



# SEATTLE CITY COUNCIL

## Governance, Native Communities, and Tribal Governments Committee

### Agenda

Monday, May 15, 2023

9:30 AM

### Special Meeting

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Debora Juarez, Chair  
Alex Pedersen, Vice-Chair  
Teresa Mosqueda, Member  
Kshama Sawant, Member  
Dan Strauss, Member

Chair Info: 206-684-8805; [Debora.Juarez@seattle.gov](mailto:Debora.Juarez@seattle.gov)

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**Governance, Native Communities, and Tribal**  
**Governments Committee**  
**Agenda**  
**May 15, 2023 - 9:30 AM**  
**Special Meeting**

**Meeting Location:**

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

**Committee Website:**

<https://www.seattle.gov/council/committees/governance-native-communities-and-tribal-govts>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Councilmember Juarez at [Debora.Juarez@seattle.gov](mailto:Debora.Juarez@seattle.gov).

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

**D. Items of Business**

1. [Res 32092](#)      **A RESOLUTION establishing the City's support for a new Memorial Stadium at Seattle Center to be developed through a public-private partnership between The City of Seattle, Seattle Public Schools, and a private partner.**

*Supporting  
Documents:*

[Summary and Fiscal Note](#)

[Summary Att A - Vicinity Map](#)

[Clerk File 322645 - Documents relating to Memorial Stadium  
Redevelopment](#)

[Presentation](#)

**Briefing, Discussion, and Possible Vote** (30 minutes)

**Presenters:** Marshall Foster, Interim Director, and Jackie Kirn, Seattle Center; David Kunselman, Finance and Administrative Services; Tim Burgess, Mayor's Office; Brian Goodnight, Council Central Staff.

**E. Adjournment**



## Legislation Text

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**File #:** Res 32092, **Version:** 1

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### CITY OF SEATTLE

### RESOLUTION \_\_\_\_\_

A RESOLUTION establishing the City's support for a new Memorial Stadium at Seattle Center to be developed through a public-private partnership between The City of Seattle, Seattle Public Schools, and a private partner.

WHEREAS, in 1946 The City of Seattle (City) donated the land for Memorial Stadium to Seattle Public

Schools (SPS) for SPS to construct, operate, and maintain an athletic facility that has served SPS

students and the community as an essential venue for athletics, educational, entertainment, and civic

uses for 75 years; and

WHEREAS, SPS and the City have joined in partnership for a shared vision for a Memorial Stadium

Redevelopment Project (Project) to create a new stadium that is a financially sustainable, state-of-the-

art, multi-purpose sports, educational, and entertainment facility of prominent design, centered on

students and youth, and fully integrated with the Seattle Center campus; and

WHEREAS, SPS and the City have entered into an SPS-City Partnership Agreement (November 2017), a

Letter of Intent (October 2021), and a Memorandum of Agreement (November 2022), which convey

details of both parties' intent to form a partnership to achieve their shared vision for the Project; and

WHEREAS, Seattle voters approved \$66.5 million in the SPS 2022 Building Technology Athletics and

Academics (BTA V) levy for the Project; and

WHEREAS, the City Council approved a \$21 million investment for the Project in the 2023 City budget and

also unanimously adopted Statement of Legislative Intent CEN-602-A-002 (SLI), which expressed the

Council's intent to work with the Mayor and SPS to identify additional funding above the \$21 million in

the 2023-2024 budget, with the goal of reaching a combined total contribution of \$40 million consistent

with the timing in the SLI; and

WHEREAS, in April 2023, the Washington State Legislature approved \$4 million for the Project in the State capital budget; and

WHEREAS, the City and SPS jointly issued a Request for Proposals (RFP) on March 20, 2023, seeking a private partner to invest in, redevelop, operate, and maintain the Project, in partnership with the City and SPS to achieve the vision for the Project, collaborate on an equitable, inclusive community engagement process, provide student career development opportunities, attract high-quality entertainment and civic events, provide capital and operating investments to ensure the Project is well-managed and maintained, and reduce the necessity for SPS funding for operations over the long-term; and

