

Ordinance No. 121862

Council Bill No. 115308

AN ORDINANCE relating to the provision of emergency severe winter shelter services; increasing an appropriation to the Fleets and Facilities Department for life-safety and other building system enhancements to enable the occupancy of vacant space in the western base of Seattle City Hall; increasing an appropriation to the Human Services Department; reducing a previous appropriation to the Fleets and Facilities Department; and amending the description of the Fleets and Facilities Department's 2005-2010 Capital Improvement Program's "Civic Center Plan - Key Tower, Park 90/5, and Other Capital Projects" project; all by a three-fourths vote of the City Council.

| | | |
|------------------------------|----------------------|---|
| Date Introduced: | JUL 5 - 2005 | |
| Date 1st Referred: | To: (committee) | FULL COUNCIL |
| Date Re - Referred: | JUL 5 - 2005 | |
| Date Re - Referred: | To: (committee) | |
| Date Re - Referred: | To: (committee) | |
| Date of Final Passage: | Full Council Vote: | |
| 7-11-05 | 7-0 | |
| Date Presented to Mayor: | Date Approved: | |
| 7-11-05 | 7/14/05 | |
| Date Returned to City Clerk: | Date Published: | T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/> |
| 7/21/05 | 4 pp | |
| Date Vetoed by Mayor: | Date Veto Published: | |
| | | |
| Date Passed Over Veto: | Veto Sustained: | |
| | | |

The City of Seattle - Legislative Department

DRAGO

Council Bill/Ordinance sponsored by: Jan Drago
Councilmember

Committee Action:

7/14/05 Passed 7-0 (Excused: Della, Steinbrueck)

This file is complete and ready for presentation to Full Council. Committee: _____
(initial/date)

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

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ORDINANCE 121862

AN ORDINANCE relating to the provision of emergency severe winter shelter services; increasing an appropriation to the Fleets and Facilities Department for life-safety and other building system enhancements to enable the occupancy of vacant space in the western base of Seattle City Hall; increasing an appropriation to the Human Services Department; reducing a previous appropriation to the Fleets and Facilities Department; and amending the description of the Fleets and Facilities Department's 2005-2010 Capital Improvement Program's "Civic Center Plan – Key Tower, Park 90/5, and Other Capital Projects" project; all by a three-fourths vote of the City Council.

WHEREAS, Seattle City Hall was constructed with an unfinished space within the building's western base that has been discussed as a space for future civic, cultural, and/or retail uses; and

WHEREAS, the City continues to study options for the long-term programming, operations, and funding of this City Hall space consistent with the vision of the Civic Center Master Plan, including the development of a "Cultural Café"; and

WHEREAS, Ordinance 121790 appropriated \$250,000 to begin the build-out of this space; and

WHEREAS, cost estimates to complete necessary life-safety and building systems enhancements to allow occupancy, but not final programming of the space, require an additional \$261,000 above the amount appropriated in Ordinance 121790; and

WHEREAS, an emergency severe winter shelter for homeless or at-risk persons during nights of inclement/freezing weather was previously provided within the Municipal Building Lobby, then temporarily moved to the Public Safety Building during the construction of Seattle City Hall, and then again displaced due to the Public Safety Building's demolition; and

WHEREAS, the provision of life-safety and building enhancement work necessary for the occupancy of the space, as part of the long-term development of the space, allows the temporary return of an emergency severe winter shelter to the Seattle City Hall; and

WHEREAS, the use of this space as an emergency severe winter shelter for homeless or at-risk persons is seen as only a temporary measure and funding for the development of an alternative location for this type of shelter is authorized by this ordinance; and

WHEREAS, the Human Services Department has issued a Request for Proposals for shelter services and is currently awaiting responses, which could identify an alternative location



1 and service provider for a severe winter shelter for homeless or at-risk persons; NOW,
2 THEREFORE,

