

Ordinance No. 123624

The City of Seattle - Legislative Department

Council Bill No. 117175

Council Bill/Ordinance sponsored by: [Signature]

AN ORDINANCE relating to historic preservation, imposing controls upon the Dakota Place Park (formerly California Avenue Substation), 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
060811	PASS	2-0 SC, TR

Related Legislation File:

Date Introduced and Referred: 5.16.11	To: (committee): Built Environment
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 6.13.11	Date Presented to Mayor: 6.13.11
Date Signed by Mayor: 6/17/11	Date Returned to City Clerk: 6/20/11
Published by Title Only <u> P </u>	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
6.13.11	Passed	8-0 excused: MO

Law Department

ORDINANCE 123624

1
2 AN ORDINANCE relating to historic preservation, imposing controls upon the Dakota Place
3 Park (formerly California Avenue Substation), a landmark designated by the Landmarks
4 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to
5 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal
6 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 that are more than 25 years old and have historical, cultural, architectural,
10 engineering or geographic significance; and

11 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on October 1,
12 2003, 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 4304 Southwest Dakota
14 Street in Seattle, which are together referred to as the Dakota Place Park (formerly
15 California Avenue Substation) for the purposes of this ordinance, for designation as a
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on November 5, 2003, the Board voted to approve the
18 designation of the Dakota Place Park (formerly California Avenue Substation) under
19 SMC Chapter 25.12; and

20 WHEREAS, on October 6, 2010, the Board and the owner of the designated landmark agreed to
21 controls and incentives; and

22 WHEREAS, the Board recommends that the City Council enact a designating ordinance
23 approving the controls and incentives; 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 at 4304 Southwest Dakota Street in
28 Seattle, which are together referred to as the Dakota Place Park (formerly California Avenue
Substation) for purposes of this ordinance, is hereby acknowledged.



1 A. Legal Description.

2 1. The Dakota Place Park (formerly California Avenue Substation) is located on the
3 property legally described as:

4 Lots 25, 26, 27, 28 and 29, Block 4, J. Walter Hainsworth's Second Addition to
5 the City of West Seattle, according to the plat recorded in Volume 14 of Plats,
6 page 9, in King County, Washington.

7 2. The portion of the property designated as a Landmark is described as follows:

8 Lots 25, 26, and 27, Block 4, J. Walter Hainsworth's Second Addition to the City
9 of West Seattle, according to the plat recorded in Volume 14 of Plats, page 9, in
10 King County, Washington.

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

12 25.12.660.A.2, the following specific features and/or characteristics of the Dakota Place Park
13 (formerly California Avenue Substation) are designated:

14 1. The exterior of the building.

15 2. The property legally described above in Section 1.A.2, located at 4304 Southwest
16 Dakota Street in Seattle.

17 C. Basis of Designation. The designation was made because the Dakota Place Park
18 (formerly California Avenue Substation) is more than 25 years old and has significant character,
19 interest or value as a part of the development, heritage or cultural characteristics of the City, state
20 or nation, it has integrity or the ability to convey its significance, and because it satisfies the
21 following from SMC 25.12.350: Because of its prominence of spatial location, contrasts of
22 siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and
23 contributes to the distinctive quality or identity of such neighborhood or the City (SMC
24 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features and
2 characteristics of the Dakota Place Park (formerly California Avenue Substation) that were
3 designated by the Board for preservation:

4 A. Certificate of Approval Process.

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

- 10 a. The exterior of the building.
11 b. The property legally described in Section 1.A.2, located at 4304 Southwest
12 Dakota Street in Seattle.

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

- 14 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
15 b. Installation, removal or alteration of the following landscape elements: trees
16 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,
17 perennials and annuals.
18 c. Installation, removal or alteration of temporary park furnishings, including
19 benches and trash receptacles.
20 d. Installation, removal or alteration of temporary signage, ADA signage, and
21 other signage required by City code.
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1 e. Installation, removal or alteration (including repair) of underground irrigation
2 and underground utilities, providing that the site is restored in-kind.

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

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

6 a. The owner shall submit to the CHPO a written request for the alterations,
7 including applicable drawings and/or specifications.

