



Seattle Public Schools and City of Seattle Partnership Agreement Related to Memorial Stadium and Seattle Center

I. Purpose Statement

We, the undersigned representatives of Seattle Public Schools (SPS) and the City of Seattle (the City), agree to jointly develop an agreement to collaborate on the design of SPS properties for a new Memorial Stadium and high school that meets the stated needs of SPS and of the adjacent Seattle Center property. The design should be spectacular and integrated with the Seattle Center campus. Additionally, we will collaborate to explore nearby alternative sites for the future SPS high school.

II. Understandings

- Both SPS and the City (collectively “the Parties”) understand that SPS owns two parcels of property at the Seattle Center and can develop such property as it sees fit within the laws, regulations, and rules provided by the federal, state, and city governments.
- Furthermore, the Parties understand the stadium site must be used at some frequency for high school sports. SPS requires continued athletic space for SPS students; parking and revenue are important to maintain; and SPS expects the need for an additional high school due to increasing enrollment.
- The Seattle Center is in the midst of an increasingly dense Uptown neighborhood.
- The City is planning to update the Seattle Center Century 21 Master Plan to reflect anticipated major changes and investments in Seattle Center, including: KeyArena redevelopment, siting of Sound Transit 3 (ST3) station(s), renovation of the Space Needle, future SPS facilities, parking capacity, and potential redevelopment of other Seattle Center properties such as the KCTS site, Mercer Garage, and others. The City desires that the future SPS facilities benefit from the future opportunities, resources, and relationships on the Seattle Center campus and contribute to the vision for the Seattle Center’s vitality and high-quality design.
- The City is willing to consider a financial partnership with SPS for this project.
- The Parties recognize that cooperating as partners on efforts to actualize SPS’s vision can provide synergistic benefits and opportunities for both SPS and the City.
- The Parties desire to coordinate for the purpose of improving the cohesion of Seattle Center and to develop a high-quality design that will be treasured by visitors from Seattle, the region, and around the world.
- The current condition of Memorial Stadium within the Seattle Center campus is one with mutual access, easements, encroachments and vacations, resulting in a mutual dependency between SPS and the Seattle Center. Successful redevelopment of the site will require deep collaboration in planning and design.

- The Parties desire to maximize: all uses, access, and aesthetics of Seattle Center, including the SPS sites.
- The Parties desire to: look for opportunities for mutual gain, agree to communicate fully and openly, be accountable to each other and endeavor to support each other's successful planning processes.
- The Parties commit to good faith efforts to coordinate their respective planning processes as described Section III below.
- In summary, the Parties acknowledge that working together as partners can provide potential opportunities, including:
 - Leveraging resources and creativity;
 - Enhancing funding and long-term revenue streams;
 - Maximizing more attractive open space;
 - Engaging partners;
 - Exploring options for facilities on nearby alternative properties;
 - Coordinating public outreach and involvement to build public support for our mutual efforts;
 - Partnering on implementing agreed-to approaches; and
 - Collaborating and coordinating during design, construction and operations of facilities.

III. Focus & Framework

The Parties agree to the following:

A. Focus/framework of partnership effort

- Meet SPS's needs for: Memorial Stadium, a new high school, maintained or increased parking, and maintained or increased revenue source(s);
- Consider nearby alternative location options for the high school;
- Present visions for the site, discuss alternatives from each party, and create a joint vision;
- Consider and agree upon criteria for decisions including planning, siting, and design;
- Identify issues to be addressed, and discuss and agree upon recommendations;
- Identify opportunities for individual and mutual gain, identify ways to leverage respective projects, take advantage of opportunities that may arise throughout the process, and develop approaches for addressing areas of agreement and disagreement;
- Develop a strategy and approach for involvement of elected representatives and the public;
- Discuss potential financial partnership(s), including with the City; and
- Identify opportunities to increase revenues.

B. Work together on elements of this effort, including:

- Site planning;
- Design features that allow for continued shared uses;
- Maintain public access and activation;
- Technology;
- Construction activities;
- Transportation mobility planning;
- Parking;

- Pedestrian access on campus;
- Public engagement;
- Elected officials' involvement;
- Communications;
- Revenues; and
- Facilitate City regulatory processes for SPS projects.

C. Schedule and milestones

- Use the schedule and milestones in the appendix for directing the timing of the Parties' discussions and decisions.

D. Structure of the Process

- Leadership Team – The Leadership Team will be composed of the following
 - Seattle Public Schools membership:
 - Stephen Nielsen, Deputy Superintendent
 - Flip Herndon, Associate Superintendent for Facilities and Operations
 - City of Seattle membership:
 - Brian Surratt, Office of Economic Development Director
 - Jackie Kirn, Strategic Advisor
 - It is desired that the Leadership Team will meet no less than monthly between the effective date of this Partnership Agreement and June 2018, after which the Leadership Team will develop a new meeting frequency.
 - The Leadership Team can bring in additional members upon consensus agreement of the Parties.
 - The Leadership Team has the responsibility to report discussions, progress, and decisions to their respective elected officials and/or appointed managers, and to report back to the Team input and results from those entities.
- Work Groups – The Leadership Team can, as necessary, form Work Groups.
 - The Leadership Team will provide Work Groups with specific assignments and a timeline for completing the assignment(s).
 - Work Group members can include any members of the Leadership Team and others the Leadership Team believe would be important in completing the assignment(s).
 - Work Groups will meet as necessary but with enough frequency to complete their assignment(s) within the timeframe outlined by the Leadership Team.

