



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119467

Record No.: CB 119467

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125783

In Control: City Clerk

File Created: 07/20/2018

Final Action: 03/08/2019

**Title:** AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street Substation, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A - Designated Features of Broad Street Substation

Drafter: erin.doherty@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	12/18/2018	Mayor's leg transmitted to Council	City Clerk			
	<b>Action Text:</b>	The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk					
	<b>Notes:</b>						
1	City Clerk	12/18/2018	sent for review	Council President's Office			
	<b>Action Text:</b>	The Council Bill (CB) was sent for review. to the Council President's Office					
	<b>Notes:</b>						
1	Council President's Office	12/21/2018	sent for review	Finance and Neighborhoods Committee			
	<b>Action Text:</b>	The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee					
	<b>Notes:</b>						

Legislative Summary Continued (CB 119467)

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1	City Council	02/25/2019	referred	Finance and Neighborhoods Committee	
1	Finance and Neighborhoods Committee	02/27/2019	pass		Pass
	<b>Action Text:</b>	The Committee recommends that City Council pass the Council Bill (CB).			
	<b>Notes:</b>	In Favor: 3 Chair Bagshaw, Vice Chair González , Member Harrell Opposed: 0			
1	City Council	03/04/2019	passed		Pass
	<b>Action Text:</b>	The Council Bill (CB) was passed by the following vote, and the President signed the Bill:			
	<b>Notes:</b>	In Favor: 8 Councilmember Bagshaw, Councilmember González , Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant Opposed: 0			
1	City Clerk	03/07/2019	submitted for Mayor's signature	Mayor	
	<b>Action Text:</b>	The Council Bill (CB) was submitted for Mayor's signature. to the Mayor			
	<b>Notes:</b>				
1	Mayor	03/08/2019	Signed		
1	Mayor	03/08/2019	returned	City Clerk	
1	City Clerk	03/08/2019	attested by City Clerk		
	<b>Action Text:</b>	The Ordinance (Ord) was attested by City Clerk.			
	<b>Notes:</b>				

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CITY OF SEATTLE

ORDINANCE 125783

COUNCIL BILL 119467

AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street Substation, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“Board”), after a public meeting on September 20, 2017, voted to approve the nomination of certain improvements located at 319 6th Avenue North (which is referred to as the “Broad Street Substation”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 1, 2017, the Board voted to approve the designation of the Broad Street Substation under SMC Chapter 25.12; and

WHEREAS, on May 16, 2018, the Board and the Broad Street Substation’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

1 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

2 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation  
3 by the Landmarks Preservation Board (“Board”) of certain improvements located at 319 6th  
4 Avenue North (which is referred to as the “Broad Street Substation”) is acknowledged.

5 A. Legal Description. The Broad Street Substation is located on the property legally  
6 described as:

7 DT Denny’s Park Addition Lots 4-5-6 and Vacated Alley adjacent and Triangular Piece  
8 of Property bounded on East by Alley, on Northwest by Lake Street, on South by Thomas  
9 Street, all in Block 61, together with Lots 1 through 12, Block 66 and Vacated Alley in  
10 Said Block (Vacated Ordinance #78141), less Streets.

11 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the  
12 Board designated the following specific features or characteristics of the Broad Street Substation  
13 as delineated in Attachment A to this ordinance:

14 1. The exterior of the Control Building, including but not limited to the  
15 stairway and stairwells on the west, north, and east facades of the Control Building delineated in  
16 Attachment A to this ordinance.

17 2. The exterior of the Crane Building, which comprises the areas shown as  
18 the Pump Room, Shop, Office, and Crane Tower in Attachment A to this ordinance.

19 3. The switchyard “dead-end” tower directly west of the Crane Building and  
20 the trussed armature that connects the tower to the west facade of the Crane Building.

21 C. Basis of Designation. The designation was made because the Broad Street  
22 Substation is more than 25 years old; has significant character, interest, or value as a part of the  
23 development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the  
24 ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1                   1.       It is associated in a significant way with a significant aspect of the  
2 cultural, political, or economic heritage of the community, City, state, or nation (SMC  
3 25.12.350.C).

4                   2.       It embodies the distinctive visible characteristics of an architectural style,  
5 or period, or of a method of construction (SMC 25.12.350.D).

6           Section 2. Controls. The following controls are imposed on the features or characteristics  
7 of the Broad Street Substation that were designated by the Board for preservation:

8           A.       Certificate of Approval Process.

9                   1.       Except as provided in subsection 2.A.2 or subsection 2.B of this  
10 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to  
11 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before  
12 the owner may make alterations or significant changes to the features or characteristics of the  
13 Broad Street Substation that were designated by the Board for preservation.

14                   2.       No Certificate of Approval is required for any in-kind maintenance or  
15 repairs of the features or characteristics of the Broad Street Substation that were designated by  
16 the Board for preservation.

