



# **WATERFRONT FUNDING PLAN AND PARTNERSHIP FOR MANAGEMENT AND OPERATIONS**

August 10, 2017

PARKS, SEATTLE CENTER, LIBRARIES, AND WATERFRONT  
COMMITTEE

# TODAY'S AGENDA



- Background
- Overview of proposed resolution
- Funding plan
- Local improvement district
- Philanthropy
- Operations and maintenance

# BACKGROUND



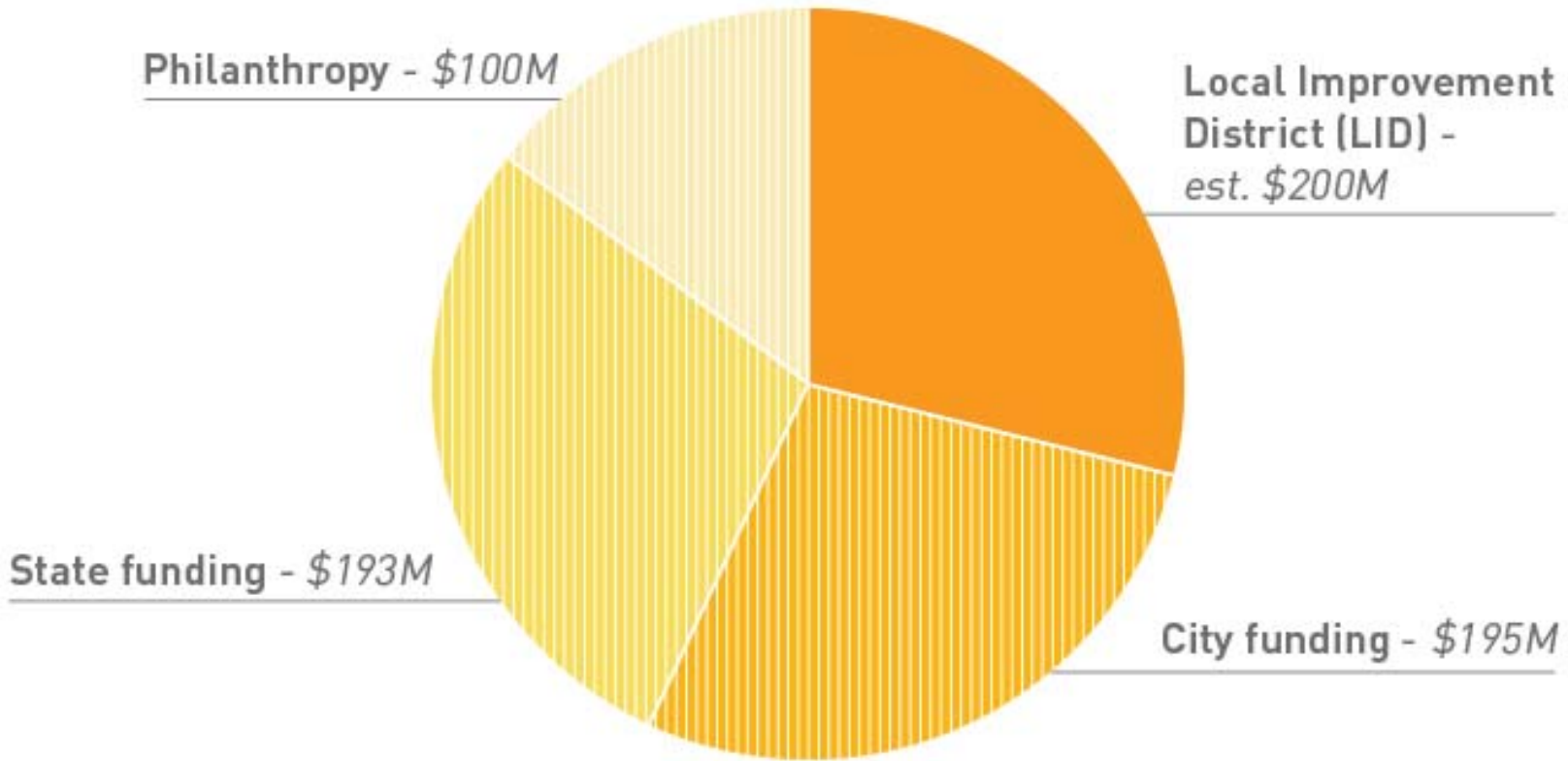
Year	Action	Purpose
2009	Ordinance 123142	<ul style="list-style-type: none"> <li>Established Central Waterfront Partnerships Committee</li> </ul>
2012	Resolution 31399	<ul style="list-style-type: none"> <li>Endorsed Waterfront Program Strategic Plan, established funding plan, including local improvement district and philanthropy</li> <li>Acknowledged role of non-profit conservancies in other cities, recommends City pursue similar arrangement for Waterfront Program</li> </ul>
2014	Letter	<ul style="list-style-type: none"> <li>Letter from Central Waterfront Committee to City recommending Friends for operations and management</li> </ul>
2015	Ordinance 118478	<ul style="list-style-type: none"> <li>Authorized execution of Westlake/Occidental Park agreement between Downtown Seattle Association and Parks Department</li> </ul>
2015-2017	Agreements	<ul style="list-style-type: none"> <li>Successful operating agreements between City and Friends to program and activate waterfront spaces</li> </ul>
2016	Ordinance 125248	<ul style="list-style-type: none"> <li>Authorized joint funding agreement with non-profit partner Friends of Waterfront Seattle to finance Pier 62/63 Phase 1 Rebuild</li> </ul>

# OVERVIEW OF PROPOSED RESOLUTION



- Reaffirm final elements of funding plan
- Create transparency for local improvement district (LID) formation process
- Identify milestones for Friends of Waterfront Seattle philanthropic campaign plan and early pledge
- Create framework for operations and management with Friends of Waterfront Seattle

