



# SEATTLE CITY COUNCIL

## Legislative Summary

**CB 120295**

**Record No.:** CB 120295

**Type:** Ordinance (Ord)

**Status:** Passed

**Version:** 1

**Ord. no:** Ord 126567

**In Control:** City Clerk

**File Created:** 03/17/2022

**Final Action:** 05/02/2022

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

### Date

**Notes:**

**Filed with City Clerk:**

**Mayor's Signature:**

**Sponsors:** Morales

**Vetoed by Mayor:**

**Veto Overridden:**

**Veto Sustained:**

**Attachments:**

**Reviewer:** L. Whitson

**Uploaded By:** jeanne.murphy@seattle.gov

**Filing Requirements/Dept Action:**

### History of Legislative File

**Legal Notice Published:**

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Neighborhoods	03/23/2022	sent for review	City Clerk			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the City Clerk						
1	City Clerk	03/23/2022	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	03/28/2022	sent for review	Neighborhoods, Education, Civil Rights, and Culture Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Neighborhoods, Education, Civil Rights, and Culture Committee						

**Legislative Summary Continued (CB 120295)**

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1	City Council	04/05/2022	referred	Neighborhoods, Education, Civil Rights, and Culture Committee		
1	Neighborhoods, Education, Civil Rights, and Culture Committee	04/08/2022	pass		04/19/2022	Pass
	<b>Action Text:</b> The Committee recommends that City Council pass the Council Bill (CB).					
			In Favor: 5	Chair Morales, Vice Chair Sawant, Member Lewis, Member Nelson, Member Strauss		
			Opposed: 0			
1	City Council	04/19/2022	passed			Pass
	<b>Action Text:</b> The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):					
			In Favor: 9	Council President Juarez, Councilmember Herbold, Councilmember Lewis, Councilmember Morales, Councilmember Mosqueda, Councilmember Nelson, Councilmember Pedersen, Councilmember Sawant, Councilmember Strauss		
			Opposed: 0			
1	City Clerk	04/21/2022	submitted for Mayor's signature	Mayor		
	<b>Action Text:</b> The Council Bill (CB) was submitted for Mayor's signature. to the Mayor					
1	Mayor	05/02/2022	Signed			
1	Mayor	05/02/2022	returned	City Clerk		
1	City Clerk	05/02/2022	attested by City Clerk			
	<b>Action Text:</b> The Ordinance (Ord) was attested by City Clerk.					

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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406092

No.

CITY OF SEATTLE, CLERKS OFFICE

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> 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:126564-569 TITLE ONLY

was published on

05/17/22

The amount of the fee charged for the foregoing publication is the sum of \$141.21.



\_\_\_\_\_  
Subscribed and sworn to before me on

05/17/2022

\_\_\_\_\_  
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 April 19, 2022, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

### **Ordinance 126564**

#### **Council Bill 120306**

AN ORDINANCE appropriating money to pay certain audited claims for the week of April 4, 2022 through April 8, 2022 and ordering payment thereof.

### **Ordinance 126565**

#### **Council Bill 120298**

AN ORDINANCE relating to City employment; authorizing the execution of a memorandum of understanding between the City of Seattle and the International Brotherhood of Electrical Workers Local 77 Signal Electricians to be effective January 23, 2021 to January 22, 2023; and ratifying and confirming certain prior acts.

### **Ordinance 126566**

#### **Council Bill 120290**

AN ORDINANCE granting The Boeing Company permission to continue maintaining and operating two pedestrian tunnels under and across 16th Avenue South, 565 feet south of East Marginal Way South, and under and across East Marginal Way South, 510 feet east of 16th Avenue South; repealing Section 8 of Ordinance 123540; and providing for acceptance of the permit and conditions.

### **Ordinance 126567**

#### **Council Bill 120295**

AN ORDINANCE relating to historic preservation; imposing controls upon La Quinta Apartments, 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 126568**

#### **Council Bill 120296**

AN ORDINANCE relating to historic preservation; imposing controls upon El Monterey, 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 126569**

#### **Council Bill 120297**

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

Date of publication in the Seattle Daily Journal of Commerce, May 17, 2022.

