



CITY OF SEATTLE

City Council

Agenda

Monday, November 2, 2020

2:00 PM

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

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

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206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@Seattle.gov, or visit
<http://seattle.gov/cityclerk/accommodations>.



CITY OF SEATTLE

City Council Agenda

November 2, 2020 - 2:00 PM

Meeting Location:

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

Committee Website:

<http://www.seattle.gov/council>

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.11, through November 9, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.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 all Councilmembers at

Council@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#

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS**D. APPROVAL OF THE JOURNAL**

[Min 306](#) October 26, 2020

Attachments: [Minutes](#)

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 277](#) November 2, 2020

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.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.

H. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.

[CB 119944](#) AN ORDINANCE appropriating money to pay certain audited claims for the week of October 19, 2020 through October 23, 2020 and ordering the payment thereof.

I. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

CITY COUNCIL:

1. [CB 119905](#) AN ORDINANCE relating to the lease of City property; authorizing the Director of Finance and Administrative Services or the Director's designee to execute a 99 year lease agreement with Africatown Community Land Trust for former Fire Station 6 located at 101 23rd Ave, Seattle, WA 98122, for use as the William Grose Center for Cultural Innovation to provide for culturally responsive services that support the African-American community in the Central Area to create pathways to self-determination, and for future development and expanded activation of the property as described in the lease.

Attachments: [Att 1 - Lease of Fire Station 6](#)
[Att 1 Ex A – Legal Description](#)
[Att 1 Ex B - Property Map](#)
[Att 1 Ex C – Initial Tenant Improvement](#)
[Att 1 Ex D - Floor Plan](#)
[Att 1 Ex E – Mutual and Offsetting Benefit Transfer Criteria](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Central Staff Memo](#)

2. [CB 119906](#) AN ORDINANCE relating to the transfer of City property located at 500 30th Avenue South, Seattle, Washington; authorizing the conveyance of the property to the Central Area Senior Center, a Washington non-profit corporation, consistent with the intent of Resolution 31856 and to provide for the continued delivery of social services; making findings of fact about the consideration for the transfer; superseding Resolution 31837 for the purposes of this ordinance; and authorizing the Director of Finance and Administrative Services or designee to execute and deliver documents necessary to carry out the conveyance of such property on the terms and conditions of this ordinance.

Attachments: [Att 1 - Central Area Senior Center Transfer Agreement](#)
[Att 1 Ex A – Form of Deed](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Summary Att A - Property Map](#)
[Central Staff Memo](#)

3. [Appt 01662](#) Appointment of Anthony Bridgewater as member, Design Review Board, for a term to April 3, 2022.

Attachments: [Appointment Packet](#)

4. [Appt 01663](#) Appointment of Penn DiJulio as member, Design Review Board, for a term to April 3, 2022.

Attachments: [Appointment Packet](#)

5. [Appt 01664](#) Appointment of Stewart Germain as member, Design Review Board, for a term to April 3, 2022.

Attachments: [Appointment Packet](#)

6. [Appt 01665](#) Appointment of Christian Gunter as member, Design Review Board, for a term to April 3, 2022.

Attachments: [Appointment Packet](#)

7. [Appt 01666](#) Appointment of Brian L. Johnson as member, Design Review Board, for a term to April 3, 2022.

Attachments: [Appointment Packet](#)

8. [Appt 01667](#) Appointment of Katherine Liss as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
9. [Appt 01668](#) Appointment of Emily van Geldern as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
10. [Appt 01669](#) Reappointment of David Bader as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
11. [Appt 01670](#) Reappointment of John Cheng as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
12. [Appt 01671](#) Reappointment of Christopher Colley as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
13. [Appt 01672](#) Reappointment of Jeffrey Floor as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
14. [Appt 01673](#) Reappointment of Sharon Khosla as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
15. [Appt 01674](#) Reappointment of Aaron Luoma as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
16. [Appt 01675](#) Reappointment of John Arthur Morefield as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
17. [Appt 01676](#) Reappointment of Edward P. Palushock, Jr. as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)

18. [Appt 01677](#) Reappointment of Kenny Pleasant as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
19. [Appt 01678](#) Reappointment of Lauren Rock as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
20. [Appt 01679](#) Reappointment of Scott Rosenstock as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
21. [Appt 01680](#) Reappointment of Dan Rusler as member, Design Review Board, for a term to April 3, 2022.
Attachments: [Appointment Packet](#)
22. [Appt 01681](#) Appointment of Bill Babbitt as member, Construction Codes Advisory Board, for a term to June 1, 2022.
Attachments: [Appointment Packet](#)
23. [Appt 01682](#) Appointment of Lily Iftner as member, Construction Codes Advisory Board, for a term to June 1, 2022.
Attachments: [Appointment Packet](#)
24. [Appt 01683](#) Appointment of Joe Tremblay as member, Construction Codes Advisory Board, for a term to June 1, 2022.
Attachments: [Appointment Packet](#)
25. [Appt 01684](#) Appointment of Finnegan Wetterau as member, Construction Codes Advisory Board, for a term to June 1, 2021.
Attachments: [Appointment Packet](#)
26. [Appt 01685](#) Appointment of Jamie P. Yengel as member, Construction Codes Advisory Board, for a term to June 1, 2021.
Attachments: [Appointment Packet](#)
27. [Appt 01686](#) Reappointment of Charles E. Beck as member, Construction Codes Advisory Board, for a term to June 1, 2021.
Attachments: [Appointment Packet](#)

28. [Appt 01687](#) Reappointment of Joel Crabtree as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

29. [Appt 01688](#) Reappointment of Lachlan Pries Foss as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

30. [Appt 01689](#) Reappointment of Greg Gilda as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

31. [Appt 01690](#) Reappointment of Robert Steven Lane as member, Construction Codes Advisory Board, for a term to June 1, 2022.

Attachments: [Appointment Packet](#)

32. [Appt 01691](#) Reappointment of Jim Safranek as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

33. [Appt 01692](#) Reappointment of Judy Tucker as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

34. [Appt 01693](#) Reappointment of Eric Vander Mey as member, Construction Codes Advisory Board, for a term to June 1, 2021.

Attachments: [Appointment Packet](#)

J. ADOPTION OF OTHER RESOLUTIONS

K. OTHER BUSINESS

L. ADJOURNMENT



SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104

Legislation Text

File #: Min 306, **Version:** 1

October 26, 2020

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Monday, October 26, 2020

2:00 PM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
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City Council

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.11, through November 9, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

A. CALL TO ORDER

The City Council of The City of Seattle met remotely pursuant to Washington State Governor's Proclamation 20-28.11 and guidance provided by the Attorney General's Office, on October 26, 2020, pursuant to the provisions of the City Charter. The meeting was called to order at 2:03 p.m., with Council President González presiding.

B. ROLL CALL

The following Councilmembers were present and participating electronically:

Present: 8 - González , Herbold, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Excused: 1 - Juarez

C. PRESENTATIONS

There were none.

D. APPROVAL OF THE JOURNAL

[Min 305](#)

October 19, 2020

Motion was made, duly seconded and carried, to adopt the proposed Minutes by the following vote, and the President signed the Minutes:

In Favor: 8 - González , Herbold, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

[IRC 276](#)

October 26, 2020

Motion was made, duly seconded and carried, to adopt the proposed Introduction and Referral Calendar (IRC) by the following vote:

In Favor: 8 - González , Herbold, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

G. PUBLIC COMMENT

The following individuals addressed the City Council:

- Howard Gale
- Jeralee Anderson
- Stephanie Andersen
- Janice Cantieri
- Jesse Thompsen

H. PAYMENT OF BILLS

[CB 119943](#) **AN ORDINANCE appropriating money to pay certain audited claims for the week of October 12, 2020 through October 16, 2020 and ordering the payment thereof.**

Motion was made and duly seconded to pass Council Bill 119943.

The Motion carried, the Council Bill (CB) passed by the following vote, and the President signed the Bill:

In Favor: 8 - González , Herbold, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

I. COMMITTEE REPORTS

CITY COUNCIL:

- 1. [CB 119942](#) **AN ORDINANCE amending Ordinance 126000, which adopted the 2020 Budget; amending Ordinance 126148; amending a proviso; and ratifying and confirming certain prior acts.**

ACTION 1:

Motion was made and duly seconded to pass Council Bill 119942.

ACTION 2:

Motion was made by Councilmember Lewis, duly seconded and carried, to amend Council Bill 119942, Section 1, as shown on Attachment 1 to the Minutes.

ACTION 3:

Motion was made and duly seconded to pass Council Bill 119942 as amended.

The Motion carried, the Council Bill (CB) passed as amended by the following vote, and the President signed the Bill:

In Favor: 7 - González , Herbold, Lewis, Morales, Mosqueda, Pedersen, Strauss

Opposed: 1 - Sawant

J. ADOPTION OF OTHER RESOLUTIONS

There were none.

K. OTHER BUSINESS

There was none.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 2:55 p.m.

Emilia M. Sanchez, Sr. Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on November 2, 2020.

M. Lorena González, Council President of the City Council

Monica Martinez Simmons, City Clerk

Attachment 1 - Action 2 of Council Bill 119942

Attachment 1 – Action 2 of Council Bill 119942

Amendments are shown in double underline and double strike through language.

Section 1. Section 24 of Ordinance 126148 is amended as follows:

Section 24. (~~(Of the appropriations in the 2020 Budget for the Addressing Homelessness Budget Summary Level (HSD-BO-HS-H3000) in the General Fund (00100), and notwithstanding powers provided to the Mayor by Section 3 of the Proclamation of Civil Emergency dated March 3, 2020, \$2,900,000 is appropriated solely to expand and maintain homelessness outreach and engagement services, which may include flexible financial assistance, case management, and housing navigation services, and may be spent for no other purpose.))~~ Of the appropriations in the 2020 Budget for the Addressing Homelessness Budget Summary Level (HSD-BO-HS-H3000) in the General Fund (00100), and notwithstanding powers provided to the Mayor by Section 3 of the Proclamation of Civil Emergency dated March 3, 2020, \$2,074,000 is appropriated solely to: (1) maintain and expand contracts for homelessness outreach and engagement services, which may include behavioral health services (possibly with a Designated Crisis Responder status), flexible financial assistance, case management, housing navigation services, and to support the technology needed and other administrative needs of the contracted service providers; and (2) for the Human Services Department's (HSD) staff to coordinate and support outreach and engagement conducted by

City Council Meeting Minutes dated October 26, 2020

contracted service providers and other City departments, provided that HSD staff shall not directly contact individuals in need of outreach and engagement services except for the purpose of storage and retrieval of personal items in coordination with service providers; and may be spent for no other purpose. Not more than \$245,000 shall be used in the remainder of 2020 to support the salary personnel costs of HSD staff for this work. In adopting this proviso, the Council expresses its policy intent that HSD will continue to coordinate and respond to unauthorized homeless encampments for the remainder of 2020, and that staff assigned to the Unsheltered Outreach and Response Team shall not exceed 8.0 FTEs.



Legislation Text

File #: IRC 277, Version: 1

November 2, 2020



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<u>By: Mosqueda</u>		
1. CB 119944	AN ORDINANCE appropriating money to pay certain audited claims for the week of October 19, 2020 through October 23, 2020 and ordering the payment thereof.	City Council
<u>By: Herbold</u>		
2. CB 119945	AN ORDINANCE relating to civil service commissions; amending election procedures for the employee-elected members of the Civil Service Commission and Public Safety Civil Service Commission; making temporary provisions for the 2020 elections; amending Sections 4.04.250 and 4.08.040 of the Seattle Municipal Code; and ratifying and confirming certain prior acts.	City Council
<u>By: Strauss</u>		
3. Appt 01694	Appointment of Jack O'Connor as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2023.	City Council
<u>By: Strauss</u>		
4. Appt 01695	Reappointment of Vernon M. Abelsen as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2023.	City Council
<u>By: Strauss</u>		
5. Appt 01696	Reappointment of Rick Sever as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2023.	City Council
<u>By: Strauss</u>		
6. Appt 01697	Reappointment of Valerie Tran as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2023.	City Council
<u>By: Strauss</u>		
7. Appt 01698	Appointment of Tiernan Martin as member, Seattle Chinatown International District Preservation and Development Authority Governing Council, for a term to	City Council

December 31, 2022.

By: Strauss

- | | | |
|-------------------------------|---|--------------|
| 8. Appt 01699 | Reappointment of Patrice Barrentine as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2024. | City Council |
|-------------------------------|---|--------------|

By: Mosqueda

- | | | |
|------------------------------|--|-------------------------|
| 9. CB 119938 | AN ORDINANCE adopting a budget, including a capital improvement program and position modifications, for The City of Seattle for 2021; and creating positions exempt from civil service; all by a 2/3 vote of the City Council. | Select Budget Committee |
|------------------------------|--|-------------------------|



Legislation Text

File #: CB 119944, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain audited claims for the week of October 19, 2020 through October 23, 2020 and ordering the payment thereof.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$24,947,613.11 on PeopleSoft 9.2 mechanical warrants numbered 4100384767- 4100386926 plus manual or cancellation issues for claims, E-Payables of \$82,284.11 on PeopleSoft 9.2 9100007568- 9100007631 and Electronic Financial Transactions (EFT) in the amount of \$47,397,780.22 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 3. 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 2nd day of November 2020 and signed by me in open session in authentication of its passage this 2nd day of November 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)



Legislation Text

File #: CB 119905, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the lease of City property; authorizing the Director of Finance and Administrative Services or the Director's designee to execute a 99 year lease agreement with Africatown Community Land Trust for former Fire Station 6 located at 101 23rd Ave, Seattle, WA 98122, for use as the William Grose Center for Cultural Innovation to provide for culturally responsive services that support the African-American community in the Central Area to create pathways to self-determination, and for future development and expanded activation of the property as described in the lease.

WHEREAS, the Central Area is the historic home of the African-American community in Seattle, with a diverse and inclusive neighborhood with a rich history of civic engagement on matters affecting the Central Area; and

WHEREAS, the cost of rent and economic challenges have resulted in displacement challenges for a number of businesses in the Central District; and

WHEREAS, Africatown Community Land Trust's mission is to acquire, steward, and develop land assets necessary for the African diaspora community to grow and thrive in its historic place in Seattle's Central District; and

WHEREAS, in 2004, the City of Seattle launched the Race and Social Justice Initiative (RSJI), led by the Office for Civil Rights, with the vision of achieving racial equity in the community and the mission of ending institutional and structural racism in City government and partnering with the community to achieve racial equity across Seattle; and

WHEREAS, the City works to create racial equity by explicitly naming and addressing the historic and current impacts of institutional and structural racism in City policies, procedures, programming, initiatives, and

budgetary decisions; and

WHEREAS, Resolution 31577, adopted in May 2015, affirmed that the City's core value of racial and social equity is one of the foundations on which the Comprehensive Plan is built; and

WHEREAS, Ordinance 125173, passed in October 2016, amended the Comprehensive Plan to increase its emphasis on race and social equity; and

WHEREAS, the Equitable Development Initiative (EDI), led by the Office of Planning and Community Development and the Office for Civil Rights, provides oversight and an equity framework for the Comprehensive Plan and strategies to mitigate displacement throughout City government; and

WHEREAS, the EDI seeks to directly repair the harms caused by Seattle's history of racial exclusion and disenfranchisement; and

WHEREAS, the William Grose Center for Cultural Innovation (WGC) is one of five original Equitable Development Implementation Plan and Equitable Development Financial Investment Strategy demonstration projects; and

WHEREAS, Africatown has received a City grant to create the WGC, a catalyst to support the Black community's rich history of innovation and entrepreneurship that has been negatively impacted by local, state, and federal government policies and private sector practices. The WGC's activities will provide a means to help repair some of the harm that past policies/practices and current growth has created and to advance community self-determination; and

WHEREAS, the repurposing of former FS6 as the WGC is supporting small businesses, creative entrepreneurs and creating pathways to the knowledge-based economy, and provides for future activation and development of the property for community center uses, possible affordable housing and other public benefits that address City priorities of creating and advancing economic opportunity and preventing commercial, residential and cultural displacement; and

WHEREAS, the City and Africatown Community Land Trust mutually desire to activate former Fire Station 6

and develop it into the WGC through a long-term lease of the property while working toward meeting the City's established Mutual and Offsetting Benefits criteria for a transfer of the property as a means to help repair some of the harm that past policies/practices and current growth has created to advance African-American self-determination; and

WHEREAS, the Department of Finance and Administrative Services has determined that former Fire Station 6 is not needed for use by a City department and that the use of the property for public purposes as described in the lease best meets the City's needs; and

WHEREAS, the Department of Finance and Administrative Services and Africatown Community Land Trust have negotiated a lease of Fire Station 6 to commence when signed by an authorized representative of each party; and

WHEREAS, City Council authorization is necessary because the term of the lease exceeds the authority of the Department of Finance and Administrative Services under Seattle Municipal Code Section 3.127.010;
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of The Department of Finance and Administrative Services or the Director's designee is authorized for and on behalf of The City of Seattle to execute a lease agreement substantially in the form of the Lease of Fire Station 6 (the Lease) attached to this ordinance as Attachment 1, between the City as lessor, and Africatown Community Land Trust (ACLT) as lessee.

Section 2. The City Council finds that ACLT is providing adequate consideration to the City for the use and occupancy of Fire Station 6 through mutual and offsetting benefit commitments in the Lease: (i) to provide community space and public services in the Central District; (ii) to complete improvements and to develop and activate the entire property for use as a community center; and (iii) to maintain and insure the property.

Section 3. 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 _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

- Attachment 1 - Lease of Fire Station 6
 - Exhibit A - Legal Description
 - Exhibit B - Property Map
 - Exhibit C - Initial Tenant Improvement
 - Exhibit D - Floor Plan
 - Exhibit E - Mutual and Offsetting Benefit Transfer Criteria

LEASE OF FIRE STATION 6

THIS LEASE OF FIRE STATION 6 (“Lease”) is by and between **THE CITY OF SEATTLE** (“City”), a city of the first class of the State of Washington, acting by and through its Department of Finance and Administrative Services and its Director (“Director”), and Africatown Community Land Trust (“Lessee”) a non-profit corporation organized under the laws of the State of Washington.

RECITALS

The City owns real property located in Seattle’s Central District that includes a historic building formerly known as Fire Station 6 that is not in use and is surplus to the City’s needs.

The cost of rent and economic challenges have resulted in displacement challenges for a number of businesses in the Central District, and Africatown Community Land Trust’s mission is to acquire, steward, and develop land assets necessary for the African diaspora community to grow and thrive in its historic place in Seattle’s Central District.

Separate from this Lease, Africatown was selected for a City grant, subject to final agreement, to create the William Grose Center for Cultural Innovation, a catalyst to support the Black community’s rich history of innovation and entrepreneurship that has been negatively impacted by local, state, and federal government policies and private sector practices. The William Grose Center’s activities will provide a means to help repair some of the harm that past policies/practices and current growth has created and to advance community self-determination.

Pursuant to City of Seattle Resolution 31856 and that certain 2019 *Memorandum of Agreement Implementing Criteria for Initiating Transfer of Mutually Offsetting Facilities to Tenants* (“*Transfer MOA*”), the City has established criteria for transferring certain City properties to tenants who meet the transfer criteria established by the City for transferring property to tenants.

The City and Africatown Community Land Trust mutually desire to activate Fire Station 6 and develop it into the William Grose Center through a long-term lease of the property while working toward the criteria established in the Transfer MOA for a transfer of the property.

AGREEMENT

IN CONSIDERATION of the mutual covenants contained herein, City and Lessee covenant and agree as follows:

1. **Lease Data; Exhibits.** The following terms shall have the following meanings, except as otherwise specifically modified in this Lease:

1.1 **Premises.** The improved real property commonly known as former Fire Station 6, located at 101 23rd Ave South, Seattle, King County, Washington and legally described on Exhibit A, which is attached and made a part of this Lease (hereinafter “**Premises**”). The Premises includes an existing building and associated parking as generally depicted on the Property Map which is attached and made a part of this Lease as Exhibit B.

1.2 Commencement Date. The date when signed by an authorized representative of each party following an authorizing ordinance of City Council.

1.3 Expiration Date. Ninety-nine years following the Commencement Date, unless terminated earlier under the terms and conditions of this Lease.

1.4 Initial Tenant Improvements. The improvements described on Exhibit C.

1.5 Rent. The community services, property caretaking functions and public benefits more particularly described in Section 4.

1.6 Additional Charges. Any monetary sum payable by Lessee to the City under this Lease.

1.7 Security Deposit. Reserved.

1.8 Notice Addresses. The initial representatives and contact information for notice are designated in this Section 1.8 and are subject to change under Section 26.

If to the City: Nonila Masmela
The City of Seattle
Property Management
Finance and Administrative Services
PO Box 98469
Seattle, WA 98124-4689
Phone: 206-733-9406

For notices required under Section:
ARTS Registrar (Sandy Esene)
Sandy.esene@seattle.gov
206-233-3930
PO Box 94748
Seattle, WA 98124-4748

If to Lessee: Africatown Community Land Trust
K. Wyking Garrett
Andrea Caupain
Margo Jones
1437 S Jackson St, Seattle WA 98144
PO box 22328 Seattle WA 98122
Phone: 206 596 -2896

1.10 Exhibits. The following exhibits are made a part of this Lease:

Exhibit A - Legal Description
Exhibit B – Property Map
Exhibit C – Initial Tenant Improvements

Exhibit D – Floor Plan
Exhibit E – Mutual and Offsetting Benefit Transfer Criteria

2. **Premises.**

2.1 **Grant.** City hereby leases to Lessee and Lessee hereby leases from City the Premises.

2.2 **Condition.** City's willingness to lease the Premises is conditioned, in part, on Lessee's acceptance of the Premises in their "**as is**" condition with all faults, including possible encroachment, building code issues, current land use and zoning requirements. Lessee acknowledges the Premises are subject to the following:

ORDINANCE NO. 122462 OF THE CITY OF SEATTLE RELATING TO HISTORIC PRESERVATION AND LANDMARK DESIGNATION, INCLUDING THE TERMS AND PROVISIONS THEREOF: RECORDED: AUGUST 29, 2007 RECORDING NUMBER: 20070829001760.

MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20060728900001, AS FOLLOWS: FENCE NOT CONFORMING TO WESTERLY BOUNDARY. POSSIBLE RIGHTS OF OTHERS BY REASON THEREOF.

City hereby disclaims all representations, statements, and warranties, expressed or implied, with respect to the condition or suitability of the Premises for Lessee's Permitted Use under this Lease. By executing this Lease, Lessee accepts the Premises in their "**as-is**" condition and releases City from any claims, liabilities, fines, or damages arising from the condition of the Premises.

2.3 **Initial Use and Occupancy Limitations.** Lessee's use and occupancy shall be initially limited to a portion of the first floor of the Premises depicted on the floor plan attached as Exhibit D, excluding the apparatus room and dorm space. Lessee shall not expand its use and occupancy to any other portion of the Premises until all required building and land use code requirements are met, provided the parking lot may be used for temporary events as defined by any required special event permit and subject to the following conditions: (1) any event must be for purposes consistent with required uses under Section 4, and (2) the event must be in compliance with all building and land use codes.

2.4 **Future Use and Occupancy.** Both parties intend for the entire Premises to be fully activated and utilized for uses consistent with Section 4 and within the timelines described in Section 3 and in a manner consistent with all required environmental reviews, historic designation requirements and applicable laws and regulatory requirements.

2.5 Permitted Uses. Lessee shall use the Premises for the purposes described in Section 4 and for no other purposes without the City’s prior written approval (the “Permitted Uses”). Lessee acknowledges that as of the Commencement Date, certain uses are not allowed under the applicable land use and building codes and other ordinances and regulations. Until all regulatory and legal requirements are met, Lessee shall limit the use of the Premises to those Permitted Uses that are consistent with all regulatory and legal requirements.

2.6 Artwork on Premises. The Premises include a work of art known as “Lightning Bolts” that is part of City’s public art collection, which the City shall maintain at its expense. Lessee shall refrain from any alterations or other activity that would result in viewing obstructions, damage to or removal of the artwork. Lessee shall report any maintenance needs or damage to the artwork or any existing artwork plaque as promptly as reasonable, but in any case within no less than thirty (30) days. The City reserves the right to deaccession the artwork from the City’s collection and remove it from the Premises at any time.

3. Lease Term.

3.1 Initial Term. This Lease shall be for a term (“Lease Term” or “Term”) beginning on the Commencement Date specified in Subsection 1.2 and ending on the Expiration Date specified in Subsection 1.3, unless the Lease Term is terminated earlier in accordance with the provisions of this Lease. Lessee shall have the right of use and possession of the Premises from the Commencement Date.

3.2 Early Termination. In addition to City’s right to terminate this Lease under Section 18 (Destruction) and Section 20 (Default), the City shall have the right to terminate this Lease upon thirty (30) days written notice to Lessee in the following circumstances:

3.2.1 If Lessee fails to complete additional tenant improvements necessary to activate the full Premises for the Phase 1 Required Use within two years of the Commencement Date.

3.2.2 If Lessee fails to satisfy one of the two conditions in this Section 3.2.2 within ten (10) years of the Commencement Date:

Condition 1. Satisfy the Mutual and Offsetting Benefit Transfer Criteria attached as Exhibit D, in which case the Director and Lessee will negotiate documents to submit to City Council for the transfer the Premises to ACLT with deed restrictions to ensure public benefits are provided and to ensure future development includes affordable housing, in which case, conditioned upon City Council authorization, this Lease will terminate at closing of the transfer of title to the Premises to Lessee.

OR

Condition 2. Fully activate and use the entire Premises for community center uses and public benefits as described in Phase 2 Required Use (Section 4.1.2 below),

subject to all regulatory limitations and approvals, including but not limited to environmental review, zoning, and land use code requirements.

Notwithstanding the foregoing, if Lessee is diligently and in good faith making progress to meeting the conditions in Sections 3.2.1 and 3.2.2 but is delayed as a result of permit delays or other Force Majeure condition (as defined below), the deadline for Lessee to meet the obligations shall be extended by a time equivalent to the delay.

4. **Rent.** Initially, Lessee's consideration for use and occupancy of the Premises shall be Lessee's management and operation of the William Grose Center for Cultural Innovation (the "Center"), which shall provide culturally responsive community spaces that are not operated for profit and that provide public benefits. Additional consideration shall be Lessee's development and use of the entire Premises as further described in the Phase 1 Required Use under Section 4.1.1 and Lessee's future activation of the entire Premises for the benefit of the community for the Phase 2 Required Use (Section 4.1.2). Throughout the Term, Lessee's consideration shall include the caretaking functions and maintenance obligations in the Lease, which shall be at Lessee's expense, and Lessee's covenant that any future expansion shall include affordable housing.

4.1.1 **Phase 1 Required Use.** Lessee shall complete any additional tenant improvements that are required to redevelop the entire Premises from a former fire station and to expand the operations of the Center and continually operate it as a community center (the "Community Center") and to provide COVID-19 pandemic relief (collectively, the "Phase 1 Required Use"). The Community Center shall offer robust programming and activation, which may include business consulting services, outdoor entrepreneur events (small groups year-round, summer pop-up events, Umoja Fest, Design Weekend), business incubation support, and small entrepreneur trainings.

Additionally, Lessee shall use the Premises for pandemic relief programming to address disproportionate impact of COVID-19 disease on African American entrepreneurs. Programming is to be focused on creating solutions for microenterprise and small businesses that have been impacted, which may include creating a model for shared retail/culinary space, exploring co-ops as a strategy to build economic stability and increase economic resiliency among moderate and low-income entrepreneurs and unemployed workers, and creating a hub for increased online activation for businesses.

4.1.2 **Phase 2 Required Use.** Within ten (10) years of the Commencement Date, Lessee shall activate and use the entire Premises ("Phase 2 Required Use") expanding the Community Center programs and functions to a level comparable to other community centers and consistent with the Phase 1 Required Uses and any other uses approved by the City that provide public benefits.

4.1.3 **Development of Affordable Housing.** While the Phase 2 Required Use does not obligate Lessee to provide affordable housing, the City's willingness to lease the Premises to Lessee this is conditioned, in part, upon the limitations in this Section 4.1.3. To the extent there is any future development of the Premises that expands the existing footprint of the

building above or below grade or that creates any new facility or structure on the Premises, Lessee covenants that the development shall include creation and maintenance of affordable housing units with a mix of unit sizes which are affordable to and serve households with income levels up to 80% of area median income (“AMI”), and with a majority of units serving households with incomes up to 60% of AMI.

4.1.4 Regulatory and Funding Requirements. All future use and redevelopment of the Premises shall be conditioned upon completion of environmental review and satisfaction of all building, land use, and historic landmark board approvals necessary for the redevelopment. Lessee acknowledges that this Lease does not convey any regulatory approvals or commit the City to any future action. Additionally, this Lease does not commit the City to future funding of any development or tenant improvements on the Property. All future improvements shall be subject to City’s review and approval under Section 10.2.

4.1.5 Inclusion and Non-discrimination in Services. In addition to the general nondiscrimination obligations under Section 7.2, Lessee shall not deny an otherwise qualified individual any services or other benefits provided under this Section 4 on the grounds of race, color, sex, religion, national origin, creed, marital status, age, sexual orientation, gender identity, political ideology, ancestry, or the presence of any sensory, mental or physical handicap. Lessee shall ensure that the community services and public benefits provided under this Lease are inclusive of BIPOC and LGBTQ+ community members.

4.1.6 Reporting. Beginning March 31 of the year following the Commencement Date, and thereafter annually, Lessee shall submit to the City a report documenting Lessee’s public benefit services in a form reasonably approved by the City that, at a minimum, includes relevant metrics, including but not limited to, the types of services provided, and the number of clients served and the demographics of individuals served.

4.1.7 Funding. The City will collaborate with Lessee from time to time to identify other sources of funds, which may include City grant funds obtained through other competitive processes, but there is no obligation under this Lease for the City to provide any additional public funds for initial tenant improvements, future development of the Premises, or programming.

5. **Late Charge; Interest.** If Lessee shall fail to pay the City any Additional Charge within ten (10) days of the due date under this Lease, the balance shall accrue interest at a rate of 1% per month from the due date until the date when paid in full, which amount may be prorated on a daily basis.

6. **Security Deposit.** N/A

7. **Lessee 's Operations.**

7.1 **Use of Premises.** Lessee shall use the Premises only for the Permitted Uses. As City's willingness to enter into this Lease with Lessee was predicated, in part, on the nature of Lessee 's use, Lessee shall not use or permit the use of the Premises for any other business, or purpose, or under any other name, without City's prior written consent. Lessee shall maintain the Premises in a clean, orderly, safe, and neat fashion and shall neither commit waste nor permit any waste of the Premises. Lessee shall not permit any accumulation of trash on or about the Premises. Lessee shall not create or contribute to the creation of a nuisance in the Premises.

7.2 **Compliance with Laws; Nondiscrimination.**

7.2.1 **General Obligation.** Lessee shall not use or permit the Premises or any part thereof to be used for any purpose in violation of any municipal, county, state or federal law, ordinance or regulation, or for any purpose offensive to the standards of the community in which the Premises are located. Lessee shall promptly comply, at its sole cost and expense, with all laws, ordinances, and regulations now in force or hereafter adopted relating to or affecting the condition, use or occupancy of the Premises.

7.2.2 **Nondiscrimination.** Without limiting the generality of Subsection 7.2.1, Lessee agrees to and shall comply with all applicable equal employment opportunity and nondiscrimination laws of the United States, the State of Washington, and The City of Seattle, including but not limited to Chapters 14.04, 14.10 and 20.42 of the Seattle Municipal Code, as they may be amended from time to time, and rules, regulations, orders and directives of the associated administrative agencies and their officers.

7.3 **Liens and Encumbrances.** Lessee shall keep the Premises free and clear of, and shall indemnify, defend and hold City harmless from, any and all, liens and encumbrances arising or growing out of any act or omission, or breach of this Lease or its use, improvement or occupancy of the Premises by Lessee or any of its principals, officers, employees or agents or subtenants. If any lien is so filed against the Premises Lessee shall either cause the same to be fully discharged and released of record within ten (10) days after City's written demand therefor or, within such period, provide City with cash or other security acceptable to City in an amount equal to one and one-half (1½) times the amount of the claimed lien as security for its prompt removal. City shall have the right to disburse such security to cause the removal of the lien if City deems such necessary, in City's sole discretion.

7.4 **Hazardous Substances.** Lessee shall not, without City's prior written consent, keep on or about the Premises any substance designated as, or containing any component now or hereafter designated as hazardous, dangerous, toxic or harmful and/or subject to regulation under any federal, state or local law, regulation or ordinance ("Hazardous Substances"), except customary office, kitchen, cleaning and other related supplies in normal quantities handled in compliance with applicable laws. With respect to any Hazardous Substances stored with City's consent, Lessee shall promptly, timely and completely comply with all governmental requirements for reporting and record keeping; submit to City true and correct copies of all reports, manifests and identification numbers at the same time as they are required to be and/or are submitted to the appropriate governmental authorities; within five (5) days after City's request

therefor, provide evidence satisfactory to City of Lessee's compliance with all applicable governmental rules, regulations and requirements; and comply with all governmental rules, regulations and requirements regarding the proper and lawful use, sale, transportation, generation, treatment and disposal of Hazardous Substances. Any and all costs incurred by City and associated with City's inspections of the Premises and City's monitoring of Lessee's compliance with this Subsection 7.4, including City's attorneys' fees and costs, shall be Additional Charges and shall be due and payable to City within ten (10) days after City's demand therefor, if Lessee's violation of this Subsection 7.4 is discovered as a result of such inspection or monitoring. Lessee shall be fully and completely liable to City for any and all cleanup costs and expenses and any and all other charges, expenses, fees, fines, penalties (both, civil and criminal) and costs imposed with respect to Lessee's use, disposal, transportation, generation and/or sale of Hazardous Substances in or about the Premises. In addition to the general indemnification obligation under this Lease, Lessee shall indemnify, defend and hold City harmless from any and all of the costs, fees, penalties, charges and expenses assessed against, or imposed, upon City (as well as City's attorneys' fees and costs) as a result of Lessee's use, disposal, transportation, generation and/or sale of Hazardous Substances on or about the Premises. The indemnification obligation of this subsection shall survive the expiration or earlier termination of this Lease.

8. Utilities.

8.1 General. Lessee shall arrange for accounts with utility providers to be in Lessee's name and Lessee shall pay when due to the appropriate providers, all charges for utilities for the Premises, including but not limited to, electricity, water and sewer services and data and telecommunications services.

8.2 Refuse Collection; Recycling of Waste Materials. Lessee shall provide all necessary housekeeping and janitorial services for the Premises at a level consistent with other similar community facilities and operations and to the Director's reasonable satisfaction. Lessee shall be responsible for proper storage and removal of trash, litter pickup and recycling consistent with City standards.

8.3 Interruption. City shall not be liable for any loss, injury or damage to person or property caused by or resulting from any variation, interruption or failure of services due to any cause whatsoever, including, but not limited to, electrical surges, or from failure to make any repairs or perform any maintenance. No temporary interruption or failure of such services incident to the making of repairs, alterations or improvements or due to accident, strike or conditions or events beyond City's reasonable control shall be deemed an eviction of Lessee or to relieve Lessee from any of Lessee's obligations hereunder or to give Lessee a right of action against City for damages. Lessee acknowledges its understanding that there may be City-planned utility outages affecting the Premises and that such outages may interfere, from time to time, with Lessee's use of the Premises. City shall provide Lessee with not less than 48 hours' prior written notice of any City-planned electricity outage in the Premises. City has no obligation to provide emergency or backup power to Lessee. The provision of emergency or backup power to the Premises or to enable the equipment therein to properly function shall be the sole responsibility of Lessee. If utilities are interrupted at the Premises so as to render it impossible for Lessee to use the Premises to provide the services contemplated under Section 4, Lessee's obligation to provide the services shall be suspended for

the duration of the disruption and Lessee shall promptly resume services upon restoration of utility service.

9. **Licenses and Taxes.**

9.1 Unless Lessee provides the City with evidence of exemption, Lessee shall leasehold excise tax at the applicable rate, which as of the Effective Date is 12.84% of contract rent as defined under RCW Chapter 82.29A and which is subject to change. If the State of Washington makes any demand upon the City for any leasehold or other tax created by Lessee's interest in this Lease, Lessee shall remit the sums due to City within thirty (30) days of written invoice from City. Without any deduction or offset whatsoever, Lessee shall be liable for, and shall pay prior to delinquency, all other taxes, license and excise fees and occupation taxes covering the business conducted on the Premises and all personal property taxes and other impositions levied with respect to all personal property located at the Premises; Lessee shall be responsible for, and shall pay prior to delinquency, all fees, charges, or costs, for any governmental inspections or examinations relating to Lessee's use and occupancy of the Premises.

9.2 **Contests.** Lessee shall have the right to contest the amount and validity of any taxes by appropriate legal proceedings, but this shall not be deemed or construed in any way as relieving Lessee of its covenant to pay any such taxes. City shall not be subjected to any liability or for the payment of any costs or expenses in connection with any such proceeding brought by Lessee, and Lessee hereby covenants to indemnify and hold City harmless from any such costs or expenses. The indemnification obligation of this subsection shall survive the expiration or earlier termination of this Lease.

10. **Alterations by Lessee.**

10.1 **Initial Tenant Improvements.** Lessee shall design and construct the Initial Tenant Improvements in compliance with the requirements of Section 10.2. The City will collaborate with Lessee to identify sources of funds for the Initial Tenant Improvements, which may include City grant funds obtained through other competitive processes such as the City's Economic Development Initiative grant program and Community Development Block Grant program, but there is no obligation under this Lease for the City to provide any public funds for Initial Tenant Improvements or future development and alterations. Additionally, this Lease does not substitute for or provide any regulatory approvals and any review of plans or specifications required by this Lease is for the City's benefit in its capacity as property owner only.

10.2 **General Requirements Regarding Alterations.** Other than the Initial Tenant Improvements described on Exhibit C, Lessee shall not make any alterations, additions, or improvements in or to the Premises without first submitting to City professionally-prepared plans and specifications for such work and obtaining the Director's prior written approval thereof. As a condition of approval, the Director may require Lessee to demonstrate to the Director's reasonable satisfaction that Lessee has adequate funding to complete the proposed alterations. Lessee shall complete design of all improvements and alterations to the Premises in compliance with all permitting and legal requirements, including but not limited to compliance with permits and applicable building codes, and laws, including the Americans with Disabilities Act (ADA) taking into consideration Title II and III. In cases where the Title II and III standards differ, the design shall

comply with the standard that provides the highest degree of access to individuals with disabilities. Additionally, Lessee expressly acknowledges that the provisions of the ADA may exceed requirements contained in building codes and other regulations and that in such instances, the ADA requirements shall control. Lessee shall cause all alterations, additions and improvements to the Premises to be completed at Lessee's sole cost and expense by a contractor approved by the Director, which shall not be unreasonably withheld, and in a manner that (a) is consistent with the Director-approved plans and specifications and any conditions imposed by the Director in connection therewith; (b) is in conformity with first-class, commercial standards; (c) includes acceptable insurance coverage for City's benefit; (d) does not affect the structural integrity of the Premises or any of the Premises' systems; and (e) does not invalidate or otherwise affect the construction or any system warranty then in effect with respect to the Premises. Lessee shall secure all governmental permits and approvals required for the work; shall comply with all other applicable governmental requirements and restrictions, including any certificate of approval or other historic landmark requirements; and shall reimburse City for any and all expenses incurred in connection therewith.

