



## ***City of Lake Stevens Vision Statement***

*By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.*

---

### **CITY COUNCIL WORKSHOP MEETING AGENDA** 100% Virtual – Via Zoom

**Tuesday, May 4, 2021**

<https://us02web.zoom.us/j/89892670660>

or call in at (253) 215-8782

Meeting ID: 898 9267 0660

- Civic Center Alternatives - Russ
- Capital Priorities Overview - Russ
- Diversity Commission - Council

### ***THE PUBLIC IS INVITED TO ATTEND BUT WILL NOT BE ALLOWED TO COMMENT***

#### ***Special Needs***

*The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.*

***NOTICE: All proceedings of this meeting are recorded, except Executive Sessions.***



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** May 4, 2021

**Subject:** Civic Center Alternatives

**Contact Person/Department:** Russ Wright, Comm. Dev. Director      **Budget Impact:** NA

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

**Discuss civic center alternatives and recommend a preferred alternative**

---

**SUMMARY/BACKGROUND:**

The city of Lake Stevens, Sno-Isle Libraries and the Lake Stevens Sewer District have met regularly with the Stowe team over the last several months. To date the following deliverables have been completed:

- A community survey was published and summarized
- An updated city and library needs assessment
- Draft market analysis
- Financing and delivery options
- High-level cost estimate

The City Council and Sno-Isle Library have been briefed on the project at different occasions. A community open house was held to go over the project results. A community survey has published to solicit information from the public on a preferred site plan option.

The point of tonight's City Council Meeting will be for the Council to review the three draft alternatives and for the Council to recommend a preferred alternative. The alternatives include a shared space option, a compact footprint option and a separate building option. In the analysis several factors were considered including shared space, environmental impact, public space, cost and private development potential. Highlights from the community survey will be provided at the meeting.

---

**APPLICABLE CITY POLICIES:** N/A

---

**BUDGET IMPACT:** Future Voted Debt

---

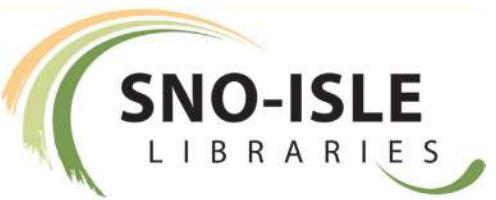
**ATTACHMENTS:**

Stowe PowerPoint from April 08, 2021



# LAKE STEVENS CIVIC CENTER

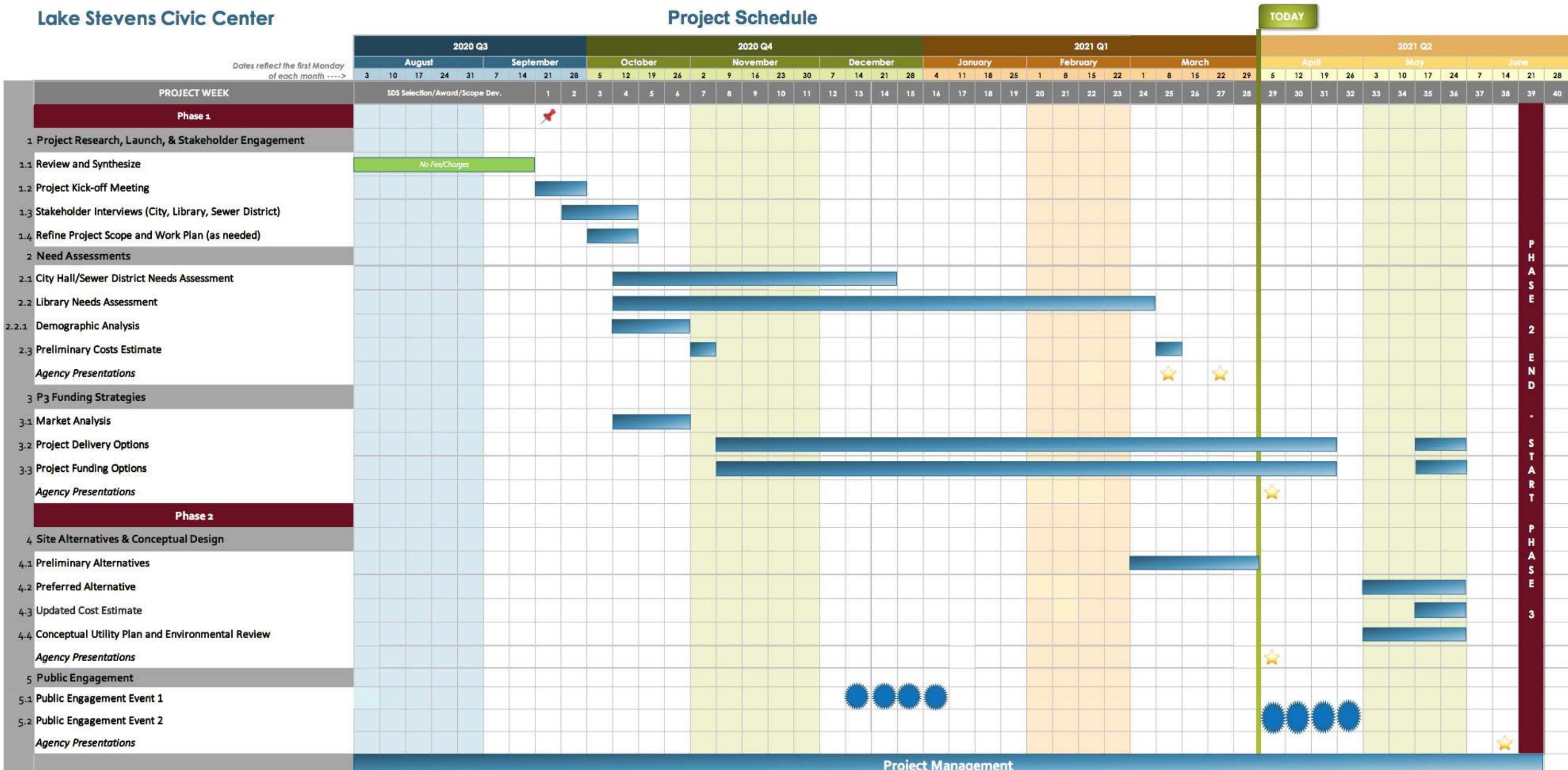
04/08/21 - Community Meeting



- 1.) Introductions**
- 2.) Scope, Schedule & Progress**
- 3.) Community Comments**
- 4.) Preliminary Alternatives & Costs**
- 5.) Next Steps**
- 6.) Adjourn**



## Lake Stevens Civic Center



## Completed

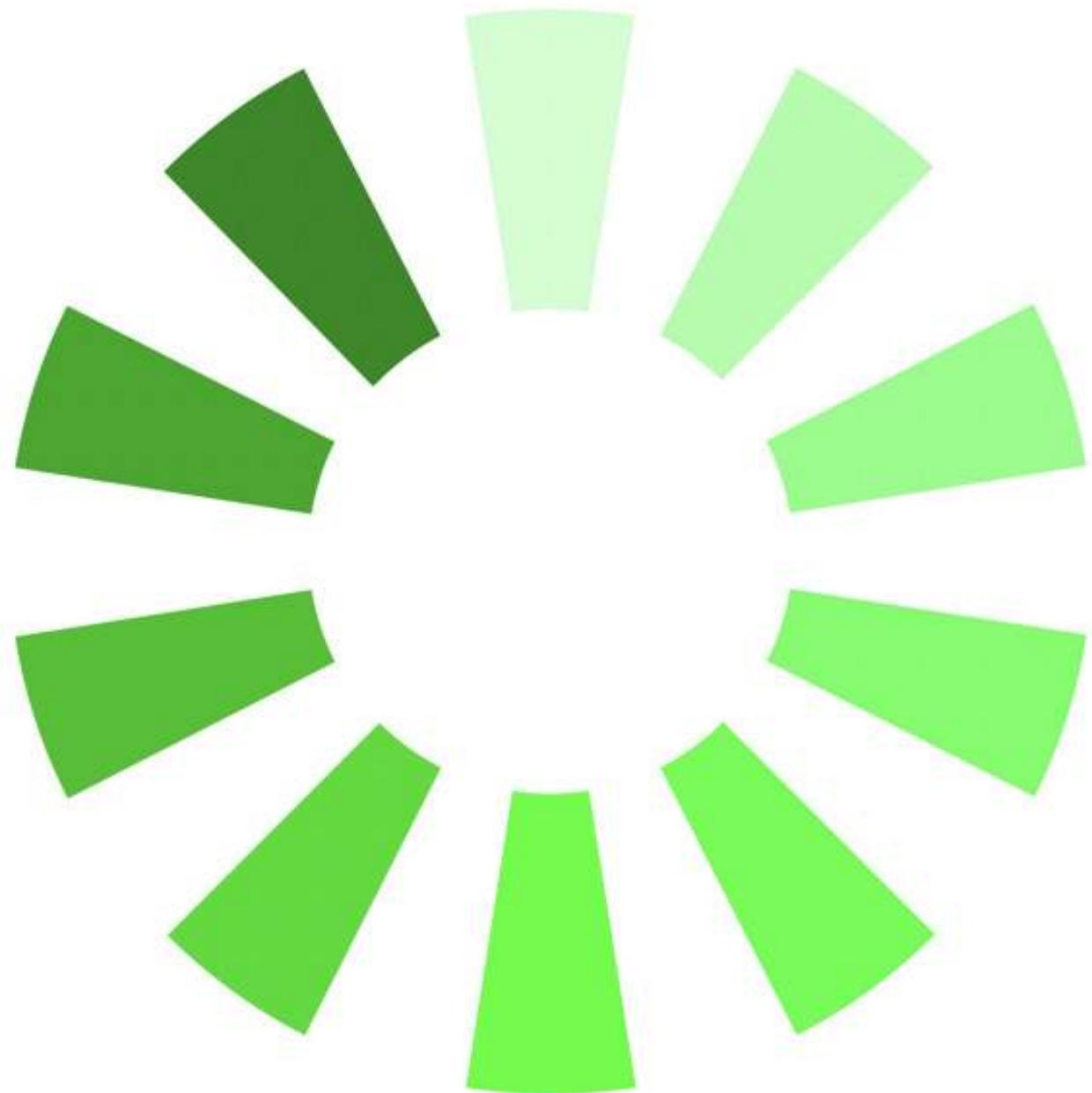
- Preliminary Market Analysis
- Preliminary Demographic Analysis
- Library Space Needs
- City Hall/Sewer District Space Needs
- Preliminary Cost Estimates
- P3 Preliminary Delivery Options
- Public Engagement Event 1
- Agency Presentation #1
- Preliminary Concept Alternatives