5/17(406092)

Erin Doherty  
DON La Quinta Apartments Landmark Designation ORD  
D1c

**CITY OF SEATTLE**  
**ORDINANCE** 126567  
**COUNCIL BILL** 120295

AN ORDINANCE relating to historic preservation; imposing controls upon La Quinta Apartments, 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 Preservation 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 February 3, 2021, voted to approve the nomination of the improvement located at 1710 E Denny Way and the site on which the improvement is located (which are collectively referred to as “La Quinta Apartments”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 17, 2021, the Board voted to approve the designation of La Quinta Apartments under SMC Chapter 25.12; and

WHEREAS, on October 20, 2021, the Board and La Quinta’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; 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. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 1710 E Denny

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Way and the site on which the improvement is located (which are collectively referred to as “La Quinta Apartments”) is acknowledged.

A. Legal Description. La Quinta Apartments is located on the property legally described as:

Lots 7, 8 and 9, Block 16, Summit Supplemental Addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page(s) 125, in King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of La Quinta Apartments:

1. The site, except for the northerly portion as shown on Attachment A.
2. The exterior of the building.

C. Basis of Designation. The designation was made because La Quinta Apartments is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1. It is associated in a significant way with the life of a person important in the history of the City, state, or nation (SMC 25.12.350.B).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. Controls. The following controls are imposed on the features or characteristics of La Quinta Apartments that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter

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25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the La Quinta Apartments that were designated by the Board for preservation.

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

a. Any in-kind maintenance or repairs of the features or characteristics of La Quinta Apartments that were designated by the Board for preservation.

b. Removal of trees that are not included in any of the following categories:

1) Significant to the property's history or design, as outlined in the nomination application.

2) A designated Heritage Tree on the City of Seattle/Plant Amnesty list.

3) An Exceptional Tree per City of Seattle regulations.

c. Planting of new trees in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.

d. Planting or removal of shrubs, perennials, or annuals, in locations that will never obscure the view of designated features of the landmark, or physically undermine a built feature of the landmark.

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

f. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

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1 g. Installation or removal of interior, temporary window shading devices  
2 that are operable and do not obscure the glazing when in the open position.

3 h. Removal of stand-alone non-historic garage, or alterations that do not  
4 increase its height or footprint.

5 i. New construction or alterations to an area on the north end of the site,  
6 with a boundary defined by the north, west, and east property lines, and a line running east-west  
7 that is measured 15 feet perpendicular to the main north wall of the apartment building as  
8 illustrated in Attachment A to this ordinance, incorporated by reference.

9 j. Alterations or changes to non-historic masonry wall on west side of rear  
10 yard, outside of the boundary illustrated in Attachment A to this ordinance. If the wall is being  
11 cut and removed on the excluded portion of the site, this work shall be coordinated with the  
12 Landmarks Board coordinator for related repairs to the remaining length of wall on the  
13 designated site.

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

15 i. The CHPO may review and approve alterations or significant changes to the  
16 features or characteristics listed in subsection 2.B.3 of this ordinance according to the following  
17 procedure:

18 a. The owner shall submit to the CHPO a written request for the alterations  
19 or significant changes, including applicable drawings or specifications.

20 b. If the CHPO, upon examination of submitted plans and specifications,  
21 determines that the alterations or significant changes are consistent with the purposes of SMC  
22 Chapter 25.12, the CHPO shall approve the alterations or significant changes without further  
23 action by the Board.



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1                                2. If the CHPO does not approve the alterations or significant changes, the owner  
2 may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval  
3 under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to  
4 the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a  
5 written decision constitutes approval of the request.

6                                3. CHPO approval of alterations or significant changes to the features or  
7 characteristics of La Quinta Apartments that were designated by the Board for preservation is  
8 available for the following:

9                                a. The installation, removal, or alteration of ducts, conduits, HVAC vents,  
10 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,  
11 or other similar mechanical, electrical, and telecommunication elements necessary for the normal  
12 operation of the building or site.

