SEATTLE CITY COUNCIL

Land Use and Neighborhoods Committee

Agenda

Wednesday, March 24, 2021

9:30 AM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Dan Strauss, Chair
Teresa Mosqueda, Vice-Chair
Debora Juarez, Member
Andrew J. Lewis, Member
Alex Pedersen, Member
M. Lorena González, Alternate

Chair Info: 206-684-8806; Dan.Strauss@seattle.gov

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Committee Website:
http://www.seattle.gov/council/committees/land-use-and-neighborhoods

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.

Register online to speak during the Public Comment period at the 9:30 a.m. Land Use and Neighborhoods Committee meeting at http://www.seattle.gov/council/committees/public-comment.

Online registration to speak at the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov

Sign-up to provide Public Comment at the meeting at http://www.seattle.gov/council/committees/public-comment
Watch live streaming video of the meeting at http://www.seattle.gov/council/watch-council-live
Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164
One Tap Mobile No. US: +12532158782,,5864169164#

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

(10 minutes)

D. Items of Business

1. CB 120021 **AN ORDINANCE relating to historic preservation; imposing controls upon the Swedish Club, 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.**

Supporting Documents:

Summary and Fiscal Note
Summary Ex A – Vicinity Map of Swedish Club
Landmarks Preservation Board Report
Photos
Presentation

Briefing, Discussion, and Possible Vote (20 minutes)

Presenters: Erin Doherty, Department of Neighborhoods; Kristine Leander, Executive Director, Swedish Club

2. Seattle Department of Construction and Inspections (SDCI) and Office of Sustainability and Environment (OSE) Quarterly Tree Report

Supporting Documents: Report
Presentation

Briefing and Discussion (30 minutes)

Presenters: Chanda Emery, Seattle Department of Construction and Inspections; Sandra Pinto Urrutia, Office of Sustainability and Environment

3. Seattle Department of Construction and Inspections (SDCI) Permitting Report

Supporting Documents: Presentation
Report

Briefing and Discussion (30 minutes)

Presenters: Nathan Torgelson, Director, and Andy Higgins, Seattle Department of Construction and Inspections

E. Adjournment

File #: CB 120021, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Swedish Club, 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 March 4, 2020, voted to approve the nomination of the improvement located at 1920 Dexter Avenue N and the site on which the improvement is located (which are collectively referred to as the "Swedish Club") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on September 2, 2020, the Board voted to approve the designation of the Swedish Club under SMC Chapter 25.12; and

WHEREAS, on December 16, 2020, the Swedish Club's owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the City Historic Preservation Officer recommended that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the

Landmarks Preservation Board ("Board") of the improvement located at 1920 Dexter Avenue N and the site on which the improvement is located (which are collectively referred to as the "Swedish Club") is acknowledged.

A. Legal Description. The Swedish Club is located on the property legally described as:

LOTS 13 THROUGH 17, BLOCK 4, WESTLAKE BOULEVARD ADDITION TO THE CITY OF SEATTTLE, ACCODING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 69, RECORDS OF KING COUNTY,WASHINGTON; EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 17628 FOR WIDENING OF DEXTER AVENUE NORTH; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE UNDER RECORDING NO. 4994727, TOGETHER WITH THOSE PORTIONS OF VACATED ALLEYS IN SAID BLOCK FOUR WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Swedish Club:

1. The site defined by lots 13-17 together with the vacated alleys to the south and east.

2. The exterior of the building.

3. A portion of the interior including the 2-story lobby, open stair, and landing/hallway at the top.

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

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

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

3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City (SMC 25.12.350.F).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Swedish Club that were designated by the Board for preservation:

A. Certificate of Approval Process.

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

2. No Certificate of Approval is required for the following:

a. Any in-kind maintenance or repairs of the features or characteristics of the Swedish Club that were designated by the Board for preservation.

b. Removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground.

c. Removal or replacement, or both, of shrubs, perennials, and annuals in existing locations.

d. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.

e. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

f. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.

g. Repaving and restriping of the existing asphalt driveways on the east and south sides of the building.

h. Installation, removal, or alteration of curbs, bollards, or wheelstops at the existing asphalt driveways on the east and south sides of the building.

i. Installation or removal of interior artwork on the gypsum wall and ceiling surfaces.

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

1. The CHPO may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of this ordinance according to the following procedure:

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

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

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

3. CHPO approval of alterations or significant changes to the features or characteristics of the Swedish Club that were designated by the Board for preservation is available for the following:

a. The installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or site.

b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c. Removal of trees more than 6 inches in diameter measured 4-1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

d. Installation, removal, or alteration of exterior building and site signage.

e. Installation of improvements for safety or accessibility compliance.

f. Installation, removal, or alteration of fire and life safety equipment.

g. Changes to exterior paint colors when painting a previously painted material.

h. Replacement of non-original windows and doors when located in original openings.

i. Change from obscure glass to clear glass, in north-facing clerestory window sashes, at the first floor offices in the northwest corner of the building.

j. Alterations to the designated interior features.

k. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

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

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

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

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

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Swedish Club that were designated by the Board for preservation:

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

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

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

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

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

Section 5. The Swedish Club is added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

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

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

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

_____

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

_____

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Neighborhoods	Erin Doherty/206-684-0380	Miguel Jimenez/206-684-5805

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:
AN ORDINANCE relating to historic preservation; imposing controls upon the Swedish Club, 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.

Summary and background of the Legislation:
The attached legislation acknowledges the designation of the Swedish Club as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Swedish Club to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Swedish Club was built in 1959. The property is located on the east slope of the Queen Anne neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to a portion of the site, the building exterior, and portion of the interior, but do not apply to any in–kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes __X__ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes __X__ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.

d. Does this legislation affect a piece of property?
Yes, see attached map.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?
This is a social club, home to regular communal gatherings and cultural events. Membership had originally been for people of Swedish heritage, later expanded more broadly to all Scandinavian countries, and now inclusive of members of many cultural backgrounds. This legislation does not have a negative impact on vulnerable or historically disadvantaged communities. A language access plan is not anticipated.

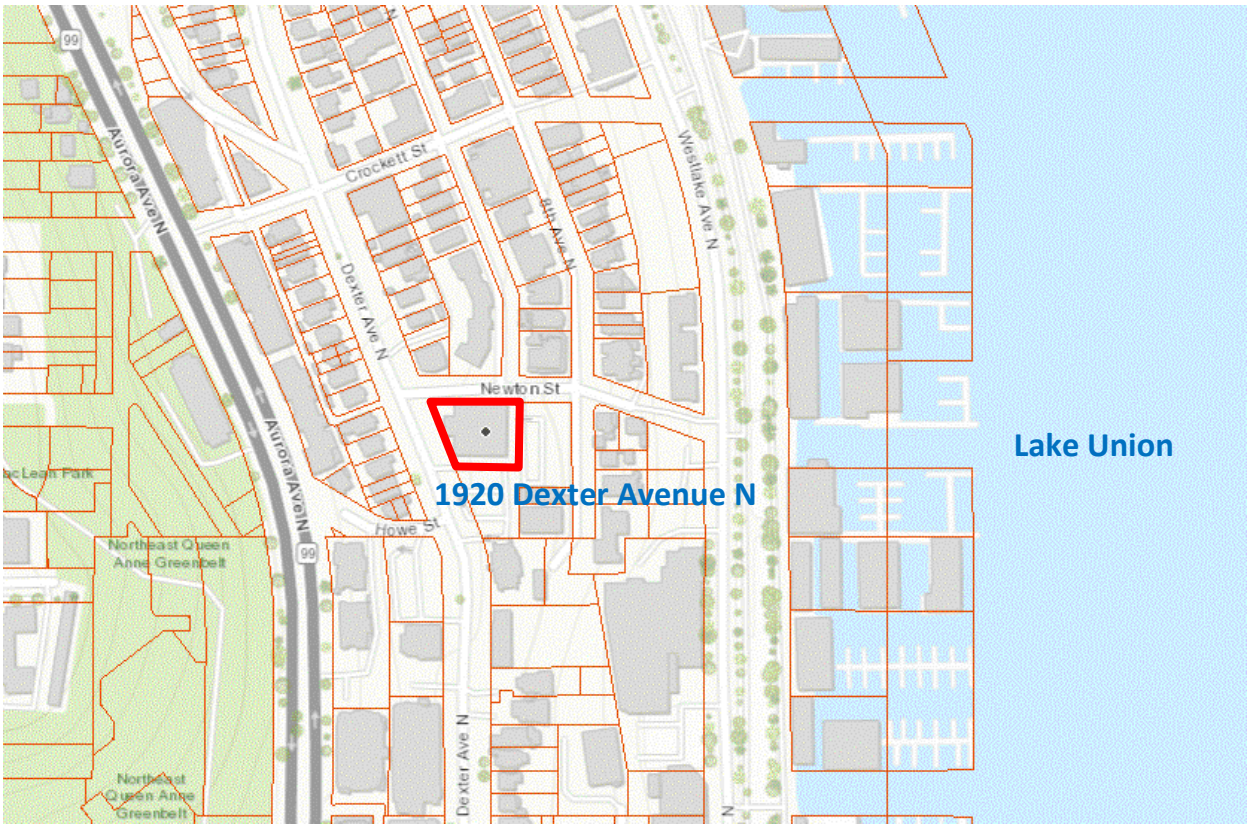
f. Climate Change Implications

1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
   This legislation supports the sustainable practice of preserving historic buildings and their embodied energy. Reuse and restoration of a building or structure reduces the consumption of new natural resources, and the carbon emissions associated with new construction. Preservation also avoids contributing to the ever-growing landfills.

2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
   Many historic buildings possess materials and craftsmanship that cannot be duplicated today. When properly maintained and improved, they will benefit future generations, and surpass the longevity of most of today's new construction. They can also support upgraded systems for better energy performance, and these investments typically support local or regional suppliers, and labor industries.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).
No new initiative or programmatic expansion.

List attachments/exhibits below:
Summary Exhibit A – Vicinity Map of Swedish Club



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 345/20

REPORT ON DESIGNATION

Name and Address of Property: **Swedish Club**
1920 Dexter Avenue North

Legal Description: LOTS 13 THROUGH 17, BLOCK 4, WESTLAKE BOULEVARD ADDITION TO THE CITY OF SEATTTLE, ACCODING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 69, RECORDS OF KING COUNTY,WASHINGTON; EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 17628 FOR WIDENING OF DEXTER AVENUE NORTH; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE UNDER RECORDING NO. 4994727, TOGETHER WITH THOSE PORTIONS OF VACATED ALLEYS IN SAID BLOCK FOUR WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

At the public meeting held on September 2, 2020 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Swedish Club at 1920 Dexter Avenue N as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

DESCRIPTION

Location & Neighborhood Character

The subject building is located at the southeastern corner of the intersection of Dexter Avenue N and Newton Street on the sloping hillside between Aurora Avenue N and the Lake Union shoreline adjacent to Westlake Avenue N. The surrounding neighborhood is a mixture of single-family homes and smaller, older apartment buildings dating from the 1920s to the present day. Recent zoning changes have allowed higher-density apartment and mixed-use developments south of the site along Dexter Avenue N, and along Westlake Avenue N.

Due to the change in slope and angle of Dexter Avenue N near the southern end of the subject building site, the southern and western façades of the building are highly visible from Dexter Avenue N, especially when traveling in the northern direction.

Building Site

The site is a 39,950-square foot (0.92 acre) irregularly-shaped tax parcel with the club building located at the site's northwestern corner adjacent to Dexter Avenue N and Newton Street. The site slopes steeply approximately 20 feet down from Dexter Avenue N to 8th Avenue N. An on-grade 25-car parking lot is located to the south of the building with its grade level equal to the lower floor. A reinforced concrete retaining wall approximately 14 feet high is situated on the western side of the parking lot. The parking lot is accessed by a concrete automobile ramp running down from Dexter Avenue N along the southern side of the building. There are two exits from this parking lot: a concrete automobile ramp runs up and westward along the southern edge of the property line, providing access to Dexter Avenue N, and another automobile ramp runs down approximately 10 feet and northward to Newton Street along the eastern side of the building. The site also includes a lower 31-car parking lot on the eastern portion of the site that is separated from the upper parking lot and the northern access ramp by a reinforced concrete retaining wall. This parking lot is accessed on its northern side by way of Newton Street and has a concrete stairway leading to the upper parking lot near its southwestern corner. An older converted single-family house and a 1960s-era apartment building are located on separate parcels in a "notch" to the south of the lower parking lot and adjacent to and east of the upper parking lot. The Swedish Club also owns another parcel to the west across Dexter Avenue N, which provides additional parking.

Landscaping is primarily located in a triangular entrance garden located on the western side of the subject building, formed by the angle of Dexter Avenue N. The garden has a wide concrete walkway leading from Dexter Avenue N to the main building entrance and entrance canopy located at the center of the western façade. To the north of the walkway is a landscaped area with a central three-tiered concrete fountain surrounded by various shrubs including rhododendrons, Oregon grape, Skimmias, oak leaf hydrangeas, small yews, and a Japanese maple. A mature Cyprus is located near the northwestern corner of the building and a large European birch tree is situated at the northwestern corner of the parcel. On the southern side of the walkway is another garden space featuring a mature cedar tree and a

large three-ton iron ore stone with a plaque, a gift by Granges Bergsbolaget in 1962. Landscape plantings include a laurel, a Fatsia japonica, a rhododendron, and numerous ferns and perennials.

Building Form, Structure, and Exterior Features

The subject building is a two-and-a-half-story steel-frame rectangular block measuring 80'-0" north-south with eight 10'-0" bays, and 90'-0" east-west with eight 15'-0" bays. The building is located on the northwestern portion of the site. The dramatically sloping site allows for a partial daylight lower floor with the main floor located a street level. The building enjoys sweeping views of Lake Union and the western side of Capitol Hill from the main and second floors. The main and second floors are composed of reinforced concrete slabs. The lower floor has a slab-on-grade foundation, and the flat roof has a structural steel deck carrying R-30 rigid insulation and a relatively new membrane coating. The main and second floor exterior of the building are clad in an architectural cement-plaster ("marblecrete"), while the lower floor (partial basement) is composed of exposed aggregate. The main and second floors have bands of original aluminum-sash glazing concentrated on the eastern portions of the northern and southern façades and the entire eastern façade. Reinforced concrete egress walkways project approximately 4'-10" from the main and upper floor of the building, wrapping around the building on the northern, eastern, and southern sides. The cantilevered concrete walkways and the cantilevered horizontal roof cornice support a twostory (originally continuous) sunscreen, or a brise soleil, composed of interlocking round aluminum molded sections.1 The screen was originally continuous, but the eastern upper portions of the screen on each floor have since been removed, down to guardrail height to allow unobstructed views. The height of the building from grade to the roof coping measures approximately 26'-0" on the western façade, while the height at the building's northeastern corner is approximately 50'-0" feet from grade to the roof coping.

All façades are primary.

