

THE CIVIC CENTER AT CHAPEL HILL

GENERAL QUESTIONS AND RESPONSES

The City of Lake Stevens, Sno-Isle Libraries, and Lake Stevens Sewer District (LSSD) are exploring the potential for a private-public partnership to build a joint civic center.

The City will lead an exploratory process to develop the properties located near 99th Avenue NE and Market Place in the Chapel Hill area. The City owns two parcels of land and Sno-Isle Libraries owns two parcels at this location.

As this exploratory process moves forward, we have compiled a list of general questions and responses:

What type of planning work has occurred for the Civic Center/Library?

The exploratory process has included the Chapel Hill Civic Center news release; click [here](#) for the news release, and the Lake Stevens, Sno-Isle Libraries, and the LSSD request to qualified firms or groups to submit a Letter of Interest (LOI) and a Request for Proposal (RFP) for Building on conceptual site plans and building renderings for the planned civic campus and to identify financing options and contract terms, to construct the new Civic Campus through a public-private partnership; click [here](#) for the full RFP.

Why are the City and Library pursuing a new facility or facilities?

As Lake Stevens continues to grow in area and population, the demand for new and improved services also increases. The temporary buildings housing City Hall and the Permit Center are inadequate to provide space for all necessary city services and functions. Additionally, as part of the downtown redevelopment, the current City Hall site would be incorporated into the final phases of the City's North Cove Park Project, an anchor of the downtown redevelopment.

The current 2,500 square foot Sno-Isle Libraries facility in Lake Stevens, located at 1804 Main Street, is antiquated and entirely inadequate for the size of the community. Even with its limitations, the Lake Stevens Library welcomed nearly 94,000 customers in 2019.

The library building is anticipated to be demolished as part of the North Cove Park Project. The City and Sno-Isle Libraries remain committed to working together to provide library services with the library's temporary move to the old Lake Stevens Police Department building at 2211 Grade Road. A timeline has been established and notice has been provided to Sno-Isle that the library will need to move out of the current facility by the end of May 2021.

Why has the Chapel Hill location been selected?

The City, Sno-Isle Libraries, and LSSD wish to explore the feasibility of consolidating services, in proximity to major transportation routes, the transit center, and a growing population center.

The key objectives are to provide public facilities and buildings that deliver municipal and community services effectively, while maintaining a strong community identity.

An outcome of this planning effort would be to construct modern and efficient civic buildings for the enjoyment of all residents and in a financially sustainable manner through a public private partnership.

What work is the City, Sewer District and Sno-Isle Libraries doing on the Chapel Hill Civic Center?

Each agency will be evaluating its public facility needs along with funding and delivery options to meet those needs in the most fiscally responsible way possible over the next 6 months. This work will involve a facility space needs analysis for each agency long-term; evaluation of various public-private partnership funding options and strategies to achieve the best value for the Lake Stevens community; and, some conceptual site designs and preliminary cost estimates illustrating and identifying each agencies civic facility needs and goals along with any private development that may also be constructed on the site to reduce public facility costs.

The evaluation work is expected to be finished at the end of March 2021. Each agency will then determine if, how, and when to proceed to advance the project up to the actual construction of the needed and desired civic facilities.

How can the public be involved and stay informed?

The key to this work will be public engagement in the form of two surveys. The first survey will begin early in the process to identify community objectives for civic facilities and brainstorm ideas and any concerns. The second survey will focus on receiving community feedback about the conceptual site designs that are scheduled to be presented in February of 2021.

Additionally, over the next 6 months, as the evaluation work advances, public meeting presentations (dates and times to be announced) will occur on the status of the work along with additional information posted to this website.

Who is assisting the City, Sewer District, and Sno-Isle Libraries with the Chapel Hill Civic Center evaluation process?

Through a competitive selection process, the City of Lake Stevens, the Lake Stevens Sewer District, and Sno-Isle Libraries selected a team of northwest experts to assist each agency with its civic facilities needs and who can advance the project through construction. The consultant team, led by Stowe Development & Strategies includes the following firms:

- **Stowe Development & Strategies.** An advisory economic and community development firm specializing in public-private partnership strategies that have achieved memorable and successful results.
- **The Miller Hull Partnership.** An award-winning architecture, planning and design firm with diverse experience working with local municipalities to develop city halls and civic centers, libraries, as well as commercial office and residential. They bring the ability to look at each element's needs while also understanding the big picture.

- **Leland Consulting Group.** One of the country's top real estate strategy consulting firms with extensive experience advising public agencies and private firms on issues related to real estate and urban planning services. They balance rigorous analysis with candid advice to deliver strategies that their public and private clients use to enhance their communities and create lasting value.
- **MainStreet Property Group.** A vertically integrated local real estate developer and NAOIP's 2019 Developer of the Year. MainStreet has a significant portfolio of relevant master-planned private, public, and civic redevelopments. Throughout each of these projects, MainStreet has led the transformation and revitalization efforts in the downtown cores of cities such as Kenmore, Bothell, Sammamish, Redmond, and Woodinville.

What are the benefits of partnering with other governments and the private sector?

The ability to site and build a civic campus supporting a City Hall, administrative offices for the Sewer District, and Library offers many intangible amenities to the public each agency serves, including the convenience and benefit of a central location for most local government and library resource needs.

The opportunity to combine public facilities in a joint facility or campus allows for the sharing of common building spaces needed by each agency, parking, stormwater systems, and other infrastructure which can significantly reduce project costs over those expenses if agencies took on those elements alone.

The Chapel Hill location not only offers a site that can centrally serve the entire Lake Stevens population, but it is large enough to also include some private uses on the site to assist with public facility cost reductions. For example, carving out a section of the public property not needed for civic facilities or including private uses as part of the same civic facility (horizontally or vertically) can be leveraged to create a funding source to off-set the public cost.

The consultant team will be conducting a market analysis to better understand the value of any surplus public land for private sector development (including compatible commercial and residential uses).

Finally, the consultant team will be assisting each agency to evaluate various funding and project delivery approaches to achieve the best value.

How long will the evaluation process take?

The evaluation work is expected to be finished at the end of March 2021. Each agency will then determine if, how, and when to proceed to advance the project up to the actual construction of the needed and desired civic facilities.