17           B.       City Historic Preservation Officer (CHPO) Approval Process.

18                   1.       The City Historic Preservation Officer may review and approve alterations  
19 or significant changes to the features or characteristics listed in subsection 2.B.3 of this  
20 ordinance according to the following procedure:

21                           a.       The owner shall submit to the CHPO a written request for the  
22 alterations or significant changes, including applicable drawings or specifications.

1                                    b.        If the CHPO, upon examination of submitted plans and  
2 specifications, determines that the alterations or significant changes are consistent with the  
3 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes  
4 without further action by the Board.

5                                    2.        If the CHPO does not approve the alterations or significant changes, the  
6 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of  
7 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's  
8 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely  
9 transmit a written decision constitutes approval of the request.

10                                  3.        CHPO approval of alterations or significant changes to the features or  
11 characteristics of the Broad Street Substation that were designated by the Board for preservation  
12 is available for the following:

13                                  a.        The installation, alteration, or elimination of ducts, conduits,  
14 HVAC vents, grills, pipes, underground utilities and utility connections, gutters and downspouts,  
15 and other similar mechanical, electrical, and plumbing elements necessary for the normal  
16 operation of one or both of the buildings.

17                                  b.        Installation, alteration, or removal of exterior signage.

18                                  c.        Installation, alteration, or removal of exterior security lighting and  
19 equipment.

20                                  d.        Installation of improvements for accessibility compliance.

21                                  e.        Replacement of non-original doors and windows within original  
22 openings.

1 f. Attachment details for fences or perimeter site enclosure if  
2 fastened to the building.

3 g. New paint colors, when painting a previously painted material.

4 h. Installation, removal, or alteration of equipment, wiring, or other  
5 appurtenances that attach to the building exterior and are necessary for the generation of or  
6 distribution of electricity.

7 i. Emergency repairs or measures (including immediate action to  
8 secure the area, install temporary equipment, and employ stabilization methods as necessary to  
9 provide electrical service and to protect the public's safety, health, and welfare) to address  
10 hazardous conditions with adverse impacts to the buildings or utility operations as related to a  
11 seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the  
12 following:

13 1) The owner shall immediately notify the City Historic  
14 Preservation Officer and document the conditions and actions the owner took.

15 2) If temporary structural supports are necessary, the owner shall  
16 make all reasonable efforts to prevent further damage to historic resources.

17 3) The owner shall not remove historic building materials from the  
18 site as part of the emergency response.

19 4) In consultation with the City Historic Preservation Officer and  
20 staff, the owner shall adopt and implement a long-term plan to address any damage through  
21 appropriate solutions.

1 Section 3. Incentives. The following incentives are granted on the features or  
2 characteristics of the Broad Street Substation that were designated by the Board for preservation:

3 A. Uses not otherwise permitted in a zone may be authorized in a designated  
4 landmark by means of an administrative conditional use permit issued under SMC Title 23.

5 B. Exceptions to certain of the requirements of the Seattle Building Code, adopted  
6 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be  
7 authorized according to the applicable provisions.

8 C. Special tax valuation for historic preservation may be available under chapter  
9 84.26 RCW upon application and compliance with the requirements of that statute.

10 D. Reduction or waiver, under certain conditions, of minimum accessory off-street  
11 parking requirements for uses permitted in a designated landmark structure may be permitted  
12 under SMC Title 23.

13 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in  
14 SMC 25.12.910.

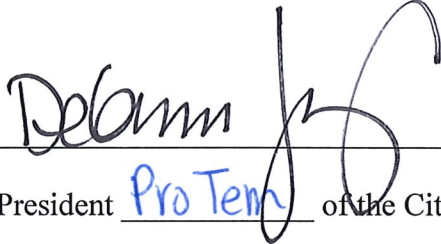
15 Section 5. The Broad Street Substation is added alphabetically to Section II, Buildings, of  
16 the Table of Historical Landmarks contained in SMC Chapter 25.32.

17 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
18 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy  
19 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
20 to provide a certified copy of this ordinance to the Broad Street Substation's owner.

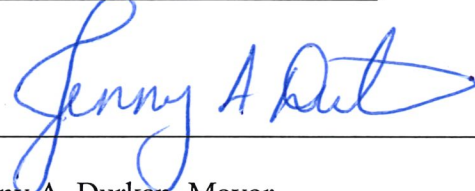


1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.


4 Passed by the City Council the 4<sup>th</sup> day of March, 2019,  
5 and signed by me in open session in authentication of its passage this 4<sup>th</sup> day of  
6 March, 2019.

