

Bush Hotel/Hing Hay Park Property Agreements

Civic Development, Public Assets and Native Communities Committee

September 19, 2018

Seattle Parks and Recreation



City of Seattle

Background

- Bush Hotel and Hing Hay Park are bounded by S Jackson and S King streets between 6th Ave. S and Maynard Ave. S
- Bush Hotel building is owned by Seattle Chinatown/International District Preservation and Development Authority (SCIDpda)



Timeline

- **1970:** City bought property at S. King St. & Maynard Ave. S., created Hing Hay Park
- **1974:** SCIDpda formed – Ordinance 103387
- **1977:** City provided funds so SCIDpda could buy, renovate Bush Hotel building for housing, community space – Ordinance 106367; park-building adjacency set stage for shared uses
- **1981:** City and SCIDpda entered into reciprocal easement, authorizing SCIDpda to build overhead balcony, stairs in park, in exchange for public restroom inside Bush Hotel – Ordinance 110048
- **2015:** Council created budget proviso to fund new public restroom (existing restroom was difficult to operate)
- **2016-17:** City and SCIDpda negotiated new agreement
- **2017:** Hing Hay Park addition developed



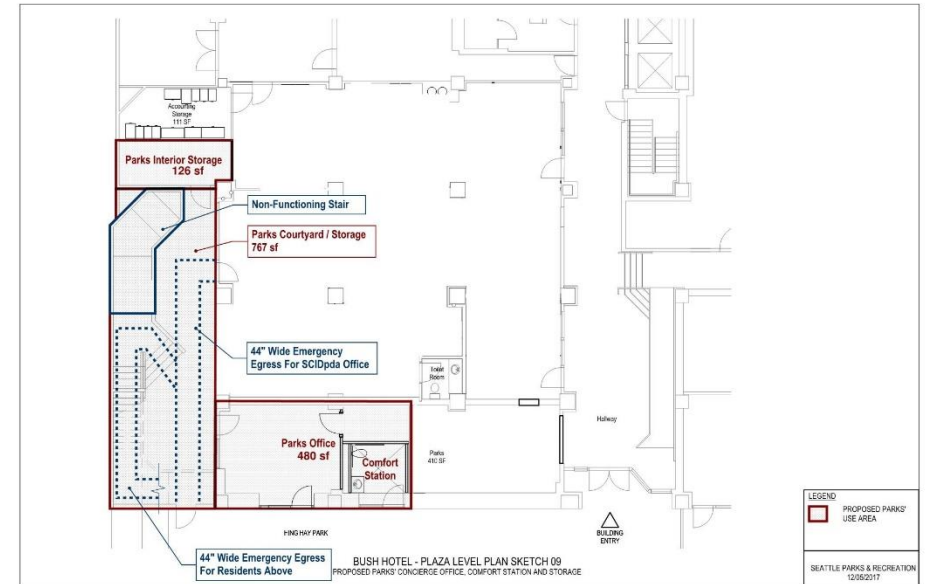
Proposed Legislation Provides Needed Updates

Current Situation	Agreement Updates
Reciprocal easement encumbers City's and SCIDpda's respective properties	Removes easement; replaces with standard permit
Public restroom inside building difficult to operate and secure	New managed public restroom will be safe and have dedicated exterior door into park; concierge office provides security, facilitates operations
Previous agreements did not provide standard specifications for public restroom	New public restroom will be designed, constructed and maintained according to SPR standards
No SCIDpda funding for restroom replacement	\$300,000 identified in 2015 to design and build restroom
Inadequate storage for SPR equipment	New dedicated storage space for SPR equipment
City has no control over public restroom	City will have ownership interest in restroom, concierge office and storage area in building



Proposed Settlement Agreement: Key Terms

- Eliminates easements placed on City and SCIDpda properties
- Establishes location for public restroom, park concierge office and storage in Bush Hotel building
- Determines design & construction process for public improvements (estimated completion: 2019-2020)
- Establishes ongoing operations and maintenance responsibilities
- Identifies future actions to convey condominium ownership to City and finalize meeting space requirements
- Engages in shared community outreach process



Completed Hing Hay Park Addition (2017)



Questions?