## In-Progress

- Finalize Preliminary Reports/Estimates
- Agency Presentation #2
- Conceptual Utility Plan/Environmental review

## Future Tasks

- Completion of All In-Progress Tasks
- Public Engagement Event 2
- Preferred Concept Alternative
- Agency Presentation #3



small town look  
**lots of windows**  
not an ugly grey box  
reflects our history  
plaza gathering area  
**solar power**  
stands the test of time  
**rainwater reclamation**  
**cost efficient**  
northwest style  
**natural ventilation**  
**pacific northwest character**  
cafe  
**green building**  
**local art**  
**durable**  
**low maintenance**  
multi-cultural  
**adaptability**  
**natural light**  
indigenous art  
**simple design features**  
storm water management  
attractive historic building  
**rustic industrial**  
**modernist design**  
**interesting design features**  
**inclusive**

**year-round usage**

indigenous history

outdoor seating

places to have conversations

drought resistant

bike storage

**live music**

interactive features

garden

**local lake stevens**

native planting

local artist

provide shade

**low maintenace**

lots of water

pine trees

**water features**

big rock

access to parking

**splash pad**

long term durability

space for lots of people

**outdoor play for children**

rain water

**outdoor venue**

covered area

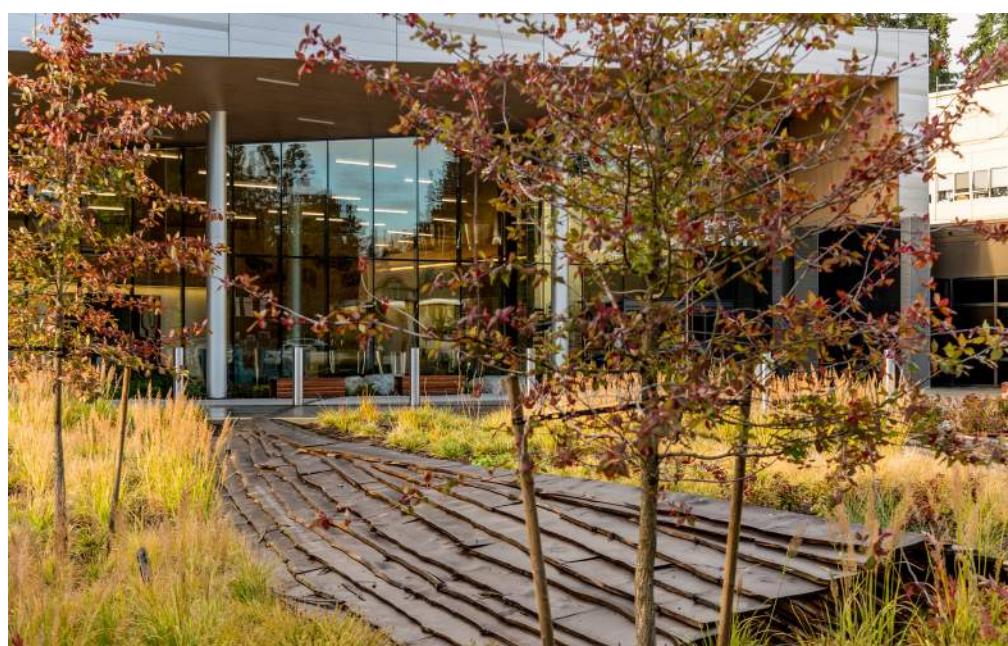
nice green area

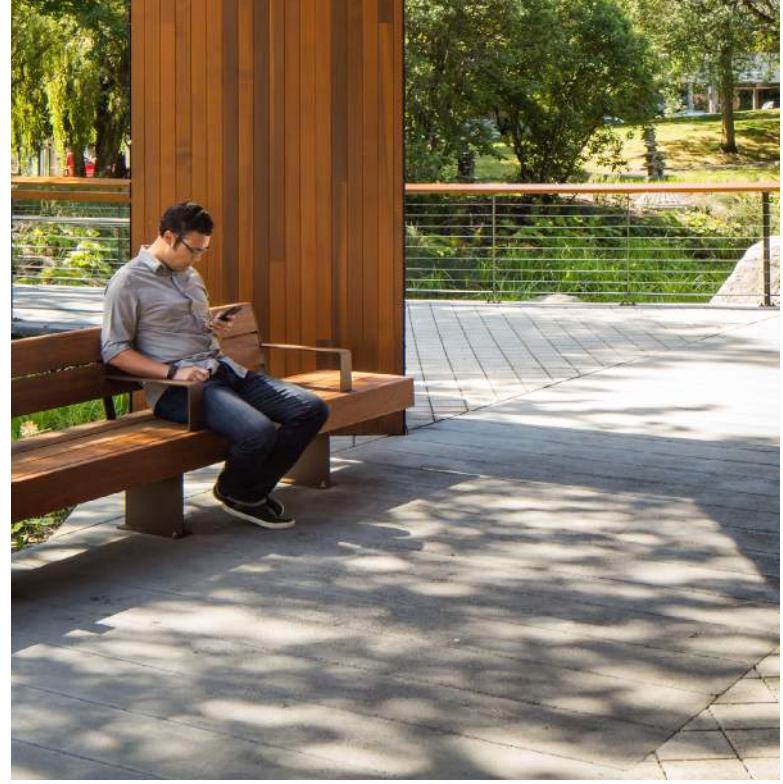
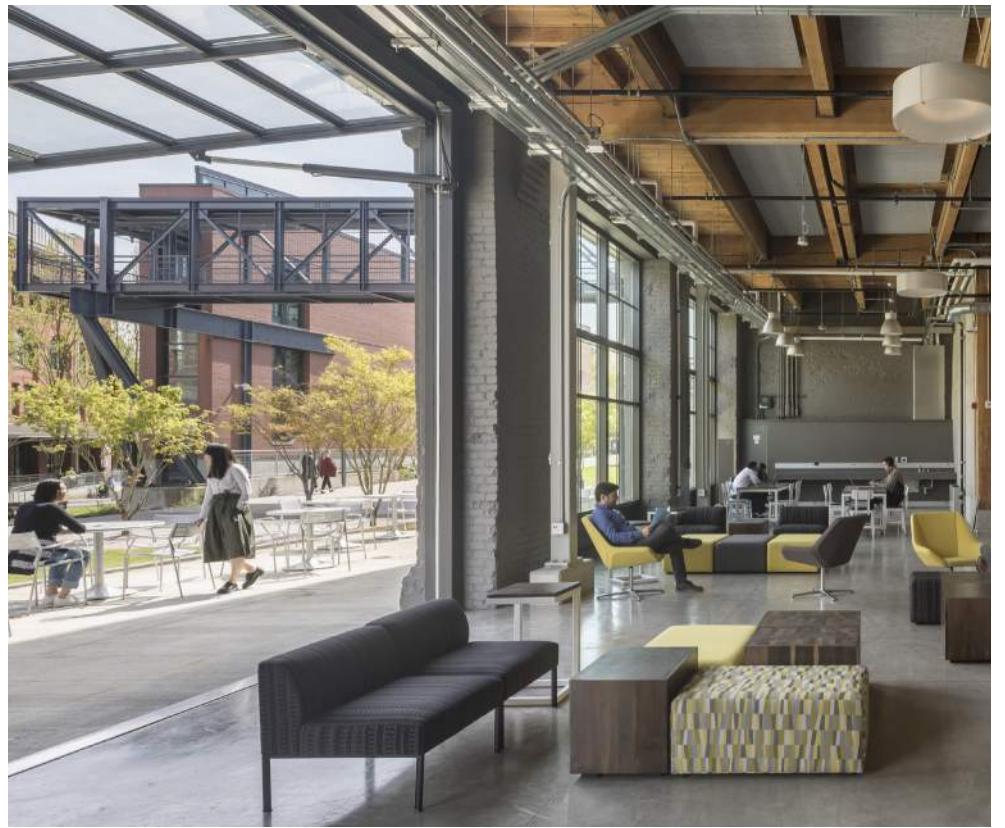
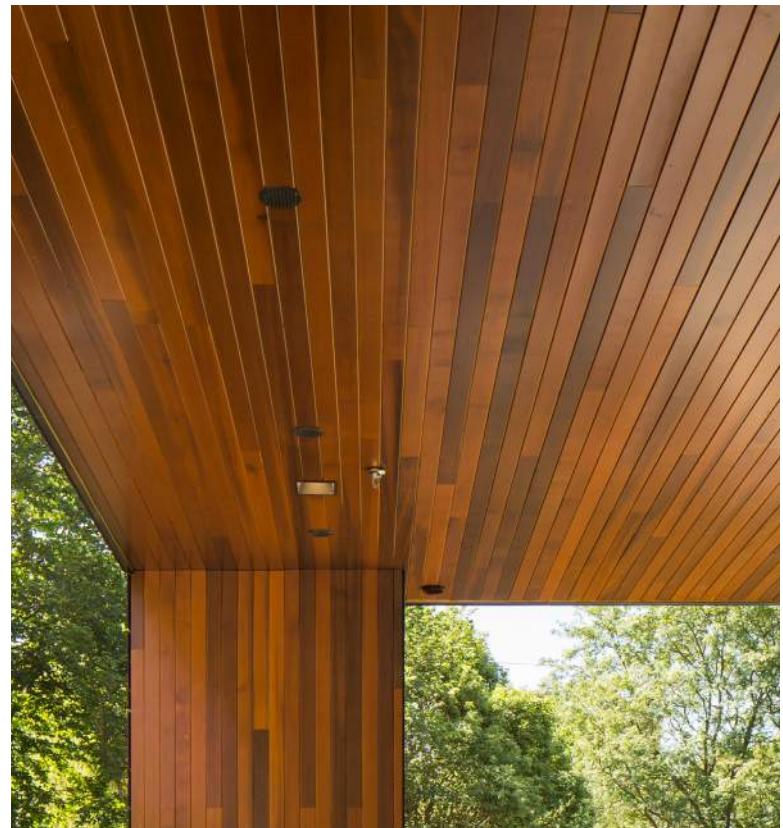
welcoming for everyone  
plenty of space  
fireplace  
**community events**  
easy access  
cost efficient  
lots of activities  
**children**  
for many people

outdoor space  
diversity  
larger  
quiet areas  
local art  
technology support  
more books  
comfortable place to read

