



# City Council Study Session

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## **AGENDA**

### **Revised**

January 15, 2013

6:30 pm – 8:00 pm

#### **Call to Order**

#### **Public Comment**

*This is an opportunity for the public to address the Council. Three-minutes limit per person or 5 minutes if representing the official position of a recognized community organization.*

#### **Topics**

- Interviews: Arts Commission Applicants  
Parks & Recreation Commission Applicants  
Planning Commission Applicants
- Discussion: Transportation Level of Service
- Community Center Operation and Management Agreement
- City Manager Report: KinderAce Proposal

Executive Session: If Necessary

#### **Adjournment**

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

## ARTS COMMISSION APPOINTMENTS

**Vacant Positions:**

|             |                                     |
|-------------|-------------------------------------|
| Position #1 | Four Year Term (term ending 1/2017) |
| Position #2 | Four Year Term (term ending 1/2017) |
| Position #4 | One Year Term (term ending 1/2014)  |

**Applicants:**

- Lin Garretson\*
- Amy Lam
- Margaret Rosenow
- Anne Schaefer\*

\*Current Commissioner

## PARKS & RECREATION COMMISSION APPOINTMENTS

|                   |             |                                   |
|-------------------|-------------|-----------------------------------|
| <b>Vacancies:</b> | Position #1 | Four Year Term (term ending 1/17) |
|                   | Position #2 | Four Year Term (term ending 1/17) |
|                   | Position #3 | Four Year Term (term ending 1/17) |

|                    |                   |
|--------------------|-------------------|
| <b>Applicants:</b> | Pauline Cantor*   |
|                    | Loreen Leo        |
|                    | Christine Malchow |
|                    | Harry S. McGee    |
|                    | Sharon Steinbis   |
|                    | Cheryl Wagner     |

\*Current Commissioner





## Memorandum

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**DATE:** January 2, 2013

**TO:** City Council  
Ben Yazici, City Manager

**FROM:** Laura Philpot, PE; Public Works Director

**RE:** Transportation Comprehensive Plan Update: Level of Service Standards and Street Impact Fees

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At the City Council/ Planning Commission joint study session on May 8, 2012 staff provided a detailed history of our Transportation Program. In addition, the City's consultant gave a detailed explanation of the city's transportation model and shared the results from the most current calibration efforts.

The background was provided to help illustrate the steps required to make modifications to the City's transportation project list (projects that are required to meet the capacity needs to serve future growth). Staff presented four options for modifying the city's transportation project list and shared some of the pros and cons for each of the options. These options were based on the assumptions that the City maintains the current methodology for calculating level of service (LOS) and the current methodology for calculating the traffic impact fee amounts.

The four options presented were:

- A. **Replace Some Projects/Test:** Remove desired existing project from the project list and run model to see if alternative projects can be added to system to meet future capacity needs to maintain concurrency. This option was tested prior to the meeting on May 8, 2012. The test case removed the future phases of East Lake Sammamish Parkway. The system (based on current policies) failed in future years.
- B. **Lower LOS System Wide:** This option could potentially eliminate most, if not all projects currently identified in the 18 year transportation improvement plan.
- C. **Facility Specific LOS:** Assign unique level of service standards for specific corridors that differs from the rest of the city.
- D. **LOS Averaging:** Look at new ways of averaging capacity, e.g. adding a screen line across the north end of the city and averaging the capacity of ELSP, Sahalee and 244<sup>th</sup> Ave NE

During the May 2012 Joint Study Session staff recommended that option D be further evaluated with the Planning Commission. There was a significant amount of discussion about the validity of option C. It

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was decided that no direction would be provided that night and the City Council would revisit the discussion once the Planning Commission has capacity in their schedule. It is anticipated that the Planning Commission will be able to begin reviewing this topic as soon as February 2013.

Staff will be providing a presentation at the City Council meeting on January 8, 2013 to continue the review. The goal is to leave the meeting with clear direction provided by the City Council to the Planning Commission. The Power Point Presentation is attached to this memo for Council's review prior to the meeting.

Based on the feedback received from City Council at the May meeting and further review by staff, staff is amending the recommendation from Option D to Option C.

