

Seattle Center

Overview

The place that we know today as Seattle Center has a long history as a gathering place for our city and region. It's where Native American tribes gathered for talk, ceremony and celebration. In the 1920s a civic campus was created with the construction of the Civic Auditorium, Civic Ice Arena and Civic Field, with Mayor Bertha Landes presiding over the ground breaking in 1927. In the 1930s the Washington State Armory (later called Center House and renamed the Armory in 2012) was built. Memorial Stadium was constructed in the 1940s. In the late 1950s and early 1960s the site for the 1962 Seattle World's Fair was created, expanding the size of the campus to roughly what we know today. One result of this long history as a gathering place is an aging infrastructure. Some facilities have been significantly renovated (e.g., Civic Auditorium into the Opera House for the World's Fair, and into McCaw Hall in 2003), while others remain in need of major renovation and redevelopment (e.g., the Armory and Memorial Stadium).

Today, Seattle Center is a 74-acre campus in the middle of the city. It is the largest visitor destination in Washington state, attracting an estimated 12 million visits each year to arts, sporting, educational and cultural events and festivals, and to enjoy the grounds and open spaces. There are 24 buildings and three parking garages on the campus. Seattle Center is also a major urban park with lawns, gardens, fountains, a skatepark, a children's play area and a variety of plazas and open spaces. The Seattle Center Monorail runs between the Seattle Center campus and downtown Seattle. The City owns the Monorail, which is operated by Seattle Monorail Services on behalf of the City. The Space Needle, the Pacific Science Center, the EMP Museum, the Chihuly Garden and Glass Exhibition, and Seattle Public Schools' Memorial Stadium and an adjacent parking lot are also part of the campus, but are privately owned and operated. The City's 2003 Asset Preservation Study valued Seattle Center's capital assets at \$777 million. This valuation does not include the Monorail, Mercer Arena or the Blue Spruce Building (all were thought to be going away at the time of the study). The valuation also does not include the Fifth Avenue Parking Garage, which was completed in 2008.

Seattle Center's Capital Improvement Plan (CIP) is at the heart of the Center's purpose – “to create exceptional events, experiences and environments that delight and inspire the human spirit to build stronger communities.” The Center's CIP repairs, renews and redevelops the facilities and grounds of the Center in order to provide a safe and welcoming place for millions of annual visitors. Seattle Center's 2016-18 Strategic Business Plan places a strong emphasis on coordinated planning and resource allocation that integrates major maintenance and asset preservation funded in the CIP with regular ongoing facility maintenance funded in the operating budget. In 2015-16, Seattle Center carried out the first phase of a facility condition assessment of the campus to help guide future CIP and operating budget investments in Seattle Center facilities.

Seattle Center's CIP is funded from a variety of revenue sources including Real Estate Excise Tax (REET); the City's General Fund; Seattle Center revenues; voter-approved property tax levies; state, county and federal funds; City-issued LTGO bonds; proceeds from property sales; and private funds. Following the adoption of the Seattle Center Master Plan in 1990, two voter-approved levies raised \$62 million for Seattle Center's redevelopment. This amount in turn leveraged \$500 million in non-City funds, including \$440 million from private sources. In 2017, REET and LTGO bonds are the primary funding sources for Seattle Center's proposed CIP budget.

In 2008, following a two-year community process, the City Council adopted the Seattle Center Century 21 Master Plan. This \$570 million, 20-year plan provides a roadmap for the

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redevelopment of Seattle Center around a set of design and planning principles including increased open space; sustainable design and operations; opening the edges of the campus to the surrounding community; enlivening the campus throughout the day; being pedestrian friendly and accessible to all; and continuing to provide a diversity of programming and attractions for all parts of our community. The plan is expected to be supported, as redevelopment has in the past, by a mix of private and public funding. In addition, Seattle Center is continuing the work of planning for the redevelopment of the northeast quadrant of the campus and potential updates to the master plan.

Seattle Center staff plan and implement capital projects to minimize the impact on events that occur throughout the year, including four major festivals between May and September.

2017-22 CIP Highlights

Seattle Center's Proposed 2017-2018 CIP Budget is \$20.4 million over the two-year period. The 2017-18 CIP prioritizes funding to address key findings from the first phase of a facility condition assessment (FCA) of Seattle Center facilities together with other asset preservation needs throughout the campus. Phase one of the FCA included the Armory, KeyArena, Central Plant, and selected campus roofs. The proposed CIP budget includes funding to address needs in each of these areas. In addition, the proposed budget provides funding to carry out phase two of the FCA which, together with phase one, will provide a comprehensive picture of current and future capital needs at Seattle Center. In 2017-18, priority asset preservation investments include:

Armory – Armory renovation work includes repairs to Armory atrium fire sprinklers and emergency generator and replacement of targeted HVAC and theatrical system components. REET I funding in 2017-18 for Armory Rehabilitation is \$1,763,000. In addition, for the costs of Armory food court renovations completed in 2012, Seattle Center will pay debt service of \$382,000 in 2017 and \$383,000 in 2018.

KeyArena – Renovation of KeyArena building systems includes lighting controls, sewage ejectors, fire alarms, and patron seating. In addition to these deficiencies identified in the FCA, funds are allocated in 2017-18 to address client and patron needs, including restrooms and sound, video, and communications systems. Asset preservation investments in KeyArena are overseen by the KeyArena Operating Board. REET I funding for improvements and repairs to KeyArena in 2017-18 is \$2,225,000.

Central Plant – Renovation of campus HVAC infrastructure in 2017-18 includes controls for the boilers and chillers which generate steam for heating and chilled water for cooling for buildings throughout the Seattle Center campus. REET I funding in 2017-18 for campus mechanical and electrical infrastructure is \$1,245,000.

Campus Roofs – In 2018, \$712,000 of REET I funds are allocated for replacement of the Seattle Center Pavilion roof.

Facility Condition Assessment Phase Two – In 2017-18, \$600,000 of REET I funds are allocated to carry out phase two of a comprehensive condition assessment of campus facilities. Phase two FCA priorities include building shells, parking garages, underground steam and chilled water lines, campus grounds and water features, McCaw Hall, and electrical infrastructure. Facility needs identified in the FCA will be funded over the next six or more years.

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International Fountain – In 2017-18, \$470,000 in REET I funding is allocated for the International Fountain, including re-caulking of the fountain bowl and renovation of bowl lighting and animation controls.

