

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Parks and Recreation	Lise Ward	Alex Rouse

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Seattle Parks and Recreation; authorizing the execution of the required harbor leases with the Washington State Department of Natural Resources for the North and South Leschi Moorages and the Leschi South Public Moorage; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

The North and South Leschi Marinas are both owned by Seattle Parks and Recreation (SPR) and operated by a concessionaire on leased Washington State Department of Natural Resources (DNR) Aquatic Lands. Income from moorage fees reimburses SPR for the rent it pays DNR for using its property inside the inner harbor line. The existing leases have expired and gone into DNR-approved holdover status. This legislation renews these leases for another 30 years. The City entered into a lease with Marina Management, LLC in 2017 to control, operate, and manage both Leschi Marinas. The marina lease is conditioned upon the City and DNR entering into extensions of the existing DNR leases. Additionally, SPR has embarked on a project to construct the Leschi South Wave Attenuator and Facility Improvement, which will replace existing creosote treated piles and inadequate wave attenuators with a new dock and wave attenuators, sewage pump-out, electric and water services to a new public transient moorage facility at the South Leschi Marina. Portions of this redevelopment lie outside the inner harbor line and require a new, no-cost, 30-year lease from DNR. This legislation provides SPR authorization to both renew the two existing inner harbor leases and enter into a third lease for the outer harbor.

Does this legislation have financial impacts to the City?

☐ Yes ☒ No

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts. This legislation will allow existing public marina activities to continue, generate a stream of income to SPR (which will reimburse SPR for the DNR lease payments included in SPR's baseline budget) and authorize a new, no-cost lease for the portion of DNR's outer harbor that will accommodate SPR's new Leschi South Wave Attenuator and Facility Improvement.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources. Not applicable.

Please describe any financial costs or other impacts of *not* implementing the legislation.

This legislation is integral to SPR's provision of public moorage to park users. The existing DNR-approved hold-over status (now that the aquatic lands leases are expired) was never intended to replace a renewed lease between the City and DNR for the inner harbor. Without renewed leases, SPR's concessionaire, Marina Management, will be unable to obtain financing to fund additional improvements at the marinas, severely impacting the City's ability to continue operating public moorages at North and South Leschi Marinas. Without authorization to enter into a new DNR lease for the outer harbor, SPR will be unable to complete its project to construct a public transient moorage facility with boater services at South Leschi.

OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

Not applicable.

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

This legislation seeks authority to enter into two lease renewals for DNR-owned inner harbor aquatic lands and one new lease for DNR outer harbor aquatic lands.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.

The new South Leschi South Wave Attenuator and Facility Improvement will install a large floating breakwater with a boat sewage pump-out facility that will provide transient boat moorage and public access. Benches and a kayak rack will also be included. This public access and the new features will be available to the public-at-large and to the area south of the moorages; this area in particular is currently designated as the second highest priority for equity and health in the 2024 Park and Open Space Plan.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.

SPR's Gap Analysis Update Vol. 2 is included as Summary Attachment 3.

iii. What is the Language Access Plan for any communications to the public?

SPR budgets for interpretation, translation, ethnic media campaigns, and in-language community outreach. Community Engagement Ambassadors (CEAs) provide support for individuals who may need help navigating City and application processes and assist community members in planning and implementing physical programs, special events and athletic activities in their respective communities. CEA Services Include: Translations, Interpretations, Data Gathering, Technical Support, Community Focus Groups, Assisting Community Members, Inclusive Outreach and Engagement. SPR has 6 CEAs working half-time, and half their time is spent on Language Access, the equivalent of 1.5 FTE.

d. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.

The renewal of the North and South Leschi leases, which will continue existing moorage operations, will be carbon-neutral. The South Leschi South Wave Attenuator and Facility Improvement will provide kayak storage, where none existed before and it is hoped non-motorized boating will offset short-term moorage opportunities afforded by the project.

ii. 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.

The pending improvement projects are designed to address sea level rises and thus adapt to existing and future conditions.

e. 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 goal(s)? What mechanisms will be used to measure progress towards meeting those goals?

5. CHECKLIST

- ☐ Is a public hearing required?
- ☐ Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?
- ☐ If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?
- ☐ Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?

6. ATTACHMENTS

Summary Attachments:

Summary Attachment 1 – North Leschi Property Map

Summary Attachment 2 – Map of South Leschi Marina, DNR outer harbor aquatic land lease 22-A02758 and South Leschi Public Access, DNR outer harbor aquatic land lease 22-100320

Summary Attachment 3 - Gap Analysis