

Ordinance No. 123294

COCA COLA

The City of Seattle – Legislative Department

Council Bill No. 116835

Council Bill/Ordinance sponsored by: *Gregory S. Cannon*

AN ORDINANCE relating to historic preservation, imposing controls upon the Coca Cola Bottling Plant, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Committee Action:

Date	Recommendation	Vote
<u>0429.10</u>	<u>APPROVE</u>	<u>20 SC, SB</u>

Related Legislation File: _____

Date Introduced and Referred: <u>4.12.10</u>	To: (committee): <u>Built Environment</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>5.10.10</u>	Date Presented to Mayor: <u>5.11.10</u>
Date Signed by Mayor: <u>May 13, 2010</u>	Date Returned to City Clerk: <u>May 14, 2010</u>
Published by Title Only _____	Date Vetoed by Mayor:
Published in Full Text <u>✓</u>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
<u>5.10.10</u>	<u>Passed</u>	<u>7-0 Excluded TB, TR</u>

Law Department

ORDINANCE 123294

AN ORDINANCE relating to historic preservation, imposing controls upon the Coca Cola Bottling Plant, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on June 18, 2008, voted to approve the nomination of the improvement (the building) and a portion of the parcel of property on which the improvement is located at 1313 East Columbia Street in Seattle (the improvement and the property are collectively referred to as the "Coca Cola Bottling Plant" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 6, 2008, the Board voted to approve the designation of the Coca Cola Bottling Plant under SMC Chapter 25.12; and

WHEREAS, on July 15, 2009, the Board and the owner of the designated landmark agreed to controls and incentives; and

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

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of the parcel of property on which the improvement is located, collectively referred to as the "Coca



1 Cola Bottling Plant” for the purposes of this ordinance, and physically located at 1313 East
2 Columbia Street in Seattle, is hereby acknowledged.

3 A. Legal Description.

- 4 1. The Coca Cola Bottling Plant is located on a portion of the parcel legally
5 described as:

6 All of Block 13, Supplementary Plat of Edes and Knight’s Addition to the City of
7 Seattle, according to the Plat recorded in Volume 2 of Plats, Page 194, in King
8 County, Washington.

- 9 2. The portion of the parcel to be designated as a landmark is as follows:

10 Lots 7-12, and the eastern 23 feet of Lots 1-6, Block 13, Supplementary Plat of
11 Edes and Knight’s Addition to the City of Seattle, according to the Plat recorded
12 in Volume 2 of Plats, Page 194, in King County, Washington.

13 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

14 25.12.660.A.2 the following specific features and/or characteristics of the Coca Cola Bottling
15 Plant are designated:

- 16 1. The exterior of the building.
17 2. The portion of the parcel of property legally described above in Section 1.A.2,
18 located at 1313 East Columbia Street in Seattle.

19 C. Basis of Designation. The designation was made because the Coca Cola Bottling
20 Plant has significant character, interest or value as a part of the development, heritage or cultural
21



1 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,
2 and because it satisfies the following from SMC 25.12.350:

- 3 1. It embodies the distinctive visible characteristics of an architectural style, period,
4 or of a method of construction (SMC 25.12.350.D).
- 5 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
6 an easily identifiable visual feature of its neighborhood or the City and contributes
7 to the distinctive quality or identity of such neighborhood or the City (SMC
8 25.12.350.F).

9
10 Section 2. CONTROLS: The following controls are hereby imposed on the features and
11 characteristics of the Coca Cola Bottling Plant that were designated by the Board for
12 preservation:
13

14 A. Certificate of Approval Process.

- 15 1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a
16 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
17 the time for denying a Certificate of Approval must have expired, before the
18 owner may make alterations or significant changes to the following specific
19 features or characteristics:
20
21 a. The exterior of the improvement (the building).
22
23 b. The portion of the parcel of property legally described in Section 1.A.2,
24 located at 1313 East Columbia Street in Seattle.
- 25 2. No Certificate of Approval is required for the following:
26
27
28