McCaw Hall – Annual REET I allocations for McCaw Hall asset preservation are matched 100% by the resident tenants of McCaw Hall, the Seattle Opera and Pacific Northwest Ballet, to carry out the McCaw Hall Capital Renewal Plan, under the direction of the McCaw Hall Operating Board. The total of REET and privately donated funds for McCaw Hall in 2017-18 is \$1,128,000.

Parking Improvements – In 2017-18, \$877,000 in REET I funding is allocated to repairs and improvements within Seattle Center's three parking garages, including concrete and water intrusion repairs, signage improvements and re-striping. Seattle Center's parking garages are critical to the success of the over thirty campus resident organizations and provide an important revenue source to support Seattle Center operations.

Monorail Renovation – In 2017-18, \$2.8 million of Federal Transit Administration grant funds and local matching funds is allocated to continue implementation of the Seattle Center Monorail Capital and Major Maintenance Program (CMMP) Plan for renovation of the monorail trains, guideways and stations.

Seattle Center's 2017-18 CIP also builds on the Seattle Center Century 21 Master Plan to continue planning for the future, with an emphasis on realizing the potential of development opportunities in the northeast quadrant of the campus for the benefit of Seattle Center, the Uptown Urban Center, the city and the entire region. Funding is provided in 2017-18 to continue northeast quadrant planning efforts. Funding is also provided for public benefits and amenities resulting from the redevelopment of the Mercer Arena site, the first major project in the northeast quadrant.

Northeast Quadrant – In 2017-18, \$500,000 of Seattle Center operating fund balance is allocated in each year to continue planning work underway regarding redevelopment opportunities in the northeast quadrant of the campus.

Mercer Arena Site Redevelopment – In 2017, construction begins on the first major northeast quadrant project, the redevelopment of the Mercer Arena site by Seattle Opera to consolidate its administrative, rehearsal and technical support spaces immediately adjacent to McCaw Hall. Seattle Center's CIP includes \$4.8 million in LTGO Bond funding in 2017 for public benefits and amenities associated with this project.

Summary of Upcoming Budget Issues and Challenges

The biggest challenges facing Seattle Center's CIP are aging infrastructure, lack of funding, and an increasingly competitive environment for the sports and entertainment business that provides roughly two-thirds of the revenue which supports Seattle Center. The City's 2003 Asset Preservation Study looked at best practices in the public and private sectors and set an initial annual asset preservation funding target of 1% of the replacement value for buildings and 0.5% for other assets (e.g., grounds and open space). By that calculation, Seattle Center should have been investing \$6.8 million annually in asset preservation (not including the Monorail, Mercer Arena or the Blue Spruce). This \$6.8 million amount in 2003 dollars inflated at 3% per year calculates to roughly \$10 million in 2017 dollars.

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Center's annual allocation of REET and CRS Unrestricted funding has been augmented by bond funds in 2003 (roof replacements and seismic improvements), 2007 (monorail rehabilitation), and 2011 (Armory renovation). The 2003 bonds were repaid with REET funds, the same fund source being used to repay the 2011 Armory bonds. The 2007 monorail bonds are being repaid through CRS Unrestricted funds and federal grant funds. The City also allocated \$8 million from the sale of a Seattle Center surface parking lot to the Bill & Melinda Gates Foundation for capital improvements at Seattle Center, and \$4.7 million from the settlement with the Sonics for capital improvements in KeyArena and elsewhere on the grounds.

Due to economic impacts of the Great Recession, from 2009-12, Seattle Center's annual CRS REET and Unrestricted CIP funding (exclusive of debt service), dropped from \$2.8 million to \$1.0 million per year. Economic recovery has allowed REET funding levels to increase, which is particularly critical for Seattle Center, as the one-time funding sources listed above (land sale to Gates Foundation, KeyArena Settlement Funds and City-issued bonds), are nearly fully expended.

Seattle Center has completed the following projects from the 2008 Century 21 Master Plan: Broad Street Renovation Phase I (2009), new Seattle Center Skatepark (2009), Theater Commons (2010), Campus Signage Renovation (2011), Armory Atrium Renovation (2012), and Artists at Play (2015). The challenge in the coming years is how to fund the remaining vision of the master plan and maintain existing assets.

Thematic Priorities

The thematic priorities for Seattle Center's 2017-2022 CIP are as follows:

Safety and Security – The safety of Seattle Center visitors and staff is always the first priority. In 2017-18, Seattle Center upgrades fire control and emergency generator systems and repairs hard surface areas to address trip hazards.

Disabled Access – In 2017-18 Seattle Center continues to make progress throughout the campus in improving access for persons with disabilities.

Asset Preservation – In 2017-18, Seattle Center prioritizes funding to address key findings from the first phase of a facility condition assessment (FCA) of Seattle Center facilities. Phase one of the FCA included the Armory, KeyArena, Central Plant, and selected campus roofs. Funding is allocated in 2017-18 to address needs in each of these areas. In addition, funding is provided in 2017-18 to carry out phase two of the FCA to provide a comprehensive picture of current and future capital needs at Seattle Center. Asset preservation work in McCaw Hall and KeyArena continues in 2017-18 and is overseen by the McCaw Hall Operating Board and the KeyArena Operating Board, respectively. Allocation levels for asset preservation in 2019-22 will depend on available resources.

Energy Efficiency and Sustainability – Sustainability is a key principle of the Seattle Center Century 21 Master Plan. In 2017-18, Seattle Center works with the City's Office of Sustainability and Environment on energy saving measures at Seattle Center to make progress on the City's goal to reduce energy use in City facilities by 20% by the year 2020.

Implementation of the Seattle Center Century 21 Master Plan – In 2017-18, Seattle Center focuses planning efforts on redevelopment opportunities at the northeast quadrant of the

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campus in conjunction with the Uptown Urban Design Framework and the Uptown/Seattle Center Strategic Parking Study.

Revenue Generation – Capital improvements which maintain and/or enhance a facility's ability to generate revenue are critical to the financial health of Seattle Center, where roughly two-thirds of the Seattle Center's budget comes from revenue generated by operations. Maintenance and improvement of revenue generating capacity can be as important as maintenance and improvements to building systems. In 2017-18, Seattle Center will invest in parking facilities, KeyArena, and other event-related infrastructure that supports the revenue generating capacity of facilities throughout the campus.

