

Seattle City Council
Parks, Seattle Center, Libraries & Waterfront Committee
December 7, 2017

Seattle Art Museum Renovation Project



Seattle
Parks & Recreation

healthy people healthy environment strong communities



Seattle Asian Art Museum in Volunteer Park [SPR]



Seattle Asian Art Museum Building



Vicinity



Project Background [SPR]

- 1931 Museum constructed with private funding, City-owned.
- 1932 Operating Agreement, amended in 1975, 1981 and 1994. Expired in 2008.
No significant renovation since building first completed in 1933.
- 1955 Three-story gallery space added, two other smaller additions around that time.
- 1994 Building reopens as Asian Art Museum.
- 2007 Ordinance 122590: \$2M City investment for SAAM restoration planning and design, transferred from unneeded Olympic Sculpture Park funding.
- 2008 Parks and Green Spaces Levy: \$9M toward replacing systems, seismic stabilization (total estimated cost \$22M).
- 2009 Project on hold during Recession; Levy funds reprogrammed.
- 2014 Ordinance 124571: \$11M City commitment (in 2008 dollars, plus inflation) to help fund restoration and evaluate expansion.
- 2016 With inflation and additional \$5M City commitment, City investment of \$19M included in 2017-2022 Adopted CIP.

Total project budget: \$54M

SAM responsibility: \$33M (including \$6M tax credits)



Project Overview [SAAM]

- Includes renovation, ~14,000 sf expansion, new walkways/paths, landscaping
- Renovation includes upgrades to:
 - Seismic reinforcement
 - Mechanical/climate control systems
 - ADA access
 - Auditorium and other internal spaces
 - Building exterior/cladding
- Construction Schedule (Anticipated)
 - Start February 2018
 - Completed April 2019
 - Museum reopens October 2019
- During Construction
 - Noise limited to 7am-6pm on weekdays and 9am-7pm on weekends/holidays
 - Construction generally 7am-3:30pm weekdays



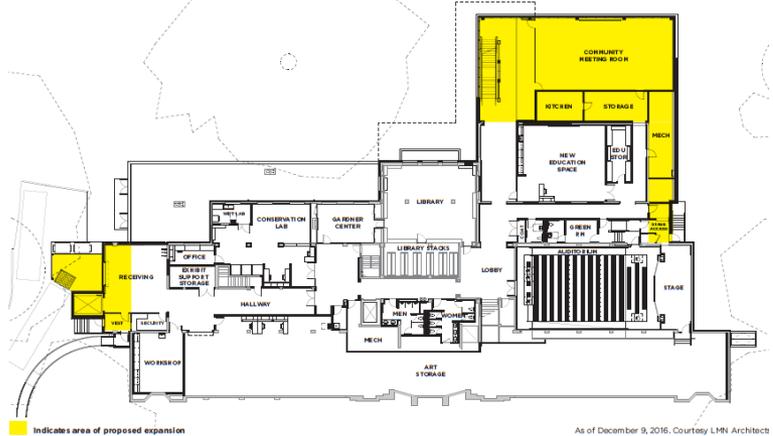
Images: LMN Architects



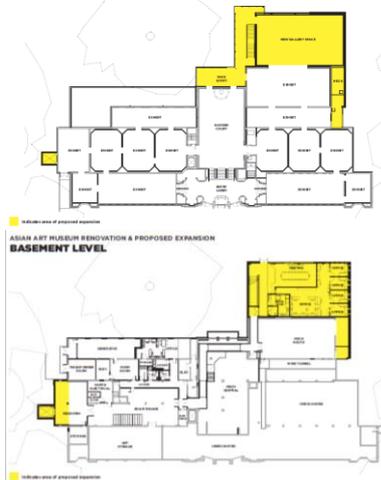
Seattle Art Museum Renovation Project Project Overview [SAAM]

- Addition includes:
 - ~12,000 sf addition to the East
 - Exhibition space, public education space, glass lobby, offices
 - Footprint less than 4,000 sf
 - ~2,000 sf addition to the North
- Trees
 - No exceptional or heritage trees removed
 - Three trees removed, two others relocated
 - Tree preservation plan required

ASIAN ART MUSEUM RENOVATION & PROPOSED EXPANSION
GROUND LEVEL



ASIAN ART MUSEUM RENOVATION & PROPOSED EXPANSION
MAIN LEVEL



Images: LMN Architects

Gallery Interior



Education/Programming



Park Lobby



Required Approvals [SAAM]