The western façade faces Dexter Avenue N. Three centrally placed pairs of solid one-panel doors wooden doors access the main floor on grade. The entry is sheltered by a non-original projecting sheet metal canopy composed of three raised sections of interlocking metal panels supported by eight rectangular columns that extend up through the canopy to become flag poles. Each of the canopy's metal sections feature a five-point golden crown at the western opening; the central section has a non-original sign reading "THE SWEDISH CLUB." The northern portion of the façade, at ground level, has three plate-glass windows, while the southern portion is relatively blank painted concrete block, containing an egress door with upper transom light. A plaque serving as the building's cornerstone is located near the southern corner. The upper portion of the façade is blank painted stucco divided into three sections, with the central section painted blue, while the two outer sections are painted white. The building's architect presented the crown shaped metal and terrazzo door pulls as a memorial to his father.

The southern façade faces the upper and southern parking lot with the grade sloping down to the east to the lower floor level via an adjacent car ramp. The upper and main floors project outward to form the egress walkways mentioned above. These walkways terminate

near the central part of the façade, allowing egress stairways that lead down respectively to the main floor and lower floor grades. The floor extensions also support the sun screen. The eastern upper portions of the screen on each floor were removed at some time down to guardrail height to allow unobstructed views. A large non-original sign with three five-point crowns and the words spelling out "THE SWEDISH CLUB" is located near the secondfloor level on the western side of the screen. The inner building façade behind the sunscreen has eight spaced rectangular reinforced concrete pilasters, creating bays running the length of the building. The western portions of the upper floors are of painted stucco, while the eastern portion has aluminum-sash glazing between pilasters. Egress doors with upper transoms are located near the center of the façade and the westernmost portion of the upper floor projects fully outward to the sunscreen. The lower floor has exposed aggregate panels between the pilasters with two pairs of non-original entrance/egress doors located in the easternmost bay and the third bay from the east. A non-original raised planting bed is located between the entrance/egress doors.

The eastern façade faces Lake Union and the lower parking lot. As with the southern façade, the main and upper floors also have projecting floors forming walkways with the screens extending upward to guardrail height.2 The floors are fully glazed from floor level to the height of the ceiling. Nine concrete pilasters divide the glazing into eight bays. The lower floor also has eight bays; of these, the two outer bays on each side are filled with exposed aggregate panels, and the four inner bays are glazed with non-original full-height aluminum glazing. The lower floor rests on a blank painted one-and-a-half story concrete plinth, with a driveway sloping down from the southern parking lot to the Newton Street right-of-way.

The northern façade faces Newton Street. The façade is similar to the southern façade, with its eastern glazing and two egress stairways. The lower floor has a ramp leading from Newton Street to a pair of doors and a single doorway accessing the lower kitchen area. A small non-original storage shed is located adjacent to the sidewalk at the building's northwestern corner.

Building Plan & Interior Features

The subject building consists of three floors organized around a central interior court extending from the main floor to the building roof. The main floor is accessed by way of three pairs of centrally arranged doors on the building's western side. The entrance foyer has a floor covered with non-original ceramic tile. The foyer leads eastward to the central interior court. The interior court connects all the levels in the buildings, with two different stairs, one going up on the northern side and one going down on the southern side. All ancillary spaces—including office spaces and small kitchen on the north, meeting rooms on the east, and mechanical and restrooms on the south—are arranged around the interior court. The interior court and meeting rooms have non-original laminate flooring, with the exception of the small library in the southeastern corner, which has non-original carpeting.3 A large non-original crystal chandelier is suspended from the ceiling in the center of the court. Interior walls are generally painted plaster, and the ceilings have blown-on asbestos surfaces. The northern grand stairway leading up to the upper floor is suspended from the ceiling by steel rods and is composed of metal pans filled with terrazzo flooring. The stair has open risers and teak handrails.

The grand stairway on the northern side of the interior court provides access to the upper floor. The stair runs along a wall of exposed red brick and leads to a gallery overlooking and providing a visual array of the interior court. The gallery leads to the cocktail lounge on the southern side and a dining room on the northern side, both looking outward to the east to views of Capitol Hill and Lake Union. Both the lounge and the dining room have nonoriginal carpeted floors and a non-original acoustic fabric ceiling. Several non-original small crystal chandeliers are suspended from the dining room ceiling. A hallway leads westward to the stairs accessing the main floor, the restrooms and a mechanical room, and an elevator located near the building's southwestern corner. A large commercial kitchen is located on the building's northern side.

The lower floor, one story down from the entrance and main floor, is daylit on the eastern side due to the sloping grade. There is a large assembly room/auditorium on the eastern side and an adjacent, smaller assembly room on the west with a folding partition separating the two areas. The large assembly room has four large non-original glazed windows facing the east, a hardwood floor, and a non-original suspended ceiling. An entrance foyer is located on the southern side of the main assembly room, and a hallway to the west leads to the stairs accessing the main floor, the restrooms, a mechanical room, and an elevator are located near the building's southwestern corner. The hallway and the smaller assembly room have commercial vinyl flooring. A large commercial kitchen is located on the building's northern side.

A small basement is accessed from a stairway in the lower-floor kitchen. It contains mechanical equipment rooms and a small storage/workshop at the eastern end.

Building Alterations

Exterior

1. Removal of exterior aluminum screen units on eastern portion of southern and northern façades, ca. 1970
2. Removal of concrete walls and the installation of three large window units to eastern façade lower level auditorium, ca. 1975
3. Addition of fountain at northwestern corner of site, ca. 1970
4. Addition of entry canopy, 1971
5. Addition of sliding aluminum door on upper floor, eastern façade, 2014
6. Replacement of roof, 2015
7. Replacement of two pairs of entry/egress doors on lower level, southern side, 2017

Interior, Main Floor

1. Removal of wall in center eastern meeting room and addition of new wall to create a smaller southeastern meeting room (now library), ca. 1970
2. Addition of bookcases in southeastern meeting room, ca. 2010
3. Overlay existing vinyl/asbestos tile flooring with laminate plank flooring, ca. 1995
4. Reconfiguration of staff kitchenette, 2017

Interior, Upper Floor

1. Addition of serving station at kitchen entry, ca. 1970
2. Reconfiguration of bar area to include secure liquor storage, bar changes, and addition of doors on the western and eastern ends to enable bar security, ca. 1970
3. Alterations to restrooms to include accessible stalls, ca. 1980
4. Addition of a corridor to the former private dining room between the kitchen and elevator area to allow shortened pathway to exterior for caterer, ca. 1980
5. Addition of acoustic panel ceiling, 2014

Interior, Lower Floor

1. Reconfiguration of lobby to eliminate coatroom, ca. 1970
2. Elimination of chair storage in southern corridor and replacement with display cabinet, ca. 1970
3. Addition of small anteroom near auditorium northern exit, ca. 1970
4. Addition to storage area on western wall of small assembly area (Vasa Room), ca. 1980
5. Alterations to restrooms to include accessible stalls, ca. 1980
6. Replacement of non-original tiles floor in lobby and southern corridor with vinyl plank flooring, 2016

Recorded Building Permits

Date / Description of work / Permit number
1/29/1959 / Construct a building per plan / 472770
1960 / Complete work on 472770 / 481693
1961 / Complete work on 472770, 481693 / 487642
1961 / Install kitchen equip. on third floor - renewal / 492097
1962 / Erect and maintain 2 signs / 493434
1962 / Construct chair storage locker (first floor) / 495331
1963 / Install paneling on por. of first floor / 501789
1967 / Alter por. of lower level / 500901
1970 / Install sliding glass door on third floor / 536918
1971 / Construct entrance canopy / 540102
1971 / Const. partition & alt. por. third floor / 540536
1972 / Alter lower level of exist. bldg. / 545397

SIGNIFICANCE

Historic Neighborhood Context: Westlake/East Queen Anne Neighborhood

The immediate site area was located on the wooded eastern slope of what would later be called Queen Anne Hill overlooking Lake Union. The lake was called *meman hartshu* by the Duwamish people, who had a traditional summer camp on a meadow on Denny Hill near the

present Seattle Center.

In the early 1860s, a rudimentary north-south military road was constructed that connected Lake Union and the main settlement area on Elliott Bay. The route, originally known as Lake Avenue and eventually Dexter Avenue N, followed an old Duwamish trail that extended northward along the western side of the lake.

The first European American commercial use was David Denny's Western Mill, built at the southern end of Lake Union in the early 1880s. Luther H. Griffith constructed a streetcar line on wooden trestles along the western side of Lake Union in the 1880s. This line was built to stimulate development of Griffith's property in what would become Fremont. The areas west of the trestle were filled in, and a road paralleling the streetcar right-of-way, now known as Westlake Avenue N, was constructed sometime between 1907 and 1915.

From the 1890s through the early 1900s, the general area was predominantly residential, mainly composed of immigrant worker housing. By 1915, the southwestern corner of the lake had transitioned from a swimming beach to a landfill.6 The Cascade School (John Parkinson, destroyed 1955) was built in 1894 in the general south Lake Union area to serve the growing residential community including those houses being built along Dexter Avenue N. Several churches of various ethnic groups were also scattered throughout the greater neighborhood.

Around 1909, rail spurs were built along the southern and western sides of Lake Union, as well as a north-south spur along Terry Avenue, where in 1914 a freight depot was constructed at Thomas Street. These spur lines, the modernized Westlake route and the freight depot (and distribution center) attracted new enterprises to South Lake Union. New commercial and industrial ventures were connected with Northern Pacific Railway shipping routes and encouraged further development in the area. With the opening of the Lake Washington Ship Canal in 1917, additional piers and railway spurs were constructed.

A major landslide occurred along Dexter Avenue in 1911. The eastern slope of Queen Anne Hill had additional landslides in 1933, 1934, and 1955.

Advocates for municipal ownership of streetcar lines were able to place a $800,000 bond issue on the 1911 ballot. The issue passed, allowing the city to commence construction of their "Division A" line. The line originated at the intersection of Third Avenue and Pine Street, running to Clay Street, on to Fourth Avenue to Broad Street and then to Dexter Avenue. It ran north up the hill along Dexter Avenue and then down to Nickerson, where it passed closely by the Westlake/Freemont line that ran from Westlake Avenue across a bridge to Fremont. The line then ran west along Nickerson Street and through the early settlement of Ross to 13th Avenue and terminating near the southern end of the old 14th Street trestle over the eastern end of Salmon Bay. The total distance of the new line was approximately four miles, costing a little less than $400,000. The line was not particularly well-used, serving only a narrow band of residential properties along Dexter Avenue as well as the small private college that would become Seattle Pacific University. Skeptics quickly dubbed it "the line that began nowhere, ran nowhere, and ended nowhere."

The Aurora Speedway was constructed in the early 1930s, west of Dexter Avenue, with the

George Washington Memorial Bridge crossing high above the Lake Washington Ship Canal near Lake Union's northern end.

Between 1941 and 1942, the United States Navy built the Naval Reserve Armory (1942, William R. Grant with B. Marcus Priteca, City of Seattle Landmark) as an advanced training facility on the site of the Brace Hergert Mill (formerly the Denny Mill), using funds provided by the Works Progress Administration.

In the 1950s, most commercial activity within the neighborhood was concentrated along Westlake Avenue and the southern portion of Dexter Avenue N. The northern portion of Dexter Avenue N was mostly single-family residential, although a few apartment buildings had been constructed.

In the second half of the 20th Century, the area changed little until property values increased as result of major land acquisition stimulated by the northward expansion of the downtown commercial core and redevelopment of these properties by major developers, including Paul Allen's Vulcan Inc. A new streetcar line running down Westlake Avenue now connects the South Lake Union, Cascade, and Westlake neighborhoods with the Central Business District.

Cultural Context: Scandinavian Communities in Seattle

In 1900, Seattle was home to approximately 5,086 foreign-born Scandinavians, approximately 21 percent of the total foreign-born population in the city. By 1910, immigration had brought the number of foreign-born Scandinavians to approximately 19,046, about 31 percent of the foreign-born population. After this point, immigration from Norway, Sweden, and Denmark began leveling off, reaching a peak of 23,856 foreign-born in 1920, before declining.

During these early years Scandinavians established both fraternal organizations and churches where immigrants could find mutual support and continue cultural traditions. These organizations and churches originally consisted exclusively of immigrants of individual countries of origin. Later, as Scandinavian immigrants were successfully integrated into Seattle's general population, they used their wealth to reinforce their identities and cultural traditions.

In the mid-twentieth century the Scandinavian community came into its own, prosperitywise, and began to celebrate its identity. Churches and institutional buildings replaced their more provisional predecessors with structures that generally reflected more conservative Modernist design traditions. Church construction and expansion were especially marked during this time, albeit uneven in quality.

Organizations founded by Swedish, Norwegian and Danish immigrants and buildings constructed by these organizations are described below:

<u>Swedish</u>

The Swedish Club was founded in 1892, by Swedish immigrants who lived at the Stockholm

Hotel, located at First Avenue and Bell Street in the Belltown neighborhood. The hotel also housed the local Swedish newspaper, Svenska Pressen. One of the club's concerns was the health care of Swedes in the area, and when Svenska Lasarettet (Swedish Hospital) was organized in June 1908, nearly all the men signing the papers of incorporation were members of the club, including Dr. Nils A. Johanson, considered the hospital's founder. The hospital opened in 1910, in a leased building, moving to a new building on Summit and Columbia in 1912. The Swedish Gethsemane Lutheran congregation was formed in 1885, by Reverend Peter Carlson; in 1906 Swedish-born architect John Creutzer was commissioned to design their Swedish Tabernacle church. The Columbia Lutheran Home, founded by the predominantly Swedish Augustana Lutheran Church, was built in 1920 in the Phinney Ridge neighborhood.11 The Swedish Club became the center of Swedish cultural programs in Seattle into the 1960s, before membership began to decline in the 1990s.

Norwegian

The Norwegian community, Seattle's largest Scandinavian immigrant group, followed suit when the Sons of Norway commissioned Norwegian-born architect E. Sonnichsen to design Norway Hall (now a City of Seattle Landmark) in the Cascade neighborhood. At the time, this neighborhood was home to a significant number of Norwegian immigrants, second only to Ballard. The Norwegian Hospital Association was founded in 1913, and a hospital was established in 1923. Although the hospital closed in 1926, the association would continue to support the Norwegian community. One of the many early churches linked to the Norwegian community is the Immanuel Lutheran Church (Vernon Watson, 1912, City of Seattle Landmark, NHR), also built in the Cascade neighborhoods.

Norway Center Inc., a group of fraternal organizations, originally commissioned Edward K. Mahlum to design the Norway Center (demolished) in 1949 and owned and operated the building until 1983. Norway Center Inc. consisted of four groups: Sons of Norway Leif Erickson Lodge no. 1; Knute Rockne Lodge no. 12; Daughters of Norway, Valkrein Lodge no. 1; and the Norwegian Male Chorus. The Norway Center incorporated an auditorium, several large meeting rooms, and a restaurant open to the general public. Norway Center Inc. sold the building in 1983, after finding that it no longer met their needs.

Mahlum was active in the Norwegian community, helping to spearhead fund raising for and then designing the Norse Home in the Phinney Ridge neighborhood, which opened in 1957.

Danish

In 1908, the Danish Brotherhood Society commissioned architect Victor Voorhees to design Washington Hall in Seattle's Central District. Washington Hall served as a venue for cultural events, and provided housing for single male Danish immigrants. The building is now owned by Historic Seattle Preservation and Development Authority and is a designated City of Seattle Landmark.

