



SEATTLE CITY COUNCIL

Legislative Summary

CB 118680

Record No.: CB 118680

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125048

In Control: City Clerk

File Created: 04/01/2016

Final Action: 06/10/2016

Title: AN ORDINANCE relating to Washington Hall; authorizing the Director of the Department of Neighborhoods to enter into a memorandum of understanding with Historic Seattle Preservation and Development Authority to provide funds for improvements to Washington Hall.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 – MOU between City and HSPDA

Drafter: jeanne.murphy@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	04/05/2016	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	04/05/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	04/08/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						
	Notes:						

- 1 Affordable Housing, 05/18/2016
Neighborhoods, and
Finance Committee
Notes: Because the bill had not been formally introduced due to a technical error,
this item could not be voted on formally. Councilmembers Burgess and
Herbold made a motion to introduce the bill directly to Full Council for a vote.
- 1 Full Council 05/23/2016 referred Full Council
Action Text: The Council Bill (CB) was referred. to the Full Council
Notes:
- 1 Full Council 05/31/2016 passed Pass
Action Text: The Motion carried, the Council Bill (CB) passed by the following vote, and the President signed the
Bill:
Notes: Motion was made and duly seconded to pass Council Bill 118680.
In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember
González , Council President Harrell, Councilmember Herbold,
Councilmember Johnson, Councilmember Juarez, Councilmember
O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 06/03/2016 submitted for Mayor
Mayor's signature
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 06/03/2016 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 06/10/2016 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 06/10/2016 attested by City
Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE
ORDINANCE 125048
COUNCIL BILL 118680

AN ORDINANCE relating to Washington Hall; authorizing the Director of the Department of Neighborhoods to enter into a memorandum of understanding with Historic Seattle Preservation and Development Authority to provide funds for improvements to Washington Hall.

WHEREAS, Washington Hall was designated a Seattle Landmark in 2009 and was listed in the National Register in 2010; and

WHEREAS, Washington Hall was purchased in 2009 by the Historic Seattle Preservation and Development Authority, a public corporation created under RCW 35.21.730; and

WHEREAS, RCW 35.21.730(1) authorizes any city, by lawfully adopted ordinance or resolution, to transfer to any public corporation, commission, or authority created under that section, with or without consideration, any funds, real or personal property, property interests, or services; and

WHEREAS, the City Council appropriated \$300,000 to the Department of Neighborhoods in Ordinance 124349, which adopted the 2014 budget, to support the installation of an elevator and related seismic upgrades at Washington Hall; and

WHEREAS, these upgrades were intended to make Washington Hall fully accessible to the entire community; and

WHEREAS, savings were achieved through the design and installation of an elevator and those funds appropriated to the Department of Neighborhoods were not used for the original project as adopted by Council; and

WHEREAS, the City supports the successful completion of the Washington Hall project in order to provide community access to a historic resource; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Department of Neighborhoods (“DON Director”) is authorized, on behalf of The City of Seattle (“City”), to enter into a memorandum of understanding between the City and Historic Seattle Preservation and Development Authority (HSPDA), substantially in the form of the Memorandum of Understanding (MOU) attached to this ordinance as Attachment 1, to support renovations and improvements to Washington Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code.

Section 2. Pursuant to the agreement, the DON Director is authorized to disburse funds to HSPDA in accordance with the MOU to complete the Washington Hall project.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 31st day of MAY, 2016,
and signed by me in open session in authentication of its passage this
31st day of MAY, 2016.



President _____ of the City Council

Approved by me this 3rd day of June, 2016.



Edward B. Murray, Mayor

Filed by me this 10th day of JUNE, 2016.



Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - MOU between City and HSPDA

**The City of Seattle
Department of Neighborhoods**

**MEMORANDUM OF UNDERSTANDING
Partial Funding for Washington Hall renovation**

This Memorandum of Understanding (MOU) is entered into by and between The City of Seattle (“the City”), a Washington municipal corporation, through its Department of Neighborhoods, as represented by the Director; and Historic Seattle Preservation and Development Authority (“Historic Seattle”), a public development authority and nonprofit organization dedicated to architectural preservation and authorized to do business in the State of Washington.

A. Purpose. The purpose of this Memorandum of Understanding is to transfer \$300,000 in funding appropriated by the Seattle City Council in 2014 to Historic Seattle in order to provide continuing public benefit through the renovation of Washington Hall, owned and operated by Historic Seattle and located at 153 14th Avenue, Seattle, Washington 98122. Washington Hall is a Seattle landmark and public performance venue that also provides affordable lease space for nonprofit arts organizations.

B. Roles and Responsibilities:

The City agrees to transfer funds in the amount of \$300,000.00 via its Department of Neighborhoods to Historic Seattle as partial payment for the renovation of Washington Hall due to be completed in 2016.