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

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

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

19 3. CHPO approval for changes or alterations to the designated features or
20 characteristics of the landmark described in Section 1.B of this ordinance, is
21 available for the following:
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- 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, removal or alterations of exterior light fixtures, including exterior security lighting, and security system equipment
- c. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet above ground.
- d. Removal of or alterations to the existing metal fencing, gates and handrails on the site.
- e. Alterations to the paved community plaza on the west side of the site, installed in 2008.
- f. Signage other than signage excluded in Section 2.A.2.d.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of the Dakota Place Park (formerly California Avenue Substation) 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 permit 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.



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

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

5 Section 5. The Dakota Place Park (formerly California Avenue Substation) is hereby
6 added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in
7 SMC Chapter 25.32.

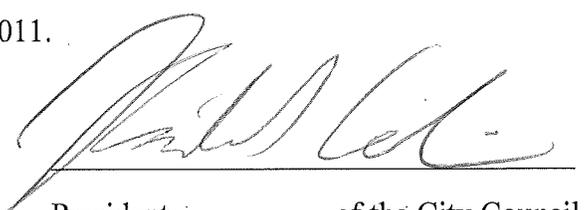
8 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
9 King County Director of Records and Elections, deliver two certified copies to the City Historic
10 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
11 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
12 owner of the landmark.
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15 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
16 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
17 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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Passed by the City Council the 13th day of June, 2011, and
signed by me in open session in authentication of its passage this
13th day of June, 2011.



President _____ of the City Council

Approved by me this 17th day of June, 2011.



Michael McGinn, Mayor

Filed by me this 20th day of June, 2011.



Monica Martinez Simmons, City Clerk

(Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amanda Allen/206-684-8894

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Dakota Place Park (formerly California Avenue Substation), 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 Dakota Place Park (formerly California Avenue Substation) as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Dakota Place Park (formerly California Avenue Substation) to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Dakota Place Park (formerly California Avenue Substation) was built in 1930 and is located in the West Seattle neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building and a portion of the site but do not apply to the following: alterations to the interior of the building, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

Please check one of the following:

X **This legislation does not have any financial implications.**

Attachments:

Exhibit A – Vicinity Map of the Dakota Place Park (formerly California Avenue Substation)





City of Seattle
Office of the Mayor

April 26, 2011

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 Dakota Place Park (formerly California Avenue Substation) as a historic landmark, imposes controls, grants incentives and adds the Dakota Place Park (formerly California Avenue Substation) to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building and a portion of the site, but do not apply to the following: alterations to the interior of the building, alterations to various landscape 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,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



STATE OF WASHINGTON – KING COUNTY

--SS.

273079
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:123621-123631 TITLE

was published on

06/28/11

The amount of the fee charged for the foregoing publication is the sum of \$ 143.33, which amount has been paid in full.



Affidavit of Publication

A handwritten signature in blue ink, appearing to be "M. J. ...".

Subscribed and sworn to before me on

06/28/11

A handwritten signature in blue ink, appearing to be "Jennifer Patzer".

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on June 13, 2011, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 123621

AN ORDINANCE affecting the date on which permit applications are required to comply with the 2009 Seattle Mechanical, Fuel Gas, Existing Building, Residential and Building codes; amending Ordinance 123379, Ordinance 123380, Ordinance 123381, Ordinance 123383, and Ordinance

123384; and ratifying and confirming certain prior acts.

ORDINANCE NO. 123622

AN ORDINANCE establishing an Audit Committee to give guidance to, and be a resource for, the City Auditor; stating the committee's purpose and duties, and establishing its membership; enacting new Sections 3.40.100, 3.40.110, and 3.40.120 of the Seattle Municipal Code; and providing that the Audit Committee shall terminate automatically unless provided otherwise by ordinance.

ORDINANCE NO. 123623

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

ORDINANCE NO. 123624

AN ORDINANCE relating to historic preservation, imposing controls upon the Dakota Place Park (formerly California Avenue Substation), a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 123625

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

ORDINANCE NO. 123626

AN ORDINANCE relating to City employment, adopting a 2011 Citywide Position List.

