

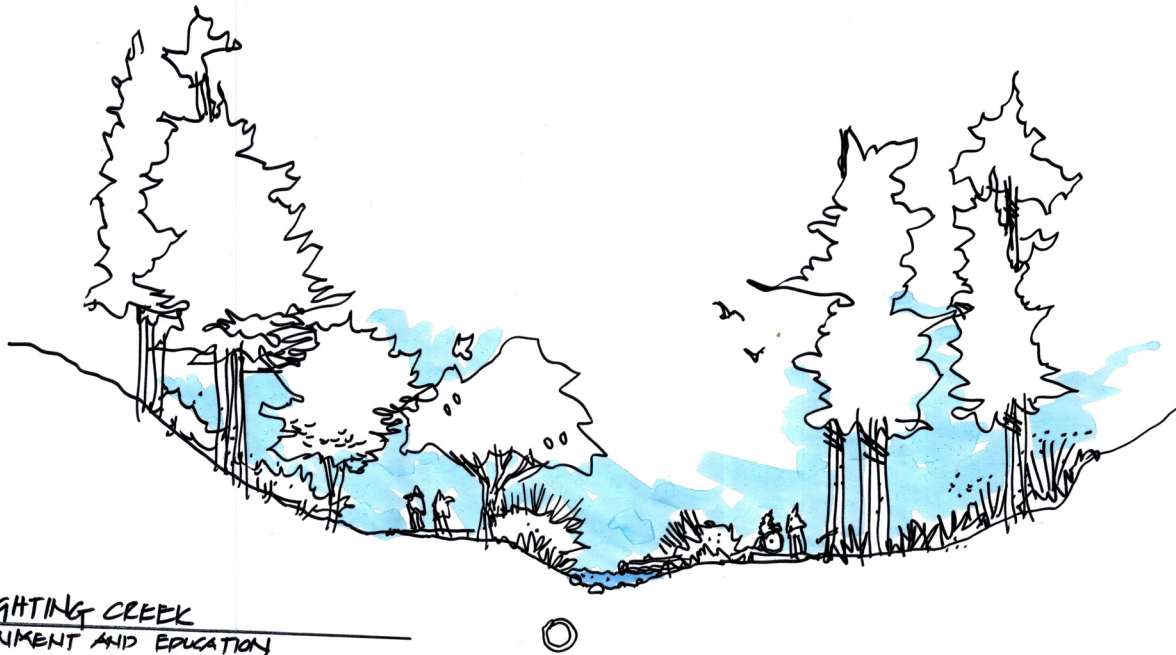


Funding Sources and Strategies

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CHAPTER 8: FUNDING SOURCES AND STRATEGIES



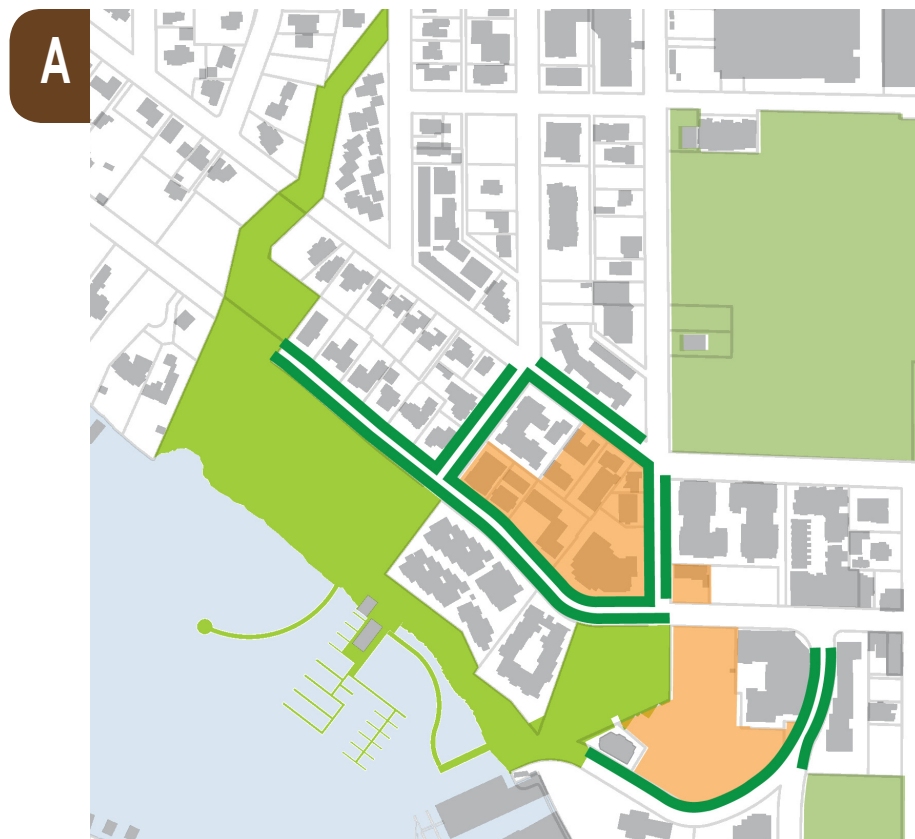
A Figure 8.0-1: Daylighted Stream Section

