

# Seattle Center



## 1. Overview

Seattle Center is an active civic, arts and family gathering place at the core of our city. More than 30 cultural, educational, sports and entertainment organizations reside on the grounds of the 74-acre campus providing a broad range of public and community programs and hosting thousands of events. Seattle Center is the most visited arts and cultural destination in the state, attracting an estimated 10 million visitors each year who attend arts, sporting, educational, and cultural events and festivals, and enjoy the grounds and open spaces.

There are 24 buildings and three parking garages on the Seattle Center campus. Seattle Center is also a major urban open space offering 40 acres of spaces including lawns, gardens, fountains, a children's play area, and a variety of plazas. The Seattle Center Monorail runs between the Seattle Center campus and downtown. The City owns the Monorail, which is operated by Seattle Monorail Services on the City's behalf. The Space Needle, the Pacific Science Center, and Seattle Public Schools' Memorial Stadium and its adjacent parking lot are also part of the campus but are separately owned and operated.

Seattle Center resides on Indigenous lands, the traditional territories of the Coast Salish people. The origins of a civic campus at Seattle Center go back to the 1920s, with Mayor Bertha Landes presiding over the groundbreaking for the Civic Auditorium, Civic Ice Arena, and Civic Field, which established the beginnings of our current campus. In the 1930s the Washington State Armory was built. Memorial Stadium was constructed in the 1940s. In the late 1950s and early 1960s surrounding properties were assembled to create the site for the 1962 Seattle World's Fair, expanding the size of the campus to roughly what it is today.

One result of this long, piecemeal history is that Seattle Center's infrastructure, facilities and grounds are now aging and increasingly at risk of failure. While some facilities have been renovated through individual efforts (McCaw Hall in 2003; Seattle Opera at the Center in 2018; and Climate Pledge Arena in 2021), the majority of the campus and the buildings Seattle Center operates remain in need of major renovation and redevelopment. Many of our core campus systems (HVAC, emergency generators) have exceeded their lifespan. As a result, more systems are beginning to fail, and costly emergency repairs are increasing. Re-investment in these facilities is essential to Seattle Center's safe and effective operation, as they serve not only as venues for arts, cultural and sporting events, but also as sheltering sites, providing critical services to the larger City in the event of emergency.

The department's Capital Improvement Program (CIP) repairs, renews, and redevelops the facilities and grounds of Seattle Center to provide a safe and welcoming place for millions of annual visitors. The CIP helps accomplish Seattle Center's mission by:

- Preserving campus buildings and infrastructure
- Assessing building systems and developing maintenance and repair schedules
- Maintaining and repairing campus-wide utilities

- Creating and maintaining multi-use public spaces for free and fee-supported events
- Maintaining a large collection of public art
- Upgrading landscape features and public gathering spaces
- Planning for campus improvements and modernization
- Retrofitting buildings for improved energy efficiency
- Removing barriers in buildings, pathways, and public spaces on campus to better serve visitors of all ages and abilities

The 2026-2031 CIP budget will span a period of tremendous activity for Seattle Center. Our department recently joined with partners Seattle Public Schools (SPS) and One Roof Stadium Partnership to break ground on the Memorial Stadium redevelopment project, which will transform the aging SPS facility into an exciting new venue with myriad benefits to the civic campus by fall of 2027. Seattle Center is also actively preparing to host the Seattle Fan Celebration for the FIFA World Cup 2026, where six viewing parties are anticipated, each with crowds as large as our largest typical summer events.

## **2. Thematic Priorities**

Seattle Center's capital projects program will focus on 5 primary themes for 2026-2031:

1. Campus perimeter security and other infrastructure for Seattle Fan Celebration
2. Major Asset Preservation Projects
3. Major Project Planning and Partnership Opportunities
4. Campus Uplift and Modernization Projects
5. Grant Supported Projects

### **Major Asset Preservation Projects**

Over the last five years, Seattle Center has been maintaining its aging historic 74-acre public campus with an annual average REET allocation of \$7.76 million.

Seattle Center draws from its series of Facility Condition Assessments (FCAs) to define priority investment in asset maintenance and replacement for the major existing systems on campus, including:

- Seismic assessment of all major facilities
- Roofing assessment of all major facilities
- Cladding and fenestration assessment of selected facilities
- Mechanical systems
- Electrical systems
- Plumbing and piping
- Water features (including the iconic Seattle Center International Fountain)
- Elevators

- Campus bollards

## **Major Project Planning and Partnership Opportunities**

### **Memorial Stadium**

Memorial Stadium, built in 1947, is owned by Seattle Public Schools (SPS) on land deeded by the City and is outdated, deteriorated, and in need of redevelopment. The Seattle Public Schools Building Technology Academics & Athletics (BTA V) levy approved by Seattle voters in February 2022 included \$66.5 million for a basic student athletic stadium. Under a letter of intent signed by SPS and the City in October 2021 and a November 2022 Memorandum of Agreement, the School District and City have collaborated on a plan for a new enhanced stadium. The new facility will help transform the heart of Seattle Center with a state-of-the-art stadium that will serve SPS' needs for athletic events and graduations and be a major civic venue for arts, cultural, sports, and community events.

In June 2023 following a Request for Proposals, the Mayor and School Superintendent agreed to enter into negotiations with One Roof Stadium Partnership (One Roof) to jointly develop an enhanced stadium. In 2024, Seattle Center, SPS and One Roof reached an important milestone by aligning on key project terms. The interlocal agreement with SPS and the development agreement with One Roof were reviewed by the City Council and School Board and executed in 2025. In addition to the \$69.3 million from SPS, \$3.95 million from the State capital budget, and \$5 million from the King County Parks Levy, Seattle Center's CIP includes the City's \$40 million contribution to the Memorial Stadium Redevelopment. One Roof is responsible for private fundraising to generate the additional \$30 million to complete the project.

