



February 12, 2024
2:30 P.M.

T-Mobile Park
PFD Conference Room
110 Edgar Martinez Drive S
Seattle, WA 98134

The PFD will be holding this Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access via Teams is available upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person should submit them to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

BOARD MEETING NOTICE AND AGENDA

- A. **Call to Order / Welcome** (Board Member, Stacy Graven)
- B. **Public Comment** (any written public comment received prior to the meeting will be summarized and read aloud)
- C. **Approval of the Minutes**
 - 1. November 13, 2023 Special Board Meeting Minutes
 - 2. December 11, 2023 Regular Board Meeting Minutes
- D. **Board Briefings and Potential Actions:**
 - 1. Mariners Updates (Fred Rivera, Trevor Gooby)
 - a. NHL Winter Classic – *Briefing Only*
 - b. 2024 Season Preview – *Briefing Only*
 - 2. Seattle Sports Commission Overview (Beth Knox, CEO) – *Briefing Only*

3. WOSCA Master Planning Process & C40 Reinventing Cities – Preview (Sandeep Kaushik, Joshua Curtis) – *Briefing Only*
4. Treasurer’s Report (Chris Marr) – *Materials Included and Board Action Anticipated*
 - a. Balance Sheet Review
 - b. Proposed Resolution 24-001: Ratification of Cap Ex Transfer
 - c. Proposed Resolution 24-002: Voucher Approval

E. Reports

1. Chair’s Report (Carol K. Nelson)
2. Executive Director’s Report (Joshua Curtis)

F. Executive Session: The Board may meet in Executive Session to “review contract performance of publicly bid contracts” RCW 42.30.110 (1)(d); and/or to discuss with legal counsel real estate lease matters and/or “potential litigation to which the agency . . . is, or is likely to become, a party, where public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency” RCW 42.30.110 (1)(i). Formal Board action is not anticipated following the Executive Session.

G. Adjournment

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, November 13, 2023, 11:30 AM
Public Facilities District, Conference Room
T-Mobile Park, Club 1 Conference Room, 5th Floor, Seattle, Washington 98134

SPECIAL BOARD MEETING MINUTES

The PFD held a Special Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

CALL TO ORDER / WELCOME

Chair Carol K. Nelson called the meeting to order at 11:35am, pursuant to notice. Board Members joining the meeting in person: Vice-Chair Chris Marr, Brian Surratt, R. Omar Riojas, Stacy Graven, Andrea Sato and Mike Fong. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), and Tom Backer (Legal Counsel). Also present from the Seattle Mariners, were Vice President for Strategy/Analytics Chris Kennedy (11:50-12:30) and Mariners Executive VP/Legal Counsel Fred Rivera (11:50-12:30 and 2:00-2:45).

PUBLIC COMMENT

No written public comment was received.

FACILITATED BOARD DISCUSSION

BUILDING TEAMWORK AMONG THE BOARD AND STAFF

To kick-off the retreat, the Board and staff answered this question: "What is a significant experience in your life that has led you to serve the PFD. Everyone answered with their own personal reflections on the reasons for their service.

At the end of this session, Chris observed that we are here to invest in baseball, improve the fans' experience, and the experience of people who are not fans but are in the neighborhoods.

EXECUTIVE SUMMARY

1. The PFD's primary role is to work with the Mariners on what is going on inside the ballpark while maintaining an interest in the impacts of the ballpark on the surrounding neighborhoods and community.
 - The Board credits Fred Rivera for the Mariners' greater interest in the impacts of the ballpark on the neighborhoods.
 - Board members recognize that the financial sustainability of the ballpark and its impacts on the neighborhoods and region is a major interest and responsibility.

2. **The Board's priorities in 2024:** a) Stadium District and neighborhood relations; b) Neighborhood Improvement Fund (NIF); and c) Ballpark Reference List and trips. The context for the agreement on priorities is provided in points 3-6.
3. **Relations with the Seattle Mariners.** The relationship with the Mariners is good. The comments of Mariners representatives Fred Rivera and Chris Kennedy indicated this. The Board cited four factors for the improvement of this relationship during the past few years: a) the new lease; b) both the Mariners and PFD agree that the ballpark should achieve the standards of what the team and PFD consider to be the top ten baseball stadiums in Major League Baseball (MLB); c) under John Stanton's leadership, the Mariners consider the PFD a partner; and d) Joshua Curtis has worked hard to strengthen the relationship by cultivating better communications and collaboration between the PFD and Mariners.
 - Everyone acknowledged that the PFD needs to continue to work hard to maintain and strengthen the relationship.
 - Brian Surratt observed that Climate Pledge Arena, the new home of the Seattle Kraken, has raised the bar for sports facilities in Seattle. Board members agreed and observed that there is more pressure to ensure that T-Mobile Park remains a first-class facility among MLB ballparks and the facilities in our region.
4. **Neighborhood Relations.** As the Board deepens its understanding of the neighborhoods that surround the ballpark, it can determine the appropriate role for the PFD. The PFD doesn't need to be a broker between the Mariners and neighborhoods. There might be a role for the PFD to play in working with neighborhood representatives; for example, investing some Neighborhood Improvement Funds in improvements that could strengthen our neighborhood.
 - In considering a role, the Board needs to be mindful of geography and issues. What are neighborhoods and issues that would be appropriate for the PFD to be engaged in given its mission?
 - Board members suggested to Joshua that a standing item on the Board's meeting agendas should be an update on what is occurring within the neighborhoods. Of particular interest at this time is Chinatown/International District because the PFD has more recently been focused on what is happening south of T-Mobile Park.
 - At the end of the retreat, the Board generated other ideas for how to connect to the community. See #8 for those additional recommendations.
5. **Neighborhood Improvement Fund (NIF).** Use the NIF to strengthen relationships with the neighborhoods. Stacy Graven, Omar Riojas, and Joshua will present to the Board criteria by which to determine when the Board might commit funding to a project and examples of projects that might be funded using the criteria.