Nordic Museum

The Seattle Scandinavian community as a whole has supported the Nordic Museum, which

since 1980 has interpreted the cultural traditions of all Scandinavian countries including Norway, Sweden, Denmark, Iceland, and Finland. The museum has recently opened a large state-of-the-art museum building in the Ballard neighborhood.

Fraternal and Social Support Organizations

Although the Swedish Club was primarily a men's social club, it shared characteristics of more general fraternal organizations, such as reinforcing ethnic and cultural identities, while lending a helping hand to fellow members by preferential hiring and mutual aid. While the Sons of Norway, the Vasa Order, and other Scandinavian organizations were clearly more focused on both social and charitable activities, Seattle's Swedish community's main charitable effort was the founding of Swedish Hospital and support of other charitable organizations including the Millionaire Club.

Fraternal organizations (such as Ancient Order of United Workmen, Knights of Pythias, Masons, IOOF, Eagles, Sons of Norway, etc.) in the United States were generally groups of people with shared common bonds of religion, ethnicity, gender, occupation or shared values, which formed to assist members through a mutual aid affiliation. Although the majority of these organization consisted of European immigrants, other organization were also formed for Asian- and African American communities. The Chinese community had *tongs*, which evolved into benevolent organizations including the Chinese Consolidated Benevolent Association. African Americans tended to be members of fraternal lodges that were offshoots of corresponding white organizations such as the Masons, the Odd Fellows, and the Knights of Pythias due to racial discrimination.

As many immigrants lacked the support provided by family and friends found in their home countries, formal organizations developed to fill this need in their adopted communities in the United States. The turn of the twentieth century saw a proliferation of fraternal orders, which were able to provide additional benefits such as funeral expenses, health plans, and educational and dependent support to their members. Members receiving such benefits also committed to supporting their local community.

Most fraternal organizations were originally made up of groups of white men; most growth in fraternal membership occurred in the first half of the twentieth century; and these grouped gradually began to include women and minority populations. The federal Social Security Act of 1935 included unemployment insurance, old-age assistance, aid to dependent children and grants to the states to provide various forms of medical care, traditionally primary benefits of fraternal membership. The development of nationwide Social Security—along with the time commitment problems of dual-income families, single parenthood, and the increased kinds of activities available to younger adults and their children—has resulted in the general decline of fraternal membership. At least one social organization, the Modern Woodmen of America, adapted to the changes by evolving into an insurance company.

Building Owner and Building Construction: Swedish Club

The idea of a social club for Swedish immigrants living in Seattle originated in 1892 at the Stockholm Hotel, which was owned by Swedish Honorary Consul Andrew Chilborg (1845-

1835), at the southeastern corner of First Avenue and Blanchard Street. At that time the northern part of the city housed many immigrant populations, mostly northern Europeans. In the 1890s, the Stockholm Hotel provided not only housing accommodations for young male Swedish Immigrants, but also a restaurant and an office for Svenska Pressen, Seattle's Swedish-language newspaper. Young Swedish men would lounge in the afternoons and weekends under an old Madrona tree next to the hotel to read the paper, chat, and watch women parading by on their way to town or back. At that time there were few places where young single men could meet young women, so they came up with the idea of forming a club where they could socialize.

In August 1892, 30 young men met at the new Masonic Temple at Pike Street and Second Avenue. There was a general agreement that a social club for Swedes was needed, and committees were formed to start the club. There was, however, disagreement concerning membership. Originally, most attendees thought it should be open to both sexes, while a contingent headed by Otto Roseleaf (1861-1950) wanted a club for men only. At the second meeting, Roseleaf prevailed, and the club did not admit women as full members until 1989.15 In less than a year the club had grown exponentially, and the idea of a social club to meet young women was soon expanded to include families. Women were welcome to come to social events, but meetings were exclusively for men. Initially the club rented rooms at the Carpenter's Union Hall, and for a time at a small apartment at Seventh Avenue and Columbia Street, but by summer of 1893, the club was located in the basement of the first Ranke Building at Pike Street and Fifth Avenue.

Over the years the Swedish Club sponsored many traditional Swedish events including midsommarfesten, the summer festival, and hosted choral and stage performances.

Discussions concerning the club building its own clubhouse began in 1901. Nels B. Nelson (1857-1907), one of the founders of the Frederick & Nelson department store chain and member of the club, had purchased a double lot on the corner of Eight Avenue and Olive Street (now the Hyatt Hotel) for $6,000 and sold the mid-block lot to the club for $3,000. Nelson allowed the club generous terms to pay off the debt as it could.

Club member and contractor, Otto Roseleaf, prepared the construction drawings for the Swedish Club's first building and constructed the modest wood-frame clubhouse that opened in 1902. The clubhouse was built for $5,000 and financed through the sale of bonds and a modest fund in the treasury. Roseleaf was later the contractor for the first Swedish Hospital.

In 1909, the City of Seattle regraded Eighth Avenue 20 feet lower than previously, leaving the main building entrance accessible only through crude wooden stairs. Recognizing the necessity of renovating the building and the opportunity to improve the facility for the 1909 Alaska-Yukon-Pacific Exposition, the club excavated the basement, made additions on both sides and renovated the interior and the exterior. The building also received a brick façade and new windows. The building appeared to members as much more Swedish, "with stepped gables and bold, striped rustication." After the renovation, the building contained a large hall with a stage, a smaller hall, bar, dining and conference rooms, kitchen, offices and staff apartment. The club financed the $18,000 renovation by taking on a 30-year mortgage,

paid off in 1940.

After World War II, progressive members of the club began considering constructing a new, larger club building. Club president Andy Berglund had high aspirations and coined a slogan—"Membership of 1000 and a new building"—initiating a campaign to realize his vision. The campaign increased the number of members from 150 to 500. The club also explored purchasing property on the northeastern corner of Eight Avenue and University Street (now Freeway Park), but members deemed it too expensive.

In August 1951, the club's leadership invited other Swedish organizations and societies in Seattle to participate in their discussions about forming a joint building association to build a new building, After September 1951, the Swedish Club's building committee started working jointly with other organizations. Two lots at Second Avenue and Broad Street were bought in February 1952.

Seattle architect Oliver William Olson (1914-1993), who was both a member of the Swedish Club and a part of the building committee, provided the club with "temporary drawings to serve as a basic instrument for the final blueprint," as well as initial estimates. Olson appears to have then been in a partnership (1947-1951) with Bjarne Olsen, with offices on Market Street. Oliver Olson's sketches show a two-story building with a basement. The first floor measured 108'-0" by 160'-0" with 12-foot ceilings, and included a clubroom, stage, kitchen, office, and auditorium. The second floor was the same size, included a restaurant, more offices, and an auditorium with balcony. The expected cost for project was approximately $527,000.

In 1953, the club announced that the architectural partnership of Miller & Ahlson had been chosen as the architects for the new Swedish Club building. Miller & Ahlson was a partnership between Frederick Theodore Ahlson (1905-1996), and Charles Taylor Miller, which lasted from 1946 to 1962.

Miller and Ahlson based their design on Olson's initial work and at the Swedish Club board meeting in September 1953, they showed their initial sketches for the property at Second Avenue and Broad Street. Their proposed building design had a footprint of 160'-0" x 180'-0", significantly larger than the design Olson earlier proposed, and included an auditorium, lodge hall, committee rooms, a restaurant, stores and office space.

In 1954, a cooperative joint venture between the Swedish Club and the other organizations was officially formed under the name "Swedish Community Building Association." These other groups included two auxiliary organizations: the Svea Male Choir and the Ladies Auxiliary; Lodge 101, Order of Runeberg; Klippan Lodge 228, Order of Vasa; Seattle Lodge 61, Scandinavian Fraternity of America; Skold Lodge 98, Independent Order of the Vikings; Alfreda Lodge 55, Independent Ladies of Vikings; and the Swedish Businessmen's Club. To raise money for the new building, the association arranged a series of activities and fundraisers. On the Swedish Day celebration in 1955, previous club president Berglund spoke about the new building. The annual Swedish Day picnic in 1956 generated a net profit of $2,150, and all the money went to the building fund. In June the same year, the Swedish Community Building Association sent a letter to Miller & Ahlson saying that they approved

the preliminary plans with only some minor suggestions.

Financing a joint venture proved more difficult than originally anticipated. The total cost of the lots and construction of the building were anticipated to cost $900,000. After repeated attempts the Swedish Community Building Association dissolved and the board of directors of the Swedish Club decided to move forward on a smaller-scale building without partners. The money the different parties had contributed to the association was then returned. However, the Swedish Club still owned the two lots at Second Avenue and Broad Street. The club considered the site too valuable for the smaller building they now envisioned, so they sold the lots in early 1957 for a profit. A few weeks after the sale of the old property, the club was offered a new site at 1920 Dexter Avenue N by one of the members and moved to purchase it. The old club building at Eighth Avenue was later sold and demolished and served as a parking lot for several years.

The new property was less expensive and also had the advantage of adequate space for parking and a great view over Lake Union. The club now engaged architects Steinhart, Theriault & Anderson to design their new building. Einar V. Anderson, a member of the Swedish Club, was the firm principal in charge of the design, signing all the original drawings. The resulting design was inspired by Minoru Yamasaki's Reynolds Aluminum Building (1959) in Southfield, Michigan, sharing the same exterior aluminum sunscreen composed of interlocking aluminum rings developed by the Reynolds Aluminum Company

The groundbreaking ceremony was held on November 28, 1959. Speakers included Senator building committee chairman Roy Lundberg, and Ivar Cederwall, the club's master of ceremonies. Generally, the speakers anticipated that the new building would be greatly appreciated and envisioned its use by visitors of the coming Century 21 Exposition (World's Fair).

The construction process took longer than expected due to rainy weather, and the cornerstone was laid in October 1960. A small copper box was inserted into the cornerstone, containing the book *Svenska Klubbens Historia* by club manager John Nordeen, some newspapers, photographs, a few Swedish coins, and a list of donors.

The new Swedish Club building officially opened in April 1961, featuring a central atrium and an upper-floor restaurant. Final cost for the building was around $500,000, which came wholly from the organization's own funds, sale of bonds to members and others, and from donations. Members also did all the painting work and installed the exterior aluminum sunscreen.

With the new facility, membership rose from around 500 in 1961, to nearly 5,000 in the 1970s.

As the organization approached 100 years of age in the 1990s, however, it was forced to curtail some operations and begin a long period of deferred maintenance decisions. The once-popular restaurant was closed and rented to an outside caterer for additional income. A corridor was inserted into the club's private dining room/board room to allow the catering business direct access to the elevator, with the caterer using the southern auditorium

entrance for loading rather than the original northern loading area. The main offices near the entrance were also rented to a related organization, and the building was marketed to individuals and organizations with no cultural connections to the club. Non-members were also allowed access to the facility's meeting rooms and auditorium on a rental basis and were invited to enjoy the club's bar area for a small fee. Although these actions allowed the club to barely survive financially, cumulatively they have weakened the sense of community. In spite of concerted efforts to revive the Swedish Club, by 2005 the organization had reached an impasse. Without clear direction or purpose, other than continuing the monthly popular Swedish Pancake Breakfast offering, membership had dwindled to around 550 members who paid annual dues of $85 for minimal benefits. Discussions were held with the Nordic Heritage Museum with the idea of either purchasing the club's property on Dexter Avenue N for their own use, or selling the property to help finance their own capital campaign. At the same time, developers approached the club with an initial proposal to purchase the property, and dissolution of the club seemed imminent. Many, including the club's executive director and several of the board members, thought its failure and liquidation of the club's assets was inevitable.

Several club members—including Karl Larsson, Brandon Benson, and Kristine Leander—rejected this premature death certificate and in fall of 2005, began meeting every other Saturday morning in order to preserve and create a future for the club.

In 2008 Leander was hired to market the club and help implement the new plans. Several years later, the long-time executive director left and two interim executive directors were hired to lead the organization until plans were solidified for the future. However, each executive director left after a few months. Additionally, a number of decisions had been made that resulted in a large debt. Leander offered to take over the position as executive director and was hired by the Board of Directors in March 2011.

Today, the Swedish Club's membership appears to be stable, with approximately 1,100 members. The club publishes a monthly newsletter and has an active website describing events. The Club's Swedish Pancake Breakfast has become a Seattle community tradition, usually serving approximately 400 people the first Sunday of every month. The club facilities are currently used by many smaller Scandinavian and non-Scandinavian organizations and clubs, and also operates as an entertainment and event venue.

Historic Architectural Context: International Style

The Swedish Club building at 1920 Denny can be classified stylistically—by its massing, scale, and use of an exterior brise soleil—as being in the Modern/International Style, expressive of the New Formalism, and classified by its materials as loosely derived from contemporary Northern European precedents.

The Modern movement originated in Europe after World War I with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by Continental architects, as well as American modernist pioneers including Frank

Lloyd Wright. By the 1920s, these experimentations produced two distinct branches of modern architecture: the steel and glass classicism, "International Style," of the Bauhaus architects Walter Gropius and Mies van der Rohe, and béton brut, usually attributed to Charles Edouard Jeanneret (Le Corbusier), and the "New Brutalism."

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After immigrating to the United States, Mies created a number of buildings that became icons of the International Style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the "frame rectangle."32 Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism "Less is more."

Concurrently, in Scandinavia, architects were influenced by what was happening elsewhere in Europe and adapted the functionalism of the Modern Movement but blended in national traditions. Finnish architect Alvar Aalto was working at the same time in a similar environment. Although his use of wood and masonry was in keeping with the idea of honesty of materials, his ideals of relating the organic relationship between humans, nature and buildings were evident in the sculptural, natural shapes of his projects. Important differences between the architecture of Mies van der Rohe and Le Corbusier included the Scandinavian reliance on simple materials and moderation, as well as the inclusion of national traditions and historical material that resulted in a straightforward, understandable construction. Architect Ove Bang, whose designs melded a combination of Norwegian traditional forms with the emerging Modern style, spearheaded regional functionalism in Norway. Arne Korsmo and Knut Knutsen were other influential architects carrying the ideals of simple solutions using honest materials and the idea that buildings should be modest and subordinate to their surroundings.

Architects in Europe and the Americas also experimented with sunscreens, or bris soleil, on buildings, primarily after World War II through the 1960s. Sunscreens could reduce glare and internal cooling loads. Lucio Costa's and Oscar Niemeyer's Ministry of Education and Health building in Rio de Janeiro exemplifies these efforts.

Architectural design in the Pacific Northwest also went through a radical transformation during the 1940s and 1950s. The progressive enthusiasm of the war years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism—first Art Deco style and eventually the International Style. In 1944 in Portland, Oregon, Pietro Belluschi designed the Equitable Building, the first curtain wall building in the United States. In Seattle, J. Lister Holmes (1891-1986), George Stoddard (1896-1967), William Bain (1896-1985), and Paul Thiry (1904-1993) were among the local architects who successfully made that mid-career leap and were rewarded with major Modernist commissions during the immediate post-war period. Other slightly younger architects, including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006), emerged from their apprenticeships immediately embracing a new Northwest Modernism. Additionally, a new generation of architects was emerging from architectural schools, including the University of Washington,

where traditionalist professors were being challenged by early Modernists, including Lionel "Spike" Pries (1897-1968).