Leverage Non-City Funds – In 2017-18, the City's \$554,000 allocation for the McCaw Hall Capital Reserve Fund is matched by a combined equal investment from the building's resident tenants, Seattle Opera and Pacific Northwest Ballet. The ability to use City investment to leverage non-City funds is a fundamental part of the history of the redevelopment and renewal of Seattle Center.

Project Selection Criteria

For each two-year budget cycle, a broad cross-section of Seattle Center staff members are engaged in the process of identifying the highest priority asset preservation and improvement needs on the campus. This includes staff members who maintain facilities, rent facilities to clients, provide technical support for events, manage parking and public assembly facilities, and manage capital projects. Projects are prioritized around a set of criteria, including public and staff safety, regulatory requirements, failing building systems, asset preservation, master plan implementation, reducing operating costs and/or increasing revenue potential, and leveraging non-City funds. The Center's four operating boards (Armory, Campus, KeyArena, and McCaw Hall) play a central role in identifying and prioritizing capital needs in the facilities they oversee, and the Seattle Center Executive Team takes all of this information and prioritizes projects across the entire Seattle Center campus. Seattle Center's campuswide Facility Condition Assessment that began in 2015 and continues in 2017-18 will provide a comprehensive picture of current and future capital needs at Seattle Center to inform capital investment priorities.

Future Projects/What is on the Horizon

The Seattle Center Century 21 Master Plan provides guidance for the redevelopment and maintenance of Seattle Center assets and facilities through 2028. In the immediate future, Seattle Center is focused on redevelopment of the eight-block area at the northeast quadrant of the campus, including the Memorial Stadium site, Mercer Arena site (redeveloped by Seattle Opera beginning in 2017), the KCTS site, Mercer Garage, and the former Kreielsheimer site currently owned by the Opera and City.

Project Summary

BCL/Program Name										
Project Title & ID	LTD Actuals	2016	2017	2018	2019	2020	2021	2022	Total	
Armory Rehabilitation		BCL/Program Code:							S9113	
Armory Food Court Renovation - Debt Service (S1002)	1,591	381	382	383	381	380	383	0	3,881	
Armory Rehabilitation (S9113)	14,302	1,002	961	802	807	824	849	871	20,418	
Armory Rehabilitation	15,893	1,383	1,343	1,185	1,188	1,204	1,232	871	24,299	
Campuswide Improvements and Repairs		BCL/Program Code:							S03P01	
ADA Improvements (S9302)	2,523	2,361	0	0	0	0	0	0	4,884	
Artwork Maintenance (S9303)	435	155	30	30	30	30	30	30	770	
Fun Forest Site Restoration (S0901)	1,862	5	0	0	0	0	0	0	1,867	
General Site Improvements (S0305)	2,740	92	268	300	122	125	129	132	3,908	
Open Space Restoration and Repair (S9704)	8,355	1,508	285	225	528	539	556	570	12,566	
Preliminary Engineering and Planning (S9706)	1,576	381	400	200	100	125	125	125	3,032	
Seattle Center Long Range Investment Plan (S0703)	1,633	916	500	500	0	0	0	0	3,549	
Site Signage (S9118)	3,132	50	100	400	100	100	100	100	4,082	
Campuswide Improvements and Repairs	22,256	5,468	1,583	1,655	880	919	940	957	34,658	
Facility Infrastructure Renovation and Repair		BCL/Program Code:							S03P02	
Roof/Structural Replacement and Repair (S9701)	8,638	100	0	712	500	514	527	540	11,531	
Facility Infrastructure Renovation and Repair	8,638	100	0	712	500	514	527	540	11,531	
Fisher Pavilion		BCL/Program Code:							S9705	
Fisher Pavilion Asset Preservation (S0701)	64	41	0	0	35	35	35	35	245	
Fisher Pavilion	64	41	0	0	35	35	35	35	245	
KeyArena		BCL/Program Code:							S03P04	
KeyArena Improvements & Repairs (S9901)	3,761	785	1,275	950	632	646	666	683	9,398	
KeyArena	3,761	785	1,275	950	632	646	666	683	9,398	
Lot 2 Development Project		BCL/Program Code:							S0501	
Lot 2 Development (S0501)	6,043	320	0	0	0	0	0	0	6,363	
Lot 2 Development Project	6,043	320	0	0	0	0	0	0	6,363	

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

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Project Summary

BCL/Program Name									
Project Title & ID	LTD Actuals	2016	2017	2018	2019	2020	2021	2022	Total
McCaw Hall Capital Reserve Fund					BCL/Program Code:				S0303
McCaw Hall Asset Preservation (S0303)	2,455	1,226	556	572	590	608	626	644	7,277
McCaw Hall Capital Reserve Fund	2,455	1,226	556	572	590	608	626	644	7,277
Mercer Arena Redevelopment					BCL/Program Code:				S0302
Mercer Arena Redevelopment (S0302)	0	0	4,800	0	0	0	0	0	4,800
Mercer Arena Redevelopment	0	0	4,800	0	0	0	0	0	4,800
Monorail Improvements					BCL/Program Code:				S9403
Monorail Improvements (S9403)	14,206	3,579	1,006	1,255	1,255	1,255	1,255	1,255	25,066
Monorail Improvements Debt Service (S0702)	4,239	553	549	0	0	0	0	0	5,341
Monorail Improvements	18,445	4,132	1,555	1,255	1,255	1,255	1,255	1,255	30,407
Parking Repairs and Improvements					BCL/Program Code:				S0301
Parking Repairs and Improvements (S0301)	1,951	535	591	286	264	270	278	285	4,460
Parking Repairs and Improvements	1,951	535	591	286	264	270	278	285	4,460
Public Gathering Space Improvements					BCL/Program Code:				S9902
Public Gathering Space Improvements (S9902)	4,817	1,038	750	100	450	450	450	450	8,505
Public Gathering Space Improvements	4,817	1,038	750	100	450	450	450	450	8,505
Theatre Improvements and Repairs					BCL/Program Code:				S9604
Theatre Improvements and Repairs (S9604)	3,710	132	0	0	264	270	278	285	4,939
Theatre Improvements and Repairs	3,710	132	0	0	264	270	278	285	4,939
Utility Infrastructure					BCL/Program Code:				S03P03
Municipal Energy Efficiency Program (S1003)	420	215	0	0	0	0	0	0	635
Utility Infrastructure Master Plan & Repairs (S0101)	5,358	852	620	625	478	489	503	516	9,441
Utility Infrastructure	5,778	1,067	620	625	478	489	503	516	10,076