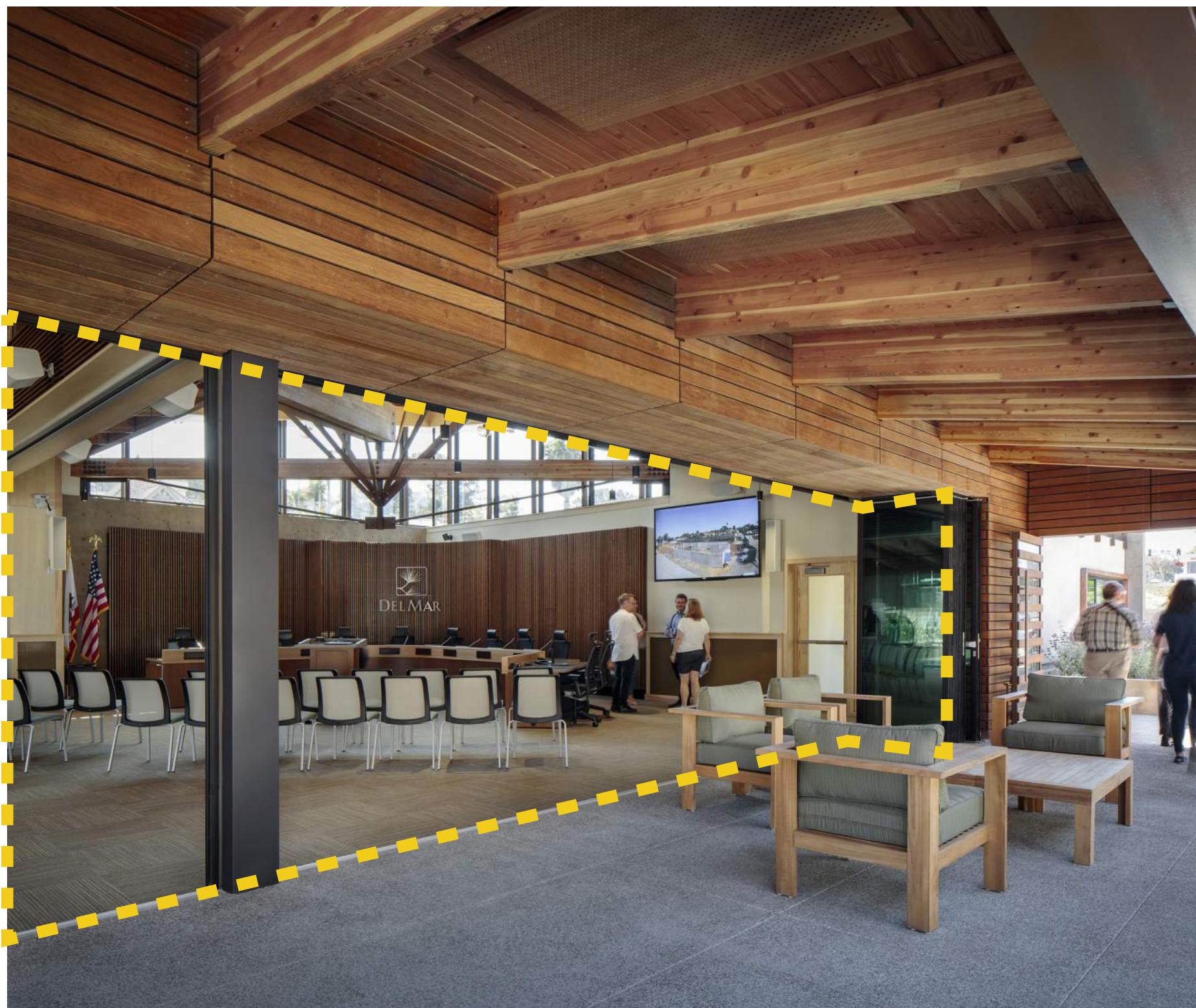
drop off and pickup  
storytime  
active spaces for programs and events  
new library  
for the residents  
coffee shop  
drive through service  
free & reservable community meeting space  
book clubs  
kids  
community hub  
flexible for the future  
larger space for families  
messy and loud activities