Building Architect: Steinhart, Theriault & Anderson

The Seattle architectural firm of Steinhart, Theriault & Anderson designed the Swedish Club building at 1920 Dexter Avenue N in 1959.

The firm's senior partner, Arden Croco Steinhart (1906-1994), was born on November 21, 1906 in Bucoda, Washington. He earned his architectural degree at the University of Washington in 1929. Between 1930 and 1939 he worked as a lathe foreman in a local lumber mill where his father was a superintendent. Between 1937 and 1942, Steinhart worked as a draftsman for William Jones and Roy Chester Stanley (1886-1956) at the Seattle architectural firm of Jones & Stanley. He served in the military between 1942 and 1946, before returning to work for Jones & Stanley. In 1951, Steinhart became a third partner in the firm, now known as Jones, Stanley & Steinhart, Architects

Robert Dennis Theriault (1922-2005) joined Steinhart & Stanley in 1953 (Jones had retired the previous year), forming the partnership of Steinhart, Stanley & Theriault. Theriault was born in Tacoma on May 28, 1922 and attended McCarver Common School, graduating from Stadium High School. He enlisted in the military and serving as a First Lieutenant navigator/bombardier in the Army Air Force in the Pacific during World War II, receiving the Distinguished Flying Cross. In 1945 his family moved to Seattle so that he could attend the University of Washington on the GI Bill. Theriault received his degree in Architecture in June 1950. Theriault was then employed by engineer E.G. Putnam, and by architect Alfred F. Simpson, as an architectural and structural designer, drafter, renderer, and in 1950-1952 as a job supervisor.

Einar V. Anderson (1925-1970) became the fourth partner in 1955. Stanley left the firm in 1959. Anderson was the partner who primarily was responsible for the design of the Swedish Club and signed all the construction documents.

Einar Vincent Anderson was born in Seattle on January 22, 1925, the third son of Swedish immigrants Emil W. and Hannah B. (Arvidsson) Anderson. Einar grew up in Seattle's Wallingford neighborhood, and graduated in 1942 from Lincoln High School. At that time he was considered a talented illustrator and cartoonist, expressing an interest in becoming a commercial artist. He enlisted in the United States Army in 1943, serving in the Aleutian Islands, among other posts. After he was discharged in 1946, he enrolled in the University of Washington, graduating in 1951 with a Bachelor of Architecture (Tau Sigma Delta). He served as a lieutenant in the Army during the Korean War between 1951 and 1952. He was a second-generation Swede and also a member of the Swedish Club. He died prematurely at age 45 in 1970.

After Anderson's death, the firm was reorganized as Steinhart, Theriault & Associates. In 1985 the firm added a new partner, John Courage, under the name of Steinhart Theriault & Courage.

Steinhart, Theriault & Anderson designed a number of projects in the Seattle area in the 1950s and 1960s. The firm specialized in low-scale buildings in the Northwest Modern style. These included public schools in Highline, Mercer Island, Burien, and Shoreline that dated from 1953 to 1962, a small West Seattle dental office, banks in Burien and Kent in the 1960s, and at least five churches in the Seattle area. The firm's most notable designs were their own architectural office building (1958-1959, 1264 Eastlake Avenue E), the Swedish Club (1959-1960, 1920 Dexter Avenue N), Normandy Park Community Center in Normandy Park Cove Building (1960, Normandy Park), and Saint Paul's Episcopal Church in Lower Queen Anne (1962).
Known constructed buildings by Steinhart, Theriault & Anderson, as individuals or as a firm, include the following buildings by type:

Schools

Sylvester Junior High, Highline School District (1953, Highline)
Highline High School (1957, Highline)
Island Park School (1958, Mercer Island)
Northeast Senior High School complex (1959, 24th Avenue S & S 152nd Street, Burien)
Aldercrest Elementary School (1960, 2800 NE 200th Street, Shoreline)
Pacific Junior High School (1961, 22705 24th Avenue S, Burien)
East Highline High School (1962, 225 S 152nd Street, Highline)
Kellogg Middle School (1962-1986, 16045 25th Avenue NE, Shoreline)
Tyee High School (1964, SeaTac)
Benson Hill Elementary School (1970, Renton)
Shoreline Community College (1964-1966, various buildings, Shoreline)

Commercial and Public Projects

Rainier Golf and Country Club Addition (1958, 11133 Des Moines Memorial Drive, Des Moines)
The Swedish Club, (1959, 1920 Dexter Avenue N, Seattle)
Portable Seattle First National Bank (1959, Seattle)
Normandy Park Community Center (1960, Normandy Park)
West Seattle Dental (1962, Seattle)
400 Building (1965, 400 SW 152nd Street, Burien)
Western Federal Savings Banks, (1965 and 1966, Burien and Kent)
Broadview Library (1967, 12755 Greenwood Avenue N, Seattle)
Surfline Motel (ca. 1960, Ocean Shores)
400 Shopping Arcades Building (1965, Burien)

Residential Projects

Marius Anderson Home (ca. 1957, Issaquah)
Theriault Residence (1958, 18585 Marine View Drive SW)
Residence at 18610 Marine View Drive SW (Normandy Park)
Bowmont Terrace and Sierra Homes development (ca. 1959, S 170th Street & Seattle-Tacoma Highway)

Skylark Apartments (1960, 126 SW 155th Street, Burien)
Harriet Manor Apartments (1966, 1304 E Harrison Street, Seattle)
Rosamond Carlton House (1970, Three Tree Point, Burien)

Religious Buildings

Broadview Lutheran Memorial Church (1956, 13047 Greenwood Avenue N)
Addition to 13th Church of Christ, Scientist (ca. 1959, 3500 NE 125th Street, Seattle)
United Presbyterian Church (1962, Edmonds)
Addition to Swedish Baptist Church (1962, 4600 Sunnyside Avenue NE, Seattle)
Calvary Lutheran Church (1963, 7002 23rd Avenue NW, Seattle)
John Knox Presbyterian Church (ca. 1965, Normandy Park)
St. Paul's Episcopal Church (1966, 15 Roy Street, Seattle)
Glendale Evangelical Lutheran Church (1967, 13455 Second Avenue, Burien)

Building Contractor: Oscar Turnquist Construction Company

Oscar Turnquist (1892-1992) was president of the Swedish Club in 1958 when his firm won the construction contract for the Swedish Club building at 1920 Dexter Avenue N. Turnquist was born in Seattle on March 27, 1892, in Grasmark, Sweden. He came to the United States in 1912. Turnquist found work in Seattle delivering milk, driving a jitney and laying streetcar tracks. He found his niche in 1917 when he began working as a carpenter. He served in the Army in France and Germany during World War I. He later became a general contractor and between 1930 and 1965 his firm constructed schools, churches, and commercial structures all over Western Washington, including the Swedish Club on Dexter Avenue N and the Fauntleroy Community Church in West Seattle.

Turnquist joined the Swedish Club in 1929 and served terms as trustee and president. He sang with the Svea Male Chorus for 52 years and was a longtime member and former chairman of Frihet Lodge, Order of Vasa.

Turnquist passed away on September 10, 1992, in Seattle.

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The features of the Landmark to be preserved include*:* *the site defined by lots 13-17 together with the vacated alleys to the south and east; the exterior of the building; and a portion of the interior including the 2-story lobby, open stair, and landing/hallway at the top.*

Issued: September 10, 2020

Sarah Sodt
City Historic Preservation Officer

Cc: Kristine Leander, Swedish Club
Jessica Clawson, McCullough Hill Leary PS
Susan Boyle, BOLA Architecture + Planning
Larry Johnson
Jordan Kiel, Chair, LPB
Nathan Torgelson, SDCI
Katrina Nygaard, SDCI
Ken Mar, SDCI

Swedish Club, 1920 Dexter Avenue N, 2018

Swedish Club, 1920 Dexter Avenue N, 1959

Landmark Designation

HISTORIC PRESERVATION

March 24, 2021

Department of Neighborhoods

City of Seattle

Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or

b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or

c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or

Designation Standards, cont.

d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or

e) It is an outstanding work of a designer or builder; or

f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

Swedish Club

1920 Dexter Avenue N

Designation: September 2, 2020

Standard: C, D and F

Controlled features:

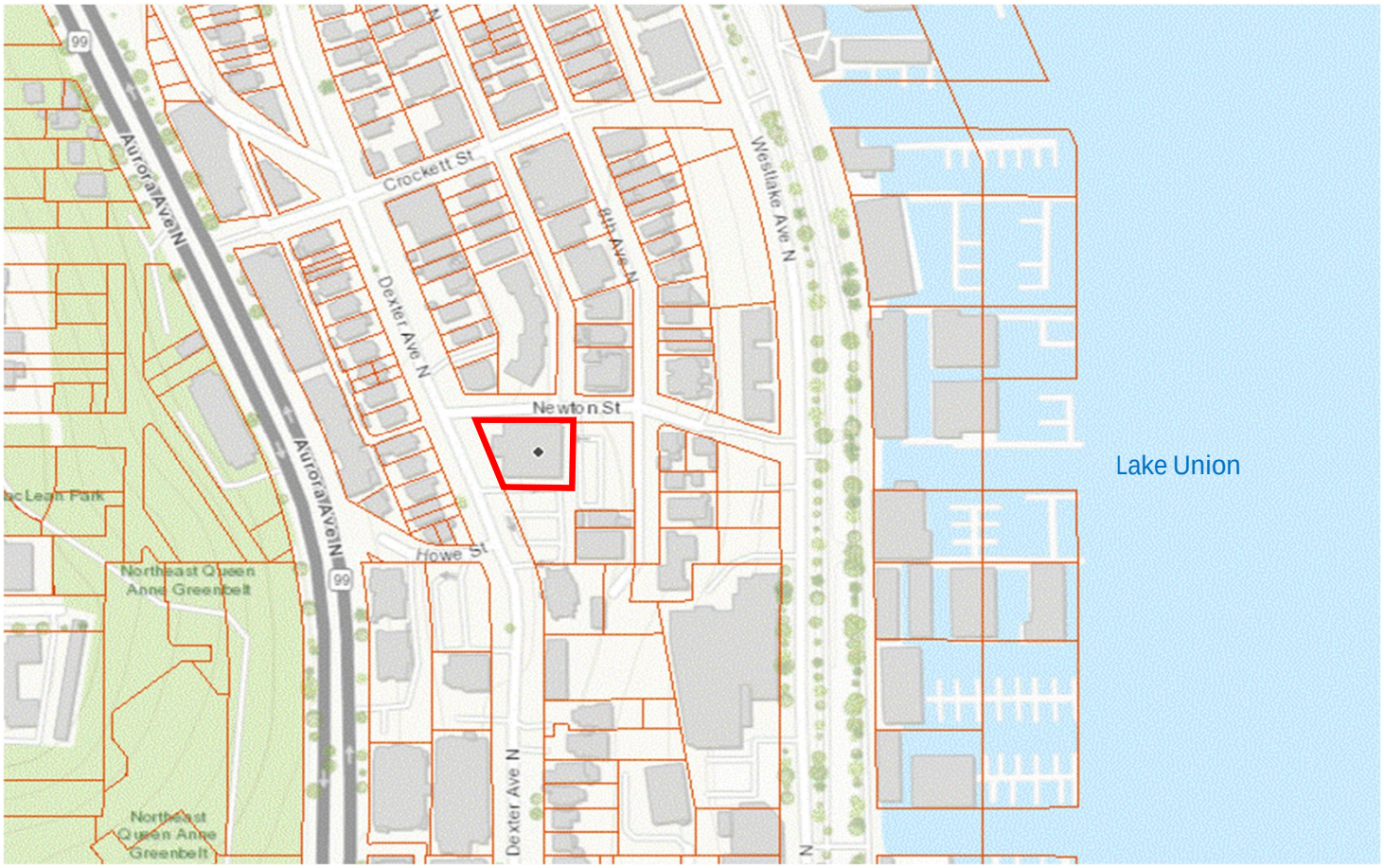
- a portion of the site
- the building exterior
- a portion of the interior

Date Built: 1959

Architect: Steinhart, Theriault & Anderson

Contemporary photo, 2018

Historic photo, 1959


Aurora Ave N
99
Crockett St
Dexter Ave N
8th Ave N
Westlake Ave N
Newton St
Lake Union
Howe St
Northeast Queen Anne Greenbelt
Dexter Ave N

Legislation Text

File #: Inf 1775, **Version:** 1

Seattle Department of Construction and Inspections (SDCI) and Office of Sustainability and Environment (OSE) Quarterly Tree Report

Seattle Department of Construction & Inspections

Date:	March 18, 2021
To:	Councilmember Dan Strauss, Chair, Land Use and Neighborhoods Committee
From:	Nathan Torgelson, SDCI Director; and Michelle Caulfield, OSE Acting Director
Subject:	Tree Protections Update – 1Q 2021 Report

The City Council adopted Resolution 31902 on September 16, 2019, directing SDCI and OSE staff to explore strategies to protect existing trees, increase Seattle's tree canopy cover, and balance City goals to support future growth and density as provided in the City's Comprehensive Plan. The resolution also directs SDCI and OSE to provide quarterly reports to the Chair of the Land Use and Neighborhoods (LUN) Committee on progress made. SDCI and OSE delivered the 1Q report to the LUN Committee on February 12, 2020 to share the project scope. The 2Q and 3Q reports were respectively delivered remotely on July 22 and November 25 to share progress made, next steps, and actions accomplished to date, including the status of the 2020 Urban Forestry Management Plan Update and the proposed draft . This is the 1Q 2021 report which summarizes all the work accomplished over the past few months, including work underway and anticipated next steps to further tree protections on private property.

Progress Made on the Urban Forest Management Plan update (UFMP)

We shared a draft UFMP for public review from October to December 2020 and received 178 public comments: 165 responses to the online comment form and 13 direct emails from residents and organizations including Seattle Green Spaces Coalition, Green Cities, TreePAC, Laurelhurst Community Club, and University of Washington. All of the public comments have been posted online for transparency.

After reviewing the public input in detail, our interdepartmental Urban Forestry team of City staff produced a summary of comments and provided initial recommendations on how to incorporate public input into the plan. It is important to note that the majority of comments were related to the current tree regulations, which were shared with the SDCI team leading that work.

Next steps for the UFMP:

1. The team's recommendations are being reviewed internally.
2. The team will produce the SEPA Checklist for SDCI to issue a Determination.
3. The team is expecting to present the plan to Council in the spring.
4. We envision the UFMP, once finalized, to be a web-based document. In addition, the 8-page Executive Summary will be printed and translated into Amharic, Cantonese, Khmer, Korean, Mandarin, Oromo, Spanish, Somali, Tigrinya, and Vietnamese.