ORDINANCE NO. 123627

AN ORDINANCE relating to the solid waste system of Seattle Public Utilities; expressly exempting residential customers from the prohibition on hauling city waste; establishing a civil infraction for the unauthorized hauling of city waste; and amending Seattle Municipal Code Sections 21.36.030 and 21.36.922 accordingly.

ORDINANCE NO. 123628

AN ORDINANCE relating to Seattle Public Utilities; declaring as surplus certain property rights in Seattle Public Utilities property in the 10300 block of 47th Avenue Southwest in Seattle, Washington; and authorizing the Director of Seattle Public Utilities to execute and convey an easement for such surplus property rights to Gary G. St. Arnaud and Ginger L. Marshall.

ORDINANCE NO. 123629

AN ORDINANCE relating to community tree planting and education programs; removing budget provisos that restrict the expenditure of appropriations in the 2011 Budget for activities that engage the community in the planting and care of trees in Seattle to improve the city's urban forest and creating a new full time employee position in the Seattle Public Utilities Department.

ORDINANCE NO. 123630

AN ORDINANCE relating to the legal representation of Councilmember Richard Conlin in judicial proceedings concerning a recall charge.

ORDINANCE NO. 123631

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Publication ordered by the City Clerk
Date of publication in the Seattle Daily
Journal of Commerce, June 28, 2011.

6/28(273079)

Return Address:

Seattle City Clerk's Office
600 4th Avenue, Floor 3
P O Box 94728
Seattle, WA 98124 - 4728



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SEATTLE CITY C ORD 69.00
PAGE-001 OF 008
07/05/2011 14:20
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CITY CLERK

2011 NOV 16 AM 9:58

FILED
CITY OF SEATTLE

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

Ordinance No. 123624

Grantor(s)

City of Seattle

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

Public

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

Lots 25, 26 and 27, Block 4, J. Walter Hainsworth's Second Addition to the City of West Seattle

Additional legal on page 2 of document

N/A

Assessor's Property Tax Parcel/Account Number

3010301030

Assessor Tax # not yet assigned.

N/A

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 1231024

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2 AN ORDINANCE relating to historic preservation, imposing controls upon the Dakota Place
3 Park (formerly California Avenue Substation), a landmark designated by the Landmarks
4 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to
5 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal
6 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 that are more than 25 years old and have historical, cultural, architectural,
10 engineering or geographic significance; and

11 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on October 1,
12 2003, 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 4304 Southwest Dakota
14 Street in Seattle, which are together referred to as the Dakota Place Park (formerly
15 California Avenue Substation) for the purposes of this ordinance, for designation as a
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on November 5, 2003, the Board voted to approve the
18 designation of the Dakota Place Park (formerly California Avenue Substation) under
19 SMC Chapter 25.12; and

20 WHEREAS, on October 6, 2010, the Board and the owner of the designated landmark agreed to
21 controls and incentives; and

22 WHEREAS, the Board recommends that the City Council enact a designating ordinance
23 approving the controls and incentives; 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 at 4304 Southwest Dakota Street in
28 Seattle, which are together referred to as the Dakota Place Park (formerly California Avenue
Substation) for purposes of this ordinance, is hereby acknowledged.



1 A. Legal Description.

2 1. The Dakota Place Park (formerly California Avenue Substation) is located on the
3 property legally described as:

4 Lots 25, 26, 27, 28 and 29, Block 4, J. Walter Hainsworth's Second Addition to
5 the City of West Seattle, according to the plat recorded in Volume 14 of Plats,
6 page 9, in King County, Washington.

7 2. The portion of the property designated as a Landmark is described as follows:

8 Lots 25, 26, and 27, Block 4, J. Walter Hainsworth's Second Addition to the City
9 of West Seattle, according to the plat recorded in Volume 14 of Plats, page 9, in
10 King County, Washington.

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

12 25.12.660.A.2, the following specific features and/or characteristics of the Dakota Place Park
13 (formerly California Avenue Substation) are designated:

14 1. The exterior of the building.

15 2. The property legally described above in Section 1.A.2, located at 4304 Southwest
16 Dakota Street in Seattle.