10.3 Indemnity. Except as provided in Section 14 with regard to concurrent negligence, Lessee shall indemnify, defend and hold City harmless from and against all losses, liabilities, damages, liens, costs, penalties and expenses (including attorneys' fees, but without waiver of the duty to hold harmless) arising from or out of Lessee's performance of such alterations, additions and improvements, including, but not limited to, all which arise from or out of Lessee's breach of its obligations under terms of this Section 10.

10.4 Surrender of Improvements. All alterations, additions and improvements (expressly including all light fixtures; heating and ventilation units; floor, window and wall coverings; and electrical wiring), except Lessee's moveable trade fixtures and appliances and equipment not affixed to the Premises (including without limitation furniture, computers, point of sale systems and registers) shall become the property of City at the expiration or termination of this Lease without any obligation on its part to pay for any of the same. At City's request, Lessee shall execute a deed or bill of sale in favor of City with respect to such alterations and/or improvements. Notwithstanding the foregoing, Lessee shall remove all or any portion of such alterations and/or improvements on the expiration or termination of this Lease if City specifically so directs, in writing, at the time of City's issuance of its approval thereof. Within ninety (90) days after the completion of any alteration, addition or improvement to the Premises, Lessee shall deliver to City a full set of "as-built" plans of the Premises showing the details of all alterations, additions and improvements as well as the warranty information/cut sheets specifications for installed unmovable equipment, wall covering and flooring made to the Premises by Lessee.

10.5 Effect of Director's Approval. The Director's review and approval in Section 10.1 is for the City's benefit in its capacity as landlord and to ensure the delivery of consideration for this Lease. The approvals under Section 10.1 shall not substitute for any regulatory approvals required by law, nor shall such approval be the basis for any liability of the City. Alterations shall be completed at Lessee's sole cost and risk with respect to cost overruns, delays, damage, and any other liability.

11. Care of Premises.

11.1 General Obligation. Lessee shall take good care of the Premises and shall reimburse City for all damage done to the Premises that results from any act or omission of Lessee or any of Lessee's officers, contractors, agents, invitees, licensees or employees, including, but not limited to, cracking or breaking of glass. Lessee shall at its own expense, at all times, keep the Premises and areas immediately adjacent thereto in a neat, clean, safe, and sanitary condition; and keep the glass of all windows and doors serving such areas clean and presentable. Lessee shall furnish all cleaning supplies and materials needed to operate such areas and maintain them in the manner prescribed in this Lease. If Lessee fails to comply with this Section after City provides written notice to Lessee of specifying the failure and a reasonable time for cure, City may, at its option, perform the work at Lessee's cost. Upon receipt of written statements from City, Lessee shall pay the City for the entire actual and reasonable cost of the work as an Additional Charge within thirty (30) days of invoice. City shall have the right to enter the Premises for such purposes. City shall not be liable for interference with light, air, or view.

11.2 Routine and Major Maintenance. Except as provided under Section 11.3, the City shall have no maintenance or repair obligations with respect to the Premises. Lessee shall, at its sole expense, be responsible for all routine and major maintenance and capital improvements necessary to maintain the Premises (including the structural aspects and exterior of the building on the Premises) and the heating, ventilation, utility, electric and plumbing and other systems and equipment serving the Premises in a reasonably good operating condition that allows for the Permitted Uses and allows for the Permitted Uses. If Lessee fails to comply with this Section after City provides written notice to Lessee of specifying the failure and a reasonable time for cure, City may, at its option, perform the work at Lessee's cost. Upon receipt of written statements from City, Lessee shall pay the City for the entire actual and reasonable cost of the work as an Additional Charge within thirty (30) days of invoice. City shall have the right to enter the Premises for such purposes. City shall not be liable for interference with light, air or view associated with the work.

11.3 Maintenance of Public Art. City shall maintain, at its sole expense, the public artwork "Lightning Bolts" located on the Premises. The City reserves the right to access the Premises during normal business hours to perform the maintenance, or at such other time as the parties may mutually agree.

11.4 Prohibition Against Installation or Integration of Any Work of Visual Art on Premises Without City's Consent. City reserves to and for itself the right to approve or disapprove of the installation or integration on or in the Premises of any "work of visual art," as that term is defined in the Visual Artists Rights Act of 1990, as now existing or as later amended, and to approve or disapprove of each and every agreement regarding any such installation or integration. Lessee shall not install on or integrate into or permit any other person or entity to install on or integrate into, the Premises any work of visual art that cannot be removed without damage to the work of visual art without City's prior, express, written consent. City's consent to the installation of any such artwork may be granted, granted upon one or more conditions, or withheld in City's reasonable discretion. As a condition of any consent, City may require Lessee to obtain a written waiver from the artist that allows removal of the work of visual art at the end of the Term.

11.5 Lessee's Indemnification of City Against Liability under Visual Artists Rights Act of 1990. Lessee shall protect, defend, and hold City harmless from and against any and all claims, suits, actions or causes of action, damages and expenses (including attorneys' fees and costs) arising

as a consequence of (a) the installation or integration of any work of visual art on or into the Premises; or (b) the destruction, distortion, mutilation or other modification of the art work that results by reason of its removal; or (c) any breach of Subsection 11.4 of this Lease; or (d) any violation of the Visual Artists Rights Act of 1990, as now existing or hereafter amended; by Lessee or any of its officers, employees or agents. This indemnification obligation shall exist regardless of whether City or any other person employed by City has knowledge of such installation, integration, or removal or has consented to any such action or is not required to give prior consent to any such action. The indemnification obligation of this subsection shall survive the expiration or earlier termination of this Lease.

12. **Signs and Recognition.**

12.1 **Signs, Generally.** Lessee shall not inscribe, post, place, or in any manner display any sign, notice, picture, poster, or any advertising matter whatsoever anywhere in or about the Premises, without the Director's prior written consent and without first obtaining any approval required by the Landmarks Board or other historic resources officer. Lessee shall remove all signage at the expiration or earlier termination of this Lease and repair any damage or injury to the Premises.

12.2 **On-Premises Signs.** Reserved.

13. **Surrender of Premises.**

13.1 **General Matters.** At the expiration or sooner termination of the Lease Term, Lessee shall return the Premises to City in the same condition in which received on the Commencement Date (or, if altered, then the Premises shall be returned in such altered condition unless otherwise directed by City pursuant to Section 10), reasonable wear and tear, casualty and condemnation damages not resulting from or contributed to by negligence of Lessee, excepted. Prior to such return, Lessee shall remove its moveable trade fixtures and appliances and equipment that have not been attached to the Premises and shall repair any damage resulting from their removal. In no event shall Lessee remove floor coverings; heating or ventilating equipment; lighting equipment or fixtures; or floor, window or wall coverings unless otherwise specifically directed by City in writing at the time when City's approval of their installation is issued. Lessee's obligations under this Section 13 shall survive the expiration or termination of this Lease. Lessee shall indemnify City for all damages and losses suffered because of Lessee's failure to remove voice and data cables, wiring and communication lines and moveable trade fixtures and appliances and to redeliver the Premises on a timely basis.

13.2 **Cable and Wiring.** Notwithstanding any provision to the contrary in this Lease and if the City so directs, on or by the Expiration Date, or if this Lease is terminated before the Expiration Date, within fifteen (15) days after the effective termination date, whichever is earlier, Lessee shall remove all voice and data communication and transmission cables and wiring installed by or for Lessee to serve any telephone, computer or other equipment located in that portion of the Premises, which wiring and cabling shall include all of the same located within the interior and exterior walls and through or above the ceiling or through or below the floor of such portion of the Premises, vertical or horizontal riser, raceway, conduit, channel, or opening connecting to the portion of the

Premises to be vacated and surrendered to City as of such Expiration Date or earlier termination date. Lessee shall leave the mud rings, face plates and floor boxes in place.

14. **Waiver; Indemnification.**

14.1 **Lessee's Indemnification.** Except as otherwise provided in this section, Lessee shall indemnify, defend (using legal counsel reasonably acceptable to City) and save City, City's officers, agents, employees and contractors harmless from all claims, suits, losses, damages, fines, penalties, liabilities and expenses (including City's actual and reasonable personnel and overhead costs and attorneys' fees and other costs incurred in connection with claims, regardless of whether such claims involve litigation) resulting from any actual or alleged injury (including death) of any person or from any actual or alleged loss of or damage to, any property arising out of or in connection with (i) Lessee's occupation, use or improvement of the Premises, or that of any of its employees, agents or contractors, (ii) Lessee's breach of its obligations hereunder, or (iii) any act or omission of Lessee or any subtenant, licensee, assignee, invitee or concessionaire of Lessee, or of any officer, agent, employee, guest or invitee of any of the same in or about the Premises. Lessee agrees that the foregoing indemnity specifically covers actions brought by its own employees. This indemnity with respect to acts or omissions during the Lease Term shall survive termination or expiration of this Lease. The foregoing indemnity is specifically and expressly intended to, constitute a waiver of Lessee's immunity under Washington's Industrial Insurance Act, RCW Title 51, to the extent necessary to provide City with a full and complete indemnity from claims made by Lessee and its employees, to the extent of their negligence. Lessee shall promptly notify City of casualties or accidents occurring in or about the Premises. **CITY AND LESSEE ACKNOWLEDGE THAT THEY SPECIFICALLY NEGOTIATED AND AGREED UPON THE INDEMNIFICATION PROVISIONS OF THIS SECTION 14.**

14.2 **Lessee's Release of Claims.** Lessee hereby fully and completely waives and releases all claims against City to the extent a loss or damage is covered by insurance for any losses or other damages sustained by Lessee or any person claiming through Lessee resulting from any accident or occurrence in or upon the Premises, including but not limited to any defect in or failure of equipment; any failure to make repairs; any defect, failure, surge in, or interruption of facilities or services; broken glass; water leakage; the collapse of any component; or any act, omission or negligence of co-tenants, licensees or any other persons or occupants of the.

14.3 **Limitation of Lessee's Indemnification.** In compliance with RCW 4.24.115, all provisions of this Lease pursuant to which City or Lessee (the "Indemnitor") agrees to indemnify the other (the "Indemnitee") against liability for damages arising out of bodily injury to persons or damage to property relative to the construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of, any building, road, or other structure, project, development, or improvement attached to real estate, including the Premises, (i) shall not apply to damages caused by or resulting from the sole negligence of the Indemnitee, its agents or employees, and (ii) to the extent caused by or resulting from the concurrent negligence of (a) the Indemnitee or the Indemnitee's agents or employees, and (b) the Indemnitor or the Indemnitor's agents or employees, shall apply only to the extent of the Indemnitor's negligence.

14.4 City's Release of Claims. City hereby fully and completely waives and releases all claims against Lessee to the extent a loss or damage is caused by City's negligence, willful misconduct, or breach of this Lease.

15. **Insurance.**

15.1 Minimum Insurance to be Secured and Maintained. Prior to the Commencement Date, Lessee shall secure and shall thereafter maintain (or cause its Subtenant(s) to secure and maintain) in full force and effect, at no expense to City, and throughout the entire Lease Term, insurance as specified below:

15.1.1 Commercial General Liability Insurance including:

Premises/Operations Liability
Products/Completed Operations Liability
Personal/Advertising Liability
Contractual Liability
Stop Gap/Employers Contingent Liability
Independent Contractors Liability
Liquor Liability/Host Liquor Liability
Fire Damage Legal Liability

Such policy(ies) must be endorsed as provided in Subsection 15.3.1.2 hereof and provide the following minimum limits:

\$2,000,000 each Occurrence Combined Single Limit Bodily Injury and Property Damage

\$2,000,000 each Offense Personal and Advertising Injury

\$ 100,000 each Occurrence Fire Legal Liability

\$1,000,000 each Accident/ Disease - Each Employee Stop Gap

15.1.2 **Business Automobile Liability** including coverage for owned, non-owned, leased or hired vehicles with a minimum limit of \$2,000,000 each Occurrence Combined Single Limit Bodily Injury and Property Damage

15.1.3 **Workers' Compensation** securing Lessee's liability for industrial injury to its employees in accordance with the provisions of Title 51 of the Revised Code of Washington; provided, that if Lessee is qualified as a self-insurer in accordance with Chapter 51.14 of the Revised Code of Washington, Lessee shall certify that qualification by a letter that is signed by a corporate officer of Lessee and delivered to City that sets forth the limits of any policy of excess insurance covering its employees; and

15.1.4 **Property Insurance** under which the Premises, the existing building, furniture, fixtures, equipment and inventory and all alterations, additions and improvements that Lessee makes to the building and Premises, are insured throughout the Lease Term in an amount

equal to the replacement cost value thereof, against the following hazards: (i) loss from the perils of fire and other risks of direct physical loss, not less broad than provided by the insurance industry standard "Causes of Loss - Special Form (ISO form CP 1030 or equivalent); (ii) loss or damage from water leakage or sprinkler systems now or hereafter installed in or on the Premises; (iii) loss or damage by explosion of steam boilers, pressure vessels, oil or gasoline storage tanks or similar apparatus now or hereafter installed on the Premises; (iv) loss from business interruption or extra expense, with sufficient coverage to provide for the continued payment of fixed costs during any interruption of Lessee's business; (v) earth movement (including earthquake), for full replacement cost value of the property/improvements/content. City shall be named as a loss payee as respects property insurance covering alterations, additions, and improvements under such policy.

15.2 General Requirements Regarding Lessee's Insurance.

15.2.1 The insurance required by Subsections 15.1.1 and 15.1.2 shall be endorsed to include the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds. The insurance required by Subsections 15.1.1 and 15.1.2 shall be primary as respects City; shall provide that any other insurance maintained by City shall be excess and not contributing insurance with Lessee's insurance; and shall provide that such coverage shall not be reduced or canceled without forty-five (45) days' prior written notice to City, except ten (10) days prior written notice to City with respect to non-payment of premium, at its address as specified in Subsection 1.9 hereof.

15.2.2 All insurance policies required hereunder shall be subject to reasonable approval by City's Risk Manager as to company, form, and coverage. All policies shall be issued by a company rated A-:VII or higher in the then-current A. M. Best's Key Rating Guide and licensed to do business in the State of Washington or issued as a surplus line by a Washington surplus lines broker.

15.2.3 Any deductible or self-insured retention in excess of \$10,000 must be disclosed to, and shall be subject to reasonable approval by, City's Risk Manager. The cost of any claim payments falling within the deductible shall be the responsibility of Lessee.

15.2.4 Coverage and/or limits may be reasonably altered or increased as necessary to reflect type of or exposure to risk. City shall have the right to periodically review the appropriateness of such coverage and limits in view of inflation and/or changing industry conditions and to require an increase in such coverage or limits upon ninety (90) days' prior written notice.

15.3 Evidence of Insurance. Before occupying the Premises, the following documents must be delivered to City at its address as specified in or pursuant to Subsection 1.9., as evidence of the insurance coverage secured and maintained by Lessee:

15.3.1 On or before the Commencement Date, and thereafter, not later than five (5) days prior to the expiration or renewal date of each such policy:

15.3.1.1 A copy of the policy's declarations pages, showing the insuring company, policy effective dates, limits of liability and the Schedule of Forms and Endorsements specifying all endorsements listed on the policy including any company-specific or manuscript endorsements.

15.3.1.2 A copy of the endorsement naming the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds (whether on ISO Form CG 20 26 or an equivalent additional insured or blanket additional insured policy wording), showing the policy number, and the original signature and printed name of the representative of the insurance company authorized to sign such endorsement;

15.3.1.3 A copy of an endorsement stating that the coverages provided by such policy to City or any other named insured shall not be terminated, reduced or otherwise materially changed without providing at least forty-five (45) days prior written notice to City, except ten (10) days prior written notice to City with respect to non-payment of premium, at its address as specified in or provided pursuant to Subsection 1.9; and

15.3.1.4 For the Commercial General liability and Business Automobile insurance to be secured and maintained pursuant to Subsection 15.1.1 and 15.1.2 hereof, a copy of the "Separation of Insureds" or "Severability of Interests" clause in such policy.

15.3.2 Pending receipt of the documentation specified in this Section 15, Lessee may provide a copy of a current complete binder. An ACORD certificate of insurance will not be accepted in lieu thereof.

15.4 No Limitation of Liability. Insurance coverage and limits of liability as specified herein are minimum coverage and limit of liability requirements only; they shall not be construed to limit the liability of Lessee or any insurer for any claim required to be covered hereunder. Moreover, the City shall be an additional insured, where additional insured status is required, for the full available limits of liability maintained by the tenant, whether those limits are primary, excess, contingent or otherwise. Tenant expressly understands and agrees that this provision shall override any limitation of liability or similar provision in any agreement.

15.5 Reconstruction Following Loss. Lessee shall proceed with reasonable diligence as soon as sufficient funds are available therefor, to prepare plans and specifications for, and thereafter to carry out, all work necessary to repair and restore the alterations, additions and improvements that Lessee made to the Premises that is at least equivalent to, or more suitable than, the alterations, additions and improvements that were damaged or destroyed.

15.6 Waiver of Subrogation. City and City's insurer(s) shall waive subrogation for damage to or destruction of the Building, Premises and City's furniture, fixtures, equipment and inventory in favor of Lessee except with respect to losses of City's aforesaid property of up to \$100,000 that are attributable to Lessee's negligence and to which Lessee's Fire Legal Liability insurance responds; however, in the event of a loss to City's aforesaid property attributable to Lessee's negligence, Lessee agrees to reimburse City for the amount of its property insurance deductible up to \$10,000.00. Lessee and Lessee's insurer(s) shall waive subrogation for damage to or destruction of Lessee's alterations, additions and improvements, furniture, fixtures, equipment

and inventory in favor of City; however, in the event of a loss to Lessee's aforesaid property attributable to City's negligence, City agrees to reimburse Lessee for the amount of its property insurance deductible up to \$100,000.

15.7 **Assumption of Risk.** The placement and storage of its personal property in the Premises shall be the responsibility, and at the sole risk, of Lessee.

16. **Assignment or Sublease.** Lessee shall not sublet or encumber the whole or any part of the Premises, nor shall this Lease or any interest thereunder be assignable or transferable by operation of law or by any process or proceeding of any court or otherwise without the prior written consent of City, whose consent shall not be unreasonably withheld in its sole discretion. The granting of consent to a given transfer shall not constitute a waiver of the consent requirement as to future transfers. Any assignment or sublease without City's prior written consent except to an affiliate entity managed or controlled by Lessee, at City's option, shall be void. No assignment or sublease shall release Lessee from primary liability hereunder. Each assignment and sublease shall be by an instrument in writing in form satisfactory to City.

17. **Assignment by City.** If City sells or otherwise transfers the Premises, or if City assigns its interest in this Lease, such purchaser, transferee, or assignee thereof shall be deemed to have assumed City's obligations under this Lease arising after the date of such transfer, and City shall thereupon be relieved of all liabilities under this Lease arising thereafter, but this Lease shall otherwise remain in full force and effect. Lessee shall attorn to City's successor, which assumes and agrees to perform all of City's obligations under this Lease.

18. **Destruction.**

18.1 **Damage and Repair.** If the Premises are rendered partially or totally untenable by fire or other casualty, and if the damage is repairable within twenty-four (24) months from the date of the occurrence, then if insurance proceeds or self-insurance coverages are available to pay the full cost of the repairs (except for the deductible amounts) Lessee shall repair the Premises with due diligence to as good a condition as existing prior to the damage or loss or such other condition approved by the Director. Lessee's performance of services under Section 4 shall be abated in the proportion that the untenable portion of the Premises bears to the whole thereof, as the City determines, for the period from the date of the casualty to the Lessee's completion of the repairs. If there is any loss or casualty to Lessee's personal property, Lessee shall, at its sole cost and expense, repair or replace its own personal property. Lessee shall promptly notify City of any loss or damage that results in interruption of the services under Section 4 and within thirty (30) days of the loss or damage shall advise the City of the anticipated timeline for repair.

18.2 **Termination.** If the damage to the Premises cannot be fully repaired within twenty-four (24) months from the date of the occurrence, or if the insurance proceeds are inadequate to effect complete repair, City or Lessee may terminate this Lease without liability upon sixty (60) days' written notice to the other, provided that Lessee's option to terminate this Lease without liability shall be conditioned upon Lessee having maintained the insurance required under this Lease and shall be further conditioned upon the loss not being attributable to Lessee's negligence. Following termination, the insurance proceeds shall be adjusted equitably taking into consideration

any tenant improvements or capital improvements made to the Premises, including the funding sources for such improvements and repairs.

19. **Eminent Domain.**

19.1 **Taking.** If all the Premises are taken by Eminent Domain, this Lease shall terminate as of the date Lessee is required to vacate the Premises and all Rent and Additional Charges shall be paid to that date. The term "Eminent Domain" shall include the taking or damaging of property by, through or under any governmental or statutory authority, and any purchase or acquisition in lieu thereof, whether the damaging or taking is by government or any other person. If a taking of any part of the Premises by Eminent Domain renders the remainder thereof unusable for the business of Lessee, in the reasonable judgment of Lessee, the Lease may, at the option of Lessee, be terminated by written notice given to the City not more than thirty (30) days after City gives Lessee written notice of the taking, and such termination shall be effective as of the date when Lessee is required to vacate the portion of the Premises so taken. If this Lease is so terminated, all Rent and Additional Charges shall be paid to the date of termination. Whenever any portion of the Premises is taken by Eminent Domain and this Lease is not terminated, City, at its expense, shall proceed with all reasonable dispatch to restore, to the extent of available proceeds and to the extent it is reasonably prudent to do so, the remainder of the Premises to the condition they were in immediately prior to such taking, and Lessee, at its expense, shall proceed with all reasonable dispatch to restore its personal property and all improvements made by it to the Premises to the same condition they were in immediately prior to such taking, to the extent award is available therefor. The Rent and Additional Charges payable hereunder shall be reduced from the date Lessee is required to partially vacate the Premises in the same proportion that the Rentable Area taken bears to the total Rentable Area of the Premises prior to taking.

19.2 **Award.** Except as otherwise provided below, City reserves all right to the entire damage award or payment for any taking by Eminent Domain, and Lessee waives all claim whatsoever against City for damages for termination of its leasehold interest in the Premises or for interference with its business except for the reasonably depreciated value of tenant improvements paid for from source other than City funds. Lessee hereby grants and assigns to City any right Lessee may now have or hereafter acquire to such damages and agrees to execute and deliver such further instruments of assignment as City, from time to time, may request. Lessee, however, shall have the right to claim from the condemning authority all compensation that may be recoverable by Lessee on account of any loss incurred by Lessee in moving Lessee's merchandise, furniture, trade fixtures and equipment and the cost of or restoring its personal property and improvements made by it to the Premises.

20. **Default by Lessee.**

20.1 **Definition.** Any of the following occurrences shall be a default under this Lease subject to the provisions of Section 20.2:

Lessee's failure to cure any violation of or failure to keep or perform any term, provision, covenant, or any obligation of this Lease after written notice from City; or

Lessee's failure to continuously operate the Premises and provide the benefits described under Section 4; or

If Lessee files or is the subject of a petition in bankruptcy, or if a trustee or receiver is appointed for Lessee's assets or if Lessee makes an assignment for the benefit of creditors, or if Lessee is adjudicated insolvent, or becomes subject to any proceeding under any bankruptcy or insolvency law whether domestic or foreign, or liquidated, voluntarily or otherwise; or

If Lessee abandons the Premises; or

If Lessee fails to insure the Premises as required under this Lease.

20.2 City Remedies. If the City provides written notice to Lessee that it has defaulted and such default continues or has not been remedied by Lessee to the reasonable satisfaction of the Director within thirty (30) days after written notice thereof has been provided to Lessee, then City shall have the following nonexclusive rights and remedies at its option: (i) to cure such default on Lessee's behalf and at Lessee's sole expense and to charge Lessee for all actual and reasonable costs and expenses incurred by City in effecting such cure as an Additional Charge; (2) to terminate this Lease. Notwithstanding the foregoing, if Lessee fails to insure the Premises as required under this Lease, the City shall have the right to terminate the Lease immediately, without a cure period. If the nature of Lessee's obligation (other than insurance obligations and other than vacation or abandonment of the Premises) is such that more than thirty (30) days is required for performance, then Lessee shall not be in default if it commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion.

20.3 Reentry by City Upon Termination. Upon the termination of this Lease, City may reenter the Premises, take possession thereof, and remove all persons therefrom, for which actions Lessee shall have no claim thereon or hereunder. Lessee shall be liable and shall reimburse City upon demand for all actual and reasonable costs and expenses of every kind and nature incurred in retaking possession of the Premises. If City retakes the Premises, City shall have the right, but not the obligation, to remove therefrom all or any part of the personal property located therein and may place the same in storage at any place selected by City, including a public warehouse, at the expense and risk of Lessee. City shall have the right to sell such stored property, after reasonable prior notice to Lessee or such owner(s), after it has been stored for a period of thirty (30) days or more. The proceeds of such sale shall be applied first, to the cost of such sale; second, to the payment of the charges for storage, if any; and third, to the payment of any other sums of money that may be due from Lessee to City; the balance, if any, shall be paid to Lessee.

20.4 Vacation or Abandonment. If Lessee vacates or abandons the Premises in their entirety and fails to reoccupy them within thirty (30) days after City (1) delivers a notice to Lessee's notice address set forth in Section 1.9 above demanding such reoccupancy and (2) mails by certified

or registered mail a copy of the notice to any forwarding address given by Lessee to City in writing, Lessee shall be in default under this Lease.

20.5 City's Non-exclusive Remedies upon Termination due to Default of Lessee.

Notwithstanding any reentry by City and anything to the contrary in this Lease, in the event of the termination of this Lease due to the Default of Lessee, the liability of Lessee for all sums due under this Lease provided herein shall not be extinguished for the balance of the Term of this Lease. Lessee shall also be liable to City for any other amount (excluding consequential or specific damages) necessary to compensate City for all the detriment proximately caused by Lessee's failure to perform its obligations under this Lease or that in the ordinary course of things would be likely to result therefrom, including but not limited to, any costs or expenses incurred in maintaining or preserving the Premises after such Default, and any costs incurred in authorizing others the use and occupancy of the Premises and in preparing the Premises for such use and occupancy, and such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by the laws of the State of Washington. The provisions of this Subsection 20.5 shall survive the expiration or earlier termination of this Lease.

21. City's Remedies Cumulative; Waiver. City's rights and remedies hereunder are not exclusive, but cumulative, and City's exercise of any right or remedy due to a default or breach by Lessee shall not be deemed a waiver of, or alter, affect or prejudice any other right or remedy that City may have under this Lease or by law or in equity. Neither the acceptance of rent nor any other act or omission of City at any time or times after the happening of any event authorizing the cancellation or forfeiture of this Lease shall operate as a waiver of any past or future violation, breach or failure to keep or perform any covenant, agreement, term or condition hereof or to deprive City of its right to cancel or forfeit this Lease, upon the written notice provided for herein, at any time that cause for cancellation or forfeiture may exist, or be construed so as to estop City at any future time from promptly exercising any other option, right or remedy that it may have under any term or provision of this Lease.

22. Default by City. City shall be in default if City fails to perform its obligations under this Lease within thirty (30) days after its receipt of notice of nonperformance from Lessee; provided, that if the default cannot reasonably be cured within the thirty (30) day period, City shall not be in default if City commences the cure within the thirty (30) day period and thereafter diligently pursues such cure to completion. Upon City's default, Lessee may pursue any remedies at law or in equity that may be permitted from time to time by the laws of the State of Washington.

23. Attorneys' Fees. If either party retains the services of an attorney in connection with enforcing the terms of this Lease, each party agrees to bear its own attorneys' fees and costs.

24. Access by City. City and its agents shall have the right to enter the Premises at any reasonable time with prior written notice, to examine the same, and to show them to prospective purchasers, lenders, or within the last twenty-four months of the Term to prospective tenants. If Lessee is not personally present to permit entry and an entry is necessary in an emergency, City may enter the same by master key or may forcibly enter the same, without rendering City liable therefor, except in the event of City's gross negligence or intentional misconduct. Nothing contained herein shall be construed to impose upon City any duty or other

obligation not specifically stated in this Lease. Lessee shall change the locks to the Premises only through City and upon paying City for all actual and reasonable costs related thereto.

25. **Holding Over.** Unless otherwise agreed in writing by the parties hereto, any holding over by Lessee after the expiration of the Lease Term, whether or not consented to by City, shall be construed as a tenancy from month-to-month on the terms and conditions set forth herein. Either party may terminate any holdover tenancy by written notice delivered to the other party not later than twenty (20) days prior to the end of the final month. If Lessee fails to surrender the Premises upon the expiration or termination of this Lease without City's written consent, Lessee shall indemnify, defend and hold harmless City from all losses, damages, liabilities and expenses resulting from such failure, including, without limiting the generality of the foregoing, any claims made by any succeeding tenant arising out of such failure. Lessee's obligations under this paragraph shall survive expiration or termination of this Lease.

26. **Notices.** Any notice, demand or request required hereunder shall be given in writing to the party's address set forth in Subsection 1.9. hereof by any of the following means: (a) personal service; (b) commercial or legal courier; or (c) registered or certified, first class mail, postage prepaid, return receipt requested, or (d) to an email address if specified in Section 1.8 or mutually agreed upon in writing and if the recipient provides acknowledgement of receipt within twenty-four hours. Such addresses may be changed by notice to the other parties given in the same manner as above provided. Notices shall be deemed to have been given upon the earlier of actual receipt, as evidenced by the deliverer's affidavit, the recipient's acknowledgment of receipt, or the courier's receipt, except in the event of attempted delivery during the recipient's normal business hours at the proper address by an agent of a party or by commercial or legal courier or the U.S. Postal Service but refused acceptance, in which case notice shall be deemed to have been given upon the earlier of the day of attempted delivery, as evidenced by the messenger's affidavit of inability to deliver stating the time, date, place and manner in which such delivery was attempted and the manner in which such delivery was refused, or on the day immediately following deposit with such courier or, if sent pursuant to subsection (c), forty-eight (48) hours following deposit in the U.S. mail.

27. **Successors or Assigns.** All of the terms, conditions, covenants and agreements of this Lease shall extend to and be binding upon City, Lessee and, subject to the terms of Sections 16 and 17, their respective heirs, administrators, executors, successors and permitted assigns, and upon any person or persons coming into ownership or possession of any interest in the Premises by operation of law or otherwise.

28. **Authority and Liability.** Lessee warrants that this Lease has been duly authorized, executed and delivered by Lessee, and that Lessee has the requisite power and authority to enter this Lease and perform its obligations hereunder. Lessee covenants to provide City with evidence of its authority and the authorization of this Lease upon request. All persons and entities named as Lessee herein shall be jointly and severally liable for Lessee's liabilities, covenants, and agreements under this Lease.

29. **No Third-Party Beneficiaries.** This Lease is entered for purposes of the parties and is not intended to create any rights in third parties or to convey any third-party beneficiary status.

30. **Partial Invalidity.** If any court determines that any provision of this Lease or the application hereof to any person or circumstance is, to any extent, invalid or unenforceable, the remainder of this Lease, or application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each other term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

31. **Force Majeure.** Neither City nor Lessee shall be deemed in default hereof nor liable for damages arising from its failure to perform its duties or obligations hereunder if such is due to any cause beyond its reasonable control, including, but not limited to an act of Nature, act of civil or military authority, fire, flood, windstorm, earthquake, strike or labor disturbance, civil commotion, delay in transportation, governmental delay, or war; provided, however, that the foregoing shall not excuse Lessee from the timely payment of Additional Charges due hereunder, when due.

32. **Counterparts.** This parties may execute this Lease in counterparts, which, taken together, constitute the entire Lease.

33. **Headings.** The section headings used in this Lease are used for purposes of convenience and do not alter in any manner the content of the sections.

34. **Context.** Whenever appropriate from the context, the use of any gender shall include any other or all genders, and the singular shall include the plural, and the plural shall include the singular.

35. **Execution by City and Lessee; Effective Date.** Neither City nor Lessee shall be deemed to have made an offer to the other party by furnishing the other party with a copy of this Lease. No contractual or other rights shall exist or be created between City and Lessee until all parties hereto have executed this Lease and the appropriate legislative authority approves it. This Lease shall become effective on the date on which this Lease is executed by City and Lessee and approved by the Seattle City Council. City shall have no liability to Lessee and shall have the right to terminate this Lease upon written notice to Lessee if this Lease is legislatively disapproved.

36. **Time of Essence; Time Calculation Method.** Time is of the essence with respect to this Lease. Except as otherwise specifically provided, any reference in this Lease to the word “day” means a “calendar day”; provided, however, that if the final day for any action required hereunder is a Saturday, Sunday or City holiday, such action shall not be required until the next succeeding day that is not a Saturday, Sunday or City holiday. Any reference in this Lease to the word “month” means “calendar month.”

37. **Continuous Operation.** For the duration of the Term, Lessee shall keep the Premises activated and continuously operated for the Permitted Uses. Lessee may, upon posting a written notice to the public not less than one (1) week, close the Premises or a portion thereof for a reasonable period for repairs or any approved remodeling.

38. **City's Role in Lease.** The City enters this Lease in its proprietary capacity as a property owner for the purposes stated herein. This Lease is not intended to and shall not in any limit, amend or supersede any regulatory or other authority of the City.

39. **Approvals.** Any approval or consent required of the Director under this Lease may be given by the Director's authorized designee.

40. **Miscellaneous.**

40.1 **Entire Lease; Applicable Law.** This Lease and the Exhibits attached hereto, and by this reference incorporated herein, set forth the entire agreement of City and Lessee concerning the Premises, and there are no other agreements or understanding, oral or written, between City and Lessee concerning the Premises. Any subsequent modification or amendment of this Lease shall be binding upon City and Lessee only if reduced to writing and signed by them. This Lease shall be governed by and construed in accordance with the laws of the State of Washington.

40.2 **Negotiated Lease.** The parties to this Lease acknowledge that it is a negotiated agreement, that they have had the opportunity to have this Lease reviewed by their respective legal counsel, and that the terms and conditions of this Lease are not to be construed against any party on the basis of such party's draftsmanship thereof.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year indicated below.

CITY:

LESSEE:

THE CITY OF SEATTLE

**AFRICATOWN COMMUNITY LAND TRUST,
a Washington Non-Profit Corporation**

By: _____

By: _____

Print Name/Title
Department of Finance and Administrative Services

K. Wyking Garrett, President

Date: _____

Date: _____

EXHIBIT A
Legal Description

Property Name
Former Fire Station 6

Property Address
101 23rd Ave S, Seattle, WA 98144

Parcel number
982670-1650-09

Legal Description
LOTS 5 AND 6, BLOCK 31, H. L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 215, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED 23RD AVENUE SOUTH ADJACENT TO SAID LOTS ON THE EAST, THAT ATTACHED THERETO BY OPERATION OF LAW UNDER CITY OF SEATTLE ORDINANCE NUMBERS 3208 AND 61364; EXCEPT THAT PORTION SET ASIDE FOR STREET PURPOSES UNDER CITY OF SEATTLE ORDINANCE NUMBER 83108.

