



City of Bellevue

Parks Long Term Financing

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Direction

Staff is seeking direction on the package of capital project categories to be considered in a potential parks voter-approved ballot measure for the November 2022 General Election.

AGENDA



Background and Timeline



Council priority - Follow up



Park System Plan Update - Priorities



Park Board Recommendations



Capital Project Categories



Next Steps

Council Priority

Adopted: May 21, 2021
Council 3-Year Priorities
2021-2023

Priority 9:


“Advance a park funding strategy, including consideration of new funding sources for operations, maintenance and capital.”

Background

3/7/2022 Budget Workshop - Overview of the Parks Long Range Capital Plan

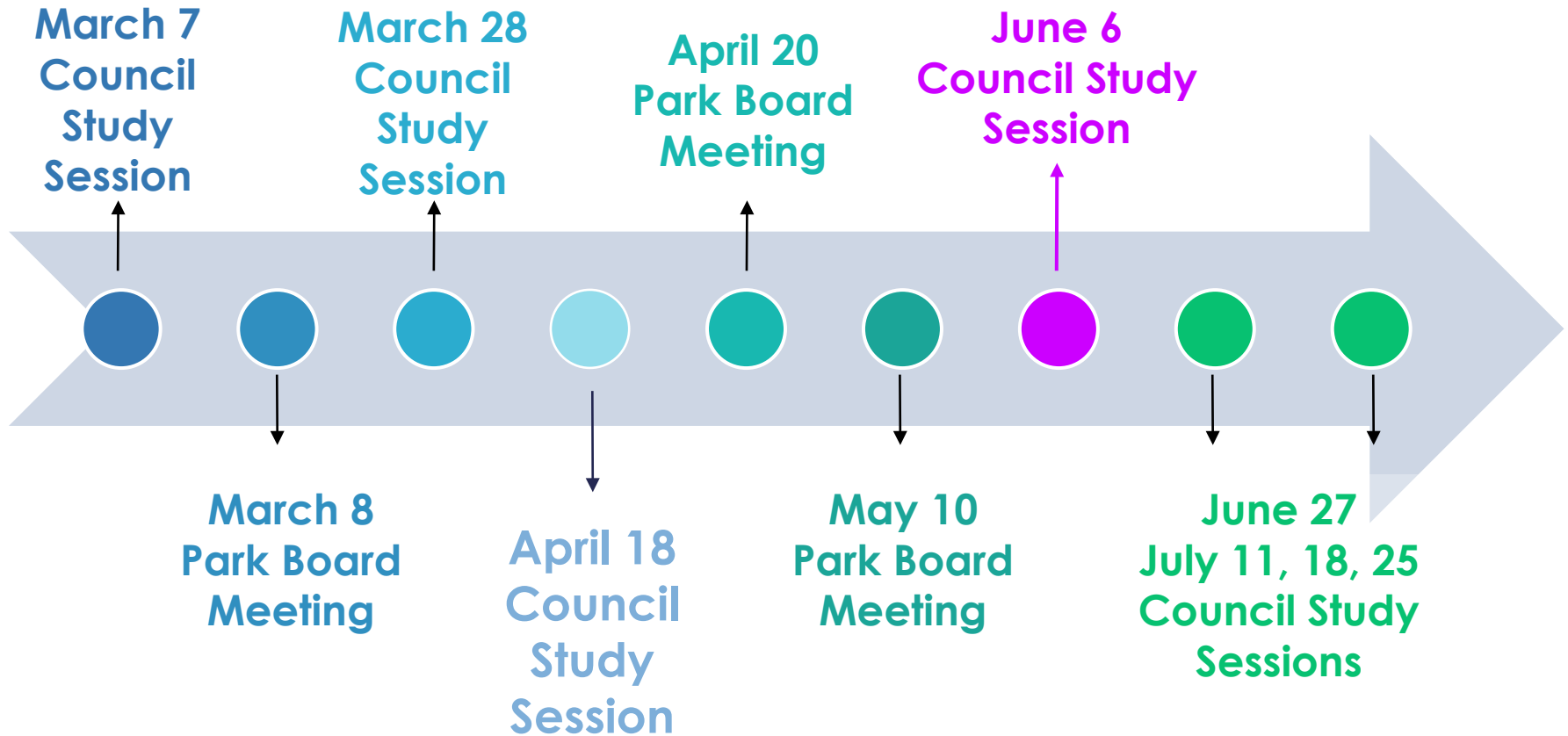


3/28/2022 Council Study Session - Parks and Open Space System Plan



4/18/2022 Council Study Session – Options for voter-approved initiatives, impact fees & Park Board role

Timeline



Parks & Open Space System Plan

**2022
Update
Survey**

**Facility
Use**

Use in the past
12 months
(Survey data)