# FUNDING PLAN



**TOTAL= \$688M**

\*Does not include WSDOT-funded Marion Street Pedestrian Bridge over Alaskan Way (pending future agreement)

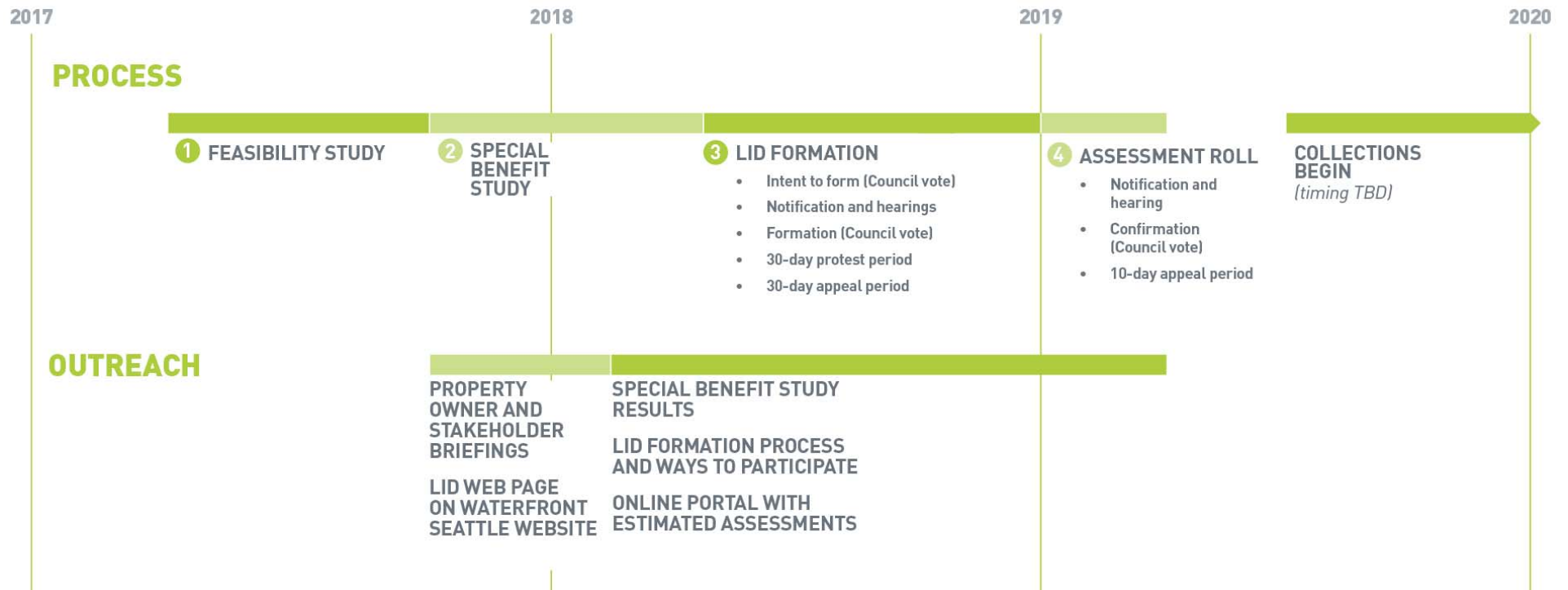
# LOCAL IMPROVEMENT DISTRICT (LID)



- Assessment of properties that will receive special benefit
- Council forms LID through prescribed legislative process
- Robust outreach to ensure transparent and fair process
- Resolution affirms City will pursue LID and is clear about timeline and opportunities for property owner and stakeholder input



# LID PROCESS OVERVIEW



# LID FORMATION STEPS



<b>SPRING 2018</b>	<ul style="list-style-type: none"><li>• Council announces intent to form (by resolution)<ul style="list-style-type: none"><li>○ Formal notice of public hearing</li><li>○ Public hearing</li></ul></li></ul>
<b>FALL 2018</b>	<ul style="list-style-type: none"><li>• Council establishes LID (by ordinance)<ul style="list-style-type: none"><li>○ 30-day protest period</li><li>○ 30-day appeal period</li></ul></li></ul>
<b>EARLY 2019</b>	<ul style="list-style-type: none"><li>• Assessment roll<ul style="list-style-type: none"><li>○ Formal notice of public hearing</li><li>○ Public hearing</li></ul></li><li>• Council confirmation of assessment roll<ul style="list-style-type: none"><li>○ 10-day appeal period</li></ul></li></ul>



# PHILANTHROPY



- Friends of Waterfront Seattle: \$100 million commitment
- Pier 62 rebuild campaign
  - \$5.1 million of \$8 million raised already
- Resolution calls for Friends to provide the following prior to LID formation:
  - Philanthropic campaign plan with pledge/payment schedule
  - Initial \$25 million pledge (inclusive of Pier 62 rebuild campaign)

# OPERATIONS AND MANAGEMENT



# OPERATING AGREEMENT



- Maintenance approach
  - Baseline: City departments
  - Enhanced: Parks/Friends agreement
    - All work performed by City employees
    - Negotiated level of service
    - Collaborative approach
- Programming and activation
- Timing
  - 2018 – operating agreements complete
  - 2019 – Pier 62/63 operations begin
  - 2023 – full park operations begin

# OPERATING AGREEMENT



- Budget
  - Seattle Parks District: \$3.5 million annually dedicated to Parks staff
  - Friends of Waterfront Seattle: anticipated \$1+ million annually
- City oversight and participation
  - Annual report to Council
  - Two City ex-officio seats on Friends' board
  - Stakeholder oversight committee
- Agreement review
  - Term of no less than five years, joint review



**QUESTIONS?**