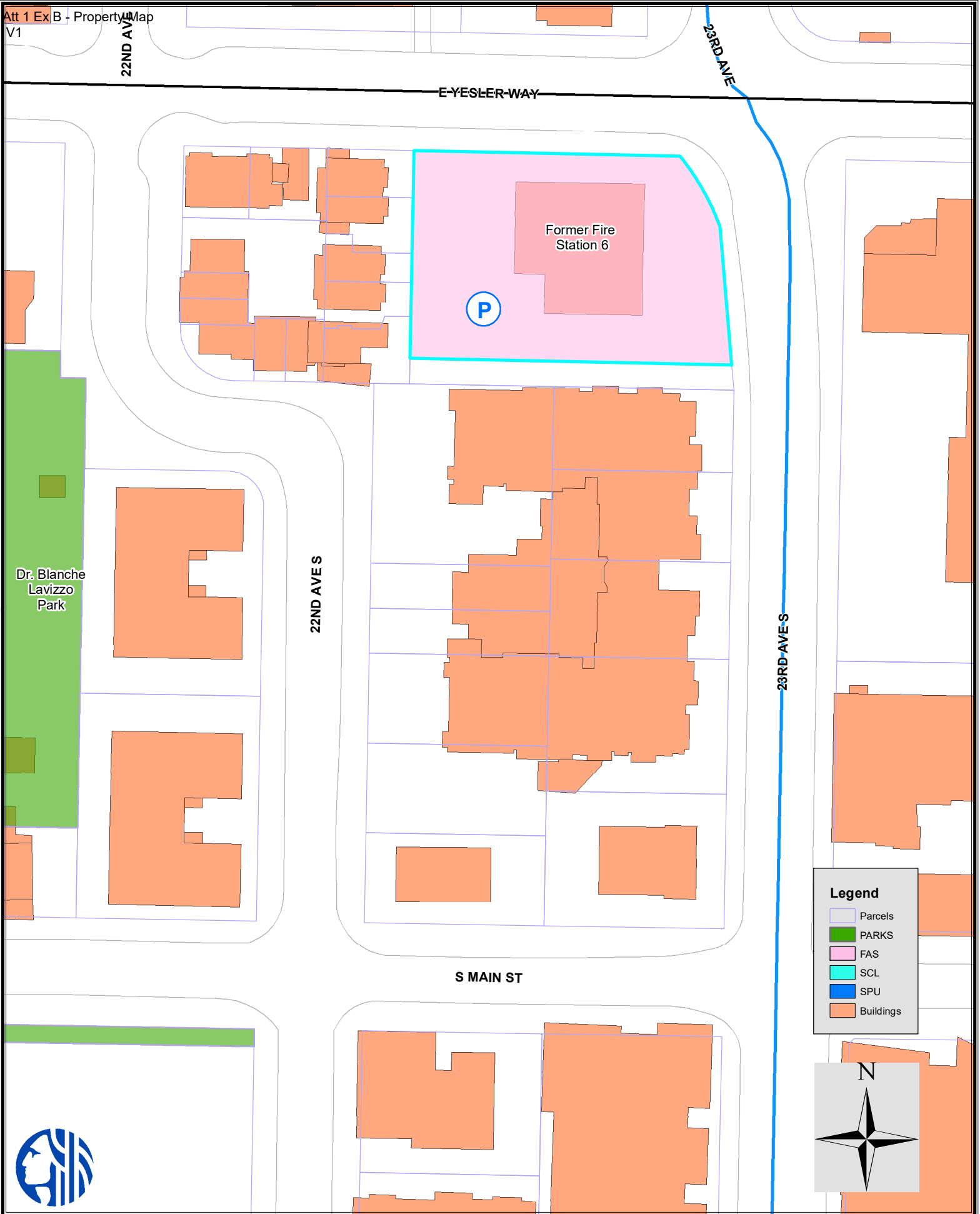


Exhibit B - Property Map - Former Fire Station 6

0 25 50 100 Feet

Exhibit C – Initial Tenant Improvement



Community Design Center

April 12, 2019

Re: **Africatown – Fire Station 6**
Move-in project scope

Per notes from March 26, 2019 walkthrough of Former Fire Station 6 and review by representatives from Seattle SDCI, the building as currently permitted would allow Africatown to provide meeting space, offices, counseling rooms, mentoring and training rooms, with immediate occupancy of the following spaces:

1st Floor – Watch Room (change to Entry), Beanery, (3) Offices Basement – Study, Exercise

Phase I work for the above spaces (prior to occupancy) includes the following:

1st Flr. - Watch Room (change to Entry) – remove built in furnishings, paint room
1st Flr. - Beanery – remove lockers, paint room

1st Flr. - (3) Offices – paint room

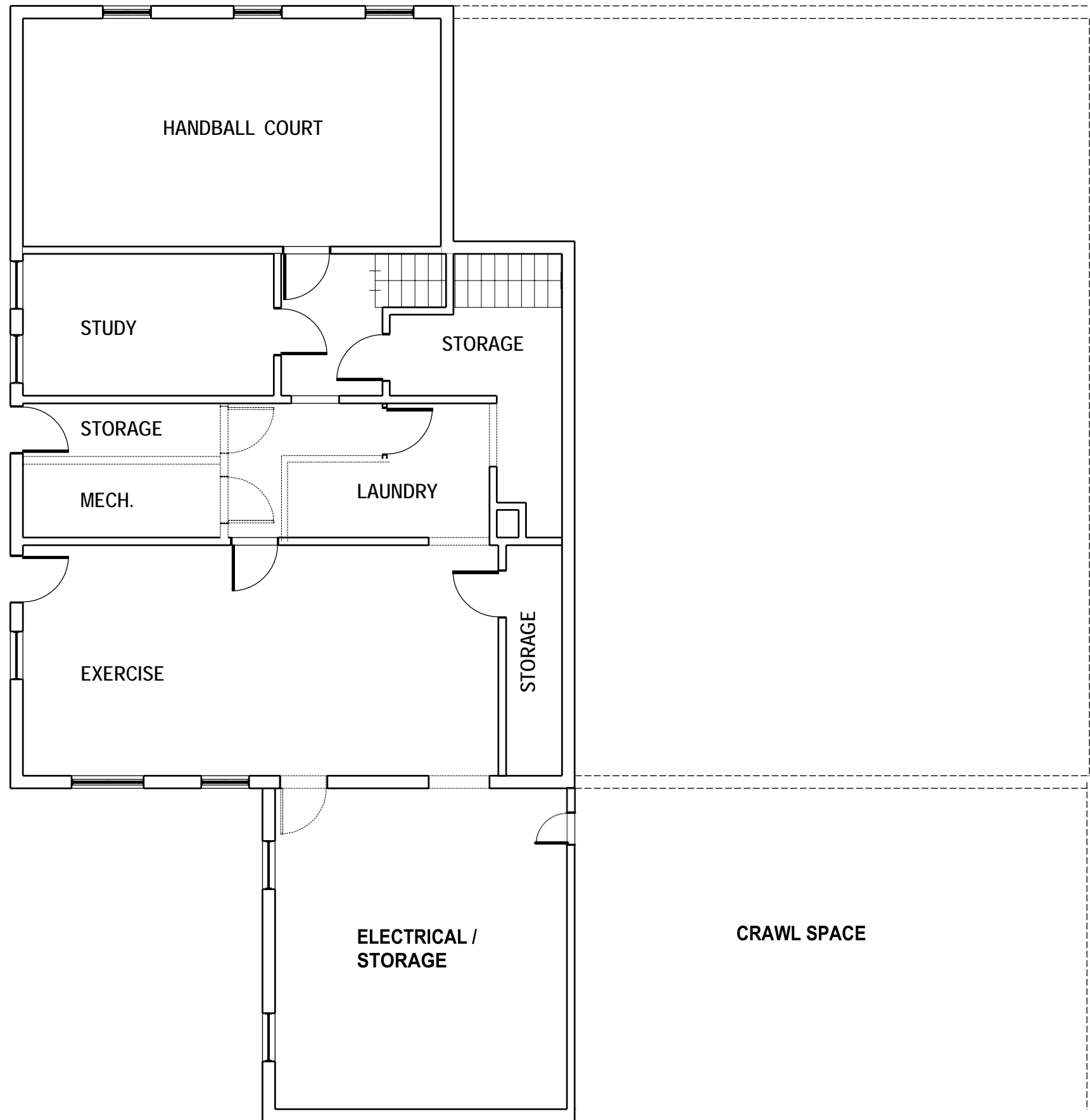
Basement – Study – remove equipment, paint room
Basement – Exercise – paint room

Phase II includes the following work to be done after occupancy of spaces in Phase I: 1st Flr. - Entry – remove wall between Entry and Beanery

1st Flr. - Dormitory – change of use to office occupancy, remove all partitions and furnishings, upgrade to current energy code and accessibility standards

1st Flr. – Bath 2 – remodel to be fully accessible (including toilet and shower)
1st Flr. – Bath 3 – remodel to be fully accessible (including toilet and shower)
Basement – remodel Laundry Room into an accessible Restroom

Bill Singer
Director of Architecture
206.787.1372
bsinger@eworks.org



LEGEND

----- DEMOLISH EXIST. WALL / DOOR

————— EXIST. WALL



**environmental
WORKS**
Community Design Center
402 15th Avenue East
Seattle, Washington 98112
206.329.8300
206.329.5494 fax

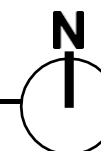
**William Grose
Center For Cultural
Innovation**

101 23rd Avenue South
Seattle, WA 98144

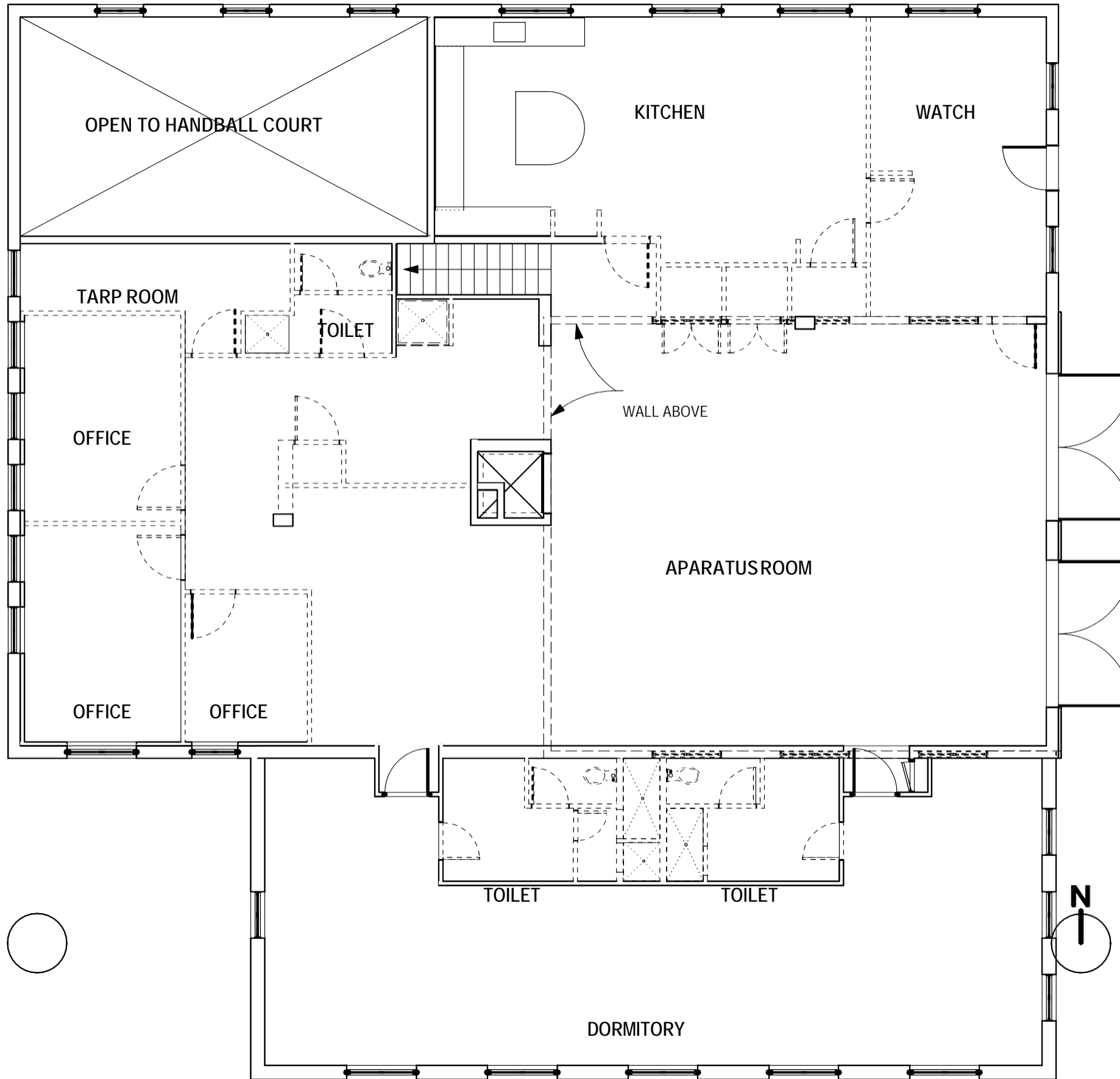
2 December 2016

Proj. No. 15-072F

1 Existing 1st Floor Plan
Scale: 1/8" = 1'-0"



A1.2



LEGEND

- DEMOLISH EXIST. WALL / DOOR
- EXIST. WALL



402 15th Avenue East
Seattle, Washington 98112
206.329.8300
206.329.5494 fax

Existing
Second Floor Plan
Scale: 1/8" = 1'-0"

William Grose Center For Cultural Innovation
101 23rd Avenue South Seattle, WA 98144
2 December 2016
Project 15-072F

A1.3



Memorandum of Agreement

Implementing Criteria for Initiating Transfer of Mutually Offsetting Benefit Facilities to Tenants

Recitals

Whereas certain community service organizations have provided services from certain City facilities since the 1960's and 1970's; and

Whereas the intent of the City in providing these facilities is that the tenant organizations will develop and demonstrate the financial, organizational and service capacity to maintain, operate and own their facility now and in the future with limited involvement of the City of Seattle; and

Whereas many similarly situated service organizations such the Odessa Brown Children's Clinic, the Country Doctor and Pioneer Human Services have progressed from occupying facilities leased from the City to owning their own facilities; and

Whereas the City has developed criteria to confirm the readiness of a community service organization to begin formal negotiations for the transfer of the facility it occupies from City ownership to organization ownership, which criteria rely on the expertise of a variety of City departments; and

Whereas the Department of Neighborhoods leads the City's engagement with communities and neighborhoods throughout Seattle to develop a stronger sense of place, build closer ties and improve quality of life; and

Whereas the Office of Planning and Community Development leads the Equitable Development Initiative, which includes supporting community ownership and capacity building in areas of high displacement risk; and

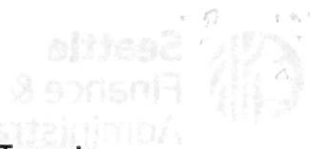
Whereas the Office of Economic Development conducts regular outreach with small businesses and neighborhood business district organizations, and can facilitate meetings and other community outreach efforts; and

Whereas the Office of Housing analyzes and funds affordable housing projects, including mixed use projects including affordable housing; and

Whereas the Human Services Department has been evaluating and funding the development of community facilities for many decades; and

Whereas the Department of Finance and Administrative Services conducts real estate transactions for many parts of City government, and has extensive experience in near- and long-term maintenance of buildings and the costs of this maintenance;

Now therefore, the associated City departments are entering into this memorandum of agreement to allocated roles and responsibilities for implementing the Mutually Offsetting Benefit Transfer Criteria as follows:



Memorandum of Agreement Implementing Criteria for Initiating Transfer of Mutually Offsetting Benefit Facilities to Tenants

Finance and Administrative Services (FAS) is lead administrative department.

FAS will maintain custody of this MOA and the Mutually Offsetting Benefit Transfer Criteria (“MOB Transfer Criteria” or “Transfer Criteria”) as it may be amended from time to time. Current Mutually Offsetting Benefit (“MOB”) tenants may request the transfer of their facility by written request to FAS accompanied by the written evidence required by the Transfer Criteria. FAS shall act as the single point of contact with respect to the Transfer Criteria, circulate MOB tenant requests for transfer to other City departments, notify signatory departments of questions or issues with respect to the Transfer Criteria, and have general responsibility for any other aspect of administering the Transfer Criteria. The other department signatories to this agreement, and their successor departments, shall assist FAS with respect to Transfer Criteria matters within their area of expertise.

Amending the MOB Transfer Criteria.

The MOB Transfer Criteria are attached to this MOA as Exhibit A. Modifications to the Transfer Criteria may be recommended by any signatory department, and will become effective and replace Exhibit A upon the approval of all the directors of signatory departments (or their successor departments), or their designees. Upon approval of a revision, FAS shall circulate the revised document to the directors of the signatory departments and their designees.

Confirmation that a community service tenant meets the MOB Transfer Criteria.

Each signatory department shall be responsible for evaluating aspects of the Transfer Criteria within its area of expertise according to the following matrix:

Criteria Section	DON	OPCD	OED	HSD	OH	FAS
1. Statement of Interest	X	X		X		
2. Organizational Eligibility	X	X		X		
3. Public Benefit Eligibility	X	X		X		
4. Development Feasibility		X	X		X	
5. Organizational Operations			X	X		
6. Facility Operations						X
7. Long-term Building System Replacement						X
8. Community Consultation Eligibility	X	X	X			

Upon the request of FAS and the delivery of the written evidence supplied by the MOB tenant as its demonstration that it meets the MOB Transfer Criteria, each department will notify FAS with its timeline for evaluating the evidence. Each department will periodically provide FAS with an update of its status of reviewing the evidence, which may include directly requesting additional information from the MOB tenant. Upon conclusion of its review, each department will provide FAS with a statement of its findings and a conclusion of whether or not the evidence it received meets the Transfer Criteria.

**Memorandum of Agreement
Implementing Criteria for Initiating Transfer of Mutually Offsetting Benefit Facilities to Tenants**

SIGNATURES:

This Agreement is executed and approved by the signatory departments:




Andres Mantilla 6/26/19
Director, Department of Neighborhoods Date




Sam Assefa 6/26/19
Director, Office of Planning and Community Development Date



Jason Johnson 7/8/2019
Acting Director, Human Service Department Date



Bobby Lee 7/15/19
Director, Office of Economic Development Date



~~Steve Walker~~ *Emily Alvarado* 7/31/19
Acting Director, Office of Housing Date



Calvin W. Goings 6/26/19
Director, Finance and Administrative Services Date

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

Mutual and Offsetting and Benefit Tenant Organizational Readiness Criteria

The purpose of this document is to provide a set of clear and consistent criteria for Mutual and Offsetting Benefit (MOB) property tenants who would like to begin discussions regarding transfer of the building in which they currently reside. These criteria have been drafted in consideration of past consultant and City studies that have recommended further clarity of milestones for transfer and a more specific decision-making direction.

These criteria are intended to provide an avenue for communication regarding the existing needs of the buildings and the potential financial obligations that might be associated with property ownership. Further, given that transfer of any of these buildings to non-City ownership will include obligations for the new owner to continue to meet the original purchase funding requirements, these criteria are intended to ensure that a potential new owner could meet those commitments.

Given that these properties are valuable pieces of City property, intended to serve the people of Seattle, these criteria will assist the City in understanding an organization's ability to continue to provide services that benefit our residents. In some cases, the City may have already received relevant materials from MOB tenants. In these instances, the City will utilize these existing materials to document organizational readiness.

In working with MOB tenants, the City of Seattle affirms that the ability to generate and transfer intergenerational wealth through the development of community owned assets is a critical step in stemming displacement and loss of cultural spaces. The City has a strong commitment to race and social justice through its Race and Social Justice Initiative. We recognize that racial and social disparities persist across key indicators of success in Seattle, including educational attainment, life expectancy and access to healthcare, access to affordable housing, access to and training for family-wage jobs, engagement with the criminal justice system, access to a healthy environment and green spaces, access to government services, and access to contracting opportunities for government projects. The eligibility and evaluation criteria below should be used to determine if an MOB tenant meets the minimum qualifications needed to initiate discussions with the City regarding the potential transfer of property. The City is also aware that each organization will bring its specific history and context in responding to the evaluation criteria and will take each into consideration when determining if MOB tenant meets the organizational readiness standard.

I. STATEMENT OF INTEREST

Please provide a statement of interest articulating the critical nature of the property for continuing operations and the public service outcomes envisioned by property transfer.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

II. ORGANIZATIONAL ELIGIBILITY

The organization must be viable, as a legal nonprofit entity with the legal authority to negotiate a property transfer with the City of Seattle. The organization needs to meet the following evaluation criteria:

EVALUATION CRITERIA

1. Provide the following documents to demonstrate legal nonprofit status:
 - a. Active nonprofit status or active tax-exempt status, such as 501c3, from Internal Revenue Service for the past 5 years
 - b. Bylaws and Articles of Incorporation
 - c. Charter, employee handbook, financial policies and procedures, etc., if applicable
2. Proof that the organization has legal authority to negotiate with the City of Seattle, e.g., a copy of a resolution of the board of directors of the organization.

III. PUBLIC BENEFIT ELIGIBILITY

The organization must provide a public benefit, as described by the eligibility and evaluation criteria below, to initiate the transfer process. The organization's vision and mission are to provide one or more of the following public benefit services:

1. Affordable Housing
2. Social services targeting low and moderate-income individuals
3. Social services targeting senior and aging individuals
4. Advances economic and racial equity in communities at high risk of displacement.
5. Support and assistance programs for vulnerable populations

EVALUATION CRITERIA

1. Commitment to public benefit services are documented by stated vision and mission as well as any relevant metrics, e.g., years of service, clients served annually and in total, demographics of individuals served, etc. As one example, the organization could document commitment to public benefit services if the organization serves individuals from a high risk of displacement area, as defined by the City of Seattle's Equity Mapping Index.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

IV. DEVELOPMENT FEASIBILITY

If the property needs to undergo redevelopment in order to create the public benefits negotiated with the City, additional criteria apply to demonstrate the development feasibility. If an entity is able to provide negotiated services without redevelopment, this section does not apply. In this case, "redevelopment" may include improvements associated with "Substantial Alterations" as defined in the Seattle Building Code; expansion of the square footage of a building; improvements needed to conform to the Seattle Land Use Code or other applicable laws and regulations; or significant tenant improvements or upgrades necessary to safely, legally, and feasibly occupy the building with the intended public benefit.

For any new development:

1. There is a feasible development plan;
2. An analysis of affordable housing opportunities has been conducted, in coordination with the City of Seattle; and
3. The organization is an experienced developer; or, the organization has partnered with an experienced developer and has the staff capacity to manage the developer

EVALUATION CRITERIA

1. Demonstrate development feasibility and capacity by providing:
 - a. Development budget detailing sources and uses, including all public and non-public funding sources
 - b. Roles/responsibilities and organizational chart of all partners and/or consultants involved in the development, not limited to design, architectural, environmental, construction and development, project management, fundraising partners. Commitment letters included from each partner.
2. Documentation of current fundraising activities and confirmed funding sources and/or documentation of past successful fundraising activities and a feasible fundraising plan to leverage resources, including the key partnership and consultants on board to achieve the fundraising goal.

V. ORGANIZATIONAL OPERATIONS

The organization must be operationally sustainable, as described by the eligibility and evaluation criteria below, to initiate the transfer process.

1. The organization has at least 5 years operating history with sustainable operations in demonstrating sufficient revenue to cover ongoing expenses.
2. The organization demonstrates through assets and reserves that they have resources to cover at least 3 months of operating expenses.
3. Organizational funding sources are diverse and stable.
4. Healthy financial ratios such as viability ratio, current ratio, quick ratio, etc.
5. New public benefit services proposed are sustainable. The organization should demonstrate operating expenses in delivering the new public benefit services are less than operating income.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

6. Beyond competitive grant opportunities and ongoing City funded services, the organization requires no or minimal additional funding from the City to sustain proposed operations.
7. Type of insurance secured is appropriate and covers necessary liabilities.

OPERATING PRO FORMA

If the organization anticipates leasing space to third-party organizations or businesses, the organization must provide a feasible operating pro forma with detailed projections regarding revenue and expenses and lease-up strategy (e.g., type of tenants, anticipated rental rates compared to local market rate, and lease-up period to achieve operational stabilization).

EVALUATION CRITERIA – GENERAL QUALIFICATIONS

1. Provide the following dating back 5 years to demonstrate operating history. The statement of financial activities, or equivalent financial reports for the last 5 years, showing balance and monthly cash flow.
 - a. IRS 990, if applicable
 - b. Financial statements or equivalent reports
 - c. Annual organizational reports, if applicable
 - d. Documentation of current and future fundraising ability
2. Ratio targets:
 - a. Viability ratio of 1
 - b. Current ratio at or above 2
 - c. Quick ratio at or above 1
3. The business plan and feasibility analysis for new services show positive net revenue and net assets.
4. Provide documentation of necessary insurance.

VI. FACILITY OPERATIONS

The organization must provide evidence of its financial and technical capability to operate and maintain the facility to be transferred.

TECHNICAL CAPABILITY

The organization can demonstrate its technical capability in either of two ways:

Option 1. Complete Attachment One: Spending Plan Matrix to demonstrate prospective plans for the operations and maintenance of the facility. If the organization will utilize vendors for services, provide the vendor names and the organization's experience working with the vendor, references, etc. Reference vendor's name and responsibility in the attached Spending Plan Matrix. Provide qualifications for organization staff who will manage these vendors or self-perform work.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

Option 2. Provide actual information similar in breadth and depth to that identified in Option 1, above, for the organizations existing facility or facilities, one or more of which are of equal scale and complexity to the facility the organization seeks the City to transfer.

FINANCIAL CAPABILITY

The organization shall provide actual or prospective income and expense information for a 10-year period to demonstrate that it can meet the financial requirements of operating and maintaining the facility. This means providing a combination of actual and projected financial information showing reasonable new financial resources or existing financial resources that can be redirected for the purpose of operation and maintenance.

EVALUATION CRITERIA

1. Employees and vendors identified in the “Technical Capacity” section shall have the demonstrated experience necessary to operate and maintain facilities and systems similar to those of the facility which is the subject of the transfer.
2. A minimum amount of \$5 per square foot of building gross area, or the actual amount of costs projected in the Spending Plan Matrix must be available for annual maintenance and operations costs. See Attachment Two: Reserves and Facility Expenses for MOB Facilities for a graphic summary of financial requirements.
3. If sources of revenue rely on projections and not past actuals, the organization must demonstrate the capacity to generate the projected financial results through actual past performance (for example, through past successful targeted fundraising efforts).

VII. LONG-TERM BUILDING SYSTEM REPLACEMENT

The organization must provide evidence of its financial and technical capability to replace building systems as they reach the end of their useful lives.

TECHNICAL CAPABILITY

The organization can demonstrate its technical capability in either of two ways:

Option 1. Complete Attachment One: Spending Plan Matrix to demonstrate prospective plans for the replacement (or installation) of facility systems. Identify the expertise of the individuals or vendors used to develop this portion of the Spending Plan Matrix, and their references and demonstrated experience developing such a replacement plan. Describe how your organization will manage replacement projects. Provide relevant qualifications for organization staff who will manage vendors and consultants for system replacement work. Where management is outsourced (for example to a property management firm), provide associated qualifications.

Option 2. Provide actual information similar in breadth and depth to that identified in Option 1, above, for the organization’s existing facility or facilities, one or more of which are of equal scale and complexity to the facility the organization seeks the City to transfer.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

FINANCIAL CAPABILITY

The organization shall provide actual or prospective income and expense information to demonstrate that it can meet the financial requirements of the system replacement (or installation) program at the facility. This means providing a combination of actual and projected financial information showing reasonable new financial resources or existing financial resources that can be redirected for the purpose of building system replacement. The organization shall also demonstrate the existence of a replacement reserve fund with a minimum balance.

EVALUATION CRITERIA

1. The organization's plan is comprehensive and reasonable.
2. The organization's plan is fully funded, and plausible given the organization's past financial results, including grant awards and fundraising.
3. Employees and vendors identified in the "Technical Capacity" section shall have the demonstrated experience necessary to plan for and execute the replacement program at the facility which is the subject of the transfer.
4. The organization shall demonstrate a reserve of not less than \$50,000 to immediately but temporarily address surprise facility events that would otherwise prevent the operation of the facility.
5. The organization shall demonstrate a combination of past fundraising performance or reserves (including the \$50,000 identified in Section VII, Criteria #4, above) on hand sufficient to provide \$13 per square foot of building gross area in (2019 \$) to permanently correct a surprise building system problem. To the degree that the organization's plan relies on prospective fundraising, the organization will demonstrate past fundraising performance that shows it can raise \$13/sf, or the necessary portion thereof, within one year.
6. See Attachment Two: Reserves and Facility Expenses for MOB Facilities for a graphic summary of financial requirements.

VIII. COMMUNITY CONSULTATION ELIGIBILITY

The organization must be supported by the local geographic and constituent community, as described by the eligibility and evaluation criteria below, to initiate the transfer process.

1. The organization conducted community outreach and engagement activities about future ownership of the building.
2. The community is supportive of the organization's future ownership.
3. Any community issues with the transfer have been addressed and potentially resolved.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

EVALUATION CRITERIA

1. Documentation showing community outreach and engagement activities, including lists of stakeholders that were consulted, meeting minutes, etc.
 2. A report and/or documentation showing the surrounding community is generally supportive of the transfer.
 3. Documentation of identified community concerns and results on how the issues were addressed and/or resolved.
-

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria

Attachment One – Spending Plan Matrix

- 2. Documentation showing a number of outreach and engagement activities including face-to-face meetings, phone calls, etc.
- 3. A report or presentation showing the surrounding community's general supportive of the project.
- 3. Documentation of identified community concerns and how the issues were addressed and/or resolved.

Exhibit A: Mutually Offsetting Benefit Facility Organizational Readiness Criteria
Attachment Two: Reserves and Facility Expenses for Mutually Offsetting Benefit Facilities

Building Operations	Building System Failures	Planned Building System Replacement
<p>Plan for services</p> <p>General expectation of \$5/square foot at market prices</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Total Reserve: \$13 per square foot, and \$50,000 minimum.</p> </div> <div style="border: 1px dashed black; border-radius: 50%; padding: 20px; margin-top: 20px; text-align: center;"> <p>Ability to raise remainder of reserve within one year</p> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; width: 60%; margin: 0 auto;"> <p>Minimum reserve: \$50,000 in cash</p> </div> </div>	<p>Plan for replacements over time</p> <p>Funding plan consistent with organizations financial and grant history.</p>
<p>Utilities</p> <p>Janitorial Services</p> <p>Landscaping</p> <p>HVAC Maintenance</p>	<p>Roof Failure</p> <p>Water Intrusion/Mold</p> <p>Sewer Break</p>	<p>Roof Replacement</p> <p>Exterior Painting</p> <p>HVAC Component Replacement</p>

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development	Patrice Thomas/206-256-6203	Christie Parker/206-684-5211

** 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 the lease of City property; authorizing the Director of Finance and Administrative Services or the Director’s designee to execute a 99 year lease agreement with Africatown Community Land Trust for former Fire Station 6 located at 101 23rd Ave, Seattle, WA 98122, for use as the William Grose Center for Cultural Innovation to provide for culturally responsive services that support the African-American community in the Central Area to create pathways to self-determination, and for future development and expanded activation of the property as described in the lease.

Summary and background of the Legislation: The Equitable Development Initiative (EDI) is a multi-departmental effort coordinated by the Office of Planning and Community Development (OPCD) focused on advancing the goals of the Equitable Development Implementation Plan and Equitable Development Financial Strategies adopted by Resolution 31711.

Africatown Community Land Trust (ACLT) has received an EDI grant from the City to create the William Grose Center for Cultural Innovation (William Grose Center), a catalyst to support the Black community’s rich history of innovation and entrepreneurship that has been negatively impacted by local, state, and federal government policies and private sector practices. The William Grose Center’s activities will provide a means to help repair some of the harm that past policies/practices and current growth has created and to advance community self-determination.

The City owns real property located in Seattle’s Central District that includes a historic building formerly known as Fire Station 6 (FS 6) that is not in use. FAS is the jurisdictional department owner for that property and has determined it is surplus to the needs of City departments and that the public use provided for in the lease best meets the City’s needs.

The City and Africatown Community Land Trust mutually desire to activate former FS6 and develop it into the William Grose Center through a long-term lease of the property while working toward meeting the City’s established Mutual and Offsetting Benefits (MOB) criteria for a transfer of the property.

This ordinance is intended to authorize the FAS Director to execute a lease for former FS6 with Africatown Community Land Trust.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes 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?

There are nominal direct financial implications. This legislation formally authorizes the FAS Director to negotiate and sign a lease. The William Grose Center for Cultural Innovation has already been awarded EDI funding, which is not part of this legislation and is already appropriated in OPCD's budget. FAS estimates that this property costs around \$14,000 per year to maintain. These costs would no longer be incurred by the City. With the lease, maintenance costs on the property would be paid by ACLT, as tenant.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing the legislation will have direct impact on the anti-displacement efforts of the African American community in the Central Area of Seattle. Also, without a lease, FAS would continue to bear financial responsibility for maintenance costs on the vacant property.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?
OH, SDCI, DON, OED and OPCD are all providing guidance to FAS on the lease and property transfer requirements. FAS is the jurisdictional department owner of the property.
- b. Is a public hearing required for this legislation?
NO
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
NO, the Lease grants tenant use of the property in "as is" condition.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
NO. However, pursuant to Washington Administrative Code section 197-11-800(5)(b), the change of use for the property requires the making of a threshold determination under the State Environmental Policy Act (SEPA). In the case of this property, the threshold determination resulted in a determination of non-significance. A notice of such determination was published in *The Daily Journal of Commerce*.

e. Does this legislation affect a piece of property?

Yes, the property is located at 101 23rd Ave, Seattle, WA 98122. A map is attached as Exhibit B to Attachment 1 to the Ordinance.

f. 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?

The William Grose Center for Cultural Innovation is one of the original demonstration projects awarded through the community driven process.

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).

The legislation does not create a new initiative. It will be helping the city achieve the goals and outcomes described in the [Equitable Development Implementation Plan](#).

List attachments/exhibits below:

October 22, 2020

MEMORANDUM

To: Finance and Housing Committee
From: Lish Whitson, Analyst
Subject: Council Bill 119905: Lease of old Fire Station 6 for the William Grose Center

On Monday, October 26, the City Council will receive a briefing on [Council Bill \(CB\) 119905](#), which would authorize the Department of Finance and Administrative Services to lease the former Fire Station 6, located at 722 18th Avenue to [Africatown Community Land Trust](#) for a term of 99 years. Africatown would convert the property into the “William Grose Center for Cultural Innovation” (WGC). WGC will provide:

- Small business technical assistance, marketing assistance and training;
- Employment, technical skills and entrepreneurship training for individuals; and
- Celebration and enrichment of Black/African American culture and heritage.

The WGC is a longstanding goal of the City and Central District community, recognized through its inclusion as one of the initial projects under the [Equitable Development Initiative](#) (EDI). This lease is required to move the project forward and fulfill a commitment to the African American community and the Central District.

This memorandum provides background information on Fire Station 6, the WGC and describes the lease agreement that would be approved by CB 119005.

Old Fire Station 6

Fire Station 6 is a one-story, 4,800 square foot building with a basement on 20,400 of land. It was built in 1931 at the corner of 23rd Avenue South and E Yesler Way in the Central District to replace an older fire station that had housed horses and a horse-drawn fire engine. The fire station was built in the Art Deco and Moderne style. Its distinctive style, prominent location, and architect – George Stewart - led to its [designation](#) as a City landmark in 2007. In 2008, with the existing fire station requiring significant upgrades, the City acquired property at Martin Luther King Jr. Way S and S Jackson Street, a few blocks away, for a new station. Old Fire Station 6 has been vacant since the new Fire Station 6 [opened](#) in 2013.

William Grose¹ Center (WGC)

The planned [William Grose Center for Civic Innovation](#) (WGC) is a project of Africatown. WGC will support entrepreneurship, innovation, and economic development in Seattle's historically Black community that has been and continues to face high risk of displacement. The WGC will

¹ [William Grose](#) was an early African American businessman in Seattle. Grose ran a hotel and restaurant and was the first African American to own property in the Central District.

create dedicated spaces for innovation and civic tech events that can draw people in from the street and serve as a tech epicenter near existing cultural and community assets such as the Douglas Truth Library and Garfield High School.

Creating the WGC in old Fire Station 6 was one of the original Equitable Development Initiative (EDI) projects, and the City has included the project in the EDI since 2016.

Council Bill 119905

CB 119905 would lease old Fire Station 6 as is to Africatown for 99 years under a Mutually-Offsetting Benefits² [lease](#). In exchange for control of the station, Africatown would:

- provide community space and public services in the Central District;
- complete improvements to allow the entire property to be used as a community center;
- maintain and insure the property; and
- indemnify and defend the City against claims.

The City would have the option to terminate the lease if Africatown either fails to make improvements to ensure that the property is occupiable or if they fail to provide community space and public services as required under the lease.

Any additional development on the site would be required to include units of affordable housing at or below 80 percent of Area Median Income (AMI) with more than half of units affordable at or below 60 percent AMI.

Next Steps

A vote on CB 119905 is currently scheduled for Monday, November 2. The bill would authorize the Director of the Department of Finance and Administrative Services to sign the attached lease with Africatown, potentially granting possession of the property to Africatown before the end of the year.

cc: Dan Eder, Interim Director
Aly Pennucci, Supervising Analyst

² Mutual and Offsetting Benefit (MOB) leases allow tenants to pay the City rent, in whole or in part, through the public services they provide.



Legislation Text

File #: CB 119906, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the transfer of City property located at 500 30th Avenue South, Seattle, Washington; authorizing the conveyance of the property to the Central Area Senior Center, a Washington non-profit corporation, consistent with the intent of Resolution 31856 and to provide for the continued delivery of social services; making findings of fact about the consideration for the transfer; superseding Resolution 31837 for the purposes of this ordinance; and authorizing the Director of Finance and Administrative Services or designee to execute and deliver documents necessary to carry out the conveyance of such property on the terms and conditions of this ordinance.

WHEREAS, in 1975, The City of Seattle (“City”) purchased Sunrise House/Newhaven (formerly Sunrise House, Inc.), an existing building on an approximately 57,600-square-foot site located at 500 30th Avenue South (commonly known as “Central Area Senior Center”), for use as a neighborhood senior center; and

WHEREAS, in 1983 the City entered into a long-term, mutual and offsetting benefit lease (“Central Area Senior Center MOB Lease”) with Senior Services and Centers, Inc., a non-profit corporation, and pursuant to which the tenant paid de minimis cash rent in exchange for the promise to use the Central Area Senior Center to deliver senior services, and which then converted to a month-to-month lease; and

WHEREAS, sometime after 1983, Central Area Senior Center, Inc. (CASC), a newly formed Washington non-profit corporation, took over management of the property from Senior Services and Centers, Inc., with CASC acquiring all of the tenancy right, title, and interest in the Central Area Senior Center MOB Lease; and

WHEREAS, in 2019, CASC ended a long-standing management agreement with Sound Generations to provide contracted social service programs at its property, and CASC continues in possession of the property,

out of which it delivers social services; and

WHEREAS, as a month-to-month tenant, CASC uses and occupies the property in exchange for mutual and offsetting benefits in the form of social services to residents of the Central Area, including senior programs, food assistance, group meals, social activities, and celebrations; and

WHEREAS, in Resolution 31856, City Council stated its intention to collaborate with the Executive with the goal of transferring certain properties to non-profit organizations, including CASC, in exchange for commitments to provide services to the community; and

WHEREAS, a portion of the funding for the City's acquisition of the Central Area Senior Center was provided by Washington State Social and Health Services Facilities 1972 bonds ("1972 Bonds"); and

WHEREAS, RCW 43.83.410 permits public bodies to transfer property and facilities acquired and constructed with the 1972 Bonds to non-profit agencies in exchange for the promise to continuously operate services benefitting the public on the site without further consideration; and

WHEREAS, pursuant to that certain 2019 *Memorandum of Agreement Implementing Criteria for Initiating Transfer of Mutually Offsetting Facilities to Tenants*, by and amongst six City of Seattle departments and offices (the Department of Finance and Administrative Services, the Office of Planning and Community Development, the Department of Neighborhoods, the Office of Economic Development, the Office of Housing, and the Human Services Department), an interdepartmental team within the City has determined that the proposed new property owner, CASC, in all material respects meets the transfer criteria established by the City for transferring property to tenants who have been operating properties under mutually and offsetting benefit lease agreements; and

WHEREAS, FAS and CASC have entered into an agreement regarding the consideration, terms, and conditions for the City's conveyance of Central Area Senior Center to CASC, subject to the City Council's authorization; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. As used in this ordinance, the “Central Area Senior Center” means the real property and all easements, privileges, and appurtenant improvements on a site of approximately 57,600 square feet located at 500 30th Avenue South and legally described as follows:

LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 11 THROUGH 14, INCLUSIVE, BLOCK 21,
BURKE’S SECOND ADDITION TO THE CITY OF SEATTLE, AS RECORDED IN VOLUME 1 OF
PLATS, PAGE 248,
RECORDS OF KING COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

Section 2. The Director of Finance and Administrative Services (“Director”) or the Director’s designee is authorized to convey the Central Area Senior Center to Central Area Senior Center, Inc. (CASC), a Washington non-profit corporation, for consideration and on the terms and conditions described under the Agreement for the Transfer of Real Property by and between The City of Seattle and CASC (“CASC Transfer Agreement”), included as Attachment 1 to this ordinance. The Director is authorized to convey title by deed substantially in the form of the Quitclaim Deed Conveying Determinable Estate with Covenants that is Exhibit A to the CASC Transfer Agreement (“Deed”).

