



Seattle Parks & Recreation

healthy people healthy environment strong communities

Creating a Sustainable Future and Public Access for the City of Seattle's Lake Washington Moorages

The City of Seattle currently owns three moorages on Lake Washington in central and southeast Seattle neighborhoods: South Leschi, North Leschi, and Lakewood. Currently, the moorages serve a limited number of private boat owners who are leasing space.

To provide for the long-term sustainability of these moorages, Seattle Parks and Recreation (SPR) has reached an agreement, pending Council approval, to partner with Marina Management L.L.C. (MM) to operate, manage, maintain, and make capital improvements to the Leschi and Lakewood moorages. SPR and MM will enhance the marinas to improve public access, and provide safe and accessible public moorages that contribute to the economic, cultural, and recreational viability of the surrounding communities. This includes opportunities for the public to participate in activities at the marinas and transient moorage for those who do not have slips at the moorage facilities.

SPR proposes to accomplish these goals through partnership with Marina Management (formerly known as Foss Waterway Management). The partnership is formalized and the responsibilities of the City and MM are detailed in a lease agreement that will be considered by City Council early this summer.

Together, the City of Seattle and MM will partner to support renovation projects at the Lakewood and Leschi marinas that would otherwise cost the City between \$16 - \$18 million. Utilizing MM's expertise in moorages operations, construction management, and financing will result in first-rate, sustainable and publicly accessible marina facilities. Additionally, this partnership leverages the City's \$3.8 million capital improvement allocation for the moorages, considerably increasing the scope of the improvements. For a list of proposed improvements, see table below.

Permitting and design will begin after City Council approval of the lease agreement. Construction will begin once the permits are in hand.

Public benefits and access are key components of the proposed partnership with Marina Management.

Public Benefits and Public Access

- ✓ Marina Management (MM) is committed to maintaining a strong presence in the community and to providing public access to Ohler's Island (at Lakewood), as well as the shoreline and adjacent water at all the moorages.
- ✓ People from all communities and all income levels will be able to participate in public programs and use the facilities.
- ✓ Public programming, community events, existing boating programs, fishing, and partnerships with the Mt. Baker Rowing and Sailing Center, and other organizations serving the public, will be supported and welcome at the moorage facilities.
- ✓ Facilities will be ADA accessible.

- ✓ MM will commit to regular communication and outreach to the community and tenants to share project updates, address public safety in and around the moorages, promote events, and build partnerships to collaborate on moorage, lake and neighborhood issues.
- ✓ An annual report on public benefits will be a part of the annual financial report produced by MM.
- ✓ MM is committed to accommodating Seattle's small boat tradition and programs, and to expand opportunities for boaters and non-boaters to use the marinas and area waters.
- ✓ Opportunities to use the property for small boat rentals, community barbeques and shoreline access for family friendly activities will be encouraged.
- ✓ MM will keep the marinas open for business from dawn to dusk every day, except for closures to accommodate remodeling, repair or renovation.
- ✓ MM will provide for access and use of the marinas by the public during business hours, subject to reasonable limitations to protect public safety and private property.
- ✓ The City will be able to conduct recreation and education programs at the marinas directly related to the aquatic environment in cooperation with MM.

Capital Improvements and Maintenance

- ✓ MM is responsible for capital improvements (see table below).
- ✓ MM will perform all maintenance and routine repairs as necessary to keep and maintain the property in good condition and in a manner consistent with other first class marinas and the requirements of the lease.
- ✓ MM and SPR will work together on grant funding opportunities for capital projects.
- ✓ The City will provide routine landscaping to a level consistent with services provided at other comparable SPR facilities.

Environmental Stewardship

- ✓ MM is committed to operating the marinas in accord with the Clean Marina Washington goals
- ✓ MM will maintain and enhance the water quality of Lake Washington and seek out ways to involve its customers in best management practices.
- ✓ There will be a hazardous waste disposal facility where customers can safely dispose of marine-related waste such as oil, anti-freeze and batteries.

Financial Terms

- ✓ The initial term of the lease is 20 years, with options for two 10-year extensions.
- ✓ MM will pay all operating expenses related to the management and operation of the marinas.
- ✓ MM is responsible for paying annual DNR lease payments, Lease Excise Tax, any other taxes and penalties included in the lease.
- ✓ MM will pay the City rent in the amount of 3% of gross revenues.

