



Memorial Stadium Legacy: Past and Future

The City deeded Memorial Stadium land to Seattle Public Schools (SPS) for an athletic stadium in 1946, and then Seattle Center grew around it beginning with the 1962 World's Fair.

Today's opportunity is to create a future legacy with a new world-class student and community stadium through a partnership with SPS, One Roof Stadium Partnership, and the City.



Seafair parade at Memorial Stadium, July 30, 1960 | Courtesy of the Seattle Municipal Archives, #199406

Background

Seattle Public Schools and City established a partnership through:

- Seattle Partnership Agreement (November 2017)
- Letter of Intent (October 2021)
- Memorandum of Agreement (November 2022)

City Council supported the Memorial Stadium project:

- Approved total funding of \$40 million in CIP (as of 2025 Budget)
 - \$21 million funding in CIP (2023 Budget)
 - \$19 million funding in CIP (2024 Budget)
- Adopted Statement of Legislative Intent (CEN-602-A-002 2023)
- Adopted Resolution 32092 (May 2023)
- Adopted Resolution 32110 (September 2023)



Public-Private Partnership

In June 2023, Seattle Public Schools and the City jointly selected the One Roof Stadium Partnership, legally known as Memorial Stadium Redevelopment LLC (MSR), as the new Memorial Stadium developer and operator through a Request for Proposals.



One Roof Stadium Partnership



MSR's Roles

- Lead and contribute to fundraising
- Partner in inclusive community engagement
- Lead design & construction
 - Architect: Generator Studio
 - Contractor: Sellen Construction
- Operate and maintain facility
- Generate revenues for financially sustainable O&M



Implementing Agreements

Interlocal Agreement (ILA): The ILA is between the City and SPS and establishes their mutual roles and responsibilities relating to the design and construction of the project and the future operation and maintenance of the stadium.

- The City will enter the SPS-approved Development Agreement (DA) for MSR to complete the design/construction of the project for the benefit of SPS and the City. The ILA includes SPS's funding obligation and its commitment to provide project reviews/approvals consistent with the DA terms.
- The City must coordinate with SPS to obtain SPS's input/concurrence with numerous project reviews/approvals, and SPS is a third-party beneficiary of the completion guarantees and other material terms of the DA.
- The City will have use and occupancy of shops and warehouse space for the life of the improvements, the right to use the stadium 8 days each year for Bumbershoot or other events, and additional use of operational space to support Seattle Center events.

Development Agreement (DA): The DA between the City and MSR sets out the material terms relating to design/construction of the project, including each party's funding obligations and the project scope.

Key Elements

- MSR was selected by the City and SPS following a joint RFP process seeking a private party to leverage public funds and bring additional funding and development expertise to the project.
- MSR will complete the project as a 'turnkey' project consistent with public works requirements, including the bid of significant subcontract packages, payment of prevailing wages and bond coverage.
- SPS's Community Workforce Agreement and the City's Acceptable Worksite program will apply to the project and be administered by the City's Department of Finance and Administrative Services.
- SPS and MSR each commit to work in good faith with the City to negotiate and execute a five-year operating and maintenance agreement for MSR's operation and maintenance of the stadium.
- A term sheet for the operating and maintenance agreement is an exhibit to the DA, and provides a high-level outline of key terms including:
 - Roles of SPS, MSR, and the City in the operation of the new stadium
 - Application of revenue between SPS, MSR, and the City
 - Integration of the new stadium with Seattle Center

History

The Memorial Wall honors the names of 762 former students who lost their lives in World War II.

