

Resolution in Opposition to
Proposed Lease Amendments
for Magnuson Park Building 11

The following resolution is presented to the 34th District Democrats by Dan Fievez and was approved by the membership:

WHEREAS the 34th District Democrats believe public parks should be freely available to all citizens, and

WHEREAS Building 11 at Magnuson Park's North Shore Recreation Area is a waterfront facility, the vision for which has always been small, non-motorized water recreation; and

WHEREAS, under the deed that quitclaimed Magnuson Park to the City of Seattle, the site must be dedicated to park and recreation uses in perpetuity; and

WHEREAS Building 11 Investors LLC, the current lessee for Magnuson Park Building 11, proposes to reduce the amount of space devoted to water-related activities to under 10% of those in the building; and

WHEREAS Building 11 LLC now seeks an additional 11,000SF of outdoor space for exclusive use by a private daycare center, further impeding public access to the building's surrounding waterfront area; and

WHEREAS, Building 11 LLC proposes an anchor tenant, Virginia Mason Medical Clinic, an inappropriate tenant for a public waterfront facility; and

WHEREAS the Shoreline Master Plan prohibits medical offices within a shoreline Conservancy Management Zone, and the Building 11 Investors LLC has sought a carve-out exemption thus evidencing favoritism in the treatment it receives from DPD; and

WHEREAS Virginia Mason Pediatrics Clinic and the daycare center will add immensely to the number of cars entering and leaving the North Shore Recreation Area; and

WHEREAS the existing lease to Building 11 LLC has not provided any tangible benefit to the City of Seattle or its citizens;

WHEREAS Building 11 LLC now seeks City approval of a new and amended lease;

THEREFORE, BE IT RESOLVED that the 34th District Democrats call on the Mayor and Seattle City Council to reject the proposed lease amendment; and if Building 11 Investors LLC cannot perform under its current agreement with the City, to use this occasion to terminate its relationship with Building 11 LLC.