

Ordinance No. 121270

Council Bill No. 114674

AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, 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.

The City of Seattle
Council Bill/Ordinance

pass 1-0

9-15-03 Pass

CF No. _____

Date Introduced:	SEP 2 - 2003	
Date 1st Referred:	SEP 2 - 2003	To: (committee) Neighborhoods, Arts & Civil Rights Committee
Date Re - Referred:		To: (committee)
Date Re - Referred:		To: (committee)
Date of Final Passage:	9-15-03	
	Full Council Vote: 8-0	
Date Presented to Mayor:	9-16-03	
	Date Approved: 9/26/03	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
	9/26/03	4pp
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

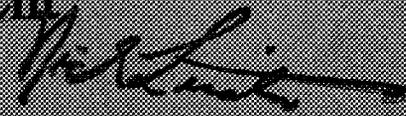
This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: LICATA



Councilmember

Committee Action:

pass 1-0 M 9/9/03 (H)

8-15-03 Passed 8-0

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

Committee:

Law Department

(initials)
Small note checked
for me
Full text loaded
HOC
HOC Department
All text loaded
Small note checked

Law Dept. Review OMP Review City Clerk Review Electronic Copy Loaded Indexed

ORDINANCE 121270

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3 AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, a
4 Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of
5 the Seattle Municipal Code, and adding it to the Table of Historical Landmarks
6 contained in Chapter 25.32 of the Seattle Municipal Code.

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

12
13 WHEREAS, the Landmarks Preservation Board, after a public meeting on Friday 21, 2001,
14 voted to approve the nomination of Pier 59 at 1415 Alaskan Way, in Seattle as a
15 Landmark under SMC Chapter 25.12; and

16
17 WHEREAS, after a public meeting on April 4, 2001, the Board voted to approve the
18 designation of the Pier 59 and the site as a Landmark under SMC Chapter 25.12; and

19
20 WHEREAS, on March 6, 2002, the Board and the owners of the designated property agreed
21 to controls and incentives; and

22
23 WHEREAS, the Board recommends to the City Council approval of controls and incentives;
24 NOW, THEREFORE,

25
26 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

27
28 Section 1. DESIGNATION: The designation by the Landmarks Preservation Board
29 of the Pier 59, and its site described as:

30
31 That portion of Block 176, Seattle tidelands and vacated portion of Pike Street
32 adjoining, described as follows: beginning at a point on the inner harbor line which
33 is north 48°49'51" west 42.480 feet from a point marked "8¹," being a point in the
34 inner harbor line, as shown on the replat of the Seattle tidelands, supplemental sheet
35 27, filed in the office of the Commissioner of Public Lands at Olympia, Washington;
36 thence south 48°49'51" east 42.480 feet east 42.480 feet to said point marked "8¹,"
37 on said replat; thence south 25°21'48" east 80.0 feet along said inner harbor line;
38 thence due east to the westerly line of Railroad Avenue as established by replat
39 of Seattle tidelands; thence northerly along said westerly line to a point due east
40 of point of beginning; thence due west to a point of beginning and that portion of the
41 harbor area lying west of tract described above, described by metes and bounds as
42 follows:

43
44 Beginning at point "8¹," being an angle point in the inner harbor line and running
45 thence south 25°21'48" east 80.0 feet, along said inner harbor line, thence west
46 407.33 feet to the outer harbor line, thence north 48°49'51: west 152.29 feet along
47 said outer harbor line, thence east 455.730 feet to the inner harbor line to said point
48 of beginning. All as shown upon the supplemental maps of Seattle tidelands on file



1 in the office of the Commissioner of Public Lands at Olympia, Washington.

2
3 as a Landmark based upon satisfaction of the following standards of SMC Section
4 25.12.350:

5
6 C. It is associated in a significant way with a significant aspect of the cultural,
7 political or economic heritage of the community, City, state or nation;

8
9 D. It embodies the distinctive visible characteristics of an architectural style, or
10 period or of a method of construction;

11
12 F. Because of its prominence of spatial location, contrasts of siting, age or scale, it
13 is an easily identifiable feature of its neighborhood or the City and contributes to the
14 distinctive quality or identity of such neighborhood or the City;

15
16 is hereby acknowledged.

