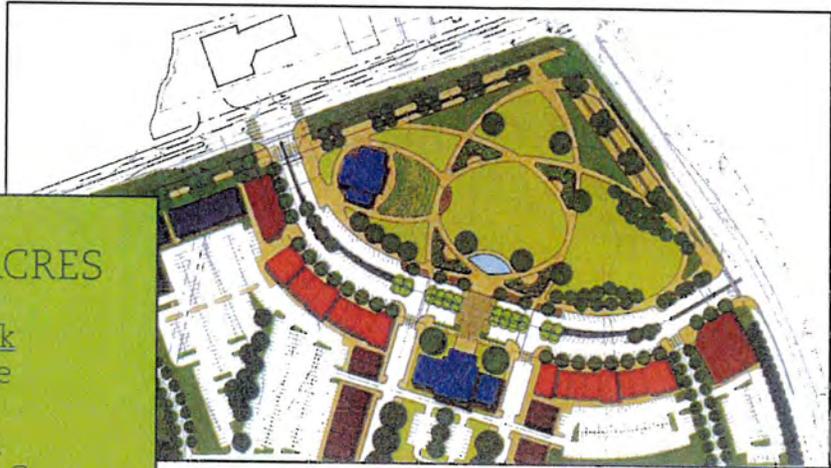
City purchased 23 ACRES

10-acre Town Center Park

- Town Center Avenue
- Amphitheatre
- Interactive fountain

13-acre Mixed-Use Town Center

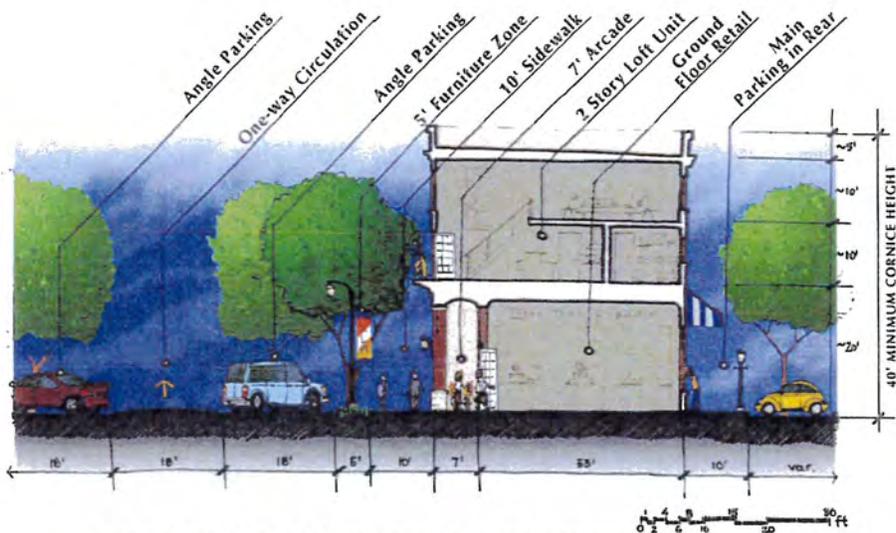
- 31 Multi-family units
- 130,000 Square feet office, commercial, and civic uses



Shadowbrook 40 ACRES

- 116 Townhomes
- 85 Single Family Homes
- 18,000 SF office/retail
- 14.5 acres open space





