

# Mercer Island PROS Plan

## Capital Project Prioritization

### Background

The Capital Facilities Plan (CFP) is a component of the PROS Plan and will provide a list of all of the potential parks, trails, and open space capital projects under consideration over the next 10 to 20 years.

Types of CFP projects include:

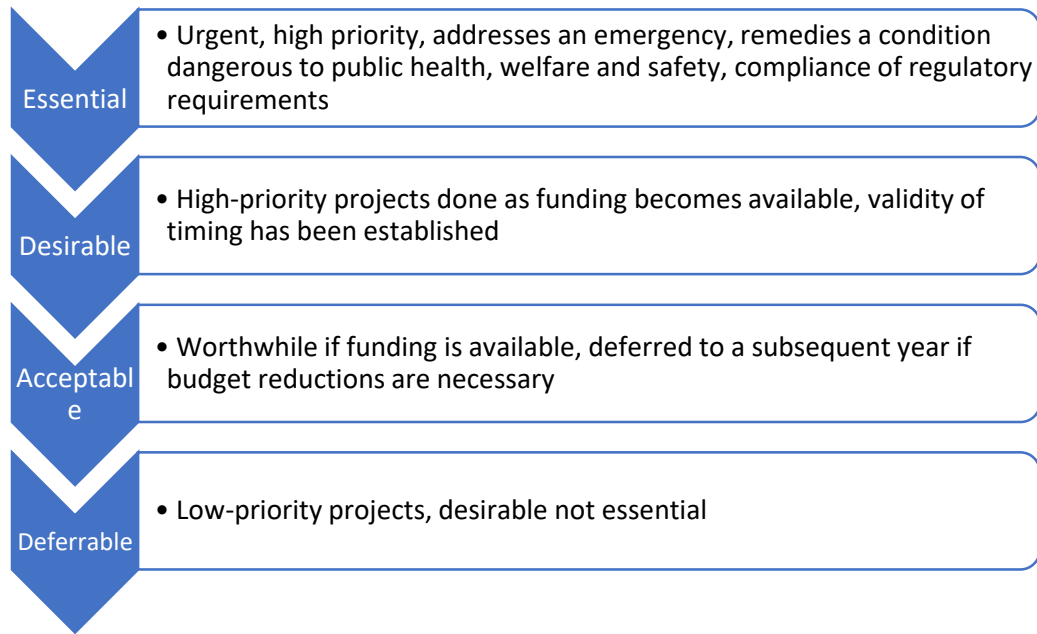
- Renovations or enhancements to existing facilities.
- New facilities or amenities.
- Property acquisitions.

The Capital Facilities Plan (CFP) will include a brief description of each project and assign an estimated project cost. The CFP is not an approved budget, but instead serves as a guiding document to inform preparation of departmental budgets, identify project priorities, estimate capital funding loads, and prepare grant funding strategies.

The projects in the CFP will be prioritized based on a scoring tool to be developed as part of the PROS Plan process. The framework for developing the CFP prioritization tool is further described in the next section.

### Concepts to Frame Capital Planning Prioritization

Capital project prioritization tools range from value-based ranking systems to complex rating scales. In developing the prioritization tool, we want the criteria to align with the values of the community and be easy to understand and apply. At a high level, system improvements could be weighed in a tiered system, as shown below.



Other considerations for project prioritization may include the following:

#### Park Capital Renovation & Repair Projects

- Capital repair projects that address public safety should receive the highest priority for budget allocations and implementation.
- Minor capital repair projects that prevent the need for major renovation at a later date should be prioritized and scheduled in a timely fashion.
- Capital repair projects for transportation, water, sewer, or stormwater should be evaluated to consider how/if/when coordination with the Parks CFP could achieve multiple benefits or project efficiencies.
- Park system renovation and repair projects should address existing barriers and seek compliance with ADA guidelines to the extent possible.

#### New Park Capital Facility Projects

- New capital projects should be consistent with the goals and policies of the PROS Plan, the City's Comprehensive Plan, and relevant, adopted park or open space site master plans.
- New capital projects should be compliant with ADA guidelines to the greatest extent possible and incorporate identified ADA upgrades or improvements, where feasible.
- New capital projects in transportation, water, sewer, or stormwater, should consider how to compliment and/or coordinate with parks capital projects (*especially for trail and utility connections and water access*) to leverage public funding and facilitate park or trail improvements.
- Public involvement should be incorporated into any master planning and park design development and should inform the recommendation on new capital projects.
- New capital projects should clearly demonstrate how they meet an identified public need or maintain an existing asset.

- Funding for new capital projects should seek funding from state and federal grant programs.