17
18 Section 2. CONTROLS: The following controls are hereby imposed on the features
19 and characteristics of the Pier 59 and its site that were designated by the Board for
20 preservation:

21
22 A. CERTIFICATE OF APPROVAL PROCESS

23
24 1. A Certificate of Approval, issued by the City of Seattle's Landmarks
25 Preservation Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time
26 for denying the Certificate of Approval application must have expired, before the owner
27 may make alterations or significant changes to:

28
29 The pier and pier pilings, from the west edge of the right-of-way of Alaskan
30 Way (the seawall) to the outer harbor line, and from the north edge to the
31 south edge of the wooden piling pier; the exterior of the pier shed, excluding
32 the elevated walkway to the Waterfront Park; and the following features of
33 the interior of the pier shed: the perimeter walls and windows, the ceiling,
34 trusses, the interior structure, and the floors.

35
36 2. A Certificate of Approval is not required for any in-kind maintenance or
37 repairs of the features listed in subsection 1.

38
39 3. A Certificate of Approval will be required for any replacement of wood
40 pilings as noted in features designated in subsection 1. The Board also acknowledges its
41 particular responsibility pursuant to SMC 25.12.750 (C) to recognize that alteration may be
42 necessary to meet requirements of applicable environmental law, statute, regulation code or
43 ordinance, as well as the stewardship responsibilities of the State Department of Natural
44 Resources, that require the replacement of treated wood with other materials.

45
46 4. Any portions of Waterfront Park and Pier 60 that lie within site as described
47 in Section 1 above are excluded from the designation.
48



1 B. ADMINISTRATIVE REVIEW
2

3 1. Administrative review and approval may be provided for the items listed in
4 subsection 3 according to the following procedures. The Owner shall submit to the City
5 Historic Preservation Officer (CHPO) a written request for these alterations, including
6 applicable drawings and/or specifications. If the CHPO, upon examination of submitted
7 plans and specifications, determines that such alterations are consistent with the purposes of
8 SMC 25.12 the alterations shall be approved without the need for any further action by the
9 Board. If the CHPO disapproves such alterations, the Owner may submit revised materials
10 to the CHPO, or submit in accordance with the Certificate of Approval process set forth in
11 SMC 25.12.
12

13 2. The CHPO shall submit his or her written decision on the Owner's submittal
14 to the Owner. Failure of the CHPO to approve or disapprove the request shall constitute
15 approval of the request.
16

17 3. Administrative review is available for the following:
18

19 For the designated areas of the building, the addition or elimination of duct
20 conduits, HVAC grilles, fire escapes, pipes, and other similar wiring or
21 mechanical elements necessary for the normal operation of the building.
22

23 Section 3. INCENTIVES
24

25 A. Seattle Municipal Code Title 23 provides for authorization of uses in a
26 designated Landmark that are not normally permitted in a particular zoning classification by
27 means of an administrative conditional use.
28

29 B. The Building and Energy Codes provide exceptions on an application basis.
30

31 C. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) is available to
32 Seattle landmarks subject to controls imposed by designation ordinance, by application.
33

34 Section 4. Enforcement of this Ordinance and penalties for its violation shall be as
35 provided in SMC 25.12.910.
36

37 Section 5. Pier 59 and the site are hereby added to the Table of Historical
38 Landmarks contained in SMC Chapter 25.32.
39

40 Section 6. The City Clerk is directed to record this ordinance with the King County
41 Director of Records and Elections, deliver two copies to the City Historic Preservation
42 Officer, and deliver one copy to the Director of the Department of Design, Construction and
43 Land Use.
44



1
2 Section 7. This ordinance shall take effect and be in force thirty (30) days from and
3 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
4 (10) days after presentation, it shall take effect as provided by Municipal Code Section
5 1.04.020.
6

7 Passed by the City Council the 15th day of September, 2003, and signed by
8 me in open session in authentication of its passage this 15th day of September,
9 2003.