Progress Made on Tree Protection Updates

SDCI, OSE, and other partners continue to work to improve tree protections, including:

- *Improved enforcement:* We continue to have enforcement success and have levied penalties in a range from $10,000 to $99,000. This includes illegal tree removal under the triple penalty provision.
- *Lidar Project Award:* The City has successfully obtained funding from the US Department of Interior to acquire Lidar data. This data will be used for a canopy cover assessment that will allow us to analyze canopy cover change over time, using our 2016 data as a baseline.
- *Collaboration with the Urban Forestry Commission (UFC)*: SDCI and OSE held five deliberative sessions with the UFC over the past 14 months. The most recent session was held on January 22, 2021 in which SDCI and OSE staff shared considerations to the proposed draft Director's Rule 13-2020. These sessions have provided an opportunity for staff to benefit from the expertise of the Commissioners

and to collaborate on technical issues. Staff has also attended UFC meetings, most recently on February 10, to keep the UFC up to date with the tree protections update. At that meeting, staff answered questions about the status of the proposed draft Director's Rule.

- *Updates to Director's Rule for Exceptional Trees:* SDCI is in the process of responding to the feedback on the proposed draft Director's Rule. We hope to have more to share about the draft Rule soon.

Work Underway

Public Outreach on Tree Ordinance

SDCI and OSE have developed a community engagement plan that will prioritize culturally and linguistically appropriate engagement with residents of low-income and low-canopy neighborhoods. This effort will include, but is not limited to, homeowners, renters, builders, neighborhood groups, environmental organizations, and climate and environmental justice organizations (with a focus on BIPOC communities). The team is in the process of engaging a consultant to implement a citywide survey to measure residents' attitudes regarding the existing tree codes as well as to facilitate public input through focus groups. On a parallel track, the team is seeking to work with the Department of Neighborhoods' Community Liaisons to seek feedback and engage BIPOC communities to gather input about the tree protections update and to identify potential impacts and mitigation strategies for these communities.

Outreach and engagement will take place from March through June 2021. SDCI and OSE will document community input, which will be considered as part of the tree protections update. Throughout this process, City staff will seek to better understand stakeholders' perspectives and keep them engaged in the process based on their interest level.

Updated Education and Information

SDCI hosted two virtual home fairs, on January 30 and February 6, and over 600 people signed up for the events. The programming included information posted on SDCI's webpage about tree regulations, the permitting process, and code compliance. The January 30th Home Fair also included a presentation on tree regulations, follow by a question and answer session. In addition, staff is preparing a letter to tree service providers about tree regulations to provide updated information about the current regulations and best practices to help inform how to do tree work in Seattle.

Council Requested - Tracking Tree Removal and Replacement

SDCI GIS analysts continue to capture tree-related information from approved permit applications in the development review pipeline. This new, improved data set will help SDCI and OSE determine tree canopy coverage on properties that have undergone development, which will help us monitor canopy coverage over time and inform future policy and code development.

Racial Equity Analysis

SDCI and OSE are evaluating the strategies identified in Resolution 31902 through a racial equity lens. Feedback received from BIPOC communities during public engagement will be used to help shape recommendations for upcoming legislation.

Future Work

SDCI and OSE anticipate that we will be ready to present recommendations to the Mayor and then Council after the public outreach phase is completed in June.

Copy: Aly Pennucci and Yolanda Ho, City Council Central Staff

Tree Protections Update

Photo by John Skelton

Seattle Department of Construction & Inspections

Seattle Office of Sustainability & Environment

Land Use and Neighborhoods Committee

March 24, 2021

Today's Presentation

- Introduction
- Progress made on Urban Forest Management Plan update
- Progress made on tree protection updates - Resolution 31902
- Next steps

UFMP Update – Public Input

- Draft published for Public input from October-November 2020
- Received 178 public comments (over 80 pages)
- Team of City staff discussed input and produced a summary with initial recommendations for how to incorporate public input
- Majority of input was related to tree regulations update (team shared with SDCI and OSE)

UFMP Update

Completed:

- Engagement Phase I
  - Inclusive engagement
  - Listening sessions
  - Initial assessment
- First plan draft
- Community report-backs
- Departmental review
- Public input

Next Steps:

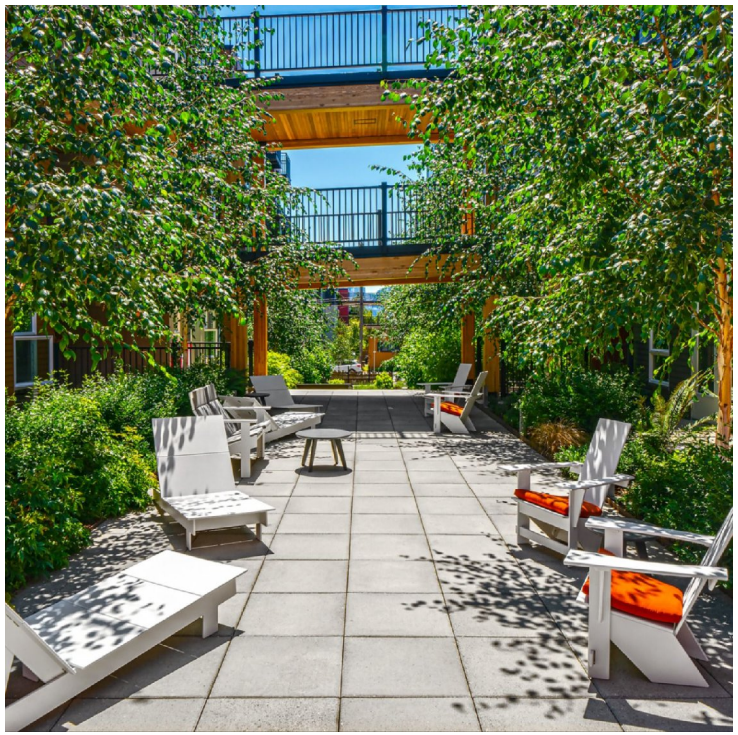
- Incorporate public input
- SEPA checklist and decision
- Finalize plan
- Bring to Council in Spring 2021

Tree Protection - Progress

1. Improved Enforcement
   - Result – most recent $99,000 penalty
   - Increased fines – ranging $10,000 and upwards
2. Lidar Project Award
   - Obtained funding from US Dept of Interior
   - Canopy Cover Assessment
3. Collaboration with UFC
   - Five deliberative sessions
   - UFC briefing February 10
   - Status of Draft Director's Rule

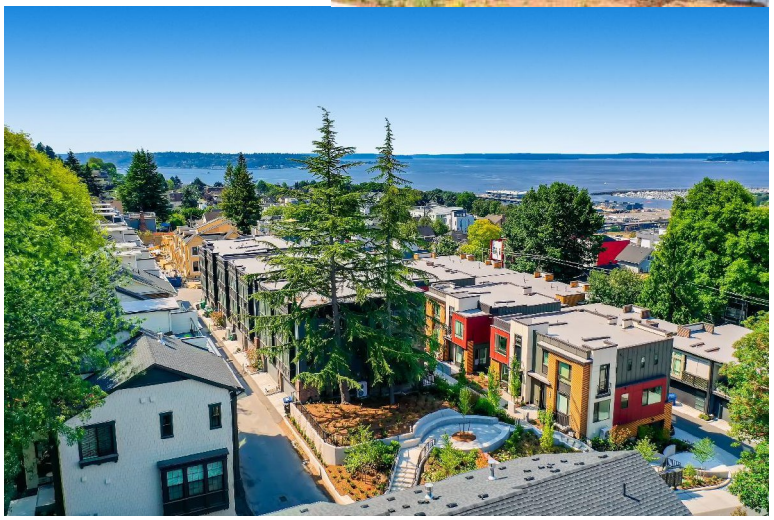
Tree Protection – Progress…cont'd

4. Updated Education and Information
5. Preparing for Public Outreach
    - Community engagement plan
    - Consultant to implement survey and focus groups to include renters, builders, and others
    - Culturally appropriate methods and in multiple languages
    - Engagement with BIPOC Communities



Next Steps

1. March-June:
   - Public outreach, including BIPOC engagement
   - Continue Racial Equity analysis
2. June/July: Prepare recommendations on strategies per Resolution 31902
3. Q3/Q4: Share public draft of legislation and issue SEPA decision



Questions?

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Legislation Text

File #: Inf 1776, **Version:** 1

Seattle Department of Construction and Inspections (SDCI) Permitting Report

SDCI Permitting Status and Quarterly Report

Photo by John Skelton

Seattle Department of Construction & Inspections

Land Use and Neighborhoods Committee
March 24, 2021

SDCI PURPOSE AND VALUES

Our Purpose

Helping people build a safe, livable, and inclusive Seattle

Our Values

- Equity---We lead with race, and look at permitting through the Race and Social Justice lens
- Respect
- Quality
- Integrity
- Service

WHAT WE DO

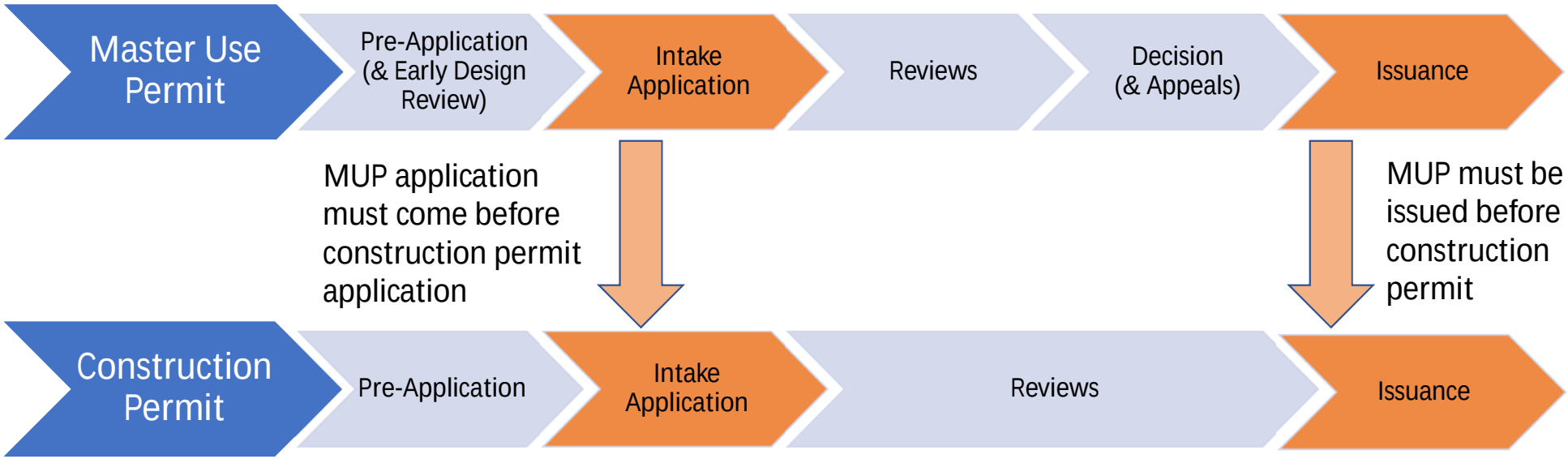
- Permits: Review, Issuance & Inspections
  - Master Use Permits (Land Use)
  - Construction
  - Trades
- Design Review Program
- Code Development
- Code Enforcement
  - Tenant Protections / Rental Registrations
  - Vacant Building Monitoring
- Community Engagement

OVERVIEW OF PERMITTING SYSTEM

OVERVIEW OF PERMIT SYSTEM

OVERLAPPING PERMIT PROCESSES

The reviews of master use/land use permits and construction permits can sometimes happen in parallel



OVERVIEW OF PERMIT SYSTEM

PERMIT REVIEWS COORDINATED THROUGH ACCELA

Most types of permit reviews are coordinated through our permit software system (Accela)

SDCI

Zoning
Discretionary Land Use
MHA & Incentive Zoning
Structural/Ordinance
Mechanical
Electrical
Conveyance (Elevators)
Energy
Noise
Development Site/Addressing
Revegetation
Trees
Shoreline
Environmental Critical Areas
Floodplain
Geo Soils
Geotechnical
Drainage
Side Sewer

OTHER DEPTS

SDOT
FAS (ADA)
Fire
Public Utilities
City Light
Housing
Neighborhoods
Parks

OVERVIEW OF PERMIT SYSTEM

ADDITIONAL DEVELOPMENT APPROVALS

Some types of development reviews and approvals are done through other permit systems

Currently processed through separate system

- Light Hook Ups from Seattle City Light
- Street Use permits from SDOT
- Water Meter Hookup permits from SPU
- Plumbing approvals from King County
- Special Events Permits processed by OED

OVERVIEW OF PERMIT SYSTEM

WHY WE'RE INTEGRATING OUR PERMIT SYSTEM

Customer Experience

- All transactions and applications in one place
- Available 24/7
- Only have to sign-on once
- Tools for applicants:
  - Dashboard of transactions
  - "To do" list
  - Status of requests
  - Shopping cart to pay
  - Renewal reminders
  - Common scheduling tool
  - Links

City Effectiveness

- Automates processes
- Better data sharing and alerts across Depts
- Mobile, real-time data capture for field staff
- Better reporting and performance metrics
- Customer and location-centric data

Creates Value

- Easier to share data with public *(with controls)*
- Easier to integrate with maps (GIS)
- Streamlines maintenance & support for systems
- Better integration with existing systems *(e.g. Summit, NCIS)*

OVERVIEW OF PERMIT SYSTEM

TRANSITION TO NEW PERMIT SYSTEM IN 2018

Many processes are now automated, with turnaround times most directly impacted by staffing capacity

Old System (Hansen)

- Paper Plan Sets
- Lost Paper Copies
- Manually Move Plan Set to Next Review Locations
- Limited Milestone Data
- Throughput Impacted by Process

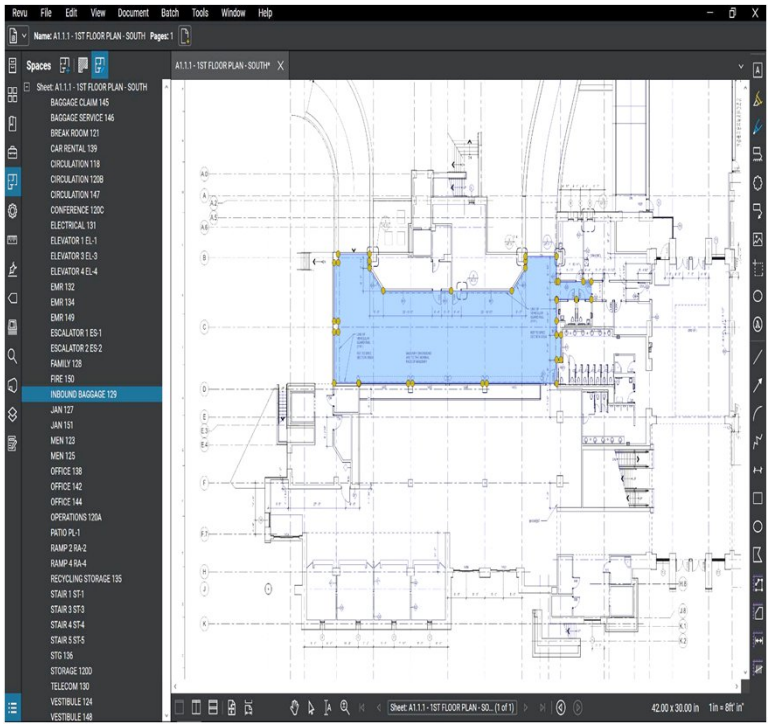
Accela

- Electronic Plan Sets and Transmission
- Automated Processes
- Detailed Workflow History Recorded
- Greater Amount of Data for Analysis
- Throughput Impacted by Capacity

OVERVIEW OF PERMIT SYSTEM

IN THE WORKS: BLUEBEAM PROJECT

- New software allows real-time collaboration between SDCI staff and project architects while reviewing corrections to plans.
- Partial rollout is underway, full rollout targeted for July
- Other jurisdictions have experienced reduced corrections cycles after moving to Bluebeam



OVERVIEW OF PERMIT SYSTEM

ADDITIONAL PERMITTING SUPPORT

Small Business

- SDCI's Small Business Liaison supports small business permitting
  Goal: reduce permit time by 30%

Arts and Cultural Spaces

- SDCI'S Arts Liaison supports arts-related permitting projects

Affordable Housing

- Affordable housing projects prioritized in review process.
- Monthly IDT tracks progress on permanent supportive housing projects
- Now have standard plans for Detached Accessory Dwelling Units, to help shorten permit time. Actively monitoring these applications.