## Framework Considerations to Establish Project Priority Criteria

### Higher Significance:

- Addresses public and/or physical safety issue
- Completes a multi-phase project (e.g., Luther Burbank or Aubrey Davis master plans)
- Enhances existing site conditions (i.e., improves efficiency, enables better connections, expands capacity, reduces overuse by patrons, etc.)
- Addresses multiple goals or values (i.e., stormwater management, recreation, civic engagement, ADA, cultural arts, etc.)

### Medium Significance:

- Reduces repetitive maintenance needs
- Maximizes current site use or adds to future capacity
- Adds significant recreational value
- Creates more diverse or varied recreational options systemwide
- Improves walkability and/or addresses gaps in trail system
- Promotes stewardship, sustainability & public health

### Lower Significance:

- Improves visual or aesthetic value and civic pride
- Expands the distribution of recreational opportunities systemwide

## SAMPLE Prioritization Criteria

The CFP prioritize projects based on public feedback, Parks and Recreation Commission guidance, and staff review. A preliminary list of seven criteria have been identified to be applied to the draft capital project list.

Criteria	Rating Scale	Rating Definitions	Weighting Factor	Max. Score
<b>Safety &amp; Security:</b> projects that address safety and security needs in order to provide safe public park spaces that are accessible to all, with a higher rating applied for projects with high risk of safety concern or amenities at the end of useful life.	(0, 1, 2)	0: No / Low risk 1: Moderate risk of safety or failure to be addressed 2: High risk of safety or failure to be addressed	6	12
<b>Operating Budget Impact:</b> assesses the project impact on the operating budget	(0, 1, 2)	0: Increase to operating budget 1: No change to operating budget. 2: Decrease in operating budget.	3	6
<b>Geographic Distribution:</b> projects that support equity and access to parks and facilities across the Island, with higher rating applied for projects that fill known geographic gaps in service.	(0, 2) Binary	0: North of SE 40th St 2: South of SE 40th St	2	4
<b>Expanding Opportunities:</b> projects that offer additional or expanded recreation opportunities based on public feedback and/or projects that improve conditions for ADA usage and equity.	(0, 1, 2)	0: No new recreational amenity or opportunity 1: Moderate / Minor improvement to recreational opportunity (i.e., small trail connections, small ADA enhancements) 2: Significant / New recreational improvements (i.e., newly added features, major ADA upgrades)	2	4
<b>Extending Useful Life:</b> projects that repair or replace existing amenities or add new amenities that provided longer life cycles.	(0, 1, 2)	0: Nominal / No extension of amenity life 1: Moderate extension of amenity life (i.e., 5-10 years) 2: Significant extension of amenity life (i.e., 10-20 years)	2	4
<b>Unique Recreation Feature:</b> projects that are high value and unique amenities, such as docks, piers, all-weather turf, splash pad or specialized equipment.	(0, 2) Binary	0: Does not pertain to a unique amenity 2: Does pertain to a unique amenity	1	2
<b>High Use / Intensity Site:</b> projects that improve parks and facilities that are used heavily and/or where cost of project is evaluated against the volume of usage/resident benefit.	(0, 2) Binary	0: Does not support a high-use site 2: Does support a high-use site	1	2

## Draft: Capital Project Prioritization Memo

The (draft) ranking criteria, once confirmed, will be applied to a preliminary project list. Each project will be scored using the rating scale per criteria. The individual project scores for each criterion will then be multiplied by a weighting factor and summed to arrive at a weighted matrix value.

Other considerations: The sorting of the CFP project list can be segmented between major project classifications, such as Park Renovations & Upgrades, Trail Improvements, Open Space Management, Facilities & Centers, and Property Acquisitions.

### SAMPLE Application of Prioritization Criteria – Aubrey Davis Park

In the table below, a number of potential capital projects at Aubrey Davis Park were evaluated using the scoring criteria provided on the previous page. The total weighted project score is calculated in the column to the right.

Rating Scale		0, 1, 2	0, 1, 2	0, 2	0, 1, 2	0, 1, 2	0, 2	0, 2	
Weighting Factor		6	3	2	2	2	1	1	
Aubrey Davis Park: Potential Capital Projects (Sample Only)		Safety / Liability	Operating Budget Impact	Geographic Distribution	Expands Opportunities	Extends Useful Life	Unique Feature	Supports High-Use Sites	Total Weighted Score
Lid A Backstop Lifecycle Replacement	CRP	2	1			2		2	21
Lid A Playground Replacement	CRP	2	1		1	2		2	23
Lid B Playground Replacement	CRP	2	1		1	2		2	23
Lid C Field Drainage Renovation	CRP		1			1		2	7
Lid Connector Trail	CFP				1			2	4
Outdoor Sculpture Gallery Improvements	CFP		1				2		5
Tennis Court Resurfacing/Conversion	CRP	1	2			2		2	18
Trail Safety Improvements	CFP	2	1			1		2	19