The new stadium broke ground in July of 2025 and is expected to be complete by the end of 2027.

### **Seattle Center Warehouse Relocation**

The two-year redevelopment of Memorial Stadium has temporarily displaced critical back-of-house spaces for the campus that are located within the Stadium construction footprint. Displaced facilities include the Seattle Center warehouse, a large facility critical to daily campus operations including maintenance, event production, and campus-wide shipping, receiving, and re-stocking; the Seattle Center gardeners' plant and materials storage; and a solid waste management area. In 2024, Seattle Center began a project to relocate its storage and operations to temporary facilities on the 5<sup>th</sup> and Mercer Block (formerly KCTS-9) and the Next50 Plaza north of the Monorail station for the duration of construction. The Temporary Warehouse project will be completed in 2025, but additional CIP funds in the future will be required to dismantle the temporary facilities and relocate campus operations into their permanent home in the completed Memorial Stadium facility.

### **5<sup>th</sup> and Mercer Block (Formerly KCTS) Long Range Planning**

The building formerly occupied by Cascade Public Media (formerly KCTS) and its full block parcel at the corner of 5<sup>th</sup> Ave. N. and Mercer St. are now owned, operated, and maintained by Seattle Center. Seattle

Center's long-term plan is to pursue a redevelopment strategy for this property that will generate revenue to support Seattle Center and contribute to the overall vitality of the campus and the neighborhood. In 2025, to prepare for next steps, Seattle Center invested Long Range Planning funds in a real estate analysis and spent a modest amount of REET on predevelopment engineering work. In the interim period, Seattle Center is keeping the property active and offsetting its operating costs with short-term office leases and temporary use for campus operations and equipment storage.

### **Seattle Center Light Rail Station Planning**

The planned ST3 Ballard Link Extension project includes two proposed light rail stations serving Seattle Center. Since 2019, Seattle Center has collaborated with the City-wide ST3 team and engaged with neighbors and partner organizations to help arrive at a preferred alignment. In 2026, Center will devote CIP planning funds to support staff time and/or consultant work to address our most critical concerns, which include noise and vibration impacts to sensitive arts and cultural venues; transportation/access impacts to the campus during construction; and station area planning.

### **Thomas Street Partnership**

Thomas Street is the busiest pedestrian corridor of the campus and offers a unique opportunity for investment at a major gateway connecting Seattle Center to the north downtown community. Seattle Center is applying capital reinvestment funds from the Chihuly Garden & Glass lease extension to design a full upgrade to the streetscape including new paving, lighting, landscaping, and furnishings. Seattle Center plans to complete design and permitting in 2026 and then phase construction beginning in 2027. To leverage that investment, Seattle Center recently issued an RFP seeking a partner to enter into a ground lease and develop a new retail offering or attraction that will enhance the pedestrian experience on a prominent site on Thomas Street near the Space Needle, MOPOP, and the Monorail station. The RFP selection process will take place near the end of 2025, with negotiation and Council approval process to follow.

### **Campus Uplift and Modernization Projects**

#### **Seattle Center Eco-District**

Seattle Center, working closely with Seattle City Light (SCL) and Office of Sustainability and Environment (OSE), has set a goal to pursue full-scale decarbonization of the 74-acre campus. This would be a landmark opportunity to reduce the City's carbon emissions, create a district-scale model for decarbonization, and re-invest in critical, aging campus infrastructure. To this end, Seattle Center recently completed two technical studies of options to replace the aging campus HVAC infrastructure with an eco-district approach that transitions Seattle Center off fossil fuels and supports City-wide electrification efforts. Seattle Center, SCL, and OSE are collaborating to pursue federal and state funding toward this vision.

#### **Campus-Wide Open Space Plan**

In long-range planning for the campus, Seattle Center intends to leverage upcoming major projects including the Memorial Stadium redevelopment, the grant-funded Monorail Station Reconfiguration,

the 5G infrastructure project, the Armory generator replacement, and ST3 to uplift public open spaces and improve outdoor lighting. In 2023, Seattle Center engaged a landscape architecture firm to produce concept designs for a campus-wide open space plan that incorporates design interventions in a variety of locations, with a vision that is unified around the Century 21 Master Plan principles. As major redevelopment projects and departmental strategic plan take shape, Seattle Center will incorporate the concepts from this effort into our scope and budget for future CIP work in 2026-2031.

#### **Seattle Center's Neutral Wireless Infrastructure**

Seattle Center conducted an RFP process in October 2022 – May 2023 seeking to identify a well-qualified Wireless Infrastructure Provider (WIP) that would be responsible for managing the design, installation, deployment, operation, upgrading/reinvestment, and maintenance of privately owned cellular wireless infrastructure to deliver high-quality service to visitors and pay a fee to Seattle Center. Verizon was selected as the RFP's finalist and contract negotiations are currently underway. Seattle Center expects construction to begin September 2025 with projected completion by beginning of 2026. The work will be funded by the WIP. Seattle Center hopes to leverage this work on the street grid to implement other upgrades to the power, utility, and lighting systems, and potentially to upgrade campus paving.

#### **Grant Supported Projects**

##### **Monorail Station Reconfiguration (\$23 million)**

The Seattle Center Monorail Station Improvements project, estimated at \$23 million, will provide for a fully accessible station consistent with ADA Title II. Total project funding comprises \$15 million from the FTA All Stations Accessibility Program (ASAP), \$5 million from Move Ahead Washington, and \$3 million from Puget Sound Regional Council. The project is proceeding by prioritizing the available State grant (\$5M total, of which \$4.4M remains) while recently imposed federal requirements are being clarified. Seattle Center anticipates construction to occur between July 2026 (following World Cup) and December 2027.