Type of Facility	Anyone in Household
Trail through natural areas	80%
Paved or gravel trails	80%
Community beach, waterfront park, or boat launch	68%
Parks with display gardens	62%
Open areas for unstructured play	61%
Outdoor sports fields or courts	43%
Playgrounds	43%
Community / visitor centers	30%
Indoor sports facilities / fitness centers	23%
Designated off-leash dog areas	22%
Swimming pools	13%
Other	2%

Parks & Open Space System Plan

2022 Update; Survey Preferences

All Respondents

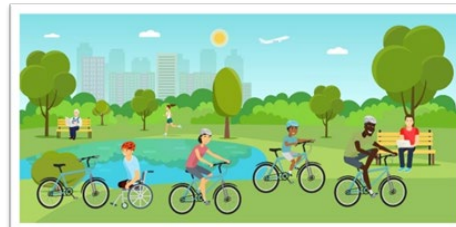
- ✓ Trails through natural area
- ✓ Paved or gravel trails
- ✓ Beach, waterfront park, or boat launch
- ✓ Unstructured play/picnic areas
- ✓ Park with display gardens
- ✓ Outdoor sports field or sport court
- ✓ Swimming Pool
- ✓ Indoor sports facility or fitness center



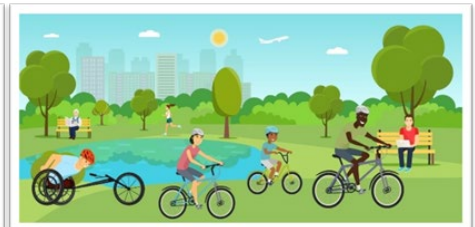
Parks & Open Space System Plan

2022 Update – Equity Lens

- Goals –
 - ✓ provide equitable and inclusive access to park facilities
 - ✓ provide spaces, services & programs that remove disparities in opportunities, power & resources
- Analysis –
 - ✓ Geographic distribution of park system within neighborhood areas
 - ✓ Overlay population, race/ethnic background, household income, resident type and utilization
- Project Prioritization Criteria –
 - ✓ Does the project serve diverse communities?
 - ✓ Will it be accessible to those population or will it improve access underserved communities?



Equality



Equity

Park Board Recommendation

Overall Principles:

- Include mix of projects – quick and phased investment
- Advance goal of increasing access to parks or trails to underserved neighborhoods
- Address impact of rapid growth - preserve remaining open space
- Choose mechanism with significant early funding

Park Board Recommendations

Focus Areas:

- Trails and Open Space
 - Continue expansion of park trail system
 - Acquire and preserve undeveloped open space
- Urban Park Systems
 - Continue investment in Downtown Bellevue - Ashwood Park
 - New investment in BelRed, Wilburton & Eastrail
- Neighborhood and Community Park Facilities
 - Acquisition & development (Eastgate & Factoria)
 - Expansion & improvement of current parks

Park Board Recommendations

Focus Areas continued:

- Active Recreation
 - Support continued progress toward Aquatic Center
 - Responsive to community needs & emerging sports (off-leash dog areas, pickleball courts, cricket grounds)
- Water Access
 - Continue phased investment at Meydenbauer Bay Park
 - Increase public access to City's shorelines – Lake Sammamish

Project Categories

<i>Proposed Project Categories (in Millions):</i>	<i>Range in potential cost</i>	
Open Space, Greenways, Wildlife Corridors & Trails		
Community Parks – e.g., BBG Wetland Sun Terrace Development		
Neighborhood Parks: e.g., Eastgate, Factoria		
Recreation/Community Facilities: e.g., Aquatics, Cross Cultural Ctr.		
Waterfront Restoration/Development: e.g., Meydenbauer Bay, Chism		
BelRed/Wilburton Acquisition/Development		
Emerging Sports, Off Leash Areas		
Retire 2008 Parks Levy		
Subtotal, Capital	\$95.0	\$172.4
Maintenance & Operating Cost		

Examples shown are potential projects and are not all inclusive.

Next Steps:

- Amend capital project categories as directed; calculate M&O project costs
- Formulate levy rate options for capital and M&O components
- Prepare responses to additional questions on potential voter-approved funding options
- Complete additional public outreach through on-line 'Engaging Bellevue' questionnaire



Direction

Staff is seeking direction on the package of capital project categories to be considered in a potential parks voter-approved ballot measure for the November 2022 General Election.