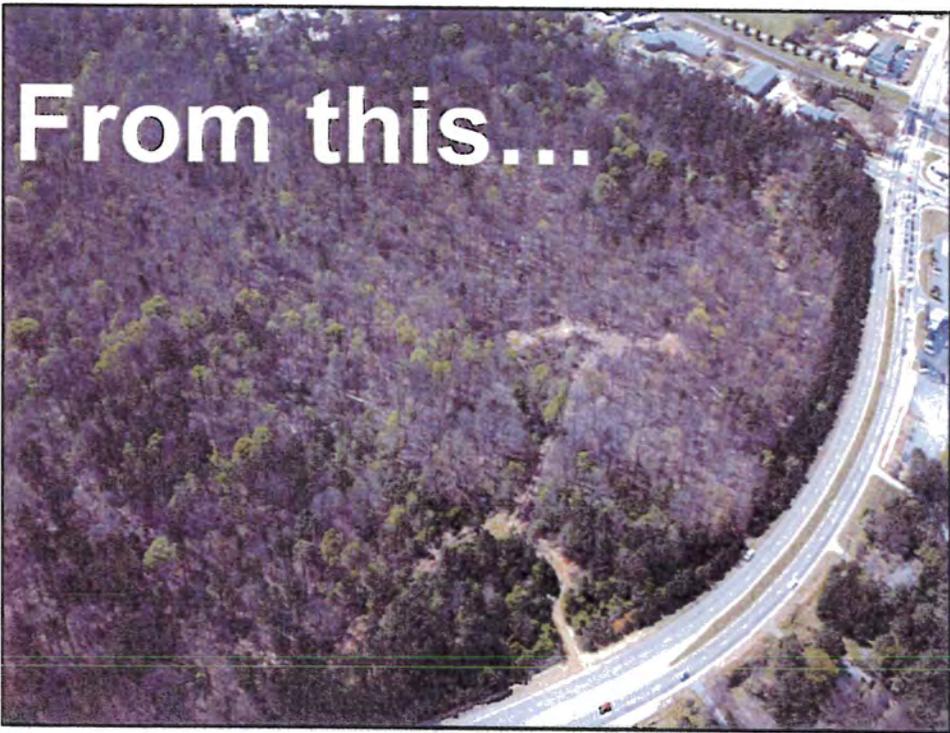
SECTION THROUGH PHASE 2 PARK SIDE - MIXED USE



City of Suwanee
330 Town Center Avenue
Suwanee, GA 30024
770-945-8996
www.suwanee.com

City of
Suwanee
GA 30024

The image shows a view through a window with a grid pattern. Outside, there are two flagpoles: the left one has the Georgia state flag and the right one has the United States flag. Below the flags is a green baseball field with a red infield. The window is set against a blue background.



...to THIS.

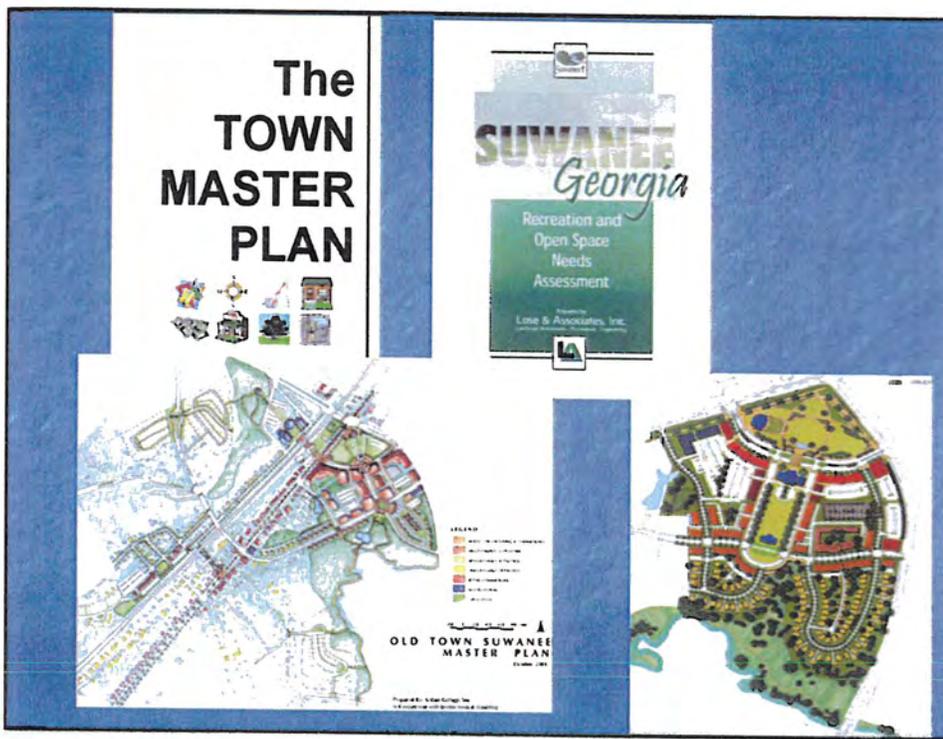


So....what went into making
Suwanee Town Center?