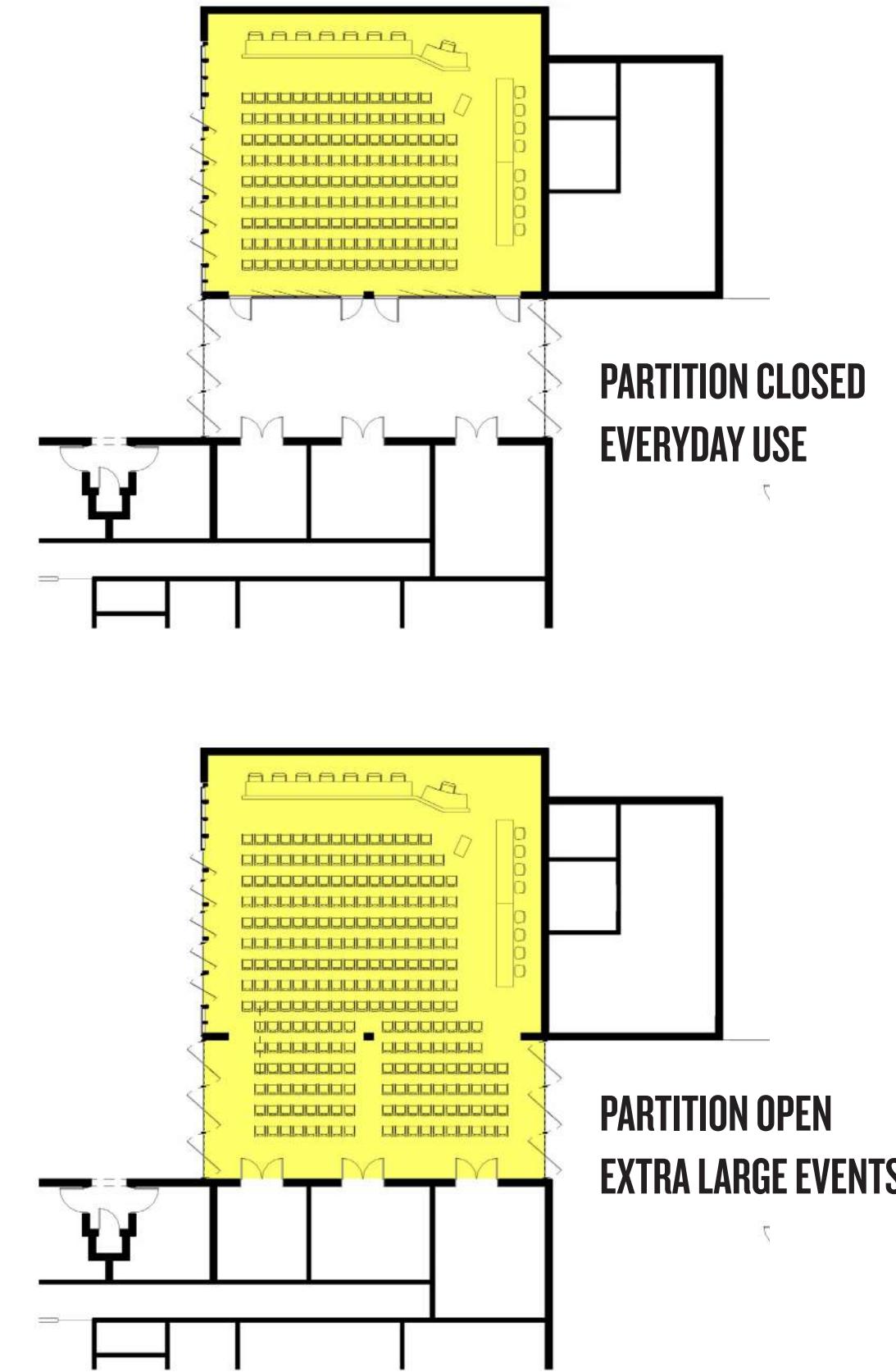




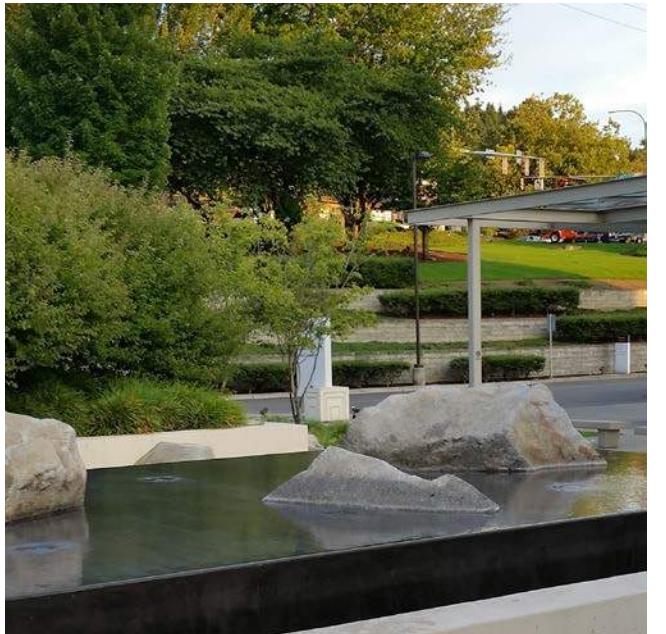




## FLEXIBLE SPACES

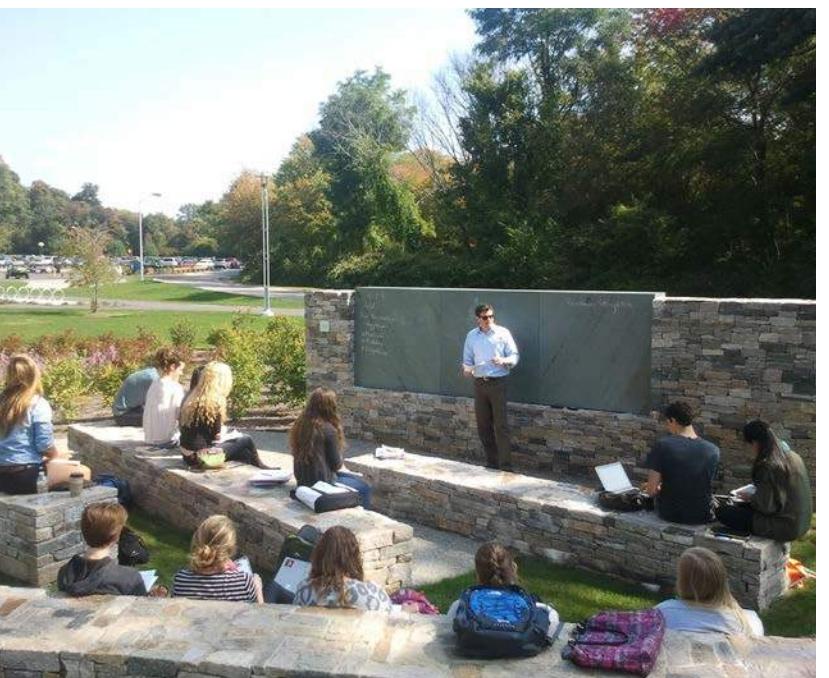
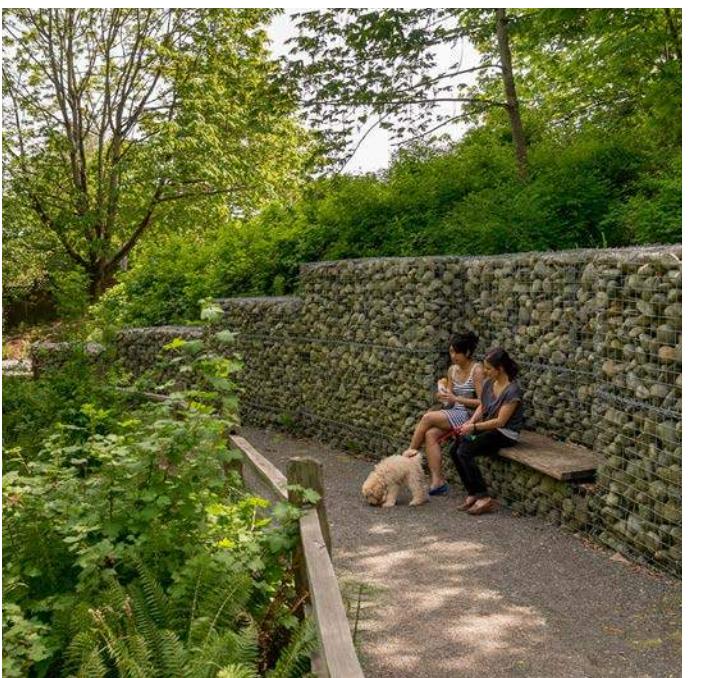






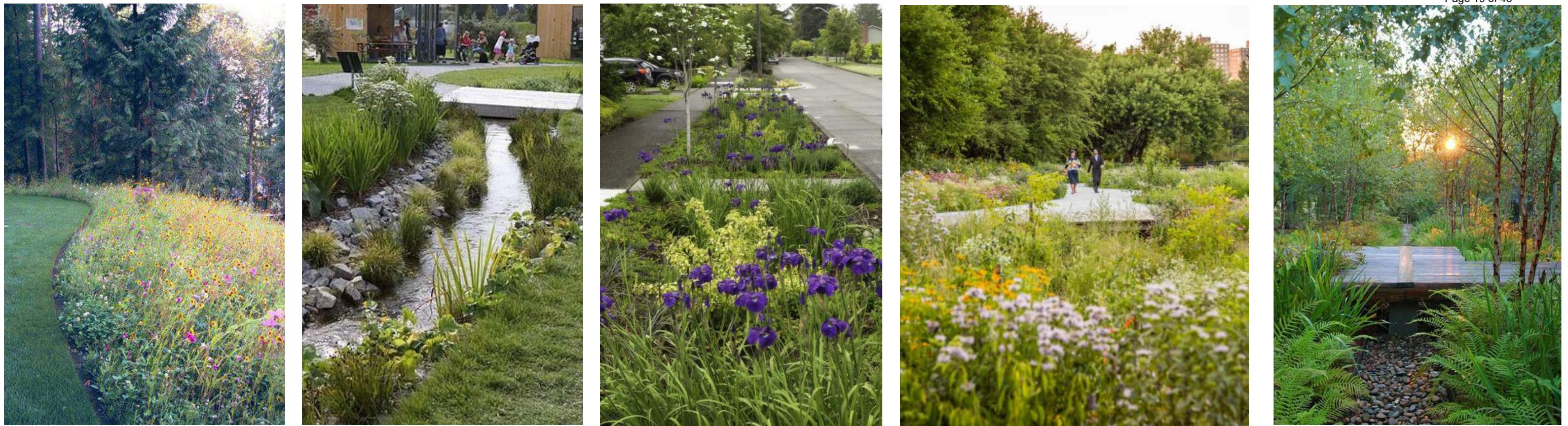
Local Hydrology + Geology References  
Civic + Playful Paving  
Extended Tree Canopy

