



SEATTLE CITY COUNCIL

Legislative Summary

CB 119317

Record No.: CB 119317

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125642

In Control: City Clerk

File Created: 06/04/2018

Final Action: 08/17/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Century 21 Coliseum/KeyArena, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Juarez

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A - Arena Controls & Incentives Boundary Century 21 Coliseum/KeyArena

Drafter: erin.doherty@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/20/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	07/20/2018	sent for review	Council President's Office			
	Action Text:	The Council Bill (CB) was sent for review. to the Council President's Office					
	Notes:						
1	Council President's Office	07/20/2018	sent for review	Select Committee on Civic Arenas			
	Action Text:	The Council Bill (CB) was sent for review. to the Select Committee on Civic Arenas					
	Notes:						
1	City Council	07/23/2018	referred	Select Committee on Civic Arenas			
	Action Text:	The Council Bill (CB) was referred. to the Select Committee on Civic Arenas					
	Notes:						

Legislative Summary Continued (CB 119317)

1 Select Committee on Civic Arenas 07/26/2018 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).

Notes:

In Favor: 5 Chair Juarez, Member Bagshaw, Member González , Member Herbold,
Member Mosqueda

Opposed: 0

1 City Council 08/06/2018 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes: *Councilmember Mosqueda left the Council Chamber at 4:04 p.m.*

In Favor: 7 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember O'Brien, Councilmember Sawant

Opposed: 0

Absent(NV): 1 Councilmember Mosqueda

1 City Clerk 08/10/2018 submitted for Mayor
Mayor's signature

1 Mayor 08/17/2018 Signed

1 Mayor 08/17/2018 returned City Clerk

1 City Clerk 08/17/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 125642

COUNCIL BILL 119317

AN ORDINANCE relating to historic preservation; imposing controls upon the Century 21 Coliseum/KeyArena, 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 June 21, 2017, voted to approve the nomination of the improvement located at 305 Harrison Street and a portion of the site on which the improvement is located (which are collectively referred to as the “Century 21 Coliseum/KeyArena”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 2, 2017, the Board voted to approve the designation of the Century 21 Coliseum/KeyArena under SMC Chapter 25.12; and

WHEREAS, on May 2, 2018, the Board and the Century 21 Coliseum/KeyArena’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

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

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

2 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation
3 by the Landmarks Preservation Board (“Board”) of the improvement located at 305 Harrison
4 Street and a portion of the site on which the improvement is located (which collectively are
5 referred to as the “Century 21 Coliseum/KeyArena”) is acknowledged.

6 A. Legal Description. The Century 21 Coliseum/KeyArena is located on the property
7 legally described as:

8 **PARCEL A**

9 Lots 1 through 12, inclusive, Block 31 Supplemental Plat of D.T. Denny’s Plan of North
10 Seattle, according to the plat thereof recorded in Volume 2 of Plats, page 77, in King
11 County, Washington;
12 TOGETHER WITH that portion of Harrison Street, Warren Avenue North, and that
13 portion of alley vacated by City of Seattle Ordinance No. 88603 which attached to said
14 premises by operation of law.

15 **PARCEL B**

16 Lots 1 through 12, inclusive, Block 32 and Lots 1 through 12, inclusive, Block 35, D.T.
17 Denny’s Home Addition to the City of Seattle, according to the plat thereof, recorded in
18 Volume 3 of Plats, page 115, in King County, Washington;
19 TOGETHER WITH that portion of Harrison Street, Warren Avenue North and alley
20 vacated by City of Seattle Ordinance No. 88603 and that portion of alley vacated by City
21 of Seattle Ordinance No. 8520 which attached to said premises by operation of law.

22 **PARCEL C**

23 Lots 1 through 12, inclusive, Block 36, D.T. Denny’s Third Addition to North Seattle,
24 according to the plat thereof recorded in Volume 1 of Plats, page 145, in King County,
25 Washington;
26 TOGETHER WITH that portion of Warren Avenue North and 2nd Avenue North and
27 alley vacated by City of Seattle Ordinance No. 88603 which attached to said premises by
28 operation of law.

29 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the
30 Board designated the following specific features or characteristics of the Century 21
31 Coliseum/KeyArena:

32 1. A portion of the site, delineated in Attachment A to this ordinance as the
33 “Arena Controls & Incentives Boundary.”

1 2. The exterior of the Century 21 Coliseum/KeyArena building.

2 C. Basis of Designation. The designation was made because the Century 21
3 Coliseum/KeyArena is more than 25 years old; has significant character, interest, or value as a
4 part of the development, heritage, or cultural characteristics of the City, state, or nation; has
5 integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350
6 provisions:

7 1. It is the location of, or is associated in a significant way with, an historic
8 event with a significant effect upon the community, City, state, or nation (SMC 25.12.350.A).

9 2. It is associated in a significant way with the life of a person important in
10 the history of the City, state, or nation (SMC 25.12.350.B).