3 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

4 Section 1. In order to pay for necessary costs and expenses for which insufficient
5 appropriations were made, the appropriations in the 2005 Budget from the funds listed below
6 are modified, as follows:
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| Fund | Department | Budget Control Level | Amount |
|---|-------------------------------------|---|-------------|
| 9 Cumulative 10 Reserve Subfund – 11 REET I Subaccount (00163) | Fleets and Facilities Department | Civic Center Plan – Key Tower, Park 90/5, and Other Projects (A34200-2) | \$511,000 |
| 12 Municipal Civic 13 Center Non-Bond Subfund (34225) | Fleets and Facilities Department | Civic Center Plan – Key Tower, Park 90/5, and Other Projects (A34200-2) | (\$250,000) |
| 14 Municipal Civic 15 Center Non-Bond Subfund (34225) | Human Services Department | Emergency and Transitional Services (H30ET) | \$250,000 |

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17 The additional \$250,000 appropriated for the Human Services Department's Emergency
18 and Transitional Services BCL is appropriated solely for the purpose of funding the
19 development of an emergency severe winter shelter, including potential mitigation costs, at a
20 location other than City Hall and may be spent for no other purpose. Unspent funds so
21 appropriated shall carry forward to subsequent fiscal years until they are exhausted or
22 abandoned by ordinance.
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1 Section 2. The description of the "Civic Center Plan - Key Tower, Park 90/5, and Other
2 Capital Projects" project #A34200-2 in the 2005-2010 Adopted Capital Improvement Program
3 for the Fleets and Facilities Department is amended to read as follows:

4 This umbrella project consists of multiple smaller projects creating the Civic Center
5 complex in downtown Seattle. Elements included within this project are: tenant improvements
6 at Seattle Municipal Tower - \$25.81 million, expected completion 2006; tenant improvements at
7 Park 90/5 - \$15.8 million, expected completion 2004; transaction costs related to the sale of the
8 Alaska Building - \$450,000, expected completion 2005; demolition costs for the Municipal
9 Building and Public Safety Building - \$11.9 million, expected completion 2006; acquisition of
10 the SeaPark Garage - \$19.49 million, completed 1999; open space for the Justice Center Plaza
11 and City Hall plaza - \$14.32 million, expected completion 2004; access improvements at the
12 base of the Seattle Municipal Tower - \$4.55 million, completed 2004; creation of retail and
13 civic space on the northwest corner of the new City Hall - \$4.85 million, expected completion
14 2005; life-safety and other building system enhancements to enable the occupancy of
15 undeveloped space in the western base of Seattle City Hall - \$511,000, expected completion
16 2005; Civic Center Master Plan costs - \$1.16 million, expected completion 2006; and Public
17 Safety Building Redevelopment Planning - \$410,000.



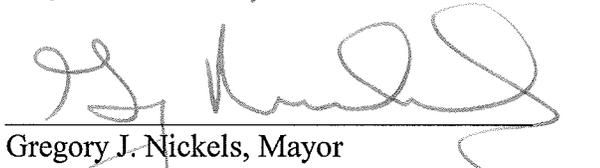
1 Section 3. In accordance with RCW 35.32A.060, by reason of the facts stated above, the
2 foregoing appropriation is made to meet actual necessary expenditures of the City for which
3 insufficient appropriation has been made due to causes which could not reasonably have been
4 foreseen at the time of the making of the 2005 budget.

5 Section 4. This ordinance shall take effect and be in force thirty (30) days from and after
6 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
7 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

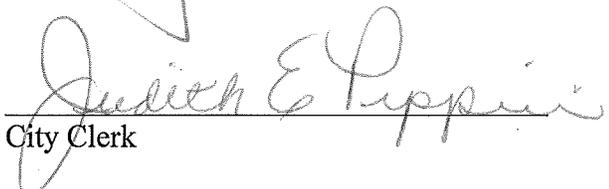
8 Passed by a three-fourths vote of all the members of the City Council the 11th day of
9 July, 2005, and signed by me in open session in authentication of its passage this 11th
10 day of July, 2005.

