

**FISCAL NOTE FOR CAPITAL PROJECTS ONLY**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Parks and Recreation	Amy Williams/ 684-4135	Catherine Cornwall/ 684-8725

**Legislation Title:** AN ORDINANCE relating to the Woodland Park Zoo; amending the Woodland Park Zoo Operations and Management Agreement between The City of Seattle and the Woodland Park Zoological Society (“WPZS”); agreeing to the terms of repayment by WPZS of an outstanding obligation to the City for predevelopment costs incurred with respect to a proposed structured parking facility; and agreeing to the City’s payment of a portion of the costs for WPZS to provide a smaller surface parking lot to relieve parking congestion in the neighborhood surrounding the Zoo.

**Summary and background of the Legislation:**

This legislation authorizes the Parks Superintendent to execute an amendment to the Woodland Park Zoo Operations and Management Agreement between The City of Seattle and the Woodland Park Zoological Society (“WPZS”). This will be the second amendment to the Operations and Management Agreement. The first amendment was authorized by Ordinance 121620 in 2004.

In this second amendment, the City and the WPZS acknowledge that the WPZS owes to the City \$462,000 as its share of development costs associated with the abandoned parking garage facility (which was the subject of Amendment 1 to the Operations and Management Agreement), and that the WPZS will repay this amount with interest for a total of \$570,000. The WPZS will pay this amount in ten equal annual installments of \$57,000 per year, which the City shall credit against its annual operations support payment to WPZS commencing in 2013.

In this amendment, the City and the WPZS also acknowledge that WPZS intends to implement a parking-trailer relocation plan to provide a 180 space surface parking lot facility for Zoo patrons at an estimated out-of-pocket cost of \$2,724,000. The City agrees to reimburse WPZS for seventy-five percent (75%) of the out-of-pocket costs WPZS incurs for such a plan; provided, that the total payment amount from the City shall not exceed \$2,000,000. The WPZS will invoice the City for the amounts owed at no greater than a monthly frequency with accompanying documentation demonstrating the City’s pro-rata obligation to pay out-of-pocket costs as incurred by WPZS up to the maximum amount set forth herein, with payment due within 45 days after the date of the invoice.

Finally, the amendment updates the Operations and Management Agreement to amend or delete sections that are no longer pertinent due to the abandonment of the parking garage project.

<b>Project Name:</b>	<b>Project I.D.:</b>	<b>Project Location:</b>	<b>Start Date:</b>	<b>End Date:</b>
Zoo Parking Garage Development	K732471	5500 Phinney Ave N	Q1 2013	Q4 2013

Please check any of the following that apply:

- This legislation creates, funds, or anticipates a new CIP Project.**  
 This project is included in the 2013-2014 Proposed Budget.
- This legislation does not have any financial implications.**
- This legislation has financial implications.**

**Appropriations:**

<b>Fund Name and Number</b>	<b>Department</b>	<b>Budget Control Level*</b>	<b>2013 Appropriation</b>
Cumulative Reserve Subfund – Unrestricted 00164	Parks	Parks Infrastructure KC72441	\$2,000,000
<b>TOTAL</b>			\$2,000,000

Appropriations Notes:

**Spending Plan and Future Appropriations for Capital Projects:**

<b>Spending Plan and Budget</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>
Spending Plan		2,000,000					
Current Year Appropriation		2,000,000					
Future Appropriations							

**Funding Source:**

<b>Funding Source (Fund Name and Number, if applicable)</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>
Cumulative Reserve Subfund – Unrestricted 00164		2,000,000					
<b>TOTAL</b>							

**Other Implications:**

**a) Does the legislation have indirect financial implications, or long-term implications?**

The legislation authorizes an amendment that acknowledges that the WPZS owes to the City \$462,000 as its share of development costs associated with the abandoned parking garage facility (which was the subject of Amendment 1 to the Operations and Management Agreement), and that the WPZS will repay this amount with interest for a total of \$570,000.

The amendment also acknowledges that the WPZS intends to implement a parking-trailer relocation plan to provide a 180 space surface parking lot facility for Zoo patrons at an estimated out-of-pocket cost of \$2,724,000. The City agrees to reimburse WPZS for seventy-five percent (75%) of the out-of-pocket costs WPZS incurs for such a plan; provided, that the total payment amount from the City shall not exceed \$2,000,000.

**b) What is the financial cost of not implementing the legislation?**

The original Operations and Management Agreement required that the City provide financing for a parking garage by September 1, 2004 or the WPZS could terminate the Agreement and return operation of the Zoo back to the City.

Section 8.2 of the amended Operations and Management Agreement, required that the City reimburse the WPZS for up to \$16.2 million of costs associated with the planned parking garage. The parking garage project ended after the decision by the City’s Hearing Examiner to revoke the Master Use Permit. The WPZS has proposed this new parking project in place of the parking garage. Should the City not help fund the parking lot, the WPZS could argue that the City was in violation of the Agreement and terminate it (thereby returning management of the Zoo to the City).