##### **Armory Generator Replacement (\$4.8 million)**

This project will update emergency power systems for the Armory and Fisher Pavilion, two Seattle Center facilities that play a critical role in the City's sheltering and emergency response. The project will remove a 60-year-old generator and associated controls located in the Armory and replace it with a new, sustainably powered generator capable of supporting emergency functions in both the Armory and Fisher Pavilion. Our proposed solution builds resiliency, sustainability, and energy efficiency into the Seattle Center Emergency Operations facilities. Most of the budget for this project (75%) will be funded by a \$3.6 million FEMA grant while the remaining amount will be funded by REET. Seattle Center began design in 2024, with construction anticipated to begin in the fourth quarter of 2026.

### **3. Project Selection Criteria**

For each budget cycle, a broad cross-section of Seattle Center staff members engage 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, reducing operating costs and/or increasing revenue potential, leveraging non-City funds and partnerships, and race and social justice. Center's Campus & Armory Operating Board and the McCaw Hall Operating Board have played central roles in identifying and prioritizing capital needs in the facilities they oversee. The Seattle Center Director of Planning and Capital Development works together with the Director of Finance and Administration and the Seattle Center Director to review the staff recommendations for prioritizing projects across the campus within funding targets provided.

#### **4. 2026-2031 CIP Highlights**

In 2025, Seattle Center received \$914,000 to replace aging and install new bollards on campus in critical areas in preparation for the 2026 World Cup. The 2026 Proposed Budget provides an additional \$1.6 million in 2026 to continue this work. The Center's CIP will also prioritize needs identified in the latest phase of facility condition assessments (FCAs), including roofs, mechanical infrastructure, and the International Fountain. The CIP also includes funding for asset preservation investments in McCaw Hall and the Monorail, guided by the McCaw Hall Capital Renewal/Major Maintenance Plan and the Seattle Center Monorail Transit Asset Management (TAM) Plan and Capital and Major Maintenance Program (CMMP) Plan. In 2026, Seattle Center's CIP REET budget is \$9.2 million (excluding \$625,000 reserved for Memorial Stadium debt service) for capital improvement projects and major maintenance. Seattle Center's Planning and Capital Development team will prioritize using this funding in the coming year to address deferred maintenance priorities, provide match to advance key grant-funded projects, and plan for major capital work needed in the future. To accommodate intensive campus activity in 2026 for the World Cup Seattle Fan Celebration and Memorial Stadium construction, the focus will be on planning and design phases of projects that will break ground after the World Cup.

Highlights of asset preservation investments at Seattle Center in 2026-2031 will include:

ADA Improvements – In the next few years, Seattle Center expects to exhaust the balance of remaining funds from this master project on Barrier Removal Schedule (BRS) projects including the Armory 4<sup>th</sup> Floor restroom upgrades. Seattle Center will continue working toward a fully accessible campus.

Armory – In 2026-2031, our priorities include replacing the failing Armory generator with new systems that will extend emergency power to the Fisher Pavilion (75% of project funding comes from a FEMA grant); completion of upgrades to HVAC in our office spaces; adding a second grease interceptor for the Armory



Food and Event Hall to bring the facility up to current code standards, and 4th floor restroom upgrades to compliance with the ADA requirements.

General Site Improvements – Priorities within this master project include aforementioned pedestrian safety bollard installation; continued restoration of the International Fountain’s 30-year-old nozzle, piping, valves, and control systems; and repair of campus pedestrian pathways in anticipation of the Seattle Fan Celebration for the 2026 World Cup.

McCaw Hall – Annual REET I allocations for McCaw Hall asset preservation are matched 100 percent by the resident tenants of McCaw Hall, the Seattle Opera and Pacific Northwest Ballet, to carry out the McCaw Hall Capital Renewal/Major Maintenance Plan, under the direction of the McCaw Hall Operating Board.

Open Space Restoration and Repair – In 2026 and beyond, Seattle Center will continue investing in restoration/replacement of Artists at Play playground equipment and making phased lighting and placemaking improvements across the campus.

Parking Repairs and Improvements – An ongoing program of major maintenance on the garages will continue with repairs addressing elevator failures and other issues at the Mercer Garage and 5<sup>th</sup> Ave N. Garage. An elevator replacement project in the 5<sup>th</sup> Ave N. Garage is entering its second phase.

Public Gathering Space Improvements – Installation of perimeter security improvements, prioritized for the Seattle Fan Celebration for the 2026 FIFA World Cup.

Roof Replacements – Priority roof repairs include McCaw Hall, SIFF, the Central Utility Plant, and Phase II of the Bagley Wright Theatre. Additional roof repairs identified in the FCA will be completed by Seattle Center staff and outside contractors as necessary.

Utility Infrastructure – Renovation of campus utility infrastructure in 2026-2031 includes campus-wide mechanical and electrical system improvements prioritized in the FCA, advancing repairs to the Central Utility Plant cooling towers that supply cooling to 10 buildings across the campus, and completing ventilation improvements in multiple facilities.

## **5. CIP Revenue Sources**

Seattle Center’s Proposed 2026-2031 CIP is funded from a combination of revenue sources including Real Estate Excise Tax (REET, the primary funding source for 2026-2031), LTGO bond funds, property sales and interest earnings, and state and federal grants. Center is using an interfund loan in 2025 to bridge financing for Memorial Stadium Redevelopment. The City Budget Office is proposing this same approach for 2026 and 2027. The loan will be repaid in full when the City receives 2027 LTGO bond proceeds. In the past, other key funding sources for Seattle Center included voter-approved property tax

levies, Washington State and King County funds, philanthropic contributions, proceeds from property sales, and private investment. Private investment has always played a key role in Seattle Center's development, with the \$1 billion Climate Pledge Arena renovation as the latest example.