WHEREAS, the Project will be a transformative benefit to the heart of the Seattle Center campus, fulfilling important City goals identified in the 2008 Century 21 Seattle Center Master Plan to increase open space, complete the August Wilson Way cross-campus pedestrian connection, and provide essential operations facilities; and

WHEREAS, the Project will be a significant investment in the lives of students, youth, and the community, and will preserve SPS's ownership and use of the facility for student athletics, graduations, and other educational purposes; and

WHEREAS, Memorial Stadium commemorates the SPS students who lost their lives during World War II, the Project will provide for the restoration and maintenance of the existing Memorial Wall; and

WHEREAS, the Project will have a strong commitment to equity and ensuring that the community will be engaged in its development; and

WHEREAS, the Project will contribute significantly to the economic, cultural, and social vitality of Seattle Center, the adjacent Belltown, South Lake Union, and Uptown neighborhoods, and the greater Downtown to the benefit of the City and SPS; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR**

**CONCURRING THAT:**

Section 1. The City Council endorses and supports the vision and purpose of the redevelopment of Memorial Stadium (Project) to provide new public open space, be welcoming to all, and offer unparalleled athletic, educational, cultural, and entertainment events. The Project will also complete the August Wilson Way cross-campus pedestrian-bicycle connection, provide Seattle Center operations, maintenance, and storage facilities, and provide community opportunities in the heart of Seattle for generations to come, all as described in the Request For Proposals issued on March 20, 2023, and outlined in prior agreements between the City and SPS.

Section 2. The City Council finds that the Project will enhance the City’s mission at Seattle Center and expand the City’s capacity to support Seattle Public School students. To that end, the Council recognizes the work that has been done to build this strong foundation and requests that following the selection of a successful proposal by the School Superintendent and Mayor, the Mayor negotiate agreements necessary to implement the Project and transmit legislation to authorize the agreements for the Council’s review and action. These agreements will address the property and use rights between the City, Seattle Public Schools (SPS), and the selected partner, will address the design and construction of the Project, the financial terms, and all additional terms outlining the legal obligations and responsibilities for the long-term operation of the Project (the “Agreements”). The Agreements will be subject to review and approval by the Council and the Seattle Public Schools’ Board of Directors.

Section 3. The Council acknowledges that beginning in the fall of 2021, the City and SPS engaged in a series of brainstorming and discussion meetings about the vision and purpose of the new stadium, consulted with specialists in the fields of design, sports facility financing and management, and sought the perspective and opinions of key stakeholders, including Seattle Center resident organizations, representatives of the Seattle Center Foundation and the Seattle Center Advisory Commission, and SPS athletic and capital project staff.

Section 4. The Council requests that Seattle Center, in collaboration with SPS and the selected partner, implement an additional community engagement process that helps to refine the Project's design and programming to help ensure that the Project supports Seattle Center, welcomes and serves students and youth, fosters equity and inclusivity, and recognizes the importance of the site's history.

Section 5. Clerk File 322645 is filed with the City Clerk and includes SPS-City Partnership Agreement (November 2017), Letter of Intent (October 2021), Memorandum of Agreement (November 2022), and Request for Proposals and Exhibits 1-12 (March 2023).

Adopted by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and signed by me in open session in authentication of its adoption this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

The Mayor concurred the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Bruce A. Harrell, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Elizabeth M. Adkisson, Interim City Clerk

(Seal)

## **SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
Seattle Center	Jackie Kim	Lisa Gaccione

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

**Legislation Title:** A RESOLUTION establishing the City's support for a new Memorial Stadium at Seattle Center to be developed through a public-private partnership between The City of Seattle, Seattle Public Schools (SPS), and a private partner.

**Summary and Background of the Legislation:** The 75-year-old Memorial Stadium at Seattle Center has lacked reinvestment and needs replacement. Built in 1946-47 on land the City of Seattle donated to SPS to construct, operate, and maintain an athletic facility, it serves Seattle Public Schools' students and the community as an essential venue for sports, entertainment, and community events.