- There are different perspectives among Board members on the size of the PFD's Operating Fund annual surplus and the how the PFD should invest/spend these funds at the end of the year.
 - There appeared to be consensus that the PFD should continue refine the criteria used to identify the feasibility of NIF projects. The board asked Joshua to work with Stacy and Omar to identify other possible investments that are currently out there regardless of their current feasibility to allow for a review by the board.
6. **Ballpark Reference List and Trips.** By September 2024 the Mariners and PFD will develop the Ballpark Reference List, the list of ten MLB ballparks that helps guide the standards by which T-Mobile Park is assessed.
- By the end of the first quarter of next year, the criteria should be identified, consistent with the Lease.
 - During the second and third quarters the Mariners and PFD will work on the Top Ten List.
 - In March the ballparks that the Board and Mariners' representatives will tour should be finalized.
 - Board members were urged to join the tour(s) of comparable ballparks. Some Board members suggested that in touring other ballparks, these issues should be uppermost in everyone's minds: a) maintenance and operations; b) role the ballparks played in community revitalization; and c) community uses of the ballparks.
7. **Funding organizational opportunities.** In addition to discussing the NIF, the Board said that:
- a. Since Joshua took the helm as Executive Director, the PFD's engagement in the community has grown substantially.
 - b. The PFD is using consultants who have connections to government agencies and community organizations, which benefits us because they can tap into their connections to help us build relationships throughout the community.
 - c. There are a lot of opportunities to sort out, and prioritizing is imperative. This condition should be reflected in the budget. For example, if we should need to engage in discussions about the King County Campus, a budget proposal should be developed.
8. **Board meetings and outreach opportunities.** To strengthen Board understanding and engagement:
- a. Add to our regular board meeting agendas a standing item of discussing issues that are "swirling around us" so that we can have deeper conversations about issues that might affect us or that we may choose to influence.
 - b. Periodically discuss broad, regional topics, such as the health of the Seattle-area sports economy. We could invite guest speakers on these occasions.
 - c. Link our website to the Mariners' website and collect data on how many visits our website receives.
 - d. Give the Annual Report to neighborhood businesses and partners. A group of us (for example, Joshua and two Board members) could present it in-person to generate awareness and interest in the PFD's work.

- e. Joshua should look for opportunities to invite Board members to community conversations.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 3:42 pm.

Annie Thenell,
Recording Clerk

Carol Kobuke Nelson, Chair
Board of Directors, Public Facilities District

DRAFT

WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES
DISTRICT

Monday, December 11, 2:30 P.M.
Public Facilities District, Conference Room
110 Edgar Martinez Drive South, Seattle, Washington 98134

REGULAR BOARD MEETING MINUTES

The PFD held its Regular Meeting of the Board of Directors in-person and in a manner consistent with guidance from the Attorney General's office. Virtual access was provided via a Microsoft Teams conference system (video or phone) upon request. Members of the public desiring to leave a comment but not able to attend the meeting in person were asked to submit comments to curtisj@ballpark.org at least 24 hours prior to the meeting start time.

CALL TO ORDER / WELCOME

Chair Carol K. Nelson called the meeting to order at 2:34 pm pursuant to notice. Board Members joining the meeting in person: Chris Marr, R. Omar Riojas, Andrea Sato, and Stacy Graven. Board member Brian Surratt joined the meeting in person at 2:36pm. Board member Mike Fong joined remotely via Teams. Staff and consultants present: Joshua Curtis (Executive Director), Annie Thenell (Office Manager), Tom Backer (Legal Counsel), Patrick Dunn (Legislative), and Sandeep Kaushik (Legislative). Also joining in person were Trevor Gooby (Mariners SVP, Ballpark Operations), Fred Rivera (Mariners EVP, Legal Counsel), and Carmela Ennis (King County).

PUBLIC COMMENT

No written public comment was received.

APPROVAL OF MINUTES

1. Chair Nelson asked for a motion to approve minutes from the October 30, 2023, Regular Board Meeting. Member Graven moved to approve the minutes, seconded by Member Marr. Motion carried 6-0, with Member Surratt not yet present to vote.
2. Chair Nelson asked for a motion to approve minutes from the November 13, 2023, Special Board Meeting. After discussion, the Board elected to defer approval of the minutes until the February 12, 2024 Regular Board Meeting.

BOARD BRIEFINGS AND POTENTIAL ACTIONS

1. Mariners Updates (Trevor Gooby, Fred Rivera)
 - a. NHL Winter Classic Update

Mr. Gooby reported that 40,000+ people are expected to attend the NHL Winter Classic, which will be held on Jan 1st, 2024 at T-Mobile Park. He said that the NHL will begin its move-in to the ballpark on the afternoon of Dec 17th and will complete construction of the rink by the 24th. The ice truck will be staged on Royal Brougham Way. He additionally reported that there will be a free all-day Fan Fest event at Hatback Bar & Grille at The Boxyard on Jan 1st, as well as a Sugar Bowl watch party after the hockey game. Chair Nelson asked what revenue the Mariners will

generate from the Winter Classic. Mr. Gooby replied that there is rent of the building, a share of food and beverage sales, and a share of merchandise sales.

b. 2024 Non-Baseball Events

Mr. Gooby reported that the Mariners are busy planning for 2024 non-baseball events and that there are four concerts scheduled so far. He stated that they are working closely with the mayor's office as well as with Lumen Field regarding support with their events such as the new Apple Cup.

c. 50/50 Raffle

Mr. Rivera reported that the 50/50 Raffle was a moderate success during the 2023 season. He stated that the gross was \$1.5 million, with expenses running at 55% of the gross. The raffle proceeds are directed to the Hometown Nine Program, through the Mariners Care Foundation. He further added that they are working with the state to try to modernize raffle rules.

2. City Legislative Update (Sandeep Kaushik)

Mr. Kaushik reported that the six new city council members recently elected mean that the majority of the council will be new, with most of the new members from non-political backgrounds. He stated that public safety seemed to be the axis of this election and that he anticipates a more moderate majority on the council now.

3. State Legislative Update (Pat Dunn)

Mr. Dunn reported that the state legislative session that begins on Jan 9, 2024 is a short session at just 9 weeks. No significant bills are anticipated that would impact the PFD.