Section 3. The City Council finds that (i) the environmental and use covenants in the Deed, and (ii) the reversion of the property to the City if it is not used for the purposes required in the Deed, together form sufficient consideration for the transfer of the property to CASC consistent with the terms of RCW 43.83.410.

Section 4. The City Council finds that the property interests in 500 30th Avenue South that are authorized to be conveyed to CASC on the terms of this ordinance are consistent with municipal purposes, and therefore the surplus property procedures of Resolution 31837 are superseded for the purposes of this ordinance.

Section 5. The Director or the Director’s designee is authorized to negotiate, execute, deliver, and record, for and on behalf of the City, any and all documents and agreements necessary or advisable to carry out the conveyance of the Central Area Senior Center consistent with the terms and conditions of the CASC

Transfer Agreement.

Section 6. 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 _____, 2020, and signed by me in open session in authentication of its passage this ____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment 1 - Agreement for the Transfer of Real Property
Exhibit A - Form of Deed

AGREEMENT FOR THE TRANSFER OF REAL PROPERTY (the "Agreement")

EFFECTIVE DATE: _____ (see Section 14(b) for provisions governing the Effective Date).

PARTIES

- THE CITY OF SEATTLE, a Washington municipal corporation (the "City" also referred to as "Seller") acting by and through its Department of Finance and Administrative Services; and
- CENTRAL AREA SENIOR CENTER, a Washington nonprofit corporation ("CASC" also referred to as "Purchaser").

RECITALS

- A. The City owns that certain real property having a street address of 500 30th Avenue South, Seattle, WA 98122, and legally described as follows:

Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, Block 21, Burke's Second Addition to the City of Seattle, as recorded in volume 1 of Plats, page 248, Records of King County, Washington,

including all easements, privileges and improvements appurtenant to the land, which real property is referred to in this Agreement as the "Real Property."

- B. In 1983, the City, as landlord, entered into that certain *Mutual and Offsetting Benefit Lease Agreement* (hereinafter, the "Lease") with Senior Services and Centers, Inc. as tenant.
- C. CASC is a nonprofit that is volunteer-supported and provides services to support the emotional, social, and physical well-being of older adults and their families.
- D. CASC is the successor in interest to Senior Services and Center, Inc.'s interest under the Lease and CASC has been using and occupying the Real Property for the purpose of providing public benefits and senior center services.
- E. The most recent Lease expired on December 31, 1986, since which time CASC, with the City's consent, has remained as a month-to-month tenant on the terms provided under the Lease.
- F. The City acquired the Real Property, in part, using funds provided through the 1972 social and health services bond issuance of the State of Washington ("Ref. 29 Bonds").

- G. Under RCW 43.83.410, public bodies are authorized to transfer real property acquired or improved through Ref. 29 Bonds to nonprofit corporations organized to provide individuals with social and health services subject to certain promises and covenants.
- H. Pursuant to City of Seattle Resolution 31856 and that certain 2019 *Memorandum of Agreement Implementing Criteria for Initiating Transfer of Mutually Offsetting Facilities to Tenants*, by and amongst various City of Seattle departments and offices, an interdepartmental team within the City has determined that CASC – in all material respects – meets the transfer criteria established by the City for transferring property to tenants who have been operating properties under mutually and offsetting benefit lease agreements.
- I. The City and CASC mutually desire to enter into a binding agreement for the City’s transfer and conveyance of the Real Property to CASC.

NOW THEREFORE,

AGREEMENT

1. The **RECITALS** are made a part of this Agreement.
2. **TRANSFER OF THE PROPERTY.** Subject to the terms and conditions of this Agreement, the Seller shall transfer and convey to the Purchaser, and the Purchaser agrees to accept from the Seller, the Real Property together with any and all personal property owned by the Seller and located within or used in connection with the Real Property, including any and all furniture, furnishings, fixtures, appliances, heating, air conditioning and cooling units or systems, sign and boilers. Such personal property, together with the Real Property, is collectively referred to in this Agreement as the “**Property**”.
3. **CONSIDERATION.** In consideration for the Seller’s transfer and conveyance of the Property to the Purchaser, Purchaser shall promise and covenant, for and on behalf of itself and its successors and heirs, as follows:
 - a. Purchaser shall use the Property to continuously provide and operate social services to the public with a focus on meeting the social, physical and mental health and welfare needs of seniors. Additionally, if Purchaser develops the Property or creates additional improvements on the Property, the improvements and development shall be dedicated to providing social services, which may be combined with affordable housing.
 - b. Purchaser shall assume all environmental risk associated with the property and shall indemnify the City from all environmental liabilities arising from the Property. In the event ownership of the Property reverts to the City, Purchaser’s obligation shall not apply to the extent any environmental liability results from any release, contamination or occurrence that occurs after the date of reversion through no fault or action of Purchaser.

- c. Title shall automatically revert to the City if the Property is not used to provide social services qualifying under RCW 43.83.410.
- d. Purchaser shall not sell the Property except as authorized in the Deed.

Purchaser's covenants and promises shall be included in the Deed and shall run with the land and shall bind future owners of the Property.

4. "AS-IS"; SELLER DISCLOSURE STATEMENT; PURCHASER ACKNOWLEDGEMENT OF CERTAIN CONDITIONS; SELLER WORK PRIOR TO CLOSING.

- a. Purchaser is in possession of the Property, is familiar with the Property and understands its limitations and defects. Therefore, Purchaser agrees and acknowledges:
 - i. Seller is transferring and conveying the Property "**AS-IS**" on the date of Closing with all faults and Seller makes no representations or warranties regarding the Property or its suitability for Purchaser's intended use, and that Seller will convey the Property and Purchaser will accept the Property subject to any defects, including but not limited to easements, encroachments or claims for adverse possession, whether known or unknown, matters of public record, and off-record liens, if any.
 - ii. Neither Seller nor any agent, employee, officer, director, attorney, broker, contractor, representative or property manager of Seller has made, and Seller specifically disclaims, any warranties, representations or guaranties of any kind or character, express or implied, statutory, oral or written, past, present or future, with respect to the Property.
 - iii. Purchaser has not relied upon and will not rely upon, either directly or indirectly, any representation or warranty of Seller (except those provided for in this Agreement) or any of its respective agents, employees, officers, directors, attorneys, brokers, contractors, representatives or property managers and acknowledges that no such representations have been made.
- b. Seller will furnish a seller disclosure statement, as required pursuant to RCW CH. 64.06.
- c. Purchaser acknowledges receipt from Seller of a copy of the Phase I Environmental Site Assessment dated Dec. 27, 2019 prepared by SoundEarth Strategies, Inc.

5. REPRESENTATIONS AND WARRANTIES

- a. **Seller's Representations and Warranties.** For purposes of the representations and warranties in subsections 5.a.iv and v, "Seller's Representative" is Karen Gruen. Seller represents and warrants to Purchaser as of the Effective Date, as follows:
- i. Seller is a municipal corporation duly organized and validly existing under the laws of the state of Washington.
 - ii. Seller has the authority to enter into this Agreement and, as of Closing, to complete the transaction contemplated by this Agreement.
 - iii. Entering into this Agreement does not conflict with any other contract or legal obligation of Seller.
 - iv. To the best of Seller's Representative's knowledge, there are no actions, suits or other legal proceedings pending or threatened against Seller with respect to the Property.
 - v. Seller's Representative has not received written notice that Seller is in default under any covenants, easements, deeds, regulations, laws, rules, ordinances, order or restrictions affecting or encumbering the Property.
- b. **Purchaser's Representations and Warranties.** Purchaser hereby represents and warrants to Seller that as of the Effective Date:
- i. Purchaser is a duly organized and validly existing entity under the laws of the state of Washington.
 - ii. Purchaser has obtained all necessary approvals to enter into this Agreement, and, as of Closing, to complete the transaction contemplated by this Agreement.
 - iii. Entering into the Agreement does not conflict with any other contract or legal obligation of Purchaser.
 - iv. Purchaser is in possession of the Property and Purchaser has not granted any other party, affiliate, subtenant, or licensee a right to use and possession of the Property in a manner that conflicts with the use under the Deed.
 - v. Purchaser (a) has not filed a petition in bankruptcy, (b) is not the subject of a petition in bankruptcy, (c) does not have a trustee or receiver appointed with respect to Purchaser's assets, (d) has not assigned assets for the benefit of creditors, (e) has not received notice of default, trustee's sale, foreclosure or forfeiture.

6. ACCESS AND DUE DILIGENCE. As of the Effective Date, the Purchaser is in possession of the Property pursuant to the Lease and has had sufficient access to the Property and information regarding the Property to enable Purchaser to complete due diligence prior to entering into this Agreement without need of an additional due diligence period.

7. FORM OF DEED. At Closing, Seller shall convey the Property to Purchaser by quitclaim deed with covenants in the form attached as **Exhibit A** (the "**Deed**").

8. CONDITIONS TO SELLER'S AND PURCHASER'S PERFORMANCE

a. **Seller's Closing Conditions.** The obligation of the Seller to close the transaction contemplated by this Agreement is subject to the closing conditions in this Section 8.a. Seller may waive any of these conditions, in whole or in part.

- i. Purchaser shall have delivered to Seller all funds, documents and instruments required to be delivered by Purchaser hereunder.
- ii. Purchaser shall have performed in all material respects all covenants and obligations required by this Agreement to be performed by Purchaser on or prior to Closing.
- iii. The representations and warranties made by Purchaser in this Agreement (as set forth above in the subsection above with the caption "Purchaser's Representations and Warranties") are true and correct as of the Closing date.

b. **Purchaser's Closing Conditions.** Purchaser's obligation to close the transaction contemplated by this Agreement is subject to the following closing conditions, any of which Purchaser may waive in whole or in part:

- i. Ratification of this Agreement by the Purchaser's board of directors.
- ii. Seller shall have delivered to Purchaser all documents and instruments required to be delivered by Seller hereunder.
- iii. Seller shall have performed in all material respects all covenants and obligations required to be performed by Seller on or prior to Closing.
- iv. Seller's representations and warranties (as set forth above in the section with the caption "Seller's Representations and Warranties") are true and correct as of the Closing date.

9. CLOSING; CLOSING DELIVERABLES; CLOSING COSTS/PRORATIONS; OBLIGATION FOR LEASEHOLD EXCISE TAX

a. Closing.

- i. The anticipated Closing Date is a mutually agreed upon date following the effective date of a Seattle City Council ordinance authorizing the transfer of the Property; **provided that**, Seller may extend the Closing Date for a reasonable period of time.
- ii. The parties have determined not to use escrow for Closing and agree to cooperate to take steps necessary to complete Closing. Seller shall hold Purchaser's Closing deliverables in trust until Purchaser notifies Seller that Purchaser's Closing conditions are satisfied. Seller shall notify Purchaser when Purchaser's Closing conditions are satisfied ("Purchaser's Notice"). Promptly following Purchaser's Notice, the Seller shall record the Deed. Seller shall provide Purchaser with a copy of the recorded Deed. Seller shall invoice Purchaser for the closing costs and any other prorations due under Section 9.d and Purchaser shall pay within thirty (30) days.
- iii. "**Closing**" will be deemed to have been completed when the Deed is recorded by the King County Recorder's Office.

b. Seller's Closing Deliverables. On or before the Closing Date, Seller shall deposit with the Purchaser the following:

- i. Certification that Seller's representations and warranties are true and correct;
- ii. Real Estate Excise Tax Affidavit in form required by law; and
- iii. Seller's certification of Non-Foreign Status under Foreign Investment in Real Property Tax Act (26 U.S.C. 1445).
- iv. Any mutually agreed-upon assignment of services contracts.

c. Purchaser's Closing Deliverables. On or before the Closing Date, Purchaser shall deposit with Seller the following:

- i. Certification that Purchaser's representations and warranties are true and correct as of Closing;
- ii. Executed Real Estate Excise Tax Affidavit in form required by law; and
- iii. Executed Deed acceptance.

d. Closing Costs/Prorations.

- i. Purchaser and Seller shall share equally the costs associated with the transfer and conveyance of the Property, including but not limited to the recording fees and real estate excise tax (if any). Purchaser shall be responsible for the cost of a purchaser's policy of title insurance (whether it provides standard coverage or extended coverage) and any endorsements thereto.
 - ii. Real and personal property taxes, assessments and charges payable in the year of Closing will be pro-rated as of Closing Date. Purchaser acknowledges that pursuant to RCW 84.36.010 the Real Property is not currently subject to property tax because Seller is a public entity, and that the Real Property will become subject to taxation when Purchaser acquires it. Seller calls Purchaser's attention to the fact that the Real Property is subject to miscellaneous charges (e.g., a charge for surface water), despite the fact that Property is exempt from taxation pursuant to RCW 84.36.010(1). Such miscellaneous charges will be pro-rated at Closing and Seller shall pay all amounts due prior to Closing and Purchaser shall pay all amounts due after Closing.
- e. **Leasehold Excise Tax.** In the event the State of Washington makes any demand upon the Seller for payment of leasehold excise taxes resulting from the Purchaser's occupation of the Property (or possession of the Property by the Purchaser's predecessors-in-interest under the Lease) or withholds funds due to the Seller to enforce collection of leasehold excise taxes, the Purchaser shall, at its sole expense, defend and indemnify the Seller from all such demands, and if necessary repay Seller for all sums expended by the Seller, or withheld by the State from the Seller, in connection with such taxation; provided that this shall not prevent Purchaser from contesting such action, at Purchaser's sole cost. The obligations of this Section shall survive Closing.

10. ENVIRONMENTAL RELEASE AND LIABILITY. Seller's willingness to enter into this Agreement is conditioned, in part, on Purchaser's agreement to take the Property AS-IS and Purchaser's covenant to release and indemnify Seller from environmental liabilities arising from the Property as provided under the terms and conditions of the environmental covenant in the Deed.

11. LEASE TERMINATION AND RELEASE. The parties acknowledge that upon Closing, the month-to-month lease estate shall merge with the fee. Effective as of Closing, each party shall forever release, disclaim and discharge any and all claims, actions, suits, remedies, obligations or liabilities against the other that arise under the Lease, including the subsequent month to month lease of the Property. This release shall not apply to any third party claims made against the City that arise from Purchaser's use and occupancy of the Property and Purchaser shall defend and indemnify the City from any third-party claims and liabilities

arising from Purchaser's use and occupancy of the Property, including any use and occupancy by Purchaser's employees, subtenants, assignees, contractors, licensees and invitees.

12. BROKERS

The Seller represents and warrants that, in the context of the transaction contemplated by this Agreement, it is not represented by a real estate broker. Similarly, Purchaser represents and warrants that in the context of the transaction contemplated by this Agreement, it is not represented by a real estate broker. If any person or entity makes a claim for a brokerage commission or finder's fee of any kind, then the party through whom or on whose behalf such services are claimed shall defend and indemnify the other party from any claims, costs or fees for unpaid broker's fees or commissions.

13. MISCELLANEOUS

- a. **Notices.** Any notice required or permitted to be delivered under this Agreement must be in writing and will be deemed given on the earlier of actual receipt or (i) when delivered, if delivered by hand during regular business hours, (ii) three (3) days after being sent by United States Postal Service, registered or certified mail, postage prepaid, return receipt requested and first class mail, postage prepaid, or (iii) the next business day if sent by a reputable national overnight express mail service that provides tracing and proof of receipt or refusal of items mailed. Notices to Seller and/or Purchaser shall be delivered as follows:

If to Seller:

THE CITY OF SEATTLE
Department of Finance and Administrative Services
Attn: Karen Gruen
700 Fifth Avenue, Suite 5200
P.O. Box 94689
Seattle, WA 98124-4689
Telephone: 206-733-9238

Note: If delivering notice by hand pursuant to subsection (i) above, notice must be delivered to the City's street address; if sending notice by U.S. Mail pursuant to subsection (ii) above, notice must be sent to the City's P.O. Box; and if sending notice by overnight express mail service pursuant to subsection (iii) above, notice must be delivered to the City's street address.

With Copy sent via email to:
Rebecca Keith
Seattle City Attorney's Office
Rebecca.Keith@seattle.gov

If to Purchaser: CENTRAL AREA SENIOR CENTER
 Attention: Dian Ferguson
 Executive Director
 500 30th Avenue South
 Seattle, WA 98144
 Telephone: 206-726-4926

With Copy to:
Century Law Firm, PLLC
2135 112th Avenue NE
Bellevue, WA. 98004

- b. **Effective Date.** The “**Effective Date**” of this Agreement is the date the last party to execute this Agreement executes it, as represented by the date appearing below each party’s signature. Each party authorizes the endorsement of such date for administrative reference in the space provided in the Agreement’s heading.
- c. **Entire Agreement.** This Agreement, including exhibits, constitutes the entire agreement of the Seller and Purchaser with respect to the Property and supersedes all written or oral agreements or undertakings. This Agreement may be modified only pursuant to a writing signed by both parties.
- d. **Negotiated Agreement.** This Agreement has been negotiated by the parties and each party has had the opportunity to review it with legal counsel and to participate in the drafting. It shall be construed according to the fair intent of the language as a whole, and not for or against either party as the drafting party.
- e. **No Assignment.** Purchaser may not assign its interest in this Agreement to any other party, without the Seller’s prior written consent, which the Seller may withhold in its sole and absolute discretion.
- f. **No Third-Party Beneficiaries.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies on any person other than the parties to this Agreement, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third-party, nor shall any provision give any third-party any right of subrogation or action against any party to this Agreement.
- g. **Attorney Fees.** In the case of any legal action or dispute arising under this Agreement, each party will bear its own attorney fees and costs.
- h. **Further Acts.** Seller and Purchaser will each execute and deliver such additional documents and instruments and take such further actions as may be reasonably necessary to carry out the Agreement’s terms and conditions.
- i. **Time** is of the essence.

- j. **Subject to the Approval of the Seattle City Council.** Final decisions regarding the disposal of the City's real property require authorization by the Seattle City Council.
- k. **Governing Law; Jurisdiction and Venue.** This Agreement shall be governed by the laws of the State of Washington. Jurisdiction and venue shall be in the Superior Court for the State of Washington – King County.

SELLER:

THE CITY OF SEATTLE
Department of Finance and Administrative
Services

By: _____

Title: _____

Date: _____

PURCHASER:

CENTRAL AREA SENIOR CENTER, a
Washington nonprofit corporation

By: _____

Printed Name:

Title:

Date: _____

Exhibit A
Form of Deed

Return Address:

Central Area Senior Center
500 30th Avenue South
Seattle, WA 98144

Please print or type information WASHINGTON STATE RECORDER’S Cover Sheet (RCW 65.04)

<p>Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)</p> <p style="text-align: center;">1. QUIT CLAIM DEED CONVEYING DETERMINABLE ESTATE WITH COVENANTS</p>
<p>Reference Number(s) of Documents assigned or released:</p> <p style="text-align: center;">NONE</p>
<p>Grantor(s) (Last name, first name, initials)</p> <p style="text-align: center;">1. CITY OF SEATTLE, a Washington municipal corporation</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p style="text-align: center;">1. CENTRAL AREA SENIOR CENTER, a Washington non-profit corporation</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p>
<p>Assessor’s Property Tax Parcel/Account Number <input type="checkbox"/> Assessor Tax # not yet assigned</p>
<p>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p>

QUIT CLAIM DEED CONVEYING DETERMINABLE ESTATE WITH COVENANTS
(the “**Deed**”)

This Deed conveys real property located in King County, Washington legally described as follows:

Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, Block 21, Burke’s Second Addition to the City of Seattle, as recorded in Volume 1 of Plats, page 248, Records of King County, Washington (referred to in this Deed as the Property”).

For good and valuable consideration, the receipt of which is hereby acknowledged, THE CITY OF SEATTLE (“Grantor”), a Washington municipal corporation, hereby conveys and quitclaims to CENTRAL AREA SENIOR CENTER (“Grantee”), a Washington non-profit corporation, all Grantor’s right, title and interest in the Property for: (i) so long as the Property is used as a non-profit senior center to provide services in compliance with the Covenant for Use of the Property in Section B below; and (ii) so long as any additional development or expansion of improvements on the Property is limited to improvements dedicated to senior services facilities, or affordable housing, or both; and at such time when the Property is no longer as used as provided in Section B below, the Property shall revert to Grantor and its heirs and successors. By acceptance of this Deed, the Grantee hereby binds itself and its heirs, successors and assigns, grantees and lessees forever to use the Property as provided in this Deed as follows:

A. Environmental Covenant

1. The Property is conveyed AS-IS, WHERE-IS, WITH-ALL-FAULTS, AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, AS TO ITS CONDITION, ENVIRONMENTAL OR OTHERWISE, OR ITS SUITABILITY OR SUFFICIENCY FOR THE GRANTEE'S INTENDED USES AND PURPOSES. Grantee acknowledges that adverse physical, economic or other conditions (including without limitation, adverse environmental soils and ground-water conditions), either latent or patent, may exist on the Property. Grantee assumes Grantor's responsibility for all environmental conditions of the Property, known or unknown, including but not limited to responsibility, if any, for investigation, removal or remediation actions relating to the presence, release or threatened release of any Hazardous Substance (defined below) or other environmental contamination relating to the Property. Grantee also releases and shall indemnify, defend, and hold Grantor and its past, present and future officials, employees, and agents, harmless from and against any and all claims, demands, penalties and costs assessed by any regulatory agency, fees, damages, losses, expenses (including but not limited to attorneys’ fees, contractors’ and consultants' fees and costs), and liabilities arising out of, or in any way connected with, the condition of the Property, including but not limited to any alleged or actual past, present or future presence, release or threatened release of any

Hazardous Substance in, on, under or emanating from the Property, or any portion thereof or improvement thereon, from any cause whatsoever; it being intended that Grantee shall so indemnify Grantor and such personnel without regard to any fault or responsibility of Grantor or Grantee. The obligation to complete all environmental investigation, removal or remediation of the Property and the acknowledgement, release and indemnification touch and concern the Property, restrict the use of the Property, constitute an assessment against the Property and are intended to run with the land and bind Grantee and Grantee's heirs, successors and assigns, and inure to the benefit of Grantor and its successors and assigns.

2. For purposes of this Environmental Covenant, the term "Hazardous Substance" shall mean petroleum products and compounds containing them; flammable materials; radioactive materials; polychlorinated biphenyls ("PCBs") and compounds containing them; asbestos or asbestos-containing materials in any friable form; underground or above-ground storage tanks; or any substance or material that is now or hereafter becomes regulated under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to environmental protection, contamination or cleanup.
3. Grantee's release shall include both claims by Grantee against Grantor and cross-claims against Grantor by Grantee based upon claims made against Grantee by any and all third parties. The obligation to indemnify and defend shall include, but not be limited to, any environmental or similar liability of Grantor to any and all federal, state or local regulatory agencies or other persons or entities for remedial action costs and natural resources damages claims. The obligation to complete all environmental investigation, removal or remediation of the Property and the acknowledgement, release and indemnification touch and concern the Property, restrict the use of the Property, constitute an assessment against the Property and are intended to run with the land and bind Grantee and Grantee's heirs, successors and assigns, and inure to the benefit of Grantor and its successors and assigns. This release means that Grantee accepts the Property "as-is, where-is and with-all-faults," and that Grantee assumes all responsibility of Grantor to investigate, remove and remediate any environmental conditions on the Property and has no recourse against Grantor or any of its officers, employees or agents for any claim or liability with respect to the Property.
4. Grantor shall have the right to defend itself and seek from Grantee recovery of any damages, liabilities, settlement awards and defense costs and expenses incurred by Grantor if Grantee does not accept unconditionally Grantor's tender to Grantee of the duty to investigate, remove and/or remediate environmental conditions on the Property and/or defend and indemnify Grantor against any such claim, suit, demand, penalty, fee, damages, losses, cost or expense. This Covenant shall apply regardless of whether or not Grantee is culpable, negligent or in violation of any law, ordinance, rule or regulation. This Covenant is not intended, nor shall it, release, discharge or affect any rights or causes of action that Grantor or Grantee may have against any other person or entity, except as otherwise expressly stated herein, and each of the parties reserves all such rights including, but not limited to, claims for contribution or cost recovery relating to any Hazardous Substance in, on, under or emanating from the Property.

B. Covenants Regarding Use of the Property

1. The Property shall be continuously owned and used by a non-profit organization that shall use the Property to provide social services for the public, focusing on needs of seniors.
2. Title shall automatically revert to the City if the Property is not owned and used by a non-profit organization to provide social services programs for the public.
3. For purposes of this Deed, “social services” means services consistent with RCW 43.83.410. For purposes of this Deed, “affordable housing” means housing development that creates and maintains housing units on the Property with a mix of units that are affordable to households with income levels up to 80% of area median income and with a majority of units serving households with incomes up to 60% of adjusted median income.
4. Services targeted to meet the needs of seniors may include but not be limited to:
 - a. Health services and wellness programs;
 - b. Assistance and support for accessing benefits available to low-income seniors;
 - c. Low cost meals and nutritional support;
 - d. Fitness and recreation programs;
 - e. Social and educational gatherings; and
 - f. Affordable housing.
5. The non-profit organization is authorized to sell the Property only if all the following conditions are satisfied: (a) the sale must be subject to prior written approval by the Grantor and, if applicable, the State of Washington; (b) all proceeds from such a sale must be applied to the purchase price of a different property or properties of equal or greater value than the Property; and (c) (i) any new property or properties must be used for the purposes stated in Section B and the new property or properties must be available for use within one year of sale or (ii) the nonprofit organization must enter into an agreement with Grantor to reimburse Grantor for the value of the Property at the time of the sale if the nonprofit organization ceases to use the new property for the purposes described in Section B.1.
6. Nothing herein shall preclude use of the Property for fundraising activities to benefit the primary purposes of the Grantee.

C. Additional Covenants

1. With the prior written consent of Grantee (which shall not be unreasonably withheld), Grantor shall have the right to enter the Property during weekday business hours for the purpose of making inspections of the property to determine if there is compliance by Grantee with the terms of this Deed. Grantee shall not request inspection more than every three years unless Grantee has reasonable cause to believe there is a violation of one or more covenant in this Deed.

2. The Grantee shall annually, no later than March 31, if requested in writing by the Director, submit to the Director of Finance and Administrative Services, or the head of any successor agency, certification that it has used the Property consistent with the covenants and limitations of this Deed.
3. If the Property reverts to Grantor, then Grantor will execute in favor of Grantee a Deed or similar document relating to such reversion that will include environmental covenants which will be effective on a prospective basis after the date of such reversion or reconveyance to release Grantee from any subsequent environmental liabilities, excluding any environmental conditions that may have been created or caused by Grantee while it owned the Property.
4. Grantee shall use the Property in compliance with all municipal, county, state and federal laws, ordinances and regulation and shall comply with all applicable equal employment opportunity and nondiscrimination laws of the United States, the State of Washington, and The City of Seattle, including but not limited to Chapters 14.04, 14.10 and 20.42 of the Seattle Municipal Code, as they may be amended from time to time, and rules, regulations, orders and directives of the associated administrative agencies and their officers.
5. Grantee shall comply with all applicable provisions of the Americans with Disabilities Act of 1990 (ADA) in use of the Property and provision of services required by this Deed.
6. Grantee shall not deny an otherwise qualified individual any services anticipated by or required under this Agreement on the grounds of race, color, sex, religion, national origin, creed, marital status, age, sexual orientation, political ideology, ancestry, or the presence of any sensory, mental or physical handicap. Grantee shall not discriminate on any of the foregoing grounds in the awarding of any contract, in the provision of services required by this Deed.

D. Notice and Remedy

1. The provisions in this Section D shall not in any way amend, limit, or otherwise require the Grantor to take any action with respect to the reversion of the Property to Grantor and Grantor's heirs and assigns at such time as the Property is no longer used as provided in the granting clause above and Section B. This section applies to any breach of one of more of the Covenants in Section A and C ("Deed Requirement").
2. Notice of Non-Compliance. If Grantor reasonably determines that the Grantee is in violation of any Deed Requirement or that a violation is likely to occur, Grantor shall give written notice to Grantee of such violation and demand specific corrective action in writing sufficient to cure the violation.
3. Grantee's Failure to Respond. Grantor may bring an action as provided in Section D.4 if Grantee:

- a. Fails to cure a violation of any Deed Requirement within thirty (30) days after receipt of written notice thereof from Grantor; or
 - b. Under circumstances where the violation cannot reasonably be cured within the thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to diligently pursue the cure to completion.
4. Grantor's Action. Grantor may bring an action at law or in equity, or both, to enforce the terms of the Deed Requirement, to enjoin the violation, ex parte as necessary and as allowed under the applicable civil rules, by temporary or permanent injunction. All such actions for injunctive relief may be taken without Grantor being required to post bond or provide other security.
5. Nature of Remedy. Grantor's remedies described in this Section D shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.
6. Grantor's Discretion. Enforcement of the Deed Requirements shall be at the discretion of the Grantor in accordance with the terms of this Section D. Any forbearance by Grantor to exercise its rights under this Deed shall not be deemed or construed to be a waiver by Grantor of such term or of any of Grantor's rights under this Deed, including the reversion of the Property. Grantor's delay or omission in the exercise of any right or remedy upon any breach by Grantee shall not impair such right or remedy or be construed as a waiver.
7. Acts Beyond Grantee's Control. Nothing contained in this Section D shall be construed to entitle Grantor to bring any action against Grantee to abate, correct, or restore any condition on the Property or to recover damages for any injury to or change in the Property resulting from actions by a trespasser upon the Property or causes beyond Grantee's control, including, without limitation, civil unrest, epidemic, natural disaster, fire, flood, storm, pest infestation, earth movement, and climate change, and from any prudent action taken by Grantee under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes. The Property is conveyed subject to all existing easements, covenants, restrictions, conditions, reservations, exceptions and agreements, recorded and unrecorded, and the Grantor makes no warranties of any kind as to the title of the Property.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed.

GRANTOR: THE CITY OF SEATTLE, a Washington municipal corporation By: _____ Calvin W. Goings Title: Director, Finance and Administrative Services Date: _____	ACCEPTED BY (GRANTEE): CENTRAL AREA SENIOR CENTER, a Washington non- profit corporation By: _____ Printed Name: _____ Title: _____ Date: _____
--	---

This Quit Claim Deed is executed and delivered pursuant to City of Seattle Ordinance
_____.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Calvin W. Goings** known to me (or proved to me on the basis of satisfactory evidence) to be the **Director of Finance and Administrative Services of The City of Seattle**, the municipal corporation named in and which executed the foregoing document, and stated on oath that he was authorized to execute the foregoing document on behalf of said municipal corporation and signed the same as the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 20__, before me, personally appeared _____, to me known to be the _____ of **Central Area Senior Center**, the Washington non-profit corporation who executed the foregoing instrument, and acknowledged the same to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that _____ was authorized to execute such document for and on behalf of said corporation.

WITNESS my hand and official seal hereto affixed the day and year written above in this certificate.

Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires: _____

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Finance and Administrative Services	Karen Gruen 733-9238	George Dugdale 733-9297

** 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 the transfer of City property located at 500 30th Avenue South; authorizing the conveyance of the property to the Central Area Senior Center, a Washington non-profit corporation, consistent with the intent of Resolution 31856 and to provide for the continued delivery of social services; making findings of fact about the consideration for the transfer; superseding Resolution 31837 for the purposes of this ordinance; and authorizing the Director of Finance and Administrative Services or designee to execute and deliver documents necessary to carry out the conveyance of such property on the terms and conditions of this ordinance.

Summary and background of the Legislation: For many years, the City has contemplated conveying title to certain senior centers/community centers, each to its non-profit operator, so long as the operator demonstrates the capacity to own and operate the property. The City is now prepared to move forward with the transfer of title on one such property to its non-profit operator, Central Area Senior Center CASC), pursuant to City Council Resolution # 31856 for Mutual and Offsetting Benefit Properties.

The Central Area Senior Center, founded in 1972, is a nonprofit volunteer-supported resource providing services to support the emotional, social, and physical well-being of older adults and their families. In 1975, the City purchased Sunrise House/Newhaven (formerly Sunrise House, Inc.), an existing building on an approximately 57,600-square-foot site located at 500 30th Avenue South (commonly known as “Central Area Senior Center”) for use as a neighborhood senior center. In 1983 the City entered into a long-term, mutual and offsetting benefit lease (“Central Area Senior Center MOB Lease”) with Senior Services and Centers, Inc., pursuant to which the tenant paid de minimis cash rent in exchange for the promise to use the Central Area Senior Center to deliver senior services, and which then converted to a month to month lease in 1987. Over time, Central Area Senior Center, Inc. (CASC), a Washington non-profit corporation, took over management of the property from Senior Services and Centers, Inc., with the CASC acquiring all of the tenancy right, title and interest in the Central Area Senior Center MOB Lease. In 2019, CASC ended a long-standing management agreement with Sound Generations to provide contracted social service programs at its property. CASC continues in possession of the property, out of which it delivers social services.

Pursuant to the 2019 *Memorandum of Agreement Implementing Criteria for Initiating Transfer of Mutually Offsetting Facilities to Tenants*, by and amongst six City of Seattle

departments and offices (FAS, OPCD, DON, OED, OH and HSD), an interdepartmental team within the City of Seattle has determined that the proposed new property owner, CASC – in all material respects – meets the transfer criteria established by the City for transferring property to tenants who have been operating properties under mutually and offsetting benefit lease agreements.

FAS and CASC have entered into an agreement regarding the consideration, terms and conditions for the City’s conveyance of Central Area Senior Center to CASC, subject to the City Council’s authorization.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Appropriation change (\$):	General Fund \$		Other \$	
	2020	2021	2020	2021
	\$0			-\$16,000
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2020	2021	2020	2021
	\$0			-\$2,957
Positions affected:	No. of Positions		Total FTE Change	
	2020	2021	2020	2021
	0	0	0	0

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?
 Conveying title to its nonprofit operator in exchange for a commitment to furnish needed social services or a combination of social services and affordable housing means that the City will forego the monetary value of these properties in its citywide real estate holdings. In 2020, the King County Assessor assigned a value of \$4.9 million to Central Area Senior Center.

Is there financial cost or other impacts of *not* implementing the legislation?
 The financial impact of not conveying title to the property is that the City would continue to receive modest revenue from rent, but also still be responsible for the cost of major maintenance expenses. For example, the City spent approximately \$22,000 in 2018 and

\$10,000 in 2019 on corrective and preventative maintenance for Central Area Senior Center. For 2020 and 2021, those costs are estimated to be roughly \$16,000.

If there are no changes to appropriations, revenues, or positions, please delete sections 3.a., 3.b., and 3.c. and answer the questions in Section 4.

3.a. Appropriations

This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/#*	2020 Appropriation Change	2021 Estimated Appropriation Change
Facility Operations - 50300	FAS	Space Rent - PO-FA-SPACERENT	\$0	- \$16,000
TOTAL			\$0	- \$16,000

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing?

This change would be ongoing.

Appropriations Notes:

The reduced appropriation reflects a best estimate of annual maintenance costs in 2021 and subsequent years for the facility, since that will no longer be the responsibility of the City.

3.b. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2020 Revenue	2021 Estimated Revenue
Facility Operations - 50300	FAS	Annual Rent	\$0	-\$2,956.66
TOTAL			\$0	-\$2,956.66

Is this change one-time or ongoing?

This change would be ongoing.

Revenue/Reimbursement Notes:

The reduced revenue reflects the loss of rent in 2021, presuming changes go into effect year end 2020.

3.c. Positions

— This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes. Representatives from six departments and offices have participated in an interdepartmental team tasked with overseeing the disposition of Mutual and Offsetting Benefit (MOB) properties.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No. However, pursuant to Washington Administrative Code section 197-11-800(5)(b), the disposition of each property requires the making of a threshold determination under the State Environmental Policy Act (SEPA). In the case of this property, the threshold determination resulted in a determination of non-significance. A notice of such determination was published in *The Daily Journal of Commerce*.
- e. Does this legislation affect a piece of property?**
Yes. See Summary Attachment A – Property Map for Central Area Senior Center.
- f. 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?**
The impact of the legislation is limited to vesting title to the property in its non-profit operator, with no disruption to the ongoing delivery of social services.

However, a key tenet of MOB property transfers is that by putting control of each property that much closer to the property's clients, the legislation will ultimately benefit the local community for each property.

Central Area Senior Center has historically served the local African American community, other communities of color, and low-income communities in the Central District. Transferring this property is a community priority and this transfer is aligned with City priorities such as community wealth building and community ownership.

Overall, the MOB property transfer process is rooted in the Race and Social Justice Initiative's goals.

No language access plan was prepared as much of the outreach for the disposition of this property pre-dates the 2017 Executive Order implementing the requirements for a language access plan.

- 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).**

Not a new initiative. City Council Resolution # 31856 for Mutual and Offsetting Benefit Properties dates from November 2018.

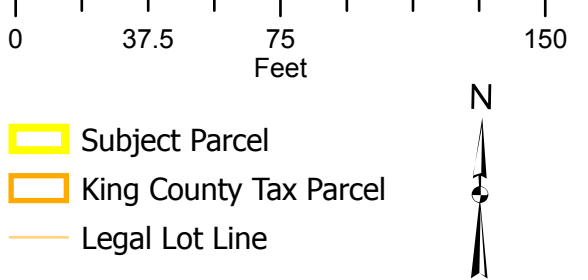
List attachments/exhibits below:

Summary Attachment A – Property Map for Central Area Senior Center



Central Area Senior Center
500 30th Ave S, Seattle WA

Site: Approx. 57,600 sq. ft. (1.32 acres)
Zoning: Single Family 5000 zone
Senior Center Building: 8,978 sq. ft.



- Subject Parcel
- King County Tax Parcel
- Legal Lot Line

October 22, 2020

MEMORANDUM

To: Finance and Housing Committee
From: Lish Whitson, Analyst
Subject: Council Bill 119906: Transfer of property to the Central Area Senior Center

On Monday, October 26, the City Council will receive a briefing on [Council Bill \(CB\) 119906](#). CB 119906 would transfer the Central Area Senior Center, City-owned property located at 500 30th Avenue South, to Central Area Senior Center, Inc. (CASC), its long-term tenant. The property was acquired by the City in 1975 for use as a senior center and has been kept in that use ever since. CB 119906 would transfer the property to CASC with a quit-claim deed to ensure that the property continues to be used for social services focused on seniors.

This is the second of three agreements the Executive is working on to transfer City-owned properties to non-profits with which the City has had mutual and offsetting benefits lease agreements (MOB).¹ These transfers are in response to [Resolution 31856](#), which asked the Executive to prepare agreements to transfer MOB properties to their tenants. The Council has approved [transfer of Byrd Barr Place](#) to its tenant and is awaiting legislation to transfer the Greenwood Senior Center property to the Phinney Neighborhood Association (PNA).