The vision for the new Memorial Stadium is a financially sustainable state-of-the-art venue of prominent design centered on students and youth, fully integrated with the Seattle Center campus. The project fulfills important goals of the Century 21 Seattle Center Master plan to increase open space, complete the August Wilson Way cross-campus pedestrian connection, and provide essential operations facilities. The stadium must meet Washington Interscholastic Athletic Association standards and provide a minimum of 8,000 seats under covered stands and additional seated and standing capacity on the field.

The City and SPS jointly issued a Request for Proposals (RFP) on March 20, 2023, seeking a private partner to invest in, redevelop, operate, and maintain the project, in partnership with the City and SPS. Approved public funding includes \$66.5 million of voter-approved funds in the 2022 Buildings, Technology, and Academics/Athletics Capital Levy V, \$21 million approved in the City 2023-28 Capital Improvement Plan, and \$4 million approved in the Washington State 2023 capital budget. The City Council also adopted a Statement of Legislative Intent (SLI) which expressed the Council's intent to work with the Mayor and SPS to identify additional funding with the goal of reaching a combined total contribution of \$40 million. The RFP process seeks a private investor to provide the balance of the project funding.

This resolution expresses the support of the Mayor and Council for the project, and requests that following the selection of a successful proposal by the Mayor and SPS Superintendent, the Mayor negotiate agreements necessary to implement the project and transmit legislation to authorize the agreements for the review and action by the Council. These agreements will also be subject to review and action by the SPS Board of Directors. The resolution also requests that Seattle Center, in collaboration with SPS and the selected partner, implement an additional inclusive and equitable community engagement process.

After adoption of this resolution, the next steps in the project are that proposals responding to the RFP will be evaluated, and following selection of a successful proposer, legal implementing documents will be negotiated, and legislation will be transmitted to the Council and SPS Board of Directors for review and action.

## 2. CAPITAL IMPROVEMENT PROGRAM

**Does this legislation create, fund, or amend a CIP Project?**      ☐ Yes ☒ No

While this legislation does not create, fund, or amend a CIP project, it is related to the Memorial Stadium Redevelopment project – MC-SC-S9595 created in the 2023-2024 budget. Funding included \$1,020,000 in 2023, comprised of \$720,000 of REET 1 and \$300,000 of General Fund, and \$20,000,000 of LTGO in 2024.

## 3. SUMMARY OF FINANCIAL IMPLICATIONS

**Does this legislation amend the Adopted Budget?**      ☐ Yes ☒ No

**Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?** No

**Are there financial costs or other impacts of *not* implementing the legislation?** No

## 4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?** The Seattle Public Schools (SPS) and the City have joined in partnership with a shared vision for a redeveloped Memorial Stadium.
- b. **Is a public hearing required for this legislation?** No
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?** No
- d. **Does this legislation affect a piece of property?** Yes, Memorial Stadium which is owned by SPS and located at Seattle Center. A map is attached.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**  
Redevelopment of Memorial Stadium envisions a student-centered project, providing an opportunity to bring student athletics, educational opportunities, arts, and culture together in a common, central iconic place with the intent of achieving the goals of the City's Race and Social Justice Initiative and SPS Board Policy No. 0030, Ensuring Educational and Racial

Equity. The City’s Language Access Program will be implemented during the community engagement process.