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14 President _____ of the City Council

15 Approved by me this 18th day of July, 2005.

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18 Gregory J. Nickels, Mayor

19 Filed by me this 21st day of July, 2005.

20
21 
22 City Clerk

23
24 (Seal)



FISCAL NOTE FOR CAPITAL PROJECTS ONLY

| Department: | Contact Person/Phone: | DOF Analyst/Phone: |
|--------------------|------------------------------|---------------------------|
| FFD | Ben Noble / 4-8160 | Candice Chin/3-7014 |

Legislation Title:

AN ORDINANCE relating to the provision of emergency severe winter shelter services; increasing an appropriation to the Fleets and Facilities Department for life-safety and other building system enhancements to enable the occupancy of vacant space in the western base of Seattle City Hall; increasing an appropriation to the Human Services Department; reducing a previous appropriation to the Fleets and Facilities Department; and amending the description of the Fleets and Facilities Department's 2005-2010 Capital Improvement Program's "Civic Center Plan – Key Tower, Park 90/5, and Other Capital Projects" project; all by a three-fourths vote of the City Council.

Summary and background of the Legislation:

Seattle City Hall was constructed with an unfinished space within the building's western base that has been discussed as an opportunity space for future civic, cultural, and/or retail uses that were not clearly defined nor funded at the time of the building's development. This legislation provides the remaining necessary funds to provide life-safety and other building system enhancements that will allow the occupancy of this vacant space. These improvements do not fund the long term development of the space, but do provide a foundation for future improvements and would allow immediate occupancy and use for Civic purposes.

Upon the completion of this work, it is the City's intent to temporarily program the space as a night-time emergency severe winter shelter to provide space for 75 homeless or at-risk individuals during periods of inclement weather. The program was displaced from the lobby of the former Municipal Building due to the construction of Seattle City Hall and subsequently displaced from the gymnasium of the Public Safety Building due to its demolition and there is an immediate need for a temporary site before a long-term alternative location can be identified.

To facilitate the development of an alternative, more permanent location for the facility, this legislation allows provides funding in the amount of \$250,000 to address the development and/or mitigation costs associated with a new location.

The City continues to study options for the long-term programming, operations, and funding of this City Hall opportunity space consistent with the vision of the Civic Center Master Plan, including the development of a "Cultural Café".



| Project Name: | Project I.D. | Project Location: | Start Date: | End Date |
|---|--------------|----------------------------|------------------------------------|------------------------------------|
| Civic Center Plan – Key Tower, Park 90/5, and Other Projects | A34200-2 | 600 4 th Avenue | 2 nd Quarter of 2005 | 4 th Quarter of 2005 |

Please check any of the following that apply:

This legislation creates, funds, or anticipates a new CIP Project. (Please note whether the current CIP is being amended through this ordinance, or provide the Ordinance or Council Bill number of the separate legislation that has amended/is amending the CIP.)

This legislation amends an existing CIP project and provides additional funding.

This legislation does not have any financial implications. (Stop here and delete the remainder of this document prior to saving and printing.)

This legislation has financial implications. (Please complete all relevant sections that follow.)

Appropriations:

| Fund Name and Number | Department | Budget Control Level* | 2005 Appropriation | 2006 Anticipated Appropriation |
|--|----------------------------------|---|--------------------|--------------------------------|
| Cumulative Reserve Subfund – REET I Subaccount (00163) | FFD | Civic Center Plan – Key Tower, Park 90/5, and Other Projects (A34200-2) | \$511,000 | \$0 |
| Municipal Civic Center Non-Bond Subfund (34225) | Fleets and Facilities Department | Civic Center Plan – Key Tower, Park 90/5, and Other Projects (A34200-2) | (\$250,000) | \$0 |
| Municipal Civic Center Non-Bond Subfund (34225) | Human Services Department | Emergency and Transitional Services (H30ET) | \$250,000 | \$0 |
| TOTAL | | | \$511,000 | \$0 |

*See budget book to obtain the appropriate Budget Control Level for your department.



Notes:

The proposed legislation provides a net increase of \$261,000 to an existing CIP project that also received \$250,000 in supplemental authority via Ordinance 121790. A total of \$511,000 is appropriated from REET 1 for the City Hall build-out but this is partially offset by a reduction of \$250,000 in an appropriation for this same project that had been made from the Municipal Civic Center Non-Bond subfund, that was made possible by the sale of the historic buildings.

This reduction in the previous appropriation 'frees up' the \$250,000 in Municipal Civic Center Non-Bond Subfund revenues to used to fund the development of an alternative winter shelter facility.