PERMITTING REPORTS

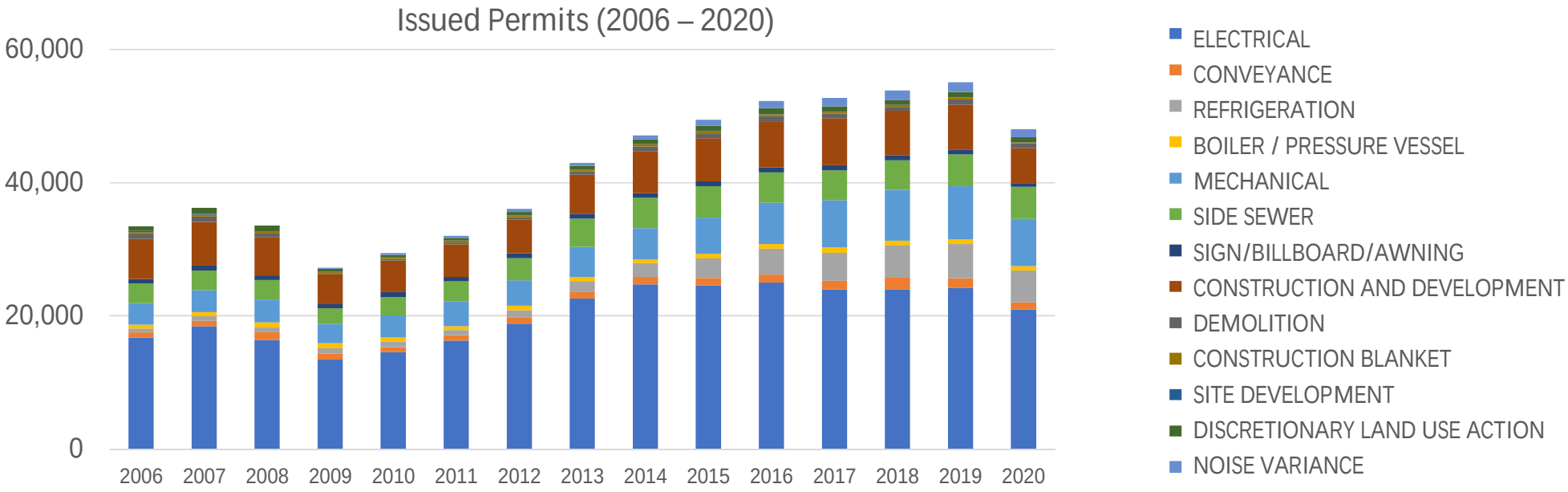
KEY PERMITTING TAKEAWAYS

- SDCI is meeting many but not all permitting goals
- We issued fewer smaller types of permits in 2020, such as tenant improvements, but expect to see more in 2021
- We received fewer MUP applications in 2020, but are still well above the levels during the last recession
- We received fewer construction permit applications in 2020, but the estimated dollar value of the buildings for those permits spiked
- Over the last ten years, construction permits are taking longer to review, but are spending a shorter percentage of that time with SDCI and Master Use Permits are also spending a shorter percentage of time with SDCI
- Despite the challenges of the last year, SDCI's review times and the number of review cycles have been fairly consistent for MUPs and construction permits
- Construction permits now need more review cycles before they can be issued (over half required 4+ review cycles)

PERMITTING CHART #1

NUMBER OF SDCI PERMITS ISSUED OVER TIME

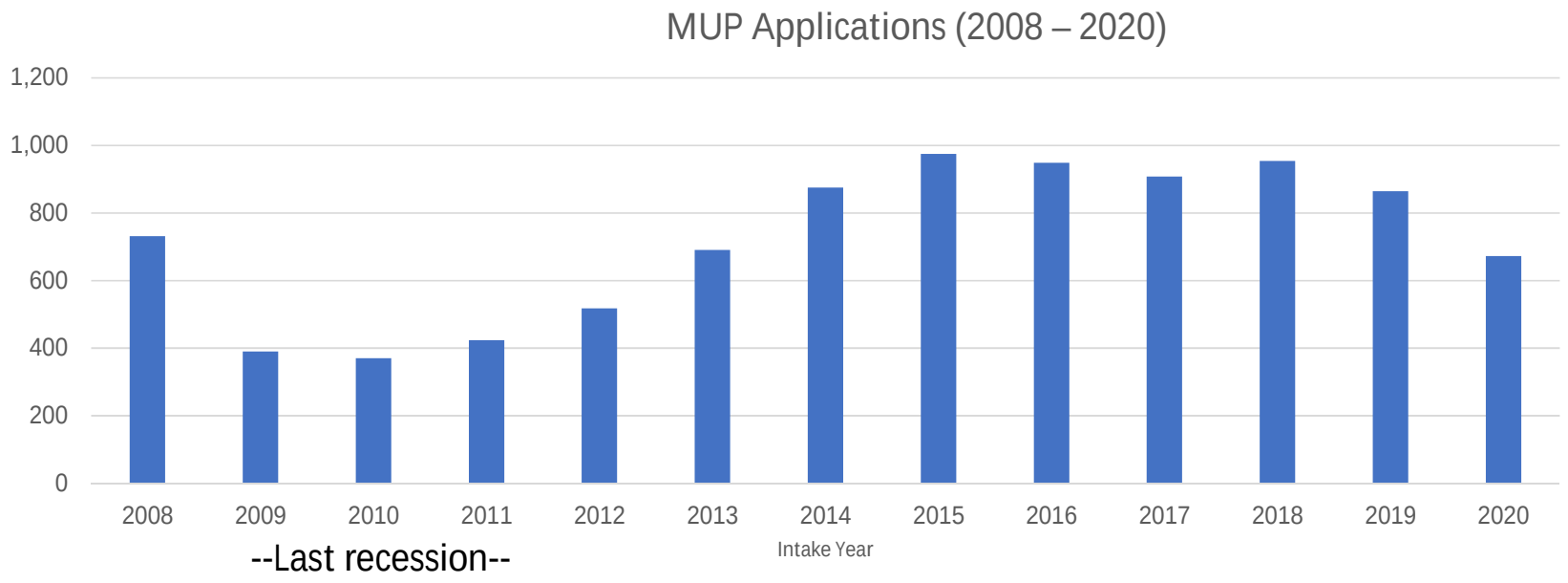
We issued fewer smaller types of permits in 2020, such as tenant improvements, but expect to see more in 2021



PERMITTING CHART #2

MASTER USE PERMIT APPLICATIONS OVER TIME

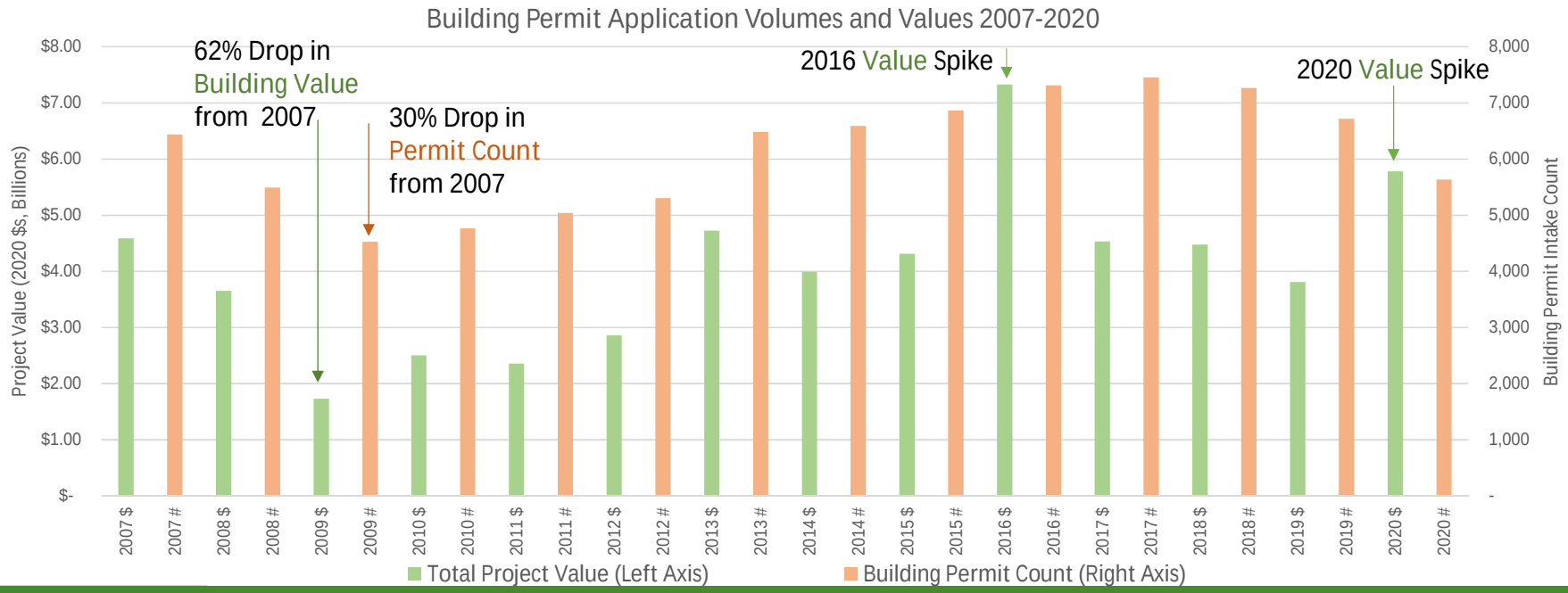
We received fewer MUP applications in 2020, but are still well above the levels during the last recession



PERMITTING CHART #3

CONSTRUCTION PERMIT APPLICATIONS OVER TIME

We received fewer construction permit applications in 2020, but the estimated dollar value of the buildings for those permits spiked

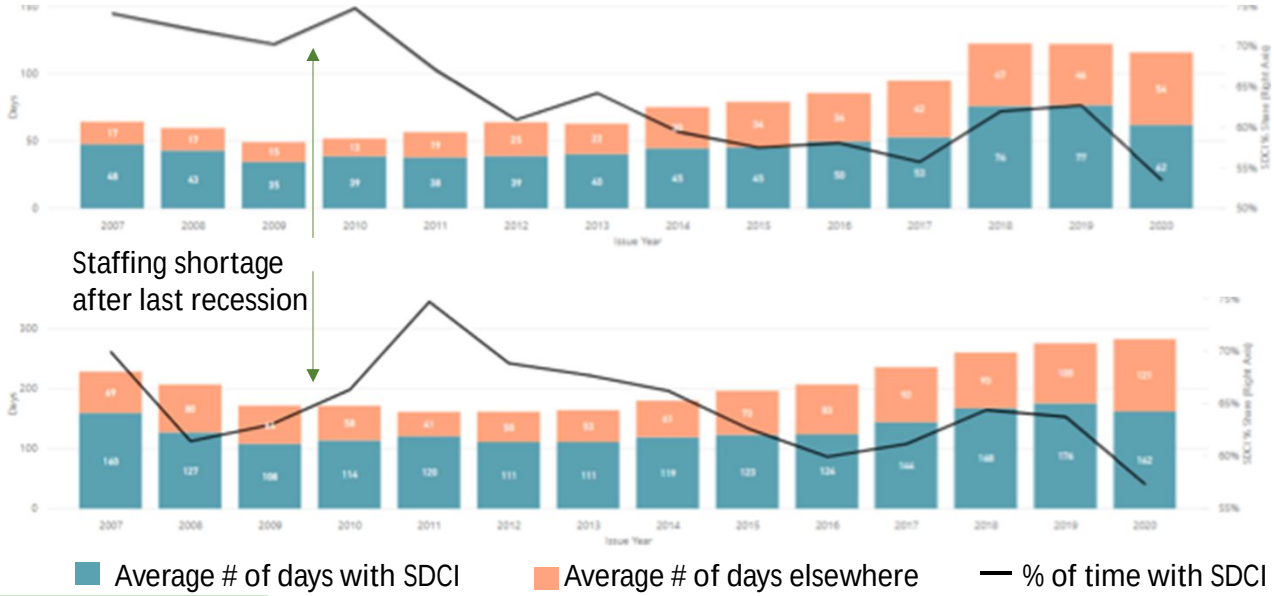


PERMITTING CHART #4

CONSTRUCTION PERMITS: SDCI SHARE OF TOTAL REVIEW TIME

Over the last ten years, construction permits are taking longer to review, but are spending less of that time with SDCI

Average # of days from permit application intake to issuance (2007 – 2020)



Simple and Medium Construction permits

(Alterations and additions to existing buildings, minor tenant improvement permits, accessory dwelling units, etc)

Complex Construction permits

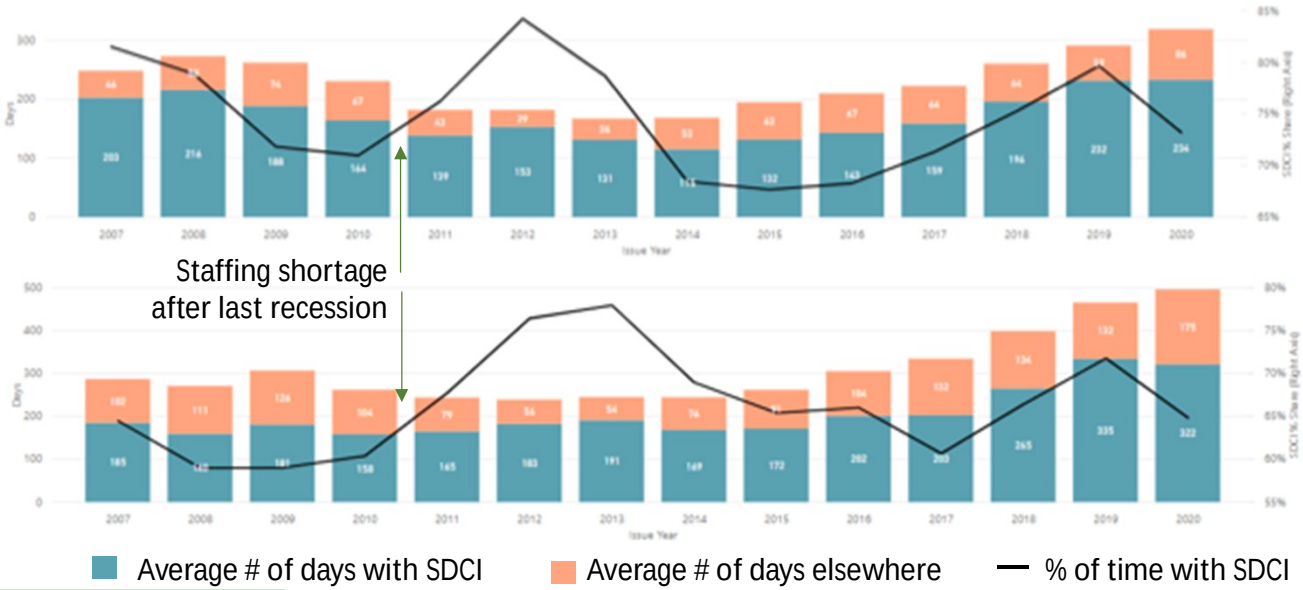
(New buildings, structural alterations, larger tenant improvements, etc)