4. Treasurers Report (Mike Fong, Joshua Curtis)

Member Fong noted that he met with Mr. Curtis to review the financials.

a. 2024 Final Operating Budget

Mr. Curtis reviewed the proposed 2024 Final Operating Budget included in the Board packet. Chair Nelson asked for a motion to approve. Member Graven moved to approve, seconded by Member Sato. Budget was approved 7-0.

b. Balance Sheet Review

Mr. Curtis summarized the Balance Sheet included in the Board packet.

c. Proposed Resolution 23-011: Voucher Approval

Mr. Curtis introduced Proposed Resolution 23-011 to approve the regular voucher payments. Chair Nelson asked for a motion to approve. Member Marr moved to approve, seconded by Member Surratt. Resolution carried 7-0.

REPORTS

Chair's Report

Chair Nelson reviewed three next steps from the Board Retreat, which was held on Monday November 13.

- a. Neighborhood Improvement Fund: After criteria are established, Mr. Curtis will bring forward to the board potential NIF projects.
- b. Community Engagement: Board members will look for meaningful ways to engage with the community. Mr. Curtis will identify speakers to invite to upcoming board meetings.
- c. Reference Ballpark List: Mr. Curtis will work with Mr. Rivera and the Team to identify any possible changes to the list, consistent with the Lease.

Executive Director's Report

Mr. Curtis summarized the Executive Director's report included in the Board packet.

EXECUTIVE SESSION

The Board of Directors entered into Executive Session at 3:28 to discuss matters as identified in the meeting notice. The Executive Session was expected to last 40 minutes. At 4:02 the Executive Session ended. No board action was taken following the Executive Session.

ADJOURNMENT

There being no further business before the Board, Chair Nelson declared the meeting adjourned at 4:03 pm.

Annie Thenell,
Recording Clerk

Carol Kobuke Nelson, Chair
Board of Directors, Public Facilities District

Ballpark PFD Balance Sheet

Dec-23

ASSETS

Current Assets

Bank Accounts

Cash - Capital Projects Fund	4,616,053
Cash - County Tax Revenues Fund	3,093
Cash - Impaired Investments	25,891
Cash - Neighborhood Improvement Fund	4,954,397
Cash - PFD Operations Fund	1,422,679
Cash - PFD Reserve	3,643,325
Cash Equivalents	-336,884

Total Bank Accounts \$ 14,328,554

Total Accounts Receivable \$ 32,335,861

Total Current Assets \$ 46,664,415

Total Fixed Assets \$ 391,202,939

Total Other Assets \$ 0

TOTAL ASSETS \$ 437,867,355

LIABILITIES AND EQUITY

Total Liabilities \$ 92,704,389

Total Equity \$ 345,162,966

TOTAL LIABILITIES AND EQUITY \$ 437,867,355

2
3 RESOLUTION NO. ____

4 A RESOLUTION ratifying the transfer of funds from the
5 District’s Operating Fund to its Capital Expenditure Fund.

6 WHEREAS, pursuant to the provisions of Chapter 36.100 RCW, as amended, the
7 Washington State Major League Baseball Stadium Public Facilities District (“District”) has
8 been created and possesses all the powers of a public facilities district; and

9 WHEREAS, Section 5.1.3 of the Amended and Restated Ballpark Operations and
10 Lease Agreement (“Lease”) addresses the allocation of base rent paid to the District by the
11 Seattle Mariners; and

12 WHEREAS, the Lease provides that the District will first allocate funds to pay the
13 District’s operating expenses, including any Waterfront LID assessments, and then (to the
14 extent that funds are available) contribute annually to the District’s Capital Expenditure
15 (“CapEx”) Fund in the amount of \$250,000, adjusted annually based on changes in the
16 Consumer Price Index (“CPI”); and

17 WHEREAS, the District’s Operating Account balance was \$1,431,668.48 as of
18 December 31, 2023, so funds were available to make an annual contribution to the CapEx
19 Fund; and

20 WHEREAS, the CPI change for the Seattle-Tacoma-Bellevue All Urban Consumers
21 in 2023 was 4.4%, as described in the attached CPI January 2024 report from the United
22 States Bureau of Labor Statistics, resulting in at total CapEx Fund transfer amount of
23 \$309,297 (2021 CapEx amount of \$296,262 X 1.044); and

24 WHEREAS, Section 7.3.5 of the Lease requires that this contribution to the CapEx
25 Fund be made no later than thirty (30) days after the end of each Lease Year, and the
26 contribution was timely made; and

27 WHEREAS, the Board wishes to ratify the allocation of \$309,297 to the Capital
28 Expenditures fund; and

29 WHEREAS, further allocations to the Operating Reserve Fund, the Ballpark
30 Neighborhood Improvement Fund or other authorized fund can be made at any time.

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32 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
33 THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC
34 FACILITIES DISTRICT AS FOLLOWS:

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1. The transfer of \$309,297 from the District Operating Fund to the District Capital Expenditure Fund is hereby ratified; and

PASSED by a vote of ____ to ____ this 12th day of February 2024.

BOARD OF DIRECTORS
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM
PUBLIC FACILITIES DISTRICT

Carol Nelson, Chair

ATTEST:

Annie Thenell, Clerk

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3 RESOLUTION NO. ____

4 A RESOLUTION to approve payments made by the District.

5 WHEREAS, pursuant to Chapter 36.100 RCW, as amended, the Washington State
6 Major League Baseball Stadium Public Facilities District (“District”) has been created and
7 possesses all the powers of a public facilities district; and

8 WHEREAS, Resolution No. 478 [Proposed No. 20-002] appointed the District
9 Executive Director, Joshua Curtis, as Auditing Officer; and

10 WHEREAS, the Board Chair or the Chair’s designee has been designated to review
11 and approve payments, subject to final review and approval by the Board; and

12 WHEREAS, Board member Mike Fong has been designated by the Board Chair to
13 review and approve payments and Board member Marr is filling in for him in his absence;
14 and

15 WHEREAS, Resolution 537 covering the month of October 2023 omitted voucher #
16 20231005150340 from the list of vouchers reviewed and approved, although the totals from
17 that voucher were included in the Resolution. Voucher #20231005150340 has since been
18 reviewed and approved by Board member Marr; and

19 WHEREAS, the Auditing Officer and Board member Marr have reviewed and
20 approved ballpark vouchers #20231102120601, #20231109122113, #20231116115908,
21 #20231130120543, #20231207124227, #20231214151946, and #20231221103935, as
22 produced by King County (the District’s treasurer); credit card statements covering
23 November and December, 2023; and the November and December payroll expense reports
24 as produced by Gusto (the District’s payroll administrator); as summarized as follows:

25 November 2023

<u>Classification</u>	<u>Amount</u>
28 1. Capital Projects Fund	\$927,000
29 2. County Tax Fund	
30 3. Operating Reserve Fund	
31 4. Neighborhood Improvement Fund	
32 5. Operating Fund	
33 • Salaries/Benefits	
34 ○ Salaries	\$20,061
35 ○ Employee Benefits - Health	\$2,414
36 ○ Employee Benefits – Retirement	\$653
37 ○ Payroll Taxes	\$504

38	• Professional Services	
39	○ Accounting/Auditing	\$2,582
40	○ Consulting Services	\$36,202
41	○ Legal Fees	\$6,427
42	○ Website & IT Support	\$1,366
43	• General & Administrative	
44	○ Bank, Payroll & Inv. Fees	\$1,042
45	○ Board Compensation	\$750
46	○ Dues & Subscriptions	\$1,686
47	○ Insurance Expense	
48	○ Office Equipment Rental	\$206
49	○ Office Supplies	\$4,401
50	○ Professional Development	
51	○ Repairs and Maintenance	
52	○ Software Expense	\$287
53	○ Telephone Expense	\$60
54	○ Travel	\$1,082
55	○ Utilities	\$200
56	TOTAL FOR THE PERIOD	\$1,006,953

57 December 2023

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59	<u>Classification</u>	<u>Amount</u>
60	6. Capital Projects Fund	
61	7. County Tax Fund	
62	8. Operating Reserve Fund	
63	9. Neighborhood Improvement Fund	
64	10. Operating Fund	
65	• Salaries/Benefits	
66	○ Salaries	\$20,062
67	○ Employee Benefits - Health	\$-298
68	○ Employee Benefits – Retirement	\$653
69	○ Payroll Taxes	\$502
70	• Professional Services	
71	○ Accounting/Auditing	\$14,263
72	○ Consulting Services	\$18,524
73	○ Legal Fees	\$3,445
74	○ Website & IT Support	\$1,832
75	• General & Administrative	
76	○ Bank, Payroll & Inv. Fees	\$-406
77	○ Board Compensation	
78	○ Dues & Subscriptions	\$16
79	○ Insurance Expense	\$1,821
80	○ Office Equipment Rental	\$727
81	○ Office Supplies	\$103
82	○ Professional Development	\$200
83	○ Repairs and Maintenance	\$32,093
84	○ Software Expense	\$270
85	○ Telephone Expense	\$360
86	○ Travel	

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○ Utilities	\$200
TOTAL FOR THE PERIOD	\$94,164

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM PUBLIC FACILITIES DISTRICT AS FOLLOWS:

Vouchers #20231005150340, #20231102120601, #20231109122113, #20231116115908, # 20231130120543, #20231207124227, # 20231214151946, and #20231221103935, as produced by King County (the District’s treasurer); credit card statements covering November and December, 2023; and the November and December payroll expense reports as produced by Gusto (the District’s payroll administrator); are hereby approved.

PASSED by a vote of ____ to ____ this 12th day of November 2024.

BOARD OF DIRECTORS
WASHINGTON STATE MAJOR LEAGUE BASEBALL STADIUM
PUBLIC FACILITIES DISTRICT

Carol Kobuke Nelson, Chair

ATTEST:

Annie Thenell, Clerk



Executive Director Report January 2024

Office Administration

- Office Improvements – Boots has completed the conference room updates and we are working on finalizing a scope for the final phase of improvements this year.

Financial and Lease Compliance

- 2022 Audit – I am pleased to report that we have received notification that the State Auditor's Office has endorsed our approach to NIF and Cap Ex funding. While we have not yet received the final audit, this was the last outstanding issue to resolve. I will let board members know once this has been completed.

Board Development

- 2024 Ballpark Reference Trips – I had created a draft itinerary for the July trip and am attaching it here. Bryan Slater will be connecting me with both ballparks to coordinate on tours and games, at which point we'll be able to start making reservations and more concrete plans.
- Reference Ballpark Updates – We'll be working with the Club over the next couple of months on a proposed set of updates to the reference ballpark list. A finalized set of recommendations will be due to the PFD with the 2025 Ballpark Management Plan submittal on September 1 of this year. They have suggested some changes and we anticipate bringing these forward for discussion in the spring.

Issue/Project Tracking

- Stadium District – The PFD, PSA, First and Goal, and the Club have been meeting to discuss next steps in the rezoning effort. Our next meeting is later this week and I will bring to Monday's board meeting a verbal briefing on next steps.

Relationship Management/Outreach

- Chinatown/International District – Historic South Downtown has reached out to me and asked that the PFD submit a letter of support for State Bill HB5110. I've attached here a one-page overview of the bill, the fiscal note, and a letter of support recently submitted by the PSA (the request to us would be a similar letter). I'm happy to brief anyone interested in learning more about the context to the bill, but we'll have a chance to discuss and answer questions at Monday's board meeting.

- King County – Working with Tom Goff and Carmela Ennis, we agreed that it would make sense for the PFD to sit down with individual King County Councilmembers in June, at which point we would be able to share our Annual Report with them.

Media

- “Tale of Two Cities: Why Vancouver and Seattle Downtowns Look So Different,” Post Alley, February 5, 2024.



2024 Ballpark Reference Trip Itinerary

Minneapolis/St. Louis

July 23, Tuesday

Time	Activity	Notes
Afternoon or Evening	Arrive Minneapolis	Flight Options: <ul style="list-style-type: none"> • Alaska 7:06 am – 12:26 pm • Delta 8:00 am – 1:26 pm • Alaska 10:59 am – 4:21 pm • Alaska 1:37 pm – 6:09 pm Hotel: Hewing Hotel
6:40	Minnesota vs. Philadelphia	TBD based on schedules and tour availability

July 24, Wednesday

Time	Activity	Notes
Morning	Target Field Tour (Option A)	
12:10	Minnesota vs. Philadelphia	
Day	Meeting with Minnesota Ballpark Authority	

July 25, Thursday

Time	Activity	Notes
Morning	Target Field Tour (Option B)	
Day	Flight to St. Louis	Flight Options: <ul style="list-style-type: none"> • Delta 8:20 am – 9:50 am • Delta 12:59 pm – 2:29 pm Hotel: The Westin St. Louis
Afternoon	Busch Stadium Tour (Option A)	

July 26, Friday

Time	Activity	Notes
Day	Busch Stadium Tour (Option B)	Cardinals own ballpark – looking into whether there's value in meeting with someone in the City
	TBD on meeting with ownership group	
7:15 pm	St. Louis vs. Nationals	

July 27, Saturday

Time	Activity	Notes
	Return to Seattle	Flight Options: <ul style="list-style-type: none"><li data-bbox="932 317 1284 350">• Alaska 7:00 am – 9:25 am<li data-bbox="932 352 1284 386">• Alaska 2:28 pm – 4:53 pm

A Critical Investment for Local & Regional Benefits

SHB1510



Establish ongoing and sustainable funding for Historic South Downtown, a community preservation authority, created by the legislature in 2007. Funding would reinstate HSD's local grant program, investing \$7mil in our community since 2019.