This memorandum provides background information on CASC and describes the transfer agreement that would be approved by CB 119906.

Central Area Senior Center

The Central Area Senior Center was acquired by the City in 1975 for use as a senior center. The 9,000 square foot center is located on a 57,000 square foot site one block south of South Jackson Street and one block west of 31st Avenue South. The site is located on a bluff overlooking Lake Washington. The King County Assessor has valued the property at \$4.9 million.

In 1983, the City leased the Senior Center property to Senior Services and Centers, Inc. under a MOB. Those lease terms were later transferred to CASC, which has operated as a month to month tenant under those terms ever since. For very low rent, CASC has agreed to provide services to the residents of the Central Area, including senior programs, food assistance, group meals, social activities, and celebrations.

¹ Mutual and Offsetting Benefit (MOB) leases allow tenants to pay the City rent, in whole or in part, through the public services they provide.

Council Bill 119906

CB 119906 would transfer ownership of 500 30th Avenue South to CASC at no cost to CASC for ongoing use for social service activities through a [transfer agreement](#). Among the important terms in the agreement are [a quit claim deed](#) requiring continued use of the property for social services purposes and indemnifying the City against environmental claims.

The quit claim deed would require continuous use of the property for the following social services purposes:

- a. Health services and wellness programs;
- b. Assistance and support for accessing benefits available to low-income seniors;
- c. Low cost meals and nutritional support;
- d. Fitness and recreation programs;
- e. Social and educational gatherings; and
- f. Affordable housing.

Ownership of the property would revert to the City if it ever ceases to be owned by a non-profit and used for these social services purposes.

CASC currently pays approximately \$3,000 a year in rent. The City anticipates that it would need to spend \$16,000 a year in 2021 to maintain the property. CB 119906 would transfer ownership of the property to CASC ensuring continuing community ownership of the facility and continued use of the facility for social service activities. The transfer would help to maintain an anchor of the African American community in the Central Area. It would also have the benefit of relieving the City's maintenance obligations.

Next Steps

A vote on CB 119906 is currently scheduled for Monday, November 2. The bill would authorize the Director of the Department of Finance and Administrative Services to sign the attached transfer agreement with CASC, potentially granting them possession of the property before the end of the year.

cc: Dan Eder, Interim Director
Aly Pennucci, Supervising Analyst



Legislation Text

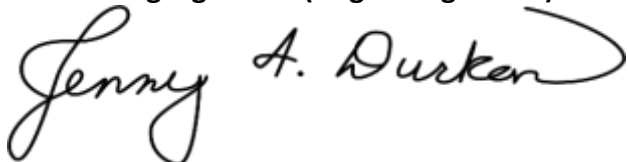
File #: Appt 01662, **Version:** 1

Appointment of Anthony Bridgewater as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Anthony Bridgewater		
Board/Commission Name: Central Area Design Review Board		Position Title: Local Community Representative
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Central District	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: Mr. Bridgewater is a Project Manager at King County, where he underwrites and provides active management of affordable housing projects ranging from new construction to preservation to ensure they are feasible, on track, and achieve King County’s full spectrum of affordable housing goals. His professional experience spans the planning, real estate, and community development disciplines and private, public, and nonprofit sectors. He obtained urban planning experience working for municipalities in Cincinnati, OH; Covington, KY; and Trinidad and Tobago before transitioning into real estate. Mr. Bridgewater earned a bachelor’s degree in Urban Planning and a master’s degree in Community Planning from the University of Cincinnati. He lives in the Central District. Mr. Bridgewater is an active member of the Urban Land Institute Pacific Northwest, and previously served on the Africatown Community Land Trust and the Housing Development Consortium.		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny A. Durkan Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

Anthony Bridgewater



Planning, real estate and community development professional with experience in private, public & nonprofit sectors. I am driven by a desire to develop smarter, more prosperous, equitable, and resilient cities.

Authorized to work in the US for any employer

Work Experience

Project Manager

King County, WA - Seattle, WA

July 2019 to Present

Underwriting and active management of affordable housing projects ranging from new construction or preservation to ensure that they are feasible, on track, and achieve King County's full spectrum of affordable housing goals.

Program Associate

Enterprise Community Partners - Seattle, WA

August 2017 to Present

- Coordinate mixed-use development site due diligence and feasibility
- Project manage site predevelopment
- Prepare, manage and report on project budgets up to \$250,000
- Procure and manage consultant predevelopment contracts and closeout
- Prepare and deliver project reports to senior staff, elected officials, developers and project stakeholders
- Manage client relationships
- Research special topics including affordable housing finance and construction and early learning facilities: [bit.ly/homeandhope]
- Prepare presentations and marketing materials using Adobe Creative Suite

Research Assistant

UC Economics Center - Cincinnati, OH

August 2015 to May 2017

- Led research on economic inclusion and workforce development strategies for a local community development corporation
- Performed research and analysis for economic and fiscal impact projects completed by the Research and Consulting arm of the Center.
- Performed supportive tasks including case study research, literature reviews, report writing, graphic presentations and GIS mapping.

Project Associate

Planned Environments Limited (Trinidad and Tobago)

July 2014 to July 2015

- Led planning and design strategy for a district regeneration proposal in Port-of-Spain (capital city)
- Managed all company planning permission applications
- Completed Certificate of Environmental Clearance regulation compliance for planning applications

Town Planner

Town & Country Planning Division (Ministry of Planning, Government of Trinidad and Tobago)

June 2012 to July 2014

- Evaluated planning permission applications in one of four (4) regional offices nation-wide
- Assisted with stakeholder engagement for the National Spatial Development Strategy
- Advised project applicants on development best practices
- Assisted coordination of public consultations for planning engagement efforts
- Assisted in periodic land use policy review
- Completed Certificate of Environmental Clearance regulation compliance for planning permission applications

Planning Intern

City of Covington - Covington, KY

April 2011 to June 2011

- Completed building conditions analysis and mapping for the Covington Center City Action Plan for Downtown
- Completed field surveys to map and assess neighborhood conditions for the HUD Neighborhood Stabilization Program
- Prepared presentations and mapping for the department reports and public meetings

Planning Intern

City of Cincinnati Planning Department - Cincinnati, OH

September 2009 to December 2009

- Assisted in the facilitation of city-wide stakeholder engagements for the 'Plan Cincinnati' Comprehensive Plan
- Assisted in the research on district design guidelines for the \$400 million Horseshoe Casino development
- Prepared official Zoning Code text amendments and City Planning Commission item reports
- Prepared Zoning Hearing Examiner reports for appeal cases through the Zoning Board of Appeals

Education

Graduate: Leadership Development Survey Course in Affordable Housing

Housing Development Consortium of Seattle-King County - Seattle, WA

November 2017 to June 2018

Graduate Certificate in Real Estate

University of Cincinnati-Main Campus - Cincinnati, OH

August 2016 to April 2017

Master's in Community Planning

University of Cincinnati - Cincinnati, OH

September 2015 to April 2017

Bachelor's in Urban Planning

University of Cincinnati-Main Campus

September 2007 to March 2012

Certificate of Social Sciences in Urban Studies

University of Amsterdam - Amsterdam

September 2011 to January 2012

Skills

- Arc GIS online (5 years)
- Adobe Creative Suite (9 years)
- Report Writing (8 years)
- Project Management (4 years)
- Research (4 years)
- Salesforce (1 year)
- Office 365 (10+ years)

Links

<http://linkedin.com/in/anthonybridgewater>

Awards

Erwin S. and Rose F. Wolfson Fellowship

June 2016

University of Cincinnati, College of Design, Architecture, Art & Planning

Winner: CoreNet Global Academic Challenge, Shanghai

March 2017

Our University of Cincinnati team successfully competed against two other finalist teams from across the globe at the 2017 CoreNet Global APAC Summit in Shanghai. Our winning presentation outlined an innovative workplace strategy for an insurance company in Hartford, Connecticut seeking to attract and retain Millennial talent.

Semifinalist: 2017 HUD Innovation in Affordable Housing Student Design & Planning Competition

February 2017

Our team submission was ranked in the top 10 from a field of over 90 entries from across the U.S. This competition challenged our team to develop a redevelopment proposal incorporating innovative financial, social and environmental strategies for a multifamily site in east Cleveland, Ohio. Our interdisciplinary team brought together graduate students from architecture, planning, and finance & real estate.

Carl E. Segal Real Estate Scholarship

January 2017

University of Cincinnati, Carl H. Lindner College of Business

HDC Leadership Development Survey Course Graduate

June 2018

This 7-month course provided a broad exposure to the multi-faceted affordable housing sector including topics such as public policy, building design and sustainability, development finance and asset management, racial equity and inclusion, personal and organizational communication and leadership.

Groups

Plan Cincinnati Steering Committee member

June 2011 to March 2012

Planning Graduate Student Association

April 2016 to April 2017

Urban Land Institute, Pacific Northwest

September 2017 to Present

CoreNet Global

January 2017 to January 2018

Africatown [Seattle] Preservation and Development Association

October 2017 to November 2019

Housing Development Consortium Board Fellow

January 2019 to January 2020

Publications

Made in Hamilton County, OH

<http://economicscenter.org/past-projects.aspx>

March 2016

As part of a larger report looking at the future of manufacturing in the region, I led the analysis of the sector's impact in Hamilton County from its peak in 1969 through 1995.

Managing the Urban Environment: Manila, The Philippines

<https://www.lap-publishing.com/catalog/details/store/tr/book/978-3-659-82998-7/managing-the-urban-environment-manila,-the-philippines>

January 2016

Co-author, Chapter 6: WATER assessing the challenges and opportunities present in securing reliable water supply for Metro Manila's growing urban population

Additional Information

COURSES/TRAININGS COMPLETED:

ULI Construction Fundamentals, Land Use & Planning Law, Planning Workshop, Finance & Budgeting, Real Estate Development, Real Estate Valuation, Real Estate Finance & Investment, Corporate Real Estate, Accounting, Finance, Affordable Housing Study, Intermediate GIS, Economic Research Methods.

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

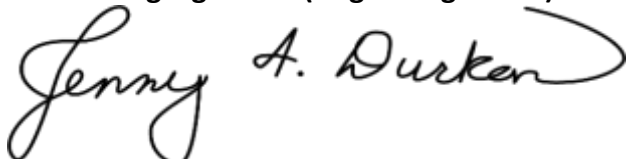
File #: Appt 01663, **Version:** 1

Appointment of Penn DiJulio as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Penn DiJulio</i>		
Board/Commission Name: <i>Northwest Design Review Board</i>		Position Title: <i>Development Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Ravenna</i>	Zip Code: <i>98115</i>	Contact Phone No.: [REDACTED]
Background: Mr. DiJulio is a Senior Development Manager at Touchstone Development with almost 15 years of experience working in construction and project management in the greater Puget Sound region. His work involves all aspects of the development process, from acquisition to project closeout and transition. His primary focus is managing development opportunities to procure entitlements and permits, and managing each project through the design, pre-construction, and construction phases. Mr. DiJulio's work experience includes urban development, hospitality, mixed-use, multifamily, and single-family residential development. Mr. DiJulio holds a Bachelor of Arts degree in Philosophy from the University of Washington and a certificate from the Stanford Graduate School of Business. He lives in the Ravenna neighborhood.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

PENN DIJULIO

Key Skills and Experience:

- Concept/Design Management
 - Construction Management
 - Permitting
 - Entitlements
 - Contract Negotiation
 - Issue Management and Resolution
-

PROFESSIONAL EXPERIENCE

TOUCHSTONE DEVELOPMENT Seattle, WA July 2019-Present

Full service Development company located in Seattle, Wa focusing on urban development and mixed use projects.

Senior Development Manager

As the Senior Development Manager, I am involved in all aspects of the development process, from strategic input during acquisition and due diligence phases to project closeout and transition. My primary focus is the management of development opportunities to procure entitlements and permits and management of each project through design, pre-construction, and construction phases, including tenant improvement.

WHITE PETERMAN PROPERTIES, INC Merrillville, IN/Seattle, WA July 2015-June 2019

Full service Hotel and Multi-family developer located in northern Indiana.

Vice President of Construction

Responsible for managing design, permitting, and construction throughout the Pacific Northwest of all WPPI properties including 234 guestroom AC Marriott Hotel in Bellevue, WA, 243 unit apartment building in Redmond, WA, 138-unit wood frame residential building in the Roosevelt Neighborhood and 200-Room AC Marriott Hotel in Denny Triangle. Sourcing and due diligence support for out-of-state development team on all tied-up and sourced properties throughout the due diligence process.

WOOD PARTNERS, Seattle, WA/Irvine, CA/Portland, OR May 2014-July, 2015

Atlanta-based residential development company with offices across the United States.

Construction Manager

Project: Block 17 Apartments, Portland Oregon: 17-story concrete tower and 5-story wood framed building, 281 luxury apartments, LEED Silver.

Construction Manager/Owner's representative responsible for seamless development, design and construction processes. Project was delivered, with the help of a sound general contracting team, on time and within budget including a number of developer and equity partner upgrades.

- Senior level support in pre-development and pre-construction and construction of two additional high rise apartment towers located in Seattle, WA, and several other pursuits in Portland, OR.

WALSH CONSTRUCTION, Seattle, WA/Chicago, IL December 2012-May 2014

Chicago-based general contracting, construction management, and design-build firm recognized as one of the nation's top 15 contractors according to Engineering News-Record (ENR). Approximately \$4 Billion 2012 Revenue.

Project Manager

Project: Bellevue Marriott: 17-story, 384 Guestroom, LEED Silver Full-service hotel with 3 underground parking levels, Conference center, Ballroom spaces, pool, full service kitchen, restaurant and bar. GFA of approximately 325,000 sf.

MEP Project Manager for hotel project with heavy reliance on BIM practices and design assist/Value Engineering of all mechanical systems. Project management of other technical systems and oversight/mentorship of a staff of two Project Engineers and one APM. Project maintains heavy emphasis on GC design assist/design completion with alternative consultant management model as contracted by the owner.

- Primary focus on private client/negotiated work.
- Familiar with large project estimating for federal and public hard-bid, "plan and spec" sector.

ROBERTS-WYGAL CUSTOM BUILDER, Kirkland, WA

May 2010-December 2012

Private builder specializing in high-end, top-quality custom homes in and around the greater Seattle Area.

Project Manager

Implemented sound construction practices and organized business processes across entire company. Introduced goal-centered, metric-driven culture resulting in renewed client satisfaction and the award of additional \$2.4M in contracts to the company by a satisfied client. Responsible for client relations and management, architect and designer coordination, in-project estimating, project schedule, issue management, subcontractor scope definition, subcontract generation, cost accounting, quality control, and project administration.

- Projects Managed: \$10.5M home re-model/re-build project on Mercer Island, \$3.5M custom home build in Yarrow Point and a \$3.5M new home construction in North Seattle. \$1.5M remodel in North Seattle. \$2.5M remodel and new construction in Seward Park, \$3.5M New construction in Medina, \$2.5M interior and shell construction on Queen Anne, \$1.2M new addition in Bellevue
- Business Development and estimating to support company expansion goals.

THE HANOVER COMPANY, Seattle, WA/Houston, TX

November 2006-May 2010

Residential Development Company based in Houston, TX with approximately 250 employees and a 2008 development schedule valued at over \$1 Billion.

Assistant Project Manager**Projects: Olivian Tower - Seattle, WA; Ten-20 Tower - Bellevue, WA; Ashton - Bellevue, WA**

Challenged with pre-development, pre-construction, sub-contract and scope creation, contract negotiation, management of subcontractors, developers, architects and consultants, fiscal analysis, and scheduling for the construction of a 28-story, 327 Unit LEED Certified luxury high-rise apartment building in Downtown Seattle (Olivian Tower). Primary Management of approximately \$30M in construction subcontracts and assistant management of an additional \$50M in subcontracts of the \$109M Construction Budget.

- Ten-20 Tower and Ashton Bellevue: Additional project management of close-out/punch list and warranty work at two additional apartment buildings (approximately 500 units) following company "reorganization." Duties included management of MEP Coordination in preparation for building's tenant improvement work. Project completed, turned-over to management, and successful start of leasing on time and within budget.
- Negotiated all contract change orders to 66% of quoted value amounting to approximately \$1M in savings.

GRANITEROCK CO., Watsonville, CA

October 2002-November 2006

Malcolm Baldrige Award winning construction material supply and heavy civil construction company with over 800 employees serving the San Francisco Bay Area based out of Watsonville, CA

Manager, Total Quality Management (November 2002-November 2006)

Championed Total Quality Management initiatives and developed marketing and business strategy direction in all seven company divisions. Piloted company's complaint management system and provided consultation, root-cause analysis and Corrective and Preventive Action (CAPA) guidance to more than 500 issues per year. Developed customer surveys and process improvement to measure customer loyalty and satisfaction. Mentored and supervised 11 concrete and Asphaltic Concrete plant operators in company quality standards through Statistical Process Control (Six-Sigma Goals) of material batching accuracy, process capability determination, and root cause analysis to goal of zero defects.

EDUCATION**Stanford Graduate School of Business, Palo Alto, CA**

Certificate Program - Graduate School of Business Summer Institute, Summer 2004

University of Washington, Seattle, WA

B.A. Philosophy June 2002, Pre-medicine/Life Science Program Requirements, Dean's List

SOFTWARE PROFICIENCY

- MS Office Suite on PC and Mac Platforms-(Word, Excel, PowerPoint, Publisher,)

- Primavera p6 Scheduling software
- MS Project Scheduling Software
- CMiC Project Management Software
- Timberline Accounting and Project Management Software
- BidScreen XL estimating/take-off software
- Masterview Project Management Software
- NavisWorks (BIM software - navigation only)
- JD Edwards Accounting software and Crystal Reports

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 01664, **Version:** 1

Appointment of Stewart Germain as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Stewart Germain</i>		
Board/Commission Name: <i>Southeast Design Review Board</i>		Position Title: <i>Development Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Columbia City</i>	Zip Code: <i>98118</i>	Contact Phone No.: [REDACTED]
Background: Mr. Germain is a registered architect and a real estate development professional with nearly twenty years of experience. He currently works as a Senior Development Manager at Skanska Commercial Development USA. Some of his projects include commercial highrise 2+U, 400 Fairview, and the University of Washington HUB building renovation. In addition to Skanska, Mr. Germain has worked for The Miller Hull Partnership as an Architectural Designer and Project Manager, J.A.S. Design-Build, and was a teaching assistant for studio and shop classes at the University of Washington College of Built Environments. Mr. Germain earned bachelor's and master's degrees in architecture from the University of Washington. He lives in Columbia City. Mr. Germain believes that for projects to be successful in this city, they must be sensitive to context, thoughtful, and promote inclusivity. Mr. Germain's commitment to the public includes serving on the Council on Tall Buildings in the Urban Habitat, The American Institute of Architects, and the National Council of Architectural Registration Boards.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.



EMPLOYMENT

- 2013– Skanska Commercial Development USA
Senior Development Manager
400 Fairview
2+U
- 2012–2013 Skanska USA Building
Senior Project Engineer
UW HUB renovation
- 2006–2012 The Miller Hull Partnership
Architectural Designer & Project Manager
UCSD Science and Engineering Building
South Tacoma Community Center
Tacoma Community College Chemistry Building
- 2004–2006 University of Washington CBE
Graduate teaching assistant
Design-Build Studio & Wood+Metal Shop TA
- 2001–2005 J.A.S. Design-Build
Carpenter, Designer, Site Superintendent

EDUCATION

- 2004–2006 Masters of Architecture
University of Washington, Seattle
- 1996–1999 Bachelor of Arts - Architecture
University of Washington, Seattle
Study Abroad - Rome

REGISTRATION

State of Washington, 2019

AFFILIATIONS

Council on Tall Buildings in the Urban Habitat, CTBUH
AIA
NCARB

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
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6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
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2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 01665, **Version:** 1

Appointment of Christian Gunter as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Christian Gunter		
Board/Commission Name: Northeast Design Review Board		Position Title: Development Professional
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: View Ridge	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: Mr. Gunter is the Vice President of Development at Alexandria Real Estate. Prior to this role, Mr. Gunter was the Vice President of Skanska Commercial Development, where he was responsible for all aspects of development for the Seattle office, including acquisition, project vision, entitlements, design and construction management, marketing, community outreach, leasing, and project divestment. Projects he has worked on include commercial highrise 2+U in Seattle and multifamily residential Alley 111 in Bellevue. Previously, Mr. Gunter held leadership roles as Sellen Construction and Bentall Kennedy after starting his career in public policy as a legislative aide and senior legislative assistant. Mr. Gunter earned a bachelor’s degree in political science from Whitworth University and a Master’s in Public Administration from the University of Washington. His community involvement includes serving on several local boards and committees, including Mercy Housing Northwest, the Urban Land Institute, Mary’s Place, and the Bellevue Downtown Association. Mr. Gunter lives in the View Ridge neighborhood.		
Authorizing Signature (original signature): 		Appointing Signatory: Dan Strauss Councilmember, District 6

*Term begin and end date is fixed and tied to the position and not the appointment date.

Christian Gunter

Experience

Skanska Commercial Development, Vice President

2013-Current

- Responsible for all aspects of development for Seattle office including: acquisition, project vision, entitlements, design/construction management, marketing, community outreach, leasing and project divestment
- Led successful development of 2+U, a 686K SF Class A office tower in the Seattle CBD and Alley 111, a multi-family project in Bellevue, WA, while also actively involved in sourcing all new project opportunities
- Currently directing effort to design and entitle a 500K SF Class A office tower in the Bellevue CBD

Sellen Construction, Director

2012-2013

- Led sustainable development and high performance building consulting business for local and national clients

Bentall Kennedy, Vice President

2004-2012

- Led/participated in the acquisition and disposition of all product types representing ~ \$1.25 B in value
- Asset management of large operating office, multi-family, retail and industrial portfolio across multiple markets
- Development oversight for direct equity investments and development partners in multiple US markets
- Created Responsible Property Investing (RPI) platform to reposition US development and operating portfolio around ESG performance; secured multiple ENERGY STAR Partner of the Year Awards and GRESB top Ranking

Housing Development Consortium of King County, Graduate Development Consultant

2003-2004

- Provided financial analysis for HDC; created econometric model quantifying the impact of affordable housing

US Congressman Rick Larsen, Senior Legislative Assistant

2000-2002

- Responsible for legislation/policy for defense, labor, housing, energy, environment, finance and technology
- Staff member for committee assignments, provided constituent/lobbyist management and campaign support
- Led effort that resulted in member legislation signed into law (i.e., pipeline safety, Wild Sky wilderness designat.)

US Senator Patty Murray, Legislative Aide

1999-2000

- Legislative staff for multiple topics, met with lobbyists, and provided ongoing constituent outreach and support

AmericorpsVISA Volunteer, Congressional Hunger Center Mickey Leland Fellow

1998-1999

- Anti-hunger fellow for USDA Secretary Dan Glickman; created food recovery program in Wilmington, DE

Education

University of Washington, Masters in Public Administration (Evans School), Magna cum Laude

2002-2004

- Focus on sustainable real estate / community development in partnership with Runstad Center; Denny Fellow

Whitworth University, Bachelors in Arts in Political Studies, Summa cum Laude

1994-1998

- Political Science / English Department Scholar; post-apartheid study in South Africa, Choir and KWRS radio GM

Community / Professional Involvement

Board Member, Mercy Housing Northwest

2017-Current

Urban Land Institute (local/national); various leadership/committee roles

2004-Current

Mary's Place; Site Selection Committee

2018-Current

Board Member, Bellevue Downtown Association

2019-Current

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
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6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
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6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
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6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
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6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
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6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
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6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/ Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/ Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/ Council
6	F		35.	Business/ Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/ Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 01666, **Version:** 1

Appointment of Brian L. Johnson as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Brian L. Johnson</i>		
Board/Commission Name: <i>Northwest Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Whittier Heights</i>	Zip Code: <i>98117</i>	Contact Phone No.: [REDACTED]
Background: Mr. Johnson is a licensed architect with over ten years of experience. He currently works as a Project Architect at Environmental Works in Seattle, where his work focuses on large multi-family residential structures intended for low-income and elderly residents, including the Ethiopian Village project in southeast Seattle, as well as those requiring memory care. Previously, Mr. Johnson worked for b9 Architects as a Project Manager and Project Architect. Over his career, the projects Mr. Johnson has worked on range in scale from single-family residences to mixed-use multifamily housing. Mr. Johnson earned a bachelor’s degree in Architectural Studies from Washington State University and a Master of Architecture from the University of Illinois. He lives in the Whittier Heights neighborhood.		
Authorizing Signature (original signature): <i>Dan Strauss</i>		Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

BRIAN L JOHNSON

GOAL

To serve as the Community Representative for the Northwest Design Review Board.

SKILLS

Designed and managed architecture projects ranging in scale from large mixed-use apartment structures to custom single family homes. Experienced working within the Design Review framework. Possess a firm understanding of the Seattle Land Use Code and entitlement process.

EMPLOYMENT

Environmental Works | Seattle Washington | September 2019 - Present

Project Architect on large multi-family structures for low income, elderly, and mental health housing.

Select Project:

- Ethiopian Village | 8323 Rainier Avenue S, Seattle WA
 - 90 unit mixed-use apartment structure tailored for aging Ethiopian Citizens in Seattle.

b9 architects | Seattle Washington | August 2013 - July 2019

Project Manager/Project Architect. Worked on several projects that required Design Review Board approval.

Select Projects:

- Fremont Apartments | 743 N 35th Street, Seattle WA | Project Architect/Manager
 - Northwest Design Review Board
 - 54 unit mixed-use apartment structure, under construction
- Robins Nest Apartments | 3272 Fuhrman Avenue E, Seattle WA | Project Architect/Manager
 - East Design Review Board
 - 61 unit mixed-use apartment structure, completed 2019
- 11th and Aloha Apartments | 750 11th Avenue E, Seattle WA | Project Architect/Manager
 - East Design Review Board
 - 34 unit apartment structure, completed 2018

Patricia Brennan Architects | Seattle Washington | May 2013 - August 2013

Project Designer

Worked with a sole-proprietor on several single-family projects including renovations and new structures.

Clark Barnes | Seattle Washington | May 2008 - May 2013

Intern Architect/Project Designer

Select Project:

- Canvas Apartments | 600 Elliott Avenue W, Seattle WA | Project Designer
 - West Design Review Board
 - 123 unit mixed-use apartment structure with below-grade parking, completed in 2013

EDUCATION

University of Illinois | Champaign Illinois
Master of Architecture, May 2008

Washington State University | Pullman Washington
Bachelor of Science in Architectural Studies, May 2006
Magna cum Laude

LICENSURE

Registered Architect | Washington State | 10872
December 2013 - Current

VOLUNTEER

Mountains to Sound Greenway, Explore the Greenway Committee
July 2015 - Current

Seattle Design Review Boards - September 2020

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Roster:

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New Appointments

Re-appointments

Vacant

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Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

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Legislation Text

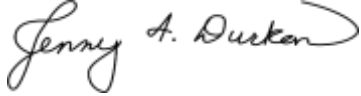
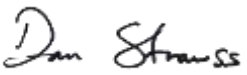
File #: Appt 01667, **Version:** 1

Appointment of Katherine Liss as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Katherine Liss</i>		
Board/Commission Name: <i>Northeast Design Review Board</i>		Position Title: <i>Landscape Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>4/4/2020</i> to <i>4/3/2022</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Roosevelt</i>	Zip Code: <i>98115</i>	Contact Phone No.: [REDACTED]
Background: <p>Ms. Liss is a landscape architect with ten years of professional experience. She is currently employed at Gustafson Guthrie Nichol in Seattle, and previously worked at Michael Van Valkenburgh Associates in Brooklyn, New York. She has worked on a variety of project types, including public parks, residential developments, corporate headquarters, and streetscapes, and is tasked with overseeing projects through from design to construction.</p> <p>Ms. Liss expressed a desire to promote street activation, which she accomplishes by prioritizing the pedestrian experience and considering how a site can be safe, welcoming, and memorable. Some of her projects include the Bill and Melinda Gates Foundation, the REI Headquarters, and India Basin Shoreline Park in San Francisco.</p> <p>Ms. Liss earned a Bachelor of Sciences in Landscape Architecture from the University of Connecticut. She lives in the Roosevelt neighborhood.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

KATHERINE LISS



PROFESSIONAL EXPERIENCE

Gustafson Guthrie Nichol, Seattle, WA 2016- present

India Basin Shoreline Park, San Francisco, CA 2019- present

- Reconnecting the neighborhood to the waterfront
- Working with the local community to understand their program priorities
- Coordinating design objectives with sea level rise regulations and permitting

REI Headquarters, Bellevue, WA 2016- present

- Achieved Salmon Safe Certification
- Prioritized connections to the project at both the local and regional scale
- Created a patchwork of distinct public spaces adjacent to and integrated with the development

Bill and Melinda Gates Foundation 2016- present

- Managed the priorities of the Client with City of Seattle public benefit requirements

Michael Van Valkenburgh Associates, Brooklyn, NY 2008- 2016

Vassar College, Poughkeepsie, NY 2012- 2016

- Project manager (design through construction):
Sciences Landscape, Skinner Hall, Chicago Hall Courtyards, and Sculpture Garden
- Coordinated directly with client, consultants, and internal design team

Waller Creek, Waterloo Park, Austin, TX 2014- 2016

- Investigated site complexities both of the existing and proposed infrastructure
- Designed and resolved circulation and grading challenges of a highly constrained site
- Supervised project team (2-8 people) to develop drawing sets and client presentations

SELECTED WORK

ARC Wildlife Bridge Competition, Denver, CO

Brooklyn Bridge Park, Brooklyn, NY

Maggie Daley Park, Chicago, IL

New York University Campus Expansion, New York, NY

Teardrop Park Murray Street, New York, NY

Tulsa Riverfront Park, Tulsa, OK

EDUCATION

Bachelor of Sciences in Landscape Architecture, University of Connecticut, 2008

ASLA student chapter VP & lecture series organizer, Dean's List, GPA: 3.8

ACADEMIC EXPERIENCE

Sustainable Site Design, 2007-2008

By Kristin Schwab + Claudia Dinep, Professors at University of Connecticut

Book Illustrator, created hand drawn detailed grading maps and sections

Design Critic and Lecturer, University of Connecticut, 2010- 2019

REGISTRATION

Registered Landscape Architect, State of Connecticut 2012, License No. 1258

Registered Landscape Architect, State of New York 2014, License No. 2512

Seattle Design Review Boards - September 2020

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Roster:

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6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
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6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/ Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		31.	Business/ Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/ Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/ Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/ Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/ Council
6	F		35.	Business/ Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/ Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

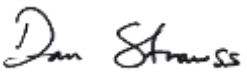
File #: Appt 01668, **Version:** 1

Appointment of Emily van Geldern as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Emily van Geldern</i>		
Board/Commission Name: <i>East Design Review Board</i>		Position Title: <i>Landscape Professional</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Madrona</i>	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: Ms. van Geldern is a certified Landscape Architect and Project Manager at Site Workshop in Seattle. Her projects include the Green Lake Community Boathouse, Seattle Girls School, and the Thomas Street Concept Plan. Previously, Ms. van Geldern was employed at Mathews Nielsen Landscape Architects PC and Ennead Architects, both in New York City. Ms. van Geldern designs for the urban and public realms. She makes a conscious choice to increase the equity and resiliency of spaces through various scales of design. Additionally, she is a volunteer with ACE Mentors and The BLOCK project, which creates housing for individuals experiencing homelessness, and she has served on student government. Ms. van Geldern holds a bachelor’s degree in Urban Design and Architectural Studies from New York University and a Master of Landscape Architecture from the University of Pennsylvania. She earned a Certificate in Horticulture from the Brooklyn Botanic Garden. She lives in the Madrona neighborhood.		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

EMILY VAN GELDERN, PLA

EDUCATION

The University of Pennsylvania, School of Design, Philadelphia, PA

Master of Landscape Architecture, *magna cum laude*, May 2015

Brooklyn Botanic Garden, Brooklyn, NY

Certificate in Horticulture, Fall 2011

New York University, New York, NY

Bachelor of Arts, *cum laude*, in Urban Design & Architectural Studies, May 2008

LICENSURE

Washington #1583

RELEVANT EXPERIENCE

Site Workshop, Seattle, WA

Landscape Architect/Project Manager, June 2018 - Present

- Landscape Architect for the permanent home of **Seattle Girls School** within the Central District, collaborating closely with faculty, students, and parents to create a unique campus rooted in the community that fosters the schools mission to develop courages and independent leaders.
- Landscape Architect for the redevelopment of the **Green Lake Community Boathouse**, creating an equitable connection to the lakshore with improved accessibility and visibility from Green Lake Trail which will increase interaction between the general public and the vibrant activity of the Green Lake rowing and paddling community.
- Design team member for the **Thomas Street Concept Plan**, initiated by community advocates to link the Cascade neighborhood through South Lake Union to the Seattle Center through an important east/west green street and public realm connection.
- Landscape Architect and Project Manager for the adaptive reuse of the historic Bleitz Funeral Home. The landscape of **Fremont Crossing** responds to the designated Seattle Landmark by preserving viewsheds through strategic planting, high quality materials, lighting, and a more gracious right-of-way for pedestrian and bike traffic.
- Design team member for a variety of mixed-use projects in the Seattle region including **Block 38** and **555 108th Ave NE** (Vulcan), **Arista Residences** (Greystar), and **223 Taylor Ave N** (Main Street Property Group).

Mathews Nielsen Landscape Architects PC, New York, NY

Landscape Designer/Project Manager, August 2015 - April 2018

- Project Manager for the closure and capping of a 2.4-acre municipal landfill in the Village of Hastings-on-Hudson. Led a team of cost estimators, geotechnical and civil engineers to rejuvenate this brownfield site into a passive and safe amenity for the Hudson Valley.
- Integral member of the Construction Documentation of Pier 55 in Manhattan, NY. Extensively 3-D modeled the proposed landscape features and grading using Rhino and Grasshopper for overall team coordination. Solely responsible for the 2-D generation of the planting plan, schedule, and detail portion of the drawing set.
- Lead Designer and Project Manager for two studies along New York's East River: an Environmental Impact Statement of the expansion of the East River Ferry System for the NYC Economic Development Corporation and Conceptual Pier Improvements at The Brearley School along the East River Esplanade.
- Design team member for a variety of projects in the New York region including the Master Plan for historic Wave Hill gardens in Bronx, NY; new Science Center at Horace Mann School in Bronx, NY; Main Street renewal in downtown Buffalo, NY; intensive roof garden for the New York Public Library's Mid-Manhattan Branch; and the public spaces of three mixed-use towers in Queens, Manhattan, and Newark.

Ennead Architects, New York, NY (formerly Polshek Partnership Architects)

Media/Strategic Communications Coordinator, May 2008 - June 2012

- Worked closely with the firm's principals on all publicity efforts, proposal responses, interview development and press outreach, including maintaining the firm's website and various social media outlets.
- Designed graphic material and press releases for award submissions and public presentations.
- Aided in all day-to-day marketing efforts of a 175-person design firm.

TECHNICAL SKILLS

PC + Mac operating systems literate

Fluent in AutoCAD, Rhinoceros, V-Ray, ArcGIS, Adobe Creative Suite, Microsoft Office, LandFX

Basic knowledge of Grasshopper, RhinoTerrain, and SketchUp

Hand drawing + model making

ADDITIONAL EXPERIENCE

Block Home Project, *Designer/Volunteer*, 2019

ACE Mentor Program of Washington, *Mentor*, 2018-2019

The University of Pennsylvania, School of Design, *Teaching Assistant*, 2014-2015

The University of Pennsylvania, School of Design, *Student Body and Departmental Representative*, 2013-2015

Brooklyn Bridge Park, *Zone Gardener*, 2013, 2011-2012

Greenery NYC, *Freelance Gardener*, 2013

The New York Botanical Garden, *Landscape Design Course*, Spring 2011

3rd Ward, *Urban Food Production for the Landless and Composting in New York City*, Winter 2010/Winter 2011

Color 4 Space, *Assistant*, June 2007-May 2008

Metropolis Magazine, *Editorial Intern*, September 2007-December 2007

Metropolitan Building Consulting Group, *Assistant*, May 2006-January 2007

HONORS

Faculty Medal in Landscape Architecture, The University of Pennsylvania, School of Design, 2015

Susan Cromwell Coslett Traveling Fellowship, The University of Pennsylvania, School of Design, 2014

SPEAKING ENGAGEMENTS

The University of Pennsylvania, School of Design, Department of Landscape Architecture, Philadelphia, PA

Brown Bag Lecture Series, *Beyond Boundary: Land Art of the American West*, September 2014

Supereview, *Connecting Moments of Transfer*, October, 2013

PennDesign, *Open House Panelist and Tour Guide*, 2013-2015

PUBLICATIONS

The University of Pennsylvania, School of Design, Department of Landscape Architecture, *Gaborone Opportunity Report*, 2015

World Landscape Architecture Magazine, *Large Scale Projects & Ideas*, Edition 15, August 2014

PennDesign, *Landscapes in Process*, Edition 18, 2013-2014, pg 10

PennDesign, *Landscapes in Process*, Edition 17, 2012-2013, pg 39

INTERESTS

urban gardening, seasonal cooking, composting, soccer, home-brewing, sustainable architecture, camping, Japanese culture

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
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6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

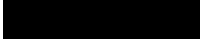
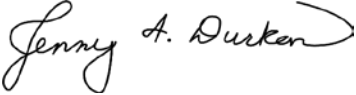

File #: Appt 01669, **Version:** 1

Reappointment of David Bader as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>David Bader</i>		
Board/Commission Name: <i>Southeast Design Review Board</i>		Position Title: <i>Landscape Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>10/9/2020</i>	Term of Position: * <i>4/4/2020</i> to <i>4/3/2022</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Madrona</i>	Zip Code: <i>98122</i>	Contact Phone No.: 
Background: <p>Mr. Bader is a Landscape Architect at Seattle Parks and Recreation, where he designs upgrades to new and existing park facilities and performs public outreach to engage the community in the design process. He earned a Bachelor of Landscape Architecture from Ball State University. Mr. Bader lives in Madrona.</p> <p>Mr. Bader has experience with school campus designs, community master plans, active transportation and streetscape design from his work at the Cascade Design Collaborative. He has also coordinated Safe Routes to School programs in South Seattle and Texas to encourage walking and bicycling among students.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

Education

Ball State University

Bachelor Of Landscape Architecture
Graduated: May 2011

Professional Work Experience

Seattle Parks and Recreation

Landscape Architect, July 2017 - Present

As a Landscape Architect in Seattle Parks and Recreation's Planning & Development Division, I design and engineer upgrades for new or existing park facilities. I develop construction plans and specifications for public bid - plans often include layout, grading, details, & planting design. I also collaborate with Planners and other Landscape Architects to perform public outreach with the purpose of engaging the community in the design process. In addition to the design work that I perform, I assess existing park facilities for ADA compliance, playground safety, tree health & vitality, and Crime Prevention Through Environmental Design (CPTED).