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Project Summary

BCL/Program Name									
Project Title & ID	LTD Actuals	2016	2017	2018	2019	2020	2021	2022	Total
Waste/Recycle Center, Warehouse and Shops Improvements					BCL/Program Code:				S9801
Waste/Recycle Center, Warehouse and Shops Improvements (S9801)	295	0	0	0	58	59	61	63	536
Waste/Recycle Center, Warehouse and Shops Improvements	295	0	0	0	58	59	61	63	536
Department Total*:	94,106	16,227	13,073	7,340	6,594	6,719	6,851	6,584	157,494

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Fund Summary

Fund Name & Code	LTD Actuals	2016	2017	2018	2019	2020	2021	2022	Total
2002B LTGO Capital Project Fund (34700)	5,388	0	0	0	0	0	0	0	5,388
2003 LTGO Capital Project Fund (34800)	7,043	0	0	0	0	0	0	0	7,043
2007 Multipurpose LTGO Bond Fund (35100)	5,266	0	0	0	0	0	0	0	5,266
2011 Multipurpose LTGO Bond Fund (35500)	420	215	0	0	0	0	0	0	635
2017 Multipurpose LTGO Bond Fund (36400)	0	0	4,800	0	0	0	0	0	4,800
Center House Merchants' Association Resources (NA-Cen2)	3,000	0	0	0	0	0	0	0	3,000
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount (00163)	25,732	9,026	5,532	4,883	4,619	4,726	4,840	4,555	63,913
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount (00161)	175	0	0	0	0	0	0	0	175
Cumulative Reserve Subfund - Unrestricted Subaccount (00164)	25,978	4,524	1,685	1,385	1,385	1,385	1,385	1,385	39,112
KeyArena Settlement Proceeds Fund (00138)	3,037	223	0	0	0	0	0	0	3,260
McCaw Hall Capital Reserve (34070)	2,155	1,226	556	572	590	608	626	644	6,977
Private Resources (NA)	0	0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund (34060)	12,844	1,013	500	500	0	0	0	0	14,857
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed) (33000)	3,068	0	0	0	0	0	0	0	3,068
Department Total*:	94,106	16,227	13,073	7,340	6,594	6,719	6,851	6,584	157,494

**Amounts in thousands of dollars*

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ADA Improvements

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9302	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project makes the Seattle Center campus more accessible to people with disabilities. Improvements may include, but are not limited to, assisted listening devices, automatic doors, ramps, signage, seating and other features that accommodate Seattle Center visitors.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax II	175	0	0	0	0	0	0	0	175
Real Estate Excise Tax I	2,107	2,361	0	0	0	0	0	0	4,468
Property Sales and Interest Earnings	241	0	0	0	0	0	0	0	241
Total:	2,523	2,361	0	0	0	0	0	0	4,884

Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount	175	0	0	0	0	0	0	0	175
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	2,107	2,361	0	0	0	0	0	0	4,468
Cumulative Reserve Subfund - Unrestricted Subaccount	241	0	0	0	0	0	0	0	241
Total*:	2,523	2,361	0	0	0	0	0	0	4,884

O & M Costs (Savings) 0 0 0 0 0 0 0 0 0

Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		110	1,125	1,126	0	0	0	0	2,361
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Total:		110	1,125	1,126	0	0	0	0	2,361

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Armory Food Court Renovation - Debt Service

BCL/Program Name:	Armory Rehabilitation	BCL/Program Code:	S9113
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2011
Project ID:	S1002	End Date:	Q4/2021
Location:	305 Harrison St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for payment of debt service on 10-year LTGO bonds issued in 2011 to fund renovation of the Seattle Center Armory atrium, formerly known as the Center House Food Court. LTGO bonds are one fund source for the work described in the Department's Center House Food Court Renovation project (S1001).

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	1,591	381	382	383	381	380	383	0	3,881
Total:	1,591	381	382	383	381	380	383	0	3,881
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,591	381	382	383	381	380	383	0	3,881
Total*:	1,591	381	382	383	381	380	383	0	3,881

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Armory Rehabilitation

BCL/Program Name:	Armory Rehabilitation	BCL/Program Code:	S9113
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9113	End Date:	ONGOING
Location:	305 Harrison St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to the 275,000 square-foot Seattle Center Armory, formerly known as Center House, a 1939 structure that serves as the primary free indoor public gathering and programming space at Seattle Center. Work may include, but is not limited to, restroom and mechanical renovations, elevator renovation, fire-safety and seismic improvements, window replacement, signage improvements, wall and floor surface repairs, and improvements to the atrium.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	3,975	1,002	961	802	807	824	849	871	10,091
Property Sales and Interest Earnings-2	3,632	0	0	0	0	0	0	0	3,632
Seattle Voter-Approved Levy	2,462	0	0	0	0	0	0	0	2,462
General Obligation Bonds	1,233	0	0	0	0	0	0	0	1,233
Private Funding/Donations	3,000	0	0	0	0	0	0	0	3,000
Total:	14,302	1,002	961	802	807	824	849	871	20,418
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	3,975	1,002	961	802	807	824	849	871	10,091
Cumulative Reserve Subfund - Unrestricted Subaccount	3,632	0	0	0	0	0	0	0	3,632
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	2,462	0	0	0	0	0	0	0	2,462
2002B LTGO Capital Project Fund	1,233	0	0	0	0	0	0	0	1,233
Total*:	11,302	1,002	961	802	807	824	849	871	17,418
O & M Costs (Savings)			0	0	0	0	0	0	0

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Spending Plan by Fund

Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	793	1,066	906	807	824	849	871	6,116
Cumulative Reserve Subfund - Unrestricted Subaccount	0	0	0	0	0	0	0	0
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund	0	0	0	0	0	0	0	0
Center House Merchants' Association Resources	0	0	0	0	0	0	0	0
Total:	793	1,066	906	807	824	849	871	6,116

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Artwork Maintenance

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9303	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for maintenance of public artwork on the Seattle Center campus to ensure the integrity of the artwork. Typical improvements may include, but are not limited to, surface restoration and repainting, mechanical upgrades and repairs, and structural repairs. Some artworks on the Seattle Center campus are maintained by the Office of Arts and Culture.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	31	0	0	0	0	0	0	0	31
Private Funding/Donations	5	0	0	0	0	0	0	0	5
Property Sales and Interest Earnings	399	155	30	30	30	30	30	30	734
Total:	435	155	30	30	30	30	30	30	770
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	31	0	0	0	0	0	0	0	31
Cumulative Reserve Subfund - Unrestricted Subaccount	404	155	30	30	30	30	30	30	739
Total*:	435	155	30	30	30	30	30	30	770
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Unrestricted Subaccount		41	87	87	30	30	30	30	335
Total:		41	87	87	30	30	30	30	335