Historic Seattle agrees to use the \$300,000.00 from the City as funding in conjunction with funding from other sources for the following renovation work at Washington Hall in 2016: completion of the rehabilitation of the building to include exterior restoration and interior build-out. Upon completion of the work, Historic Seattle will provide the City with a Notice of Final Completion. Upon receipt of this notice, the City will transfer the funds to Historic Seattle.

C. Reporting Requirements.

All official notices under this Memorandum of Understanding shall be delivered to the following addresses (or such other address as either party may designate in writing):

If to City:	Ed Pottharst, project manager Seattle Department of Neighborhoods 600 Fourth Avenue, Fourth Floor/P.O. Box 94649 Seattle, WA 98124-4649 (206) 386-4232 ed.pottharst@seattle.gov
If to Historic Seattle:	Eugenia Woo Historic Seattle Preservation and Development Authority 1117 Minor Avenue Seattle, WA 98101 (206) 622-6952 eugeniaw@historicseattle.org

D. Funding. \$300,000.00 will be provided to Historic Seattle from the City of Seattle's Department of Neighborhoods General Fund.

E. Timeframe. This Memorandum of Understanding will commence when fully executed by all parties, and will dissolve on July 31, 2016.

The designated lead agency, Historic Seattle, accepts full responsibility for the performance and full renovation of Washington Hall.

F. Audit. The City reserves the right to audit Historic Seattle's records for up to six years after the completion of the work for compliance with the terms of this MOU, for compliance with the requirements of the ordinance authorizing this MOU, and for the proper expenditure by Historic Seattle of the funds provided to it by the City.

This Memorandum of Understanding is the complete agreement between The City of Seattle and Historic Seattle Preservation Development Authority, and may be amended only by written agreement signed by both parties.

Historic Seattle Preservation and Development Authority

Authorized Official: Kji Kelly, Executive Director
Address: 1117 Minor Avenue, Seattle, WA 98101
Telephone: 206-622-6952, ext. 223
Email Address: kjik@historicseattle.org

Signature	Date
Kji Kelly, Executive Director	

Printed Name

The City of Seattle

Authorized Official: Kathy Nyland, Director, Seattle Department of Neighborhoods
Address: 600 4th Avenue, 4th Floor, P.O. Box 94649, Seattle, WA 98124-4649
Telephone: 206-684-0465
Email Address: Kathy.nyland@seattle.gov

Signature	Date
Kathy Nyland, Director	

Printed Name

SUMMARY and FISCAL NOTE*

Department:

Contact Person/Phone:

Executive Contact/Phone:

Department of Neighborhoods

Tim Wolfe / 684-0535

Waslala Miranda / 233-5044

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Washington Hall; authorizing the Director of the Department of Neighborhoods to enter into a memorandum of understanding with Historic Seattle Preservation and Development Authority to provide funds for improvements to Washington Hall.

Summary and background of the Legislation: As part of the 2014 Adopted Budget, the Department of Neighborhoods was provided \$300,000 for the purchase and installation of an elevator and other seismic upgrades at the historic Washington Hall building in the Central Area. At the time that funding was provided for the project, the elevator and stair tower were proposed to be built on the exterior north side of the building, providing accessibility and adding structural stability to the building.

As the project progressed, a solution to locate the elevator in the interior of the building, with no adverse impact to historic features, that would provide better access to and within the building was conceived and implemented. In addition to design and user experience efficiencies, the redesign also ultimately reduced the cost of the elevator installation project and the project was completed using other available funding.

Now entering the final phase of the project, Historic Seattle is requesting to use the \$300,000 to complete the rehabilitation of Washington Hall including exterior restoration and interior build-out. This legislation provides DON the authority to enter into a new memorandum of understanding with Historic Seattle to use the funding for this purpose.

2. CAPITAL IMPROVEMENT PROGRAM

☐ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

☒ This legislation does not have direct financial implications.

4. OTHER IMPLICATIONS

a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?

No.

b) Is there financial cost or other impacts of not implementing the legislation?

Yes--\$300,000 was appropriated in the 2014 Adopted Budget to the Department of Neighborhoods for the Washington Hall restoration project. If this legislation is not approved, the Washington Hall project will not be able to receive those funds for the project and will not be able to complete critical work to complete the restoration of the historic building.

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

No.

d) Is a public hearing required for this legislation?

No.

e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

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?

Yes.

h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

Washington Hall has been a critical community asset in the Central Area since 1908 and the renovation of this property will restore the community's access to a key facility for community building activities. The project has focused on restoring and improving the accessibility of the site to ensure that the entire community is able to enjoy the restored venue.

i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.

NA.

j) Other Issues:

NA.

List attachments/exhibits below:

Exhibit A - Vicinity Map of Washington Hall, 153 14th Ave

Summary Ex A – Vicinity Map of Washington Hall
V1a



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.