Spending Plan and Future Appropriations for Capital Projects (in thousands of dollars):

| Spending Plan and Budget | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | Total |
|----------------------------|-------|------|------|------|------|------|-------|
| Spending Plan | \$261 | 0 | 0 | 0 | 0 | 0 | \$261 |
| Current Year Appropriation | \$261 | | | | | | |
| Future Appropriations | | 0 | 0 | 0 | 0 | 0 | \$261 |

Notes:

Only includes spending plan and appropriations for the identified new body of work, and does not include spending plan for the original Civic Center project, future potential additions to the project, or the development of alternative site (because it is not clear at this point what types of capital improvements might be necessary elsewhere).

Funding source (in thousands of dollars):

| Funding Source (Fund Name and Number, if applicable) | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | Total |
|--|--------------|------------|------------|------------|------------|------------|--------------|
| Cumulative Reserve Subfund – REET I Subaccount (00163) | \$511 | \$0 | \$0 | \$0 | \$0 | \$0 | \$511 |
| Municipal Civic Center Non-Bond Subfund (34225) | \$250 | | | | | | \$250 |
| TOTAL | \$511 | \$0 | \$0 | \$0 | \$0 | \$0 | \$511 |

Notes:

The \$250,00 from the Municipal Civic Center Non-Bond Subfund does not represent a net additional use of resources, but rather a repurposing of a previously approved appropriation.



Uses and Sources for Operation and Maintenance Costs for the Project (in thousands of dollars):

| O&M | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | Total |
|---|------|------|------|------|------|------|-------|
| Uses | | | | | | | |
| Start Up | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FFD Ongoing | 30 | 30 | 33 | 33 | 33 | 36 | 195 |
| HSD Ongoing* | 71 | 73 | 75 | 78 | 80 | 82 | 459 |
| Sources (itemize) | | | | | | | |
| FFD Operating Fund (potentially new General Fund) | 30 | 30 | 33 | 33 | 33 | 36 | 195 |
| HSD General Fund (existing) | 71 | 73 | 75 | 78 | 80 | 82 | 459 |

Notes:

HSD is currently budgeted to operate the severe winter shelter, so no additional funds are required to operate the shelter. It will likely continue to use the Salvation Army as a provider. And if a new location is found, operational costs are not likely to change significantly.

• **What is the financial cost of not implementing the legislation:**

The City will continue to have space within the base of City Hall that does not have the necessary life-safety features to allow occupancy and that space will not be used in a productive manner. In addition, the City would not recognize savings of \$3,000 in transportation costs that are typically used for shelters outside of the downtown core and would not allow \$15,000 in bus tickets to be redistributed to agencies experiencing cuts in the Metro subsidy allocation.

• **What are the possible alternatives to the legislation that could achieve the same or similar objectives:**

No other alternative sites for severe weather shelters have been identified at this time, but resources will be available to help locate a new facility and mitigate any associated impacts.

• **Is the legislation subject to public hearing requirements:** (If yes, what public hearings have been held to date, and/or what plans are in place to hold a public hearing(s) in the future?)

No.



- **Other Issues** (including long-term implications of the legislation):

N/A



STATE OF WASHINGTON – KING COUNTY

--SS.

188533
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:121862 TITLE ONLY

was published on

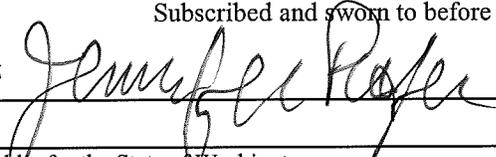
08/02/05

The amount of the fee charged for the foregoing publication is the sum of \$ 39.75, which amount has been paid in full.

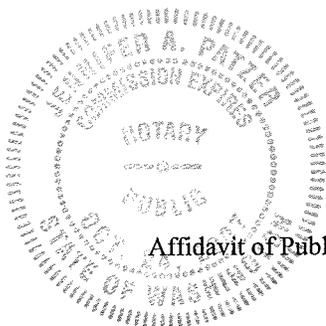


Subscribed and sworn to before me on

08/02/05



Notary public for the State of Washington,
residing in Seattle



Affidavit of Publication

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on July 11, 2005, and published here by title only, will be mailed upon request, or can be accessed electronically at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

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Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, August 2, 2005.

8/2(188533)