11 3. It is associated in a significant way with a significant aspect of the
12 cultural, political, or economic heritage of the community, City, state, or nation (SMC
13 25.12.350.C).

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

16 5. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

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

20 Section 2. Controls. The following controls are imposed on the features or characteristics
21 of the Century 21 Coliseum/KeyArena that were designated by the Board for preservation:

1 A. Certificate of Approval Process.

2 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to
4 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before
5 the owner may make alterations or significant changes to the features or characteristics of the
6 Century 21 Coliseum/KeyArena that were designated by the Board for preservation.

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

8 a. Any in-kind maintenance or repairs of the features or
9 characteristics of the Century 21 Coliseum/KeyArena that were designated by the Board for
10 preservation.

11 b. Installation and removal of the following temporary special event
12 items in outdoor areas: tents, site furnishings, lighting, signage, tables, chairs, vendor
13 booths/carts, barricades, and food trucks. Such installations shall be considered temporary if
14 they:

15 1) Can be removed without changing the building or site and
16 without requiring repair; and

17 2) Remain in the outdoor areas for no more than 30 days.

18 c. Installation, removal, or alteration (including repair) of
19 underground irrigation and underground utilities, if the site is restored in kind.

20 d. Removal or conservation of public artworks.

21 e. Changes to signage, including ADA signage, if they are consistent
22 with a building/property signage plan approved by the Board.

1 f. Addition or removal of shrubs, perennials, and annuals within
2 existing planting areas or areas designated in a site plan approved by the Board.

3 g. Demolition of the following, which are identified in Attachment A:

- 4 1) West Court Building;
- 5 2) NASA Building;
- 6 3) Blue Spruce Apartments;
- 7 4) Seattle Center Skate Park;
- 8 5) Service Center Pavilion;
- 9 6) Restroom Pavilion; or
- 10 7) Security gates, railings, loading dock equipment, and

11 security lighting located within the existing service area south of the Coliseum/KeyArena.

12 B. City Historic Preservation Officer Approval Process.

13 1. The City Historic Preservation Officer (CHPO) may review and approve
14 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
15 this ordinance according to the following procedure:

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

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

22 2. If the CHPO does not approve the alterations or significant changes, the
23 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of

1 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
2 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
3 transmit a written decision constitutes approval of the request.

4 3. CHPO approval of alterations or significant changes to the features or
5 characteristics of the Century 21 Coliseum/KeyArena that were designated by the Board for
6 preservation is available for the following:

7 a. The installation, alteration, or elimination of fire escapes, ducts,
8 conduits, HVAC vents, grills, pipes, utility connections, gutters and downspouts, and other
9 similar mechanical, electrical, and plumbing elements necessary for the normal operation of the
10 building.

11 b. Installation, removal, or alteration of the following site furnishings:
12 benches, trash receptacles, and bike racks.

13 c. Installation, alteration, or removal of exterior signage not excluded
14 by subsection 2.A.2.e of this ordinance.

15 d. Installation, removal, or alteration of exterior security lighting and
16 security system equipment.

17 e. Alteration of plantings/landscaping that complies with a master
18 plan approved by the Board.

19 f. Removal of trees identified as a hazard by an International Society
20 of Arboriculture (ISA) certified arborist.

21 g. Installation of temporary public art on the building exterior or site.
22 Such installations shall be considered temporary if they:

1 1) Can be removed without changing the building or site and
2 without requiring repair; and

3 2) Remain in place for no more than 12 months.

4 Section 3. Incentives. The following incentives are granted on the features or
5 characteristics of the Century 21 Coliseum/KeyArena that were designated by the Board for
6 preservation:

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

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

12 C. Special tax valuation for historic preservation may be available under Revised
13 Code of Washington (RCW) Chapter 84.26 upon application and compliance with the
14 requirements of that statute.

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

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

20 Section 5. The Century 21 Coliseum/KeyArena is added alphabetically to Section II,
21 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

1 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
2 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
3 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
4 CHPO is directed to provide a certified copy of this ordinance to the Century 21
5 Coliseum/KeyArena's owner.

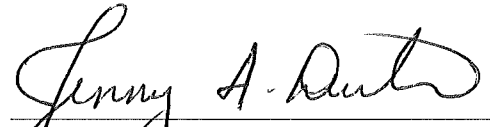
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 6th day of August, 2018,
5 and signed by me in open session in authentication of its passage this 6th day of
6 August, 2018.

7 

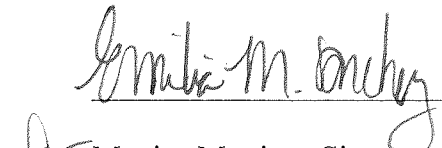
8 President _____ of the City Council

9 Approved by me this 17th day of August, 2018.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 17th day of AUGUST, 2018.

13 
14 for Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:
17 Attachment A – Arena Controls & Incentives Boundary of Century 21 Coliseum/KeyArena