Ultimately, Town Center is the result of Plans, Plans, Plans...

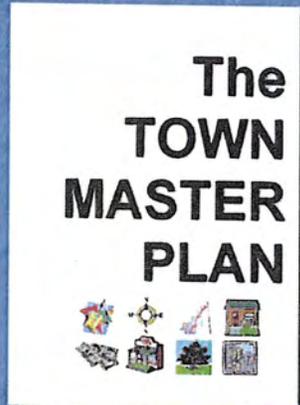
- 2020 Comprehensive Plan (2000)
- Recreation & Open Space Needs Assessment (2001)
- Old Town Master Plan – LCI (2002)
- Suwanee New Town Center Master Plan (2003)



Suwanee 2020 Comprehensive Plan

Goals Included:

- Strengthening Community Identity
- Revitalizing Old Town
- Creating More Parks and Open Space
- Encouraging Highest Quality Development Possible
- Exploring Innovative Development Techniques



Open Space & Recreation Needs Assessment

- *Stemmed from community desires expressed in the 2020 Comprehensive Plan about parks and recreation.*
- *Comprehensive study of City's open space and recreation situation.*
- *Recommended more open space and public gathering spaces including an enhanced town center.*
- *Led to a \$17.7 million Open Space Bond Referendum*

Agenda Item 2

Covington City Council Special Study Session

Date: June 10, 2014

SUBJECT: JOINT MEETING WITH THE PARKS AND RECREATION COMMISSION TO DISCUSS PARKS CIP

RECOMMENDED BY: Scott Thomas, Parks and Recreation Director

ATTACHMENT(S):

1. Parks CIP Project Sheets

PREPARED BY: Angie Feser, Parks Planner

EXPLANATION:

The purpose of this joint meeting with the Parks and Recreation Commission and City Council is to discuss major upcoming planning and capital projects for Parks.

Park planning efforts include the Parks and Recreation Priorities Advisory Committee (PRePAC) and the Parks, Recreation and Open Space (PROS) Plan update and these will be presented. In addition, Parks staff will review the 2015 park capital projects including –

1. Aquatics Center Renovation
2. CCP Phase 2 construction
3. A combined conceptual-level planning effort of Town Center Plaza, SoCo Park and Jenkins Creek Trail
4. SoCo Park acquisition
5. Jenkins Creek Park concept design
6. Gerry Crick Skate Park renovation

ALTERNATIVES:

None

FISCAL IMPACT:

None

CITY COUNCIL ACTION: ___ Ordinance ___ Resolution ___ Motion X Other

PROVIDE INPUT TO COMMISSION

REVIEWED BY: City Manager, Parks and Recreation Director, Finance Director



2014 - 2019 Parks Capital Improvements Program

ATTACHMENT 1

Project: Covington Community Park Phase 2

Project #: 1110

Project Summary

Title: Covington Community Park Phase 2

Start Date: Dec-2013

Project No.: 1110

Est. Completion Date: Oct-2016

Priority No.: A 2

Status: In progress

Location: 17649 SE 240th St

Description and Scope:

Project consists of 60% design of Phase 2 and 3, construction drawings for Phase 2 and then bidding and construction. Proposed elements include performance stage and lawn seating area, picnic shelters, educational shelter, tennis court, outdoor exercise equipment, completing trail system, parking and related infrastructure.

Maintenance / Operations:

Depending on scope of Phase 2 construction, increase in maintenance costs starting October of 2015.

Notes:

Project costs based on 50% design construction estimate with large picnic shelter and Education Shelter utilities added by council, plus 40% soft costs. Legislative grant covers 50% of Park Planner salary for project management. RCO grant application mid-2014.