13                               b. Removal of trees more than 6 inches in diameter measured 4-1/2 feet  
14 above ground, when identified as a hazard by an International Society of Arboriculture (ISA)  
15 Certified Arborist, and not already excluded from review in subsection 2.A.2.b of this ordinance.

16                               c. Installation, removal, or alteration of exterior non-historic light fixtures,  
17 exterior security lighting, and security system equipment. If proposed equipment is similar in  
18 size and location to existing, the staff may determine it to be in-kind maintenance, provided the  
19 fixture or equipment does not obscure designated features and is attached to a material that is  
20 easily repairable.

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

22                               e. Installation of improvements for safety or accessibility compliance.

23                               f. Installation, removal, or alteration of fire and life safety equipment.

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1 g. Changes to exterior paint colors when painting a previously painted  
2 material. If the proposed color is similar to the existing, staff may determine it to be in-kind  
3 maintenance.

4 h. Replacement of non-original windows and doors when located in  
5 original openings.

6 i. Alterations or changes to non-historic masonry wall and gate on west  
7 side of rear yard, residing on the designated site.

8 j. Emergency repairs or measures (including immediate action to secure  
9 the area, install temporary equipment, and employ stabilization methods as necessary to protect  
10 the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to  
11 the buildings or site as related to a seismic or other unforeseen event. Following such an  
12 emergency, the owner shall adhere to the following:

13 1) The owner shall immediately notify the City Historic  
14 Preservation Officer and document the conditions and actions the owner took.

15 2) If temporary structural supports are necessary, the owner shall  
16 make all reasonable efforts to prevent further damage to historic resources.

17 3) The owner shall not remove historic building materials from the  
18 site as part of the emergency response.

19 4) In consultation with the City Historic Preservation Officer and  
20 staff, the owner shall adopt and implement a long-term plan to address any damage through  
21 appropriate solutions.

22 Section 3. Incentives. The following incentives are granted on the features or  
23 characteristics of La Quinta Apartments that were designated by the Board for preservation:

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1 A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by  
2 means of an administrative conditional use permit issued under SMC Title 23.

3 B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle  
4 Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable  
5 provisions.

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

8 D. Reduction or waiver, under certain conditions, of minimum accessory off-street  
9 parking requirements for uses permitted in a designated landmark structure may be permitted  
10 under SMC Title 23.

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

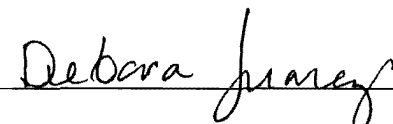
13 Section 5. La Quinta is added alphabetically to Section I, Residences, of the Table of  
14 Historical Landmarks contained in SMC Chapter 25.32.

15 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
16 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy  
17 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
18 to provide a certified copy of this ordinance to La Quinta's owner.


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Section 7. 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 19th day of April, 2022,  
and signed by me in open session in authentication of its passage this 19th day of  
April, 2022.

  
President \_\_\_\_\_ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 2nd day of May, 2022.

  
Bruce A. Harrell, Mayor

Filed by me this 2nd day of May, 2022.

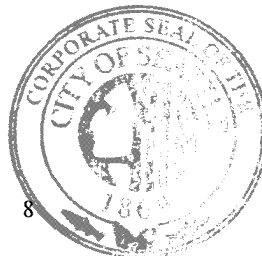
  
Monica Martinez Simmons, City Clerk

State of Washington,  
County of King

(Seal)

I, \_\_\_\_\_, certify that this is a true and correct  
copy of \_\_\_\_\_, on file in the records  
of the City of Seattle, Office of the City Clerk

Attachments:  
Attachment A – La Quinta Site Plan



Signed by: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Attachment A – La Quinta Site Plan  
V1

## ATTACHMENT A La Quinta Site Plan