- 1 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
- 2 b. The removal/addition of the following landscape elements: trees less than
- 3 eight inches in diameter measured four and one-half feet above ground,
- 4 shrubs, perennials and annuals.
- 5 c. Temporary site furnishings, including benches, trash receptacles and book
- 6 drop boxes.
- 7 d. Temporary and ADA signage.
- 8 e. Realignment, regrading, and re-striping of the parking areas west and south of
- 9 the building.
- 10 f. Removal, addition, or alterations to fencing on Lots 1-6 and all of Lot 12.
- 11 g. Installation or repair of underground irrigation, providing that the site is
- 12 restored in-kind.
- 13
- 14

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

- 16 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
- 17 Ordinance according to the following procedure:
- 18 a. The owner shall submit to the City Historic Preservation Officer (CHPO) a
- 19 written request for the alterations, including applicable drawings and/or
- 20 specifications.
- 21 b. If the CHPO, upon examination of submitted plans and specifications,
- 22 determines that the alterations are consistent with the purposes of SMC
- 23
- 24
- 25
- 26
- 27
- 28



1 Chapter 25.12, the alterations shall be approved without further action by the
2 Board.

3 c. If the CHPO does not approve the alterations, the owner may submit revised
4 materials to the CHPO, or apply to the Board for a Certificate of Approval
5 under SMC Chapter 25.12, as provided in Section 2.A.
6

7 2. The CHPO shall transmit a written decision on the owner's request to the owner
8 within 14 days of receipt of the request. Failure of the CHPO to approve or
9 disapprove the request shall constitute approval of the request.

10 3. CHPO approval for changes or alterations to the designated features or
11 characteristics of the landmark described in Section 1.B of this Ordinance, is
12 available for the following:

13 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
14 escapes, pipes, and other similar wiring or mechanical elements necessary for
15 the normal operation of the building.
16

17 b. Installation of, or alterations to, exterior light fixtures, including security
18 lighting.
19

20 c. Installation of, or alterations to, security system equipment.

21 d. Removal, addition or alterations to the ramps, stairs, and canopies on the west
22 side of the building.
23

24 e. Addition of code-required exits based on the building use.

25 f. Signage other than signage excluded in Section 2.A.2.d.
26
27
28



- 1 g. Removal of hazardous trees more than eight inches in diameter measured four
- 2 and one-half feet above ground.
- 3 h. Addition, removal or alterations to walkways and pathways on the site.
- 4

5 Section 3. INCENTIVES: The following incentives are hereby granted on the features
6 and characteristics of the Coca Cola Bottling Plant that were designated by the Board for
7 preservation:
8

9 A. Uses not otherwise permitted in a zone may be authorized in a designated
10 landmark by means of an administrative conditional use issued pursuant to Seattle Municipal
11 Code Title 23.

12 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
13 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
14 the applicable provisions thereof.

15 C. Special tax valuation for historic preservation may be available under Chapter
16 84.26 RCW upon application and compliance with the requirements of that statute.

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

19 Section 5. The Coca Cola Bottling Plant is hereby added to the Table of Historical
20 Landmarks contained in SMC Chapter 25.32.

21 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
22 King County Director of Records and Elections, deliver two certified copies to the City Historic
23



1 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
2 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
3 owner of the landmark.

4 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
5 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
6 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

7
8 Passed by the City Council the 10th day of May, 2010, and
9 signed by me in open session in authentication of its passage this

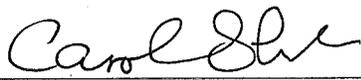
10 10th day of May, 2010.

11
12
13 
14 President _____ of the City Council

15 Approved by me this 13th day of May, 2010.

16
17
18 
19 Michael McGinn, Mayor

20 Filed by me this 14th day of May, 2010.

21
22
23 
24 City Clerk

25
26
27 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amy Williams/206-233-2651

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Coca Cola Bottling Plant, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

• **Summary of the Legislation:**

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

• **Background:**

The Coca Cola Bottling Plant was built in 1939 and is located in the First Hill neighborhood. A Controls and Incentives Agreement (Agreement) has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the Agreement apply to the exterior of the building and portions of the site but do not apply to the following: alterations to various landscape and site elements and any in-kind maintenance or repairs of the designated features.

• *Please check one of the following:*

This legislation does not have any financial implications. *(Stop here and delete the remainder of this document prior to saving and printing.)*

Attachments:

Exhibit A – Vicinity Map of the Coca Cola Bottling Plant



Elizabeth Chave/jom
DON, Coca Cola Bottling Plant, FISC Exhibit A
March 1, 2010
Version #1





City of Seattle

Michael McGinn, Mayor

Office of the Mayor

March 30, 2010

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Coca Cola Bottling Plant at 1313 East Columbia Street as a historic landmark, imposes controls, grants incentives and adds the Coca Cola Bottling Plant to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The agreement includes landmark controls for the exterior of the building, and a portion of the site. The following are excluded from the controls: alterations to various landscape and site elements and any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at 206-684-0380.

Sincerely,

A handwritten signature in black ink, appearing to be 'M McGinn', followed by a horizontal line.

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



20100525001155

SEATTLE CITY C ORD 69.00
PAGE-001 OF 008
05/25/2010 15:29
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) and corresponding number (or transaction contained therein)

1. Ordinance 123294

2.

FILED
CITY OF SEATTLE
10 JUN 27 AM 10:24
CITY CLERK

Reference Number(s) of Documents assigned or released:

1.

Additional reference #'s on page ____ of document

Grantor(s)

1. City of Seattle

Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Public

2. Additional names on page ____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page ____ of document

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned.

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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

ORDINANCE 123294

1
2
3 AN ORDINANCE relating to historic preservation, imposing controls upon the Coca Cola
4 Bottling Plant, a landmark designated by the Landmarks Preservation Board under
5 Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical
6 Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

7 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),
8 establishes a procedure for the designation and preservation of sites, improvements and
9 objects having historical, cultural, architectural, engineering or geographic significance;
10 and

11 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on June 18,
12 2008, voted to approve the nomination of the improvement (the building) and a portion of
13 the parcel of property on which the improvement is located at 1313 East Columbia Street
14 in Seattle (the improvement and the property are collectively referred to as the "Coca
15 Cola Bottling Plant" for the purposes of this ordinance) for designation as a landmark
16 under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on August 6, 2008, the Board voted to approve the
18 designation of the Coca Cola Bottling Plant under SMC Chapter 25.12; and

19 WHEREAS, on July 15, 2009, the Board and the owner of the designated landmark agreed to
20 controls and incentives; and

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

23 NOW, THEREFORE,

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

25 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
26 Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of
27 the parcel of property on which the improvement is located, collectively referred to as the "Coca
28



1 Cola Bottling Plant" for the purposes of this ordinance, and physically located at 1313 East
2 Columbia Street in Seattle, is hereby acknowledged.

3 A. Legal Description.

- 4 1. The Coca Cola Bottling Plant is located on a portion of the parcel legally
5 described as:

6 All of Block 13, Supplementary Plat of Edes and Knight's Addition to the City of
7 Seattle, according to the Plat recorded in Volume 2 of Plats, Page 194, in King
8 County, Washington.

- 9 2. The portion of the parcel to be designated as a landmark is as follows:

10 Lots 7-12, and the eastern 23 feet of Lots 1-6, Block 13, Supplementary Plat of
11 Edes and Knight's Addition to the City of Seattle, according to the Plat recorded
12 in Volume 2 of Plats, Page 194, in King County, Washington.

13 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

14 25.12.660.A.2 the following specific features and/or characteristics of the Coca Cola Bottling
15 Plant are designated:

- 16 1. The exterior of the building.
17 2. The portion of the parcel of property legally described above in Section 1.A.2,
18 located at 1313 East Columbia Street in Seattle.

19 C. Basis of Designation. The designation was made because the Coca Cola Bottling
20 Plant has significant character, interest or value as a part of the development, heritage or cultural
21



1 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,
2 and because it satisfies the following from SMC 25.12.350:

- 3 1. It embodies the distinctive visible characteristics of an architectural style, period,
4 or of a method of construction (SMC 25.12.350.D).
- 5 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
6 an easily identifiable visual feature of its neighborhood or the City and contributes
7 to the distinctive quality or identity of such neighborhood or the City (SMC
8 25.12.350.F).

9
10 Section 2. CONTROLS: The following controls are hereby imposed on the features and
11 characteristics of the Coca Cola Bottling Plant that were designated by the Board for
12 preservation:
13

14 A. Certificate of Approval Process.

- 15 1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a
16 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
17 the time for denying a Certificate of Approval must have expired, before the
18 owner may make alterations or significant changes to the following specific
19 features or characteristics:
20
 - 21 a. The exterior of the improvement (the building).
 - 22 b. The portion of the parcel of property legally described in Section 1.A.2,
23 located at 1313 East Columbia Street in Seattle.
- 24 2. No Certificate of Approval is required for the following:
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
- b. The removal/addition of the following landscape elements: trees less than eight inches in diameter measured four and one-half feet above ground, shrubs, perennials and annuals.
- c. Temporary site furnishings, including benches, trash receptacles and book drop boxes.
- d. Temporary and ADA signage.
- e. Realignment, regrading, and re-stripping of the parking areas west and south of the building.
- f. Removal, addition, or alterations to fencing on Lots 1-6 and all of Lot 12.
- g. Installation or repair of underground irrigation, providing that the site is restored in-kind.

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

- 1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:
 - a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

- a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
- b. Installation of, or alterations to, exterior light fixtures, including security lighting.
- c. Installation of, or alterations to, security system equipment.
- d. Removal, addition or alterations to the ramps, stairs, and canopies on the west side of the building.
- e. Addition of code-required exits based on the building use.
- f. Signage other than signage excluded in Section 2.A.2.d.



1 g. Removal of hazardous trees more than eight inches in diameter measured four
2 and one-half feet above ground.

3 h. Addition, removal or alterations to walkways and pathways on the site.
4

5 Section 3. INCENTIVES: The following incentives are hereby granted on the features
6 and characteristics of the Coca Cola Bottling Plant that were designated by the Board for
7 preservation:
8

9 A. Uses not otherwise permitted in a zone may be authorized in a designated
10 landmark by means of an administrative conditional use issued pursuant to Seattle Municipal
11 Code Title 23.

12 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
13 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
14 the applicable provisions thereof.

15 C. Special tax valuation for historic preservation may be available under Chapter
16 84.26 RCW upon application and compliance with the requirements of that statute.
17

18 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
19 SMC 25.12.910.
20

21 Section 5. The Coca Cola Bottling Plant is hereby added to the Table of Historical
22 Landmarks contained in SMC Chapter 25.32.
23

24 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
25 King County Director of Records and Elections, deliver two certified copies to the City Historic
26



Elizabeth Chave/jom
DON, Coca Cola Bottling Plant Landmark Designation ORD
February 26, 2010
Version #4

1 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
2 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
3 owner of the landmark.

4 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
5 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
6 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

7
8 Passed by the City Council the 10th day of May, 2010, and
9 signed by me in open session in authentication of its passage this

10 10th day of May, 2010.

11
12
13 
14 President _____ of the City Council

15 Approved by me this 13th day of May, 2010.

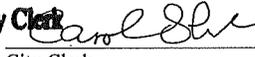
17 **State of Washington,**
18 **County of King**

19 
20 Michael McGinn, Mayor

21 I, Janet Polata certify that this is a true and correct

22 Filed by me this 14th day of May, 2010.
23 copy of Ordinance No. 1230294, on file in the records

24 of the City of Seattle, Office of the City Clerk

25 
26 City Clerk

27 (Seal)



Signed by:

Signature J. Polata

Title: Information Specialist

Date: May 19, 2010

STATE OF WASHINGTON – KING COUNTY

--SS.