The Memorial Wall was designated a Seattle landmark by the Landmarks Preservation Board.
(October 2023)



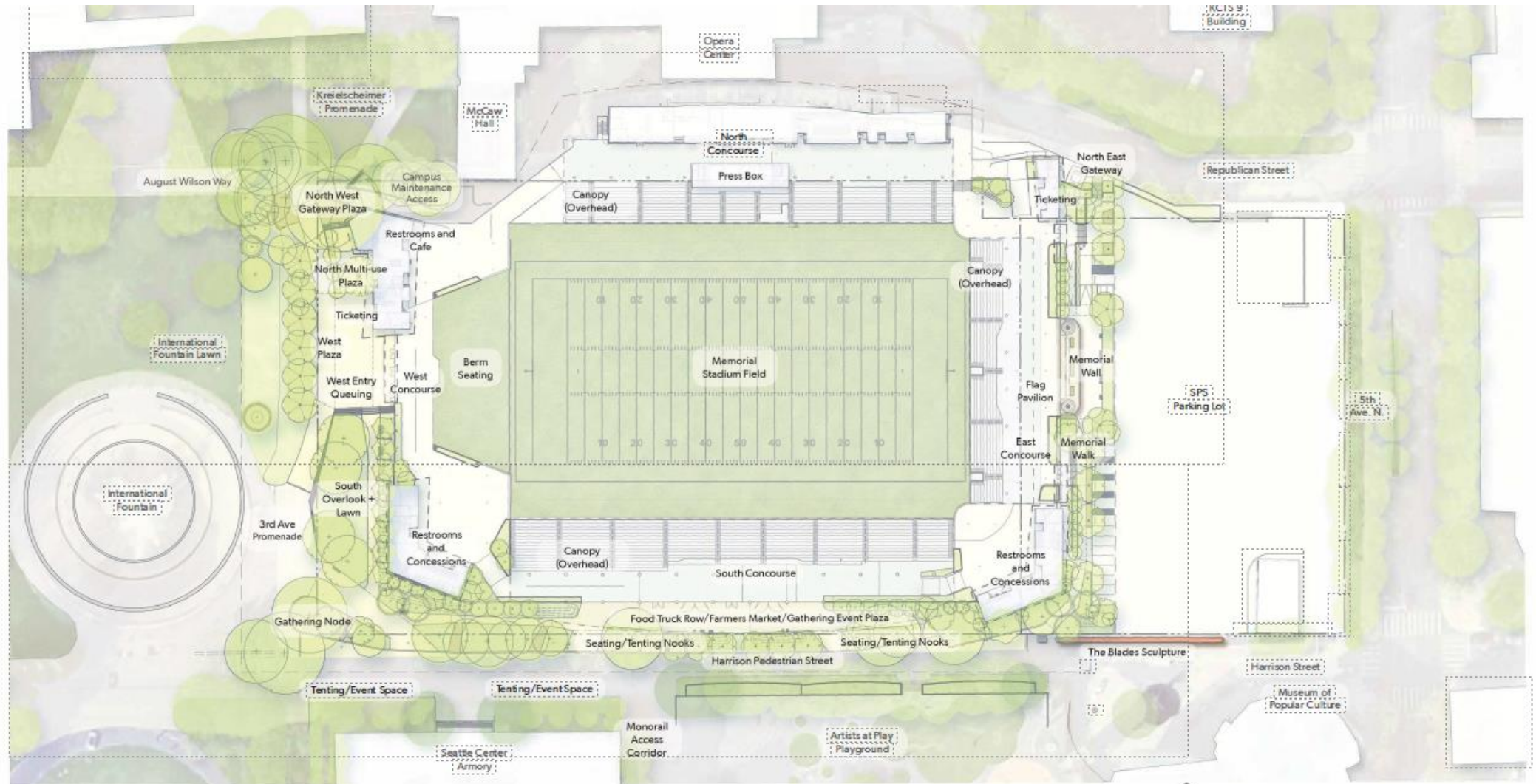
Design

Seattle Design Commission:

- Concept Design approved (June 2024)
- Sub-Committee reviewed (September 2024)
- Schematic Design approved (October 2024)
- Design Development approved (January 2025)