## **6. Summary of Upcoming Budget Issues and Challenges**

The biggest challenge facing Seattle Center's CIP is lack of available funding to address our rapidly aging infrastructure, which has cumulatively limited Seattle Center's ability to deliver a proactive capital maintenance program, increasing risk of failures and costly emergency repairs. In 2025, for example, the campus fire alarm system experienced problems related to its fiberoptic communication system, which necessitated extra expense in repairs and extra staffing; the Mayor's 2026 Proposed Budget includes General Fund appropriations for network replacement, critical to ongoing campus safety.

In 2025, McCaw Hall's HVAC system experienced a significant failure, necessitating a currently ongoing emergency project that seeks to repair or replace the system's Air Handling Unit motors and Variable Frequency Drives. Total cost estimates for this project are pending.

## **7. Future Projects on the Horizon**

Seattle Center 10-Year Vision and Action Plan: In July 2025, Seattle Center released its 10 Year Vision and Action Plan, a strategic document that will guide decision making through this next, exciting chapter. Among its priorities is bold reinvestment in Seattle Center's public spaces to captivate and inspire visitors and best serve Seattle residents. Reinvestment strategies will include activating underutilized spaces, more seamlessly connecting the Seattle Center campus to surrounding neighborhoods and the Waterfront, and visionary infrastructure renovations to transition from fossil fuels. As it has throughout its history, Seattle Center will also pursue opportunities to leverage its capital investments with redevelopment partnerships to improve the campus experience and generate revenue to support its mission.

Pacific Science Center Courtyard: Seattle Center's recently announced partnership with the Pacific Science Center presents an opportunity to open a new connection between Seattle Center and Belltown, while simultaneously restoring free public access to the iconic courtyards and arches, designed by Minoru Yamasaki for the 1962 World's Fair.

ADA Improvements

Project No:	MC-SC-S9302	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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. In the next few years, Seattle Center will make improvements via Barrier Removal Schedule (BRS) projects, which includes upgrading the restroom facilities on the Armory's fourth floor.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Property Sales and Interest Earnings	241	-	-	-	-	-	-	-	241
Real Estate Excise Tax I	3,535	374	-	-	-	-	-	-	3,910
Real Estate Excise Tax II	175	-	-	-	-	-	-	-	175
Total:	3,951	374	-	-	-	-	-	-	4,326
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	3,535	374	-	-	-	-	-	-	3,910
REET II Capital Fund	175	-	-	-	-	-	-	-	175
Unrestricted Cumulative Reserve Fund	241	-	-	-	-	-	-	-	241
Total:	3,951	374	-	-	-	-	-	-	4,326

O&M Impacts: No expected impact on O&M costs.

Armory Rehabilitation

Project No:	MC-SC-S9113	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	305 Harrison St
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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, emergency and electrical infrastructure, window replacement, signage improvements, wall and floor surface repairs, ingress and egress renovations, and improvements to the atrium and vendor facilities.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Federal Grant Funds	118	3,441	-	-	-	-	-	-	3,559
LTGO Bond Proceeds	1,233	-	-	-	-	-	-	-	1,233
Miscellaneous Revenues	(1)	1	-	-	-	-	-	-	-
Property Sales and Interest Earnings	3,632	-	-	-	-	-	-	-	3,632
Real Estate Excise Tax I	9,026	2,558	1,600	950	1,060	1,060	1,060	-	17,314
Seattle Voter-Approved Levy	2,462	-	-	-	-	-	-	-	2,462
Total:	16,471	5,999	1,600	950	1,060	1,060	1,060	-	28,200
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
1991 Levy Fund (Closed)	2,462	-	-	-	-	-	-	-	2,462
2002 Multipurpose LTGO Bond Fund	1,233	-	-	-	-	-	-	-	1,233
REET I Capital Fund	9,026	2,558	1,600	950	1,060	1,060	1,060	-	17,314
Seattle Center Fund	118	3,441	-	-	-	-	-	-	3,559
Unrestricted Cumulative Reserve Fund	3,632	-	-	-	-	-	-	-	3,632
Total:	16,471	5,999	1,600	950	1,060	1,060	1,060	-	28,200

O&M Impacts: No expected impact on O&M costs.

Artwork Maintenance

Project No:	MC-SC-S9303	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Private Funding/Donations	5	-	-	-	-	-	-	-	5
Property Sales and Interest Earnings	677	153	50	50	50	50	50	-	1,079
Real Estate Excise Tax I	31	-	-	-	-	-	-	-	31
Total:	713	153	50	50	50	50	50	-	1,115
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	31	-	-	-	-	-	-	-	31
Unrestricted Cumulative Reserve Fund	682	153	50	50	50	50	50	-	1,084
Total:	713	153	50	50	50	50	50	-	1,115

O&M Impacts: No expected impact on O&M costs.

Fisher Pavilion Asset Preservation

Project No:	MC-SC-S0701	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	200 Thomas St
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	Urban Village:	Uptown

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

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Real Estate Excise Tax I	197	144	100	500	500	500	500	-	2,442
Total:	197	144	100	500	500	500	500	-	2,442

Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	197	144	100	500	500	500	500	-	2,442
Total:	197	144	100	500	500	500	500	-	2,442

O&M Impacts: No expected impact on O&M costs.

