

Georgetown Steam Plant Lease Ordinance

T&U Committee Meeting
July 7, 2021



Seattle City Light



The Georgetown Steam Plant

A National Historic Landmark and a Seattle Landmark

Request for Council to approve an ordinance authorizing a long-term lease and operating agreement between Seattle City Light and a non-profit, the Georgetown Steam Plant Community Development Authority.



Seattle City Light

WE POWER SEATTLE

The Georgetown Steam Plant Built 1906 - 1907

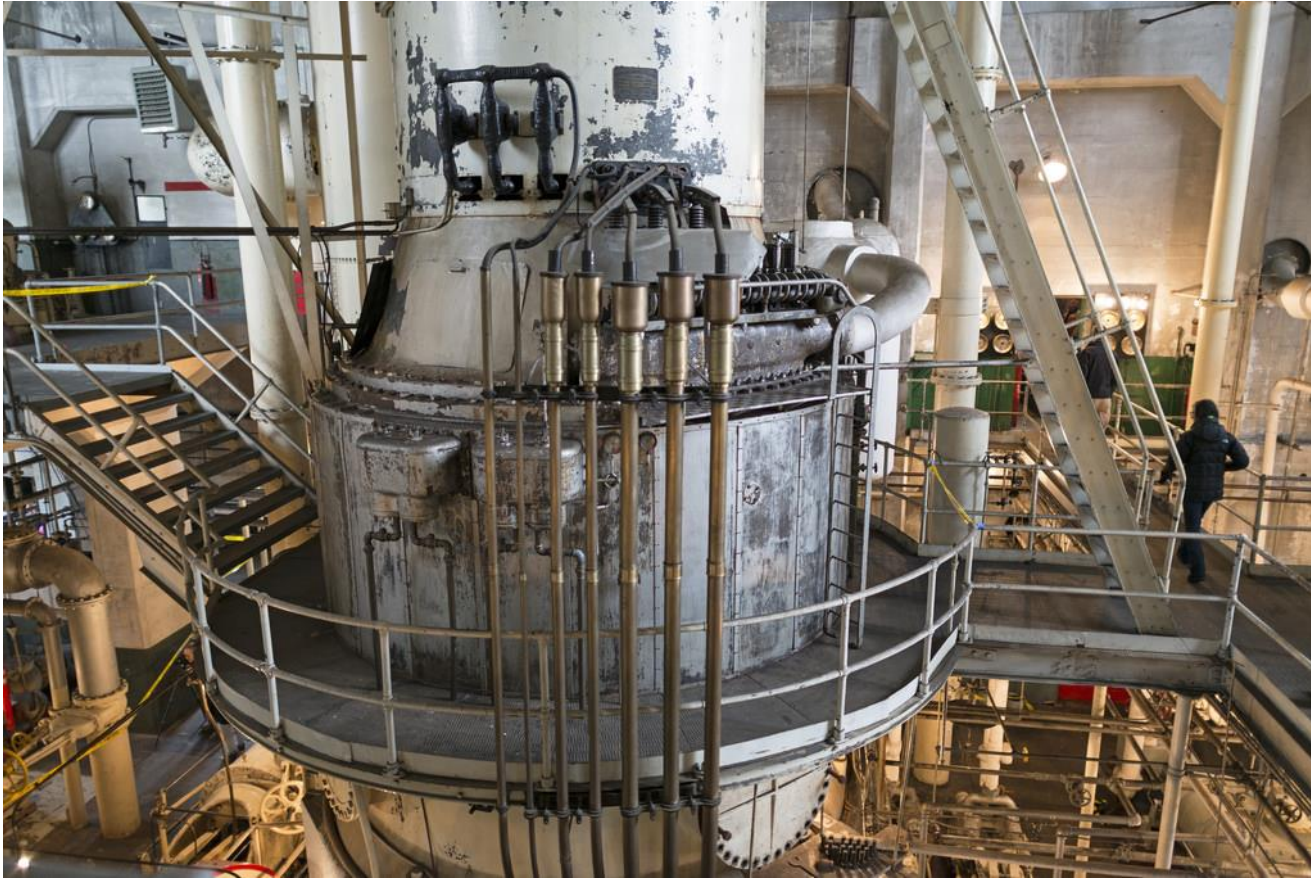
Constructed to fuel Seattle's growing electric street car system.

Built on the Duwamish River to use water for cooling.

Displays technological innovation from the early 19th century.