10 Peter Stein
11 President _____ of the City Council

12
13 Approved by me this 23rd day of September, 2003.

14 Gregory J. Nickels
15 Gregory J. Nickels, Mayor

16
17 Filed by me this 26th day of September, 2003.

18 Judith E. Papp
19 City Clerk

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21 (SEAL)
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City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

August 12, 2003

Honorable Peter Steinbrueck
President
Seattle City Council
Municipal Building, 11th Floor

Dear Council President Steinbrueck:

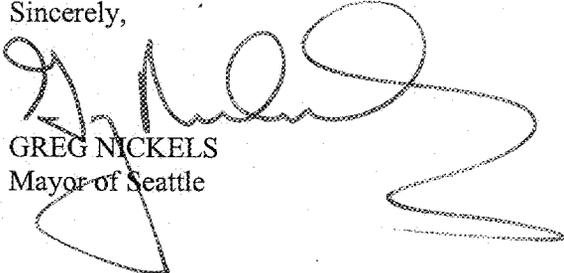
I am transmitting the attached ordinance for Council consideration.

Pier 59, the structure that houses a portion of the Seattle Aquarium, was designated an historic landmark by the Landmarks Preservation Board. The nomination was prepared and submitted by the Seattle Aquarium/Department of Parks and Recreation in anticipation of the new aquarium expansion project. The Landmarks Preservation Board has reviewed and approved the recently completed exterior painting and signage, as well as the replacement of the wood pilings with steel pilings.

A Controls and Incentives Agreement has been signed by Superintendent of Parks and Recreation Ken Bounds and Doug Sutherland, Commissioner of Public Lands for the State of Washington, and has been approved by the Landmarks Preservation Board. Included in the landmark controls are the pier and pier pilings, the exterior of the pier shed, and the following elements of the interior: the perimeter walls and windows, the ceiling, trusses, interior structure and the floor. Excluded from the landmark controls are any portions of Waterfront Park and Pier 60 (that houses the 1970s Aquarium building), including the elevated walkway to Waterfront Park.

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

Sincerely,



GREG NICKELS
Mayor of Seattle

600 Fourth Avenue, 12th Floor, Seattle, WA 98104-1873

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E-mail: mayors.office@ci.seattle.wa.us

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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Dept. of Neighborhoods	Elizabeth Chave 684-0380	Sara Levin 684-8691

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, 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 ordinance acknowledges the designation of the Pier 59 as an historic landmark based upon a determination by the Landmarks Preservation Board; imposes controls on the features of the building and site and adds the building and site to the Table of Historical Landmarks contained in SMC Chapter 25.32. The ordinance does not have a financial impact.

• **Background:**

Pier 59, the Seattle Aquarium building, was designated an historic landmark by the Landmarks Preservation Board. The nomination was prepared and submitted by the Seattle Aquarium/Department of Parks and Recreation in anticipation of the new aquarium expansion project. The Landmarks Preservation Board has reviewed and approved the recently completed exterior painting and signage, as well as the replacement of the wood pilings with steel pilings.

A Controls and Incentives Agreement has been signed by Superintendent of Parks and Recreation Ken Bounds and Doug Sutherland, Commissioner of Public Lands for the State of Washington, and has been approved by the Landmarks Preservation Board. Included in the landmark controls are the pier and pier pilings, the exterior of the pier shed, and the following elements of the interior: the perimeter walls and windows, the ceiling, trusses, interior structure and the floor. Excluded from the landmark controls are any portions of Waterfront Park and Pier 60, including the elevated walkway to Waterfront Park.

• *Please check one of the following:*

This legislation does not have any financial implications.