Site Plan



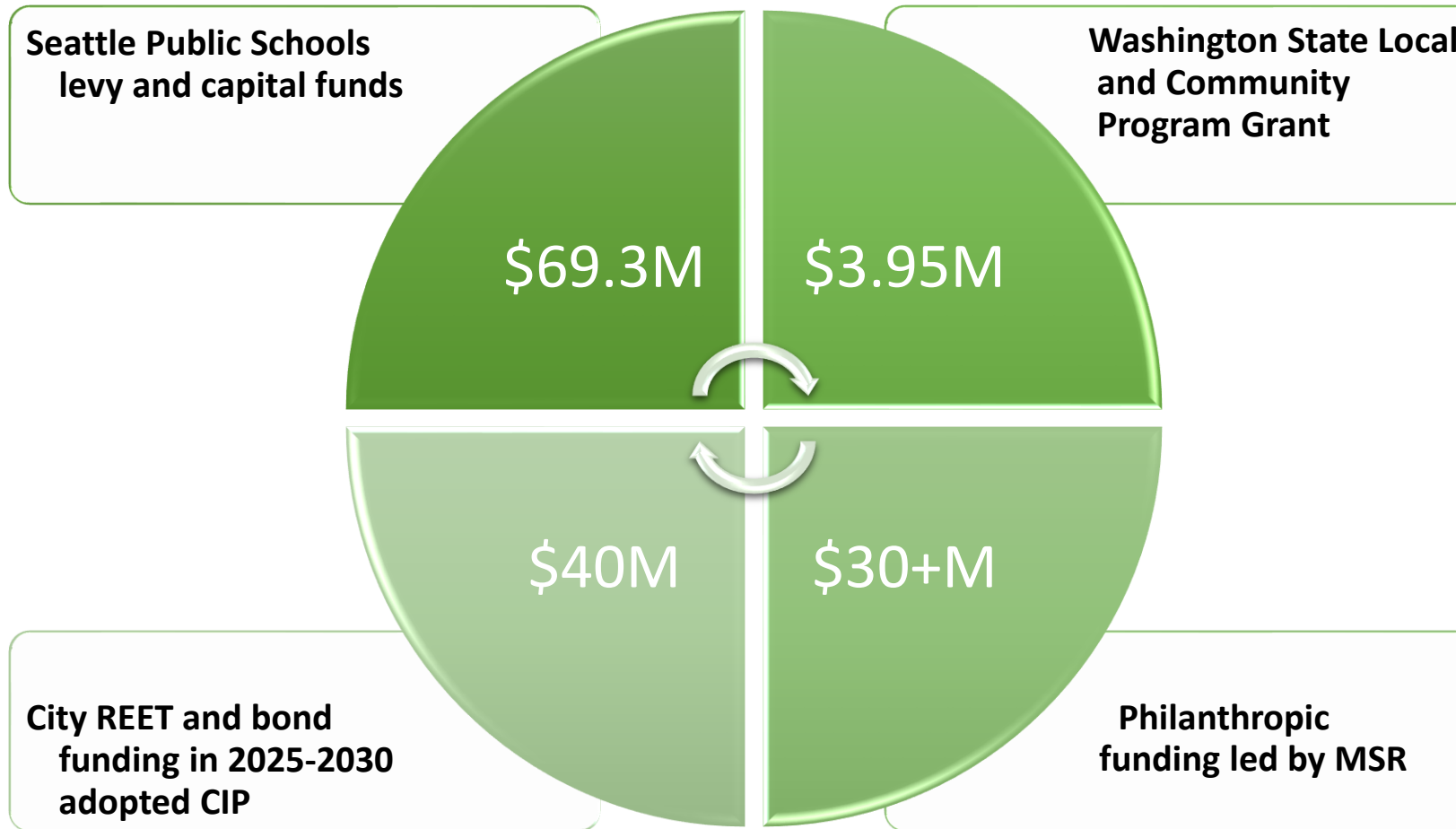
Design



Design



Funding



Next Steps



Implementing agreements considered by City Council

- Parks, Public Utilities, & Technology Committee: May 14 and May 28
- Full Council (possible vote): June 3



Implementing agreements considered by Seattle Public Schools Board of Directors

- School Board introduction: May 14
- School Board (possible vote): June 4



Groundbreaking and open house events: June 26



Stadium demolition and construction begins mid 2025



Construction completion by end of 2027 (goal September 2027)

Questions?