## General Site Improvements

<b>Project No:</b>	MC-SC-S0305	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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, technology and security system upgrades, and renovation of fountains, site amenities and open spaces. Priorities within this scope include continued restoration of the International Fountain's 30-year-old nozzle, piping, valves, and control systems, and repair of campus pedestrian pathways in anticipation of the Seattle Fan Celebration for the 2026 World Cup.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
CRS Misc Revenues	-	914	-	-	-	-	-	-	914
Federal Grant Funds	615	-	-	-	-	-	-	-	615
General Fund	178	-	-	-	-	-	-	-	178
LTGO Bond Proceeds	109	-	-	-	-	-	-	-	109
Private Funding/Donations	-	450	-	-	-	-	-	-	450
Property Sales and Interest Earnings	820	-	-	-	-	-	-	-	820
Real Estate Excise Tax I	3,105	1,703	2,223	2,408	1,339	3,200	1,100	-	15,077
<b>Total:</b>	<b>4,827</b>	<b>3,067</b>	<b>2,223</b>	<b>2,408</b>	<b>1,339</b>	<b>3,200</b>	<b>1,100</b>	<b>-</b>	<b>18,163</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2002 Multipurpose LTGO Bond Fund	109	-	-	-	-	-	-	-	109
REET I Capital Fund	3,105	1,703	2,223	2,408	1,339	3,200	1,100	-	15,077
Seattle Center Capital Reserve	820	450	-	-	-	-	-	-	1,270
Unrestricted Cumulative Reserve Fund	793	914	-	-	-	-	-	-	1,707
<b>Total:</b>	<b>4,827</b>	<b>3,067</b>	<b>2,223</b>	<b>2,408</b>	<b>1,339</b>	<b>3,200</b>	<b>1,100</b>	<b>-</b>	<b>18,163</b>

**O&M Impacts:** No expected impact on O&M costs.

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

Lot 2 Development

Project No:	MC-SC-S0501	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	New Facility	Location:	500 5th Ave N
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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. All sale-related activities are completed with the exception of groundwater remediation and monitoring, expected to continue until 2025.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Private Funding/Donations	53	-	-	-	-	-	-	-	53
Property Sales and Interest Earnings	5,491	70	-	-	-	-	-	-	5,561
Real Estate Excise Tax I	800	-	-	-	-	-	-	-	800
Total:	6,344	70	-	-	-	-	-	-	6,414
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	800	-	-	-	-	-	-	-	800
Seattle Center Capital Reserve	5,544	70	-	-	-	-	-	-	5,614
Total:	6,344	70	-	-	-	-	-	-	6,414

O&M Impacts: No expected impact on O&M costs.



### McCaw Hall Asset Preservation

<b>Project No:</b>	MC-SC-S0303	<b>BSL Code:</b>	BC-SC-S0303
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	McCaw Hall Capital Reserve
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	321 Mercer St
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	Uptown

This project provides for the implementation of the McCaw Hall Capital Renewal/Asset Preservation Plan under the direction of the McCaw Hall Operating Board. The plan identifies asset preservation investments in the facility. Funding comes from the City and from the two resident tenants of McCaw Hall, Seattle Opera and Pacific Northwest Ballet.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Energy Rebates	3	-	-	-	-	-	-	-	3
Interest Earnings	129	61	-	-	-	-	-	-	190
Miscellaneous Revenues	193	(176)	-	-	-	-	-	-	17
Private Funding/Donations	2,023	1,811	-	-	-	-	-	-	3,835
Real Estate Excise Tax I	2,241	1,049	691	731	753	775	797	-	7,037
<b>Total:</b>	<b>4,590</b>	<b>2,745</b>	<b>691</b>	<b>731</b>	<b>753</b>	<b>775</b>	<b>797</b>	<b>-</b>	<b>11,082</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
McCaw Hall Capital Reserve	4,290	2,745	691	731	753	775	797	-	10,782
REET I Capital Fund	300	-	-	-	-	-	-	-	300
<b>Total:</b>	<b>4,590</b>	<b>2,745</b>	<b>691</b>	<b>731</b>	<b>753</b>	<b>775</b>	<b>797</b>	<b>-</b>	<b>11,082</b>

**O&M Impacts:** No expected impact on O&M costs.

Memorial Stadium Redevelopment

Project No:	MC-SC-S9505	BSL Code:	BC-SC-S03P01
Project Type:	Discrete	BSL Name:	Building and Campus Improvements
Project Category:	Improved Facility	Location:	401 5th Ave N.
Current Project Stage:	Stage 5 - Construction	Council District:	Council District 7
Start/End Date:	2023 - 2027	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	\$45,765	Urban Village:	Uptown

The 77-year-old Memorial Stadium is owned by Seattle Public Schools (SPS) on land deeded by the City and is outdated, deteriorated, and in need of redevelopment. The Seattle Public Schools Building Technology Academics & Athletics (BTA V) levy 2022 approved by Seattle voters contains \$66.5 million for a basic student athletic stadium. The new facility will transform the heart of Seattle Center with a state-of-the-art stadium that will serve SPS' needs for athletic events and graduations and be a major civic venue for arts, cultural, sports, and community events. In June 2023, following a Request For Proposals, the Mayor and School Superintendent agreed to enter into negotiations with One Roof Stadium Partnership (One Roof) to jointly develop an enhanced stadium. In 2024, the City finalized agreements with SPS and One Roof governing management, scope and project terms. Construction began in July 2025.

The overall project budget is comprised of BTA V levy funds (\$66.5 million), a grant from the Washington State Department of Commerce (\$3.95 million, administered by the City), private fundraising from One Roof, and the City's contribution of \$40 million. Seattle Center's Proposed 2026-2031 CIP includes combined \$2 million in General Fund and REET I Capital Fund, the \$3.95 million state grant, and an interfund loan of \$38 million with \$1.748 million in accumulated interest. The new stadium is expected to be completed by the end of 2027. The interfund loan will be repaid with 2027 bond proceeds.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
General Fund	3	297	-	-	-	-	-	-	300
Interfund Loan	-	9,000	27,250	3,498	-	-	-	-	39,748
Miscellaneous Revenues	-	47	-	-	-	-	-	-	47
Real Estate Excise Tax I	1,402	318	-	-	-	-	-	-	1,720
State Grant Funds	-	3,950	-	-	-	-	-	-	3,950
Total:	1,405	13,612	27,250	3,498	-	-	-	-	45,765
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
2027 LTGO Bond Fund B	-	9,000	27,250	3,498	-	-	-	-	39,748
General Fund	3	297	-	-	-	-	-	-	300
REET I Capital Fund	1,402	318	-	-	-	-	-	-	1,720
Seattle Center Fund	-	3,997	-	-	-	-	-	-	3,997
Total:	1,405	13,612	27,250	3,498	-	-	-	-	45,765