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

Fisher Pavilion Asset Preservation

BCL/Program Name:	Fisher Pavilion	BCL/Program Code:	S9705
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0701	End Date:	ONGOING
Location:	200 Thomas St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for asset preservation investments in Fisher Pavilion, a public assembly facility completed in 2002.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	64	41	0	0	35	35	35	35	245
Total:	64	41	0	0	35	35	35	35	245
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	64	41	0	0	35	35	35	35	245
Total*:	64	41	0	0	35	35	35	35	245
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		1	25	15	35	35	35	35	181
Total:		1	25	15	35	35	35	35	181

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

Fun Forest Site Restoration

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2009
Project ID:	S0901	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides funding for design and construction of improvements to the former Fun Forest site. Work may include, but is not limited to, hard surface repairs, demolition of existing structures, creation of new green space, installation of recreation facilities, and renovation and repurposing of existing structures. Center Art, LLC is contributing \$1 million in private funds for design and construction of an artist-designed children's play area on the former north Fun Forest site, with opening planned for Spring 2015. Center Art is also contributing \$50,000 per year for maintenance of the play area.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Key Arena Settlement Subfund Revenue	820	0	0	0	0	0	0	0	820
Real Estate Excise Tax I	94	0	0	0	0	0	0	0	94
Private Funding/Donations	948	5	0	0	0	0	0	0	953
Total:	1,862	5	0	0	0	0	0	0	1,867
Fund Appropriations/Allocations									
KeyArena Settlement Proceeds Fund	820	0	0	0	0	0	0	0	820
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	94	0	0	0	0	0	0	0	94
Cumulative Reserve Subfund - Unrestricted Subaccount	948	5	0	0	0	0	0	0	953
Total*:	1,862	5	0	0	0	0	0	0	1,867
O & M Costs (Savings)			50	50	50	50	50	0	250

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

General Site Improvements

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0305	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project improves the safety, security, facility integrity, and visitor experience on the Seattle Center campus. Improvements may include, but are not limited to, installation of security bollards, lighting upgrades, sealing of building exteriors, and renovation of fountains, site amenities and open spaces.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	1,018	92	268	300	122	125	129	132	2,186
Federal Grant Funds	615	0	0	0	0	0	0	0	615
General Subfund Revenues	178	0	0	0	0	0	0	0	178
Property Sales and Interest Earnings-2	820	0	0	0	0	0	0	0	820
General Obligation Bonds	109	0	0	0	0	0	0	0	109
Total:	2,740	92	268	300	122	125	129	132	3,908
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,018	92	268	300	122	125	129	132	2,186
Cumulative Reserve Subfund - Unrestricted Subaccount	793	0	0	0	0	0	0	0	793
Seattle Center Capital Reserve Subfund	820	0	0	0	0	0	0	0	820
2002B LTGO Capital Project Fund	109	0	0	0	0	0	0	0	109
Total*:	2,740	92	268	300	122	125	129	132	3,908
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		25	302	333	122	125	129	132	1,168
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		25	302	333	122	125	129	132	1,168

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2017 - 2022 Proposed Capital Improvement Program

KeyArena Improvements & Repairs

BCL/Program Name:	KeyArena	BCL/Program Code:	S03P04
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9901	End Date:	ONGOING
Location:	334 1st Ave N		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to KeyArena. Improvements may include, but are not limited to, lighting upgrades, mechanical and electrical upgrades, renovation or replacement of the basketball floor and other event systems, concessions area improvements, creation of special seating sections and partial house configurations, technology upgrades, seating improvements, and funding of concept plans for future facility upgrades. These improvements both maintain basic building operations and facility integrity and enhance KeyArena's position in the highly competitive sports and entertainment marketplace.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Key Arena Settlement Subfund Revenue	2,170	0	0	0	0	0	0	0	2,170
Real Estate Excise Tax I	1,591	785	1,275	950	632	646	666	683	7,228
Total:	3,761	785	1,275	950	632	646	666	683	9,398
Fund Appropriations/Allocations									
KeyArena Settlement Proceeds Fund	2,170	0	0	0	0	0	0	0	2,170
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,591	785	1,275	950	632	646	666	683	7,228
Total*:	3,761	785	1,275	950	632	646	666	683	9,398
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
KeyArena Settlement Proceeds Fund		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		670	1,325	1,015	632	646	666	683	5,637
Total:		670	1,325	1,015	632	646	666	683	5,637

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2017 - 2022 Proposed Capital Improvement Program

Lot 2 Development

BCL/Program Name:	Lot 2 Development Project	BCL/Program Code:	S0501
Project Type:	New Facility	Start Date:	Q4/2004
Project ID:	S0501	End Date:	Q4/2018
Location:	5th Ave N/Republican St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for activities related to the sale of Seattle Center Parking Lot 2 to the Bill & Melinda Gates Foundation. The property sale closed in November 2006, but sale-related activities will continue for a number of years. Activities include, but are not limited to, relocation of facilities, groundwater remediation, construction oversight, and development of a replacement skateboard park.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	800	0	0	0	0	0	0	0	800
Private Funding/Donations	53	0	0	0	0	0	0	0	53
Property Sales and Interest Earnings-2	5,190	320	0	0	0	0	0	0	5,510
Total:	6,043	320	0	0	0	0	0	0	6,363
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	800	0	0	0	0	0	0	0	800
Seattle Center Capital Reserve Subfund	5,243	320	0	0	0	0	0	0	5,563
Total*:	6,043	320	0	0	0	0	0	0	6,363
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		150	110	60	0	0	0	0	320
Total:		150	110	60	0	0	0	0	320

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2017 - 2022 Proposed Capital Improvement Program