**f. Climate Change Implications**

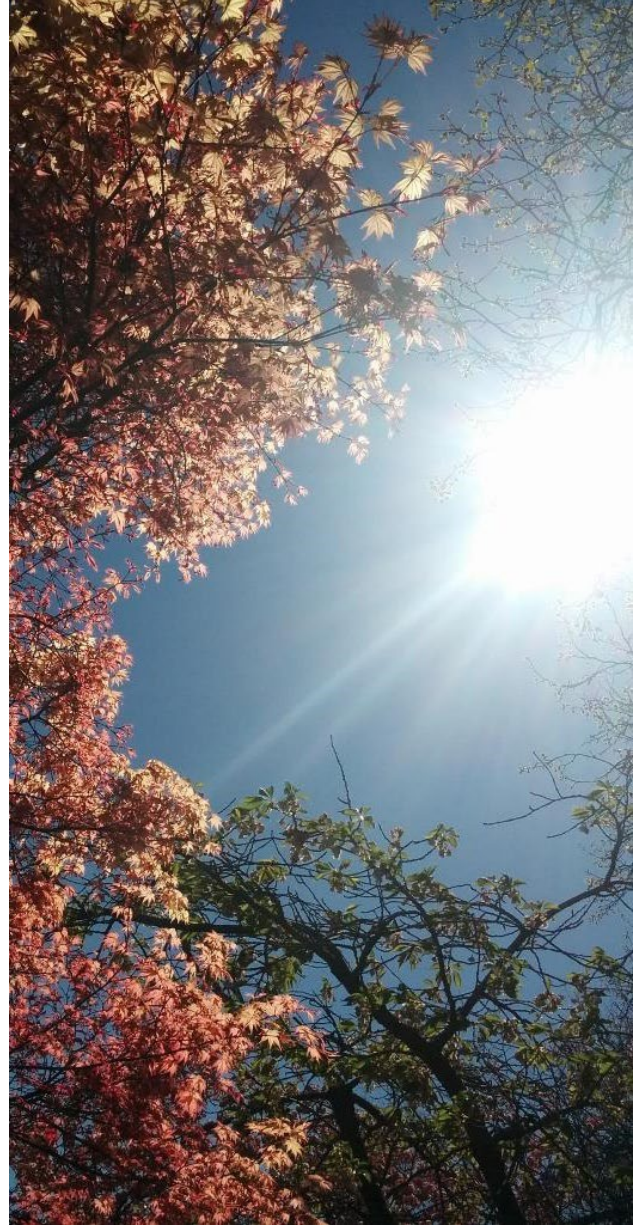
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way? No**
- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects. No**