Accountability

- ✓ No construction can proceed until the SPR Superintendent has reviewed and approved the design, engineering and funding plans.
- ✓ The City and MM will conduct a public process to gather input and address concerns of marina and neighborhood stakeholders prior to the implementation of any capital project.
- ✓ MM will provide timely reports and periodic updates on the status of all capital projects.
- ✓ MM will provide quarterly reports showing gross revenues, adjusted gross revenues, operating expenses, and vacancy rates, as well as an annual report that includes capital improvement Information.

**Attachment A
MOORAGE PROJECT DELIVERABLES**

PROJECT	WHO IS RESPONSIBLE	FUNDING SOURCE	ESTIMATED TIMELINE
<p>South Leschi Interior Docks Replacement of the docks for tenants of South Leschi Moorage will include:</p> <ul style="list-style-type: none"> ✓ Design and construction to current American with Disabilities Act standards ✓ Facility is updated to current Building Code Standards ✓ Potable water available on the docks ✓ Electricity necessary for boat hook-ups, lighting, security, and any other facility needs. ✓ Security for private boat owners' property ✓ Provisions for sharing information with the public about the project and general operations. Examples may include project bulletin board, website, tenant meetings ✓ Emergency provisions for environmental accidents associated with marinas ✓ Appropriate safety equipment ✓ Navigation aids (where required) 	Marina Management/Tenant	Tenant Funding	Permits applications will be submitted within 60 days of the Effective Date of the contract. Construction will begin 60 days after issuance of permits.
<p>South Leschi Outer Dock Concrete dock will provide:</p> <ul style="list-style-type: none"> ✓ Wave attenuation 	Seattle Parks and Recreation	State of Washington Recreation and Conservation Office (RCO) –	Grant applications are currently being submitted.

<ul style="list-style-type: none"> ✓ Public access ✓ Transient moorage ✓ Pump out stations 		<p>Boating Facilities Programs, Boating Infrastructure Grant</p> <p>Washington State Parks</p> <p>To the extent not funded by the above, City of Seattle CIP remaining appropriated funding for the Marinas South Leschi has the most urgent need for improvements. Unspent funds will roll into the subsequent phases.</p>	<p>Permits applications are underway.</p> <p>Completion will occur within two years of the dock replacement.</p>
<p>North Leschi Refurbishment and/or replacement of the docks for North Leschi Moorage and breakwater. This will include:</p> <ul style="list-style-type: none"> ✓ Design and construction to current American with Disabilities Act standards ✓ Facility is updated to current Building Code Standards ✓ Potable water available on the docks ✓ Electricity necessary for boat hook-ups, lighting, security, and any other facility needs. ✓ Security for private boat owners' property ✓ Provisions for sharing information with the public about the project and general operations. Examples may include project bulletin board, 	<p>Seattle Parks and Recreation</p>	<p>Remaining funds from City of Seattle CIP funds after South Leschi Breakwater is completed.</p>	<p>Permits applications will be submitted within 60 days of the Effective Date of the contract. Construction will begin 60 days after issuance of permits. Construction will begin soon thereafter.</p>

<p>website, tenant meetings.</p> <ul style="list-style-type: none">✓ Emergency provisions for environmental accidents associated with marinas✓ Appropriate safety equipment✓ Navigation aids (where required)✓ Breakwater for wave attenuation			
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<p>Lakewood</p> <ul style="list-style-type: none"> ✓ Public access to Ohler's Island ✓ Refurbished docks and pilings ✓ Design and construction to current American with Disabilities Act standards ✓ Ensure the facility is updated to current Building Code Standards ✓ Potable water available on the docks ✓ Electricity necessary for boat hook-ups, lighting, security, and any other facility needs. ✓ Security for private boat owners' property ✓ Provisions for sharing information with the public about the project and general operations. Examples may include project bulletin board, website, tenant meetings. ✓ Emergency provisions for environmental accidents associated with marinas 	<p>Marina Management/Tenant</p>	<p>Tenant Funding</p>	<p>Access and improvements to Ohler's Island will begin when design and permits are completed. The permitting process for the entire project will begin within 60 days of the Effective Date of the contract. The interior dock improvements will begin after the South Leschi project is completed.</p>
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✓ Appropriate safety equipment			
✓ Navigation aids (where required)			