Level of Service Impact

- Provides no new capacity (repair, replacement, renovation)
- Provides new capacity
- Assists in meeting/maintaining adopted service standard

6-Year Cost / Funding Summary

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Design & Engineering		250,000	500,000						750,000	
Land/ROW Acquisitions									-	
Construction				3,727,891					3,727,891	
Other		246,352	200,752						447,104	
Subtotal	-	496,352	700,752	3,727,891	-	-	-	-	4,924,995	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	\$ -	
Mitigation Fees	-	-	-	-	-	-	-	-	\$ -	
Parks Fee-in-lieu	-	-	-	-	-	-	-	-	\$ -	
Park Impact Fee	-	-	-	-	-	-	-	-	\$ -	
King County Parks Levy	-	-	-	-	-	-	-	-	\$ -	
Donation	-	-	-	-	-	-	-	-	\$ -	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	\$ -	
Councilmanic Bonds	-	-	-	-	-	-	-	-	\$ -	
Voter Approved	-	-	-	-	-	-	-	-	\$ -	
Leg Approp/CTED Grant	2,100,000	-	2,324,995	-	-	-	-	-	\$ 4,424,995	
LWCF Grant	-	-	-	-	-	-	-	-	\$ -	
WWRP Grant	-	-	500,000	-	-	-	-	-	\$ 500,000	
King Conservation Futures Tax	-	-	-	-	-	-	-	-	\$ -	
King Conservation District	-	-	-	-	-	-	-	-	\$ -	
King County YSFG	-	-	-	-	-	-	-	-	\$ -	
King County CSD Grant	-	-	-	-	-	-	-	-	\$ -	
Subtotal	2,100,000	-	2,824,995	-	-	-	-	-	\$ 4,924,995	
Funding Summary	\$ 2,100,000	\$ 1,603,648	\$ 3,727,891	\$ -						

Notes: Project funding and expenditure amounts shown in future years column are preliminary estimates for planning purposes. Identification of specific expenditures and future funding sources will be made as projects move into the 6-year planning program.



2014 - 2019 Parks Capital Improvements Program

Project: South Covington (SoCo) Park

Project #: 1019

Project Summary

Title: South Covington (SoCo) Park

Start Date: Jan-2014

Project No.: 1019

Est. Completion Date: Jul-2015

Priority No.: A 5

Status: In progress

Location: 17081, 17071, & 17065 SE WAX RD 98042

Description and Scope:

This site consists of three adjacent parcels totaling 5.65 acres to create SoCo Park. It is located across Wax Road from the town center and potential park features include location for community events, holiday lighting tree, play equipment, lawn, trails, picnic table/shelter, benches, interpretative signs and creek access.

Maintenance / Operations:

The acquisition agreements with the land owners will determine level of maintenance required. If they continue to reside on the property, M&O could be minimal, depending upon the agreement. When they vacate the property, M&O will increase significantly.

Notes:

2014 King Conservation Futures grant application for \$662,979, and 2014 WWRP-LP Grant application for \$500,000 for acquisition. 2015 Concept Plan with Town Center Plaza and Jenkins Creek Trail (\$20k/each). Possible Parks Bond/Levy project for development.

Level of Service Impact

- _____ Provides no new capacity (repair, replacement, renovation)
- Provides new capacity
- _____ Assists in meeting/maintaining adopted service standard