Innovative and historically significant equipment and engineering



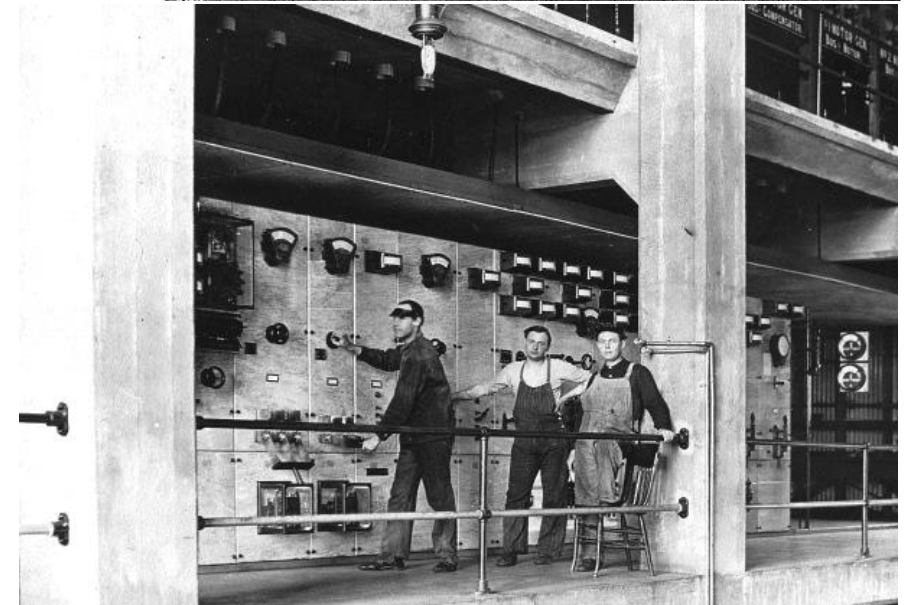
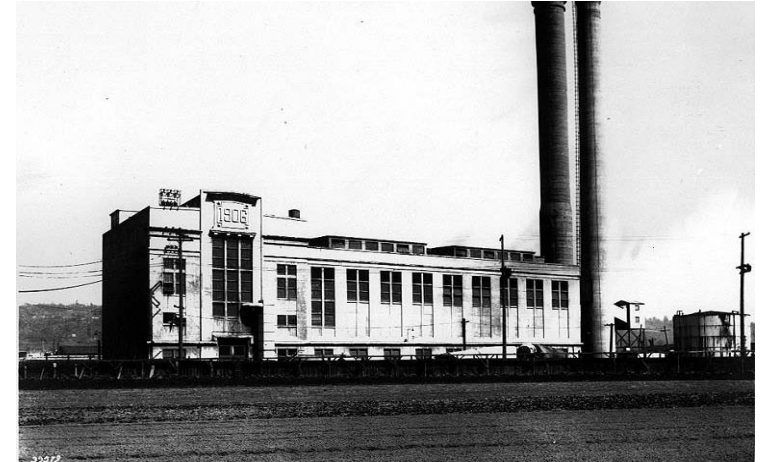
Houses two of the only Curtis vertical steam engine turbines left in place in the world.

One of the first reinforced concrete structures built on the west coast.

Very rare historic steam plant with equipment left intact; "technology unhidden."

A Highly Designated Building of National Renown

- 1979 – Listed on the National Register of Historic Places
- 1980 – Designated a National Historical Mechanical Engineering Landmark
- 1984 – Recognized as a National Historic Landmark
- 1984 – Designated a Seattle Landmark

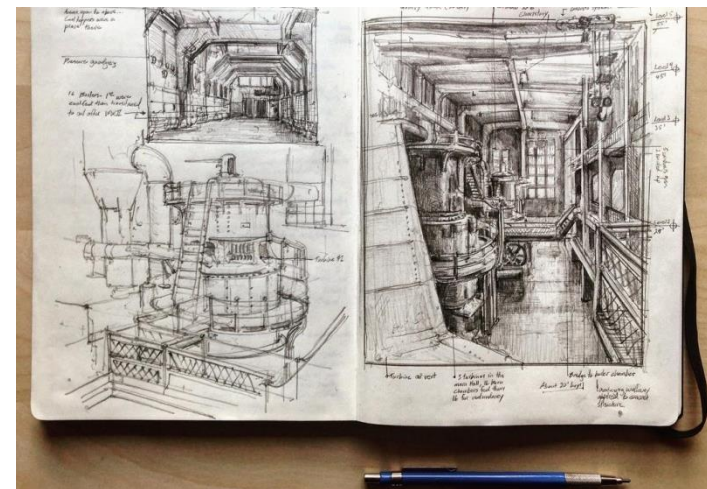


An Industrial Marvel for All to Enjoy

- With only limited hours, Seattle City Light has welcomed over 10,000 visitors through tours, art events, field trips, and workshops.
- Many area organizations and schools enjoy the Georgetown Steam Plant for learning opportunities and classes.
- Monthly open houses attract repeat visitors from all around the region.



Bringing the Art of Science to Life



A Path to Preservation and Sustainability

In early 2016, Seattle City Light formed the **Georgetown Steam Plant Advisory Committee** to study and advise on how to create an economically sustainable future for the steam plant.

Acting on the committee's recommendations, City Light issued an RFP in 2018 and accepted the proposal of the Georgetown Steam Plant Community Development Authority.

Through strategic partnership, the GTSPCDA will be empowered to continue needed restorations and safety improvements and pursue funding from a variety of sources.



Introducing the **Georgetown Steam Plant Community Development Authority**



Mission: The Georgetown Steam Plant empowers Seattle using history, sciences, arts and culture as catalysts for equity, preservation, education and community-centered activation.

Vision: The Steam Plant is a bridge from the past to the present, inspiring a community of neighbors and makers; powering the region's future generations with knowledge.

Team

Samuel Farrazaino, Equinox Studios • **Cluny McCaffrey**, ECOSS
Kji Kelley, Historic Seattle • **David Strauss**, SHKS Architects
James Miles, MENTOR Washington • **Stephanie Jones-Gunn**, STEM
Brian Markham, Arup Engineers • **Scott Redman**, Sellen Construction
Mark Johnson, Signal Architecture and Research

Preserve the Building, Empower the Community, Foster the Future

GTSPCDA Restoration...

\$20M Investment

Full Seismic Retrofit

Complete Fire and Life Safety Systems

New ADA Compliant Access and Egress

Visitor Center Plus Programming and

Educational Facilities



...and Results

Community-Centered Cultural Hub

World Class Museum

Arts and Sciences Education

Regional Event Venue



Overview of Lease Provisions

The Lease: 30 years plus two 15-year extensions.

Permitted Programming: Interpreting and protecting the Georgetown Steam Plant while promoting arts, culture, STEM and other education. Enabling community use and events.

Historic Preservation and Building Restoration:
Alterations subject to City Light and Landmarks approval.
City Light maintains structure and major systems.
GTSPCDA brings building up to code and adds amenities.

Future Additions:
Potential additional property and improved access are included in the lease.



THANK YOU



Seattle City Light