PERMITTING CHART #5

MASTER USE PERMITS: SDCI SHARE OF TOTAL REVIEW TIME

Over the last ten years, master use permits are also spending less time with SDCI

Average # of days from permit application intake to issuance (2007 – 2020)



Simple and Medium Master Use permits

(Conditional Uses, Temporary Uses, Lot Boundary Adjustments, Short Plats, Shoreline Variances, etc)

Complex Master Use permits

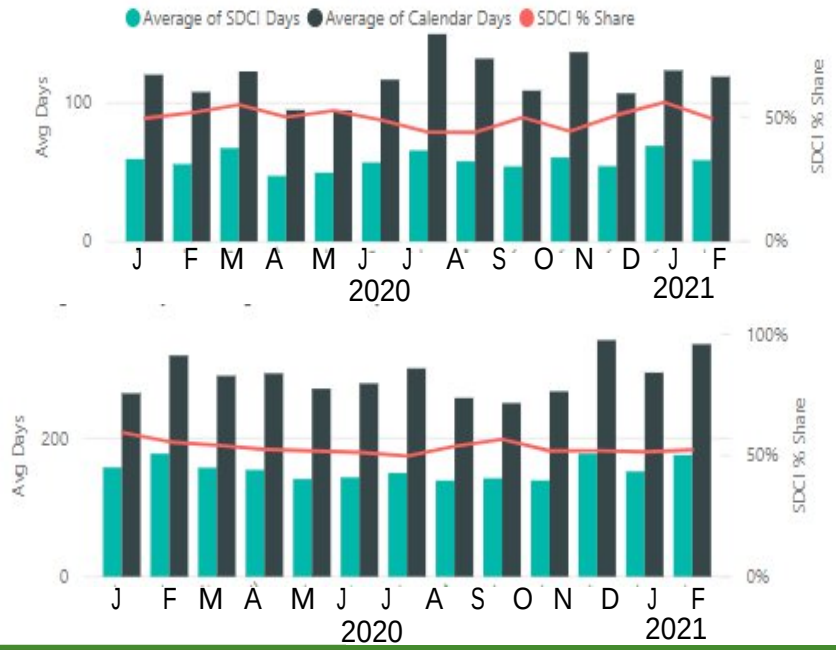
(Design Review, Environmental (SEPA) Review, Council actions)

PERMITTING CHART #6

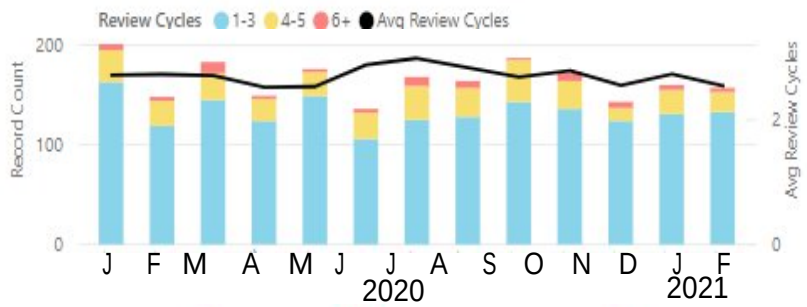
CONSTRUCTION REVIEW PERFORMANCE REPORT

Over the last year, SDCI's review times and the number of review cycles have been fairly consistent

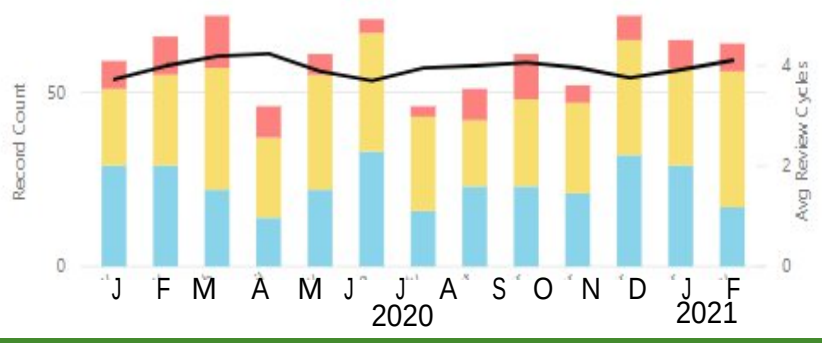
of days from permit application to issuance



# of review cycles needed



Simple and Medium Construction permits



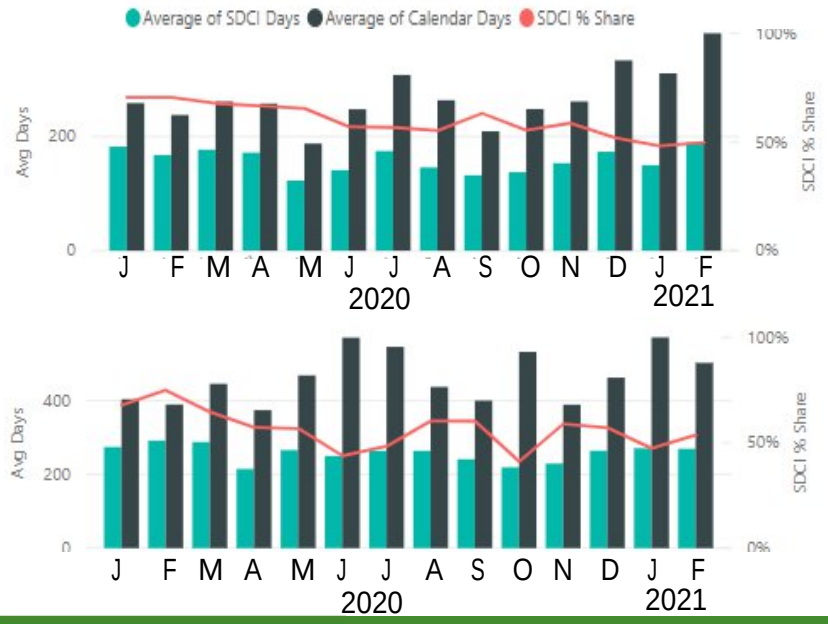
Complex Construction permits

PERMITTING CHART #7

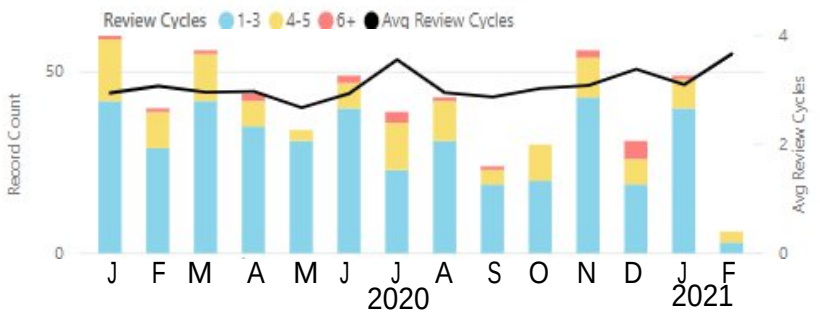
MASTER USE PERMIT REVIEW PERFORMANCE REPORT

For MUPs, SDCI's review time and the number of review cycles have also been fairly consistent

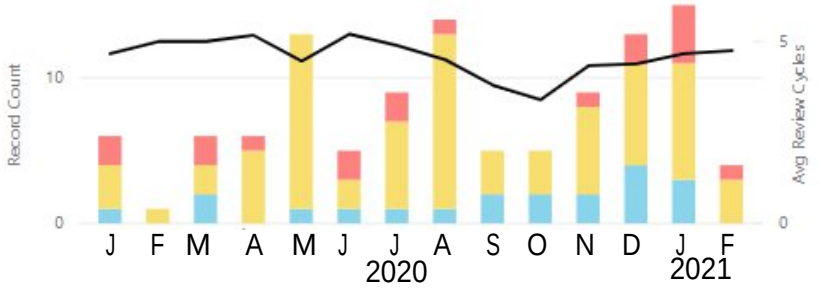
of days from permit application to issuance



# of review cycles needed



Simple and Medium Master Use permits



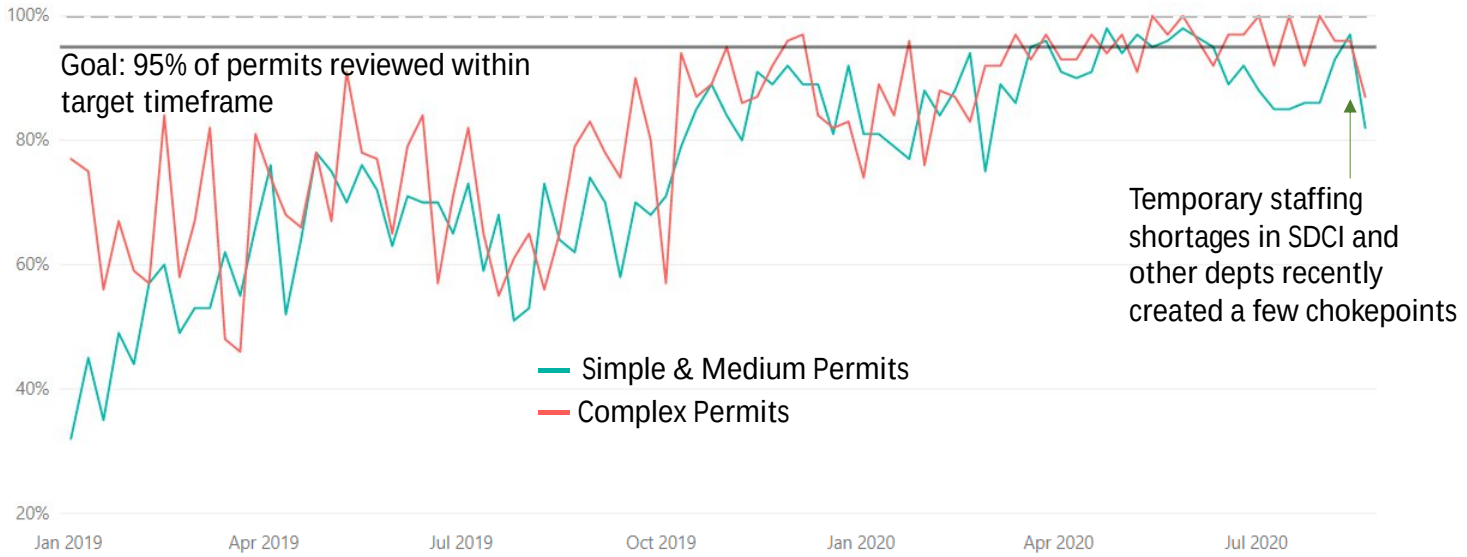
Complex Master Use permits

PERMITTING CHART #7

INITIAL REVIEWS OF APPLICATIONS

Despite the challenges of the past year, we remained very close to our review targets for new applications.

Percent of permits meeting targets for initial review (2019-2020)



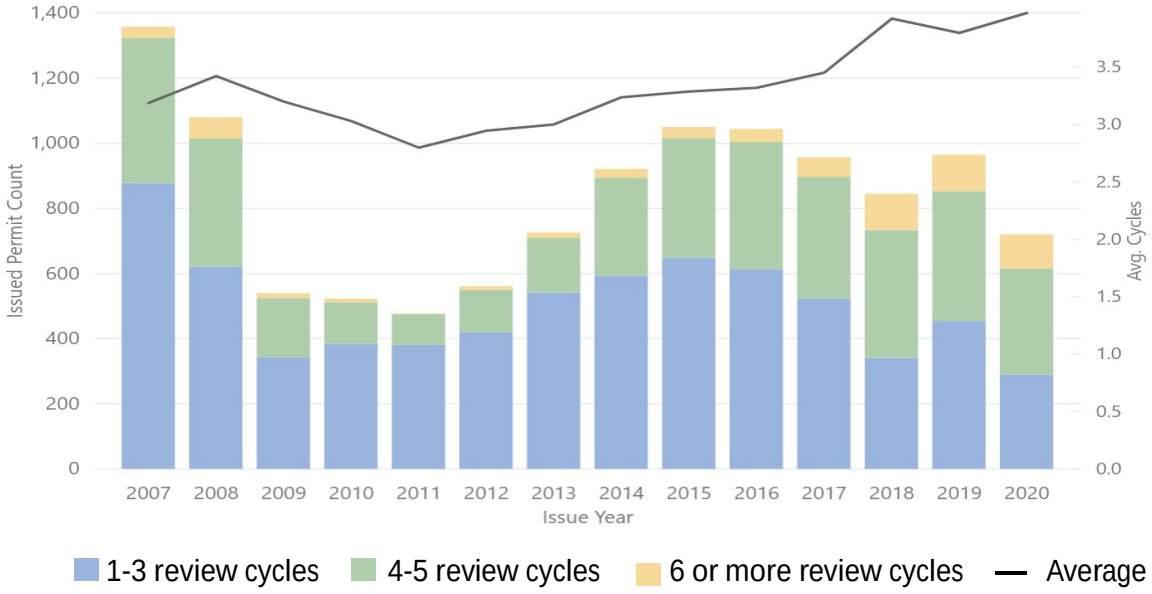
- Target review time for Simple/Medium Permits: 4-weeks
- Target review time for Complex Permits: 12 weeks

PERMITTING CHART #8

NUMBER OF REVIEW CYCLES BEFORE A PERMIT IS ISSUED

Construction permits now need more review cycles before they can be issued (over half required 4+ review cycles)

Number of Review Cycles needed for Complex Construction Permits



Likely due to:

- Increasing complexity of code and more regulations
- Lower quality of submitted plans due to industry capacity issues
- New City staff

When corrected plans are returned to SDCI they do not return to the bottom of the queue

2021 PRIORITIES

PERMITTING PRIORITIES FOR THIS YEAR

1. Carryforward best practices adopted during COVID, such as components of a virtual Applicant Services Center and in-person services at non-downtown locations, and develop process for resuming all standard services, including in-home inspections.
2. Continue to streamline permit processes and make reductions in permitting times.
3. Create a cross-departmental permit system governance model with Seattle IT to improve customer experience and functionality of permitting system