O&M Impacts:

Memorial Stadium Redevelopment - Debt Service

Project No:	MC-SC-S9506	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Improved Facility	Location:	401 5th Ave N
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	2023 - 2027	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	Urban Village:	Uptown

Seattle Center is proposing an interfund loan in 2025 to bridge financing for Memorial Stadium Redevelopment. The loan will be repaid in full when the City receives 2026 LTGO bond proceeds, tentatively scheduled for mid-2026.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Real Estate Excise Tax I	-	-	-	2,740	3,695	3,695	3,695	3,695	17,518
Total:	-	-	-	2,740	3,695	3,695	3,695	3,695	17,518

Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	-	-	-	2,740	3,695	3,695	3,695	3,695	17,518
Total:	-	-	-	2,740	3,695	3,695	3,695	3,695	17,518

O&M Impacts: NA

## Monorail Improvements

<b>Project No:</b>	MC-SC-S9403	<b>BSL Code:</b>	BC-SC-S9403
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Monorail Rehabilitation
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Monorail System
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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, floor replacement, door refurbishment, renovation of pneumatic and electrical systems and other train components, guideway renovation, and station upgrades.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Developer Mitigation	137	863	-	-	-	-	-	-	1,000
Federal ARRA Funds: FTA Transit Capital Assistance	1,000	-	-	-	-	-	-	-	1,000
Federal Grant Funds	11,239	23,590	-	-	-	-	-	-	34,829
Interdepartmental Transfer - SDOT	46	454	-	-	-	-	-	-	500
LTGO Bond Proceeds	5,188	-	-	-	-	-	-	-	5,188
Miscellaneous Revenues	2,803	1,209	1,207	-	-	-	-	-	5,220
Payroll Expense Tax	-	350	-	-	-	-	-	-	350
Seattle Center Fund	-	(1,381)	-	-	-	-	-	-	(1,381)
State Grant Funds	423	4,577	-	-	-	-	-	-	5,000
<b>Total:</b>	<b>20,837</b>	<b>29,661</b>	<b>1,207</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,705</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2003 Multipurpose LTGO Bond Fund	475	-	-	-	-	-	-	-	475
2007 Multipurpose LTGO Bond Fund	4,713	-	-	-	-	-	-	-	4,713
Payroll Expense Tax	-	350	-	-	-	-	-	-	350
Seattle Center Fund	3,274	29,311	1,207	-	-	-	-	-	33,792
Unrestricted Cumulative Reserve Fund	12,375	-	-	-	-	-	-	-	12,375
<b>Total:</b>	<b>20,837</b>	<b>29,661</b>	<b>1,207</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,705</b>

**O&M Impacts:** No expected impact on O&M costs.

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

## Municipal Energy Efficiency Program

<b>Project No:</b>	MC-SC-S1003	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
LTGO Bond Proceeds	635	-	-	-	-	-	-	-	635
Payroll Expense Tax	-	195	-	-	-	-	-	-	195
Real Estate Excise Tax I	1,838	499	-	-	-	-	-	-	2,337
Real Estate Excise Tax II	-	-	(195)	-	-	-	-	-	(195)
State Gas Taxes - City Street Fund	-	-	195	-	-	-	-	-	195
<b>Total:</b>	<b>2,473</b>	<b>694</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,167</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2011 Multipurpose LTGO Bond Fund	635	-	-	-	-	-	-	-	635
Payroll Expense Tax	-	195	-	-	-	-	-	-	195
REET I Capital Fund	1,838	499	-	-	-	-	-	-	2,337
<b>Total:</b>	<b>2,473</b>	<b>694</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,167</b>

**O&M Impacts:** Projects reduce energy use.

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

## Open Space Restoration and Repair

<b>Project No:</b>	MC-SC-S9704	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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. In 2026 and beyond, Seattle Center will continue investing in restoration/replacement of Artists at Play playground equipment and making phased lighting and placemaking improvements across the campus.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
LTGO Bond Proceeds	1,175	-	-	-	-	-	-	-	1,175
Private Funding/Donations	25	-	-	-	-	-	-	-	25
Property Sales and Interest Earnings	3,192	-	-	-	-	-	-	-	3,192
Real Estate Excise Tax I	11,391	1,768	1,559	950	2,950	2,950	2,950	-	24,519
<b>Total:</b>	<b>15,783</b>	<b>1,768</b>	<b>1,559</b>	<b>950</b>	<b>2,950</b>	<b>2,950</b>	<b>2,950</b>	<b>-</b>	<b>28,911</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2002 Multipurpose LTGO Bond Fund	1,175	-	-	-	-	-	-	-	1,175
REET I Capital Fund	11,391	1,768	1,559	950	2,950	2,950	2,950	-	24,519
Seattle Center Capital Reserve	1,215	-	-	-	-	-	-	-	1,215
Unrestricted Cumulative Reserve Fund	2,002	-	-	-	-	-	-	-	2,002
<b>Total:</b>	<b>15,783</b>	<b>1,768</b>	<b>1,559</b>	<b>950</b>	<b>2,950</b>	<b>2,950</b>	<b>2,950</b>	<b>-</b>	<b>28,911</b>