Cascade Design Collaborative

Landscape Architect, January

As part of a collaborative team, I contributed to various projects on schematic design, construction documentation, production of marketing proposals, community outreach, creation of presentation-style renderings, and construction administration. During my time with Cascade Design Collaborative, I worked on Community Masterplans, Active Transportation Plans, Streetscape Designs (primarily "Festival Streets" and streets with "Green Stormwater Infrastructure"), Public Park Designs, School Campus Designs, and Signage & Wayfinding Designs.

King County Food and Fitness Initiative

"Safe Routes to School" Coordinator, September 2011-July 2012

As an employee of this non-profit initiative, I worked in South Seattle schools developing and running programs to increase walking and bicycling among elementary and high school students. These programs included before and after school clubs, walk/bike audits, education campaigns, and safety workshops. I also aided in master planning and grant writing to fund "Safe Routes to School" projects.

Bike Texas

Safe Routes to School Coordinator, June 2010-November 2010

At this Bicycle Advocacy Organization, I developed a statewide benchmarking report that analyzed the 30 largest Texas cities in terms of bike-ability, walk-ability, and general infrastructure.

Skills

Proficient With:

Public Meeting Facilitation, Hand/Computer Rendering, AutoCAD (specifically the production of construction documents including layout, grading, details, & planting design), AutoTURN, Adobe Creative Suite, Sketchup, Cost Estimation, WSDOT & CSI Specs.

References

Lisa Corry, PLA
Landscape Architect
Cascade Design Collaborative
206.930.1962
hello.lisacorry@gmail.com

Karimah Edwards
Planner
Seattle Parks & Recreation
206.233.0063
karimah.edwards@seattle.gov

Chris Saleeba, PLA
Landscape Architect
Alta Planning
206.295.8203
csaleeba@gmail.com

David Bader, PLA
Landscape Architect

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

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Roster:

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6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
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6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		31.	Business/ Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/ Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/ Council
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6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 01670, **Version:** 1

Reappointment of John Cheng as member, Design Review Board, for a term to April 3, 2022.

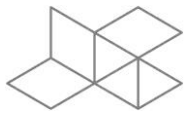
The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>John Cheng</i>		
Board/Commission Name: <i>Southwest Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>West Seattle</i>	Zip Code: <i>98126</i>	Contact Phone No.: [REDACTED]
Background: Mr. Cheng is a licensed architect and project designer at Ankrom Moisan Architects. His portfolio includes residential and senior housing, high-rise, retail, hospitality, entertainment and mixed-use development. His current work is primarily in Seattle and he draws from an extensive background of regional and international projects, including those in Canada, China and Hong Kong. Mr. Cheng lives in West Seattle. He earned a bachelor degree in architectural studies from the University of Hong Kong before pursuing a Master of Architecture at the University of Oregon.		
Authorizing Signature (original signature): <i>Dan Strauss</i>	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.



Team member produced details and wall section assemblies for street retail malls DD package.

Sept 2005 – May 2010

WPH ARCHITECTURE INC. Portland, OR
Project Designer

Cinetopia Progress Ridge, Beaverton, OR (51,000ft² Cinema & 35,000ft² Retails)

Design lead responsible for the design of building plans, building exterior and interior. Produced permit packages, schematic and construction documents. Performed code analysis, extensive work on assemblies, details, and materials selections. Participated meetings with clients and consultants.

Nellis Air Force Base Fitness Center, Las Vegas, NV (111,000ft² Fitness)

Design lead responsible for exterior design of competition-winning design proposal under strict design guidelines. Produced permit packages, schematic and construction documents under very tight schedule. Worked on assemblies, details, material schedules and specification. Participated in materials selection to accomplish LEED certification.

North Macadam Mixed-Use Condominiums, Portland, OR (50,000ft² Residential & 10,000ft² Retails)

Project designer responsible for exterior design, building plans and unit plans. Performed 3D-modeling and renderings, permit packages and construction documents production.

July 2002 – Aug 2003

A+T DESIGN LTD. Hong Kong
Architectural Intern

1881 Heritage, Hong Kong (Former Marine Police Headquarter. Historical Building Preservation and Renovation + retail addition)

CAD lead produced competition-winning design proposal.

Harbor View Horizon, Hong Kong (30+ Story hotel tower with 2,000 units)

Team member responsible for building plans and building exterior design, construction documents production, code analysis and consultants meetings coordination.

VOLUNTEER

2007 - present

SCAC Seattle WA, **PCC&MA** Portland, OR
Volunteer guitar teacher

Volunteer for basic guitar skills teaching to teenagers at churches.

Sept 2010

PCC&MA, Portland, OR.
Volunteer project architect

Change of Occupancy application of a church storage from S-1 to A-3. Voluntary PA responsible for permit drawings and documents production. Met with city officers for permit approval.

CERTIFICATIONS

Licensed Architect – Washington State
LEED AP BD+C

PROGRAMS

Revit, SketchUp, Photoshop, In-Design, AutoCAD, Microsoft Office Suites

EDUCATION

UNIVERSITY OF OREGON, Master of Architecture

Jan 2004 – June 2005

UNIVERSITY OF HONG KONG, BA (Architectural Studies)

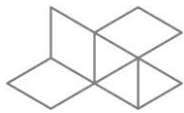
Sept 1999- June 2002

AWARDS

SARA Excellent Student Achievement Award 2005; UIA Architectural Competition Award Winner 2004; Dean's Honors List 2002; Fosroc Prize 2002; J.H. Kinoshita Prize 2000.

LANGUAGES

English, Cantonese, Mandarin



S U M M A R Y

Project Designer and Licensed Architect with 12 years of experiences in architecture in Seattle, Tacoma, Portland, Hong Kong, and Shanghai. Interested in solving urban issues with creative design and shaping quality spaces and sustainable community. Project experiences include: Residential, Senior Housing, Mixed-Use, High-rises, Retails, Hospitality, Cinemas, and Fitness Centers.

EXPERIENCES

Sept 2013 – present

Ankrom Moisan Architects Seattle, WA *Associate / Architect*

Yesler Terrace Block 5.3 & 5.4, Seattle WA (300,000 sf - Market-rate apartments and affordable housing)

Project Designer and Project Architect responsible for concept, exterior design and MUP process: EDG packet production and presentation, DR meeting packet production, MUP drawings and responses; OAC/ consultant meetings and coordination.

620 Terry Senior Housing Tower, Seattle WA (338,000 sf - 240' Senior Housing Tower & Retail)

Project Designer and Project Architect responsible for concept, exterior design and MUP process: EDG packet production and presentation, DR meeting packet production, MUP drawings and responses; OAC/ consultant meetings and coordination; details design; construction and permit drawings production; specifications and Affordable housing bonus area/payment calculations.

1001 Minor Tower, Seattle WA (230,000 sf - 160' Residential Tower & Retail)

Project Designer and Project Architect responsible for concept, exterior design and MUP process: EDG packet production and presentation, DR meeting packet production and presentation, MUP drawings and responses; Units design; OAC/ consultant meetings and coordination, SCL & SDOT coordination, details design, construction drawings production and Community Outreach Meetings.

901 Harrison Tower, South Lake Union, WA (339,000 sf - 240' Residential Tower & Retail)

Project Designer and Project Architect responsible for concept, exterior design and MUP process: EDG packet production, DR meeting packet production and presentation, MUP drawings and responses; Units design; OAC/ consultant meetings and coordination, SCL & SDOT coordination, details design; construction drawings production; Landmark approval process and ARC design meetings presentations.

Tacoma Convention Hotel Tower, Tacoma, WA (250,900 sf – 320 keys, 160' Hotel Tower & Retail)

Project Designer responsible for initial design concept, floor plans and exterior design; Design competition packet production and presentation.

March 2011 – Aug 2013

CALLISON LLC. Seattle, WA *Project Designer & Architect*

West Elm – Granville, Vancouver, CA (1,022m² Retail store)

Architect responsible for space planning, construction documents production, code analysis, site observations, consultants' coordination, ASI's processing and project closeout documentation.

West Elm – SouthPoint, Durham, NC (10,200ft² Retail store)

Architect responsible for permit and construction documents production, code analysis, shop drawings review, RFI's & ASI's processing and project closeout documentation.

West Elm – Fashion Mall at Keystone, Indianapolis, IN (7,800ft² Retail store)

Architect responsible for space planning, permit and construction documents production, code analysis, shop drawings review, consultants' coordination, RFI's & ASI's processing and project closeout documentation.

CRC Qing Dao – Office tower, China (52,710m² - 200m Office tower & 419,544m² Retail Mall)

Technical design lead responsible for design of curtain wall systems, canopy systems, wall section details for office tower, DD documents production and 3D study of details.

CRC Wuxi – SOHO tower, China (45,000m² Hotel, 34,000m² - 150m Office/ Hotel tower)

Designer responsible for the building plan, hotel unit plans and exterior design of office tower. Performed studies of curtain wall systems, canopy systems, wall sections assemblies of the tower, schematic design packages production and 3D study of details.

CRC Wuxi – Lifestyle Retail, China (19,023m² Retail Mall)

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
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6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/ Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
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2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

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RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

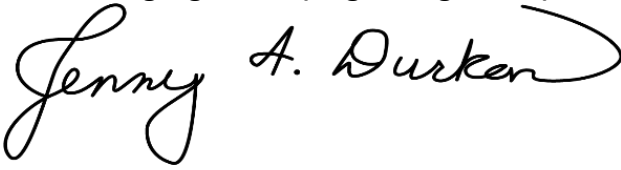
File #: Appt 01671, **Version:** 1

Reappointment of Christopher Colley as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Christopher Colley		
Board/Commission Name: Southeast Design Review Board		Position Title: Local Community Representative
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed:	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: South Beacon Hill	Zip Code: 98118	Contact Phone No.: [REDACTED]
Background: <p>Mr. Colley is a licensed Architect and general contractor employed by Graham Construction. He has previously worked for FORMA Constructions and SRG Partnership. He holds a Bachelor’s degree in Architecture from California Polytechnic State University.</p> <p>Mr. Colley has worked extensively on K-12 schools and colleges including master and campus planning. His “bilingual” professional background allows him to translate and connect ideas that span the fields of development and design. He looks forward to identifying creative and equitable solutions through design by his participation on the Board. Mr. Colley lives in the South Beacon Hill neighborhood.</p>		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny A. Durkan Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

Chris Colley

Architect, LEED AP, Assoc. DBIA



| Education and Credentials |

- :: Licensed Architect Washington State (#12182)
- :: Associate DBIA (2015)
- :: LEED AP (2008)
- :: BArch Cal Poly, San Luis Obispo Class of 2004
- :: California State International Studies Program
Florence, Italy 2002/2003 academic year

| Professional Experience |

Graham Construction July 2017 to Present

- :: Preconstruction Manager
- Summit Pacific Wellness Center Elma, WA

FORMA Construction (Berschauer Phillips Construction) March 2013 to June 2017

- :: Job Order Contracting- University of Washington- Project Manager
- :: Maintenance of Way, Sound Transit D/B- Design Manager & Project Manager
- :: Preconstruction Manager GC/CM- Multiple K12 projects in western Washington
 - Anacortes HS Modernization
 - Madrona K-8 Replacement Edmonds SD
 - Lake Wilderness ES Replacement Tahoma SD
 - Blakely ES Replacement Bainbridge Island SD

SRG Partnership May 2008 - February 2013 - Project Designer

- :: Everett Community College Fitness Center
- :: Everett Community College Small Works
- :: Everett Community College Nursing School

Mahlum Architects March 2006 - April 2008 - Intern Architect

- :: Bainbridge High School 200 Building Replacement
- :: Issaquah High School Replacement

LMN Architects July 2004 - February 2006 - Intern Architect

- :: Everett Community College Arts and Sciences Building
- :: Peninsula College Science and Technology Building
- :: City College of San Francisco Performing Arts Complex (Planning & Feasibility)
- :: WSU Intercollegiate College of Nursing (River Point Campus)
with Integrus Architects

Seattle Design Review Boards - September 2020

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Roster:

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New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
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Council	9	3	0	0	2	0	0	0	1	9	0	0	0
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Total	26	14	0	0	2	3	0	1	1	32	0	0	1

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Diversity information is self-identified and is voluntary.



Legislation Text

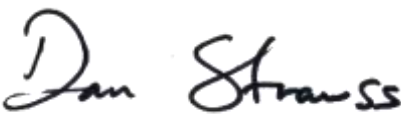
File #: Appt 01672, **Version:** 1

Reappointment of Jeffrey Floor as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Jeffrey Floor		
Board/Commission Name: Central Area Design Review Board		Position Title: Design Professional
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Leschi	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: <p>Mr. Floor is an Architect at LMN Architects. His nearly 30 years of experience as a manager and project architect have included multi-family, single-family, civic, educational and hospitality projects. He completed a Bachelor of Fine Arts degree at the University of Utah before earning a Certificate of Urban Design and a Master of Architecture from the University of Washington.</p> <p>Mr. Floor has lived in the Central District for the past 23 years. During this time, he has become involved in community life by serving as the chair of the Central Area Land Use Review Committee and has participated in the Central Area Collaborative which worked to develop the Central Area Design Guidelines. He has also volunteered with the Leschi Community Council. In these roles, he has facilitated community meetings which frequently address sensitive issues such as the disorientation of change within the built environment that residents have experienced resulting from the city's sustained growth.</p>		
Authorizing Signature (original signature): 		Appointing Signatory: Dan Strauss Councilmember, District 6

*Term begin and end date is fixed and tied to the position and not the appointment date.



JEFFREY FLOOR AIA, LEED AP

EDUCATION

Masters of Architecture, 1990
University of Washington
Certificate of Urban Design, 1990
University of Washington
Bachelor of Fine Arts, Painting &
Drawing, 1983
University of Utah

PROFESSIONAL REGISTRATIONS AND ACCREDITATIONS

LEED Accredited Professional (AP)
State Registrations: WA

EMPLOYMENT

2011-Present: LMN Architects
2006-2011: Miller Hull Architects
1999-2006: Arellano/Christofides
1989-1999: Arai Jackson

COMMUNITY INVOLVEMENT

2015-Present: Central Area LURC
2017-2018: CA Design Guidelines
Coalition
2011-Present: Leschi Community Council
2010: Brenton Memorial

An associate at LMN, Jeff Floor is a Seattle-based architect with 29 years experience as a manager and project architect on multi-family, single family, civic, educational and hospitality projects. He is currently the chair of the Central Area Land Use Review Committee, an independent group which fosters collaboration between developers and residents of Seattle's Central Area. In this role he frequently serves as a facilitator of community meetings both large and small, addressing the often contentious issues residents inevitably experience during a period of sustained growth: affordability, gentrification, construction impacts and, in general, the disorientation of change within the built environment.

RELEVANT PROJECT EXPERIENCE

Mixed-Use Facilities

Eighth and Howell Convention Center Hotel SEATTLE, WA

Duffy Mixed-Use Building SEATTLE, WA

Education Facilities

The Paul G. Allen Athletics Center & Ackerley Gymnasium, Lakeside School | SEATTLE, WA

Carver Hall Renovation & Addition, Western Washington University BELLINGHAM, WA

Medical Center Main Entrance Upgrade, University of Washington SEATTLE, WA

Adelphia Memorial Hall, Seattle Preparatory School SEATTLE, WA

McDonnell Hall, Seattle Preparatory School SEATTLE, WA

Gwinn Commons Food Service Improvements, Seattle Pacific University SEATTLE, WA

Civic Facilities

South Tacoma Community Center TACOMA, WA

Fort Vancouver Regional Library VANCOUVER, WA

Moses Lake Civic Center MOSES LAKE, WA

Meadowbrook Community Center SEATTLE, WA

Kirkland City Hall Expansion & Renovation KIRKLAND, WA

Residential Facilities

Safari Drive Condominiums SCOTTSDALE, AZ

Lake Union Lofts SEATTLE, WA

Bigbie Residence BELLEVUE, WA

Tseng Residence KING COUNTY, WA

Steineger/Hooper Residence PORTLAND, OR

Yoshida/Fayerweather Residence CAMANO ISLAND, WA

Cultural Facilities

The Show Box Lounge Renovation SEATTLE, WA

Angle Lake Park Outdoor Performing Arts Space SEATAC, WA

Hospitality Facilities

Inn at El Gaucho SEATTLE, WA

Troiani SEATTLE, WA

Waterfront at Pier 70 SEATTLE, WA

El Gaucho Tacoma TACOMA, WA

Geraldine's Counter SEATTLE, WA

Master Planning

Downtown Master Plan PUYALLUP, WA

Chambers Creek Master Plan UNIVERSITY PLACE & LAKEWOOD, WA

Transportation District Master Plan LYNNWOOD, WA

City Center Park FEDERAL WAY, WA

Panther Lake Park FEDERAL WAY, WA

Industrial Facilities

Seattle City Light Apprenticeship Offices & Classrooms SEATTLE, WA

Seattle City Light Building B Remodel SEATTLE, WA

Seattle City Light Apprenticeship Training Center & Renovation SEATTLE, WA

SeaTac International Airport Cooling Towers SEATAC, WA

Emergency Generator Facility Expansion, McNeil Island Correction Center MCNEIL ISLAND, WA

Recreational Projects

Port of Seattle Terminal 5 Public Access/ Jack Block Park SEATTLE, WA

Transportation Projects

Washington State Ferries Pier 50 Passenger-Only Ferry Terminal SEATTLE, WA

Pierce Transit South Hill Mall Transit Center PUYALLUP, WA

Pierce Transit Commerce Street Improvements TACOMA, WA

Pierce Transit Tacoma Dome Station TACOMA, WA

Skagit County Multi-modal Transit Center MT. VERNON, WA

Parking Facilities

SeaTac International Airport Parking Terminal Expansion SEATAC, WA

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

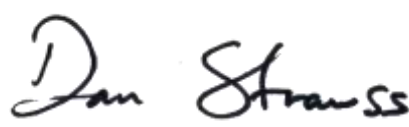
File #: Appt 01673, **Version:** 1

Reappointment of Sharon Khosla as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Sharon Khosla		
Board/Commission Name: Central Area Design Review Board		Position Title: Local Resident Representative
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Central Area	Zip Code: 98144	Contact Phone No.: [REDACTED]
Background: <p>Ms. Khosla is a principal at Fivedot Architects where she oversees public and non-profit work. Her background is in architecture that specializes in public, civic work and non-profit community healthcare clinics. She holds a Master of Architecture from the University of Washington and a Bachelor of Arts from Lehigh University.</p> <p>Ms. Khosla lives in the Central Area with her family. She has served her community extensively by serving on the Southeast Design Review Board and the Central Area Land Use Review Committee, where she is committed to opening the dialogue between community and developers to allow everyone a voice in shaping the community equitably. She additionally chaired the Central Area Collaborative that developed the Central Area Design Guidelines and thus fully understands the ideas behind the guidelines.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: Dan Strauss Councilmember, District 6	

*Term begin and end date is fixed and tied to the position and not the appointment date.

SHARON KHOSLA

- Objective** To create and advocate for thoughtful smart design
- Experience**
- Fivedot Architects, Seattle WA**
Principal
October 2015 – Current
Principal overseeing public and non-profit work.
- Miller Hayashi Architects, Seattle WA**
Project Manager/Architect
Summer 2005 – October 2015
Project Lead for public and non-profit work
- Schact Aslani Architects, Seattle WA**
Project Manager/Architect
Summer 2002 – Summer 2005
Project Lead and support for public and community college work
- 16th Workshop, Seattle WA**
Co-Founder
Summer 2008- Current
Designer and marketing lead for handmade wood furniture
- Community**
- Central Area Land Use Review Committee - Member**
October 2015- Current
- Design Review Board- Southeast - Member**
April 2016- 2018
- Central Area Design Guidelines Coalition -Chair**
2015-2018

Education

Master of Architecture

University of Washington- 2001

Bachelor of Arts

Lehigh University -1998

Teaching

Bellevue College – Interior Design Department

Studio Instructor

Fall 2011- Fall 2014

University of Washington- Architecture Department

Studio Instructor

Summer 2006 &2007

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/ Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/ Council
6	M		31.	Business/ Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/ Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/ Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/ Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/ Council
6	F		35.	Business/ Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/ Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 01674, **Version:** 1

Reappointment of Aaron Luoma as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Aaron Luoma</i>		
Board/Commission Name: <i>Downtown Design Review Board</i>		Position Title: <i>Landscape Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Arbor Heights</i>	Zip Code: <i>98146</i>	Contact Phone No.:
Background: <p>Mr. Luoma is a Landscape Architect at Hough Beck & Baird Inc. His projects are mostly public and include small pocket parks, higher education institutions and large-scale infrastructure projects. He is also a lecturer at the University of Washington.</p> <p>Mr. Luoma received a Master’s degree in Landscape Architecture and a historic preservation certificate from the University of Washington and a Bachelor’s degree in of Landscape Architecture from the University of Idaho. His extensive public service commitments include serving on the Seattle Landmarks Historic Preservation Board for eight years, first as a Get Engaged member and later as board chair.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

Education	Master in Landscape Architecture, University of Washington Historic Preservation Certificate, College of Built Environments, University of Washington Bachelor of Landscape Architecture, University of Idaho
Registration	Landscape Architect, State of Washington
Work Experience	Hough Beck & Baird Inc., 2006 – present, Principal University of Washington, 2018 – present, Lecturer
Professional Affiliation	American Society of Landscape Architects, Member
Public Service	City of Seattle Landmarks Preservation Board, Chair City of Seattle Architectural Review Committee, Member Harvard-Belmont Historic District Review Committee, Member Queen Anne Historical Society, former Vice President Friends of Seattle Olmsted Parks, former Board Member Department of Architecture, University of Washington, guest juror Department of Landscape Architecture, University of Washington, mentor program, guest juror Gilman Gardens Community Garden, Seattle, Washington, co-founder Lutheran Family Services NW, Refugee Resettlement Program, Volunteer Post-Katrina Revitalization, New Orleans, Louisiana, Volunteer Housing Construction, Habitat for Humanity, Pasco, Washington, Participant Housing Construction, Lucena City, Philippines, Participant
Publications	“Ecological and Cultural Landscape Preservation: An Appliqué Quilt of Allentown, Washington,” author, thesis, College of Built Environments, University of Washington, “Re-Imagining Seattle Streets: Planting strips and street edge treatments for urban green infrastructure,” contributor, Stormwater Design Manual, Seattle Public Utilities “Mill Creek Canyon Earthworks: A Cultural Landscape Assessment,” contributor/author, LANDSLIDE 2008: Marvels of Modernism, The Cultural Landscape Foundation
Awards	Seattle Design Commission Design Excellence Award, Lower Mapes Creek Trail Restoration & 52 nd Avenue South CSO Reduction ASCE Seattle Section - Local Outstanding Civil Engineering Achievement Honors Award for Water Resources, Seattle Public Utilities Windermere CSO Project Award Honoring Outstanding Contributions to the Field of Planning, City of Port Angeles Waterfront Transportation Improvement Plan, Category: Physical Plans, APA and Planning Association of Washington

Seattle Design Review Boards - September 2020

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- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

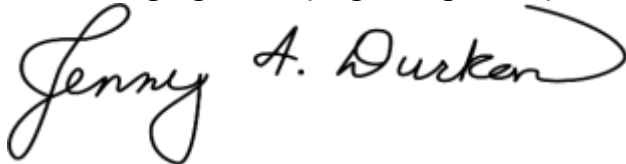
File #: Appt 01675, **Version:** 1

Reappointment of John Arthur Morefield as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>John Arthur Morefield</i>		
Board/Commission Name: <i>West Design Review Board</i>		Position Title: <i>Local Community Representative</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Magnolia</i>	Zip Code: <i>98199</i>	Contact Phone No.: [REDACTED]
Background: Mr. Morefield is a licensed Architect at Jackson Main Architecture where his work on diverse project includes multifamily housing, commercial development, entertainment and retail. He previously worked as the principle and lead designer at J Arthur Design Corp specializing on residential design. Mr. Morefield lives in Magnolia. Mr. Morefield is the Founder and CEO of Architecture 5C, a design outreach company based on engaging with city residents to provide accessible and affordable information about the role of an architect and small scale residential design. He holds a Bachelor's degree in Architecture from the University of Arizona.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

John Arthur Morefield AIA

Current position and focus

My current role is Architect 3, I am the project architect for several multifamily projects in the greater Seattle area. I lead the design and production of modular, high density, transit-oriented, 4-8 story buildings for the firm. I manage a team of 6-12 project leads and emerging professionals. I advise on the multifamily design review board applications and presentations for multiple teams. Currently I am leading the design strategy and detail development for the firm's expanding modular building portfolio.

Jackson|Main Architecture PS

May 2014 - Current

Architect 3

Multi-disciplinary design practice focusing on diverse project sectors including multifamily including modular development, data centers, commercial development, self storage, entertainment, medical office and ambulatory surgery, and retail. Based in Pioneer Square, the diverse experience of the principals and staff allows for dynamic and innovative projects.

J Arthur Design Corp

Oct 2008 - May 2014

Principal and lead designer

Residential design firm specializing in single family home renovations and remodels. Projects included second story additions, basement retrofits, detached accessory dwelling units, single story additions, and kitchen and bath remodels.

Architecture 5c

Dec 2008 - May 2013

Founder / CEO

Innovative design outreach company based on engaging with homeowners at local farmer's markets and making the process of speaking with a design professional affordable and accessible. Led the conversation about the accessibility of design to the modern homeowner and the role of the architect in small scale residential design. The project gained nationwide media attention, drove design work to the firm, and inspired many other design professionals to engage their own communities.

Spencer Decker Architects

May 2007 - July 2008

Intern 2

BMG Architects Tucson AZ

June 2006 - May 2007

Intern 1

SHED design build

May 2005 - June 2006

Intern 1

Contact

[Redacted]

[Redacted]

Professional Accreditation

AZ License	62997
AIA	38647097
NCARB	383333

Education

BA Arch 2005

NAAB Accredited Bachelor of Architecture, University of Arizona

Current Projects

Alexan Central Park Redmond, WA
8 Story, 193 Unit, 5 over 3 apartment
Construction Jan 2018

Cubix Aurora Seattle, WA
Modular, 4 story, 108 unit (SEDU)
Complete March 2018

Cubix Othello Seattle WA
Modular, 6 story, 85 unit apartment
Construction March 2018

Cubix Fremont Seattle WA
6 Story, 48 Unit apartment
Construction May 2018

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

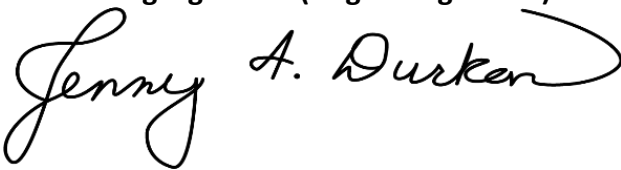
File #: Appt 01676, **Version:** 1

Reappointment of Edward P. Palushock, Jr. as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Edward P. Palushock, Jr.</i>		
Board/Commission Name: <i>Downtown Design Review Board</i>		Position Title: <i>Design Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Arbor Heights</i>	Zip Code: <i>98146</i>	Contact Phone No.: [REDACTED]
Background: Mr. Palushock is a licensed Architect at Perkins+Will where he works on the design of institutional, commercial, office and multi-family residential developments. He holds a Master's degree in Architecture from the Southern California Institute of Architecture and a Bachelor's degree in Architecture from Syracuse University. Mr. Palushock lives in the Arbor Heights neighborhood in Southwest Seattle. He is affiliated with the U.S. Green Building Council and American Institute of Architects and has served as a Steering Committee member at United Way King County, a guest architecture critic at the UW and WSU Schools of Architecture and on the Board of Directors at the Baltimore Architecture Foundation and American Architecture Foundation.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

PROFILE

Organized and led design teams, resolved construction issues, worked directly with clients
Collaborated with developers, contractors, and consultants in all project phases
Managed projects from planning through design and construction phases

Licensed Architect: New Jersey (1997), NCARB Certificate (1998), Washington (2006)

I. PROFESSIONAL EXPERIENCE

PERKINS + WILL, Seattle, Washington

Senior Project Designer, Associate. February 2012 to present. (www.perkinswill.com/offices/seattle)

Third + Lenora, 2031 Third Avenue; Seattle, Washington

Fifth + Virginia, 1933 Fifth Avenue; Seattle, Washington

Third + Harrison, 450 Third Avenue West; Seattle, Washington

Northedge Technology Center; Seattle, Washington (2016 AIA Seattle Award of Honor)

THE MILLER HULL PARTNERSHIP, Seattle, Washington

Project Manager. December 2002 to February 2012. (www.millerhull.com)

Seattle Pacific University- New University Center; Seattle, Washington

Tacoma Community College- Science Building; Tacoma, Washington (2010 AIA|WA Design Award- Citation)

Experience Music Project/ Science Fiction Hall of Fame; Seattle, Washington

BRIAN HEALY ARCHITECTS, Boston, Massachusetts

Project Architect. September 2000 to December 2002. (www.brianhealyarchitects.com)

Healy + Wang Residence; St. Helena, California (GA Houses 2002)

Chicago Public Housing Competition; Chicago, Illinois (Winning Submission; 2002 PA Award)

PALUSHOCK ARCHITECTURE + DESIGN, Los Angeles, California; Boston, Massachusetts

Consultant Architect. May 1999 to September 2000

MURPHY & DITTENHAFFER ARCHITECTS, Baltimore, Maryland and York, Pennsylvania

Project Architect. June 1995 to February 1998

COCHRAN, STEPHENSON, AND DONKERVOET, INC., Baltimore, Maryland

Designer. December 1993 to June 1995

BWJ, INC., Baltimore, Maryland

Designer. March 1993 to December 1993

JAY D. MEASLEY ARCHITECTS, Red Bank, New Jersey

Designer. June 1992 to March 1993

II. EDUCATION

MASTER OF ARCHITECTURE, *Post-Professional Degree* - January 2000

SCI-Arc (Southern California Institute of Architecture); Los Angeles, California

BACHELOR OF ARCHITECTURE - May 1992

Syracuse University School of Architecture; Syracuse, New York

New York Society of Architects Matthew W. DelGaudio Award for Total Excellence in Design

Deans Thesis Citation for Excellence in Thesis Design

III. ACTIVITIES/ RECOGNITION

STEERING COMMITTEE MEMBER – United Way King County, Strengthening Our Communities Youth and Families Workgroup, 2012 to 2013

GUEST ARCHITECTURE CRITIC – WSU School of Architecture, 2009 and UW School of Architecture, 2007 & 2012

LEADERSHIP SUBCOMMITTEE CHAIR AND TRIP LEADER

Mountaineers Backcountry Ski Program, 2003 to present

MENTOR, TRIP LEADER, AND CLIMBING PROGRAM SUBCOMMITTEE MEMBER

Mountaineers Climbing Program, 2006 to present

PROJECT LEADER

The Architecture Radio Project (www.architecture-radio.org), 2002 to 2004

FINALIST - 2002 Rotch Traveling Scholarship, April 2002

DESIGN STUDIO FACULTY - The Boston Architectural Center, 2001-2002

BOARD OF DIRECTORS - Baltimore Architecture Foundation, 1996-1998
Baltimore, Maryland

BOARD OF DIRECTORS - Baltimore Chapter, American Institute of Architects- 1997
Recipient the 1997 AIA Baltimore Distinguished Service Award

INTERN/ ASSOCIATE DESIGN AWARD, Shoku House
Baltimore Chapter, American Institute of Architects, October 1996

EAGLE SCOUT - Boy Scouts of America, May 1983

VI. AFFILIATIONS

MEMBER - American Institute of Architects

MEMBER – US Green Building Council, Cascadia Chapter

MEMBER – The American Alpine Club

MEMBER – The Mountaineers, Seattle

SELECTED
PROJECTS

INSTITUTIONAL WORK- EDUCATIONAL PROJECTS

NEW UNIVERSITY CENTER; Seattle, Washington. 117,500sf; \$51.5 million (2010). Seattle Pacific University. New 1,100 seat performance/ multi-purpose venue with new classroom spaces for the theater, music, and visual arts programs. Programming, Schematic Design, Design Development, Construction Documents. Target LEED Silver.

NEW SCIENCE BUILDING; Tacoma, Washington. 77,000sf; \$21 million (2007). Tacoma Community College. New science building with teaching laboratory spaces, classrooms, and faculty offices. Schematic Design, Design Development, Construction Documents, Construction Administration. Target LEED Silver (not submitted for certification). 2010 AIA|WA Civic Design Award- Citation

FRANK LLOYD WRIGHT/ DARWIN MARTIN HOUSE VISITOR'S CENTER; Buffalo, New York. 25,000sf; \$2,500,000. Martin House Restoration Corporation. New visitor's center with exhibits, shop, auditorium, and staging area for tours of the Darwin Martin House. Project is included within a \$22,000,000 upgrade/ renovation to restore the Wright complex. Invited competition.

INSTITUTIONAL WORK- ARTS AND COMMUNITY PROJECTS

EXPERIENCE MUSIC PROJECT RENOVATIONS AND SCIENCE FICTION HALL OF FAME; Seattle, Washington. 20,000sf; \$8,500,000 (2003). Experience Music Project. Renovation to an existing, sculptural museum where new floor space was added for a new multi-purpose, performance hall along with gallery spaces; Fast-tracked. Schematic Design, Design Development, Construction Documents, Construction Administration.

LESTER O. STERLING YMCA NATATORIUM AND GYMNASIUM ADDITIONS; Beverly, Massachusetts. 96,500sf; \$3,400,000. YMCA of the North Shore. Expansion of existing aquatics center into an 8-lane 25-yard pool and a 6-lane 50-meter pool, new gymnastics center addition, expansion of existing fitness center, ADA renovations to existing building, site development including new outdoor pool and 100 additional parking spaces. Programming, Schematic Design, Design Development.

YMCA SHREWSBURY NATATORIUM; Shrewsbury, Pennsylvania. 20,000sf; \$1.2 million (1998). YMCA of York and York County. New aquatics center with 6-lane pool, locker room facilities, offices and meeting areas. Planning to include future gymnasium, daycare facility, and pool expansion. Programming, Schematic Design, Design Development, Construction Documents.

COMMERCIAL WORK- OFFICE PROJECTS

FEDERAL RESERVE BANK, 1015 SECOND AVENUE; Seattle, Washington. 223,000sf; \$66.5 million (target 2019). New seven-story high-rise office building over an existing Landmark-designated structure. Schematic Design.

THIRD + LENORA, 2031 THIRD AVENUE; Seattle, Washington. 572,700sf; \$155 million (target 2019). New 35-story high-rise mixed use office and residential building with street-level retail and below-grade parking. Design Development, Construction Documents.

THIRD + HARRISON, 450 THIRD AVENUE WEST; Seattle, Washington. 248,000sf; \$48 million (2016). New six-story office building with below-grade parking and central atrium. Schematic Design, Design Development, Construction Documents, Construction Administration.

...Continued

...Continued

NORTHEDGE TECHNOLOGY CENTER; Seattle, Washington. 210,000sf; \$50 million (2016). New four-story office building with street-level retail, below-grade parking, and exterior plaza to maintain view corridor. Schematic Design, Design Development, Construction Documents. Certified LEED-CS Silver v2009. 2016 AIASeattle Design Honor Award

THE ATRIUM, 1818 FAIRVIEW AVENUE EAST; Seattle, Washington. 215,000sf; \$74 million (target 2019). New four-story office building with street-level retail, below-grade parking, and central atrium space. Schematic Design, Design Development, Construction Documents.

BOEING BUILDING 4-81-82, LEVEL 4 OFFICE RENOVATIONS; Renton, Washington. 46,000sf; \$12.7 million (2012). Renovation of an existing mezzanine level from factory uses to new office space. Programming, Schematic Design, Design Development, Construction Documents, Construction Administration. Certified LEED-Ci Silver v 2009

BLUE FISHERIES NORTH OFFICE RENOVATIONS; Seattle, Washington. 16,500sf; \$1 million (2012). Blue Fisheries North. Exterior envelope renovation of two existing two-story structures and one-room cabin. Design Development, Construction Documents.

RESIDENTIAL WORK- MULTI-FAMILY PROJECTS

FIFTH + VIRGINIA, 1993 FIFTH AVENUE; Seattle, Washington. 734,500sf; \$185.7 million (target 2019). New 47-story high-rise building with residential and hotel living units, with street-level retail, and below-grade parking. 431 residential apartments and 155 hotel rooms. Schematic Design, Design Development, Construction Documents.

CHICAGO PUBLIC HOUSING; Chicago, Illinois. 155,000sf; \$17,825,000 projected (2001). New mixed income, mixed use housing project that includes 114 total units of public housing, affordable housing and market rate housing in South Chicago. Open competition-Winning submission.

860 MASSACHUSETTS AVENUE; Cambridge, Massachusetts. 70,000sf; \$1,800,000 (2001). Cresset Group. Renovation and conversion of a 1920's 4-story apartment building into condominium units- 63 residential units and 7 commercial units. Programming, Schematic Design, Design Development, Construction Documents, Construction Administration.

RESIDENTIAL WORK- SINGLE FAMILY PROJECTS

HEALY + WANG RESIDENCE; St. Helena, California. 5,800sf; \$3,600,000. New suburban residence in Napa Valley set within a working vineyard. Schematic Design, Design Development.

PATRIZIO RESIDENCE; Media, Pennsylvania. 3,700sf; \$500,000 (2002). New suburban residence. Schematic Design, Design Development, Construction Documents, Construction Administration.

MELNICK RESIDENCE; Holmdel, New Jersey. 6,000sf; \$825,000 (1993). New home located on wooded, sloping one acre site at the end of a cul-de-sac. Construction Documents, Construction Administration.

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two*-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 *Mayor appointed per SMC 3.51 (Get Engaged)*

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
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1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
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1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
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6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
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6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
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6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

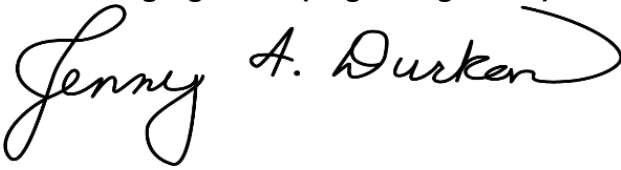
File #: Appt 01677, **Version:** 1

Reappointment of Kenny Pleasant as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Kenny Pleasant</i>		
Board/Commission Name: <i>Central Area Design Review Board</i>		Position Title: <i>Development Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Madrona</i>	Zip Code: <i>98122</i>	Contact Phone No.: [REDACTED]
Background: Mr. Pleasant owns Global Investor Solutions, a real estate investment business with a mission to preserve and restore community, promoting real estate rehabilitation and development. He is also a licensed real estate broker at Re/Max. He sits on the Board of Directors for the Seattle King County Realtors - Young Professionals Network. He previously worked as a Journeyman Ironworker on projects such as the Seattle Art Museum, the Bravern and Sound Transit Light Rail. Mr. Pleasant lives in the Madrona neighborhood in Seattle and has volunteered extensively with several community organizations including as a past member of the East Design Review board. He also serves on an advisory committee for the Black Community Impact Alliance, as the Executive Committee Secretary of the Seattle King County NAACP and is a founding board member of the Africatown Community Land Trust.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.