Small + Large Gathering Spaces  
Special Seating Areas  
Walking Loops

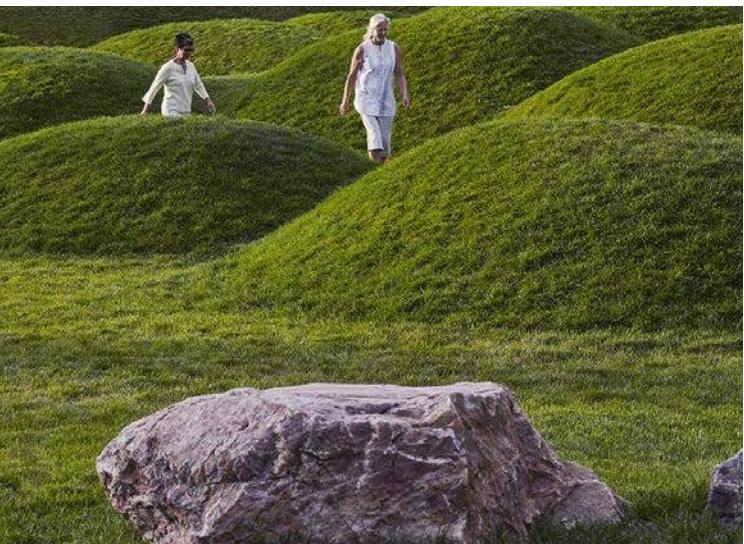


Storytelling opportunities  
Geologic History  
Stormwater as Amenity

Small + Large Community Events  
Staff Seating Areas  
Varied surfaces

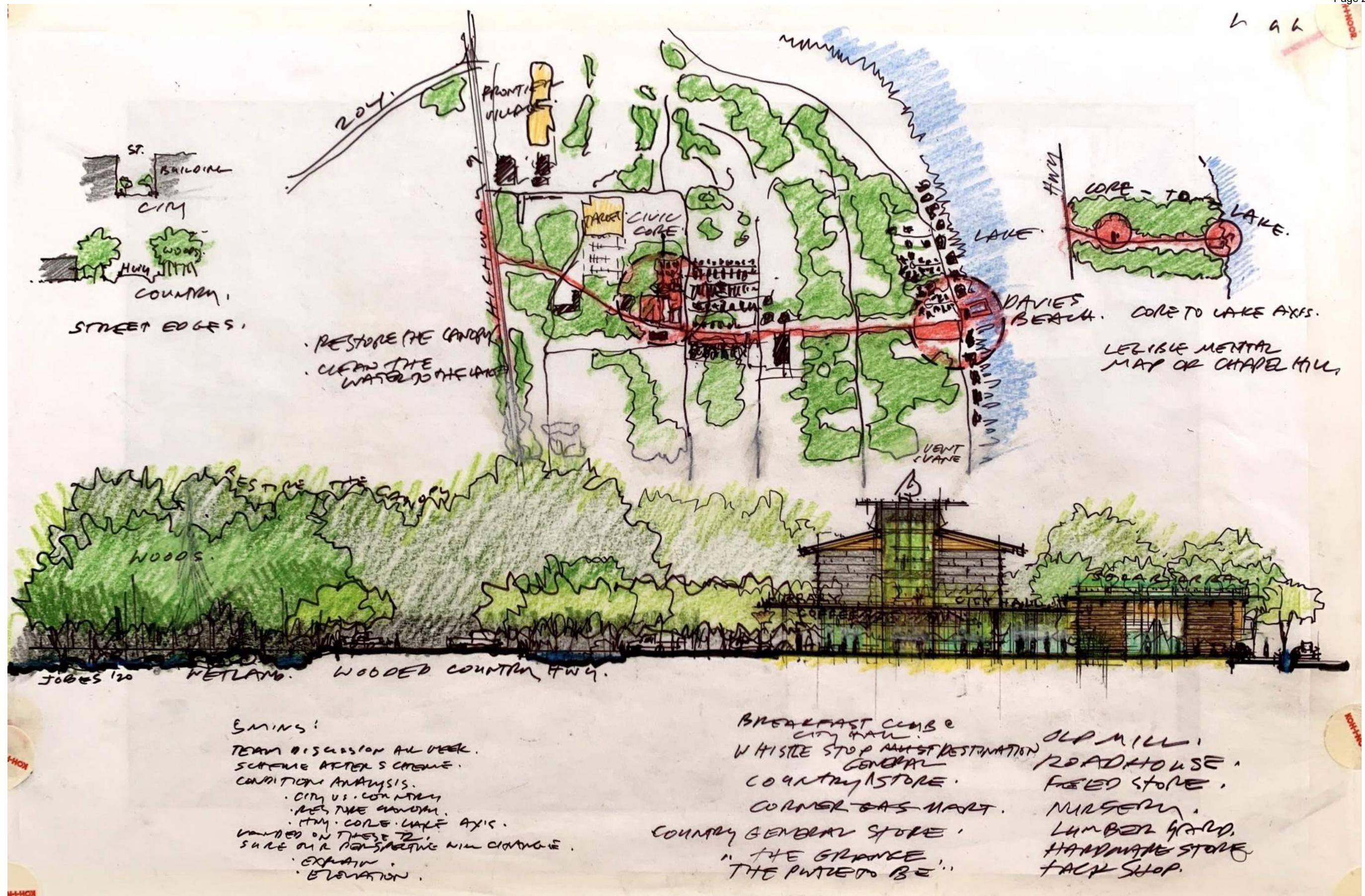


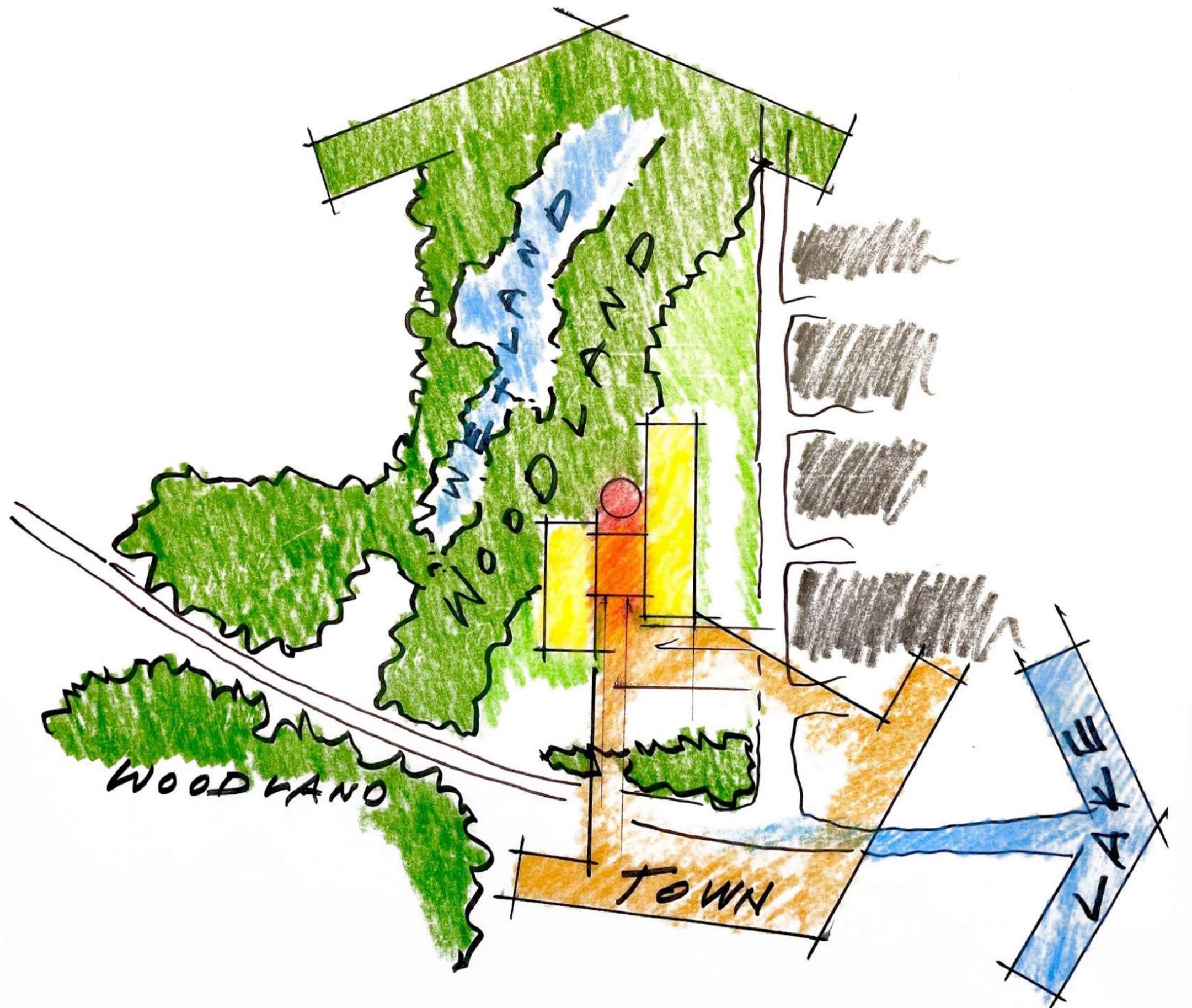
Artful  
Educational  
Playful  
Seasonal

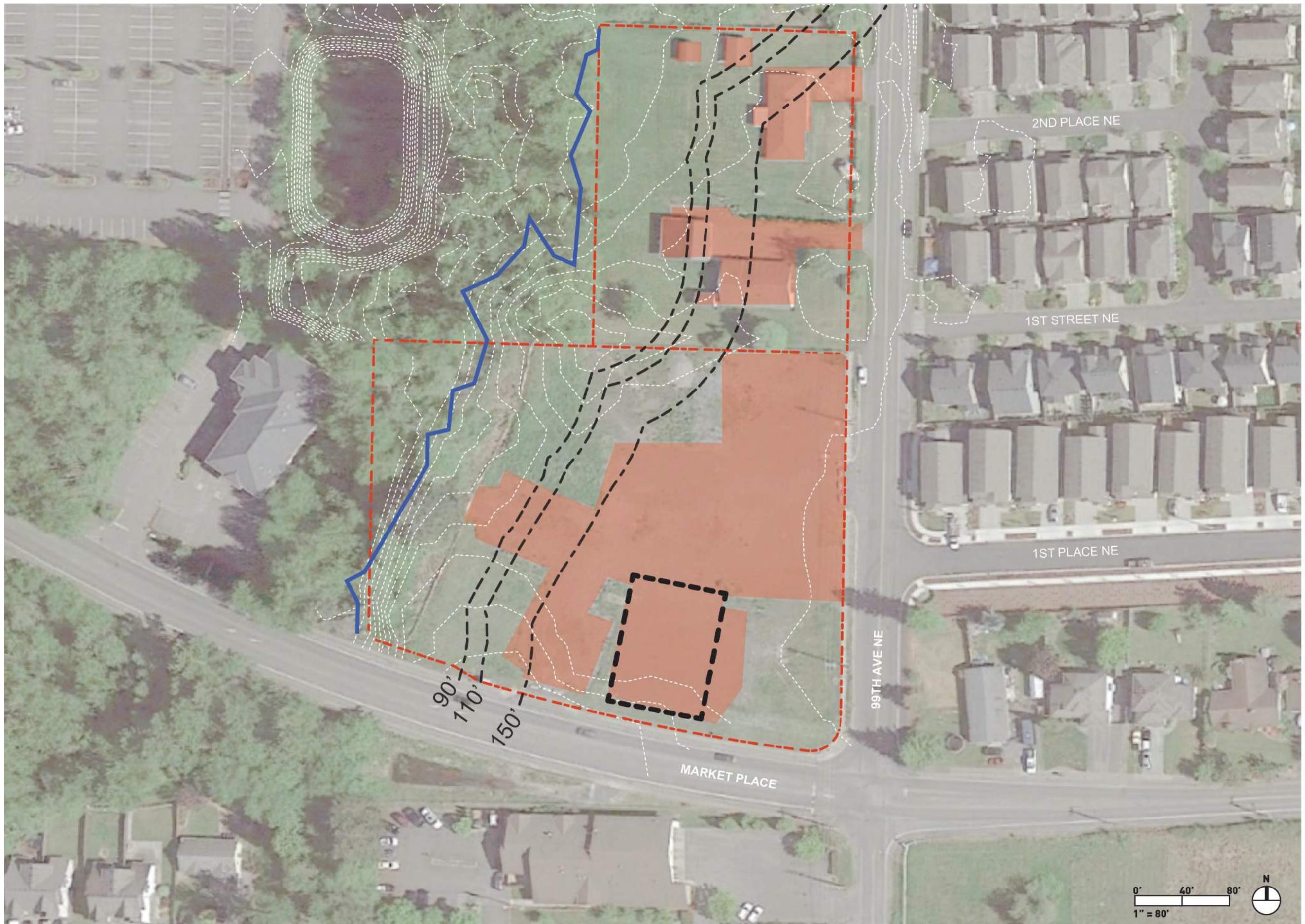


Artful Storytelling  
Eco-Literacy  
Nature Play  
Destinations  
Seasonal Changes







