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*"Always Exceptional, Never Ordinary"*

## State Turns Back the Clock on St. Edward Seminary *HB 2667 Affirms Preservation and Reuse*

Seattle, WA. – March 31, 2016 – The Governor today signed House Bill 2667 effectively saving St. Edward Seminary from neglectful ruin by authorizing a feasibility study of public and non-profit uses to assure that all reuse options are fully explored. The seminary building was built in 1931 and is on the National Register of Historic Places and requires protection under the National Preservation Act.

The study authorizes the Washington State Department of Commerce, in consultation with the State Parks and Recreation Commission, to conduct a study of public or non-profit uses of the building. Any viable option identified needs to include capital estimates for renovation, identified and available funding sources, maintenance costs, traffic implications, and address any potential legal use limitations.

The study findings will be submitted to the Parks and Recreation Commission, Governor's office and the Legislature by July 31, 2016. The legislation also authorizes the State Park and Recreation Commission to enter into a 62-year lease for the preservation and reuse of the seminary and adjacent buildings with a private party. A lease agreement must be financially viable and meet all feasibility study, state and local regulatory requirements.

The public-private proposal by Daniels Real Estate will continue on a concurrent path. Daniels Real Estate has also agreed to share all data that the company has collected with The Department of Commerce in studying various options and traffic impacts. Data collected by state parks staff and the City of Kenmore will also be made available. A \$50,000 line-item was also included in the state capital budget to pay for the study of a public or non-profit use.

"St. Edward State Park exists solely because of the presence of the seminary building. Its preservation was the impetus for the dedication of a state park," said Kevin Daniels, President of Daniels Real Estate. "In 1976 Governor Dixie Lee Ray, on behalf of the State of Washington, made a commitment to the Archdiocese of Seattle to preserve the building, which has sat uncared for and underutilized for nearly 40 years. HB2776 turns back the clock for the St. Edwards Seminary focusing on saving the building and its significant cultural heritage."

"The adoption of HB2776 and allocation of study funds is an overdue acknowledgement that the state has a legal obligation to preserve this national landmark," added Daniels. The Governor and

state legislature has thankfully made that intent very clear by allocating study funding during a tight budget cycle.”

With an estimated \$10 to \$16 million dollars in backlog repairs plus the cost of renovation for a new use, and with no funding made available in the current State capital budget, the seminary building is now listed on the Washington Trust for Historic Preservation’s most endangered buildings.

“The State Parks Commission is the steward of our state’s largest collection of historic and culturally significant structures and St. Edward Seminary is one of the most significant buildings within the entire state system. The seminary must be preserved and open to the public for future generations to share. If recent attention results in state funding to fully renovate, fully reopen and fully reuse St. Edward Seminary, then I would fully support any such proposal,” concluded Daniels.

### **About Daniels Real Estate’s Proposal for St. Edward Seminary**

Daniels Real Estate has presented a preservation proposal that is in alignment with the building’s listing on the National Register of Historic Places. The adaptive reuse would create a lodge like conference center with overnight lodging for attendees. The dining hall will serve as a café/restaurant for guests and public use; former classrooms will be available for community, business, and retreat meetings; student housing will become private rooms for lodge guests; with an added spa & fitness center amenity for guest and public use. The proposal is similar to what was proposed in 1976 when the state purchased the site. The estimated cost is between \$40-45 million with no public subsidy or taxpayer funding involved. Over 600 construction jobs, and 250 permanent jobs will be created, with a projected increase in State Park’s revenue of over \$100,000 per year from sales of the Discovery Pass, and a similar reduction of \$100,000 in the Park’s operating budget. For more information, visit: [www.danielsre.com](http://www.danielsre.com)

### **About Daniels Real Estate**

Daniels Real Estate is no stranger to complex, comprehensive, and long-term historic preservation and adaptive reuse projects. Nationally and locally recognized, Daniels Real Estate and its sister company, Nitze-Stagen & Co., Inc., have been responsible for saving significant landmarked buildings in the Seattle area from inaction and demolition: Sears Roebuck Warehouse became Starbucks Center, Seattle’s Union Station, Merrill Place, the former First United Methodist Church, Cadillac Hotel, Seattle Plumbing Building and more. The Daniels’ team has won three National Preservation Awards, as well as many local and state awards for their work.