Intake-to-Issuance Performance - Construction Permits

Days in SDCI Possession vs. Days out for Corrections and Volumes by Number of Review Cycles

Data Through:

December 31, 2020

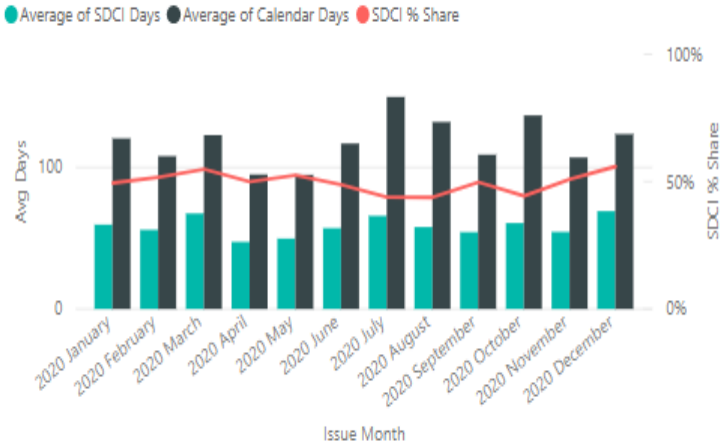
Construction Permits - Simple/Medium

≤ 4 Hrs Ordinance Structural IP Review

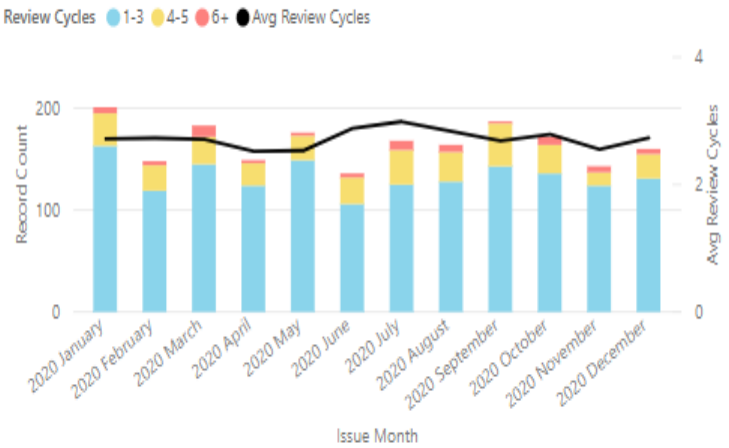
≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

Intake-Issue: Calendar Days vs. SDCI Possession Days



Issuance Count by Number of Review Cycles



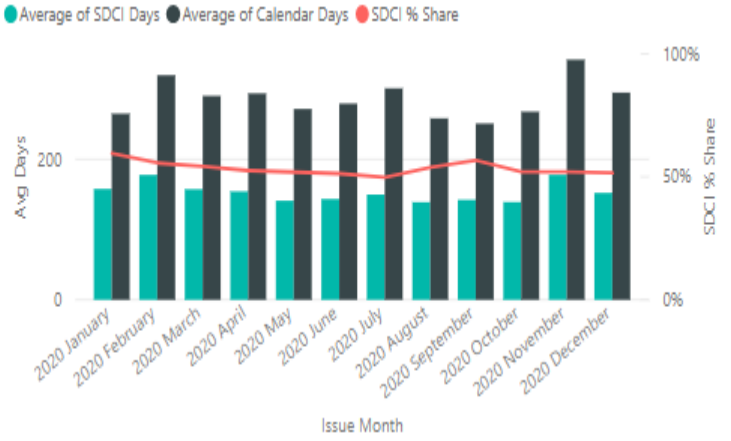
Construction Permits - Complex

> 4 Hrs Ordinance Structural IP Review

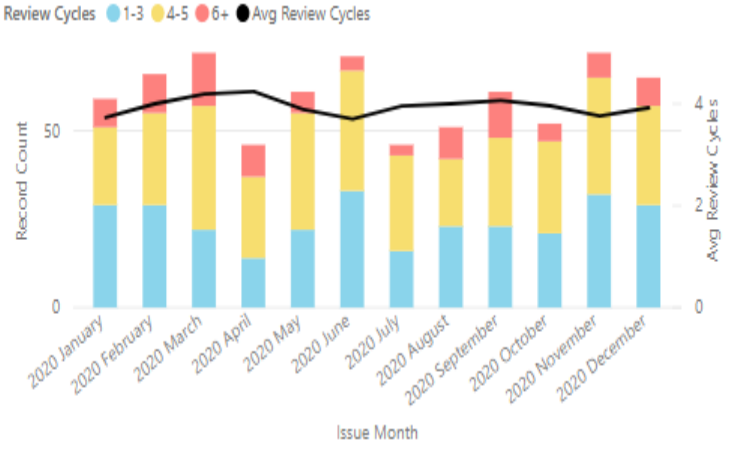
> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

Intake-Issue Calendar Days vs. SDCI Possession Days



Issuance Count by Number of Review Cycles



Intake-to-Decision Published Performance - Master Use Permits

Days in SDCI Possession vs. Days out for Corrections and Volumes by Number of Review Cycles

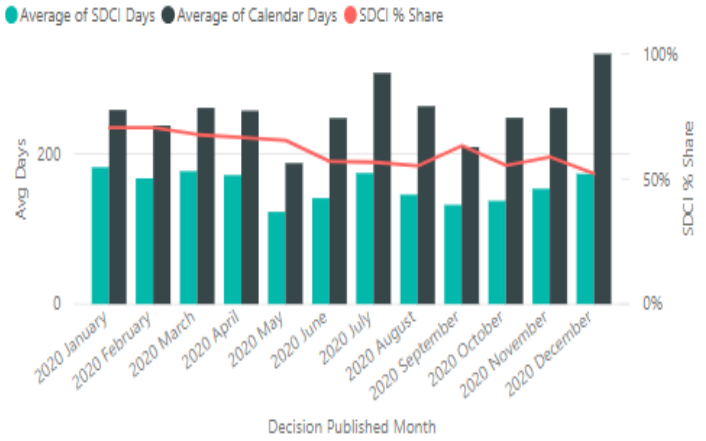
Data Through:

December 31, 2020

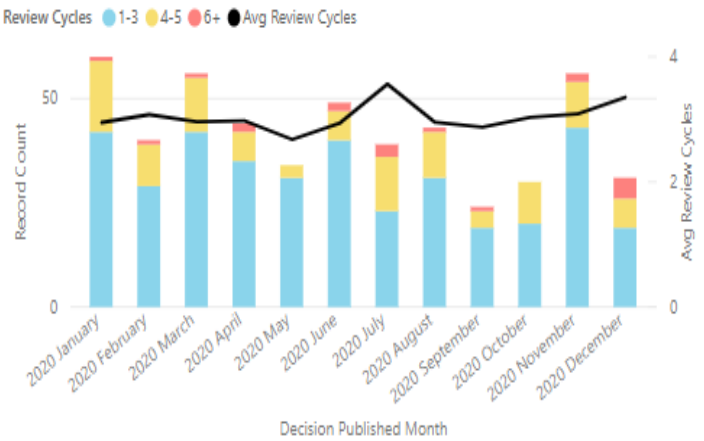
Master Use Permits - Simple/Medium

Typically Lot Boundary Adjustments, Short Plats, Shoreline, Variances, Conditional Uses, Temporary Uses and Special Exceptions.

Intake-Publish: Calendar Days vs. SDCI Possession Days



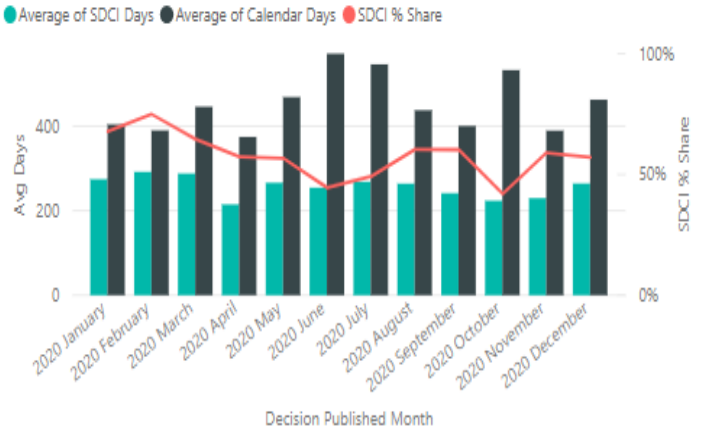
Record Count by Number of Review Cycles



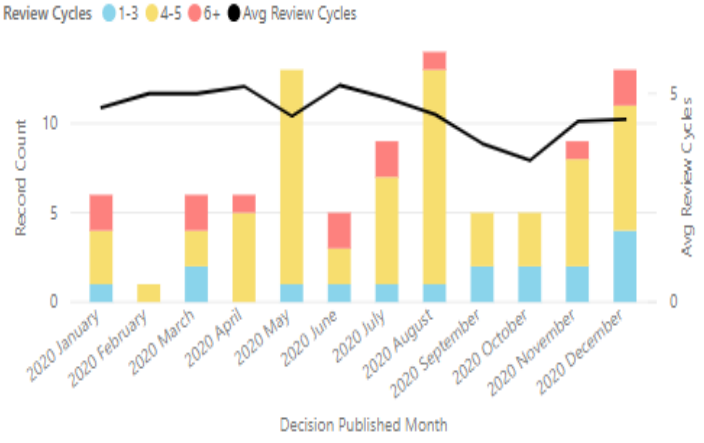
Master Use Permits - Complex

Typically Design Review, Environmental Reviews and Council Actions.

Intake-Publish Calendar Days vs. SDCI Possession Days



Record Count by Number of Review Cycles



Initial Plan Review (IP) Performance: All Review Locations

Includes reviews performed by all City departments requiring review

Week of:

Monday, January 04, 2021

Complexity Definitions

Simple/Medium: 95% Complete in 4 Weeks

≤ 4 Hrs Ordinance Structural IP Review

≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

Complex: 95% Complete in 12 Weeks

> 4 Hrs Ordinance Structural IP Review

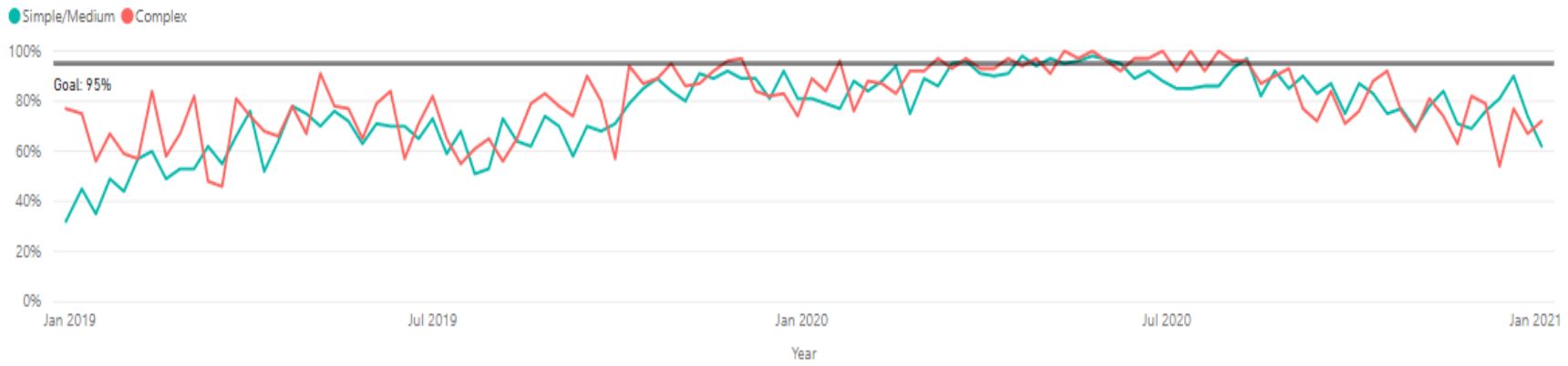
> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

IP Performance: % of Reviews Complete by Weeks to IP Completion

PermitComplexity	Wk2Percent	Wk4Percent	Wk6Percent	Wk8Percent	Wk10Percent	Wk12Percent	Wk14Percent	Wk16Percent	Wk18Percent	TotalPermits
Simple/Medium										
All	15%	62%	84%	87%	91%	94%	100%	100%	100%	79
Commercial	33%	73%	80%	87%	93%	93%	100%	100%	100%	15
Industrial	0%	0%	50%	50%	100%	100%	100%	100%	100%	2
Institutional	0%	25%	25%	50%	75%	100%	100%	100%	100%	4
Multifamily	17%	83%	83%	83%	83%	100%	100%	100%	100%	6
Single Family/Duplex	12%	63%	90%	92%	92%	92%	100%	100%	100%	51
Vacant Land	0%	0%	100%	100%	100%	100%	100%	100%	100%	1
Complex										
All	7%	28%	34%	34%	45%	72%	83%	97%	100%	29
Commercial	17%	67%	83%	83%	83%	100%	100%	100%	100%	6
Institutional	0%	33%	33%	33%	33%	67%	100%	100%	100%	3
Multifamily	11%	22%	33%	33%	44%	56%	67%	89%	100%	9
Single Family/Duplex	0%	9%	9%	9%	27%	73%	82%	100%	100%	11

Percent of Records Meeting IP Completion Targets



Initial Plan Review (IP) Performance: Internal Review Locations

Includes all required reviews performed internally by SDCI

Week of:

Monday, January 04, 2021

Complexity Definitions

Simple/Medium: 95% Complete in 4 Weeks

≤ 4 Hrs Ordinance Structural IP Review

≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

Complex: 95% Complete in 12 Weeks

> 4 Hrs Ordinance Structural IP Review

> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

IP Performance: % of Reviews Complete by Weeks to IP Completion

PermitComplexity	Wk2Percent	Wk4Percent	Wk6Percent	Wk8Percent	Wk10Percent	Wk12Percent	Wk14Percent	Wk16Percent	Wk18Percent	TotalPermits
Simple/Medium										
All	15%	65%	87%	90%	91%	94%	100%	100%	100%	78
Commercial	36%	79%	93%	93%	93%	93%	100%	100%	100%	14
Industrial	0%	0%	50%	50%	100%	100%	100%	100%	100%	2
Institutional	0%	33%	33%	67%	67%	100%	100%	100%	100%	3
Multifamily	13%	88%	88%	88%	88%	100%	100%	100%	100%	8
Single Family/Duplex	12%	63%	90%	92%	92%	92%	100%	100%	100%	51
Complex										
All	10%	37%	43%	47%	53%	70%	80%	97%	100%	30
Commercial	17%	67%	83%	83%	83%	100%	100%	100%	100%	6
Industrial	0%	0%	0%	0%	0%	0%	0%	100%	100%	1
Institutional	0%	25%	25%	50%	50%	75%	100%	100%	100%	4
Multifamily	17%	42%	50%	50%	58%	67%	75%	92%	100%	12
Single Family/Duplex	0%	14%	14%	14%	29%	57%	71%	100%	100%	7

Percent of Records Meeting IP Completion Targets