**O&M Impacts:** No expected impact on O&M costs.

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

Parking Repairs and Improvements

Project No:	MC-SC-S0301	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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. An ongoing program of major maintenance on the garages will continue with repairs addressing elevator failures and other issues at the Mercer Garage and 5th Ave N. Garage. An elevator replacement project in the 5th Ave N. Garage is entering its second phase.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Miscellaneous Revenues	3	(3)	-	-	-	-	-	-	-
Property Sales and Interest Earnings	960	-	-	-	-	-	-	-	960
Real Estate Excise Tax I	6,448	1,716	587	-	500	500	500	-	10,251
Seattle Center Fund	-	95	-	-	-	-	-	-	95
State Grant Funds	9	275	-	-	-	-	-	-	284
Total:	7,420	2,082	587	-	500	500	500	-	11,589

Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	6,448	1,716	587	-	500	500	500	-	10,251
Seattle Center Capital Reserve	800	-	-	-	-	-	-	-	800
Seattle Center Fund	12	366	-	-	-	-	-	-	378
Unrestricted Cumulative Reserve Fund	160	-	-	-	-	-	-	-	160
Total:	7,420	2,082	587	-	500	500	500	-	11,589

O&M Impacts: No expected impact on O&M costs.

Preliminary Engineering and Planning

Project No:	MC-SC-S9706	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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, pre-development work including environmental review, and facility condition assessments.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
Property Sales and Interest Earnings	557	-	-	-	-	-	-	-	557
Real Estate Excise Tax I	3,341	228	150	150	250	250	250	-	4,619
Total:	3,898	228	150	150	250	250	250	-	5,176
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
REET I Capital Fund	3,341	228	150	150	250	250	250	-	4,619
Unrestricted Cumulative Reserve Fund	557	-	-	-	-	-	-	-	557
Total:	3,898	228	150	150	250	250	250	-	5,176

O&M Impacts: No impact.



## Public Gathering Space Improvements

<b>Project No:</b>	MC-SC-S9902	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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, including the installation of perimeter security improvements, prioritized for the Seattle Fan Celebration for the 2026 World Cup.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund	133	11	-	-	-	-	-	-	144
LTGO Bond Proceeds	140	-	-	-	-	-	-	-	140
Miscellaneous Revenues	50	(51)	-	-	-	-	-	-	(1)
Private Funding/Donations	1,914	243	-	-	-	-	-	-	2,157
Property Sales and Interest Earnings	2,965	162	-	-	-	-	-	-	3,127
Real Estate Excise Tax I	4,958	40	426	1,000	200	200	200	-	7,024
Seattle Center Fund	-	(162)	-	-	-	-	-	-	(162)
<b>Total:</b>	<b>10,159</b>	<b>242</b>	<b>426</b>	<b>1,000</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>-</b>	<b>12,428</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2002 Multipurpose LTGO Bond Fund	140	-	-	-	-	-	-	-	140
General Fund	1,650	11	-	-	-	-	-	-	1,661
REET I Capital Fund	4,958	40	426	1,000	200	200	200	-	7,024
Seattle Center Capital Reserve	1,280	-	-	-	-	-	-	-	1,280
Seattle Center Fund	387	29	-	-	-	-	-	-	416
Unrestricted Cumulative Reserve Fund	1,745	162	-	-	-	-	-	-	1,907
<b>Total:</b>	<b>10,159</b>	<b>242</b>	<b>426</b>	<b>1,000</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>-</b>	<b>12,428</b>

**O&M Impacts:** No expected impact on O&M costs.

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

Roof/Structural Replacement and Repair

Project No:	MC-SC-S9701	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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. Priority roof repairs include McCaw Hall, Seattle International Film Festival, the Central Utility Plant, and Phase II of the Bagley Wright Theatre.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
LTGO Bond Proceeds	6,780	-	-	-	-	-	-	-	6,780
Property Sales and Interest Earnings	1,154	-	-	-	-	-	-	-	1,154
Real Estate Excise Tax I	6,420	7,667	350	2,500	4,000	4,000	4,000	-	28,937
Total:	14,354	7,667	350	2,500	4,000	4,000	4,000	-	36,871
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
2002 Multipurpose LTGO Bond Fund	450	-	-	-	-	-	-	-	450
2003 Multipurpose LTGO Bond Fund	6,330	-	-	-	-	-	-	-	6,330
REET I Capital Fund	6,420	7,667	350	2,500	4,000	4,000	4,000	-	28,937
Unrestricted Cumulative Reserve Fund	1,154	-	-	-	-	-	-	-	1,154
Total:	14,354	7,667	350	2,500	4,000	4,000	4,000	-	36,871

O&M Impacts: No expected impact on O&M costs.

## Seattle Center Long Range Investment Plan

<b>Project No:</b>	MC-SC-S0703	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Improved Facility	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	Uptown

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.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
Key Arena Settlement Subfund Revenue	270	-	-	-	-	-	-	-	270
Miscellaneous Revenues	59	237	-	-	-	-	-	-	296
Property Sales and Interest Earnings	1,894	-	-	-	-	-	-	-	1,894
Real Estate Excise Tax I	277	-	-	-	-	-	-	-	277
Seattle Center Fund	1,431	390	-	-	-	-	-	-	1,821
<b>Total:</b>	<b>3,930</b>	<b>627</b>	-	-	-	-	-	-	<b>4,557</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
KeyArena Settlement Proceeds Fund	270	-	-	-	-	-	-	-	270
REET I Capital Fund	277	-	-	-	-	-	-	-	277
Seattle Center Capital Reserve	2,782	-	-	-	-	-	-	-	2,783
Seattle Center Fund	423	627	-	-	-	-	-	-	1,049
Seattle Center KeyArena Fund	179	-	-	-	-	-	-	-	179
<b>Total:</b>	<b>3,930</b>	<b>627</b>	-	-	-	-	-	-	<b>4,557</b>