254995
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

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

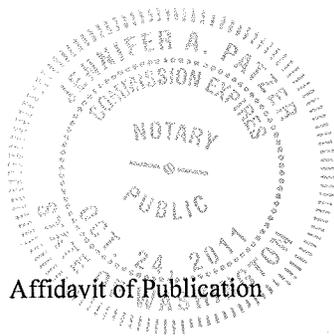
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123294 ORDINANCE

was published on

05/20/10

The amount of the fee charged for the foregoing publication is the sum of \$ 341.25, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

05/20/10

Notary public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 123294

AN ORDINANCE relating to historic preservation, imposing controls upon the Coca Cola Bottling Plant, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on June 18, 2008, voted to approve the nomination of the improvement (the building) and a portion of the parcel of property on which the improvement is located at 1313 East Columbia Street in Seattle (the improvement and the property are collectively referred to as the "Coca Cola Bottling Plant" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 6, 2008, the Board voted to approve the designation of the Coca Cola Bottling Plant under SMC Chapter 25.12; and

WHEREAS, on July 15, 2009, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordi-

nance approving the controls and incentives;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. **DESIGNATION:** Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of the parcel of property on which the improvement is located, collectively referred to as the "Coca Cola Bottling Plant" for the purposes of this ordinance, and physically located at 1313 East Columbia Street in Seattle, is hereby acknowledged.

A. Legal Description.

1. The Coca Cola Bottling Plant is located on a portion of the parcel legally described as:

All of Block 13, Supplementary Plat of Edes and Knight's Addition to the City of Seattle, according to the Plat recorded in Volume 2 of Plats, Page 194, in King County, Washington.

2. The portion of the parcel to be designated as a landmark is as follows:

Lots 7-12, and the eastern 23 feet of Lots 1-6, Block 13, Supplementary Plat of Edes and Knight's Addition to the City of Seattle, according to the Plat recorded in Volume 2 of Plats, Page 194, in King County, Washington.

B. **Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660.A.2 the following specific features and/or characteristics of the Coca Cola Bottling Plant are designated:

1. The exterior of the building.

The portion of the parcel of property legally described above in Section 1.A.2, located at 1313 East Columbia Street in Seattle.

C. **Basis of Designation.** The designation was made because the Coca Cola Bottling Plant has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

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

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

Section 2. **CONTROLS:** The following controls are hereby imposed on the features and characteristics of the Coca Cola Bottling Plant that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:

a. The exterior of the improvement (the building).

b. The portion of the parcel of property legally described in Section 1.A.2, located at 1313 East Columbia Street in Seattle.

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

a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.

b. The removal/addition of the following landscape elements: trees less than eight inches in diameter measured four and one-half feet above ground, shrubs, perennials and annuals.

c. Temporary site furnishings, including benches, trash receptacles and book drop boxes.

d. Temporary and ADA signage.

e. Realignment, regrading, and re-striping of the parking areas west and south of the building.

f. Removal, addition, or alterations to fencing on Lots 1-6 and all of Lot 12.

g. Installation or repair of underground irrigation, providing that the site is restored in-kind.

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

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

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

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. Installation of, or alterations to, exterior light fixtures, including security lighting.

c. Installation of, or alterations to, security system equipment.

d. Removal, addition or alterations to the ramps, stairs, and canopies on the west side of the building.

e. Addition of code-required exits based on the building use.

f. Signage other than signage excluded in Section 2.A.2.d.

g. Removal of hazardous trees more than eight inches in diameter measured four and one-half feet above ground.

h. Addition, removal or alterations to walkways and pathways on the site.

Section 3. **INCENTIVES:** The following incentives are hereby granted on the features and characteristics of the Coca Cola Bottling Plant that were designated by the Board for preservation:

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

B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

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

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

Section 5. The Coca Cola Bottling Plant is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of the ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of May, 2010, and signed by me in open session in authentication of its passage this 10th day of May, 2010.

Richard Conlin

President of the City Council

Approved by me this 13th day of May, 2010.

Michael McGinn, Mayor

Filed by me this 14th day of May, 2010.

Publication ordered by the City Clerk
Date of publication in the Seattle Daily Journal of Commerce, May 20, 2010.
6/20(254995)