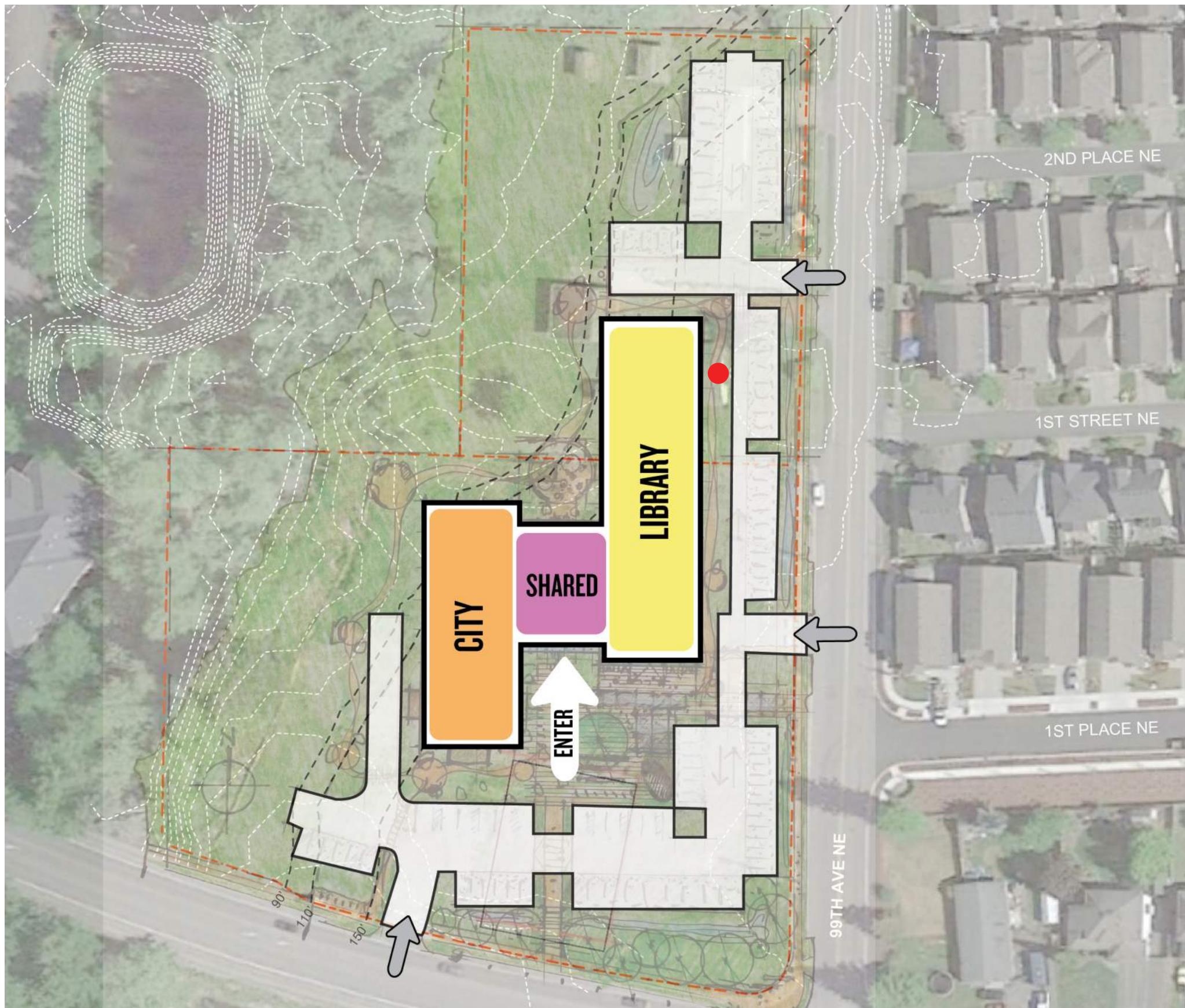


**SITE**

**LEGEND**

- WETLAND BOUNDARY
- - - WETLAND BUFFER
- - - PROPERTY LINE
- - - EXISTING VAULT
- DISTURBED AREAS



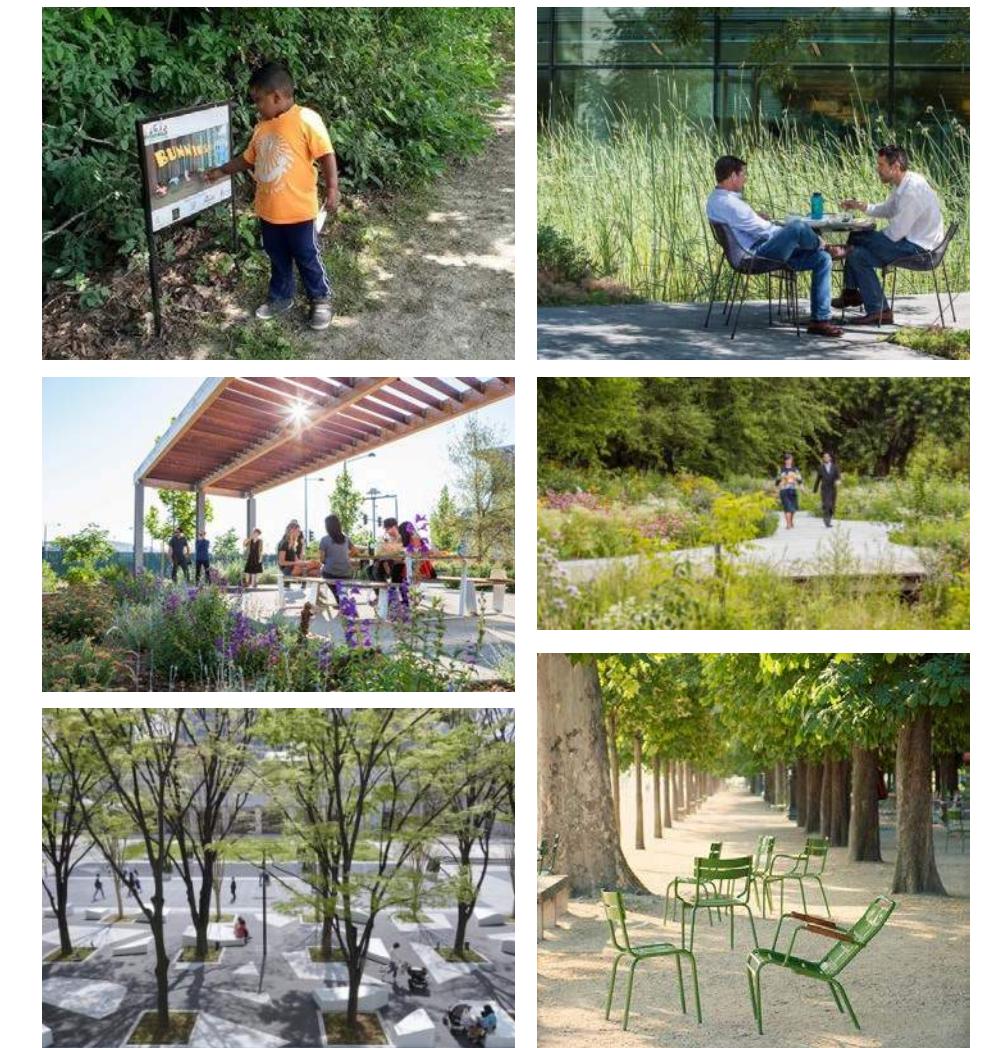


## ALTERNATIVE I

- Shared Building Approach
- Interconnected buildings with shared central space
- 1 Story Library, 2 Story City Building
- South-facing plaza
- Building faces Market Place Road
- Maximizes views to the wetland at the west
- Minimizes wetland buffer impacts
- Drive-up library returns box near library (not attached to library)



