

# Central Waterfront Improvement Program

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## Department Overview

The Office of the Waterfront and Civic Projects is responsible for coordinating the City's waterfront improvement efforts, including project management, design, construction, and financial management. The Office of the Waterfront and Civic Projects is charged with administering the overall program and ensuring that it is managed efficiently and delivers on the Concept Design and Framework Plan for the Central Waterfront as adopted by the City in [Resolution 31399](#).

The projects that make up the Central Waterfront program are included in SDOT's budget and in the budgets of two other City departments (Department of Parks and Recreation and the Department of Finance and Administrative Services.) Although there are multiple funding sources and multiple projects within the Central Waterfront Improvement Program, the program itself includes all of the projects listed below.

### Seattle Department of Transportation

- Alaskan Way Main Corridor project (MC-TR-C072)
- Overlook Walk and East/West Connections (MC-TR-C073)

### Department of Parks and Recreation

- Parks Central Waterfront Piers Rehabilitation (MC-PR-21007)
- Aquarium Expansion (MC-PR-21006)

### Department of Finance and Administrative Services

- Pike Place Market PC-1 North Waterfront Entrance Project (complete)
- Local Improvement District Administration

In addition, there are funds budgeted in Capital Improvement Program (CIP) projects for SPU and SCL for utility relocations related to the Central Waterfront Improvement Program. The Office of the Waterfront and Civic Projects is leading design and construction activities for these relocations, which in SDOT's budget are combined in a reimbursable and a pass-through project. The Office of Arts and Culture also has funding from the Waterfront program's 1% for Arts contribution.

The Office of the Waterfront and Civic Projects is supported by a range of funding sources, including funds from state and private partners, the City's commercial parking tax and real estate excise taxes, fee revenue and bonds. A portion of the Office of the Waterfront and Civic Projects' current funding is supported by an interfund loan until the formation of a Local Improvement District (LID), anticipated in early 2019, with revenues available beginning in 2019. A LID is a financing mechanism that, in this case, will allow the City to establish a geographically-bounded

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area within which the construction of capital improvement projects will provide a special benefit to property owners. The formation of a LID will allow the City to assess property owners a fee that captures a portion of the increase in property values created by the local improvements. The interfund loan will be repaid over the life of the waterfront improvement program from the LID and other revenues. Philanthropic contributions to the design and construction of the waterfront improvement program will also be tracked against the balance of the interfund loan.

The Central Waterfront Improvement Fund is a single fund from which multiple departments draw funding resources. The fund tracks the interfund loan and philanthropic funds as well as other revenues. The fund supports certain costs associated with the design and construction of the waterfront improvement program, costs eligible for financing by a future LID, and related costs for City administration, including the Office of the Waterfront and Civic Projects. Appropriations made from the Central Waterfront Improvement Fund are for these purposes.

## Budget Overview

The estimated cost to complete the Central Waterfront Improvement Program is approximately \$835 million across all relevant City departments, including utility relocation costs, and costs for the completed Pike Place Marketfront Expansion.

	<i>For informational purposes only</i>
<b>Waterfront Projects</b>	<b>Total Estimated Costs</b> (\$ in thousands)
Alaskan Way Main Corridor	\$370,570
Overlook Walk and East-West Connections	\$174,340
Parks Central Waterfront Piers	\$100,217
LID Administration	\$8,300
<b>Partner Projects</b>	
Aquarium Expansion	\$34,290
Pike Place Market North Waterfront Entrance (complete)	\$34,000
<b>Reimbursable Utilities</b>	
SCL Waterfront Transmission and Distribution Network	\$72,501
SCL Waterfront Streetlights	\$5,900
SPU Water, Sewer, Drainage	\$21,533
Private Utility Relocations (Telecom and PSE)	\$13,500
<b>Total Cost</b>	<b>\$835,151</b>

The 2019 Adopted and 2020 Endorsed Budget includes \$64.9 million in appropriations in 2019 and \$126 million in 2020, excluding utility funds. Office of the Waterfront and Civic Projects employees are housed organizationally in SDOT. This structure allows effective coordination between affected City departments and streamlines administration by making use of SDOT's existing organizational capacity.

