

---

## Environment & Energy Committee

---

### HB 1024

**Brief Description:** Concerning the leasing authority of the state parks and recreation commission at St. Edward State Park.

**Sponsors:** Representatives Kloba, Duerr, Ryu, Berry, Pollet and Davis; by request of Parks and Recreation Commission.

|                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Increases the maximum lease length for Saint Edward State Park from 62 years to 80 years.</li></ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**Hearing Date:** 1/13/25

**Staff:** Srinandan Ramachandran (786-7291) and Megan McPhaden (786-7114).

**Background:**

The Washington State Parks and Recreation Commission (Commission), which consists of seven Governor-appointed citizen members, helps guide the policies that steer the Washington State Parks agency. The Commission oversees state park management, enforces usage rules, ensures public access, develops facilities and trails, and may grant leases and concessions. Under the leadership of a director appointed by the Commission, the agency handles the practical implementation of these policies as well as managing daily park operations. Commission leases and concessions must be renegotiated at five-year intervals and the Commission may sell or exchange land that it determines cannot be advantageously used for park purposes.

In 1977, Washington acquired Saint Edward Park from the Seattle Catholic Archdiocese, which had sited a school and seminary on the property. Today, Saint Edward State Park—situated between Kenmore and Kirkland—encompasses 326 acres of buildings, recreational facilities, and

---

*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

outdoor spaces, including several buildings listed on the National Register of Historic Places.

In 2016, the Department of Commerce (Commerce), in consultation with the Commission, was directed to conduct a study on the economic feasibility of potential public or nonprofit uses of the seminary building at Saint Edward State Park. Leases at Saint Edward Park are limited to the main seminary building, pool building, the gymnasium, adjacent parking lots, and associated nearby property.

In 2016, the Commission was authorized to enter into a lease for property at Saint Edward State Park for up to 62 years provided that: (1) there was approval from at least five Commission members; and (2) the Commission found that the Commerce study failed to identify an economically viable public or nonprofit use for the property that is consistent with the Commission's mission and could proceed on a reasonable timeline. All other parkland concessions or leases exceeding 50 years were prohibited and all leases exceeding 20 years required the unanimous consent of the Commission.

In 2020, the maximum lease term for all other state properties was extended from 50 years to 80 years. Property leases exceeding 20 years were made subject to approval from five Commission members instead of a unanimous vote.

**Summary of Bill:**

The maximum lease length for Saint Edward Park is increased from 62 years to 80 years.

**Appropriation:** None.

**Fiscal Note:** Available.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.