

The City engaged the community to help develop the “Guiding Principles” that drove the design of the overall project. Working closely with the project developer OPUS Northwest, L.L.C. (OPUS), the City held three community meetings to solicit input from the public as to the kinds of amenities, functionality, structure placement and future expansion needs they would like to see in the new City Hall.

From those community meetings, the City and OPUS developed 10 Guiding Principles, which provided direction for the project design and construction. These Guiding Principles helped the design team develop a City Hall that truly represents the community’s vision.

Guiding Principles

1. People First
2. Low-Impact
3. Sustainable
4. Sensible
5. Affordable
6. Civic
7. Specifically...Shoreline
8. Connected
9. Accessible
10. Inclusive



Project Financing and Building History

The City has been setting aside money for construction of City Hall for more than a decade. In 2006, the City used saved cash to purchase the property on which City Hall is located.

In 2007, the City Council authorized a design-build, build-to-suit/lease-to-own delivery method to develop City Hall, and OPUS Northwest, L.L.C. was selected as the project developer.

The combination of the design-build, build-to-suit/lease-to-own method has provided the City with a great deal of input in the design of the building while at the same time limiting the City’s exposure to cost overruns.

The process allowed the City to develop a strong team approach with OPUS and, with sound community input, create a set of Guiding Principles to provide direction for the project design and construction.

Through careful planning and prudent fiscal policies, the City saved enough money to not only purchase the City Hall property but to also put an additional \$10 million toward the project costs, limiting the City’s debt. The total project cost was approximately \$33 million with \$22 million of that to be paid with a combination of tax-exempt general obligation bonds and Build America Bonds (BABs).

The BABs are part of the American Recovery and Reinvestment Act of 2009 and provide a 35% subsidy on interest payments from the federal government. By using a combination of bonds, the City will be able to realize a debt service savings of over \$3.8 million. Shoreline also obtained a combined interest rate of 3.939% due to its strong Standard and Poor’s AA+ rating.

No new taxes will be required to pay for the new building. The City will use a combination of general fund monies, previously used to pay rent on the old city hall facilities, and a portion of the Real Estate Excise Taxes (REET) to make the annual debt service payments on the bonds.



The building’s inner courtyard wall is a one-of-a-kind flowering dogwood tree treatment by northwest artist Linda Beaumont. It is the largest civic art presentation in the area.



Vision realized: Shoreline City Hall now open

Since incorporation in 1995, Shoreline’s city hall has been leased office space scattered throughout two adjacent buildings. One of the City’s earliest community visions was to build -- and own -- a real city hall.

Now that vision is a reality. Shoreline City Hall opened its doors for business on August 17 at 17500 Midvale Avenue N.

Years of setting aside money, building a strong financial position and consulting with the community about what values should be reflected have made this project a success. Shoreline City Hall/ Civic Center more than meets the City’s intent of smart design with a focus on customer service, transparency and accessibility to the entire community.

Built to high sustainability and green standards, this versatile facility features a spacious lobby, conference facilities, water features, an outdoor grass amphitheater, a demonstration green roof, a non-smoking campus and office space for lease.

Please join the
Shoreline City Council at the
**Ribbon-Cutting
Ceremony**

Saturday, Oct. 10
10:00 a.m.

Shoreline City Hall
17500 Midvale Avenue N



City Hall green building practices

From the beginning, the City's goal has been to construct a City Hall using the highest level of green building practices. Seattle City Light Utility and King County were partners through grants and support. Shoreline is on target to achieve silver certification in the Leadership in Energy and Environmental Design (LEED) program.

Created by the U.S. Green Building Council (USGBC) in 1998, LEED is a green building certification system that

promotes a whole-building approach to sustainability. The certification progress is very rigorous.

Organizations seeking certification must develop sustainable building practices from the beginning design phase. Buildings can achieve certified, silver, gold or platinum ratings. The LEED certification is recognized around the world and shows an organization's commitment to environmental responsibility.

Six building components are considered for LEED certification:

1. Sustainable Sites
2. Water Efficiency
3. Energy and Atmosphere
4. Materials and Resources
5. Indoor Environmental Quality
6. Innovation and Design Process



For more information, contact Project Manager Jesus Sanchez at (206) 801-2421 or visit www.shorelinewa.gov

SOLAR HOT WATER SYSTEM

By harnessing the energy of the sun, the hot water provided to the Council Chambers area will reduce the use of electricity for hot water by about 34%.



Green practices built into Shoreline City Hall

Suspended from the ceiling in the lobby of City Hall are 14 "clouds" designed by artist Leo Saul Berk that represent the 14 neighborhoods in Shoreline.

SOLAR SHADES

Solar shades on the West and South facades keep the building cooler on sunny days and conserve energy by relieving the burden on cooling systems.

SOLID WASTE and RECYCLING

Exterior garbage cans will be solar photovoltaic powered compacters, which cuts down on maintenance costs and are operated with renewable energy. Food scraps from the City Hall kitchens will be recycled and used for compost.

LOW EMITTING MATERIALS

To preserve indoor air quality for staff and visitors, all adhesives, sealants, paints, coatings, carpet and composite wood products used inside the building are free of volatile organic compounds (VOCs).

'GREEN' ROOF

A 3,050-square-foot green roof of plantings atop the Council Chamber helps to insulate the structure, improving comfort for those inside and reducing energy use. The plantings also absorb rainwater, slowing down and diverting impacts to the municipal stormwater system.

ENHANCED BUILDING INSULATION

The building has been designed with full perimeter insulation and glazing well above code requirements allowing for efficient cooling in the summer and heating in the winter.

- ELECTRIC CAR CHARGING STATIONS
- PERVIOUS CONCRETE
- BIKE RACKS
- LOW-FLOW TOILETS
- SENSOR-ACTIVATED TOILETS AND FAUCETS
- PHOTOVOLTAICS
- SENSOR-CONTROLLED LIGHTS

RAIN GARDENS

Rainfall at the site is directed to rain gardens. These gardens have particular plants that remove pollutants from the rainwater before it flows to our streams and lakes.