7   
8 President Pro Tem of the City Council

9 Approved by me this 8<sup>th</sup> day of March, 2019.

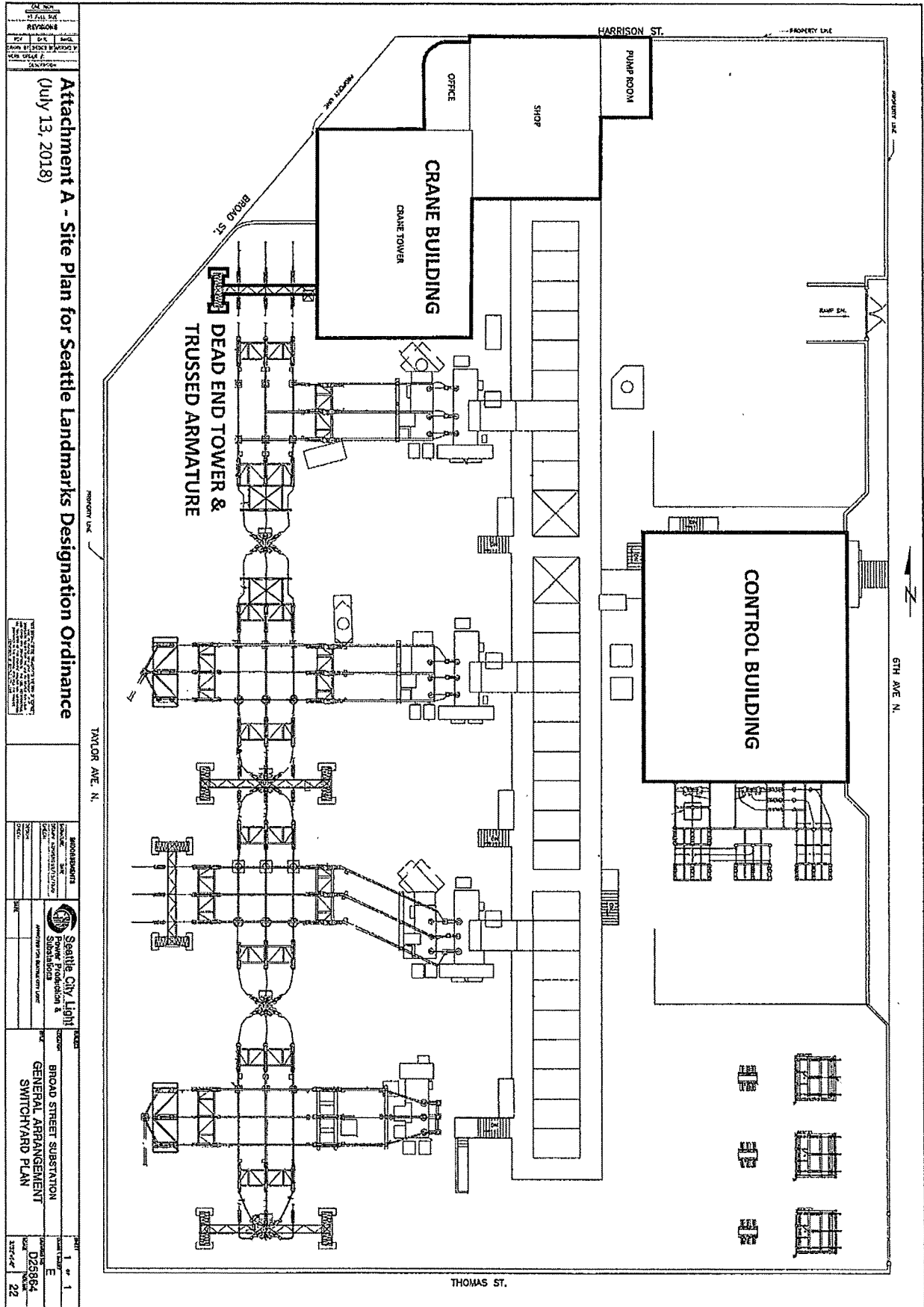
10   
11 Jenny A. Durkan, Mayor

12 Filed by me this 8<sup>th</sup> day of MARCH, 2019.

13   
14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:  
17 Attachment A – Designated Features of Broad Street Substation



**Attachment A - Site Plan for Seattle Landmarks Designation Ordinance**  
 (July 13, 2018)

NO.	DATE	REVISIONS
1	07/13/18	ISSUED FOR REVIEW
2	07/13/18	REVISED PER COMMENTS
3	07/13/18	REVISED PER COMMENTS
4	07/13/18	REVISED PER COMMENTS
5	07/13/18	REVISED PER COMMENTS
6	07/13/18	REVISED PER COMMENTS
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PROJECT NO.	22
PROJECT NAME	BROAD STREET SUBSTATION GENERAL ARRANGEMENT SWITCHYARD PLAN
DATE	07/13/18
SCALE	1" = 1'
DRAWN BY	E
CHECKED BY	
DATE	
PROJECT NO.	22
PROJECT NAME	BROAD STREET SUBSTATION GENERAL ARRANGEMENT SWITCHYARD PLAN
DATE	07/13/18
SCALE	1" = 1'
DRAWN BY	E
CHECKED BY	
DATE	