

HISTORIC SEATTLE

Garden House Community Engagement

Historic Seattle's Working Equity Action Statement

Historic Seattle is committed to becoming an anti-racist organization and to implementing an equity lens in all of our areas of work. To advance this commitment, we have retained the services of RISE LWP, which brings equitable solutions to fast-paced, constantly shifting economic and political landscapes.

In partnership with RISE LWP, we are learning the nature of change agency and its impact on individuals as well as companies and organizations. We collectively believe that equity is an ardent journey toward well-being as defined by the affected. We collectively know that equity demands sacrifice and redistribution of power and resources in order to break systems of oppression, heal continuing wounds, and realize justice.

To achieve equity and social justice in economic and political landscapes, we must first root out deeply entrenched systems of racism. This lies at the root of our work with Rise LWP, which works to build strong foundations of agency, disrupt systems of oppression, and guide clients through discomfort, with the goal of creating the bold restoration that equity brings. This work is fundamental to the community we want to build. Rise LWP is committed to striving for equity in all of its work, including in partnership with Historic Seattle.

Community Engagement Goals

For decades, the Garden House served as a hub for community activities. As part of its mission to save meaningful places that foster lively communities, Historic Seattle will restore this use and will make the property even more accessible to community.

In partnership with Rolluda Architects and RISE LWP, we will engage the Beacon Hill community in a series of events to envision the future use of the property.



At the conclusion of these meetings, Historic Seattle aims to identify a use(s) and interested community-focused tenant(s) to execute a lease(s) with Historic Seattle.

The prospective tenant(s) must:

- demonstrate a history of curating community-focused activities,
- demonstrate an ability to pay rent,
- manage and maintain indoor and outdoor, community-focused space,
- provide financials and a business plan,
- obtain and pay for renter's insurance,
- provide access for a wide variety of community interests and uses, applying a lens of diversity, equity, inclusion, and accessibility.

Park Specifics

The grounds to the north and south of the Garden House will be available to the public. The following is a list of operational specifics:

- The land to the north and south of the house will be open and available for public use and enjoyment as a park eight hours per day, seven days per week ("public use hours").
- The tenant(s) will be permitted to reserve the north and/or south portions of the park during public use hours for private events in conjunction with the Garden House ("reserved use").
- This reserved use shall occur no more than 15 days per month, with a maximum of 4 reserved uses per month falling on weekends or public holidays.
- Of these reserved uses, tenant(s) may only concurrently reserve both north and south portions of the park 8 days per month.
- Tenant(s) will be required to open and close the park.
- Tenant(s) will be required to establish and maintain an on-line calendar, available to the public, highlighting private and reserved park use. The calendar must show at least a two-week forecast of future private and reserved park use.



- Tenant(s) will abide by the existing terms and conditions of the Maintenance and Operations Agreement between Historic Seattle and Seattle Parks and Recreation. Any and all details outside of this existing agreement will be negotiated between Historic Seattle and the tenant(s).



- Since tenant(s) will be responsible for managing the reservation system associated with the park, they will set their own fee structure for private and reserved park use. No permits or fees are required by Seattle Parks and Recreation.
- Tenant(s) fees associated with reserved park use will contribute to the economic viability and sustainability of both the park and Garden House. Tenant(s) are able to set fees based upon the type of event to be held in the park. For example, a private wedding could be charged at a higher rate than a public gathering.

What will the Garden House be?

The community, with the assistance of Rolluda Architects and RISE LWP, will help to determine the proposed use.

The house may have a mixed use, within its zoning regulation. For example, it's possible to operate a public assembly space on the first floor (1,926 sf) with an office on the second floor (1,368 sf).

The house is a designated City of Seattle Landmark. Controls and incentives will be placed on the site, exterior of the house, and interior staircase, limiting changes to these features.



More Information for Prospective Tenants

Tenant(s) will enter a Base+NNN lease with Historic Seattle.

Historic Seattle will invest a modest sum, less than \$50,000, in capital improvements. Tenant(s) will begin activation of the house as soon as these improvements are made.

Historic Seattle is applying for grant funding to underwrite up to \$1M in additional capital improvements to the house. If successful, these funds would be available beginning in the summer of 2023. Tenant(s) will be part of the design team



and will help to develop the scope of work associated with this project. Historic Seattle anticipates that this work will impact operations; rent will be adjusted accordingly.

Schedule

It is in our best interest to thoughtfully conduct outreach to the community, identify a use(s) and execute leases with tenant(s) as soon as possible. Our goal is to complete outreach, tenant(s) identification, phase 1 scope of work and execute lease(s) by September 30, 2022.

Dates	Milestones	Action Items
6/7/22 6:30 PM	Introductory Presentation Beacon Hill Community Council Meeting <i>on Zoom</i>	Present project to Beacon Hill Preservation Coalition Solicit feedback from attendees on building uses
6/11/22 10 AM	Community Engagement Tabling <i>at Beacon Arts Street Festival</i>	Display project boards Gather comments from attendees
6/25/22 10AM	Community Visioning Day <i>at the Garden House</i>	"A Day in the Life" visioning exercise
7/27/22 5:30PM	Prospective Tenant Open House <i>at the Garden House</i>	Tour potential leaseholders through space and answer questions
By 8/15/22	Community Engagement Conclusion	Architect survey & report due to Historic Seattle
By 8/31/22	Lease negotiation with tenant(s)	
By 9/16/22	Execute lease(s) with tenant(s)	
By 9/30/22	Lease(s) commencement	