## ALTERNATIVE I





## ALTERNATIVE I

### AGENCY PARTNERSHIP

SEPARATE ————— SHARED

### WETLAND SENSITIVITY

MORE IMPACTS ————— LESS IMPACTS

### EXTERIOR PUBLIC SPACE

SMALL ————— LARGE

### COST

\$\$\$\$ ————— \$

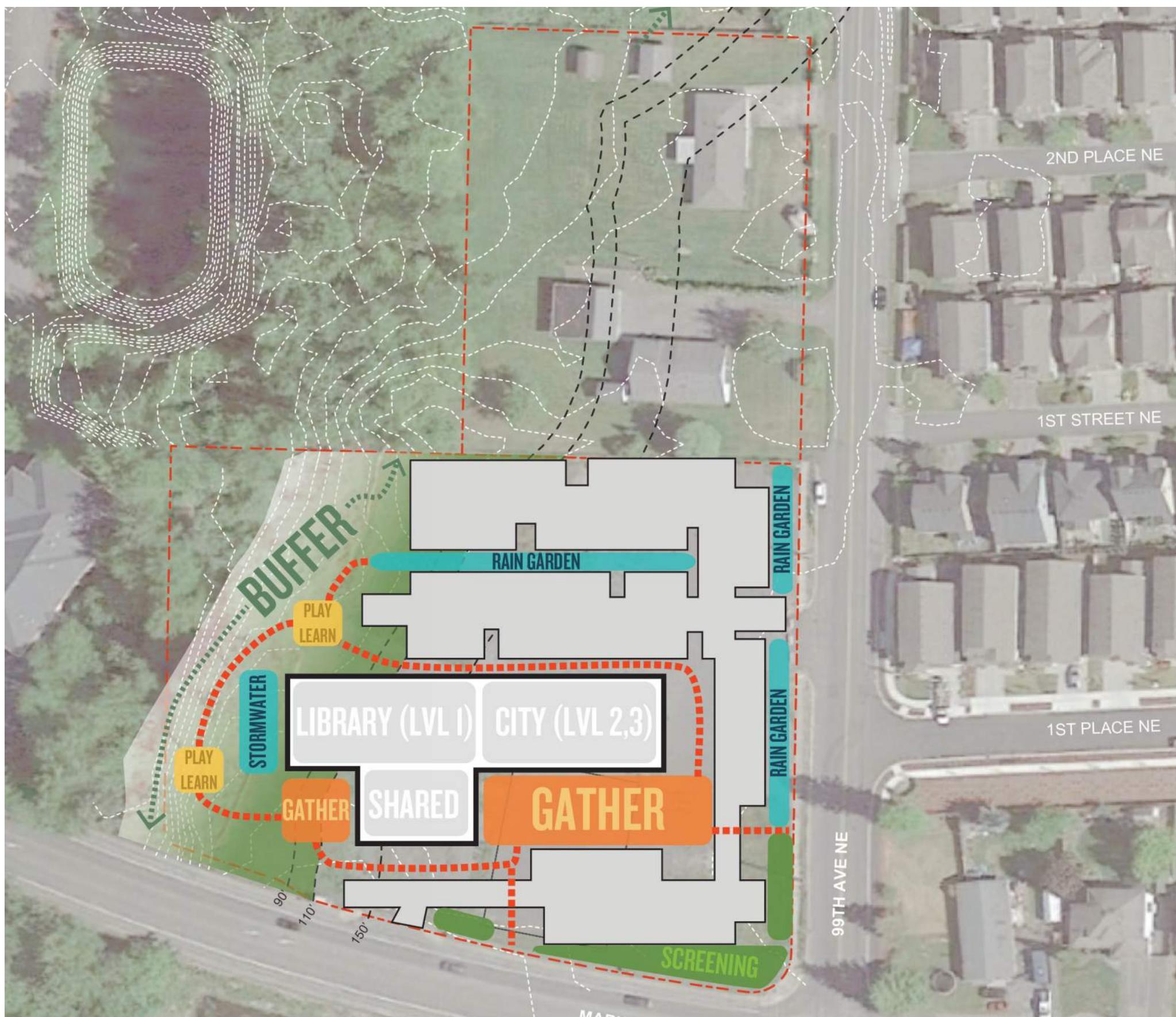
### PRIVATE DEVELOPMENT POTENTIAL

LOW ————— HIGH

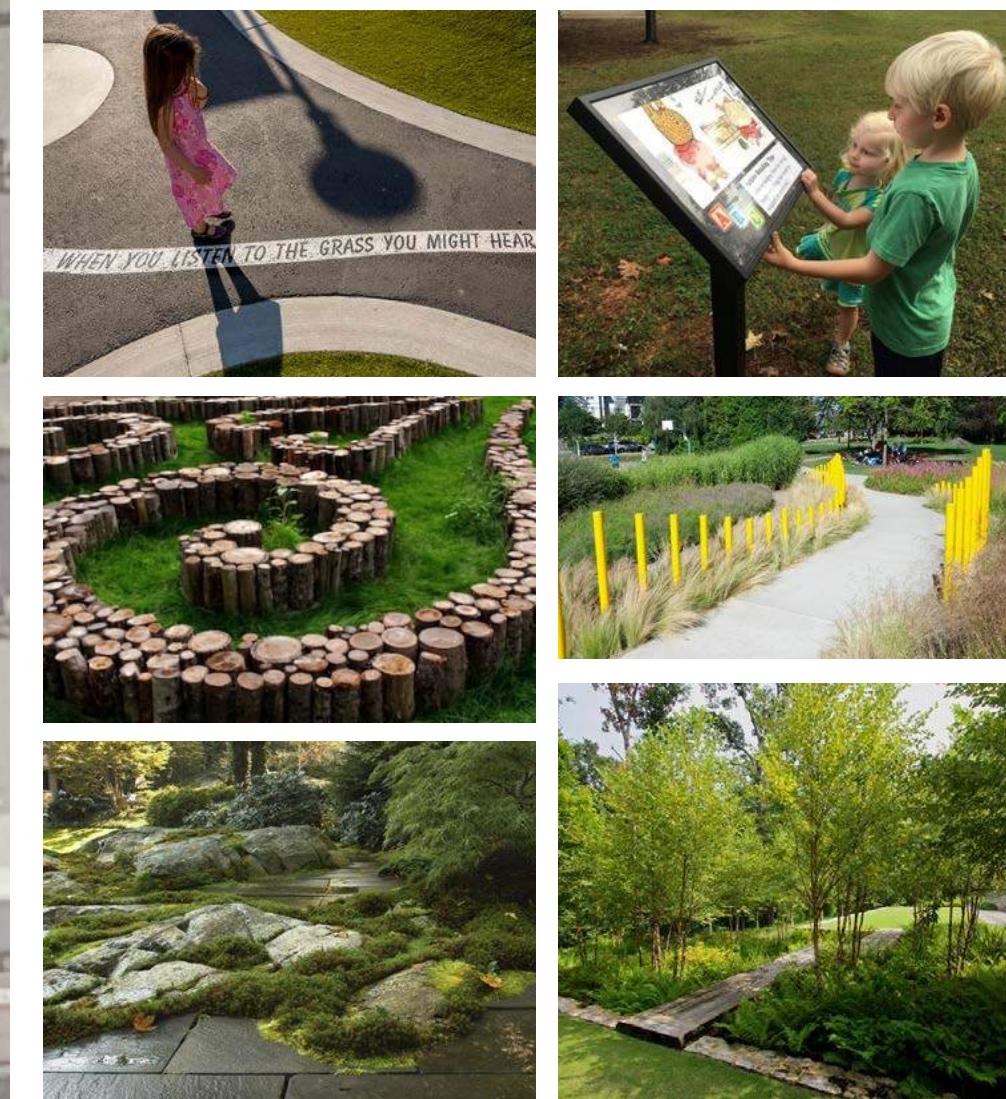


## ALTERNATIVE 2

- 3 Story Building
- Shared components on the ground floor, the Library primarily on the first floor, public City functions on the first floor and the City offices primarily on the second and third floor.
- Orientation favorable for solar power
- South-facing plaza
- Compact building footprint
- Walk-up library returns box near library (attached to library, no drive access)
- Does not use the northern site, increasing development potential



## ALTERNATIVE 2





## ALTERNATIVE 2

### AGENCY PARTNERSHIP

SEPARATE ————— SHARED

### WETLAND SENSITIVITY

MORE IMPACTS ————— LESS IMPACTS

### EXTERIOR PUBLIC SPACE

SMALL ————— LARGE

### COST

\$\$\$\$ ————— \$

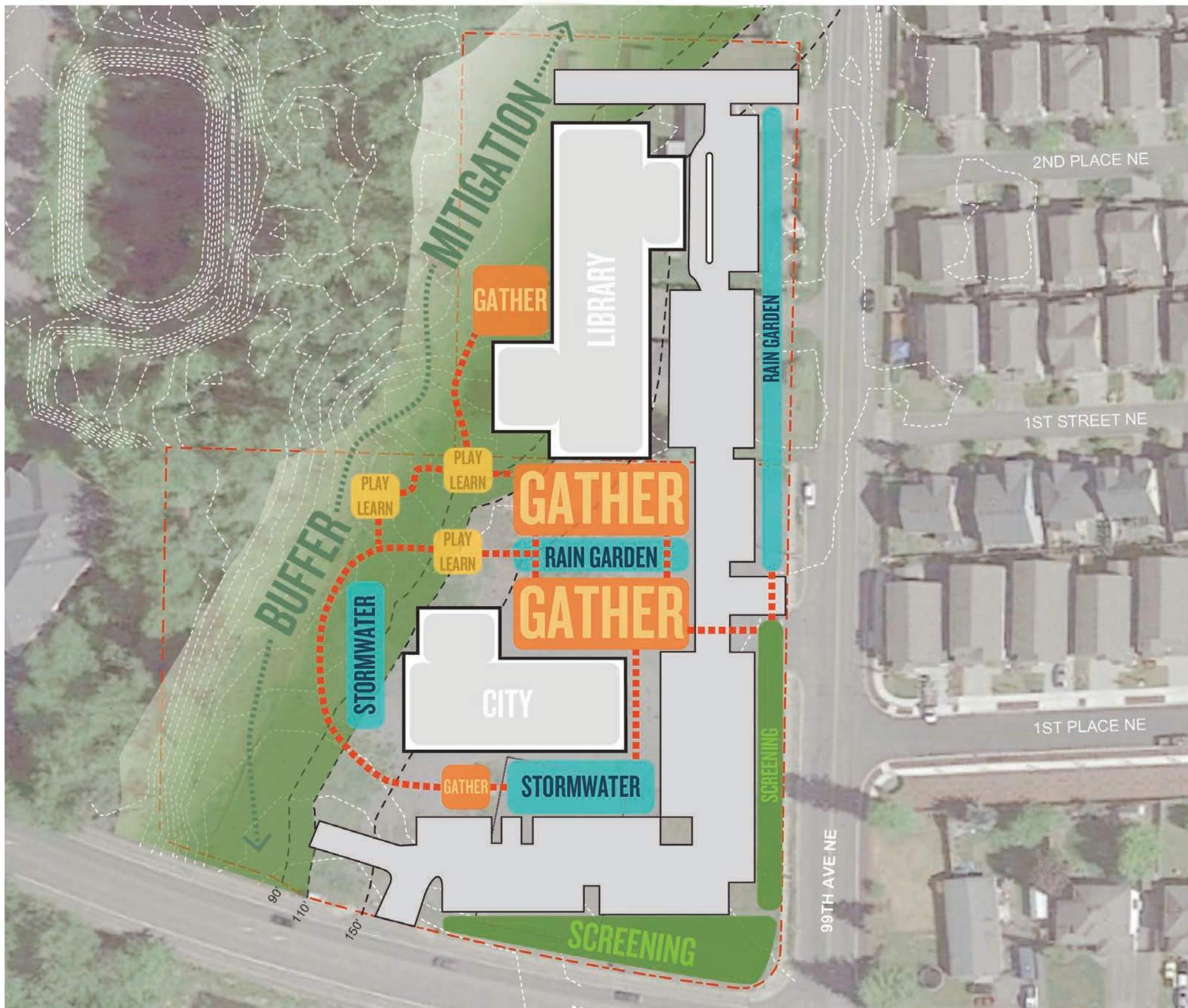
### PRIVATE DEVELOPMENT POTENTIAL

LOW ————— HIGH



## ALTERNATIVE 3

- Separate buildings
- 1 Story Library, 2 Story City Building
- Shared parking and site utilities
- Shared central, east-facing plaza
- Projects could proceed at different schedules
- Drive-through library service point for drop-offs and pickups integrated into building.



## ALTERNATIVE 3





## ALTERNATIVE 3

### AGENCY PARTNERSHIP

SEPARATE ————— SHARED

### WETLAND SENSITIVITY

MORE IMPACTS ————— LESS IMPACTS

### EXTERIOR PUBLIC SPACE

SMALL ————— LARGE

### COST

\$\$\$\$ ————— \$

### PRIVATE DEVELOPMENT POTENTIAL

LOW ————— HIGH

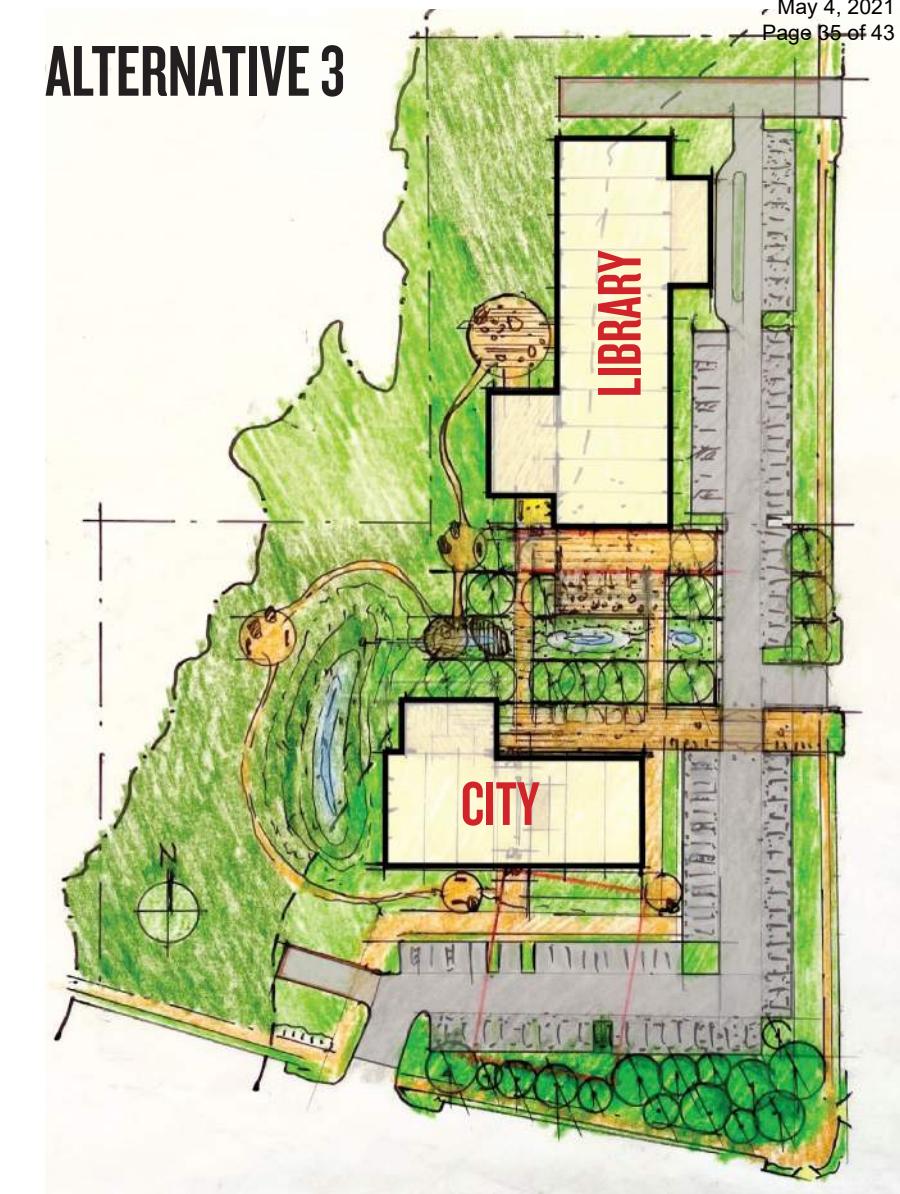
ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