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design			\$ 20,000						\$ 20,000	
Design & Engineering									\$ -	
Land/ROW Acquisitions		114,000	904,000		823,125				\$ 1,841,125	
Construction			86,500				3,689,974		\$ 3,776,474	
Other									\$ -	
Subtotal	-	114,000	1,010,500	-	823,125	-	3,689,974	-	5,637,599	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	\$ -	
Mitigation Fees	-	-	-	-	-	-	-	-	\$ -	
Parks Fee-in-lieu	-	-	20,000	-	-	-	-	-	\$ 20,000	
Park Impact Fee	-	-	-	-	-	-	-	-	\$ -	
King County Parks Levy	30,000	30,000	-	-	-	-	-	-	\$ 60,000	
Donation	-	-	-	-	-	-	-	-	\$ -	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	\$ -	
Councilmanic Bonds	-	-	-	-	-	-	-	-	\$ -	
Voter Approved	-	-	-	-	-	-	3,298,146	-	\$ 3,298,146	
Leg Approp/CTED Grant	-	-	-	-	-	-	-	-	\$ -	
LWCF Grant	-	-	-	-	-	-	-	-	\$ -	
WWRP Grant	-	-	500,000	-	500,000	-	-	-	\$ 1,000,000	
King Conservation Futures Tax	200,000	-	662,979	-	-	-	-	-	\$ 862,979	
King Conservation District	-	-	-	-	-	-	-	-	\$ -	
King County YSFG	-	-	-	-	-	-	-	-	\$ -	
King County CSD Grant	-	-	-	-	-	-	-	-	\$ -	
Subtotal	230,000	30,000	1,182,979	-	500,000	-	3,298,146	-	\$ 5,241,125	
Funding Summary	\$ 230,000	\$ 146,000	\$ 172,479	\$ -	\$ (323,125)	\$ -	\$ (391,828)	\$ -	\$ 396,474	



2014 - 2019 Parks Capital Improvements Program

Project: Town Center Park Plaza

Project #: 2011

Project Summary

Title: Town Center Park Plaza

Start Date: 2014

Project No.: 2011

Est. Completion Date: Unknown

Priority No.: A 6

Status: Not started

Location: Within Town Center

Description and Scope:

Design and construction of Town Center Park Plaza concurrently with Town Center design and construction. Elements could include open plaza area, seating, social and gathering areas, shelters, water feature, hardscape, public art and other amenities identified during the design process.

Maintenance / Operations:

Significant M&O impact upon completion.

Notes:

2015 Concept plan with SoCo and Jenkins Creek Trail projects (\$20k/each). Possible Parks Bond/Levy project.

Level of Service Impact

- _____ Provides no new capacity (repair, replacement, renovation)
- X Provides new capacity
- _____ Assists in meeting/maintaining adopted service standard

6-Year Cost / Funding Summary

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design			\$ 20,000						\$ 20,000	
Design & Engineering									\$ 1,834,540	
Land/ROW Acquisitions										
Construction									\$ 2,751,840	
Other										
Subtotal	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,606,380	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	\$ -	
Mitigation Fees	-	-	-	-	-	-	-	-	\$ -	
Parks Fee-in-lieu	-	-	20,000	-	-	-	-	-	\$ 20,000	
Park Impact Fee	-	-	-	-	-	-	-	-	\$ -	
King County Parks Levy	-	-	-	-	-	-	-	-	\$ -	
Donation	-	-	-	-	-	-	-	-	\$ -	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	\$ -	
Councilmanic Bonds	-	-	-	-	-	-	-	-	\$ -	
Voter Approved	-	-	-	-	-	-	-	4,586,380	\$ 4,586,380	
Leg Approp/CTED Grant	-	-	-	-	-	-	-	-	\$ -	
LWCF Grant	-	-	-	-	-	-	-	-	\$ -	
WWRP Grant	-	-	-	-	-	-	-	-	\$ -	
King Conservation Futures Tax	-	-	-	-	-	-	-	-	\$ -	
King Conservation District	-	-	-	-	-	-	-	-	\$ -	
King County YSFG	-	-	-	-	-	-	-	-	\$ -	
King County CSD Grant	-	-	-	-	-	-	-	-	\$ -	
Subtotal	-	-	20,000	-	-	-	-	4,586,380	\$ 4,606,380	
Funding Summary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,586,380)	\$ -	

Notes: Project funding and expenditure amounts shown in future years column are preliminary estimates for planning purposes. Identification of specific expenditures and future funding sources will be made as projects move into the 6-year planning program.