17 C. Basis of Designation. The designation was made because the Dakota Place Park
18 (formerly California Avenue Substation) is more than 25 years old and has significant character,
19 interest or value as a part of the development, heritage or cultural characteristics of the City, state
20 or nation, it has integrity or the ability to convey its significance, and because it satisfies the
21 following from SMC 25.12.350: Because of its prominence of spatial location, contrasts of
22 siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and
23 contributes to the distinctive quality or identity of such neighborhood or the City (SMC
24 25.12.350.F).



1 Section 2. CONTROLS: The following controls are hereby imposed on the features and
2 characteristics of the Dakota Place Park (formerly California Avenue Substation) that were
3 designated by the Board for preservation:

4 A. Certificate of Approval Process.

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

- 10 a. The exterior of the building.
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12 b. The property legally described in Section 1.A.2, located at 4304 Southwest
13 Dakota Street in Seattle.

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

- 15 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
16
17 b. Installation, removal or alteration of the following landscape elements: trees
18 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,
19 perennials and annuals.
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21 c. Installation, removal or alteration of temporary park furnishings, including
22 benches and trash receptacles.
23
24 d. Installation, removal or alteration of temporary signage, ADA signage, and
25 other signage required by City code.
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- 1 e. Installation, removal or alteration (including repair) of underground irrigation
2 and underground utilities, providing that the site is restored in-kind.

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

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

6 a. The owner shall submit to the CHPO a written request for the alterations,
7 including applicable drawings and/or specifications.

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

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

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

- 19 3. CHPO approval for changes or alterations to the designated features or
20 characteristics of the landmark described in Section 1.B of this ordinance, is
21 available for the following:
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- 1 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
2 escapes, pipes, and other similar wiring or mechanical elements necessary for
3 the normal operation of the building.
- 4 b. Installation, removal or alterations of exterior light fixtures, including exterior
5 security lighting, and security system equipment
- 6 c. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
7 above ground.
- 8 d. Removal of or alterations to the existing metal fencing, gates and handrails on
9 the site.
- 10 e. Alterations to the paved community plaza on the west side of the site, installed
11 in 2008.
- 12 f. Signage other than signage excluded in Section 2.A.2.d.

13
14 Section 3. INCENTIVES: The following incentives are hereby granted on the features
15 and characteristics of the Dakota Place Park (formerly California Avenue Substation) that were
16 designated by the Board for preservation:
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18 A. Uses not otherwise permitted in a zone may be authorized in a designated
19 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
20 Municipal Code Title 23.
21

22 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
23 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
24 the applicable provisions thereof.
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1 C. Special tax valuation for historic preservation may be available under Chapter
2 84.26 RCW upon application and compliance with the requirements of that statute.

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

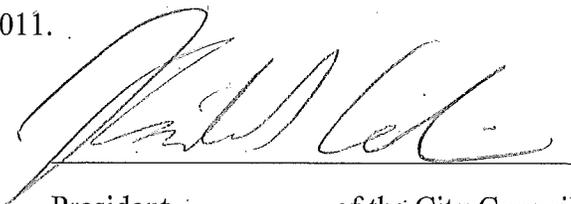
5 Section 5. The Dakota Place Park (formerly California Avenue Substation) is hereby
6 added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in
7 SMC Chapter 25.32.

8 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
9 King County Director of Records and Elections, deliver two certified copies to the City Historic
10 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
11 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
12 owner of the landmark.
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15 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
16 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
17 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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1 Passed by the City Council the 13th day of June, 2011, and
2 signed by me in open session in authentication of its passage this
3 13th day of June, 2011.

4 
5 _____
6 President _____ of the City Council

7 Approved by me this 17th day of June, 2011.

8 
9 _____
10 Michael McGinn, Mayor

11 Filed by me this 20th day of June, 2011.

12 
13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 State of Washington,
17 County of King

18 I, Tarset Polaty certify that this is a true and correct
19 copy of Ordinance No 123624, on file in the records
20 of the City of _____ office of the City Clerk



21 Signed by: 
22 Signature _____
23 Title: Information Specialist
24 Date: June 23, 2011