AGENCY PARTNERSHIP

SEPARATE SHARED

WETLAND SENSITIVITY

MORE IMPACTS LESS IMPACTS

EXTERIOR PUBLIC SPACE

SMALL LARGE

COST

\$\$\$\$ \$

PRIVATE DEVELOPMENT POTENTIAL

LOW HIGH

AGENCY PARTNERSHIP

SEPARATE SHARED

WETLAND SENSITIVITY

MORE IMPACTS LESS IMPACTS

EXTERIOR PUBLIC SPACE

SMALL LARGE

COST

\$\$\$\$ \$

PRIVATE DEVELOPMENT POTENTIAL

LOW HIGH

AGENCY PARTNERSHIP

SEPARATE SHARED

WETLAND SENSITIVITY

MORE IMPACTS LESS IMPACTS

EXTERIOR PUBLIC SPACE

SMALL LARGE

COST

\$\$\$\$ \$

PRIVATE DEVELOPMENT POTENTIAL

LOW HIGH

## DESIGN CONCEPT ALTERNATIVES

### SHARING SCENARIOS

#### Scenario 1: Max Sharing

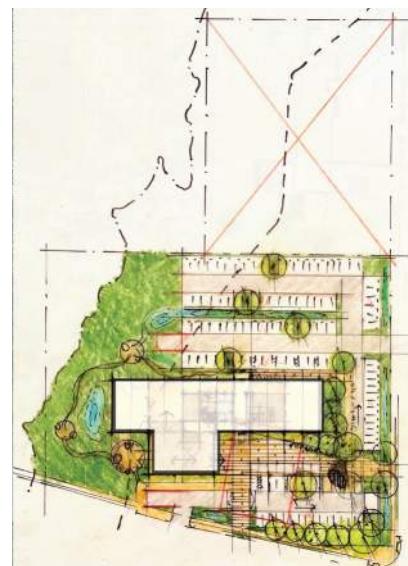
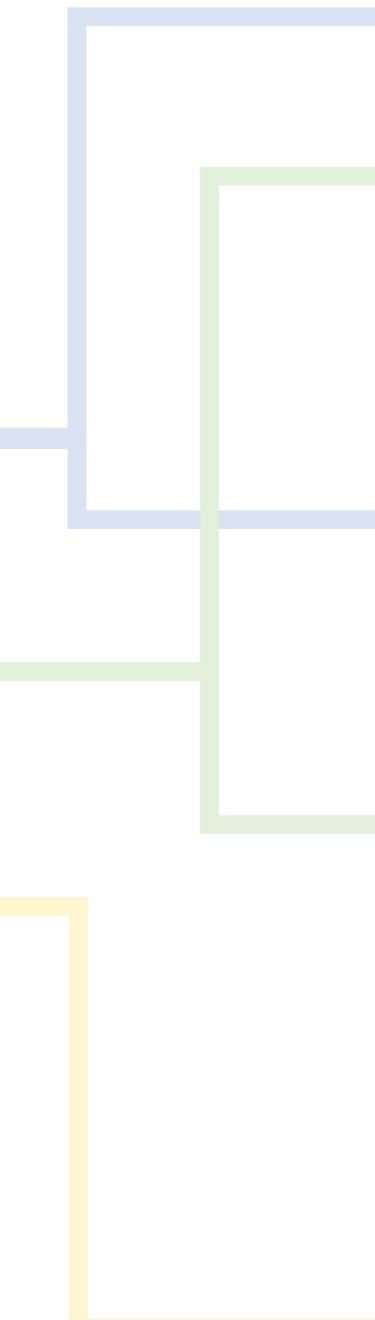
Library and City to share multi-use meeting room kitchen and have capability to join multi-use rooms, some small meeting room space, staff kitchen/breakroom space, and lobby/entry space.

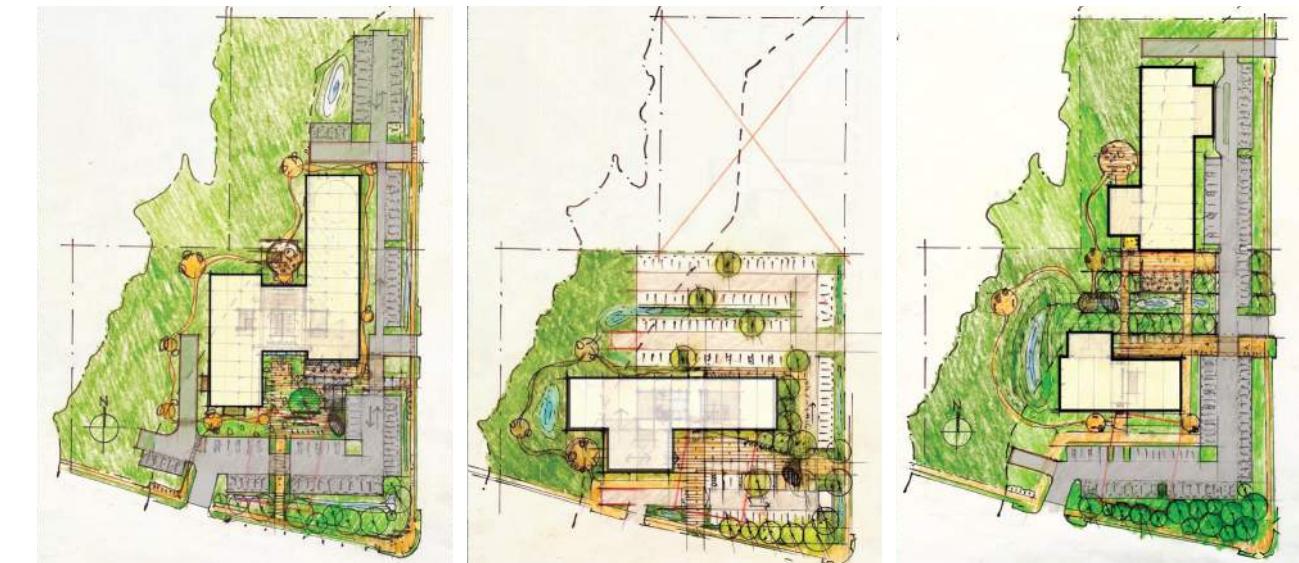
#### Scenario 2: Moderate Sharing

Library and City to share kitchen between separate multi-use meeting room space, some small meeting rooms, staff kitchen/break room space, and lobby space.

#### Scenario 3: No Building Sharing

Share site utilities and amenities only.





<b>Project Cost Summary</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
Hard Costs	\$17,024,325	\$17,134,318	\$17,995,345
Hard Costs per Square Foot	\$529	\$526	\$517
Soft Costs	\$3,377,594	\$3,377,594	\$3,377,594
Soft Cost per Square Foot	\$105	\$104	\$97
<b>Total Development Costs</b>	<b>\$20,401,919</b>	<b>\$20,511,912</b>	<b>\$21,372,939</b>
Project Square Footages	32,205	32,571	34,815
Total Development Costs Per Square Foot	\$634	\$630	\$614
FF&E Allowance	\$837,330	\$911,988	\$1,079,265
FF&E Allowance per Square Foot	\$26	\$28	\$31
WSST	\$1,804,027	\$1,822,677	\$1,926,536
<b>Total Costs including FF&amp;E</b>	<b>\$23,043,276</b>	<b>\$23,246,577</b>	<b>\$24,378,739</b>
Total Project Costs Per Square Foot	\$716	\$714	\$700
Potential Annual Cost Escalation Per SF	\$21	\$21	\$21
Potential VE Savings Per Sqauare Foot	(\$27)	(\$25)	(\$25)



## Traditional Design-Bid-Build

**\$801 - \$812**  
**Per S.F.**  
*Full Cost in 2021*

*Alternatives 1- 3*

**\$25.8MM - \$27.9MM**  
*Full Cost in 2021*

## P3 Delivery Approach

**\$700 - \$716**  
**Per S.F.**  
*Full Cost in 2021*

*Alternatives 1- 3*

**\$23.0MM – \$24.4MM**  
*Full Cost in 2021*

# FUNDING

- No decision has been made about if and when the project moves forward.
- A public vote could occur to support **the majority** of the capital expense associated with the Civic Center Project.
- Any public vote would not occur before April 2022 to allow for sufficient community information and discussion.



## Presentation of Preliminary Alternatives **Tonight**

### Public Engagement Event 2 **Tonight through April 22, 2021**

Online survey to provide public comment on the three preliminary site alternatives. Public responses will be collected, summarized and provided to the City and Library.

The survey will be posted on the City's website:

<https://www.lakestevenswa.gov/civiccenter>

## Presentation of Preliminary Alternatives **Tonight**

Public Engagement Event 2 **Tonight through April 22, 2021**

Selection of Preferred Concept Alternative **During month of April**

Finalize Preliminary Reports/Estimates **Last week May**

Conceptual Utility Plan/Environmental review **Last week of May**

Refine Preferred Concept Alternative **Last week of May**

Presentation of Preferred Concept **Second week of June**

# QUESTIONS?



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** May 4, 2021

**Subject:** Capital Priorities Overview

<b>Contact Person/Department:</b>	Russ Wright, Comm. Dev. Director Eric Durpos, Public Works Director Josh Roundy, Senior Accountant	<b>Budget Impact:</b>	Future priorities
-----------------------------------	--	-----------------------	-------------------

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

**Discuss future capital priorities**

---

**SUMMARY/BACKGROUND:**

Staff will provide an overview of projects completed or substantially completed between 2020 and 2021 as well as those under current design. The list will include streets, paths/sidewalks, facilities and parks. Staff will also provide a list of proposed projects for 2022 and funding sources as well as a list of other unfunded future projects. Finance will provide an overview of current and potential future funding sources and limitations for future projects.

---

**APPLICABLE CITY POLICIES:** Capital Project Priorities

---

**BUDGET IMPACT:** Future priorities on different revenue streams.

---

**ATTACHMENTS:** N/A