**O&M Impacts:** No impact.

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

## Site Signage

<b>Project No:</b>	MC-SC-S9118	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	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.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
LTGO Bond Proceeds	7,724	-	-	-	-	-	-	-	7,724
Property Sales and Interest Earnings	2,385	-	-	-	-	-	-	-	2,385
Real Estate Excise Tax I	539	90	125	-	-	-	-	-	754
Seattle Voter-Approved Levy	606	-	-	-	-	-	-	-	606
<b>Total:</b>	<b>11,254</b>	<b>90</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,470</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
1991 Levy Fund (Closed)	606	-	-	-	-	-	-	-	606
2021 LTGO Taxable Bond Fund	7,724	-	-	-	-	-	-	-	7,724
REET I Capital Fund	539	90	125	-	-	-	-	-	754
Seattle Center Capital Reserve	1,900	-	-	-	-	-	-	-	1,900
Unrestricted Cumulative Reserve Fund	485	-	-	-	-	-	-	-	485
<b>Total:</b>	<b>11,254</b>	<b>90</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,470</b>

**O&M Impacts:** No expected impact on O&M costs.

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Skatepark Relocation

Project No:	MC-SC-S1901	BSL Code:	BC-SC-S03P01
Project Type:	Discrete	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:		Council District:	Council District 7
Start/End Date:	2018 - 2020	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	\$1,201	Urban Village:	Uptown

This project provides for the replacement of the former Seattle Center Skatepark at a new location on a closed portion of Broad Street, just east of the main Seattle Center campus. The former skatepark was within the footprint of the Arena construction project. ArenaCo, the developer of the Arena, is contributing to the cost of the skatepark replacement.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
General Fund	63	-	-	-	-	-	-	-	63
Private Funding/Donations	345	-	-	-	-	-	-	-	345
Real Estate Excise Tax I	802	-	-	-	-	-	-	-	803
Total:	1,210	-	-	-	-	-	-	-	1,211
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
General Fund	408	-	-	-	-	-	-	-	408
REET I Capital Fund	802	-	-	-	-	-	-	-	803
Total:	1,210	-	-	-	-	-	-	-	1,211

O&M Impacts: Minor impact to overall campus O&M.

Theatre Improvements and Repairs

Project No:	MC-SC-S9604	BSL Code:	BC-SC-S03P01
Project Type:	Ongoing	BSL Name:	Building and Campus Improvements
Project Category:	Rehabilitation or Restoration	Location:	Seattle Center Campus
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	N/A	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.

Resources	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
LTGO Bond Proceeds	1,130	-	-	-	-	-	-	-	1,130
Miscellaneous Revenues	-	1	-	-	-	-	-	-	1
Property Sales and Interest Earnings	1,620	-	-	-	-	-	-	-	1,620
Real Estate Excise Tax I	1,062	107	100	100	150	150	150	-	1,819
Seattle Center Fund	1	(1)	-	-	-	-	-	-	-
Total:	3,813	107	100	100	150	150	150	-	4,570
Fund Appropriations / Allocations *	LTD Actuals	2025 Revised	2026	2027	2028	2029	2030	2031	Total
2002 Multipurpose LTGO Bond Fund	1,130	-	-	-	-	-	-	-	1,130
REET I Capital Fund	1,062	107	100	100	150	150	150	-	1,819
Seattle Center Fund	1	-	-	-	-	-	-	-	1
Unrestricted Cumulative Reserve Fund	1,620	-	-	-	-	-	-	-	1,620
Total:	3,813	107	100	100	150	150	150	-	4,570

O&M Impacts: No expected impact on O&M costs.

## Utility Infrastructure Restoration and Repairs

<b>Project No:</b>	MC-SC-S0101	<b>BSL Code:</b>	BC-SC-S03P01
<b>Project Type:</b>	Ongoing	<b>BSL Name:</b>	Building and Campus Improvements
<b>Project Category:</b>	Rehabilitation or Restoration	<b>Location:</b>	Seattle Center Campus
<b>Current Project Stage:</b>	N/A	<b>Council District:</b>	Council District 7
<b>Start/End Date:</b>	N/A	<b>Neighborhood District:</b>	Magnolia/Queen Anne
<b>Total Project Cost:</b>	N/A	<b>Urban Village:</b>	Uptown

This ongoing project funds the repair, renovation and upgrade of utility infrastructure at Seattle Center. Utility infrastructure includes chilled water and steam lines, water and sewer lines, electrical equipment, communication lines, fire alarms, access control 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. Renovation of campus utility infrastructure in 2026-2031 includes campus-wide mechanical and electrical system improvements prioritized in the Facility Condition Assessment, advancing repairs to the Central Utility Plant cooling towers that supply cooling to ten buildings across the campus, and completing ventilation improvements in multiple facilities.

<b>Resources</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
General Fund	-	-	310	-	-	-	-	-	310
LTGO Bond Proceeds	1,389	-	-	-	-	-	-	-	1,389
Real Estate Excise Tax I	9,163	1,557	1,614	1,571	1,278	1,278	1,278	-	17,739
<b>Total:</b>	<b>10,552</b>	<b>1,557</b>	<b>1,924</b>	<b>1,571</b>	<b>1,278</b>	<b>1,278</b>	<b>1,278</b>	<b>-</b>	<b>19,438</b>
<b>Fund Appropriations / Allocations *</b>	<b>LTD Actuals</b>	<b>2025 Revised</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Total</b>
2002 Multipurpose LTGO Bond Fund	1,151	-	-	-	-	-	-	-	1,151
2003 Multipurpose LTGO Bond Fund	238	-	-	-	-	-	-	-	238
General Fund	-	-	310	-	-	-	-	-	310
REET I Capital Fund	9,163	1,557	1,614	1,571	1,278	1,278	1,278	-	17,739
<b>Total:</b>	<b>10,552</b>	<b>1,557</b>	<b>1,924</b>	<b>1,571</b>	<b>1,278</b>	<b>1,278</b>	<b>1,278</b>	<b>-</b>	<b>19,438</b>

**O&M Impacts:** No expected impact on O&M costs.

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