

SUMMARY and FISCAL NOTE

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Seattle City Light	Tom DeBoer/206-684-4185	Greg Shiring/206-386-4085

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the City Light Department; authorizing the Chief Executive Officer and General Manager to execute a long-term lease and operating agreement with the Georgetown Steam Plant Community Development Authority for the use and occupancy of the City's Georgetown Steam Plant property, a National Historic Landmark; allowing the Authority to assume regular public programming in the Georgetown Steam Plant for the purposes of historical interpretation as well as education in the areas of science, technology, education, arts, math, and related events, and also to provide continual general upkeep and stewardship of the Georgetown Steam Plant, including the addition of amenities enabling more and better community access.

Summary and background of the Legislation:

The City of Seattle is the owner of certain real property with King County tax parcel number 700670-0570, commonly known as the Georgetown Steam Plant property. City Light took ownership of the Georgetown Steam Plant in 1951 and maintained its stand-by status as a power generating station through 1974 until fully decommissioning it in 1977.

An Environmental Impact Study was completed in 1978, the results of which led to the Georgetown Steam Plant being listed on the National Register of Historic Places in 1979. In 1980 it was designated a National Historical Mechanical Engineering Landmark, and in 1984 it became a Seattle Landmark and a National Historic Landmark.

The historical significance of the building prompted City Light to contract with a non-profit in 1995 to provide regular maintenance and some public programming, in exchange for a month to month use permit. This arrangement dissolved in early 2014 and staff from City Light began volunteering to host free open houses and guided tours for the general public in late 2014.

In response to the public's enthusiasm, and respecting its legal stewardship responsibilities, City Light began a formal process to determine long-term and economically sustainable ways to increase public access while managing the facility. A 16-person advisory committee was formed of experts in the areas of arts, museum management, historic preservation, and community development.

After 14 months of study, the Georgetown Steam Plant Advisory Committee recommended that City Light maintain ownership of the building and seek an appropriate non-profit partner to manage the regular operations and programming of the steam plant and raise funds for additional amenities to enable better community access.

City Light issued a Request for Proposals in 2018 and selected the respondent, the Georgetown Steam Plant Community Development Authority, in 2019. City Light and the Georgetown Steam Plant Community Development Authority would now like to enter into a lease and operating agreement for the Georgetown Steam Plant property, for a 30-year term, with two optional 15-year extension periods.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

Is there financial cost or other impacts of *not* implementing the legislation?

The educational, cultural, and social value of the Georgetown Steam Plant's intact equipment and history depends on people having access to the building. Contracting with a non-profit partner enables greatly increased access through safety improvements, restoration, and programming. Visitors to the Georgetown Steam Plant have a positive economic impact on the Georgetown neighborhood and Seattle as they dine or shop in the area's small businesses.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No.

b. Is a public hearing required for this legislation?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

d. Does this legislation affect a piece of property?

Yes, a map is attached to the Council Bill/Ordinance.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The Georgetown Steam Plant's historical significance and potential to engage diverse audiences is evident when the building is accessible to the public through open houses, tours,

field trips, classes, and arts engagement. By becoming a publicly owned community hub managed by a non-profit, and by offering inclusive and educational programming, the Georgetown Steam Plant will offer a unique cultural resource to the underserved communities around and in its location, specifically those in zip codes 98108, 98118, and 98106.

The Georgetown Steam Plant Community Development Authority is committed through this lease to maintaining a board of directors reflective of diverse communities residing and working in the Duwamish Valley and is partnering with other organizations whose boards and staff represents the same. Their programmatic mission is likewise committed.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goals?

The Georgetown Steam Plant is normally staffed by volunteers for four hours per month during City Light's free open house, when there are also two guided tours presented. Incidental and sporadic access to the steam plant is allowed for other group tours, photography and film shoots, and occasional art performances and exhibits. 10,000 people have visited the steam plant through these means since October 2014.

The Georgetown Steam Plant Community Development Authority will phase in to opening the plant more hours per week, including weekdays and weekend evenings, eventually expanding to over 30 hours per week. This will allow a broader audience access to the building and programs. They will work with partners in the community like Art Corps and the Environmental Coalition of South Seattle to continually build connections with new partners and reach underserved audiences with expanded programming in the areas of science, history, technology, art, engineering, and math.

List attachments/exhibits below: