



SEATTLE CITY COUNCIL

Legislative Summary

CB 117780

Record No.: CB 117780

Type: Ordinance (Ord)

Status: Attested by City Clerk

Version: 1

124716

In Control: City Clerk

File Created: 02/04/2015

Final Action: 02/27/2015

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

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: jaci.dahlvang@seattle.gov

Filing Requirements/Dept Action:

Approval History

Version	Date	Approver	Action
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History of Legislative File

Legal Notice Published:

Yes

No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Full Council 02/04/2015 referred

Seattle Public Utilities and Neighborhoods Committee

Action Text: The Council Bill (CB) was referred to the Seattle Public Utilities and Neighborhoods Committee
Notes: City Clerk Note: Originally referred to Economic Resiliency and Regional Relations Committee on May 13, 2013.

City Clerk Note: This Council Bill was introduced as version 3. Version 3 is

provided in the Full Text.

- 1 Seattle Public Utilities and Neighborhoods Committee 02/10/2015 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 3 Chair Bagshaw, Vice Chair Sawant, Member Harrell
Opposed: 0
- 1 Full Council 02/17/2015 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
Notes:
In Favor: 7 Councilmember Bagshaw, Council President Burgess, Councilmember Clark, Councilmember Godden, Councilmember Licata, Councilmember O'Brien, Councilmember Rasmussen
Opposed: 0
Absent(NV): 1 Councilmember Sawant
- 1 City Clerk 02/17/2015 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature to the Mayor
Notes:
- 1 Mayor 02/27/2015 Signed
Action Text: The Council Bill (CB) was Signed
Notes:
- 1 Mayor 02/27/2015 sent to Clerk City Clerk
Action Text: The Council Bill (CB) was sent to Clerk to the City Clerk
Notes:
- 1 City Clerk 02/27/2015 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk
Notes:
-

CITY OF SEATTLE
ORDINANCE 124716
COUNCIL BILL 117780

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle National Bank Building, 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 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 April 18, 2012, voted to approve the nomination of the improvement located at 720 Second Avenue (which is referred to as the "Seattle National Bank Building" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 6, 2012 the Board voted to approve the designation of the Seattle National Bank Building under SMC Chapter 25.12; and

WHEREAS, on September 19, 2012, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends 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: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 720 Second Avenue (which is referred to as the "Seattle National Bank Building" for the purposes of this ordinance), is hereby acknowledged.

1 A. Legal Description. The Seattle National Bank Building is located on the property
2 legally described as:

3 Lots 1 and 4, Block 6, Boren and Denny's Addition to the City of Seattle,
4 according to the plat thereof, recorded in Volume 1 of Plats, Page 27, in King
5 County, Washington.

6
7 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
8 the following specific features or characteristics of the Seattle National Bank Building are
9 designated: the exterior of the improvement known as the Seattle National Bank Building.

10 C. Basis of Designation. The designation was made because the Seattle National
11 Bank Building is more than 25 years old, has significant character, interest or value as a part of
12 the development, heritage or cultural characteristics of the City, state or nation, has integrity or
13 the ability to convey its significance, and satisfies the following from SMC 25.12.350:

- 14
15 1. It embodies the distinctive visible characteristics of an architectural style, period,
16 or of a method of construction (SMC 25.12.350.D).
17
18 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
19
20 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
21 is an easily identifiable visual feature of its neighborhood or the City and
22 contributes to the distinctive quality or identity of such neighborhood or the City
23 (SMC 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Seattle National Bank Building that were designated by the Board for
3 preservation:

4 A. Certificate of Approval Process.

- 5 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
6 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
7 Chapter 25.12, or the time for denying a Certificate of Approval must have
8 expired, before the owner may make alterations or significant changes to the
9 following specific features or characteristics: the exterior of the improvement
10 known as the Seattle National Bank Building.
11
12 2. No Certificate of Approval is required for the following:
13
14 a. Any in-kind maintenance or repairs of the features or characteristics listed in
15 subsection 2.A.1 of this ordinance.
16
17 b. Removal or replacement in-kind of the roof-mounted flagpole above the 2nd
18 Avenue entrance.
19
20 c. Removal or replacement in-kind of the freight elevator door and dumpster pad
21 located on the eastern side of the structure.
22
23 d. Removal of the skybridge attached to the east façade of the structure, provided
24 that City Historic Preservation Officer approval is obtained for the manner of
25 restoration of the east façade following such removal.
26
27 e. Removal, repair or replacement in-kind of the security gate at the Columbia
28 Street entrance to the structure.

1 f. Temporary installation of fabric signage on the north elevation of the
2 structure; as long as such signage (i) is removable without resulting in damage
3 to the structure, and (ii) is used to advertise United Way of King County or
4 any non-profit activities with which it is associated.

5 B. City Historic Preservation Officer Approval Process.

- 6 1. The City Historic Preservation Officer (CHPO) may review and approve
7 alterations or significant changes to the features or characteristics listed in
8 subsection 2.B.3 of this ordinance according to the following procedure:
9
10 a. The owner shall submit to the CHPO a written request for the alterations or
11 significant changes, including applicable drawings or specifications.
12
13 b. If the CHPO, upon examination of submitted plans and specifications,
14 determines that the alterations or significant changes are consistent with the
15 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
16 significant changes without further action by the Board.
17
18 c. If the CHPO does not approve the alterations or significant changes, the
19 owner may submit revised materials to the CHPO, or apply to the Board for a
20 Certificate of Approval under SMC Chapter 25.12.
21
22 2. The CHPO shall transmit a written decision on the owner's request to the owner
23 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
24 written decision constitutes approval of the request.
25
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1 3. CHPO approval of alterations or significant changes to the features or
2 characteristics listed in subsection 2.A.1 of this ordinance is available for the
3 following:

- 4 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,
5 fire escapes, pipes, and other similar wiring or mechanical elements necessary
6 for the normal operation of the building.
7
8 b. The installation, alteration, or removal of exterior security lighting, video
9 cameras, and security system equipment.
10
11 c. The installation, alteration, or removal of signage (other than signage exempt
12 under Section 2.A.2.f above).
13
14 d. Manner of restoration of the east (alley) façade of the structure following
15 removal of the skybridge (see Section 2.A.2.d above).
16
17 e. The installation, alteration, relocation, repair, or removal of the following
18 items located on the roof of the structure: (i) mechanical equipment and
19 elevator overrun structures; (ii) access hatches; (iii) air intake and exhaust
20 structures and mechanical rooms; (iv) cooling towers; and (v) the skylight.

21 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
22 characteristics of the Seattle National Bank Building that were designated by the Board for
23 preservation:

24 A. Uses not otherwise permitted in a zone may be authorized in a designated
25 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
26 Municipal Code Title 23.

1 B. Special tax valuation for historic preservation may be available under RCW
2 Chapter 84.26 upon application and compliance with the requirements of that statute.

3 C. Reduction or waiver, under certain conditions, of minimum accessory off-street
4 parking requirements for uses permitted in a designated Landmark structure, may be permitted
5 pursuant to SMC Title 23.

6 D. The Owner may be eligible to participate in the City's Landmark Transfer of
7 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
8 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
9 properties as Landmark TDR, pursuant to SMC 23.49.014.
10

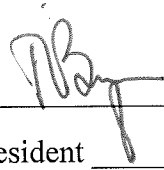
11 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
12 SMC 25.12.910.

13 Section 5. The Seattle National Bank Building is hereby added alphabetically to Section
14 II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.
15


16 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
17 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
18 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
19 directed to provide a certified copy of the ordinance to the owner of the landmark.
20

21 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
22 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
23 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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1 Passed by the City Council the 17th day of February, 2015, and signed by
2 me in open session in authentication of its passage this
3 17th day of February, 2015.