Global Investor Solutions
PRESERVING AND RESTORING VALUE IN COMMUNITIES

Kenny Pleasant

Why I'm Interested in Serving in this Position:

I consider myself a social entrepreneur in the real estate market, committed to clear, coherent community development. I consistently find ways to incorporate this passion into my business, making it the backbone of my team's goals. I believe it's my life's purpose to be part of the few who make our communities more appealing and livable for all who live within them.

Leadership Roles & Community Activities:

I currently lead a team in my real estate business, which typically includes two to three interns from the University of Washington. I serve as Youth Leader for the middle and high school kids at my church, Champion Centre. I also volunteer regularly as part of the Champions Foundation, which focuses on Anti Human-Trafficking.

Current Board & Volunteer positions:

Board of Directors	Seattle King County REALTORS-Young Professionals Network
Youth Ministry Leader	Champions Centre Church, Bellevue
Ambassador Board	Friends of the Children, Seattle
Advisory Committee	Black Community Impact Alliance
Executive Committee Secretary	Seattle King County NAACP
Founding Board Member	Africatown Community Land Trust

Three Key Things I Contribute:

1. A true passion and understanding of what it means to serve others.
2. Considerable knowledge & understanding of Seattle development and Design guidelines.
3. The willingness and ability to learn and/or teach anything.

Occupational Background:

- I own a Real Estate investment company, Global Investor Solutions
- I am a licensed Broker at Re/Max on the Lake, working exclusively with builders, developers, and investors
- I previously worked as a residential Real Estate agent with Windermere and Keller Williams
- I also worked as a Journeyman Ironworker with Local 86 Union Ironworkers, working on projects such as the Seattle Art Museum, the Bravern and the Sound Transit Light Rail.

Educational Background:

- I finished school after acquiring a GED, but have consistently continued my education since. I self-educated myself about things that interest me, and which were relevant to the career I am passionate about. I now hire people with college degrees.
- I typically read 2 to 3 books per month as part of my continuing education.
- Currently, I am mentored and coached by Darren Hardy, best-selling author and publisher of *Success* magazine.

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

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			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
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6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

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	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

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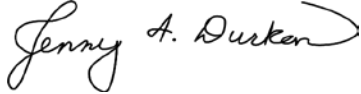

File #: Appt 01678, **Version:** 1

Reappointment of Lauren Rock as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Lauren Rock</i>		
Board/Commission Name: <i>Northwest Design Review Board</i>		Position Title: <i>Local Residential Representative</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Ballard</i>	Zip Code: <i>98107</i>	Contact Phone No.: [REDACTED]
Background: <p>Ms. Rock is a Licensed architect at Weinstein A+U. She has previously worked at the DLR Group here in Seattle, and Brereton Architects and Arcsine Architecture in California. Her portfolio includes multi-family housing, fire stations and rehabilitation projects of historic buildings.</p> <p>Ms. Rock has lived in northwest Seattle for over seven years, first in Fremont and currently in Ballard. She has a Master of Architecture and Certificate of Urban Design from the University of Washington and a Bachelor of Architecture from the University of Michigan.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>Councilmember, District 6</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

LAUREN ROCK, AIA, LEED AP ID & C

EDUCATION

University of Washington Master of Architecture, Henry Adams Medal (AIA) Certificate of Urban Design Masters Studio with Gehl Architects, Copenhagen Masters Studio with Glenn Murcutt, Australia Teaching Assistant for Jeffrey Ochsner's course: Arch590 Urban and Preservation Issues in Design	Seattle, WA Dec 2012 Dec 2012 Sept 2011-Dec 2011
University of Michigan Bachelor of Science in Architecture	Ann Arbor, MI Apr 2007

WORK EXPERIENCE

Weinstein A+U Architects and Urban Designer <i>Project Architect on the following projects:</i> <u>Canton Lofts</u> – A new multi-family housing building in historic Pioneer Square that will provide workforce housing to Seattle's middle-income population. <u>Path With Art</u> – A tenant improvement project in the Canton Lofts building for a nonprofit arts organization that provides classes for low-to-no income folks overcoming homelessness and trauma. <u>Tukwila Fire Stations 51, 52 & 54</u> – Currently designing three new fire stations that will replace aging and inadequate facilities. The project involves working with the Tukwila Fire Department and City of Tukwila to establish a program, select sites, and design the new facilities. <u>Seattle Fire Station 22</u> – A replacement fire station that mediates a complex nexus of neighborhoods and roads at the north end of Capitol Hill. It does so with a sculptural façade along E. Roanoke St which provides privacy for the users while creating pedestrian interest and texture. Anticipated LEED Platinum. <u>Union Stables</u> – An award-winning certified rehabilitation of a Seattle Landmark building listed on the National Register of Historic Places. The project is certified LEED Gold.	Seattle, WA March 2012-current
DLR Group <i>Intern Architect (summers)</i>	Seattle, WA June 2011-Sept 2012
Brereton Architects <i>Junior Designer</i>	San Francisco, CA Jan 2010-Aug 2010
Arcsine Architecture <i>Job Captain/Architectural Designer</i>	Oakland, CA Aug 2007-Sept 2009
Burrows Cave International <i>Intern Architect</i>	London, England May-July 2006

ACTIVITIES

AIA Seattle <i>Urban Design Forum</i>	Seattle, WA
Girls on the Run of Puget Sound <i>Running Buddy</i>	Seattle, WA 2011-current
ACE Mentor Program <i>Architecture Mentor</i>	Seattle, WA 2012-2013
Inneract Project <i>Volunteer Coordinator</i> <i>Architecture and Urban Design Teacher</i> Created the curriculum and taught a six-week architecture course focused on urban revitalization to under-privileged, inner-city, middle school students.	San Francisco, CA Aug 2009-Sept 2011 June 2009-Aug 2009

ACHIEVEMENTS

University of Washington American Society of Landscape Architects (UWASLA) Honor Award	June 2012
Lee Copeland Endowed Fellowship in Urban Design	April 2012
Myer R. Wolfe Scholarship in Urban Design	April 2011

Seattle Design Review Boards - September 2020

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5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/ Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/ Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

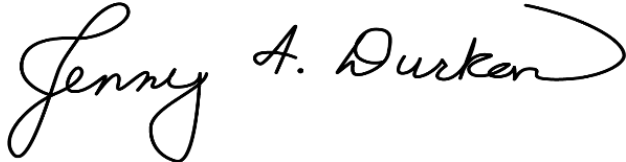
File #: Appt 01679, **Version:** 1

Reappointment of Scott Rosenstock as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Scott Rosenstock		
Board/Commission Name: Southwest Design Review Board		Position Title: Development Professional
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: West Seattle Junction	Zip Code: 98116	Contact Phone No.: [REDACTED]
Background: Mr. Rosenstock is a project manager at SECO Development where he specializes in development of mixed-use buildings with a focus on active, transit-oriented and sustainable projects. He is also a Landscape Architect and has previously worked at the offices of Hewitt, Karen Kiest Landscape Architects and Mithun here in Seattle. Mr. Rosenstock lives in the West Seattle Junction neighborhood. He received a Bachelor’s degree in Landscape Architecture from the University of Oregon and a Commercial Real Estate Certificate from the University of Washington. His professional affiliations include membership in the American Society of Landscape Architects, NAIOP, and the real estate association The Belden Club where he was previously president.		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny A. Durkan Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

SCOTT ROSENSTOCK, ASLA



SUMMARY

- Passion for mixed-use development with a focus on active, transit oriented, sustainable projects.
- Project manager with over 16 years of in-depth experience in the design and construction industry.
- Managed large, complex developments with extensive experience in budgeting, scheduling, permitting, construction document control, construction administration, and project close-out.
- Commitment to quality that is grounded in an interdisciplinary approach to management, coordination, and overall project delivery.
- Creative, resourceful and flexible, able to adapt to changing priorities and maintain a positive attitude and strong work ethic.

EXPERIENCE

SECO DEVELOPMENT – Renton, WA

November 2015 - Present

Project Manager

Provide construction management along with owner representation for the \$126 million, four-star Hyatt Regency at Lake Washington in Southport and the \$210 million, 730,000 square foot Southport Office Campus. In charge of the development, environmental permitting, and construction oversight of the \$4 million bridge renovation and road widening project at the entry to Southport. Primary lead for the development of the overall 15-acre mixed use site master plan which includes the entry bridge, existing 383-room luxury apartments, 347-room hotel, and 700,000 sf office campus.

HEWITT - Seattle, WA

November 2008 – November 2015

Associate

Accounted for the conceptual development, construction documentation and construction administration for the landscape and urban design of more than twenty mixed-use projects in downtown Seattle and surrounding neighborhoods.

Representative projects include: Dimension by Alta at 3rd and Cedar, Verve at 4th and Denny, CityLine and CityLine 2 at S Alaska Street and 32nd Ave. S., Green Lake Village at NE 71st Street and Woodlawn Ave NE, and Lake City Village at 33rd Ave NE and NE 125th Street.

KAREN KIEST LANDSCAPE ARCHITECTS - Seattle, WA

May 2008 - November 2008

Project Manager

Provided project management, consultant coordination, and construction document preparation for two Federal Way High Schools as well as irrigation technical support and documentation for all office projects.

MITHUN - Seattle, WA

April 2007 - October 2008

Project Manager

Managed the landscape renovation of a \$12 million, 39,000 sf residence hall addition at WWU. Lead a dynamic team through conceptual and design development of a complex 15-acre mixed-use, sustainably designed master-planned resort on the Northern Baja peninsula.

SOUTHWICK LANDSCAPE ARCHITECTS - Henderson, NV

October 2002 - April 2007

Project Manager

Supervised design staff and orchestrated project completion from conceptual development through construction administration for various project types including multi-family mixed use, commercial, office, and retail in the Las Vegas area. Oversee and lead more than 40 projects in less than 5 years.

EDUCATION**REGISTRATION + AFFILIATION**

Commercial Real Estate Certificate Program, 2015
University of Washington, Seattle, WA

PLA, State of Washington, No. 1164, 2009
PLA, State of Nevada, No. 645, 2005 (expired)

Bachelor of Landscape Architecture, 2001
University of Oregon, Eugene, OR

LEED AP BD+C, 2011
LEED AP, 2007

Undergraduate Coursework, 1993-1994
Franklin & Marshall College, Lancaster, PA

President, The Belden Club, 2017
Member, The Belden Club, 2014

Continuing Education:
PSMJ Resources, Inc., 2006
A/E/C Project Management Bootcamp

Member, NAIOP
Member, American Society of Landscape Arch.
Member, Toastmasters W. Seattle Club #832

CORE COMPETENCIES

Organizational Leadership ▪ Project + Staff Management ▪ Strategic Planning + Implementation ▪ Client Relations ▪ Construction Administration ▪ Microsoft Office and Adobe Creative Suite Proficiency

AWARDS

2006 Nevada ASLA, Award of Excellence
Summerlin Roundabout

2006 Nevada ASLA, Merit Award - Commercial
District II

2006 Southern Nevada Water Authority (SNWA) Landscape Award, First Place
Summerlin Roundabout

2005 Nevada ASLA, Merit Award - Institutional
American Nevada Offices

2005 Nevada ASLA, Honor Award - Commercial
District I Mixed-Use Conversion

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	4/4/2019	4/3/2021	1	Mayor/Council
6	F		11.	Design Professional, E	Powers, Lauren	4/4/2019	4/3/2021	1	Mayor
6	M		12.	Development, NW	DiJulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Townsend, Alastair	4/4/2019	4/3/2021	2	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2019	4/3/2021	2	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2019	4/3/2021	2	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2019	4/3/2021	2	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2019	4/3/2021	1	Council
6	M		23.	Design Professional, NW	Nelli, Garrett	4/4/2019	4/3/2021	1	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
			26.	Local Community, DT	(vacant)	4/4/2020	4/3/2022	1	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2019	4/3/2021	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2019	4/3/2021	1	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2019	4/3/2021	2	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3019	4/3/2021	2	Mayor/Council
6	M		34	Local Residential, SE	Maier, Daniel	4/4/2019	4/3/2021	1	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 01680, **Version:** 1

Reappointment of Dan Rusler as member, Design Review Board, for a term to April 3, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Dan Rusler		
Board/Commission Name: Northeast Design Review Board		Position Title: Design Professional
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 10/9/2020	Term of Position: * 4/4/2020 to 4/3/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: North Beach	Zip Code: 98117	Contact Phone No.: [REDACTED]
Background: <p>Mr. Rusler is a licensed architect at Workshop AD which focuses on projects across a wide range of geographies and scales. He was previously a project designer at Mithun Inc.</p> <p>Mr. Rusler has experience in teaching architecture at the University of Oregon and Washington State University where he was a visiting instructor. He additionally has been a visiting critic at Cornish College of the Arts, the Art Institute of Seattle, the University of Alberta and Northern Alberta Institute of Technology. Mr. Rusler lives in the North Beach neighborhood in Northwest Seattle.</p> <p>Mr. Rusler earned a Bachelor of Architecture from the University of Oregon after he received an Architectural Technology Diploma from the Northern Alberta Institute of Technology. He is involved with the local community by volunteering as a youth hockey coach and serves on the Hearing, Speech and Deaf Center's PTA.</p>		
Authorizing Signature (original signature): 		Appointing Signatory: Dan Strauss Councilmember, District 6

*Term begin and end date is fixed and tied to the position and not the appointment date.

resume

Dan Rusler


NCARB licensed architect WA

education

Bachelor of Architecture | 2003
University of Oregon - Eugene OR
Architectural Technology Diploma | 1999
Northern Alberta Institute of Technology - Edmonton AB

practice

Workshop AD | Seattle WA | 2005-2017 | Senior Associate
Mithun, Inc. | Seattle WA | 2003-2005 | Project Designer
Brinsmead Ziola Architecture | Edmonton AB | 1999-2000 | Intern

teaching

Studio Teaching Assistant | University of Oregon | 2001-2002
Studio Mentor | University of Oregon | 2008
Visiting Design Instructor | WSU Arch Dept | Pullman WA | 2013

visiting critic

Washington State University | Architecture Department
University of Oregon | Architecture Department
Cornish College of the Arts | Art & Design
Art Institute of Seattle | Art & Design
University of Alberta | Art Department
Northern Alberta Institute of Technology | Arch Tech

awards

AIA Pacific Northwest Region – Merit Award
Colman Triplex | 2011 *with Workshop AD*
AIA Awards for Washington Architecture – Honor Award
Colman Triplex | 2010 *with Workshop AD*
Sunset-AIA Western Home Awards – Urban Living Award
Colman Triplex | 2009 *with Workshop AD*
AIA Pacific Northwest Region – Merit Award
Nearpoint Residence | 2009 *with Workshop AD*
AIA Seattle – Future Shack Award Program
Colman Triplex | 2009 *with Workshop AD*
AIA Alaska – Architecture Merit Award
Nearpoint Residence | 2008 *with Workshop AD*
3rd Prize, Portland Courtyard Housing Competition
2007 *with Workshop AD*
J. Don Bowman Scholar | 2004
University of Oregon Architecture Thesis | 2003
Dean's List Academic Honor | 1998-2003
University of Oregon Studio Commend Honor Award | 2002

publication
exhibition

Headlines: Emerging Architectural Ideas I
University of Washington I 2006 2008 *with Workshop AD*
New Edge: New Blood I AIA Seattle I 2008 *with Workshop AD*
Portland's Emerging Designers I Design In Progress I 2003
University of Oregon AAA Review I 2003
H.O.P.E.S. Ecological Design Conference I 2002

community

Volunteer Youth Hockey Coach
Seattle Junior Hockey Association | SnoKing Hockey Association
Hearing Speech and Deaf Center Seattle | PTA

Seattle Design Review Boards - September 2020

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Local Residential, DT	(vacant)	4/4/2019	4/3/2021	1	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2019	4/3/2021	2	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2019	4/3/2021	1	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2019	4/3/2021	2	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
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6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2019	4/3/2021	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
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6	M	6	27.	Development, W	Porter, Stephen	4/4/2019	4/3/2021	2	Mayor
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6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
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6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	M		38.	Local Community, CA	Bridgewater, Anthony	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
2	M		41.	Business/Landscape, CA	Belay, Biruk	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	4	0	0	0	2	0	1	0	10	0	0	1
Council	9	3	0	0	2	0	0	0	1	9	0	0	0
Joint	7	7	0	0	0	1	0	0	0	13	0	0	0
Total	26	14	0	0	2	3	0	1	1	32	0	0	1

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F** = Female, **T** = Transgender, **U** = Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

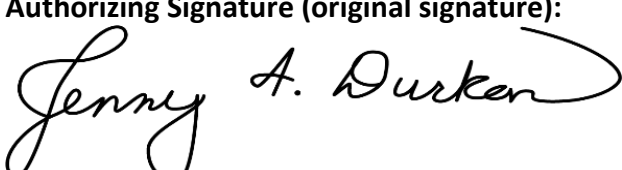
File #: Appt 01681, **Version:** 1

Appointment of Bill Babbitt as member, Construction Codes Advisory Board, for a term to June 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Bill Babbitt</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—Commercial Building Owner/Operator</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2019 to 6/1/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Kent, WA</i>	Zip Code: <i>98031</i>	Contact Phone No.: [REDACTED]
Background: <i>Long-term member of the commercial office property management industry.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: <i>Jenny Durkan</i> <i>Mayor</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Bill Babbitt



Work History:

1988-1994: US Navy. Honorable Discharge. E-5 Machinist Mate.

Training:

- Nuclear "A" School, Orlando, FL
- Nuclear "Power" School, Orlando, FL
- Nuclear Prototype School, Idaho Falls, ID
- Assigned to CGN-9 USS Long Beach 4+ years, multiple deployments
- Operation of Reactor Propulsion Plant, associated Steam Power Generators, Steam and Electric Pumps, Boilers, Steam Generators, Valve and Piping Maintenance, Heat Exchangers.
- Last year of enlistment was in the Quality Assurance Department, wrote procedures and supervised various repairs and equipment replacement associated with the nuclear plant, conforming to all military and nuclear regulatory commission rules and guidelines.

1994-Present: Tenure has predominantly been with "Bentall Kennedy"; same property management group and managers, although the name of the management company has changed over the years.

1994:

- Entry level Building Engineer position at Century Square: 30 story, 600,000 sf Class A office building, with various related Class B properties. In total, approximately 900,000 sf.
- Responsible for Preventative Maintenance on all equipment associated with the properties; HVAC, lighting, pumps, sprinkler systems, etc. Extensive updating of the CMMS; equipment data, writing procedures, adding equipment not previously covered by the CMMS, etc.
- Attended formal training in the field at Renton Vocational Technical School (refrigeration, electrical theory, etc.)
- Self motivated and self promoted to learn various elements of the trade.

2000:

- Promoted to Chief Engineer.
- Managed the Century Square portfolio.
- Construction oversight on various Tenant Improvement, Capital, and major Repair and Maintenance projects.
- Responsible for Engineering Budgets.

2008:

- Managed the Newport Corporate Center campus in Factoria / Bellevue as Chief Engineer.
- Campus was 6 buildings, 14 acres. 1.2m sf Office Space, 1.4m sf parking garages.
- Part of the development team that managed the demolition of a four story 1982 building and built a six story office building with five levels underground parking. Assisted in drawing review, on site inspections, coordination with contractors and services. Worked with both the Core and Shell team, and the subsequent Tenant Improvement build out for the sole tenant.
- Responsible for various HVAC equipment, BMS, fire systems, emergency generators, irrigation, electrical systems, etc. for the six buildings of different vintages.

- Various lighting and energy conservation programs, energy audits, metering installations.
- Achieved Energy Star ratings for four of the six buildings. Two were ineligible.

2012 to present:

- Manage the US Bank Centre as Chief Engineer.
- 1m sf of Class A Office Space in a premier 44 story highrise.
- Construction Management on all Tenant Improvements.
- Review all drawings and submittals.
- Responsible for Capital and Maintenance Budgets.
- Write RFPs, conduct walk throughs, review pricing, make recommendations.
- Implemented a new CMMS program (Building Engines).
- Conducted upgrade of BMS (Trane).
- Increased Energy Star score from 76 to 91.
- Assisted in achieving LEED Gold.
- Implemented various energy measures with the Utility, maximizing savings and rebates.
- Wrote procedures for multiple building operations; full building water and power shutdowns, extensive testing of life safety systems, etc.

Associations and Certifications:

- BOMA SMA, SMT, FMA designations
- BOC Levels 1 & 2
- Electrical 07 (2001)
- Electrical 07 Administrator (2011)
- BOMA Code and Utility Committee
- BOMA Operations and Maintenance Committee
- BOC Certification Advisory Commission; Scheme and Exam Development Committees

Personal Interests:

- History of all kinds, particularly World War 2.
- Work with Washington German Shepherd Rescue.
- Concerts.
- Automotive shows, races, swap meets, etc.

References:

- Lee Burns, Director of Engineering, Bentall Kennedy (retired). 20+ years professional and personal.
[REDACTED]
- Carl Faucher, Senior Director, Bentall Kennedy. 10+ years professional. [REDACTED]
[REDACTED]
- Gary Carpenter, Executive Vice President, Bentall Kennedy (retired). 20+ years professional.
[REDACTED]
- Rod Kauffman, President, BOMA Seattle. 10+ years professional. [REDACTED]
[REDACTED]
- Scott Pierce, Owner, Facilities Partners. 10+ years professional. [REDACTED]
- Brad Weaver, PE, Owner, Northwest Energy Consulting. 15+ years professional.
[REDACTED]
- Multiple references in the Property Management, Building Engineering, Service and Vendor trades.

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	m	n/a	1.	Electrical Contractor	Joe Tremblay	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	2.	Commercial Building Owner/ Operator	Bill Babbitt	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	3			1					12			
Council													
Other													
Total													

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Legislation Text

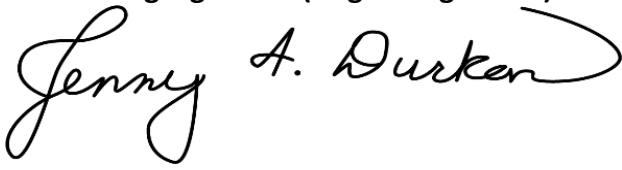
File #: Appt 01682, **Version:** 1

Appointment of Lily Iftner as member, Construction Codes Advisory Board, for a term to June 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lily Iftner		
Board/Commission Name: Construction Codes Advisory Board		Position Title: <i>Member—Developer or Builder of Residential Property, position 4</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2019 to 6/1/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: District 2-South Seattle, Chinatown/International District, Rainier Beach	Zip Code: 98178	Contact Phone No.: [REDACTED]
Background: 22 years of experience in the construction industry including the coordination of construction, project specifications, and structural details on large multi-million dollar commercial buildings; providing forensic investigation services and expert testimony in construction defect cases; reviewing and analyzing built structures for code and industry compliance; and providing cost estimates for project bids. Lily has served two terms on the CCAB in one of the General Public positions but will be moving into the Developer or Builder of Residential Property position.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: Jenny Durkan Mayor	

*Term begin and end date is fixed and tied to the position and not the appointment date.

- ✓ 22 years experience in the construction industry, from building trade to post-construction claims.
- ✓ Offering a unique combination of constructability/feasibility perspective and engineering insight.
- ✓ Professional and work well with all levels of construction personnel, from office staff to field crew to legal professionals.

Professional Experience

2015 – Present

Sellen Construction

Seattle, Washington

Senior Technical Engineer

- Collaborate with field team and subcontractors on shell and core and TI projects
- Coordinate construction plan and project specifications details with subcontractors on commercial buildings, from specialized finishes to structural components
- Organize bi-monthly lessons learned roundtables with select internal engineers and rotating construction scope topics

2012 - 2015

SODO Builders, LLC

Seattle, Washington

Project Manager / Project Engineer

- Managed subcontractors on TI projects
- Effectively organized workloads to meet multi-project schedule demands
- Coordinated structural details on large multi-million dollar commercial buildings, including structural steel, concrete, and exterior cladding
- Prepared permits and associated reports for a multi-million dollar commercial development

2004 – 2012

Construction & Structural Investigation LLC

Seattle, Washington

Forensic Engineer / Principal

- Provided forensic investigation services, reports, PowerPoint presentations, and expert testimony in construction defect cases for settlement negotiations, mediation, and other litigation processes
- Reviewed and analyzed built structures for code and industry compliance; compared construction plans with as-built conditions

2002 – 2004

DBM Consulting Engineers

Auburn, Washington

Investigative Engineer

- Provided analysis on civil cases resulting from vehicle accidents
- Provided structural forensic investigation services to help mitigate insurance payouts on residential claims involving moisture intrusion and structural failure

1997 – 2002

CECO Concrete Construction, LLC

Kent, Washington

Construction Engineer

- Managed commercial and mixed-used concrete projects from bid phase through project close-out
- Provided cost estimates for project bids through quantity take-offs, man-hour projections, and Project Management duties as necessary to carry out the work

Construction Codes Advisory Board

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- 13 Mayor- appointed

Roster:

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6	m	n/a	1.	Electrical Contractor	Joe Tremblay	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	2.	Commercial Building Owner/ Operator	Bill Babbitt	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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Legislation Text

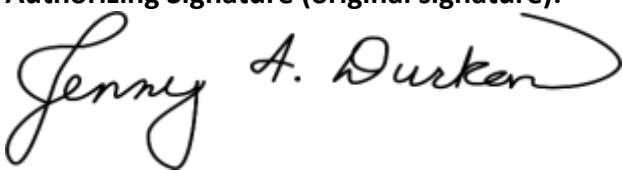
File #: Appt 01683, **Version:** 1

Appointment of Joe Tremblay as member, Construction Codes Advisory Board, for a term to June 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Joe Tremblay</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—Electrical Contractor</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2019 to 6/1/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Sammamish, WA</i>	Zip Code: <i>98029</i>	Contact Phone No.: [REDACTED]
Background: <i>Preconstruction Project Manager and Senior Construction Project Manager at Valley Electric; BS in Electrical Engineering; LEED Green Associate; MBA Course Participation; Accubid Training; 30 years of experience in engineering design, project management, and construction.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: <i>Jenny Durkan</i> <i>Mayor</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

JOE TREMBLAY, LEED GREEN ASSOCIATE

Preconstruction Project Manager & Senior Construction Project Manager



Education

- BS, Electrical Engineering, Northeastern University, 1992
- AA, Applied Science, Coyne Technical College, 1982

Licenses/Certifications/Affiliations

- LEED Green Associate
- MBA Course Participation
- Accubid Training

References

- Pat McGlothlin, Lydig, [REDACTED]
- Steve Larson, Mortenson, [REDACTED]
- Daryl Fonslow, Stantec, [REDACTED]

Years in Industry

- 30 years

Years at Firm

- 4 years

Availability

- *Available Precon | Construction

Biography

Joe is a Project Manager with over 30 years of experience in all areas of engineering design, project management and construction. He will be the primary point of contact for your team and he will be an active design assist participant working with the electrical engineering team to align the electrical systems with the established construction budget. Joe responsible for overall project delivery for Valley Electric. His efforts focus on safety, quality control, multi-trade coordination, budget management and cost control, project execution of the electrical design and project scheduling input.

Relevant Experience

- **University of Washington NanoEngineering and Sciences Building ECCM - Seattle, WA.** Preconstruction Project Manager & Senior Construction Project Manager for this 6-story, 78,000 square foot building for teaching and laboratory. The NanES project consists of a 78,000 square foot, 6-story building adjacent and connected to the existing Molecular Engineering and Sciences building.
- **University of Washington - Computer Science and Engineering Expansion ECCM - Seattle WA.** Preconstruction Project Manager & Senior Construction Project Manager for the preconstruction for 130,000sf 4 story building that will include classrooms and collaborative spaces, expanded research labs, a 250-seat auditorium and flexible event space. This project is Phase II of the program.
- **UW Fluke - Seattle, WA.** Preconstruction Project Manager & Senior Construction Project Manager on the Discovery Phase of the renovation of the existing facility. Valley was hired to participate in the Discovery Phase of the project.
- **Green River College Trades and Industry Complex - Auburn, WA.** Preconstruction Project Manager & Senior Construction Project Manager for this one-story, 71,000 square foot building (divided into two buildings) with trade shops and mezzanines.
- **Yesler (Hoa Mia Gardens) - Seattle, WA.** Preconstruction Project Manager & Senior Construction Project Manager on the 4-story and 6/7-story apartment building connected by a skybridge. Included is a wood structure townhome with one level of parking. Concrete podium/wood frame for the residential floors. 150,730 sf, 113 +/- units.

Construction Codes Advisory Board

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6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
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6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
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SELF-IDENTIFIED DIVERSITY CHART

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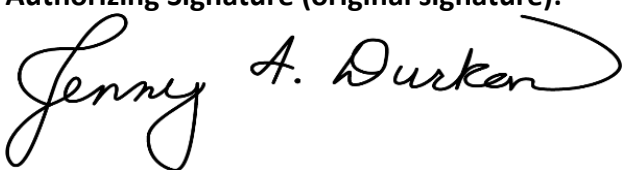
File #: Appt 01684, **Version:** 1

Appointment of Finnegan Wetterau as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Finnegan Wetterau</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—General Contractor</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 6/2/2018 to 6/1/2021 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Council District 6, Pioneer Square to Magnolia, Ballard	Zip Code: <i>98117</i>	Contact Phone No.: [REDACTED]
Background: <i>Senior Project Manager, Charter Construction; 20+ years experience in construction industry.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20		Appointing Signatory: <i>Jenny Durkan</i> <i>Mayor</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

FINNEGAN WETTERAU



EXPERIENCE

Charter Construction, Project Manager, October 2005 - 2010, **Senior Project Manager** 2010 - present

Essential Duties and Responsibilities:

- Oversee the repair of occupied mixed use and condominium projects that have construction defects
- Develop and maintain client relationships
- Mentor and train project engineers and project managers
- Responsible for estimating, bidding, and managing projects through close-out
- Apply current city building codes to repair of existing buildings
- Coordinate with project architects, designers, owners, subcontractors, and field personnel
- Responsible for understanding the prime/owner contract as it relates to notice/contract obligations
- Research and develop new market areas for the organization
- Maintain and organize all project related documentation including original plans, computerized data and files
- Create, manage, and report on project budgets
- Present project updates to clients and boards
- Proactively identify potential problems in the field, develop alternatives, and provide an optimum solution
- Assist superintendents with coordination of inspections with consultants and authorities
- Manage multiple construction projects averaging over \$10 million each year

McBride Construction Resources, Inc., Project Manager 1999 - October 2005

- Premier Service Program and Construction Defect Division project manager
- Estimating, obtaining permits, negotiating and writing subcontracts, scheduling and managing crews, close-out documentation
- Managing multiple projects worth over \$3.5 million each year

McBride Construction Resources, Inc, Construction Foreman 1996 - 1999

- On-site foreman managing crews and subcontractors
- Overseeing quality and safety at job sites
- Maintained the project schedule
- Collaborated with project manager and superintendent to ensure timely and safe completion of project

EDUCATION

Associate of Arts in Construction Management, Edmonds Community College, 1999

Certificate in Construction Management, University of Washington, 1996

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

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Roster:

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6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
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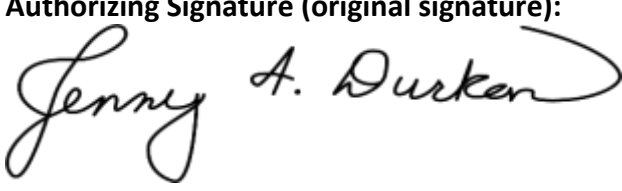
File #: Appt 01685, **Version:** 1

Appointment of Jamie P. Yengel as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Jamie P. Yengel</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—General Public</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2018 to 6/1/2021 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: District 6, NW Seattle, Fremont	Zip Code: <i>98103</i>	Contact Phone No.: [REDACTED]
Background: <i>Principal at Cone Architecture; 10+ years of experience; Volunteer with Seattle Architecture Foundation, AIA Women in Design, Girls on the Run, and Habitat Young Professionals.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: <i>Jenny Durkan</i> <i>Mayor</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

JAMIE P. YENGEL

EDUCATION

University at Buffalo | Buffalo, NY
Master of Architecture | May 2010

Lehigh University | Bethlehem, PA
Bachelor of Art in Architecture | May 2007

SKILLS

Digital Representation

Autocad | Sketchup | Revit
Adobe Photoshop, Illustrator, InDesign | Microsoft Office

Manual Representation

Hand Sketching | Drafting | Rendering
Physical Model Building

LANGUAGES

Beijing Language and Culture University
Beijing, China | Certificate in Mandarin Study | Spring 2012

VOLUNTEERISM

Seattle Architecture Foundation

Youth Programs | 2012 - Present
Crafted design challenges for elementary aged children to execute through drawing and model building and facilitated workshops at the Center for Architecture and Design. Revived youth architecture walking tours and lead school groups through notable buildings through downtown Seattle.

AIA Women in Design

Seattle | 2015- Present
Women's Leadership Summit Planning Committee, session coordinator and panelist liaison.

Girls on the Run

Puget Sound | 2014 - 2017
Running Buddy at 5K events, race course support volunteer

Habitat Young Professionals

Habitat for Humanity Seattle/King County | 2012 - 2014
Monthly participation in the construction of single family homes in King County.

PROFESSIONAL REGISTRATIONS

Licensed Architect

State of Washington | #11581

Certified Professional

NCARB | #84265

Architect Membership

AIA - Seattle | #38472074

EXPERIENCE

Cone Architecture, Principal

Seattle, WA | October 2015 - Present

Project management for multi-family residential projects. Focus on project feasibilities, land use analysis and initial project design. Oversight of project documentation and submittals to the City of Seattle for permitting. Interface between clients, city staff, and design team. Presentations at public design review board meetings.

Alloy Design Group, Associate

Seattle, WA | October 2012 - October 2015

Designed, developed and managed residential projects from conceptual design through construction administration. Projects ranged from small scale single family remodels to townhouses and small apartment buildings. Responsible for land use and building permit submittals as well as design review presentations to the City of Seattle.

Chaintreuil Jensen Stark Architects, Associate

Buffalo, NY | Summer 2008 | May-September 2012

Drafted, updated and coordinated construction documents for education, office and residential projects. Developed construction detail sketches as revisions were required during construction administration. Executed building survey and measurements for existing conditions drawings and historic preservation certification documents. Created presentation boards for project proposals.

Weava Architects, Designer

Beijing, China | July 2011 - May 2012

Managed large scale civic and commercial projects through design development. Conceived conceptual designs, crafted digital models and drawings, and created diagrams and graphic presentations for project submissions

Sunlay Design Group, Designer

Beijing, China | November 2010 - July 2011

Designed, drafted and constructed digital models and drawings for various mixed use and residential projects. Created conceptual diagrams and graphic presentations for proposals and competitions.

L.K. McLean Associates, P.C., Intern Architect

Brookhaven, NY | Summers 2006, 2007, 2010

Produced building elevations, plans, and construction detail drawings for civic, municipal and education projects. Reviewed submittals and shop drawings for compliance with specifications and LEED standards.

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	m	n/a	1.	Electrical Contractor	Joe Tremblay	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	2.	Commercial Building Owner/ Operator	Bill Babbitt	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	3			1					12			
Council													
Other													
Total													

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
 - **G List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary, **O**= Other, **U**= Unknown
 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

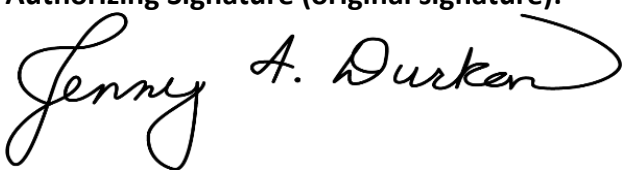
File #: Appt 01686, **Version:** 1

Reappointment of Charles E. Beck as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Charles E. Beck, PE		
Board/Commission Name: Construction Codes Advisory Board		Position Title: Member—Electrical Engineer, Position 6
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: District 5, North Seattle, Broadview	Zip Code: 98177	Contact Phone No.: [REDACTED]
Background: Charlie brings decades of experience to the electrical engineer position on the Construction Codes Advisory Board. His diverse career includes 30 years as a Project Manager and senior Electrical Engineering consultant as well as serving as the designer of record and chief engineer over several design /build projects in support of electrical contracting companies. He has designed power and lighting control systems for mixed-use high-rise buildings, universities, hospitals, research laboratories, marine terminals, airports, military facilities, and correctional institutions. He currently employed with the Design Engineering Branch of the Seattle District offices of the US Army Corps of Engineers designing electrical systems and providing construction support for infrastructure and building projects at US military bases throughout the Pacific Northwest. He is a LEED AP (accredited professional) and has published 20 papers in Institute of Electrical and Electronic Engineers (IEEE) journals and various conference proceedings.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: Jenny Durkan Mayor	

*Term begin and end date is fixed and tied to the position and not the appointment date.

CHARLES E. BECK, P.E., LEED AP



EDUCATION AND PROFESSIONAL AFFILIATIONS

BS, Electrical Engineering, University of Notre Dame.
MS, Electrical and Computer Engineering, Illinois Institute of Technology.
Licensed Professional Engineer: WA.
LEED Accredited Professional.
Washington State (01) Electrical Administrator.
Senior Member, Institute of Electrical and Electronic Engineers (IEEE).
Member, City of Seattle's Construction Code Advisory Board (CCAB).

SUMMARY

Currently serving in the Design Engineering Branch of the Seattle District offices of the US Army Corps of Engineers. Performs electrical designs and provides construction support for infrastructure and building projects at US military bases throughout the Pacific Northwest.

Over thirty years as a Project Manager and senior Electrical Engineering consultant. Performed electrical design and analysis for systems operating from 120 to 25,000 volts. Created design drawings and specifications, used AutoCAD to generate one-line diagrams and electrical floor plans, performed service load calculations and power systems analyses, provided support during bidding and construction, and performed field verifications of as-built conditions. Designed power and lighting control systems for mixed-use high-rise buildings, universities, hospitals, research laboratories, marine terminals, airports, military facilities, and correctional institutions.

Served as the Chief Engineer in the design/build group of an electrical contracting company. Also served as the Designer of Record for several design/build projects in support of electrical contracting companies. Managed multiple, simultaneous projects involving all engineering disciplines, with project schedules ranging from under a week to over two years. Supervised large groups of technical personnel of diverse experience and backgrounds. Responsible for marketing, determining project scope, schedule, and budget, negotiating contracts, writing proposals, executing all contract requirements, and maintaining good client relations. Worked as an independent consultant under my own company for two years.