Bi Partisan Striker

30% of the Sales and Use Tax from the stadiums in our districts to fund community-defined grants and projects.

- **NOT a new tax!**
- Reflects years of process with neighborhood stakeholders, has broad support.



Regional Benefit

Through leadership on the Pier 48 Community Coalition, HSD aims to lower carbon emissions in the Puget Sound with more foot ferries, increase neighborhood vitality, improve region-wide connection.



Community-Based Solutions

SHB1510 specifies areas of service like homeless response, public safety, and small business support. These priorities reflect the needs of the community, and dovetail with important state-wide goals.



Accountability

HSD to undergo 10 year performance audits by the Joint Legislative Audit and Review Committee (JLARC). HSD and the South Downtown community welcome the oversight, and the chance to prove local and regional benefits.

Multiple Agency Fiscal Note Summary

Bill Number: 1510 S HB AMH SANT H2696.1	Title: Community preservation auth.
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Estimated Cash Receipts

Agency Name	2023-25			2025-27			2027-29		
	GF-State	NGF-Outlook	Total	GF-State	NGF-Outlook	Total	GF-State	NGF-Outlook	Total
Office of State Treasurer	(760,000)	(760,000)	0	(8,940,000)	(8,940,000)	0	(9,800,000)	(9,800,000)	0
Department of Revenue	(450,000)	(450,000)	(450,000)	(5,660,000)	(5,660,000)	(5,660,000)	(6,210,000)	(6,210,000)	(6,210,000)
Total \$	(1,210,000)	(1,210,000)	(450,000)	(14,600,000)	(14,600,000)	(5,660,000)	(16,010,000)	(16,010,000)	(6,210,000)

Agency Name	2023-25		2025-27		2027-29	
	GF- State	Total	GF- State	Total	GF- State	Total
Local Gov. Courts						
Loc School dist-SPI						
Local Gov. Other		(310,000)		(3,280,000)		(3,590,000)
Local Gov. Total		(310,000)		(3,280,000)		(3,590,000)

Estimated Operating Expenditures

Agency Name	2023-25				2025-27				2027-29			
	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total
Office of State Treasurer	.0	0	0	0	.0	0	0	0	.0	0	0	0
Department of Revenue	1.0	331,800	331,800	331,800	.2	47,200	47,200	47,200	.2	47,200	47,200	47,200
Total \$	1.0	331,800	331,800	331,800	0.2	47,200	47,200	47,200	0.2	47,200	47,200	47,200

Estimated Capital Budget Expenditures

Agency Name	2023-25			2025-27			2027-29		
	FTEs	Bonds	Total	FTEs	Bonds	Total	FTEs	Bonds	Total
Office of State Treasurer	.0	0	0	.0	0	0	.0	0	0
Department of Revenue	.0	0	0	.0	0	0	.0	0	0
Total \$	0.0	0	0	0.0	0	0	0.0	0	0

Estimated Capital Budget Breakout

Prepared by: Amy Hatfield, OFM

Phone:
(360) 280-7584

Date Published:
Final 1/31/2024

Individual State Agency Fiscal Note

Bill Number: 1510 S HB AMH SANT H2696.1	Title: Community preservation auth.	Agency: 090-Office of State Treasurer
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

ACCOUNT	FY 2024	FY 2025	2023-25	2025-27	2027-29
General Fund-State 001-1		(760,000)	(760,000)	(8,940,000)	(9,800,000)
Community Preservation and Development Authority Account-State 14H-1		760,000	760,000	8,940,000	9,800,000
Total \$					

Estimated Operating Expenditures from:

NONE

Estimated Capital Budget Impact:

NONE

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- Capital budget impact, complete Part IV.
- Requires new rule making, complete Part V.

Legislative Contact: Tracey Taylor	Phone: 360-786-7152	Date: 01/24/2024
Agency Preparation: Dan Mason	Phone: (360) 902-8990	Date: 01/26/2024
Agency Approval: Dan Mason	Phone: (360) 902-8990	Date: 01/26/2024
OFM Review: Amy Hatfield	Phone: (360) 280-7584	Date: 01/28/2024

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.

SHB 1510 AMH SANT H2696.1, under section 1(2)(b), directs the office of the state treasurer to transfer revenue from the general fund to the community preservation and development authority account based on notifications from the department of revenue.

II. B - Cash receipts Impact

Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.

The following estimated amounts were provided by the department of revenue:

FY 25 = \$ 760,000

FY 26 = \$4,390,000

FY 27 = \$4,550,000

FY 28 = \$4,780,000

FY 29 = \$5,020,000

II. C - Expenditures

Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.

Part III: Expenditure Detail

III. A - Operating Budget Expenditures

NONE

III. B - Expenditures by Object Or Purpose

NONE

III. C - Operating FTE Detail: *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part I and Part IIIA.*

NONE

III. D - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B - Expenditures by Object Or Purpose

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

IV. D - Capital FTE Detail: *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

Part V: New Rule Making Required

Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.