McCaw Hall Asset Preservation

BCL/Program Name:	McCaw Hall Capital Reserve Fund	BCL/Program Code:	S0303
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0303	End Date:	ONGOING
Location:	321 Mercer St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for the development, updating, and implementation of an Capital Renewal/Asset Preservation Plan for McCaw Hall, a facility completed in 2003. The plan provides a long-term road map for future major maintenance investments in the facility. Funding comes from the City and from the two resident tenants of McCaw Hall, Seattle Opera and Pacific Northwest Ballet.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	300	0	0	0	0	0	0	0	300
Energy Rebates	3	0	0	0	0	0	0	0	3
Real Estate Excise Tax I	1,015	614	273	281	290	299	308	317	3,397
Private Funding/Donations	1,097	614	273	281	290	299	308	317	3,479
Property Sales and Interest Earnings-2	40	(2)	10	10	10	10	10	10	98
Total:	2,455	1,226	556	572	590	608	626	644	7,277
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	300	0	0	0	0	0	0	0	300
McCaw Hall Capital Reserve	2,155	1,226	556	572	590	608	626	644	6,977
Total*:	2,455	1,226	556	572	590	608	626	644	7,277
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
McCaw Hall Capital Reserve		408	963	983	590	608	626	644	4,822
Total:		408	963	983	590	608	626	644	4,822

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2017 - 2022 Proposed Capital Improvement Program

Mercer Arena Redevelopment

BCL/Program Name:	Mercer Arena Redevelopment	BCL/Program Code:	S0302
Project Type:	Improved Facility	Start Date:	Q4/2015
Project ID:	S0302	End Date:	Q4/2018
Location:	363 Mercer St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project redevelops the Mercer Arena site at Seattle Center. In 2008, the City Council authorized execution of a 30-year ground lease agreement with Seattle Opera for the Mercer Arena site. The Opera plans to construct a new facility to house its administrative offices, rehearsal spaces, and technical facilities. The City is providing \$5 million in funding for project enhancements and additional public benefits included in the 3rd amendment to the 2008 ground lease.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Private Funding/Donations	0	0	0	0	0	0	0	0	0
2017 Multipurpose LTGO Bond Fund	0	0	4,800	0	0	0	0	0	4,800
Total:	0	0	4,800	0	0	0	0	0	4,800
Fund Appropriations/Allocations									
Private Resources	0	0	0	0	0	0	0	0	0
2017 Multipurpose LTGO Bond Fund	0	0	4,800	0	0	0	0	0	4,800
Total*:	0	0	4,800	0	0	0	0	0	4,800
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Private Resources		0	0	0	0	0	0	0	0
2017 Multipurpose LTGO Bond Fund		0	1,600	3,200	0	0	0	0	4,800
Total:		0	1,600	3,200	0	0	0	0	4,800

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2017 - 2022 Proposed Capital Improvement Program

Monorail Improvements

BCL/Program Name:	Monorail Improvements	BCL/Program Code:	S9403
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9403	End Date:	ONGOING
Location:	Seattle Center Monorail System		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for the renovation of the Seattle Center Monorail, including the two trains, the two stations and the guideways that run in between. The City operates the Monorail through its contractor, Seattle Monorail Services. Monorail improvements may include, but are not limited to, door replacement, renovation of pneumatic and electrical systems and other train components, guideway renovation, and station upgrades.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Federal Grant Funds	6,444	2,863	805	1,004	1,004	1,004	1,004	1,004	15,132
Private Funding/Donations	0	0	0	0	0	0	0	0	0
Property Sales and Interest Earnings-2	0	0	0	0	0	0	0	0	0
Federal ARRA Funds: FTA Transit Capital Assistance	1,000	0	0	0	0	0	0	0	1,000
Miscellaneous Revenues	1,574	716	201	251	251	251	251	251	3,746
General Obligation Bonds	475	0	0	0	0	0	0	0	475
General Obligation Bonds	4,713	0	0	0	0	0	0	0	4,713
Total:	14,206	3,579	1,006	1,255	1,255	1,255	1,255	1,255	25,066
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Unrestricted Subaccount	9,018	3,579	1,006	1,255	1,255	1,255	1,255	1,255	19,878
2003 LTGO Capital Project Fund	475	0	0	0	0	0	0	0	475
2007 Multipurpose LTGO Bond Fund	4,713	0	0	0	0	0	0	0	4,713
Total*:	14,206	3,579	1,006	1,255	1,255	1,255	1,255	1,255	25,066
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Unrestricted Subaccount		674	2,651	1,781	885	2,359	1,255	1,255	10,860
2003 LTGO Capital Project Fund		0	0	0	0	0	0	0	0
2007 Multipurpose LTGO Bond Fund		0	0	0	0	0	0	0	0
Total:		674	2,651	1,781	885	2,359	1,255	1,255	10,860

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2017 - 2022 Proposed Capital Improvement Program

Monorail Improvements Debt Service

BCL/Program Name:	Monorail Improvements	BCL/Program Code:	S9403
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0702	End Date:	Q4/2017
Location:	Seattle Center Monorail System		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Not in a Neighborhood District	Urban Village:	Uptown

This project provides for the payment of debt service on 10-year LTGO bonds issued in 2007 to fund rehabilitation work on the Seattle Center monorail. LTGO bonds are one fund source for the work described in the Department's Monorail Improvements project (S9403).

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Federal Grant Funds	1,870	300	300	0	0	0	0	0	2,470
Property Sales and Interest Earnings-2	1,816	253	249	0	0	0	0	0	2,318
General Obligation Bonds	553	0	0	0	0	0	0	0	553
Total:	4,239	553	549	0	0	0	0	0	5,341
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Unrestricted Subaccount	3,686	553	549	0	0	0	0	0	4,788
2007 Multipurpose LTGO Bond Fund	553	0	0	0	0	0	0	0	553
Total*:	4,239	553	549	0	0	0	0	0	5,341
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Unrestricted Subaccount		551	551	0	0	0	0	0	1,102
2007 Multipurpose LTGO Bond Fund		0	0	0	0	0	0	0	0
Total:		551	551	0	0	0	0	0	1,102

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

Municipal Energy Efficiency Program

BCL/Program Name:	Utility Infrastructure	BCL/Program Code:	S03P03
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2011
Project ID:	S1003	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Not in a Neighborhood District	Urban Village:	Uptown

This project provides for energy saving facility retrofit projects at Seattle Center. This project results in more energy efficient building systems, reductions in utility use and cost, and other facility efficiency improvements.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
General Obligation Bonds	420	215	0	0	0	0	0	0	635
Total:	420	215	0	0	0	0	0	0	635
Fund Appropriations/Allocations									
2011 Multipurpose LTGO Bond Fund	420	215	0	0	0	0	0	0	635
Total*:	420	215	0	0	0	0	0	0	635
O & M Costs (Savings)			(35)	(35)	(35)	(35)	(35)	0	(175)
Spending Plan by Fund									
2011 Multipurpose LTGO Bond Fund		25	190	0	0	0	0	0	215
Total:		25	190	0	0	0	0	0	215

