



SEATTLE CITY COUNCIL

Legislative Summary

CB 119064

Record No.: CB 119064

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125419

In Control: City Clerk

File Created: 07/19/2017

Final Action: 09/29/2017

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Maritime Building, 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: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: sarah.sodt@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	Mayor	08/08/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	08/08/2017	sent for review	Council President's Office			
1	Council President's Office	08/10/2017	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			

Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee

Notes:

1	Full Council	09/05/2017	referred	Affordable Housing, Neighborhoods, and Finance Committee	
1	Affordable Housing, Neighborhoods, and Finance Committee	09/15/2017	pass		Pass
	Action Text: The Committee recommends that Full Council pass the Council Bill (CB).				
	Notes:				
			In Favor: 2	Chair Burgess, Member Johnson	
			Opposed: 0		
1	Full Council	09/25/2017	passed		Pass
	Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:				
			In Favor: 7	Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember O'Brien, Councilmember Sawant	
			Opposed: 0		
1	City Clerk	09/28/2017	submitted for Mayor's signature	Mayor	
1	Mayor	09/29/2017	Signed		
1	Mayor	09/29/2017	returned	City Clerk	
1	City Clerk	09/29/2017	attested by City Clerk		
	Action Text: The Ordinance (Ord) was attested by City Clerk.				
	Notes:				

CITY OF SEATTLE

ORDINANCE

125419

COUNCIL BILL

119064

AN ORDINANCE relating to historic preservation; imposing controls upon the Maritime Building, 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 November 18, 2015, voted to approve the nomination of the improvement located at 911 Western Avenue (referred to as the "Maritime Building" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 6, 2016, the Board voted to approve the designation of the Maritime Building under SMC Chapter 25.12; and

WHEREAS, on June 21, 2017, 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 Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 911

Western Avenue (referred to as the “Maritime Building” for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. The Maritime Building is located on the property legally described as:

Lots 1, 2, 3, and 4, Block 188, all in Seattle Tide Lands, according to the unrecorded plat thereof, in King County, Washington; more particularly described as follows: Beginning at the northeasterly corner of said Block 188; thence southeasterly along the west line of Western Avenue to the southeast corner of said block; thence southwesterly along the southerly line of said block, 134 feet; thence northwesterly parallel with Western Avenue, 240 feet, more or less, to the northerly line of said block and the south line of Madison Street; thence northeasterly along the south line of Madison Street, 134 feet to the place of beginning.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Maritime Building: the exterior of the building.

C. Basis of Designation. The designation was made because the Maritime Building 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 from SMC 25.12.350:

1. 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 (SMC 25.12.350.C); and

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

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Maritime Building that were designated by the Board for preservation:

1 A. Certificate of Approval Process.

2 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
4 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
5 owner may make alterations or significant changes to the features or characteristics of the
6 Maritime Building that were designated by the Board for preservation.

7 2. No Certificate of Approval is required for the following: any in-kind
8 maintenance or repairs of the features or characteristics of the Maritime Building that were
9 designated by the Board for preservation.

10 B. City Historic Preservation Officer Approval Process.

11 1. The City Historic Preservation Officer (CHPO) may review and approve
12 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
13 this ordinance according to the following procedure:

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

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

20 2. If the CHPO does not approve the alterations or significant changes, the
21 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of
22 Approval under SMC Chapter 25.12. 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 timely transmit a written decision constitutes approval of the request.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Maritime Building that were designated by the Board for preservation is available for the following:

a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles, fire escapes, pipes, meters and utility connections, downspouts and gutters, and other similar wiring or mechanical elements necessary for the normal operation of the building, and storefront alterations associated with the foregoing.

b. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.

c. The installation, alteration, or removal of signage.

d. Exterior paint colors.

e. The alteration or replacement of railings at the western first floor patio and at the roof deck.

f. Relocation and/or restoration of exterior doors at the ground level if necessary in connection with the demising of retail space.

g. The installation, alteration, or removal of exterior architectural lighting.

h. The installation, alteration, or replacement of landscaping on the western first floor patio and on the roof deck.

1 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
2 characteristics of the Maritime Building that were designated by the Board for preservation:

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

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

8 C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
9 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
10 applicable provisions thereof.

11 D. The owner may be eligible to participate in the City's Landmark Transfer of
12 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
13 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
14 properties as Landmark TDR, pursuant to SMC 23.49.014.

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

17 Section 5. The Maritime Building is hereby added alphabetically to Section II, Buildings,
18 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

19 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
20 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
21 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
22 CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.

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 25th day of September, 2017,
and signed by me in open session in authentication of its passage this 25th day of
September, 2017.



President _____ of the City Council

Approved by me this 29th day of September, 2017.



Tim Burgess, Mayor

Filed by me this 29th day of September, 2017.



Monica Martinez Simmons, City Clerk

(Seal)

STATE OF WASHINGTON -- KING COUNTY

--SS.

354651

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 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

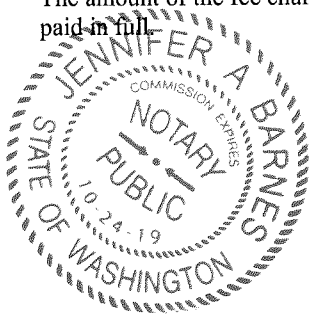
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:125416-424 TITLE ONLY

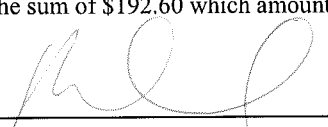
was published on

10/11/17

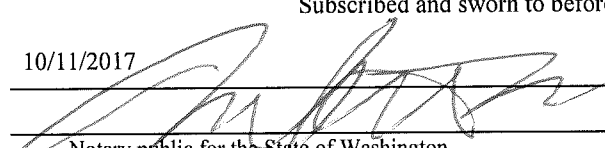
The amount of the fee charged for the foregoing publication is the sum of \$192.60 which amount has been paid in full.