Approvals	Decision Maker	Step	Date
Master Use Permit	SDCI		
Application		Submitted	Oct 2016
SEPA Decision (Mitigated DNS)	SDCI	Published, Appealed	March 2017
SEPA Appeal	Hearing Examiner	Dismissed	June 2017
Permit Issued	SDCI	Pending Code Amendment	
Certificate of Approval	Landmarks Board	Granted	Aug 2017
Historic Rehabilitation Tax Credit	Federal	Expected to be secured upon Lease execution (Lease to be signed before end of 2017)	

Council Approvals

Land Use Code Amendment

Development Agreement

Lease Agreement



Public Meetings [SAAM]

Hosted by	Meeting Type	Dates	# Meetings
SAM	Presentation, Q&A	July-Dec 2016	4
SDCI Permit Staff	Public Hearing (Community Petition)	Dec 2016	1
Landmarks Preservation Board	Public comments, Briefing, Discussion	May 2016 - Aug 2017	11
Board of Park Commissioners	Public comments, Briefing, Discussion	June-Oct 2016	2

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Image: Capitol Hill Times



Image: Capitol Hill Seattle Blog



Land Use Code Amendment [SDCI]

- Issue:
 - SAAM and Volunteer Park in Single Family zone
 - Museums are not currently allowed
 - Existing building is taller than currently allowed
 - Museum is a “non-conforming” structure and use (building preceded the zoning rules)
 - Code amendment necessary to allow expansion
- Changes would:
 - Amend the land use code to allow the museum to expand
 - Only apply to this site – SAAM building at Volunteer Park
 - Limit the size of addition(s):
 - Height limited to existing parapet
 - Overall floor area limited to 15,000 sf
 - Address other common development standards (parking, light/glare, etc.)



Development Agreement [SPR and FAS]

- Scope includes:
 - Structural, seismic rehabilitation and reinforcement
 - City responsible to maintain structure of City-owned building
 - Replace HVAC systems
 - Public space enhancements
- Key Business Terms:
 - Estimated total project cost: \$54M
 - SAM investment: \$33M (including \$6M tax credits, plus any overruns)
 - City investment: \$21M (including \$2M for predesign, provided in 2007)
 - City contracting requirements
 - Social Equity Program
 - Community Workforce Agreement
 - Inclusion Plan
- CLEAN Hearing: Nov. 1, 2017



Lease Agreement [SPR]

- Replaces existing Operating Agreement
- Formalizes landlord-tenant relationship
- Key Business Terms:
 - 55-year term
 - Consideration:
 - SAM's capital investment
 - responsibility for routine repairs and maintenance
 - required ongoing museum operations
 - defined public benefits
 - Sets City's operating expense contribution (starting at \$250,000/year for years 1-5)
 - City responsible for major maintenance/capital expenses except for museum-specific systems
 - SAM responsible for special HVAC and interior historic features
 - Describes required Public Benefits and annual reporting



Public Benefits Requirements [SPR and SAAM]

- Museum open 40 hours per week, 50 weeks per year.
- Admission policies include:
 - Clearly signed invitation to enter upon donating any amount patron determines he or she can pay
 - 4 free days per month
 - Free admission to youth 14 and under
 - School groups admitted on reduced fee on weekdays
- Ongoing educational programs, with reduced fee and other assistance
- Outreach programs (3 per year) to underrepresented communities and schools in historically underserved areas
- Scholarships of at least \$25,000 per year
- Specified number of programs serving historically underserved populations, including:
 - At least 6 drop-in workshops, 3 summer day camps, 6 lectures and panel discussions, 4 performances and demonstrations, 2 coordinated Amphitheater programs
- Resource Center; Meeting and Educational Space
- Annual reporting, including Outreach Plan



SAAM Programming – Examples [SAAM]

- School & Educator Programs
- SAM Kids & Family Programs (free admission)
- SAM Teens
- Community Nights Out



Images: Seattle Art Museum



Questions?

Lease and Development Agreement

- Max Jacobs, Parks & Recreation (Max.Jacobs@seattle.gov)

Land Use Code Amendments

- Christina Ghan, SDCI (Christina.Ghan@seattle.gov)

Art Museum Project Team

- Kimerly Rorschach (kimr@seattleartmuseum.org)



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