Voter Initiatives

	Regular Levy Lift 9-Yr Bond OR Pay as You Go	Regular Levy Lift 20-Yr Pay as You Go	Excess Levy Voter Approved Bonds
Vote Requirement	50% + 1 approval	50% + 1 approval	60% approval
Voter Validation	No	No	Yes
Ballot Options	Option for single ballot for capital and M&O or separate	Option for single ballot for capital and M&O or separate	Separate ballot for capital and M&O

Strawman Scenario 1



9-Year Regular Levy (Simple Majority)

	<i>Without Retirement of 2008 Levy</i>	<i>With Retirement of 2008 Levy</i>
<i>Proposed Project Categories (in Millions):</i>		
Open Space, Greenways, Wildlife Corridors & Trails	\$20.0	\$20.0
BBG Wetland Sun Terrace Phase Development	5.0	5.0
Neighborhood Parks: Eastgate/Factoria and Ashwood	20.0	20.0
Recreation/Community Facilities	20.0	20.0
Waterfront Restoration/Development	10.0	10.0
BelRed/Wilburton Acquisition/Development	10.0	10.0
Emerging Sports, Off Leash Areas	10.0	10.0
Lake Sammamish/Airfield Park Phase 1 Development	0	20.4
Subtotal, Capital	\$95.0	\$115.4
Maintenance & Operating Cost (in Millions)	\$2.1	\$2.1
Tax Rate per \$1,000 AV (Capital + M&O)	\$0.185	\$0.220
Cost Per \$1M HH - 2022 Proposed Package	\$186	\$220
Cost Per \$1M HH - 2008 Parks Levy as of 2022	\$44	\$0
Estimated Impact to HH	\$230	\$220



Strawman Scenario 2

20-Year Regular Levy

(Regular Levy, Simple Majority)

	<i>Without Retirement of 2008 Levy</i>	<i>With Retirement of 2008 Levy</i>
<i>Proposed Project Categories (in Millions):</i> (★ Different from Scenario 1)		
Open Space, Greenways, Wildlife Corridors & Trails ★	\$25.0	\$25.0
BBG Wetland Sun Terrace Phase Development	5.0	5.0
Neighborhood Parks: Eastgate/Factoria and Ashwood	20.0	20.0
Recreation/Community Facilities ★	25.0	25.0
Waterfront Restoration/Development ★	25.0	25.0
BelRed/Wilburton Acquisition/Development ★	15.0	15.0
Emerging Sports, Off Leash Areas	10.0	10.0
Meydenbauer Bay Phase II/Downtown Development ★	20.0	20.0
Lake Sammamish/Airfield Park Phase 1 Development	0	27.4
Subtotal, Capital	\$145.0	\$172.4
Maintenance & Operating Cost (in Millions)	\$2.5	\$2.5
Tax Rate per \$1,000 AV (Capital + M&O)	\$0.185	\$0.220
Cost Per \$1M HH - 2022 Proposed Package	\$186	\$220
Cost Per \$1M HH - 2008 Parks Levy as of 2022	\$44	\$0
Estimated Impact to HH	\$230	\$220



Strawman Scenario 3

20-Year Bond

(Excess Levy, Supermajority 60%)

	<i>Without Retirement of 2008 Levy</i>	<i>With Retirement of 2008 Levy</i>
<i>Proposed Project Categories (in Millions): (★ Different from Scenario 1)</i>		
Open Space, Greenways, Wildlife Corridors & Trails ★	\$25.0	\$25.0
BBG Wetland Sun Terrace Phase Development	5.0	\$5.0
Neighborhood Parks: Eastgate/Factoria and Ashwood	20.0	\$20.0
Recreation/Community Facilities ★	25.0	\$25.0
Waterfront Restoration/Development ★	25.0	\$25.0
BelRed/Wilburton Acquisition/Development ★	15.0	\$15.0
Emerging Sports, Off Leash Areas	10.0	\$10.0
Meydenbauer Bay Phase II/Downtown Development ★	20.0	\$20.0
Lake Sammamish/Airfield Park Phase 1 Development	0	\$27.4
Subtotal, Capital	\$145.0	\$172.4
Maintenance & Operating Cost (in Millions)	\$2.5	\$2.5
Tax Rate per \$1,000 AV (Capital + M&O)	\$0.16	\$0.18
Cost Per \$1M HH - 2022 Proposed Package	\$159	\$183
Cost Per \$1M HH - 2008 Parks Levy as of 2022	\$44	\$0
Estimated Impact to HH	\$203	\$183

Strawman Scenarios Recap



	<i>Without Retirement of 2008 Levy</i>	<i>With Retirement of 2008 Levy</i>
Regular Levy – Simple Majority		
9-Yr Levy (Bonds, pay as you go, or combo)	\$95M	\$115M
20-Yr Levy (Pay as you go)	\$145M	\$172M
Est. Tax per \$1000/AV (Capital + M&O)	18.5 cents	22 cents
Est. Cost to \$1M home (Capital + M&O)	\$234	\$218
Est. Annual Amount to the City	\$14.2M	\$16.9M

Excess Levy – Supermajority

20-Yr Bond	\$145M	\$172M
Est Tax per \$1000/AV (Capital + M&O)	16 cents	18 cents
Est Cost to \$1M Property (Capital + M&O)	\$203	\$183
Est. Annual Amount to the City	\$12.3M	\$13.8M

Comparing the two 20-year options, the excess levy option is less expensive per property owner as it allows for upfront bonding at current interest rates and is less susceptible to inflation risk over time. The 20-year pay has you go has greater inflation risk.