**c) Does this legislation affect any departments besides the originating department?**

No.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

The WPZS could undertake a new Master Plan and undergo a new EIS process to identify alternatives to the proposed parking lot.

**e) Is a public hearing required for this legislation?**

No.

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

**g) Does this legislation affect a piece of property?**

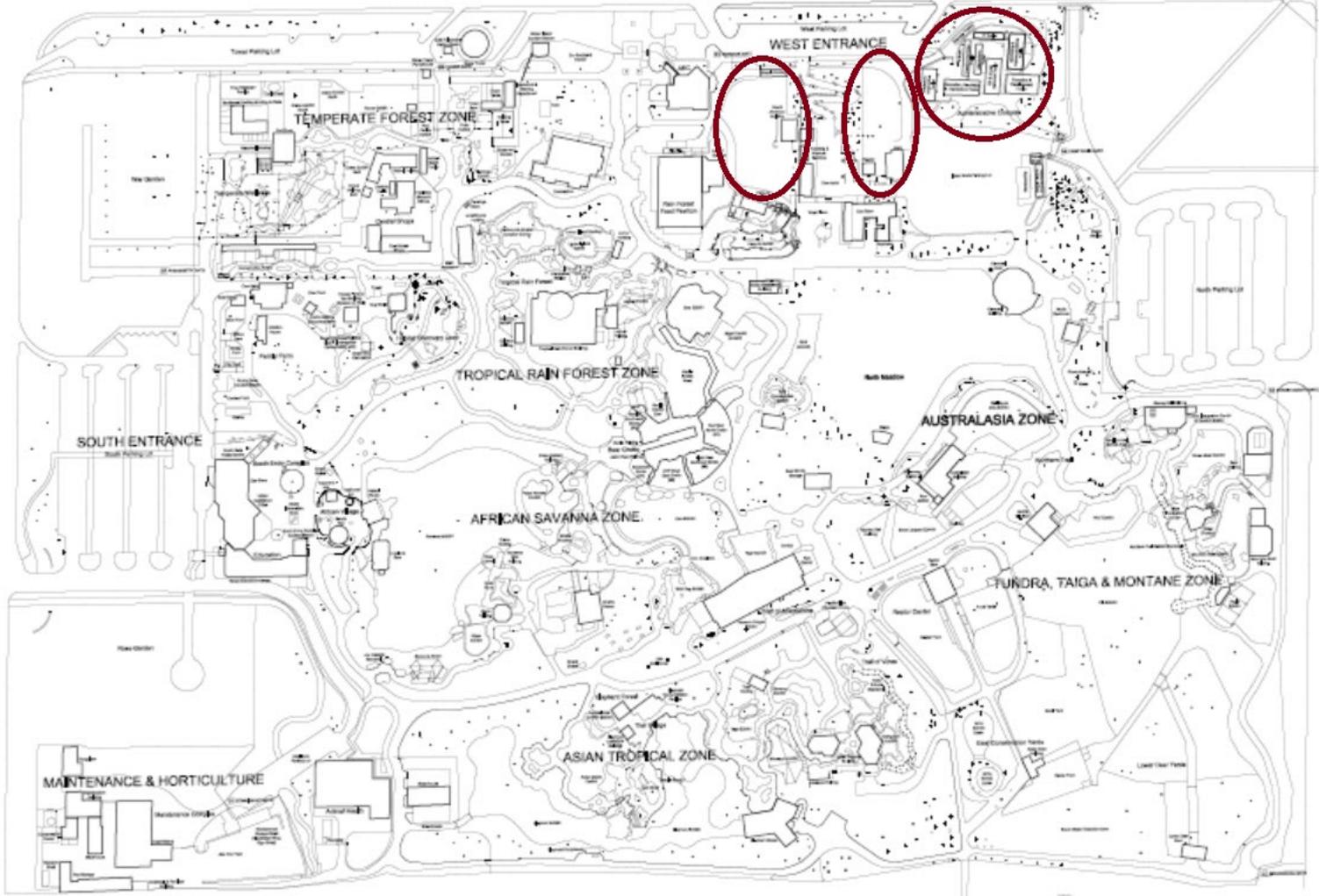
(If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.)

**h) Other Issues:**

None.

**List attachments to the fiscal note below:**

Attachment 1 – Woodland Park Zoo Map



ZONE	ZOO GROUNDS
FACILITY	AS
FACILITY ID	
PROJECT TITLE	
PNBR	
DRAWING TITLE	2010 Zoo Map
Revision	Date
Designed by	
Drawn by	
Checked by	
PROJECT #	
DATE	18 March 2010
SCALE	1" = 500'
VP#	1 of 1
VP# DRAWING #	