- g. 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)? NA**

**Summary Attachments:**

Summary Attachment A – Vicinity Map

**Last Revised: 01/13/2023**



# A New Memorial Stadium at Seattle Center

# Memorial Stadium History



# Existing Conditions



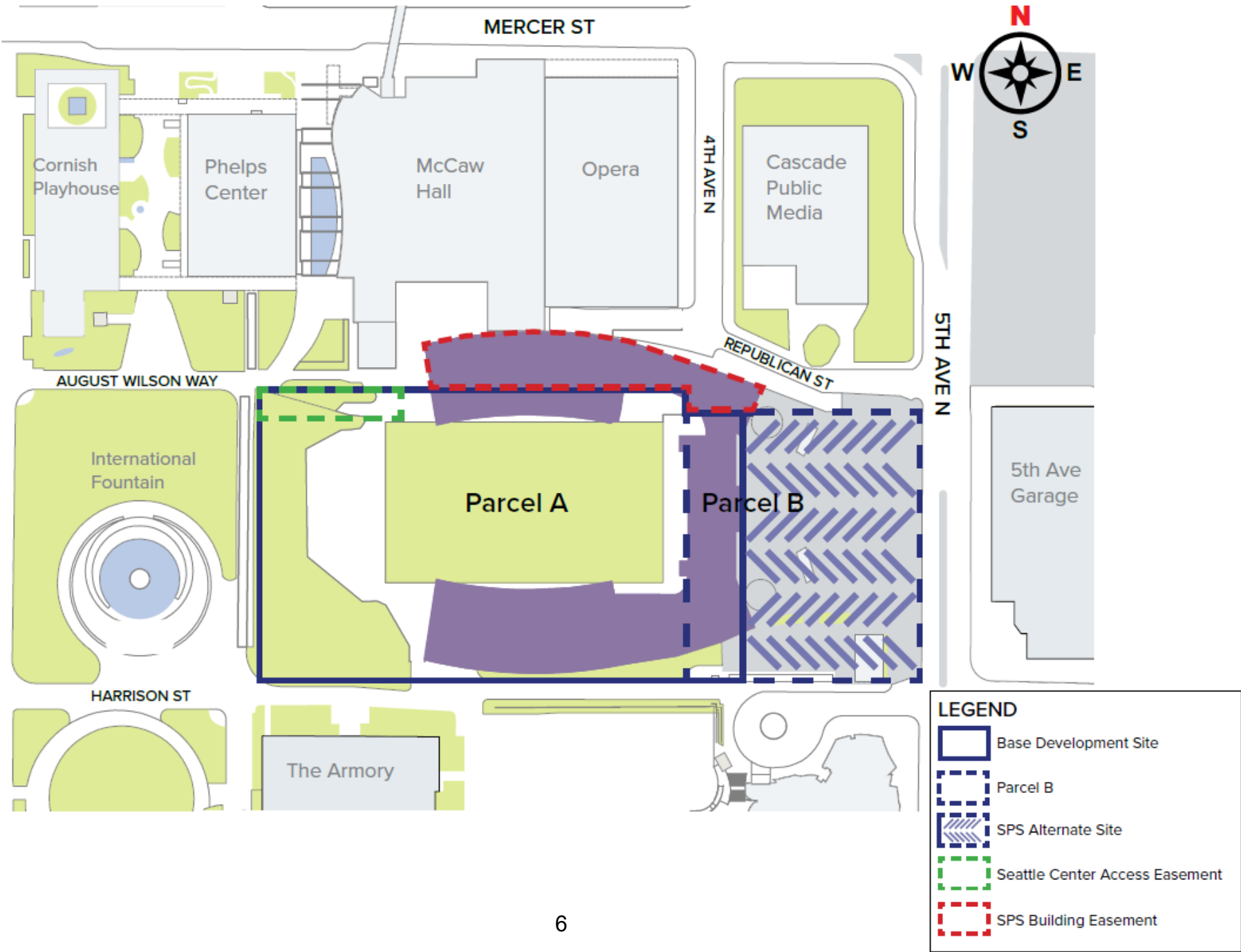
# Vision for the future

service shops  
heart of campus  
entertainment prominent design  
students and youth  
seattle center  
community unparalleled venue  
public private partners  
financially sustainable  
august wilson way  
state-of-the-art  
warehouse  
open space

# Foundational Principles for the City and SPS

- Centering Students
- Equity Commitment
- Community access and engagement
- Operations and maintenance
- Financial Sustainability
- Environmental Sustainability
- Partnerships
- Quality of design and experience