Recommendation is for staff to work with the Planning Commission to review:

- Option C - Facility Specific LOS
- Any associated policy revisions
- Any associated project list revisions

The proposed schedule is:

- FEBRUARY/MARCH 2013: Meet with Planning Commission to review in detail necessary policy changes and associated impacts
- SUMMER 2013: City Council review and Public Hearing
- 4th Quarter 2013: City Council adopts any necessary modifications as part of the 2013 Comprehensive Plan Amendment Docket Request



## MEMORANDUM

DATE: January 9, 2013

TO: City Council

FROM: Ben Yazici, City Manager  
Jessi Richardson, Director of Parks and Recreation

RE: Community Center Operation and Management Agreement

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In preparation for the Study Session on Tuesday, January 15, we wanted to provide you with an update on the community center operating agreement with the YMCA. For the past several months City staff have been working with YMCA staff to develop an operating agreement for the community center and we are pleased to report that we are very close to having an agreement that satisfies both parties.

We anticipate having a formal agreement ready for your review and approval in February. In the meantime, we have included a brief summary of the agreed upon terms below.

**Term of the Lease:** 25-years with an option to extend to a maximum of 50-years.

**Rent:** \$1.00 per year in exchange for recreation services provided to the community and operation of the facility.

**Facility:** 60,000 square foot multi-purpose community and aquatic center.

**Contributions:** The City will contribute approximately \$25 million to the project and the YMCA will contribute \$5 million. The YMCA will also contribute equipment, furniture and fixtures in addition to funding the start-up costs, which represents an additional contribution of approximately \$800,000.

**Design and Construction:** The City will serve as the lead on both design and construction. Representatives from the YMCA will participate on the design team.

**YMCA Land Lease:** The YMCA agrees to lease the YMCA-owned land (near Pine Lake Middle School) to the City for a term of 50-years at the rate of \$1 per year. The lease requires the City to prepare a development plan for the site within five years.

**Local YMCA Board:** The YMCA will maintain a volunteer board to provide strategic direction on operations. A majority of the members will be Sammamish residents.

**Benefits to Sammamish Residents:**

- No joining fee for the first 18 months of operation, thereafter Sammamish Residents will receive a 75 % discount on the joining fee.
- 10% off all youth facility-based programs.
- Meeting space available at no charge for Sammamish-based community groups.
- Exhibition space available for the Sammamish Arts Commission and Sammamish Heritage Society.
- Free programs for Sammamish residents (memberships not required) including monthly senior socials, open houses and weekly community swims.

**Aquatics Priorities:** First priority is for swim lessons and recreational/family use, second priority is health and fitness programs and the third priority is swim team use.

**Maintenance:** The YMCA assumes full responsibility for all maintenance and repair costs, including capital replacement. The YMCA will develop annual maintenance plans for the facility and all major building systems that will be subject to review by the City. The City also retains the right to perform regular maintenance inspections of the facility.

**Parking Garage:** The City assumes full responsibility for maintenance and repair costs of the parking structure since this facility is intended to serve the entire Sammamish Commons campus.

**Parking:** The YMCA is committed to identifying an off-site parking plan for staff.

**Utilities:** All utilities are paid by the YMCA.

**Security Cameras:** Interior and exterior security cameras will be installed.

**Use of Surplus Funds:** In the event there is an operating surplus, the funds will be used to fund capital repairs and equipment replacement and/or other jointly agreed upon enhancements to the facility.

**Facility Name and Signage:** The facility will be called the “Sammamish Community and Aquatic Center.” Exterior signage will include the “Y” logo. The YMCA may sell naming rights to the interior spaces of the building.

**Marketing:** The programs will be branded as “YMCA programs.” All marketing materials associated with the Sammamish facility will acknowledge the partnership with the City.

**Termination:** The City or the YMCA may terminate without cause by providing 18-months notice. If the City terminates without cause, the YMCA will be compensated for their capital investments according to a 40-year straight line amortization schedule. If the YMCA terminates without cause within the first five years of the agreement they will forego reimbursement for all investments. Additional language is proposed for

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termination by default. Termination of the operating agreement will result in automatic termination of the land lease agreement.