Served on active duty in the US Navy for nine years. Retired from the US Navy Reserve with the rank of Commander.

Published twenty papers in IEEE journals and various conference proceedings.

SAMPLE OF PROJECT EXPERIENCE

Lead electrical designer for a 4,000 square foot (SF) Aircraft Engine Testing and Evaluation Facility, Joint Base Lewis McChord (JBLM), WA.

Electrical Project Engineer for a three story, 80,000 SF, 150 unit housing project for a Special Operations Forces training group, Fairchild Air Force Base, WA.

Lead electrical designer for a 10,000 SF Aircraft Parts Warehouse, JBLM, WA.

Lead electrical designer for a 100,000 SF Parachute Rigging Facility, JBLM, WA.

Project Manager and lead electrical designer for the renovation of entire floor of an office building to serve a financial services company. Tacoma, WA.

Project Manager and lead electrical designer for a tenant improvement in two buildings, including a dining facility, for a law firm. Silicon Valley, CA.

Electrical designer for a Central Utility Plant that included two 2.5 MVA generators and paralleling switchgear to serve all backup power needs for a hospital complex. Auburn, WA.

Electrical designer for four high-rise buildings: one hotel, one mixed use (retail, office, and residential), and two offices. Seattle, WA.

Project Manager and lead electrical designer for the replacement of service equipment, including new switchgear, switchboards, and distribution boards, for a maintenance and training building. Naval Air Station, Whidbey Island, WA.

Electrical designer for an infrastructure project that supported the development of a 60-acre parcel of land. JBLM, WA.

Electrical designer for a design/build project that constructed a military personnel housing complex, including a residential building and containerized living units. Djibouti, South Africa.

Electrical designer for a design/build extension to an operations building, Fort Gordon, GA.

Electrical designer for a new 160,000 square foot lab building, University of Washington.

Electrical designer for two lab buildings, an administrative building, and an auditorium, Thuwal, Saudi Arabia.

Electrical designer for the construction of a six-building laboratory complex, Pacific Northwest National Laboratories, Richland, WA.

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

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6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	3			1					12			
Council													
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Total													

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Legislation Text

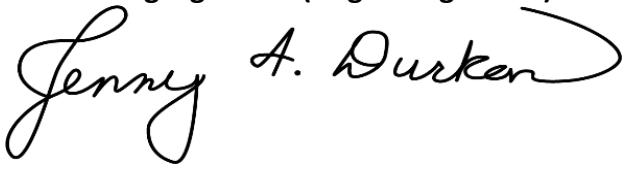
File #: Appt 01687, **Version:** 1

Reappointment of Joel Crabtree as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Joel Crabtree		
Board/Commission Name: Construction Codes Advisory Board		Position Title: Member—Organized Labor, Position 13
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Burien, WA	Zip Code: 98146	Contact Phone No.: [REDACTED]
Background: Joel has more than 25 years of experience in the construction industry and has spent the last few years as a business agent for Local 32 as a business agent representing the HVAC/R industry in the area. After receiving an associate degree in architectural design, he worked as a draftsman for a small firm in Kent and worked as a construction manager running tenant improvement construction projects around Seattle. He then switched gears and accepted an HVAC/R service apprenticeship from Local 32. After completing an apprenticeship, he worked for a large mechanical contractor in Seattle for the next 20 years and taught part time for the joint apprenticeship training center (JATC). In 2016, he was appointed to a position working directly for Local 32 as a business agent representing the HVAC/R industry workers in our region. He currently serves on the JATC for the training center along with being a trustee for Local 32's health care plan.		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny Durkan Mayor
Date Signed (appointed): 8/13/20		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Joel Crabtree

OBJECTIVE

I seek a position on the Construction Codes Advisory Board representing the HVAC/R industry. I believe my 25 plus years of hands-on experience in the trade, along with 14 years of teaching in this industry, puts me in a unique position to provide direction and feedback for the advisory board.

PROFESSIONAL EXPERIENCE

United Association Local 32	HVAC/R Business Agent	2016
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- Recruited to become business agent with UA Local 32
- Currently represent UA Local 32 members in the HVAC/R industry
- Manage daily business matters and act as liaison
- Assist applicants through membership process
- Manage Refrigeration Exam Board for Journeyman member testing
- Member of Local 32 Joint Apprenticeship Training Committee

Seattle Area Pipe Trades	Instructor	2002 – 2016
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- Part time evening instructor at Local 32 Joint Apprenticeship Training Center
 - Courses taught included Mechanical code; Chillers and Chilled water systems.

McKinstry Co.	Foreman – Downtown Group	1996 - 2016
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- Began career as an entry level tradesman in 1996
- Worked up to the Service Foreman position of the downtown group
- Ran the heavy tonnage centrifugal and large screw chiller group
- Resigned to take the Local 32 business agent position.

ICC Industrial	Construction Tradesman	1990 – 1996
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- Worked for a small local construction company building out tenant improvement spaces along with other forms of light commercial construction.

Crane Design	Architectural Designer	1988 – 1990
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- Designed and hand-drafted residential homes for a Kent East Hill design/build firm.

EDUCATION / CERTIFICATION

- 2007 Completed United Association teaching certificate
- 1988 Completed Associates Degree in Architectural design
- 06a HVAC/R Specialty Electrical license
- 07 Maintenance Specialty Electrical license
- Seattle City Journeyman Refrigeration Mechanic license
- Seattle City Gas Piping Mechanic license
- EPA CFC refrigerant handling certification
- Trane factory CVHE teardown certificate
- Trane factory CH530 controls certificate
- McQuay factory 063, 087 and 126 compressor teardown certificate
- McQuay factory OITS / MicroTech II controls certificate
- York factory OptiView centrifugal controls certificate
- Carrier factory PIC controls certificate

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

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Roster:

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6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
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SELF-IDENTIFIED DIVERSITY CHART

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Mayor	10	3			1					12			
Council													
Other													
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Legislation Text

File #: Appt 01688, **Version:** 1

Reappointment of Lachlan Pries Foss as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Lachlan Pries Foss</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—Residential Building Owner/Operator, Position 7</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Normandy Park, WA	Zip Code: 98166	Contact Phone No.: [REDACTED]
Background: Lachlan Foss works as a construction manager for Bellwether Housing, primarily focusing on pre-construction and construction phase consulting for multi-family projects serving low income and special need populations. He has also worked as a commercial project manager for a mid-size construction company and has been a project architect for a smaller firm specializing in commercial and custom residential design and construction oversight. He is a LEED accredited associate and has been a National Council of Architectural Review Board member.		
Authorizing Signature (original signature): 	Appointing Signatory: <i>JennyA. Durkan</i> <i>Mayor of Seattle</i>	
Date Signed (appointed): 8/13/20		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Lachlan Pries Foss

Senior Construction Manager



Current Role and Responsibilities

With over 30 years of development experience, Lachlan plays a lead role in construction project management at Bellwether. His experience includes 6 years as construction manager on affordable housing projects for low-income and special needs populations, 18 years representing general contractors and owners, and 6 years as a project architect in Bellevue, Washington. He has overseen comprehensive construction services on projects throughout the Northwest, managed collaborative professional consultant teams, and maintained a consistent focus on constructability, budget, and schedule.

Representative Projects

Rose Street Apartments Phase II, Seattle, WA

The Rose Street Phase II project is currently exploring site development capacity and community partnerships to support a mixed-use development with an estimated 15,000 sf of retail space and approximately 150 apartments adjacent to Bellwether's existing 71-unit Rose Street Apartments in the Rainier Beach neighborhood.

DESC, The Estelle, Rainier Valley, WA

Construction manager for new construction of 91 units of supportive housing in a 6-story building. Completed February 2018.

Arbora Court, Seattle, WA

Construction manager for new construction of 133 units of workforce housing in a 5 over 2 building. Completed May 2018.

Compass Housing Broadview, Seattle, WA

Construction manager for new construction of 59 units of supportive housing in a 3-story building over 1-level of underground parking. Anticipated completion 2019.

Contact



Community Engagement

Board Member, Construction Code Advisory Board
City of Seattle,
Seattle, WA

Board Member
ALANO Club of the Eastside
Bellevue, WA

Professional History

1992 – 2010
Staff Architect
Woodman Construction
Bellevue, WA

1986 – 1992
Project Architect
Ned Nelson Architects
Bellevue, WA

Education

B.A. in Environmental Design
University of Washington

Master of Architecture
California Polytechnic State
University
San Luis Obispo

WA State Licensed Architect
NCARB

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SELF-IDENTIFIED DIVERSITY CHART

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Legislation Text

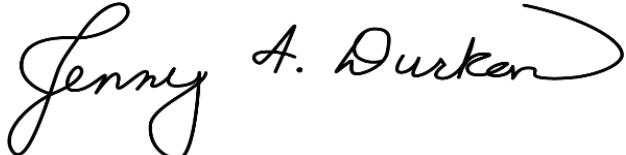
File #: Appt 01689, **Version:** 1

Reappointment of Greg Gilda as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Greg Gilda		
Board/Commission Name: Construction Codes Advisory Board		Position Title: Member—Structural Engineer, Position 1
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: District 5, North Seattle, Maple Leaf	Zip Code: 98155	Contact Phone No.: [REDACTED]
Background: Greg Gilda has over 30 years of experience as a structural engineer and is currently a Vice President with DCI Engineers, a local civil and structural engineering firm. He has managed many projects (both high and low profile) throughout Washington, Oregon, and California including the Cedar Speedster mass timber office building, Woodland Park Zoo penguin exhibit, the Watershed Office Building in the Fremont neighborhood and a large number of single and multi-family residential structures. He has served two terms as the chairperson for the Construction Codes Advisory Board. He is a member of the Structural Engineers Association of Washington. He has also published articles including “Seismic Retrofit with Fiber Reinforced Polymers: Using ASCE-41 to Retrofit a Multistory Concrete Building” in STRUCTURE magazine.		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny Durkan Mayor

*Term begin and end date is fixed and tied to the position and not the appointment date.

Date Signed (appointed): 8/13/20	
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**Term begin and end date is fixed and tied to the position and not the appointment date.*

→ GREG GILDA, PE, SE

SEATTLE, WASHINGTON



PROFESSIONAL TITLE:
Principal

EDUCATION:
Graduate Degree Program in
Construction Management,
University of Washington, Course
Work Completed in 1997

B.S., Civil Engineering,
Cornell University, 1988

REGISTRATION:
Civil & Structural: Washington and
California

Civil: Colorado

PROFESSIONAL SOCIETIES:
Structural Engineers Association of
WA (SEAW)

Associated Builders and Contractors
(ABC), Framers' Council

Greg Gilda has 30+ years of experience in structural engineering and project management including the design for commercial, educational, residential, religious, and public projects comprised of concrete, steel, masonry and wood. Since joining DCI, he established a holistic engineering perspective about efficient design, construction methodologies, cost-savings, and implementation strategies. His talent in finding solutions and his mentorship ability advanced him to his current principal role at the firm.

Greg contributed his engineering expertise for numerous DCI projects ranging from transit-oriented developments to occupancy changes to design-build office buildings. His craft was applied to the Station at Othello Park, Bellevue First Congregational Church, Data 1, and the Terry Avenue Office Building (his first LEED building). His active participation with local and national industry associations also makes him and his team an ideal resource for any client. Greg strongly believes team members are what make a project stand out, rather than just the structure itself.

THE TERRY THOMAS OFFICE BUILDING (CERTIFIED LEED® PLATINUM), Seattle, WA, Weber Thompson and First Western Development Services, Inc.
THE BULLITT CENTER (DESIGNED LEED® PLATINUM AND TO ACHIEVE LIVING BUILDING STATUS), Seattle, WA, Miller Hull Partnership, LLC
SUNSET ELECTRIC, Seattle, WA, Weber Thompson
45TH AND BAGLEY APARTMENTS, Seattle, WA, 45th and Bagley Properties, LLC and Weber Thompson Architects
202 WESTLAKE, Seattle, WA, Donahou Design Group
METRO 112 MIXED USE, Bellevue, WA, Simpson Housing, Ltd.
HJÄRTA - PRYDE*JOHNSON BALLARD MIXED-USE (LEED® SILVER), Seattle, WA, GGLO; Pryde* Johnson Urban Environments, LLC
CIRCA GREENLAKE, Seattle, WA, CollinsWoerman
THE STATION AT OTHELLO PARK (LEED® SILVER), Seattle, WA, Perkins + Will
BALLARD COMMUNITIES CONDOMINIUMS, Seattle, WA, Triad Development
LEVA ON MARKET, Seattle, WA, GGLO; Trammel Crow Company
FIRST & VINE APARTMENTS (SUNSET HOUSE), Seattle, WA, GGLO; Bellwether Housing
100 REPUBLICAN (LEED® SILVER), Seattle, WA, Runberg Architecture Group PLLC
523 BROADWAY EAST, Seattle, WA, Essex Property Trust
BRIX CONDOMINIUMS, Seattle, WA, Schnitzer West, LLC
SUNSET ELECTRIC, Seattle, WA, Weber Thompson

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	m	n/a	1.	Electrical Contractor	Joe Tremblay	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	2.	Commercial Building Owner/ Operator	Bill Babbitt	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	3			1					12			
Council													
Other													
Total													

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
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 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

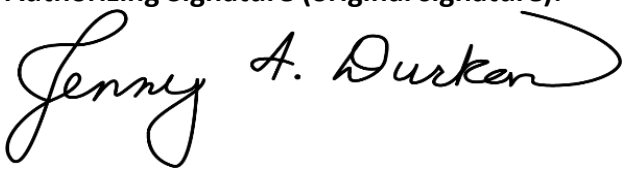
File #: Appt 01690, **Version:** 1

Reappointment of Robert Steven Lane as member, Construction Codes Advisory Board, for a term to June 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Robert Steven Lane</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—General Public, Position 3</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2019 to 6/1/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Kenmore, WA	Zip Code: 98028	Contact Phone No.: [REDACTED]
Background: Rob is a LEED Accredited architect with 30 years' experience in architecture and project management. He has worked as a Senior Technical Architect with NBBJ Architects on design development through construction of diverse projects including the development of the downtown Amazon campus, the Smith Tower Residential conversion, and Seattle Art Museum expansion. He is a member of the American Institute of Architects.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: <i>Jenny Durkan</i> <i>Mayor</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

ROBERT STEVEN LANE A.I.A.

Management of the built environment and the life of Seattle's culture through architecture.

Summary

Washington State Licensed Architect #6334. LEED Accredited. 30 years' experience in architecture and project management. Experienced in dealing with public entities such as the Seattle Building Department, Seattle Fire Department, Seattle City Light, Puget Sound Energy. Strong communicator using graphic, verbal and writing skills, appeared before public boards. Excellent research, organizational and time management skills to get projects accomplished. Capable of working independently or as part of a team. Self-motivated. Member American Institute of Architects.

2008 University of Washington Real Estate Development Certificate taught me about ROI, NPV, IRR.

Select Recent Architectural Experience

1988-present all projects with NBBJ Architects Seattle.



Global Internet Retailer Corporate campus

(Senior Technical Architect) 2012 – present

Development of Block 14, Block 19, Block 20 from Design Development thru Construction Documents. Block 14 consists of a 900,000 sf office tower and 40,000 meeting center for 1,400 occupants, Block 19 consists of a 935,000 sf office tower and 65,000 spherical multipurpose office building. Block 20 consists of two office buildings total 1,091,000 sf with 44,500 sf retail.



Global Internet Retailer Corporate campus

(Senior Technical Architect) 2012 – present

Master Use Permit for 3 entire Seattle city blocks, including City's first use of the Planned Community Development. Schematic Design for entire Blocks 14, 19 and 20. Each block built out to maximum FAR, 3 towers and 4 smaller buildings for 3.3 million square feet and 1200 car garages. Communication with City agencies, Zoning, City Light, SDOT, SPU, DRB.



Smith Tower Residential Conversion

(Senior Technical Architect) 2007 - 2009

Conversion of landmarked Historic Building from office to residential condominiums. Architectural team leader at nbbj, responsible for oversight and scheduling of architectural team's work. Coordinated all subconsultants work. Daily verbal and written communication with owners and all construction trades. Included negotiations with City officials to allow the project to move forward given the historic building did not comply with current Energy and Life Safety codes.



Russell Investments Center (formerly WaMu Center) / Seattle Art Museum Expansion

(Senior Technical Architect) 2002 - 2006

Shell/core team leader at nbbj, responsible for oversight and scheduling of architectural team's work. Coordinated all subconsultants work and associate architects work. Daily verbal and written communication with owners and all construction trades. Two years of negotiations with City officials to allow the project to move forward. 20 year phasing plan for Museum. 2006 NAIOP Office Development of the Year.



Central Building

(Project Manager) 2002

Managed complete real estate conversion services for eight story turn of the century building into dot.com headquarters, including exterior revitalization, interior lobby redesign, interiors for all floors and leasing documents / BOMA calculations. Phased proposal to add four-stories to existing building. Daily verbal and written communication with owners.



Seaboard Building

(Technical Architect) 1998 - 2000

Shell/core team leader at nbbj, responsible for oversight of architectural team's work. Coordinator of all subconsultants work. Daily verbal and written communication with owners and contractors. Rewrote zoning code to allow the project to move forward. Creation and management of Lease Outline Documents. 2002 NAIOP Renovation of the Year.



Pacific Place (urban high-rise restaurant/retail/cinema complex)

(Shell and Core Technical Architect, Tenant Coordination Project Manager) 1992 - 1996

Shell/core team member at nbbj, provided all architectural services for owner's integration of 40 retail tenants into the structure including custom exterior tenant storefronts. Coordinated all subconsultants work. Daily verbal and written communication with owners and contractors. Tenant coordination/leasing effort included creation of owner's Exhibit Leasing Drawings and Lease Outline Drawings for all tenants. Lead high-rise negotiations with Seattle Fire Department and Seattle Building Department.

1999 Grand Award for Construction excellence, Associated General Contractors of Washington.



Coliseum Theater/Banana Republic adaptive reuse, 5th and Pike, Seattle.

(Shell and core Technical Architect, Tenant Coordination Project Manager) 1992

Project Architect for restoration of historic landmark cinema and for new use as retail space. Conceptual Design through Construction Administration. Worked closely with tenant (Banana Republic), owner (Alhadeff family) and contractor (Rafn Company) towards a grand opening on time and under budget. Project success also attributed to owner and contractor through Partnering. NBBJ 1995 Project of the Year.



Polo Ralph Lauren Retail Store Rollout (nationwide)

(retail store designer, Architect) 1991 - 1992

Store design, documentation, permitting for approx. 10 units

Daily communications with Mall Management, Building Departments, Owners, Contractors.



Generra Retail Outlet Store Rollout (nationwide)

(retail store designer, Architect) 1990 - 1991

Store design, documentation, permitting for approx. 20 units

Daily communications with Mall Management, Building Departments, Owners, Contractors.



Eddie Bauer Retail Store Rollout (nationwide)

(retail store designer, Architect) 1988- 1990

Store design, documentation, permitting for approx. 50 units

Including downtown Seattle flagship store

Daily communications with Mall Management, Building Departments, Owners, Contractors.

Technology

Sketchup 2017, BlueBeam Revue, Excel 2017, InDesign, Photoshop, Microsoft Project

Education – Accreditation

University of Washington, Certificate in Real Estate Development 2008

University of Idaho, Moscow: 1986 Bachelor of Architecture

London Architectural Association, London, spring 1985

NBBJ Oregon travel scholarship to Spain 1992

LEED V2.1 accredited

Member American Institute of Architects

Professional Leadership

2016 – present City of Seattle Construction Code Advisory Board

2012-2017 nbbj Building Design Intelligently Realized committee

2012 Skanska Construction Technology Seminar organizer – nbbj

2011 NIST Building Envelope Science and Technology Conference

2010 Best Damn Building Envelope In the World seminar organizer - nbbj

2009 Quality Control – Now and Later organizer - nbbj

2009 Leading Change – nbbj internal Leadership Program – mentor/coach

2008 From Code to Gold LEED (how to achieve Gold without really trying) seminar organizer – nbbj

2007 Curtainwall Technology seminar organizer - nbbj

2007 nbbj Project Delivery Leader committee

2007 nbbj Design Award - for individual that developed solution leveraged nbbj's competitive advantage

2006 nbbj Lean Design committee

2006 Seattle DPD code committee for Director's Rule 6-2006 "Earthquake Standards"

2001 - 2002 nbbj United Way Campaign organizer

1994 Construction Specification institute keynote speaker on Terra Cotta restoration

Community Service

2010 – 2017 Assistant Scoutmaster Troop 582 Kenmore, Washington

2010 – 2017 Advisor Northlakes District Order of the Arrow, Boy Scouting's National Honor Society

2010 Course Director Woodbadge, Boy Scouting's adult leadership program

2005 Boy Scout National Jamboree organizing committee

2003 Scoutmaster Troop 565 Kirkland, Washington

1996 Oregon Butterfly Conservatory, museum design/marketing for non-profit seeking building grants

1994 - 2006 Juvenile Diabetes Gingerbread houses, created massive gingerbread house for charity auction

1994-1996 Seattle Architectural Foundation, speaker on terra cotta & other historic topics

1993 Garfield High School Student Store, helped design/produce construction drawings with students

1992 Architecture Explorer Scouts, taught 35 Inner City Seattle high-school kids basic architectural skills

1978 Eagle Scout with gold and silver palms

Professional references

Duane Jonlin, City of Seattle Energy Code an Advisor, [REDACTED]

Frankie Wooden, Construction Manager [REDACTED]

Brad Walsh, Project Manager, GE Johnson Construction [REDACTED]

Frank Long, DLI Corporation, [REDACTED]

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

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Roster:

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6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
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Legislation Text

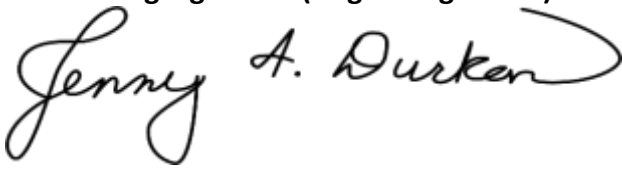
File #: Appt 01691, **Version:** 1

Reappointment of Jim Safranek as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Jim Safranek		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—Architect, Position 11</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: District 6, Northwest Seattle, Wallingford	Zip Code: 98103	Contact Phone No.: [REDACTED]
Background: Jim is the Principal of the Safranek Group LLC, a consulting firm which conducts site surveys and reviews plans for compliance with multiple codes including the International Building Code (IBC), the California Building Code (CBC), and amended versions of the IBC utilized by States and Municipalities across the United States for projects. He specializes in helping clients determine the compliance of their projects with the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), Section 504 of the 1973 Rehabilitation Act, Architectural Barriers Act (ABA) and older editions of national building codes as well as the Seattle Building Code. He has provided code analysis services for numerous projects including a fire resistance assessment for Harborview Medical Center, a Terminal egress study for Sea Tac, WA, and drawing reviews and site surveys for Derby SLU Apartments, Pivot Apartments, and One88 Condominiums in Bellevue. He has 30 years of experience as a registered architect and numerous certifications including certified building official (CBO), inspector, plans examiner, and accessibility inspector.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.



Jim Safranek

Building Code and Accessibility Consultant

Jim Safranek, RA, CBO, CASp, RAS is the Principal of the Safranek Group LLC, a consulting firm that specializes in building code and accessibility consulting. The scope of the Safranek Group's building code consulting includes the International Building Code (IBC), the California Building Code (CBC), and amended versions of the IBC utilized by States and Municipalities across the United States. Accessibility consulting includes the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), Section 504 of the 1973 Rehabilitation Act, Architectural Barriers Act (ABA) and Building Codes, including the Seattle Building Code (SBC), IBC, and the CBC.

As a building code and accessibility expert, Mr. Safranek brings to projects, over 30 years of practical experience as an architect. Mr. Safranek has provided building code and accessibility consulting services nationally, including drawing reviews and surveys of properties for compliance with both building code and accessibility requirements.

Education

Bachelor of Architecture
University of Arkansas, 1987

Certifications

Registered Architect (RA)
(Washington and Tennessee)

Certified Building Official (CBO)

Certified Plans Examiner
(Residential and Commercial)

Certified Inspector
(Residential and Commercial)

Certified Accessibility
Inspector/Plans Examiner

Certified Access Specialist program
(CASP) - California

Registered Accessibility Specialist
(RAS) - Texas

Certified Construction Contract
Administrator (CCCA)

Affiliations

ICC

CASI

APA

CSI

Project Experience

Building Code Consulting

- Harborview Medical Center, Fire Resistance Assessment—Seattle, WA
- Sea-Tac International Airport, Terminal Egress Study—SeaTac, WA
- Amazon Headquarters, Building Code Analysis/Drawings—Seattle, WA
- University of Washington, North Campus Housing—Seattle, WA
- Arthouse Apartments, Change of Use Analysis—Seattle, WA
- Castle Court Apartments, Summary Building Code Analysis—Seattle, WA
- Interbay Lofts, Summary Building Code Analysis—Seattle, WA

Accessibility Consulting

- One88 Condominiums, Drawing Reviews and Site Surveys—Bellevue, WA
- Koda Condominiums, Drawing Reviews—Seattle, WA
- Derby SLU Apartments, Drawing Reviews and Site Survey—Seattle, WA
- Pivot Apartments, Drawings Reviews and Site Surveys—Seattle, WA
- Wellquest Adult Living Center, Research and Assessments—Sparks, NV
- Arnada Apartments, Due-Diligence Site Survey—Vancouver, WA
- Accessibility Litigation, Site Surveys—Bothell, Redmond, Tacoma, WA

Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

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6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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Mayor	10	3			1					12			
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 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

File #: Appt 01692, **Version:** 1

Reappointment of Judy Tucker as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Judy Tucker</i>		
Board/Commission Name: <i>Construction Codes Advisory Board</i>		Position Title: <i>Member—General Public, Position 8</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Council District 7, Pioneer Square to Magnolia, Magnolia	Zip Code: 98199	Contact Phone No.: [REDACTED]
Background: Judy has practiced architecture for over thirty years and is the founder of Form + Function Architecture. She specializes in the design of single-family homes (both new and remodels), urban infill multi-family projects, housing for special needs populations, and small specialized commercial projects. She has worked as a consultant providing expert witness services code /development analysis for projects. She is the past chairperson of the Construction Codes Advisory Board and currently serves in a General Public position. She is a member of the American Institute of Architects (AIA) and is the co-chair of the AIA Seattle Code Committee.		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20		Appointing Signatory: Jenny Durkan <i>Mayor</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Form + Function Architecture, LLC

Judy Tucker, AIA

Principal / Architect

Experience

Judy has been practicing architecture for over thirty years and founded Form + Function Architecture on July 1, 2005. F+F specializes in single family homes (both new and remodels), urban infill multi-family projects, housing for special needs populations, and small specialized commercial projects. In addition, F+F provides services as an expert witness (code specialist) as well as a code /development consultant. F+F is dedicated to quality design and customer service and has a strong commitment to community service giving back in both time and resources.

Multi-Family, Mixed Use & Commercial Project Experience:

Code Consulting/Remodel Reviews

Ongoing support to several high-rise condominiums downtown (including Watermark Tower, Newmark, Bay Vista, Mosler Lofts, Millennium Tower & others) on code issues that arise or remodel submittals from condominium homeowners on behalf of the HOA

Repair/Maintenance of Multi-Family Project

Project Architect/Consultant – working with Plymouth Housing on repairs to the 25 year old building (+/-) including an exterior exit stair, planters and patio including covered roof/trellis and screening. Working includes PT slab repairs and waterproofing details.

Island Center Homes – Vashon Congregate Residences

Project Architect – completed feasibility studies/funding applications and assembling design team for permit & construction documents for seniors, veterans and special needs population and will provide low income housing for 40 individuals. Proposed grey water cistern for toilets and site watering, solar panels, pea patch and picnic tables, group parking lot, bicycle storage and rain garden/detention pond. Public funded project for Vashon HouseHold. Goal to start Construction Spring 2020.

Fishing Warehouse Addition

Project Architect – permit drawings in progress for the expansion of existing warehouse in Magnolia industrial area. Accessible restrooms, break rooms and new conference room and warehouse space – includes exiting and parking studies.

Metro Dog TI

Project Architect – permit in progress for the relocation of Metro Dog (dog daycare) to new building in the industrial area of Magnolia. Accessible restrooms, break room and general layout for new business including offices, laundry/food prep and play/training areas for the dogs.

Sunflower Plat – Vashon Tiny Houses

Project Architect – completed feasibility studies/permit & construction documents for a clustered development with 14 low income tiny houses on a plat with rain garden/detention pond, parking lot, playground, well and undisturbed natural area for a condominium community. Coordinated with client/board & King County during funding & permitting including Construction Administration. Completed Construction late Spring 2017.

Puget Sound Community School

Project Architect – completed feasibility studies on multiple locations before client decided to remodel/expand current school in existing office building. Assisted with negotiations with building owner, International District Neighborhood Committee and permitting process.

Newport Houses

Project Architect - Feasibility Study/Construction documents for 4 new single family residences clustered on one large parcel with both common and private land. Coordinating design team on short plat application and single family house permits. Construction of the last house completed in the Spring 2019. This is a repeat client – multiple single family/townhouse site development projects.

2800 Thorndyke

Project Architect – completed feasibility studies on multiple projects before selection of this building with owner. New office space in existing office/warehouse building. Involved from funding/feasibility study to permitting to Construction Administration and move-in support.

Northup North

Project Architect – completed feasibility studies/permit & construction documents on two of the 3 floors of this office building including change of use permits and TI's for 4 spaces. Involved from funding/feasibility study to permitting to Construction Administration and move-in support. Ongoing building support provided as needed.

Flying Saucer Pizza

Project Architect – new TI for a restaurant in Redmond.

Health Moves Natural Medicine Clinic

Project Architect - Feasibility Study (preliminary plans, site evaluation and code research), Permit Documents and construction administration support as needed for new clinic including all application meetings with City of Woodinville.

Briarwood Project

Project Architect – Congregate Residence for a 23 special needs residents with 1 apartment unit for on-site manager. Coordinated with Client and Development Consultant to acquire multiple public funding sources for this project.

Single-Family Project Experience:

I have worked on a multitude of residential projects ranging in size/budget from as small as a bathroom or kitchen remodel to a complete house renovation or new construction ranging in cost from as low as \$20,000 to as high as \$7 million dollars and have been actively involved from Master Plan/feasibility study including all materials/finishes selections to full Construction Administrative services (acting as the Owner's agent) including all permitting/City negotiations, contractor/design team coordination, review/approval of draw requests, regular observation of construction activities, punchlists, and furniture layouts or move in support if desired. I work with each client to determine the scope of work that they desire to provide them with the support needed to see the project through completion.

The firm currently has over 20 active residential projects in all levels of design from feasibility studies to construction.

Education

Design Firm Leadership & Management, certification course, University of Washington, 2003
Bachelor of Arts in Architecture, University of Washington, 1986

Registration

Architect, State of Washington, 1996

Professional Affiliations and Activities

Member - American Institute of Architects, 1996-Present
Seattle Construction Code Advisory Board - Fall 1997-Fall 2007, Nov 2015-present
Mayor Appointed Board member with 2 terms as Chair
Member/Current Co-Chair - AIA Seattle Code Committee, Nov. 1996-Present
Member - Seattle Building Enclosure Council, 2005 - 2007
Commercial Areas Advisory Committee (Land Use Code), 2003
Member - DCLU Permitting & Standards Committee for FEMA - Seismic Home Retrofit, Jan. 1998-March 2001, completed 2007 updates.
Member - AIA Seattle/Housing Task Force, 1998

Honors

Featured in Tauton Press book on cabins/cottages, Fall 2005

Featured in Daily Journal of Commerce for the 81 Vine Building, September 2001

Grand Street awarded "Should Be Built" in Housing Seattle Program, 1998

Featured in the Seattle Times/AIA Housing the Northwest Program for 21st Street Houses w/
HomeSight, 1997

American Wood Council Idea House, Member of the Design Team, 1990

St. John Vianney Parish Church Design Competition, Honorable Mention, 1989

AIA Home of the Month, Member of the Design Team, 1988

Mercer Island Visual Arts League Scholarship, 1982

FORM + FUNCTION ARCHITECTURE



Construction Codes Advisory Board

13 Members: Pursuant to Section 105 of the Seattle Building Code, all members subject to City Council confirmation, 3-year terms:

- 13 Mayor- appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	m	n/a	1.	Electrical Contractor	Joe Tremblay	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	2.	Commercial Building Owner/ Operator	Bill Babbitt	6/2/2019	6/1/2022	1	Mayor
6	m	n/a	3.	General Public	Robert Steven Lane	6/2/2019	6/1/2022	3	Mayor
1	f	2	4.	Developer or Bldr of Res Property	Lily Iftner	6/2/2019	6/1/2022	1	Mayor
6	m	6	5.	General Contractor	Finnegan Wetterau	6/2/2018	6/1/2021	1	Mayor
6	m	5	6.	Electrical Engineer	Charles E. Beck	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	7.	Res. Building Owner/ Operator	Lachlan Pries Foss	6/2/2018	6/1/2021	2	Mayor
6	f	7	8.	General Public	Judy Tucker	6/2/2018	6/1/2021	2	Mayor
6	m	n/a	9.	Mechanical Engineer	Eric Vander Mey	6/2/2018	6/1/2021	3	Mayor
6	m	5	10.	Structural Engineer	Greg Gilda	6/2/2018	6/1/2021	3	Mayor
6	m	n/a	11.	Architect	Jim Safranek	6/2/2018	6/1/2021	3	Mayor
6	m	6	12.	General Public	Jamie P. Yengel	6/2/2018	6/1/2021	1	Mayor
6	m	n/a	13.	Organized Labor	Joel Crabtree	6/2/2018	6/1/2021	2	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	3			1					12			
Council													
Other													
Total													

Key:

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Legislation Text

File #: Appt 01693, **Version:** 1

Reappointment of Eric Vander Mey as member, Construction Codes Advisory Board, for a term to June 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Eric Vander Mey		
Board/Commission Name: Construction Codes Advisory Board		Position Title: Member—Mechanical Engineer, Position 9
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 6/2/2018 to 6/1/2021 <input type="checkbox"/> Serving remaining term of a vacant position	
Residential Neighborhood: Sammamish, WA 98029	Zip Code: 98029	Contact Phone No.: [REDACTED]
Background: Eric has been involved with code development in Seattle and Washington over his 20+ career as a mechanical engineer in the HVAC industry. He is a principal with Rushing Company and has worked on a variety of projects including Olympic Tower, Aegis Holman Retirement, Northgate Mall Redevelopment, 450 Alaskan Way, Costco Corporate Campus, and a variety of project at the University of Washington. He currently serves as the mechanical engineer representative on the State of Washington Building Code Council and has been a member of CCAB since 2008. Eric is a LEED Accredited Professional (AP).		
Authorizing Signature (original signature):  Date Signed (appointed): 8/13/20	Appointing Signatory: Jenny Durkan Mayor	

*Term begin and end date is fixed and tied to the position and not the appointment date.



Eric Vander Mey, PE, LEED® AP
Principal
Mechanical Engineer

Biography

Eric has been involved in code development in Seattle and Washington over his 20+ career as a mechanical engineer in the HVAC industry. Eric has a unique ability to understand complex problems and brainstorm solutions that are cost effective and sustainable. Eric has a passion for details and brings this skill to his projects. Eric understands the building codes and the process of code development.

Projects (brief list of past and present projects)

- Olympic Tower, Seattle WA
- Aegis Holman Retirement, Seattle WA
- Northgate Mall Redevelopment, Seattle WA
- 450 Alaskan Way, Seattle WA
- Costco Corporate Campus Office B4, Issaquah WA
- University of Washington, Willow Hall, Seattle WA
- University of Washington, Madrona Hall, Seattle WA
- University of Washington, McCarty Hall, Seattle WA
- University of Washington, Hansee Hall Mech Cent Plants
- University of Washington, Terry Hall, Seattle WA
- University of Washington, Maple Hall, Seattle WA
- University of Washington, Lander Hall, Seattle WA
- Institute for System Biology TI at 401 Terry, Seattle WA
- Seattle Maritime Academy, SCCC, Seattle WA
- Avalon Ballard, Seattle, WA
- Fun Forest Redevelopment, Seattle WA
- First Hill Streetcar Maintenance Facility, Seattle, WA
- 6th & Lenora Apartments, Seattle, WA
- Pike Place Market Renovation, Phases 1, 2, 3, Seattle WA
- Seattle University, Admissions & Alumni Bldg, Seattle WA
- Seattle University, Law School Annex, Seattle WA
- Seattle University, Fitness Center, Seattle WA
- Russell TI at Chase Center, Seattle, WA
- Washington Mutual Center, Seattle WA
- 505 Union Station, Seattle WA
- Ballard Lofts, Seattle WA
- 2200 Westlake, Seattle WA
- Mirabella Retirement Community, Seattle WA
- Fairview Research Center, Seattle WA
- Ninth & Stewart Life Sciences Building, Seattle WA
- Program for Appropriate Technology in Health, Seattle WA
- Seattle Art Museum, Seattle WA
- Seattle Children’s Theatre, Seattle WA
- Space Needle Lower Level Plaza, Seattle WA
- Madison Renaissance Hotel, Seattle WA

Building Types

- High Rise
- Office Buildings & Corporate Campus’
- Convention Centers
- Retail & Restaurants
- Hospitals & Medical Offices
- Laboratories
- Data Centers
- World Class Museums
- Historic Landmarks

Education

Dordt College, Bachelor of Science
Mechanical Engineering, 1997
LEED Accredited Professional v.2.1, 2006
Professional Engineer, WA State, 2003

Committee Experience

State of Washington, Washington State
Building Code Council, (WSBCC)
representing Mechanical Engineers,
2011 to Present

State of Washington, Mechanical &
Ventilation Code Technical Advisory
Committee (TAG), 2009

City of Seattle, Construction Codes
Advisory Board (CCAB) representing
Mechanical Engineers, 2008 to Present

Seattle DPD, Mechanical Subcommittee for
2009 IMC Seattle Amendments Review

Puget Sound ASHRAE Chapter, Board
Member Nominating Committee, 2008

Seattle DPD, Mechanical Subcommittee for
2006 IMC Seattle Amendments Review

ASHRAE, TEGA Committee, 2002-2003

ASHRAE, TEGA Waterside Economizer
Subcommittee, 2002-2003

References

Scott Rushing
Rushing Company 206.248.9700

JR Fulton
UW HFS 206.221.7468

Mike Greenheck
Holaday-Parks 206.248.9700

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