



Seattle
**Office of Planning &
Community Development**

Jenny A. Durkan, Mayor | Samuel Assefa, Director

600 4th Ave, Floor 5
P.O. Box 94788
Seattle, WA 98124-7088

June 26, 2020

K. Wyking Garrett,

This letter is to confirm the City of Seattle's ("City") commitment to transfer the Fire Station 6 property ("Property") to Africatown Community Land Trust ("ACLT") in order to make the William Grose Center for Cultural Innovation ("WGC") a reality.

WGC will be an important site for addressing the historic harms and current inequities that affect the Black community in Seattle. Turning the programming ideas presented by ACLT to action will benefit both the Black community and the City of Seattle as a whole.

With that in mind, the City is willing to transmit a long-term lease agreement with ACLT to Council by July 31, 2020 in order to expedite access to the Property and allow ACLT to begin programming the space to the level it can be utilized in its current condition. Before that time, the City will facilitate access to the building to allow ACLT to inspect the premises and develop a strategy for any desired tenant improvements.

The lease will include a pathway to transferring ownership of the Property to ACLT as soon as ACLT meets conditions equivalent to those used to transfer the Byrd Barr Place and Central Area Senior Center properties. The City intends for this property transfer to require no payment from ACLT but will instead recognize the monetary value to the City of services to be provided by ACLT at the WGC. The City will limit the duration of any use restrictions and other property instruments to the time required to track the realization of the expected public benefits from the WGC. The City intends for the property to be fully owned by ACLT and a contributing asset to ACLT's balance sheet as soon as possible.

The Office of Planning and Community Development ("OPCD") will support ACLT both with utilizing the existing Equitable Development Initiative ("EDI") funds for immediate repair and upgrade needs, as well as by supporting exploration of potential re-zone options for future redevelopment of the site.

Sincerely,

Samuel Assefa

Cc: Shefali Ranganathan, Deputy Mayor
Calvin Goings, Finance & Administrative Services Director
Andres Mantilla, Department of Neighborhoods Director
Emily Alvarado, Office of Housing Director
Bobby Lee, Office of Economic Development Director
Karen Gruen, Finance & Administrative Services Division Director
Ubox Gardheere, Equitable Development Initiative Manager
Michael Blumson, Equitable Development Initiative Strategic Advisor