

Amendment B Version #1 to CB 120312
DON Seattle-First National Bank Landmark Designation ORD

Sponsor: Councilmember Herbold

Remove the surface parking area for the Seattle-First National Bank building from the designated features of the landmark

Effect: This amendment would remove the surface parking area on the north side of the Seattle-First National Bank building from the designated features of the landmark. Development would be permitted on the parking area, but controls and incentives would continue to apply to the building on the site, the sign post, the drive-through area, and landscaping between the building and the street.

This would allow for the use of the landmark building FAR bonus, which allows for an additional FAR for development that preserves a landmark on the same site.

1. Amend the recitals as follows:

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WHEREAS, after a public meeting on November 1, 2006, the Board voted to approve the designation of the Seattle-First National Bank Building ("Building") under SMC Chapter 25.12; and

WHEREAS, on November 17, 2021, the Board and the Seattle-First National Bank Building's owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the Board (~~(recommends)~~) recommended that the City Council enact a designating ordinance approving the controls and incentives; and

WHEREAS, the Building is located in the Uptown Urban Center which was rezoned in 2017; a specific objective of the rezone legislation was to "Retain landmarks and other historic buildings by allowing transfer of development rights in exchange for funding to support

building preservation.” (Uptown Rezone Recommendation Director’s Report, p. 5, July 12, 2017); and

WHEREAS, since the original designation of the Building, the Uptown Urban Center has been rezoned, and the Seattle Mixed-Uptown 160 (SM-UP 160) zone that the Building is located in has been rezoned to provide for incentives to preserve landmarks, including increased FAR for projects that preserve a landmark on-site, and provisions that allow for the transfer of development rights (TDR) and the transfer of development potential (TDP) from designated landmarks to other sites in the SM-UP 160 zone (SMC 23.48.723); and

WHEREAS, the City Council wishes to achieve the goal of maximizing the potential for housing in this neighborhood and supports the landmarking of this Building; and

WHEREAS, if the surface parking lot to the north of the Building were to be redeveloped while preserving the landmarked Building, an additional 1 FAR would be allowed under the SM-UP 160 zone, providing for more housing or non-residential development to be built on the site than could be built offsite through TDP or on the site if the building were not landmarked and were demolished; and

WHEREAS, an even larger building could be built on the site if an arts facility were incorporated into a future project on the site; NOW, THEREFORE,

2. Amend Section 2 to CB 120312 as follows:

Section 2. Controls. The following controls are imposed on the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation, provided that no controls are imposed on the parking area to the north of the structure or any portion of the site between the surface parking area and 6th Avenue North, except for the drive-

through on the east side of the building, the signpost, and the breezeway structure connecting the signpost to the Building:

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 Seattle-First National Bank Building subject to controls (~~(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 Seattle-First National Bank Building that were designated by the Board for preservation.

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

c. Installation, removal, alteration, maintenance, or repair of rooftop mechanical equipment.

d. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.

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

f. Removal or replacement, or both, of shrubs, perennials, annuals, and landscaping rocks in existing locations.

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 Seattle-First National Bank Building that were designated by the Board for preservation is available for the following:

a. 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.

b. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical,

electrical and telecommunications elements necessary for the normal operation of the building or site.

c. Installation, removal, or alteration of exterior light fixtures, other than lighting excluded in subsection 2.A.2.d of this ordinance.

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

e. Installation of improvements for safety or accessibility compliance.

f. Installation of fire and life safety equipment.

g. Replacement of non-original windows and doors.

h. Changes to exterior paint colors.

i. Alterations to drive-through window and any related drive-through equipment.

j. 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.

Lish Whitson
City Council
January 6, 2023
D#2b

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.

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