2014 - 2019 Parks Capital Improvements Program

Project: Jenkins Creek Park

Project #: 1014

Project Summary

Title: Jenkins Creek Park	Start Date: Jan-2016
Project No.: 1014	Est. Completion Date: Dec-2017
Priority No.: A 8	Status: Not started
Location: 18050 SE 267TH PL 98042	

Description and Scope:

Plan, design, construct park improvements to possibly include replacing damaged signs, tables, boardwalk, viewing deck, paved trails, lawn areas, and meadows; possible trail on west side and any features identified in planning phase such as a playground, sports courts and picnic shelters.

Maintenance / Operations:

Increase M&O depending on improvements and new elements installed, which will be developed during the design and planning process.

Notes:

Possible Parks Bond/Levy project.

Level of Service Impact

- Provides no new capacity (repair, replacement, renovation)
- Provides new capacity
- Assists in meeting/maintaining adopted service standard

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	
Design & Engineering	-	-	-	45,000	186,794	-	-	-	231,794	
Land/ROW Acquisitions	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	-	1,722,330	-	-	1,722,330	
Other	-	-	-	-	-	-	-	-	-	
Subtotal	-	-	30,000	45,000	186,794	1,722,330	-	-	1,984,124	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	-	
Mitigation Fees	-	-	-	-	-	-	-	-	-	
Parks Fee-in-lieu	-	-	30,000	-	-	-	-	-	30,000	
Park Impact Fee	-	-	-	-	-	-	-	-	-	
King County Parks Levy	-	-	-	-	-	-	-	-	-	
Donation	-	-	-	-	-	-	-	-	-	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	-	
Councilmanic Bonds	-	-	-	-	-	-	-	-	-	
Voter Approved	-	-	-	45,000	186,794	1,722,330	-	-	1,954,124	
Leg Approp/CTED Grant	-	-	-	-	-	-	-	-	-	
LWCF Grant	-	-	-	-	-	-	-	-	-	
WWRP Grant	-	-	-	-	-	-	-	-	-	
King Conservation Futures Tax	-	-	-	-	-	-	-	-	-	
King Conservation District	-	-	-	-	-	-	-	-	-	
King County YSFG	-	-	-	-	-	-	-	-	-	
King County CSD Grant	-	-	-	-	-	-	-	-	-	
Subtotal	-	-	30,000	45,000	186,794	1,722,330	-	-	1,984,124	
Funding Summary	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 0	

Notes: Project funding and expenditure amounts shown in future years column are preliminary estimates for planning purposes. Identification of specific expenditures and future funding sources will be made as projects move into the 6-year planning program.



2014 - 2019 Parks Capital Improvements Program

Project: Jenkins Creek Park

Project #: 1014

Project Summary

Title: Jenkins Creek Park	Start Date: Jan-2016
Project No.: 1014	Est. Completion Date: Dec-2017
Priority No.: A 8	Status: Not started
Location: 18050 SE 267TH PL 98042	

Description and Scope:

Plan, design, construct park improvements to possibly include replacing damaged signs, tables, boardwalk, viewing deck, paved trails, lawn areas, and meadows; possible trail on west side and any features identified in planning phase such as a playground, sports courts and picnic shelters.

Maintenance / Operations:

Increase M&O depending on improvements and new elements installed, which will be developed during the design and planning process.

Notes:

Possible Parks Bond/Levy project.

Level of Service Impact

- Provides no new capacity (repair, replacement, renovation)
- Provides new capacity
- Assists in meeting/maintaining adopted service standard