The following paragraphs and tables summarize the multiple elements in the waterfront improvement program and their planned spending. For more detail on individual master project appropriations, please refer to the relevant department's budget or Capital Improvement Program (CIP).

### City Projects

These are projects being led by the City of Seattle and managed by City staff.

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**Alaskan Way Main Corridor:** This project designs and constructs the rebuilt Alaskan Way/Elliott Way surface streets and the adjoining pedestrian promenade along the Seattle waterfront following the demolition of the Alaskan Way Viaduct and the opening of the new State Route (SR) 99 Bored Tunnel. The project also includes improvements to four key connections impacted by the viaduct removal, including Seneca Street, Columbia Street, and the Marion Street and Lenora Street pedestrian bridges. As part of this project, both public and private utilities will be relocated and/or improved. The Washington State Department of Transportation (WSDOT) is reimbursing the City of Seattle for a portion of the cost of replacing the surface streets and key connections that are part of this project. Local funds will fund portions of the improvements that are part of this project but not reimbursable by WSDOT. Construction of the Main Corridor project is slated to begin in Spring 2019 and the construction contract will include utility relocation funded in SCL's and SPU's CIP. For details about this project, please see the SDOT CIP project for Alaskan Way Main Corridor (MC-TR-C072).

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<b>LTD Spending and Appropriations</b>	2017 LTD	2019 Adopted	2020 Endorsed	<b>Total Project Budget (through 2024)</b>
*Dollars in thousands				
Central Waterfront Improvement Fund	10,048	250	17,143	<b>73,120</b>
Local Funding	44,944	14,692	11,484	<b>108,875</b>
State Funding	28,874	31,033	70,256	<b>193,607</b>
<b>Total Alaskan Way Main Corridor</b>	<b>83,866</b>	<b>45,975</b>	<b>98,883</b>	<b>370,570</b>

**Overlook Walk and East/West Connections:** Removing the viaduct provides the opportunity for the City to improve key connections between the downtown core and the waterfront. These east/west streets include Bell Street, Union Street, Pike Street, Pine Street, Main Street, Washington Street and Railroad Way. In addition to these east/west street connections, the waterfront improvement program also includes the Overlook Walk, which will provide a major new pedestrian connection between the waterfront, the aquarium and the Pike Place Market that will feature ADA access, views and public open spaces. For details about this project, please see the SDOT CIP project for Overlook Walk and East/West Connections (MC-TR-C073).

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<b>LTD Spending and Appropriations</b>	2017 LTD	2019 Adopted	2020 Endorsed	<b>Total Project Budget (through 2024)</b>
*Dollars in thousands				
Central Waterfront Improvement Fund	2,501	4,790	12,003	<b>152,760</b>
Local Funding	6,158	1,205	1,725	<b>21,580</b>
<b>Total Overlook Walk and E/W Connections</b>	<b>8,659</b>	<b>5,995</b>	<b>13,728</b>	<b>174,340</b>

**Parks - Central Waterfront Piers Rehabilitation:** Waterfront Park and Pier 62/63 are public park facilities owned by Seattle's Department of Parks and Recreation (DPR) that provide public access to Elliott Bay and have hosted a range of public recreation and performances. Phase 1 of the rebuild of Pier 62/63, rebuilding Pier 62, began construction in 2017 and should be complete in 2019. A rebuilt Pier 62 will be able to support park programming. Waterfront Park will require a full seismic upgrade to meet current life safety codes and needs significant access improvements. The vision for Waterfront Park is as a flexible public recreation and open space. The Central

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Waterfront Improvement Fund will provide funding for these rebuilds. For details about this project, please see the DPR CIP project for Parks Central Waterfront Piers Rehabilitation (MC-PR-21007).

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<b>LTD Spending and Appropriations</b>	2017 LTD	2019 Adopted	2020 Endorsed	<b>Total Project Budget</b> (through 2024)
*Dollars in thousands				
Central Waterfront Improvement Fund	15	4,800	1,500	<b>71,473</b>
Local Funding	1,996	1,832	5,239	<b>28,744</b>
<b>Total Central Waterfront Piers Rehabilitation</b>	<b>2,011</b>	<b>6,632</b>	<b>6,739</b>	<b>100,217</b>

**FAS - Local Improvement District Administration:** Because the Department of Finance and Administrative Services (FAS) is leading the development and administration of the planned Local Improvement District (LID), the FAS operating budget details this work.