Department of Revenue Fiscal Note

Bill Number: 1510 S HB AMH SANT H2696.1	Title: Community preservation auth.	Agency: 140-Department of Revenue
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

Account	FY 2024	FY 2025	2023-25	2025-27	2027-29
GF-STATE-State 01 - Taxes 01 - Retail Sales Tax		(450,000)	(450,000)	(5,660,000)	(6,210,000)
Total \$		(450,000)	(450,000)	(5,660,000)	(6,210,000)

Estimated Expenditures from:

	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years	0.2	1.8	1.0	0.2	0.2
Account					
GF-STATE-State 001-1	25,300	306,500	331,800	47,200	47,200
Total \$	25,300	306,500	331,800	47,200	47,200

Estimated Capital Budget Impact:

NONE

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- Capital budget impact, complete Part IV.
- Requires new rule making, complete Part V.

Legislative Contact: Tracey Taylor	Phone: 60-786-7152	Date: 01/24/2024
Agency Preparation: Diana Tibbetts	Phone: 60-534-1520	Date: 01/25/2024
Agency Approval: Valerie Torres	Phone: 60-534-1521	Date: 01/25/2024
OFM Review: Amy Hatfield	Phone: (360) 280-7584	Date: 01/26/2024

Request # 1510-1-1

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.

Note: This fiscal note reflects House amendment 1510-S AMH SANT H2696.1 to SHB 1510, 2024 Legislative Session.

COMPARISON OF THE AMENDMENT WITH THE SUBSTITUTE:

The striking amendment removes the \$1 impact assessment fee on the price of admission to certain qualified facilities.

Instead, the amendment requires the Community Preservation and Development Authority (CPDA) account to receive 30% of the retail sales tax revenue from sales at a qualified facility.

CURRENT LAW:

CPDAs are created to restore or enhance the health, safety, and economic well-being of communities adversely impacted by the construction of, or ongoing operation of, multiple major public facilities, public works, and capital projects with significant public funding or by other land use decisions.

CPDAs have the duty to demonstrate ongoing accountability for their actions by:

- Reporting to the appropriate committees of the legislature, one year after formation and every biennium thereafter, on the authority's strategic plan, activities, accomplishments, and any recommendations for statutory changes; and
- Reporting any changes in the authority's geographic boundaries to the appropriate committees of the legislature when the Legislature next convenes in regular session.

The CPDA Account is composed of two subaccounts, one for money to be appropriated for operating purposes and the other for money to be appropriated for capital purposes. Money in the account may be spent only after appropriation.

PROPOSAL:

Beginning January 1, 2025, the amendment requires the CPDA account to receive 30% of the retail sales tax revenue from sales occurring at a qualified stadium.

By November 1 and May 1 each year, the department must calculate the amount of sales and use tax collected as the result of retail sales at a "qualified facility" during the previous six months and notify the State Treasurer of the amount by December 1 and June 1. The State Treasurer must deposit those funds into the CPDA account by December 31 and June 30 each year.

A "qualified facility" is a facility located in a county with a CPDA meeting one of these requirements:

- A seating capacity of at least 68,000 fixed seats in an open-air stadium with related event space of at least 300,000 square feet.
- A seating capacity of at least 47,000 seats and a retractable roof.

The Joint Legislative Audit and Review Committee must review the CPDA funding provided in this proposal.

The CPDAs must submit biennial reports to the appropriate committees of the Legislature.

This proposal expires January 1, 2036.

EFFECTIVE DATE:

The bill takes effect 90 days after final adjournment of the session.

Request # 1510-1-1

II. B - Cash receipts Impact

Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.

ASSUMPTIONS

- This proposal redirects 30% of state and local sales and use taxes generated at qualified facilities to the CPDA Account because it does not exclude local sales tax in the bill language.
- Seattle's local sales tax rate is 3.75%.
- Office of the State Treasurer (OST) will show the transfer to the CPDA Account on the OST fiscal note.
- The Performance Audits of Government Account receives a 0.16% share of retail sales and use tax collections. The transfer excludes these amounts from the transfer to the CPDA Account.
- Growth mirrors the Economic and Revenue Forecast Council's (ERFC) statewide taxable retail sales.
- The May 1, 2025, distribution calculation includes collections from January and February of 2025.
- The November 1, 2025, distribution calculation includes collections from March through September of 2025.

Ongoing distribution calculations:

- The May 1 calculation includes collections from October through December of the previous year and January and February of the current year.
- The November 1 calculation includes collections from March through September of the current year.

DATA SOURCES

- Department of Revenue, Excise tax data
- Economic and Revenue Forecast Council, November 2023 forecast

REVENUE ESTIMATES

This bill decreases state revenues by an estimated \$0.45 million in the 2 months of impacted collections in fiscal year 2025, and by \$2.78 million in fiscal year 2026, the first full year of impacted collections.

This bill also decreases Seattle's local sales tax revenues by an estimated \$0.31 million in the 2 months of impacted collections in fiscal year 2025, and by \$1.61 million in fiscal year 2026, the first full year of impacted collections.

TOTAL REVENUE IMPACT:

State Government (cash basis, \$000):

FY 2024 -	\$ 0
FY 2025 -	(\$ 450)
FY 2026 -	(\$ 2,780)
FY 2027 -	(\$ 2,880)
FY 2028 -	(\$ 3,030)
FY 2029 -	(\$ 3,180)

Local Government, if applicable (cash basis, \$000):

FY 2024 -	\$ 0
FY 2025 -	(\$ 310)
FY 2026 -	(\$ 1,610)
FY 2027 -	(\$ 1,670)
FY 2028 -	(\$ 1,750)
FY 2029 -	(\$ 1,840)

II. C - Expenditures

Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.

FIRST YEAR COSTS:

The department will incur total costs of \$25,300 fiscal year 2024. These costs include:

- Labor Costs – Time and effort equate to 0.2 FTE.
- Gathering requirements and implementation meetings.

SECOND YEAR COSTS:

The department will incur total costs of \$306,500 in fiscal year 2025. These costs include:

- Labor Costs – Time and effort equate to 1.76 FTEs.
- Set up, program, and test computer system changes.
- Create special notice and update relevant information on the department’s website.
- Process returns, assist taxpayers with reporting questions and respond to inquiries via email, web message, and paper correspondence.
- Review reports, scrutinize data, and examine accounts and make corrections as necessary.

Object Costs - \$56,500.

- Computer system changes, including contract programming.

ONGOING COSTS:

Ongoing costs for the 2025-27 biennium equal \$47,000 and include similar activities described in the second-year costs. Time and effort equate to 0.2 FTE.