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	
Design & Engineering	-	-	-	45,000	186,794	-	-	-	231,794	
Land/ROW Acquisitions	-	-	-	-	-	-	-	-	-	
Construction	-	-	-	-	-	1,722,330	-	-	1,722,330	
Other	-	-	-	-	-	-	-	-	-	
Subtotal	-	-	30,000	45,000	186,794	1,722,330	-	-	1,984,124	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	-	
Mitigation Fees	-	-	-	-	-	-	-	-	-	
Parks Fee-in-lieu	-	-	30,000	-	-	-	-	-	30,000	
Park Impact Fee	-	-	-	-	-	-	-	-	-	
King County Parks Levy	-	-	-	-	-	-	-	-	-	
Donation	-	-	-	-	-	-	-	-	-	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	-	
Councilmanic Bonds	-	-	-	-	-	-	-	-	-	
Voter Approved	-	-	-	45,000	186,794	1,722,330	-	-	1,954,124	
Leg Approp/CTED Grant	-	-	-	-	-	-	-	-	-	
LWCF Grant	-	-	-	-	-	-	-	-	-	
WWRP Grant	-	-	-	-	-	-	-	-	-	
King Conservation Futures Tax	-	-	-	-	-	-	-	-	-	
King Conservation District	-	-	-	-	-	-	-	-	-	
King County YSFG	-	-	-	-	-	-	-	-	-	
King County CSD Grant	-	-	-	-	-	-	-	-	-	
Subtotal	-	-	30,000	45,000	186,794	1,722,330	-	-	1,984,124	
Funding Summary	\$ -	\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ 0	

Notes: Project funding and expenditure amounts shown in future years column are preliminary estimates for planning purposes. Identification of specific expenditures and future funding sources will be made as projects move into the 6-year planning program.



2014 - 2019 Parks Capital Improvements Program

Project: Gerry Crick Skate Park Renovation

Project #: 1013

Project Summary

Title: Gerry Crick Skate Park Renovation	Start Date: Dec-2015
Project No.: 1013	Est. Completion Date: Oct-2016
Priority No.: A 10	Status: Not started
Location: 25132 164th Ave SE	

Description and Scope:

Renovation- replacement of ramps and features, demolition of camera/light poles. Design input from youth, installation of new pieces on existing concrete slab.

Maintenance / Operations:

Replacement of existing elements, should not significantly increase maintenance and operations demand. May even decrease maintenance attention required.

Notes:

Skate park equipment needs replacement within next few years or the park may need to be closed due to safety issues. Application to King County YSFG program May 2015.

Level of Service Impact

- Provides no new capacity (repair, replacement, renovation)
- Provides new capacity
- Assists in meeting/maintaining adopted service standard

Costs

	Prior Yrs	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
Pre Design									\$ -	
Design & Engineering			\$ 22,702						\$ 22,702	
Land/ROW Acquisitions									\$ -	
Construction			\$ 109,143						\$ 109,143	
Other									\$ -	
Subtotal	\$ -	\$ -	\$ 131,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,845	

Funding

	Prior Years	2014	2015	2016	2017	2018	2019	2020	6-Yr Total	Future Yrs
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Fund	-	-	-	-	-	-	-	-	\$ -	
Mitigation Fees	-	-	-	-	-	-	-	-	\$ -	
Parks Fee-in-lieu	-	24,750	11,172	-	-	-	-	-	\$ 35,922	
Park Impact Fee	-	-	-	-	-	-	-	-	\$ -	
King County Parks Levy	-	-	30,000	-	-	-	-	-	\$ 30,000	
Donation	-	-	-	-	-	-	-	-	\$ -	
Utility Tax (1/2%)	-	-	-	-	-	-	-	-	\$ -	
Councilmanic Bonds	-	-	-	-	-	-	-	-	\$ -	
Voter Approved	-	-	-	-	-	-	-	-	\$ -	
Leg Approp/CTED Grant	-	-	-	-	-	-	-	-	\$ -	
LWCF Grant	-	-	-	-	-	-	-	-	\$ -	
WWRP Grant	-	-	-	-	-	-	-	-	\$ -	
King Conservation Futures Tax	-	-	-	-	-	-	-	-	\$ -	
King Conservation District	-	-	-	-	-	-	-	-	\$ -	
King County YSFG	-	-	65,922	-	-	-	-	-	\$ 65,922	
King County CSD Grant	-	-	-	-	-	-	-	-	\$ -	
Subtotal	-	24,750	107,094	-	-	-	-	-	\$ 131,844	
Funding Summary	\$ -	\$ (24,750)	\$ 24,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	

Notes: Project funding and expenditure amounts shown in future years column are preliminary estimates for planning purposes. Identification of specific expenditures and future funding sources will be made as projects move into the 6-year planning program.