# Site

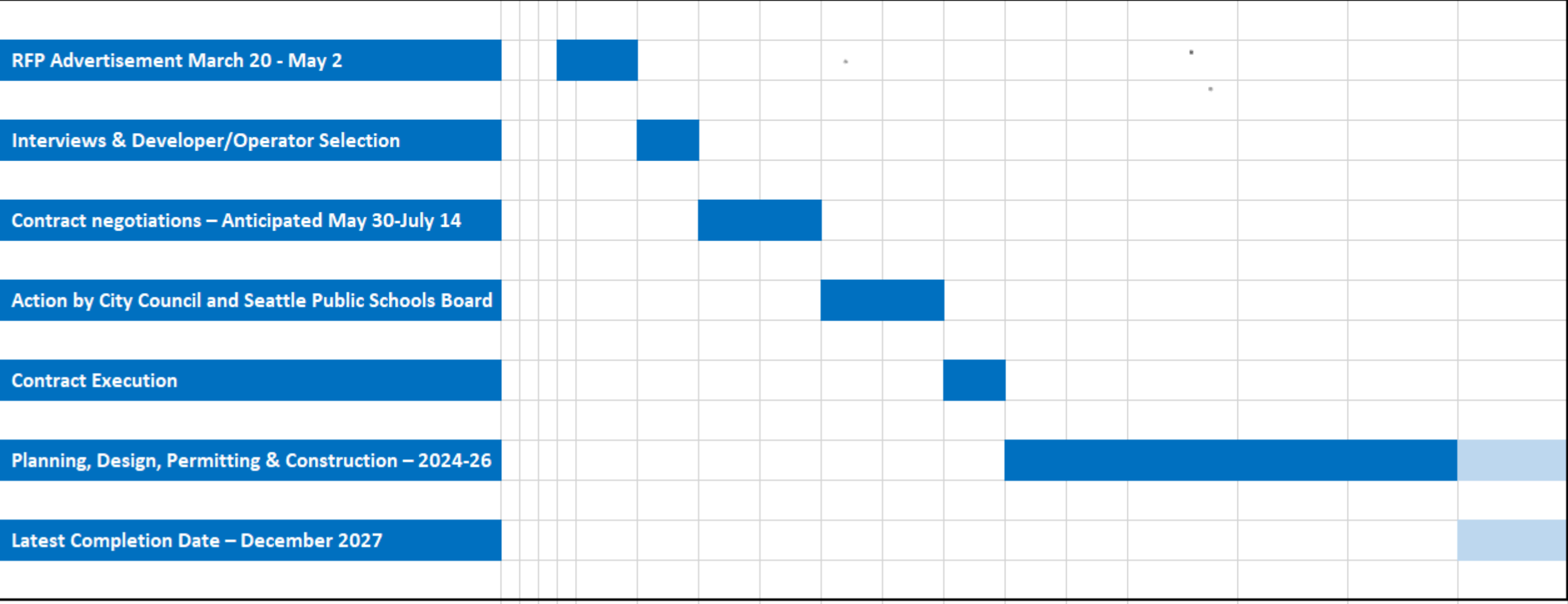


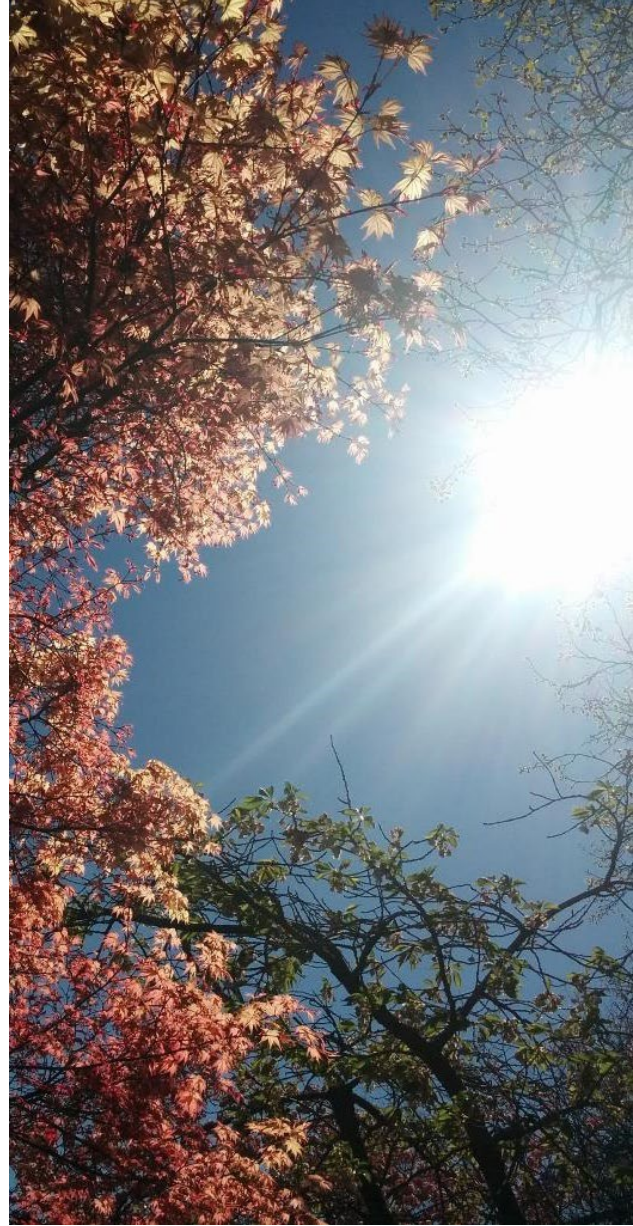
# RFP Program Requirements

- Stadium requirements (seating, circulation)
- Open space expansion
- Service shops
- Warehouse
- August Wilson Way completion
- Campus Integration and Connections
- Design excellence

# WORKING SCHEDULE

MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC 2024 2025 2026 2027





THANK YOU!