The Plan proposes a broad range of community enhancements and as a result will be eligible for a wide range of funding sources. Because the Plan includes enhancements to active, passive, land and water based recreation; restoration of shoreline, water quality, habitat and landscape; multimodal access and safety improvements; historic preservation; and public art, the funding strategy should consider historic and traditional local sources of funding as well as Federal and State sources. The specific mix of funds that will be used to implement the Meydenbauer Bay Park and Land Use Plan will depend on timing, phasing and fund availability. Additional research and design development will focus and support funding and grant applications.

Local Funding Sources

City Capital Investment Plan (CIP)
Planning and implementation of any capital project is dependent on its being part of the City’s CIP. The City CIP is a 7-year public investment plan that is evaluated and updated every two years by the City Council as part of the budget process. Project prioritization criteria consider Plan consistency, City Council priorities, maintenance and operation impacts, citizen input, public benefit, funding availability,





A Figure 8.0-2: Recommended Streetscape Improvements

affordability, neighborhood impact, site suitability, location, economic impact, and urgency. Transportation, parks, and the City’s public art program are funded through the CIP.

The CIP is funded by a combination of taxes and supplemented by grants and donations targeted to specific projects, development mitigation fees, and developer contributions for specific improvements within a certain geographic area. (Taxes include a portion of the local sales tax, Real Estate Excise Tax [REET], and Business and Occupation Tax [B&O].) The CIP typically funds all project costs, including planning, design, construction, maintenance, and borrowing costs. Per City financial policy, funding sources for ongoing maintenance and operations (M&O) must also be determined prior to carrying out the capital projects. Thoughtful design and selection of durable materials can reduce long-term maintenance costs.

REET consists of funds derived from one-half percent of the selling price of real property within the City of Bellevue. Cities planning under the State’s Growth Management Act must use these funds for capital projects as described by State law. The first 0.25% of local REET must be used to fund capital facility expenditures that have been identified in the City’s Comprehensive Plan. The second 0.25% of local REET revenues must also be used to fund capital facilities, with the added stipulation that they cannot be used for the acquisition of land for parks. REET revenues are cyclical in nature, mimicking underlying real estate market trends. Historically, the City has included 50% of annual REET funds for park projects in the CIP. The distribution of CIP funds in any given year is at the City Council’s discretion.

Voter Initiatives

The City Council has the option of asking voters to increase property taxes to fund park projects. As an example, a Parks & Natural Areas levy lid lift was authorized by the voters in the November 2008 election to provide capital funding to specific projects over the next 20 years. This levy lid lift generates capital funds of \$3.4 million/year and increased the 2009 property tax levy rate by \$0.11 per \$1,000 of assessed

value. Although Meydenbauer Bay Park was not included in the 2008 levy lid lift, this project could be considered by the community in the future.

Voter-approved bonds require a 60% voter approval, and levy lid lifts require 50%. The Council also has the authority to issue non voter-approved bonds, but repayment of these bonds must be financed from existing City revenues, since no additional taxes can be implemented to support related debt service payments. The Council used this mechanism for the 1983 purchase of Downtown Park property. In that case, the Council allocated 0.2% of the local option sales tax for the repayment of the councilmanic bonds. The Council issued councilmanic Limited Term General Obligation (LTGO) bonds for a portion of the marina purchase in 1998, relying on marina revenues for repayment.

County, State, and Federal Funding Sources

Heritage Capital Projects Fund (HCPF)

HCPF is a Washington State grant program that assists projects that preserve and interpret heritage in Washington. Nonprofits and government entities are eligible to apply. Given the rich heritage of the American Pacific Whaling Fleet Buildings and Meydenbauer Bay, HCPF funds could be sought for restoration and interpretive work at the marina.