Part III: Expenditure Detail

III. A - Expenditures by Object Or Purpose

	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years	0.2	1.8	1.0	0.2	0.2
A-Salaries and Wages	15,600	159,800	175,400	31,200	31,200
B-Employee Benefits	5,100	52,800	57,900	10,200	10,200
C-Professional Service Contracts		56,500	56,500		
E-Goods and Other Services	3,200	25,900	29,100	4,600	4,600
J-Capital Outlays	1,400	11,500	12,900	1,200	1,200
Total \$	\$25,300	\$306,500	\$331,800	\$47,200	\$47,200

III. B - Detail: FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part I and Part IIIA.

Job Classification	Salary	FY 2024	FY 2025	2023-25	2025-27	2027-29
EXCISE TAX EX 3	64,092	0.1	0.3	0.2	0.1	0.1
IT ARCH-SR/SPEC	111,780		0.3	0.2		
IT B A-JOURNEY	91,968	0.1	0.9	0.5	0.1	0.1
IT SYS ADM-JOURNEY	96,552		0.1	0.1		
TAX POLICY SP 2	78,120		0.0	0.0		
TAX POLICY SP 3	88,416		0.0	0.0		
WMS BAND 2	98,456		0.1	0.1		
Total FTEs		0.2	1.8	1.0	0.2	0.2

III. C - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B - Expenditures by Object Or Purpose

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

Part V: New Rule Making Required

LOCAL GOVERNMENT FISCAL NOTE

Department of Commerce

Bill Number: 1510 S HB AMH
SANT H2696.1

Title: Community preservation auth.

Part I: Jurisdiction-Location, type or status of political subdivision defines range of fiscal impacts.

Legislation Impacts:

- Cities: decrease in sales tax revenue
- Counties: decrease in sales tax revenue
- Special Districts:
- Specific jurisdictions only: Seattle and King County
- Variance occurs due to:

Part II: Estimates

- No fiscal impacts.
- Expenditures represent one-time costs:
- Legislation provides local option:
- Key variables cannot be estimated with certainty at this time:

Estimated revenue impacts to:

Jurisdiction	FY 2024	FY 2025	2023-25	2025-27	2027-29
City		(263,500)	(263,500)	(2,788,000)	(3,051,500)
County		(46,500)	(46,500)	(492,000)	(538,500)
TOTAL \$		(310,000)	(310,000)	(3,280,000)	(3,590,000)
GRAND TOTAL \$					(7,180,000)

Estimated expenditure impacts to:

None

Part III: Preparation and Approval

Fiscal Note Analyst: Tammi Alexander	Phone: 360-725-5038	Date: 01/31/2024
Leg. Committee Contact: Tracey Taylor	Phone: 360-786-7152	Date: 01/24/2024
Agency Approval: Allan Johnson	Phone: 360-725-5033	Date: 01/31/2024
OFM Review: Amy Hatfield	Phone: (360) 280-7584	Date: 01/31/2024

Part IV: Analysis

A. SUMMARY OF BILL

Description of the bill with an emphasis on how it impacts local government.

This fiscal note reflects House amendment 1510-S AMH SANT H2696.1 to SHB 1510, 2024 Legislative Session. A fiscal note was not completed for the first substitute, this analysis is based on a comparison with the analysis completed for the original version.

This bill redirects 30 percent of state and local sales and use taxes generated at qualified facilities to the Community Preservation and Development Authority (CPDA) account.

B. SUMMARY OF EXPENDITURE IMPACTS

Expenditure impacts of the legislation on local governments with the expenditure provisions identified by section number and when appropriate, the detail of expenditures. Delineated between city, county and special district impacts.

This bill would not impact local government expenditures because no action is required.

C. SUMMARY OF REVENUE IMPACTS

Revenue impacts of the legislation on local governments, with the revenue provisions identified by section number, and when appropriate, the detail of revenue sources. Delineated between city, county and special district impacts.

This legislation would decrease sales and use tax revenue for Seattle and King County, the location of the facility meeting the definition of a "qualified facility" as defined in the bill.

According to the Department of Revenue (DOR) this bill would decrease local sales tax revenues by an estimated \$0.31 million in the 2 months of impacted collections in fiscal year 2025, and by \$1.61 million in fiscal year 2026, the first full year of impacted collections. For the Seattle retail sales tax, 85 percent would be distributed to the city and 15 percent to the county.

REVENUE LOSS BREAKDOWN:

KING COUNTY

FY 2024	\$0
FY 2025	-\$46,500
FY 2026	-\$241,500
FY 2027	-\$250,500
FY 2028	-\$262,500
FY 2029	-\$276,000

SEATTLE

FY 2024	\$0
FY 2025	-\$263,500
FY 2026	-\$1,368,500
FY 2027	-\$1,419,500
FY 2028	-\$1,487,500
FY 2029	-\$1,564,000

Please see the DOR fiscal note for a complete list of their data sources and assumptions.

SOURCES:

Department of Revenue
Department of Revenue fiscal note, S HB 1510 AMH SANT H2696.1 (2024)



January 30, 2024

Speaker Laurie Jinkins
Deputy Speaker Dan Bronoske
Washington State House of Representatives

Dear Speaker and Deputy Speaker:

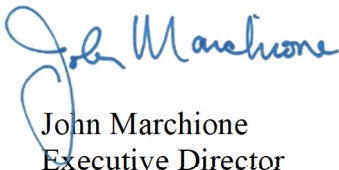
We write today to ask for your support for SHB1510, which is currently scheduled for the House Floor tomorrow. The Public Stadium Authority (PSA), supports SHB1510 because the health of South Downtown – specifically the neighborhoods of Pioneer Square and Chinatown International District – matters to the Stadiums, fans throughout the state, visitors from out of town, and indeed all of Washington State. SHB1510 will support a clean, safe and welcoming neighborhood around the Stadiums. We ask you to vote in favor of the bill when it comes before you in Ways & Means and on the Senate floor.

The health of the Pioneer Square and Chinatown International District neighborhoods is a measure of the well-being of the entire State of Washington. Unfortunately, visible homelessness, open drug use and shuttered businesses in these cherished neighborhoods are too common. These conditions negatively affect everyone, including the PSA. Visitors should instead feel welcomed, safe, and lucky to be in such amazing, historic places.

