



**Legislative Department  
Seattle City Council  
Memorandum**

Date: June 15, 2010

To: Councilmember Sally Bagshaw, Chair  
Councilmember Tom Rasmussen, Vice Chair  
Councilmember Bruce Harrell, Member  
Parks and Seattle Center Committee (P and SC)

From: Michael Jenkins, Council Central Staff

Subject: Council Bill (CB) 116860 – Georgetown Pump Station

Following the June 3, 2010, 2010 P and SC briefing on the proposed transfer of the Georgetown Pump Station from Seattle City Light to Seattle Parks and Recreation Department (Parks), I am recommending that the Committee approve amendments to CB 116860 that require Parks to prepare and submit a nomination to designate the Georgetown Pump Station as a City of Seattle landmark.

The Georgetown Pump Station is listed on the National Register of Historic Places, which is maintained by the United States National Park Service (USNPS). This listing indicates that the USNPS recognizes a site as a historic resource. The historic significance of the station is summarized in the legislation's fiscal note, which references its role in the development of steam power and electricity in Seattle in the early 20<sup>th</sup> century. The USNPS designation does not impose any requirements or restrictions on the structure. The Georgetown Steam Plant, which the pump station served, is also on the National Register and is also a City of Seattle landmark.

City of Seattle landmark designation is a two step process. The first step requires an applicant to prepare and submit an application for landmark nomination to the City's Historic Preservation Officer (HPO). The application is a four page form that discloses basic information about the site, its historic significance, and requires photos of the structure and site. The cost to prepare the application varies, depending on the experience of the person making the application. However, a reasonable estimate is around \$2,000 to \$3,000.

Once the HPO determines the application for nomination to be complete, a public meeting is scheduled before the City's Landmark Preservation Board, where the Board considers if the site appears to be eligible for landmark designation. If the Board believes the site is eligible, the applicant must then prepare a more extensive report to determine if the site meets the criteria for designation. While costs vary with this level of documentation, a reasonable estimate is between \$3,000 to \$5,000.

For both reports, it is assumed that costs would be paid by Parks Levy funds.

If the landmark nomination is accepted and the property is designated as a City of Seattle landmark, the building would be subject to the City's Landmark Ordinance. Any changes or alterations to the building's exterior would need approval by the Landmark Board. Designation also provides incentives to the property owner that include the ability to establish uses in the structure that would not normally be permitted under its zoning designation.

**Recommendation**

If the Committee supports this amendment, the following language should be adopted to the recitals:

WHEREAS, the Georgetown Pump Station has been listed as a landmark on the National Register of Historic Places, due to its relationship to the Georgetown Steam Plant, which was built in 1907 and provided early electrical service to the City and is both on the National Register of Historic Places and is a City of Seattle Landmark;

A new Section 6 would also be adopted:

Section 6. Prior to January 1, 2011, the Superintendent of Parks and Recreation, or functional equivalent or his/her designee, shall nominate the Georgetown Pump Station building for designation as a landmark pursuant to Seattle Municipal Code Chapter 25.12.



1 WHEREAS, City Light has determined the fair market value of the Pump Station Property by  
2 real estate appraisal, which assumes there are no Hazardous Substances (as hereinafter  
3 defined) in or on the Pump Station Property that would affect the value of the Pump  
4 Station Property; NOW, THEREFORE,

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

5 Section 1. The City Council finds and declares that the Georgetown Pump Station  
6 Property ("Pump Station Property"), legally described in Section 2 below, is not required for  
7 electric utility purposes and is surplus to the needs of Seattle City Light ("City Light").  
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9 Section 2. Jurisdiction over the Pump Station Property, legally described as follows:

10 Tract 11, Duwamish Industrial Addition to the City of Seattle, according to the  
11 plat thereof recorded in Volume 21 of Plats, page 65, in King County,  
12 Washington; EXCEPT that part of said Tract 11 described as follows: Beginning  
13 at the northeast corner of said Tract 11, which is the TRUE POINT OF  
14 BEGINNING; Thence westerly along the northerly line of Tract 11 which is also  
15 the south margin of Fontanelle Street the course of which is south 89°53'46" west  
16 a distance of 70 feet; Thence southwesterly along the westerly line of said Tract  
17 11 the course of which is south 12°12'00" west 316.01 feet to the northerly  
18 margin of Duwamish Waterway; Thence north 65°21'31" east a distance of  
19 152.95 feet to the easterly margin of said Tract 11 which is also the westerly  
20 margin of Carleton Avenue (8<sup>th</sup> Avenue South); Thence northerly along the  
21 easterly margin of said Tract 11, the course of which is north 0°16'14" west a  
22 distance of 245 feet to the TRUE POINT OF BEGINNING,

23 is hereby transferred from City Light to the Department of Parks and Recreation for open space,  
24 park, and recreation purposes, in consideration of payment of Ninety Thousand Dollars (\$90,000)  
25 to the Light Fund (Fund 41000) from the 2000 Parks Levy Fund.

26 Section 3. To pay for the Pump Station Property and for necessary related costs and  
27 expenses, the appropriation for the following in the 2010 Adopted Budget is increased from the  
28 fund shown, as follows:

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<b>Fund</b>	<b>Department</b>	<b>Budget Control Level</b>	<b>Amount</b>
2000 Parks Levy Fund (33850)	Parks and Recreation	2000 Parks Levy - Opportunity Fund - Acquisition (K723007)	\$65,000

Section 4. Notwithstanding the transfer of jurisdiction, City Light shall remain responsible for all costs and expenses for response, removal, or other remedial action, including disposal, of any Hazardous Substance in or on the Pump Station Property or improvements thereon caused by City Light's use, occupation, or operation of the Pump Station Property.

Section 5. For purposes of this Ordinance, the term Hazardous Substance means any substance or material defined or designated as a hazardous, dangerous, radioactive or toxic material, waste or substance, environmental pollutant or contaminant, including without limitation asbestos and petroleum products, or other similar term by any Environmental Laws, and the term Environmental Laws means any environmental or health and safety-related law, regulation, or rule, ordinance or directive at the federal, state or local level, whether existing as of the date of this Ordinance, previously enforced or subsequently enacted.

Section 6. Prior to January 1, 2011, the Superintendent of Parks and Recreation, or functional equivalent or his/her designee, shall nominate the Georgetown Pump Station building for designation as a landmark pursuant to Seattle Municipal Code Chapter 25.12.

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

4 Passed by a 3/4 vote of all the members of the City Council the \_\_\_\_ day of  
5 \_\_\_\_\_, 2010, and signed by me in open session in authentication of its  
6 passage this \_\_\_\_ day of \_\_\_\_\_, 2010.  
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President \_\_\_\_\_ of the City Council

11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2010  
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Michael McGinn, Mayor  
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16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2010.  
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19 \_\_\_\_\_  
City Clerk  
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