4-Culture

King County’s Cultural Services agency, 4-Culture, provides grants to local arts agencies such as Bellevue’s Public Art Program, artists, and arts organizations. 4-Culture grant program also supports historic preservation agencies and projects.

Urban Forestry Grants

Several funding grant programs provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.

Federal Transportation Act SAFETEA -LU

Safe, Accountable, Flexible, Efficient transportation Equity Act: a Legacy for Users. This federal transportation act was enacted August 10, 2005, as Public Law 109-59. SAFETEA-LU authorizes the Federal surface transportation programs for highways, highway safety, and transit for the 5-year period 2005-2009. Washington has received considerable revenue for community enhancement, safety, bicycle, and trail related projects. It is unclear whether this authorization will be extended, and if so for how long and at what funding level.

National Tree Trust

National Tree Trust provides trees through two programs: America's Treeways and Community Tree Planting. These programs require that trees be planted by volunteers on public lands. Additionally, the America's Treeways program requires 100 seedlings minimum to be planted along public highways.

Federal and State Grants Managed by Washington State RCO

The Washington State Recreation and Conservation Office (RCO) manages a number of State-funded grants related to parks and open space that are funded through Federal Land and Conservation Funds. Some of the programs include: Boating Facilities Program for the acquisition and development of boating related projects and Washington Wildlife and Recreation Program (WWRP). RCO also administers programs that grant funds for park development, and they have a history of supporting projects on properties acquired with their funds. For the acquisition of parcels to assemble the project site, RCO granted to date a little over \$2.2 million.

Funds are periodically made available through the Aquatic Lands Enhancement Account (ALEA) grant program administered by RCO for the restoration or improvement of aquatic lands for public purposes, and for providing and improving public access to aquatic lands and associated waters. The Plan includes significant shoreline restoration and improvement, stream daylighting, and wetland enhancement.

Washington State Community Trade and Economic Development

Washington State Community Trade and Economic Development (CTED) Grants provided funding for development of other Bellevue parks, such as Crossroads, Mercer Slough Environmental Education Center, and Robinswood fields.

Washington State Arts Commission Grant

This is a state funding program that requires a 50% match. Grants are available for project support, program support, and arts education.

National Endowment for the Arts

This is a national funding program that also requires a 50% match. Grants are available for a wide variety of projects.

Water Quality and Restoration Funding

An increasing number of State and Federal funding sources are available for resource conservation, restoration of habitat, and improvement of water quality. These include Salmon Recovery Funding Board, NOAA Coastal Estuaries Land Conservation Program, USFWS Coastal Program, USFWS National Coastal Wetlands, Conservation Grants and EPA Innovative Wet Weather Program, and programs associated with the Reinvestment and Recovery Act.

Other Strategies

Incentive Zoning

The Plan includes as an incentive, the opportunity to increase density on upland parcels in exchange for significant right-of-way enhancements such as street furniture, landscaping, and enhanced sidewalks. Often redevelopment projects are required to provide some frontage improvements.

Public-Private Partnerships

Public-private partnerships are typically defined as cooperative ventures between the public and private sectors (e.g., corporations, non-profit organizations, citizen groups, etc.). The South of Main (SOM) plaza connections and public amenities rely on coordinated redevelopment of the SOM area through a public/private partnership.

For park and recreation departments, public-private partnerships may include corporate sponsorships, staffing, and/or facility management, among others. Sharing of costs, fund-raising, responsibility, and authority is becoming an increasingly common model. Agreements with the Bellevue Botanical Garden Society (Wilburton), the Eastside Heritage Center (Winters House and Paxton House), the Bellevue Boys and Girls Clubs (Ground Zero Teen Center and the South Bellevue Community Center), the Bellevue School District (sportsfields and Tyee Gym), the Bellevue Baseball Softball Athletic Association (adult sports management), and the partnership with the Pacific Science Center (Mercer Slough Environmental Education Center) indicate the broad range of possibilities in establishing mutually beneficial partnerships. These partnerships can provide a broader variety of community recreation and programming services at a lower cost to each of the partners and to the community.

Non-Governmental Sources

Private Grants and Foundations

Private grants and foundations provide money for a wide range of projects.

Tax Deductable Donations

Donations to municipalities may provide tax deductions equivalent to 501(c)3 corporations. Over \$500,000 in private donations was received for acquisition of the Meydenbauer Bay Park properties. The project vision is exciting and may be attractive to corporate and private donors.