The funding that would be generated by SHB1510 is a small amount overall, but it would be a significant investment in addressing long-standing and complex issues. That's why we are asking you to invest in Historic South Downtown, a community-based state organization, and generate resources to meet these challenges with community-based solutions.

Please support HB1510 and ensure it passes through the legislature this session.

Sincerely,



John Marchione
Executive Director

Post Alley | Seattle



Image by [Luke Lawreszuk](#) from [Pixabay](#)



By **rod Stevens** February 5, 2024  1

When most people see downtown Vancouver, BC, they think it is a city because of the number of high-rise buildings. Actually, its metro population is less than Portland's, and most of those buildings are condo towers. In contrast, most of Seattle's high-rises are offices.

You could argue that Vancouver and Seattle have different approaches to planning, but what's really at work is the different business interests in each city, and how those drive public investment. Seattle could have beautiful walkable waterfront neighborhoods on the north and south doorsteps to downtown, but century-old industrial interests are keeping underused land from conversion to residential. It will probably take job loss to the suburbs to open those possibilities.

Vancouver, Where Homebuilding is a Major Industry

Leave it to the Canadians, who rely on exports to Pacific Rim countries to drive much of their economy, to make homebuilding on their own shores a major industry with high-wage jobs in high-rise construction. That began happening in the mid 1980s when Hong Kong residents fearful of the 1997 turnover began flocking here. That turnover is now 28 years behind us, but today the mainland Chinese come as well, drawn by the possibility of getting their kids into good schools.

Vancouver | **Post Alley | Seattle**

reuse of the Canadian Pacific rail yards as the Expo 86 site and then as a new waterfront neighborhood that took that high-rise residential development to scale. And it was a Hong Kong developer, [Li Kai-shing](#), one of the biggest businessmen in that city, who bought the Expo 86 site and brought master-planning and large-scale development to Vancouver. Yes, some of the seawall walks were left over from Expo 86, but as part of the approvals process, Li Kai-Shing also added large waterfront parks, a marina, and a new community center in an old round house, all publicly accessible. Those amenities made downtown a more interesting place to live, and they also sold condos.

With that template established, Marathon, the development subsidiary of the other railroad in town, Canadian National, began turning its railyards on the north waterfront at Coal Harbor into a second walkable waterfront community, also with a marina, seawall walks, parks, and a second community center. In preparation for the 2010 Winter Olympics, the city acquired old warehouses and factories on the southeast shores of False Creek (about a mile east of Granville Island) and turned this into the Olympic Village, which was turned into permanent housing after the games were over. Just south of downtown in the Kitsilano neighborhood, two First Nations groups have approval to build a total of 19,000 housing units on two sites each near the water.

All in all, there are now about 80,000 housing units in and around downtown Vancouver, compared to about 45,000 units in areas of Seattle south of Mercer, west of I-5, and north of the football stadium. Seattle would have about three times as many units as it does now if it had the same ratio of downtown to metro housing as Vancouver.

Seattle, Where Commerce Speaks Loudest

While much of Vancouver's investment in the public realm has gone into pedestrian and recreation improvements, most of Seattle's has gone into moving workers and freight. Homebuilding does not have a big voice here. The Port, Nordstrom, and Amazon do, and the public investment has ensured that employees arrive on time and goods keep moving.

Think about the big projects in downtown the last 40 years: the bus tunnel and light rail, the Route 99 replacement for the viaduct, fixing the Mercer Mess, a streetcar that got South Lake Union workers to Westlake Mall and back, and extra travel lanes for buses and ferry queues on the waterfront where more housing might have been built.

In central Seattle, housing has mostly been an after-thought, and most of the new units built the last 30 years have been rental apartments, not owner-occupied. There was

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spaces that would make more people want to live here long term, and to co-invest in the place. It was first bio tech and then Amazon that sparked the redevelopment of South Lake Union, and until recently most of that redevelopment was office buildings.

The number of highly-paid tech workers there eventually drew institutional investment in luxury rentals. Lately that investment has taken the form of “Texas Donuts,” big, bulky apartments that wrap around a central courtyard and take up much or all of a city block. The lavish rooftop gardens on these projects compensate for the fact that walking to a big park may take 20 minutes or more.

Two Big Opportunities for Walkable Waterfront Neighborhoods

Still, Seattle has two big opportunities to walkable waterfront neighborhoods like those in Vancouver, but realizing this opportunity will require taking on the Port and the railroads. These sites have been subject to countless studies over the last four decades, but still sit underused.

The first is Terminal 46 near the Coast Guard icebreakers, which at the north end is less than a quarter-mile from Pioneer Square. If people lived and worked here, they’d be less than a 10-minute bike ride from the Pike Place Market. The north half of that site is vacant, while the south half is used to load and unload containers. Between the Port of Seattle and the Port of Tacoma, however, the Northwest Seaport has more than enough land to meet its needs, and it has told the federal government that its future lies in dredging a deeper channel west of Harbor Island to serve the next generation of ships. This site could hold both large waterfront parks and about 5,000 housing units.

The other area is Interbay, about a 1.5 mile bike up the waterfront from the Olympic Sculpture Park. There is about 225 acres of under-used land there, which is about three times the size of the Seattle Center. That’s enough to build about 15,000 housing units, plus parks. This total includes 100 acres on the waterfront and (immediately north of the Magnolia Bridge) 50 acres in the golf course, 50 acres in fields, storage buildings and the shopping center near Whole Foods; and 25 acres of sidings where the railroads currently store box cars.

Challenging the Status Quo

In the last 100 years, Seattle has comprehensively redeveloped its central waterfront only once, when Paul Schell – former mayor, former planning director and former head of Weyerhaeuser’s inner city development company – became president of the Port

Post Alley | Seattle

hotel and conference center at Bell Harbor. More redevelopment like that elsewhere will require that the Port and railroads let go of land no longer needed for industry.

That will require a countervailing economic force, like the loss of jobs to the Eastside or the hollowing out of downtown office towers. On the Eastside, the schools are better and Amazon is adding 25,000 people. It could be argued that great waterfront neighborhoods to both live and work are essential to the city's competitiveness. The real power and money at the Port, however, are in the airport division, and it will probably take holding up a project there to get the Port's attention.

Meanwhile, the city can do more studies while Bellevue and Redmond to the east and Vancouver to the north take its talent.