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

Open Space Restoration and Repair

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9704	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the renovation, repair and the planning for the future renovation of open spaces, green spaces, hard surfaces, and fountains throughout the 74-acre Seattle Center campus. Typical improvements may include, but are not limited to, International Fountain mechanical and hard surface renovation, pedestrian and landscape improvements, hard surface repairs in heavily-trafficked areas, lighting upgrades, and tree replacement.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	3,963	1,508	285	225	528	539	556	570	8,174
Private Funding/Donations	25	0	0	0	0	0	0	0	25
Property Sales and Interest Earnings-2	1,977	0	0	0	0	0	0	0	1,977
Property Sales and Interest Earnings-2	1,215	0	0	0	0	0	0	0	1,215
General Obligation Bonds	1,175	0	0	0	0	0	0	0	1,175
Total:	8,355	1,508	285	225	528	539	556	570	12,566
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	3,963	1,508	285	225	528	539	556	570	8,174
Cumulative Reserve Subfund - Unrestricted Subaccount	2,002	0	0	0	0	0	0	0	2,002
Seattle Center Capital Reserve Subfund	1,215	0	0	0	0	0	0	0	1,215
2002B LTGO Capital Project Fund	1,175	0	0	0	0	0	0	0	1,175
Total*:	8,355	1,508	285	225	528	539	556	570	12,566
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		955	531	532	528	539	556	570	4,211
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		955	531	532	528	539	556	570	4,211

* Funds are appropriated through the Adopted Budget at the Budget Control Level. Amounts shown above are in thousands of dollars.

2017 - 2022 Proposed Capital Improvement Program

Parking Repairs and Improvements

BCL/Program Name:	Parking Repairs and Improvements	BCL/Program Code:	S0301
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0301	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the repair and improvement of Seattle Center's parking facilities. Typical improvements may include, but are not limited to, concrete repairs, garage resealing, elevator renovation and repair, signage improvements, installation of emergency phones, and installation of electronic parking access and revenue control systems.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	991	535	591	286	264	270	278	285	3,500
Property Sales and Interest Earnings-2	160	0	0	0	0	0	0	0	160
Property Sales and Interest Earnings-2	800	0	0	0	0	0	0	0	800
Total:	1,951	535	591	286	264	270	278	285	4,460
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	991	535	591	286	264	270	278	285	3,500
Cumulative Reserve Subfund - Unrestricted Subaccount	160	0	0	0	0	0	0	0	160
Seattle Center Capital Reserve Subfund	800	0	0	0	0	0	0	0	800
Total*:	1,951	535	591	286	264	270	278	285	4,460
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		339	766	307	264	270	278	285	2,509
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		0	0	0	0	0	0	0	0
Total:		339	766	307	264	270	278	285	2,509

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2017 - 2022 Proposed Capital Improvement Program

Preliminary Engineering and Planning

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9706	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the development of scopes of work, concept plans, design alternatives, and cost estimates for Seattle Center capital projects. Typical planning work includes, but is not limited to, pre-design and analysis of project alternatives, planning for property sales, conceptual design and financial analysis of capital improvement options in conjunction with development of, and revisions to, the Seattle Center Century 21 Master Plan, and facility condition assessments.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	1,019	381	400	200	100	125	125	125	2,475
Property Sales and Interest Earnings-2	557	0	0	0	0	0	0	0	557
Total:	1,576	381	400	200	100	125	125	125	3,032
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,019	381	400	200	100	125	125	125	2,475
Cumulative Reserve Subfund - Unrestricted Subaccount	557	0	0	0	0	0	0	0	557
Total*:	1,576	381	400	200	100	125	125	125	3,032
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		286	450	245	100	125	125	125	1,456
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Total:		286	450	245	100	125	125	125	1,456

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2017 - 2022 Proposed Capital Improvement Program

Public Gathering Space Improvements

BCL/Program Name:	Public Gathering Space Improvements	BCL/Program Code:	S9902
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9902	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to meeting rooms, exhibition spaces, and other indoor and outdoor public assembly and gathering spaces at Seattle Center.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	2,054	870	650	0	350	350	350	350	4,974
Private Funding/Donations	60	0	0	0	0	0	0	0	60
Property Sales and Interest Earnings-2	1,283	168	100	100	100	100	100	100	2,051
Property Sales and Interest Earnings-2	1,280	0	0	0	0	0	0	0	1,280
General Obligation Bonds	140	0	0	0	0	0	0	0	140
Total:	4,817	1,038	750	100	450	450	450	450	8,505
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	2,054	870	650	0	350	350	350	350	4,974
Cumulative Reserve Subfund - Unrestricted Subaccount	1,343	168	100	100	100	100	100	100	2,111
Seattle Center Capital Reserve Subfund	1,280	0	0	0	0	0	0	0	1,280
2002B LTGO Capital Project Fund	140	0	0	0	0	0	0	0	140
Total*:	4,817	1,038	750	100	450	450	450	450	8,505
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		530	750	240	350	350	350	350	2,920
Cumulative Reserve Subfund - Unrestricted Subaccount		151	110	107	100	100	100	100	768
Seattle Center Capital Reserve Subfund		0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		681	860	347	450	450	450	450	3,688

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2017 - 2022 Proposed Capital Improvement Program

Roof/Structural Replacement and Repair

BCL/Program Name:	Facility Infrastructure Renovation and Repair	BCL/Program Code:	S03P02
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9701	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for roof and building envelope repair and replacement, and structural and seismic analysis and repairs throughout the Seattle Center campus. Typical improvements may include, but are not limited to, roof replacement, exterior wall re-cladding and repairs, repair and replacement of rooftop mechanical equipment, seismic studies, and seismic retrofits.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	704	100	0	712	500	514	527	540	3,597
Property Sales and Interest Earnings-2	1,154	0	0	0	0	0	0	0	1,154
General Obligation Bonds	450	0	0	0	0	0	0	0	450
General Obligation Bonds	6,330	0	0	0	0	0	0	0	6,330
Total:	8,638	100	0	712	500	514	527	540	11,531
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	704	100	0	712	500	514	527	540	3,597
Cumulative Reserve Subfund - Unrestricted Subaccount	1,154	0	0	0	0	0	0	0	1,154
2002B LTGO Capital Project Fund	450	0	0	0	0	0	0	0	450
2003 LTGO Capital Project Fund	6,330	0	0	0	0	0	0	0	6,330
Total*:	8,638	100	0	712	500	514	527	540	11,531
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		24	76	712	500	514	527	540	2,893
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
2003 LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		24	76	712	500	514	527	540	2,893