4 
5 _____
6 President _____ of the City Council

7 Approved by me this 27th day of February, 2015.

8 
9 _____
10 Edward B. Murray, Mayor

11 Filed by me this 27th day of February, 2015.

12 
13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/206-615-1786	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle National Bank Building, 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 of the Legislation:

The attached legislation acknowledges the designation of the Seattle National Bank Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Seattle National Bank Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Seattle National Bank Building was built in 1922 and is located in downtown Seattle. 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 the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

X This legislation does not have any financial implications.

Other Implications:

- a) Does the legislation have indirect financial implications, or long-term implications?
No.
- b) What is the financial cost of not implementing the legislation?
None.
- c) Does this legislation affect any departments besides the originating department?
No.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?
None.

e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

g) **Does this legislation affect a piece of property?**

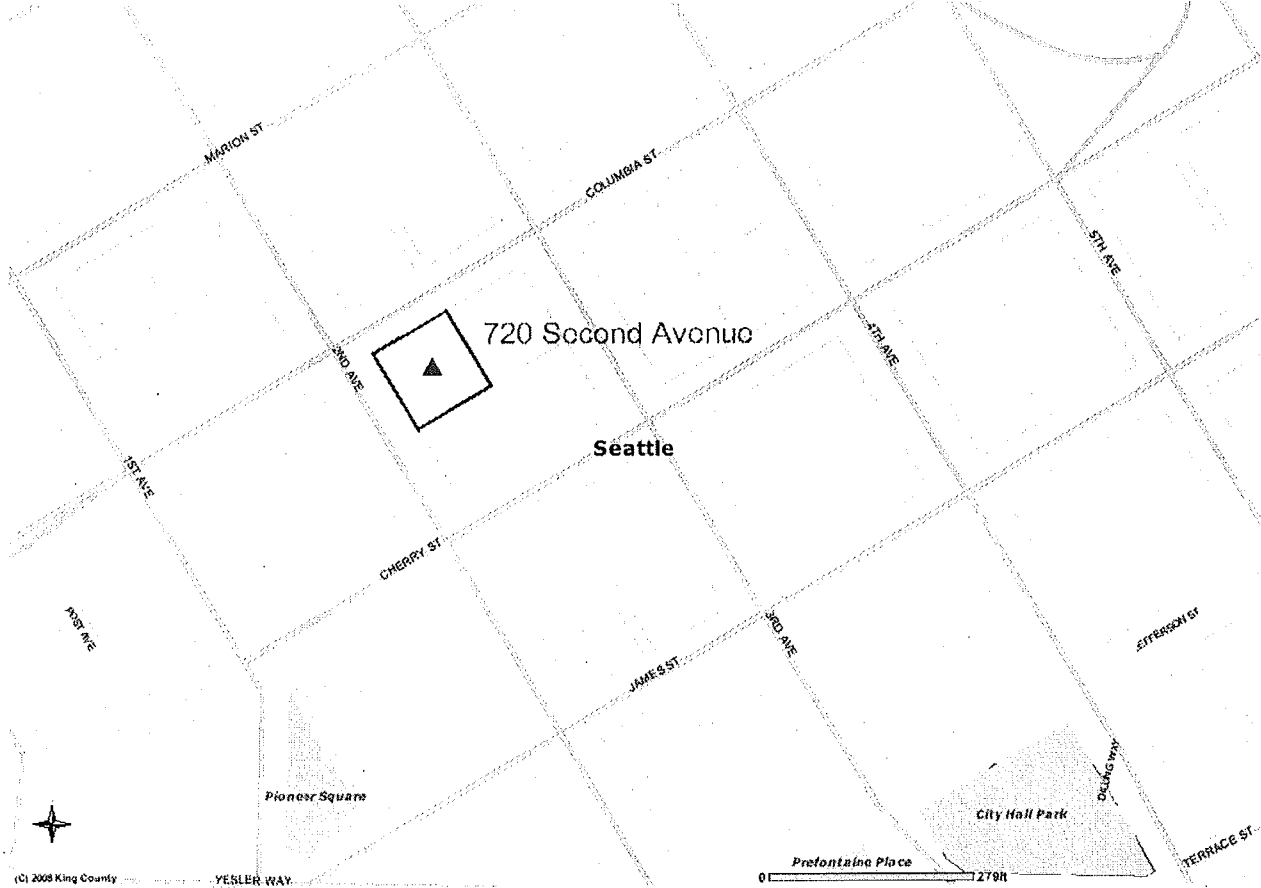
Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Seattle National Bank Building