Return Address:

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104



20031014002235
SEATTLE CITY C CORD
PAGE 001 OF 005
10/14/2003 14:53
KING COUNTY, WA 23.00

FILED
CITY OF SEATTLE
03 NOV 13 AM 11:40
CITY CLERK

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

<p>Document Title(s) (or transaction contained therein): (all areas applicable to your document <u>must</u> be filled in.</p> <p>1. ORDINANCE #121270</p>
<p>Re - _____ of document. AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, 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.</p>
<p>Grantor(s) (Last name first, then first name and initials) 1.City of Seattle <input type="checkbox"/> Additional names on page--- -of document.</p>
<p>Grantee(s) (Last name first, then first name and initials) 1.N/A 2.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range) <input type="checkbox"/> Additional reference #s on page -----of document N/A</p>
<p>Assessor's Property Tax Parcel/Account Number/ N/A</p> <p><input type="checkbox"/> Assessor Tax # not yet assigned.</p>

Elizabeth Chave/JLB
Pier 59 Ord.doc
May 19, 2003
V # 1

ORDINANCE 121270

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AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board, after a public meeting on Friday 21, 2001, voted to approve the nomination of Pier 59 at 1415 Alaskan Way, in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 4, 2001, the Board voted to approve the designation of the Pier 59 and the site as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 6, 2002, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: The designation by the Landmarks Preservation Board of the Pier 59, and its site described as:

That portion of Block 176, Seattle tidelands and vacated portion of Pike Street adjoining, described as follows: beginning at a point on the inner harbor line which is north 48°49'51" west 42.480 feet from a point marked "8¹," being a point in the inner harbor line, as shown on the replat of the Seattle tidelands, supplemental sheet 27, filed in the office of the Commissioner of Public Lands at Olympia, Washington; thence south 48°49'51" east 42.480 feet east 42.480 feet to said point marked "8¹," on said replat; thence south 25°21'48" east 80.0 feet along said inner harbor line; thence due east to the westerly line of Railroad Avenue as established by replat of Seattle tidelands; thence northerly along said westerly line to a point due east of point of beginning; thence due west to a point of beginning and that portion of the harbor area lying west of tract described above, described by metes and bounds as follows:

Beginning at point "8¹," being an angle point in the inner harbor line and running thence south 25°21'48" east 80.0 feet, along said inner harbor line, thence west 407.33 feet to the outer harbor line, thence north 48°49'51" west 152.29 feet along said outer harbor line, thence east 455.730 feet to the inner harbor line to said point of beginning. All as shown upon the supplemental maps of Seattle tidelands on file



1 in the office of the Commissioner of Public Lands at Olympia, Washington.
2

3 as a Landmark based upon satisfaction of the following standards of SMC Section
4 25.12.350:
5

6 C. It is associated in a significant way with a significant aspect of the cultural,
7 political or economic heritage of the community, City, state or nation;
8

9 D. It embodies the distinctive visible characteristics of an architectural style, or
10 period or of a method of construction;
11

12 F. Because of its prominence of spatial location, contrasts of siting, age or scale, it
13 is an easily identifiable feature of its neighborhood or the City and contributes to the
14 distinctive quality or identity of such neighborhood or the City;
15

16 is hereby acknowledged.
17

18 Section 2. CONTROLS: The following controls are hereby imposed on the features
19 and characteristics of the Pier 59 and its site that were designated by the Board for
20 preservation:
21

22 A. CERTIFICATE OF APPROVAL PROCESS
23

24 1. A Certificate of Approval, issued by the City of Seattle's Landmarks
25 Preservation Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time
26 for denying the Certificate of Approval application must have expired, before the owner
27 may make alterations or significant changes to:
28

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30 Way (the seawall) to the outer harbor line, and from the north edge to the
31 south edge of the wooden piling pier; the exterior of the pier shed, excluding
32 the elevated walkway to the Waterfront Park; and the following features of
33 the interior of the pier shed: the perimeter walls and windows, the ceiling,
34 trusses, the interior structure, and the floors.
35

36 2. A Certificate of Approval is not required for any in-kind maintenance or
37 repairs of the features listed in subsection 1.
38