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2017 - 2022 Proposed Capital Improvement Program

Seattle Center Long Range Investment Plan

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Improved Facility	Start Date:	Q4/2006
Project ID:	S0703	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Not in an Urban Village

This project provides for the development and implementation of the Seattle Center Century 21 Master Plan. Work includes, but is not limited to, working with stakeholder groups and consultant teams to identify development alternatives, holding public meetings, developing concept plans, carrying out environmental review and other studies, real estate analysis, developing public and private partnerships, recommending packages of improvements to elected officials, and updating the Master Plan as needed.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Key Arena Settlement Subfund Revenue	47	223	0	0	0	0	0	0	270
Real Estate Excise Tax I	0	0	0	0	0	0	0	0	0
Property Sales and Interest Earnings-2	1,586	308	0	0	0	0	0	0	1,894
Seattle Center Fund	0	385	500	500	0	0	0	0	1,385
Total:	1,633	916	500	500	0	0	0	0	3,549
Fund Appropriations/Allocations									
KeyArena Settlement Proceeds Fund	47	223	0	0	0	0	0	0	270
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	0	0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund	1,586	693	500	500	0	0	0	0	3,279
Total*:	1,633	916	500	500	0	0	0	0	3,549
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
KeyArena Settlement Proceeds Fund		223	0	0	0	0	0	0	223
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		676	517	500	0	0	0	0	1,693
Total:		899	517	500	0	0	0	0	1,916

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2017 - 2022 Proposed Capital Improvement Program

Site Signage

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9118	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds replacement and renovation of wayfinding, event, building and informational signage throughout the Seattle Center campus. Improvements may include, but are not limited to, repair, replacement and upgrades to exterior readerboards and other signage, and development of a digital media network of electronic signage throughout the campus.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	141	50	100	400	100	100	100	100	1,091
Property Sales and Interest Earnings-2	485	0	0	0	0	0	0	0	485
Seattle Voter-Approved Levy	606	0	0	0	0	0	0	0	606
Property Sales and Interest Earnings-2	1,900	0	0	0	0	0	0	0	1,900
Total:	3,132	50	100	400	100	100	100	100	4,082
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	141	50	100	400	100	100	100	100	1,091
Cumulative Reserve Subfund - Unrestricted Subaccount	485	0	0	0	0	0	0	0	485
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	606	0	0	0	0	0	0	0	606
Seattle Center Capital Reserve Subfund	1,900	0	0	0	0	0	0	0	1,900
Total*:	3,132	50	100	400	100	100	100	100	4,082
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		27	98	425	100	100	100	100	950
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		0	0	0	0	0	0	0	0
Total:		27	98	425	100	100	100	100	950

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2017 - 2022 Proposed Capital Improvement Program

Theatre Improvements and Repairs

BCL/Program Name:	Theatre Improvements and Repairs	BCL/Program Code:	S9604
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9604	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds improvements to the various theater spaces and facilities on the Seattle Center campus. Typical improvements may include, but are not limited to, fire safety, mechanical, structural, sound, staging, dressing room, building envelope and lobby improvements.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	1,025	68	0	0	264	270	278	285	2,190
Property Sales and Interest Earnings-2	1,555	64	0	0	0	0	0	0	1,619
General Obligation Bonds	1,130	0	0	0	0	0	0	0	1,130
Total:	3,710	132	0	0	264	270	278	285	4,939
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,025	68	0	0	264	270	278	285	2,190
Cumulative Reserve Subfund - Unrestricted Subaccount	1,555	64	0	0	0	0	0	0	1,619
2002B LTGO Capital Project Fund	1,130	0	0	0	0	0	0	0	1,130
Total*:	3,710	132	0	0	264	270	278	285	4,939
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		20	24	24	264	270	278	285	1,165
Cumulative Reserve Subfund - Unrestricted Subaccount		40	24	0	0	0	0	0	64
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		60	48	24	264	270	278	285	1,229

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2017 - 2022 Proposed Capital Improvement Program

Utility Infrastructure Master Plan & Repairs

BCL/Program Name:	Utility Infrastructure	BCL/Program Code:	S03P03
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0101	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds the repair and renovation of utility infrastructure at Seattle Center. Utility infrastructure includes chilled water and steam lines, electrical equipment, communication lines, fire alarms, and other systems. Typical improvements may include, but are not limited to, repair and replacement of underground piping for steam, chilled water and condensate lines; efficiency upgrades to the Center's chilled water loop; HVAC system renovation; replacement of water and fire mains; connectivity improvements; and electrical infrastructure upgrades.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	3,969	852	620	625	478	489	503	516	8,052
General Obligation Bonds	1,151	0	0	0	0	0	0	0	1,151
General Obligation Bonds	238	0	0	0	0	0	0	0	238
Total:	5,358	852	620	625	478	489	503	516	9,441
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	3,969	852	620	625	478	489	503	516	8,052
2002B LTGO Capital Project Fund	1,151	0	0	0	0	0	0	0	1,151
2003 LTGO Capital Project Fund	238	0	0	0	0	0	0	0	238
Total*:	5,358	852	620	625	478	489	503	516	9,441
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		609	820	668	478	489	503	516	4,083
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
2003 LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		609	820	668	478	489	503	516	4,083

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2017 - 2022 Proposed Capital Improvement Program

Waste/Recycle Center, Warehouse and Shops Improvements

BCL/Program Name:	Waste/Recycle Center, Warehouse and Shops Improvements	BCL/Program Code:	S9801
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9801	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for renovation, repairs, and improvements to Seattle Center's shops and warehouse areas, waste disposal and recycling infrastructure, and staff working areas. Typical improvements include, but are not limited to, electrical upgrades, fire alarm upgrades, window replacement, and safety improvements.

	LTD Actuals	2016 Rev	2017	2018	2019	2020	2021	2022	Total
Revenue Sources									
Real Estate Excise Tax I	295	0	0	0	58	59	61	63	536
Total:	295	0	0	0	58	59	61	63	536
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	295	0	0	0	58	59	61	63	536
Total*:	295	0	0	0	58	59	61	63	536
O & M Costs (Savings)			0	0	0	0	0	0	0

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2017 - 2022 Proposed Capital Improvement Program