## Partner Projects

These are projects within the scope of the Central Waterfront Improvement Program that are under the leadership of other partner organizations and involve some financial contribution from the City.

**Parks - Aquarium Expansion:** As part of the City's overall vision for the waterfront, the non-profit Seattle Aquarium Society (SEAS) is planning an expansion to its existing facilities to support increased visitor capacity and include a major new exhibit. DPR owns the Seattle Aquarium and SEAS operates it. The City Council approved a master plan for this expansion for the purpose of environmental review in August 2015. The master plan identifies an on-land site adjacent to the Overlook Walk as the preferred site for this expansion. For details about this project, please see the DPR CIP project for Aquarium Expansion (MC-PR-21006). Note that this table and the CIP project only address anticipated City costs for the Aquarium expansion. Total project costs are higher.

<b>LTD Spending and Appropriations</b>	2017 LTD	2019 Adopted	2020 Endorsed	<b>Total Project Budget</b> (through 2024)
*Dollars in thousands				
Local Funding	1,832	2,325	12,000	<b>34,290</b>
<b>Total Aquarium Expansion</b>	<b>1,832</b>	<b>2,325</b>	<b>12,000</b>	<b>34,290</b>

**Pike Place Market PC-1 North Waterfront Entrance project:** The City and the Pike Place Market Preservation and Development Authority (PPMPDA) have partnered to develop this project, which provides a mixed-use development on the west side of the Pike Place Market, new park spaces, and short-term public parking. The City contributed \$34 million of local funds. The project was completed in 2017.

## Utilities

The Central Waterfront Improvement Program includes relocations for several public and private utilities that will be constructed as part of the Alaskan Way Main Corridor contract. City utility work related to the Waterfront program is budgeted in CIP projects in Seattle City Light and Seattle Public Utilities budgets as they are the asset owners. For details about these public utility projects, please see the SCL and SPU CIP pages for the projects

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identified below. The reimbursable budget, in SDOT, for all utility work, both public and private, is included in two master projects, MO-TR-R004 (Pass Through – CWF) and MO-TR-R043 (Reimb CWF).

**SCL – Alaskan Way Viaduct:** SCL’s utility relocation work being done through the Central Waterfront Improvement Program is budgeted in the SCL Alaskan Way Viaduct master project (MC-CL-ZT8307). It consists of relocation of both the distribution and transmission networks as well as new conduits to serve the Colman Dock Ferry Terminal for potential future electric ferry use. In addition, SCL will be funding a portion of new streetlighting along the Waterfront which is funded in the Seattle Waterfront Streetlight master project (MC-CL-ZL8481).

**SPU – Alaskan Way Viaduct & Seawall:** SPU’s utility relocation and improvements as part of the Central Waterfront Improvement Program are budgeted in the SPU Alaskan Way Viaduct & Seawall master project (MC-SU-C4102). The program includes water main replacements, replacement of the combined sewer conveyance system along Alaskan Way, sewer improvements, and provide a new drainage system, including treatment, to serve the new Alaskan Way and new Elliott Way.

**Private Utilities:** The Waterfront program will also be relocating facilities for telecom providers and PSE along Alaskan Way and Elliott Way. This includes building a new telecom duct bank along the Waterfront to consolidate facilities along Alaskan Way.

## Central Waterfront Improvement Fund

In 2011, the City Council created a new fund, the Central Waterfront Improvement Fund (CWIF), to pay certain capital costs related to design and construction of the Central Waterfront program, including eligible for financing by a future local improvement district ([Ordinance 123761](#)). The CWIF receives revenues including those from private funding and donations, grants and transfers of funds and the proceeds from the rental or sales of property related to Waterfront construction. In addition to this revenue the City Council authorized an interfund loan to provide an initial amount of funds to pay costs related to the program. The interfund loan has been amended, increasing the total loan authorized to \$31.225 million and extending the term of the loan to December 2019 ([Ordinance 125188](#)). The interfund loan is anticipated to be repaid through philanthropic contributions, LID assessments and other revenues. Appropriations out of the CWIF are shown in the SDOT, DPR, and FAS sections of the budget book.