Sarah Sodt/jom
DON Seattle National Bank Building Landmark Designation FISC Exhibit A
April 12, 2013
Version #1



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



City of Seattle
Office of the Mayor

April 30, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Seattle National Bank Building as a historic landmark, imposes controls, grants incentives and adds the Seattle National Bank Building to the Table of Historical Landmarks in the Seattle Municipal Code.

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 the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodd, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

STATE OF WASHINGTON -- KING COUNTY

--SS.

321573

No. 124716,717,718,719,720

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

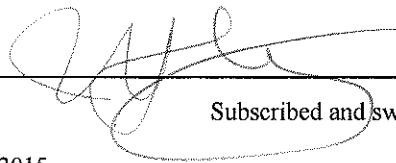
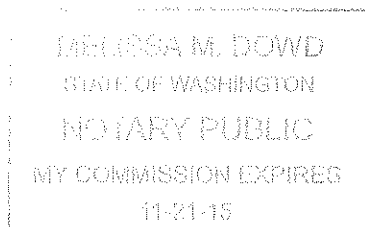
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: TITLE ONLY ORDINANCES

was published on

03/12/15

The amount of the fee charged for the foregoing publication is the sum of \$122.14 which amount has been paid in full.



Subscribed and sworn to before me on

03/12/2015



Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on February 17, 2015, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124716

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle National Bank Building, 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.

ORDINANCE NO. 124717

AN ORDINANCE relating to historic preservation, imposing controls upon the Yosler Terrace Steam Plant, 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.

ORDINANCE NO. 124718

AN ORDINANCE relating to Seattle Public Utilities and the 2015 Adopted Budget, authorizing the Director of Seattle Public Utilities to acquire by negotiation or condemnation land and all other necessary property rights located southeast of the intersection of NW 54th Street and 24th Avenue NW, Seattle, Washington for public drainage, wastewater, and general municipal purposes, and to execute, accept and record deeds and convenient documents and agreements deemed by the Director to be necessary to this transaction on behalf of the City; placing the conveyed real properties under the juris-

isdiction of Seattle Public Utilities; amending Ordinance 124648 to increase appropriations to the Drainage and Wastewater Fund for the acquisition of the aforementioned property and ratifying and confirming certain prior acts.

ORDINANCE NO. 124719

AN ORDINANCE relating to Seattle Public Utilities and the 2015 Adopted Budget, authorizing the Director of Seattle Public Utilities to acquire by negotiation or condemnation land and all other necessary property rights located at 5300 24th Avenue NW, Seattle, Washington for public drainage, wastewater, and general municipal purposes, and to execute, accept and record deeds and convenient documents and agreements deemed by the Director to be necessary to this transaction on behalf of the City; placing the conveyed real properties under the jurisdiction of Seattle Public Utilities; amending Ordinance 124648 to increase appropriations to the Drainage and Wastewater Fund for the acquisition of the aforementioned property, and ratifying and confirming certain prior acts.

ORDINANCE NO. 124720

AN ORDINANCE relating to the Seattle Transportation Benefit District, authorizing the Director of the Seattle Department of Transportation to execute an interlocal agreement with King County Metro Transit to purchase the transit service necessary to implement Seattle Transportation Benefit District Proposition 1.

Date of publication in the Seattle Daily Journal of Commerce, March 12, 2015.

3/12(321573)