39 3. A Certificate of Approval will be required for any replacement of wood
40 pilings as noted in features designated in subsection 1. The Board also acknowledges its
41 particular responsibility pursuant to SMC 25.12.750 (C) to recognize that alteration may be
42 necessary to meet requirements of applicable environmental law, statute, regulation code or
43 ordinance, as well as the stewardship responsibilities of the State Department of Natural
44 Resources, that require the replacement of treated wood with other materials.
45

46 4. Any portions of Waterfront Park and Pier 60 that lie within site as described
47 in Section 1 above are excluded from the designation.
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B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the items listed in subsection 3 according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.

2. The CHPO shall submit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. Administrative review is available for the following:

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

Section 3. INCENTIVES

A. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use.

B. The Building and Energy Codes provide exceptions on an application basis.

C. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) is available to Seattle landmarks subject to controls imposed by designation ordinance, by application.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in SMC 25.12.910.

Section 5. Pier 59 and the site are hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Design, Construction and Land Use.



Elizabeth Chave/JLB
Pier 59 Ord.doc
May 19, 2003
V # 1

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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 15th day of September, 2003, and signed by me in open session in authentication of its passage this 15th day of September, 2003.

Peter Steinbock
President of the City Council

Approved by me this 25th day of September, 2003:

Gregory J. Nickels
Gregory J. Nickels, Mayor

Filed by me this 26th day of September, 2003.

Judith E. Papp
City Clerk

(SEAL)

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} ss

I, JUDITH E. PAPP, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT COPY of ordinance 121770

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

BY JUDITH E. PAPP IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED THE SEAL OF THE CITY OF SEATTLE, THIS 14th day of Oct., 2003

JUDITH E. PAPP
CITY CLERK

BY: Margaret Carter
DEPUTY CLERK



STATE OF WASHINGTON – KING COUNTY

--SS.

163723
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

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:121270/ORD IN FULL

was published on

10/3/2003



Affidavit of Publication

Jennifer Baty

Subscribed and sworn to before me on

10/3/2003

Melissa Dowd
Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121270

AN ORDINANCE relating to historic preservation, imposing controls upon the Pier 59, 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board, after a public meeting on Friday 21, 2001, voted to approve the nomination of Pier 59 at 1415 Alaskan Way, in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 4, 2001, the Board voted to approve the designation of the Pier 59 and the site as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 6, 2002, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives. NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. The designation by the Landmarks Preservation Board of the Pier 59, and its site described as:

That portion of Block 176, Seattle tidelands and vacated portion of Pike Street adjoining, described as follows, beginning at a point on the inner harbor line which is north $48^{\circ}49'51''$ west 42,480 feet from a point marked "81," being a point in the inner harbor line, as shown on the replat of the Seattle tidelands, supplemental sheet 27, filed in the office of the Commissioner of Public Lands at Olympia, Washington; thence south $48^{\circ}49'51''$ east 42,480 feet east 42,480 feet to said point marked "81," on said replat; thence south $25^{\circ}21'48''$ east 80.0 feet along said inner harbor line; thence due east to the westerly line of Railroad Avenue as established by replat of Seattle tidelands; thence northerly along said westerly line to a point due east of point of beginning; thence due west to a point of beginning and that portion of the harbor area lying west of tract described above, described by metes and bounds as follows:

Beginning at point "81" being an angle point in the inner harbor line and running thence south $25^{\circ}21'48''$ east 80.0 feet, along said inner harbor line, thence west 407.33 feet to the outer harbor line, thence north $48^{\circ}49'51''$ west 152.29 feet along said outer harbor line, thence east 455.730 feet to the inner harbor line to said point of beginning. All as shown upon the supplemental maps of Seattle tidelands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

as a Landmark based upon satisfaction of the following standards of SMC Section 25.12.360:

C. It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, City, state or nation;

D. It embodies the distinctive visible characteristics of an architectural style, or period or of a method of construction;

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

is hereby acknowledged.