E. Communication protocols:

- The Parties will participate in these efforts in good faith and work to resolve the issues, concerns, and differences between them;
- The Parties will communicate with their respective elected official(s) as appropriate and provide feedback and policy direction to the Leadership Team;
- The Parties will share information with each other regarding planning and project timelines, goals, objectives, key issues, communications, and outreach strategies;

Appendix: Timeline and milestones for SPS & City efforts related to the SPS parcels at Seattle Center

Note: The timeline and milestones below are a preliminary schedule that needs to be refined early in the implementation of the Partnership Agreement, including at the August 1, 2017 siting charrette.

As per the Partnership Agreement, the Leadership Team will meet at least monthly through June 2018 to implement the Partnership Agreement.

Date	Effort	Who
June 30 – July 14, 2017	Sign negotiated Partnership Agreement.	Superintendent and Mayor
June 29 – July 31, 2017	Consultant efforts related to high school sites – criteria for selecting a site, site analysis, cost estimates, and use of other pertinent information to help in making recommendations.	Consultant SPS Contracting with Consultant Interaction with Leadership Team as necessary
July 13, 2017, 9:30 am – 11:00 am	Planning meeting for Siting Charrette and developing more detailed timeline and milestones.	Leadership Team Consultant
August 1, 2017 4-hour session	Internal Charrette on site options; recommendation on screening of potential sites; and additional detail on timeline, milestones, and work plan. Discuss options for design process.	Leadership Team Consultant/s Seattle Center staff
August 1 – 31, 2017	Report to Superintendent and Mayor on outcomes of Siting Charrette and schedule. Develop second partnership agreement outlining timeline, milestones, and work plan.	SPS and City representatives
August – October 2017	Joint work efforts and meetings on design, criteria for design, development of options, development of specific approaches, development of cost estimates Development of approach for public outreach and elected official involvement	Leadership Team Consultants as needed
October 2017	Report to Superintendent and Mayor on joint work efforts.	SPS and City representatives
October – November 2017	Initial agreements and preparation of early concepts and cost estimates for School Board consideration. Possible public outreach efforts.	Leadership Team Consultants as needed
October – November 2017	School Board approve concepts and cost estimates and authorize steps toward levy effort (Programmatic EIS for BEX5 List). City Council information session/s.	SPS staff with City support City staff with SPS support
Fall 2017 – ongoing	Initiate planning for Seattle Center Master Plan update (Fall). Subsequent planning process (ongoing) .	City staff and SPS as necessary
December 2017 – February 2019	Continued Leadership Team efforts implementing Partnership Agreement.	Leadership Team
January/February – October/November 2018	SPS Levy Oversight Committee meetings.	Oversite Committee SPS staff with City Support as necessary
November 2018	School Board authorize Levy Ballot package.	SPS staff
February 2019	Levy vote.	
February 2019 – ongoing	Continued cooperation and collaboration.	Leadership Team
2022 – 2023	High School opens.	



Joint Seattle Public Schools (SPS) and City of Seattle Timeline



Draft for the 7/13/2017 meeting

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We are here

2017

July	August	September	October	November	December
June 30—July 14 Signed partnership agreement	Aug. 1 Internal siting charrette, including timelines, workplan, design process.	Aug. 1—31 Report charrette outcomes to Superintendent/Mayor. Develop 2nd partnership agreement with timeline, milestones, and work plan.	Oct. Report joint work efforts to Superintendent/Mayor.	Oct.—Nov. Preparation of early concepts and cost estimates for School Board approval; authorize steps toward levy effort (programmatic EIS for BEX5 List); City Council information session/s; possible public outreach efforts.	Dec. 2017—Feb. 2019 Leadership Team efforts implementing Partnership Agreement.
June 29—July 31 Develop criteria for selecting a site, site analysis, cost estimates, etc.	Aug.—Oct. Joint work efforts on developing design, criteria, design options, specific approaches, cost estimates, public outreach and elected official involvement.	Aug.—Oct. Initiate planning for Seattle Center Master Plan update (fall). Subsequent planning process (ongoing).			

2018

2019

Future

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Seattle Public Schools Levy Oversight Committee meetings.	Jan./Feb.—Oct./Nov.			Feb. Levy vote.			
			Nov. School Board authorize Levy Ballot package.				
						Feb. 2019—Ongoing	
							2022/2023 High school opens