Affidavit of Publication


Subscribed and sworn to before me on

10/11/2017


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 September 25, 2017, 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 125416

Council Bill 119037

AN ORDINANCE related to appropriations for the Office of Arts & Culture; amending Ordinance 125207, which adopted the 2017 Budget; and lifting a proviso imposed on the Office of Arts & Culture's Capital Arts Budget Control Level by Seattle City Council Green Sheet 68-1-B-1.

Ordinance 125417

Council Bill 119054

AN ORDINANCE relating to The City of Seattle's contracting practices; requiring Departments seeking Council approval to provide advance notification to the City Council and the City Clerk when Departments recommend initiating new services or consultant contracts or amending existing services or consultant contracts.

Ordinance 125418

Council Bill 119063

AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle Asian Art Museum, 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 125419

Council Bill 119064

AN ORDINANCE relating to historic preservation; imposing controls upon the Maritime Building, 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 125420

Council Bill 119078

AN ORDINANCE relating to Historic Seattle Preservation and Development Authority ("HSPDA"), a public corporation chartered by The City of Seattle; authorizing the Director of the Office of Intergovernmental Relations to enter into agreements with King County and the cities located within King County to permit HSPDA to exercise its chartered authority in such jurisdictions using Preservation Action Fund proceeds; authorizing the Director of the Office of Intergovernmental Relations, after receiving authorization by resolution, to enter into future agreements with King County and other cities located in King County consenting to a request from HSPDA to exercise its chartered authority in such jurisdictions; and extending the City's powers, authorities, and rights regarding public corporations and authorities beyond the city limits for the projects within HSPDA's chartered authority.

Ordinance 125421

Council Bill 119085

AN ORDINANCE authorizing the Superintendent of Parks and Recreation to execute and accept from the Washington State Department of Natural Resources, on behalf of The City of Seattle, an Aquatic Lands Lease for Seattle's Waterfront Parks; and ratifying and confirming certain prior acts.

Ordinance 125422

Council Bill 119086

AN ORDINANCE relating to the Central Waterfront Project; authorizing a second amendment of the Memorandum of Understanding Concerning Renovation and Expansion of the Seattle Aquarium and Development of the Central Waterfront Project between The City of Seattle and the Seattle Aquarium Society.

Ordinance 125423

Council Bill 119089

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

Ordinance 125424

Council Bill 119077

AN ORDINANCE relating to Capitol Hill Housing Improvement Program ("CHHIP"), a public corporation chartered by The City of Seattle; authorizing the Director of the Office of Intergovernmental Relations to enter into agreements with King County, the cities of Bellevue, Federal Way, Issaquah, Kent, Kirkland, Mercer Island, Redmond, Renton, SeaTac, Shoreline, and Tukwila to permit CHHIP to exercise its chartered authority in such jurisdictions; authorizing the Director of the Office of Intergovernmental Relations, after receiving authorization by resolution, to enter into future agreements with other cities located in King County consenting to a request from CHHIP to exercise its chartered authority in such city; and extending the City's powers, authorities and rights regarding public corporations and authorities beyond the city limits for the projects within CHHIP's chartered authority.

Date of publication in the Seattle Daily Journal of Commerce, October 11, 2017.

10/11(354651)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



20171116000750

ORDINANCE Rec: \$80.00
11/16/2017 12:59 PM
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein):

Ordinance 125419

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)

Additional legal on page 2 of document

Lots 1, 2, 3, and 4, Block 188, all in Seattle Tide Lands, according to the unrecorded plat thereof, in King County, Washington.

Assessor's Property Tax Parcel/Account Number

7666202525

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

CITY OF SEATTLE

ORDINANCE 125419

COUNCIL BILL 119064

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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 November 18, 2015, voted to approve the nomination of the improvement located at 911 Western Avenue (referred to as the "Maritime Building" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 6, 2016, the Board voted to approve the designation of the Maritime Building under SMC Chapter 25.12; and

WHEREAS, on June 21, 2017, 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 Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 911

Western Avenue (referred to as the “Maritime Building” for the purposes of this ordinance) is hereby acknowledged.

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B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Maritime Building: the exterior of the building.

C. Basis of Designation. The designation was made because the Maritime Building 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 from SMC 25.12.350:

1. 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 (SMC 25.12.350.C); and

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

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Maritime Building that were designated by the Board for preservation:

1 A. Certificate of Approval Process.

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10 B. City Historic Preservation Officer Approval Process.

11 1. The City Historic Preservation Officer (CHPO) may review and approve
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request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.

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a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles, fire escapes, pipes, meters and utility connections, downspouts and gutters, and other similar wiring or mechanical elements necessary for the normal operation of the building, and storefront alterations associated with the foregoing.

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

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

D. The owner may be eligible to participate in the City's Landmark Transfer of Development Rights (TDR) Bank after obtaining a determination from the City concerning the quantity of unused development rights for the Landmark that are eligible for transfer to receiving properties as Landmark TDR, pursuant to SMC 23.49.014.

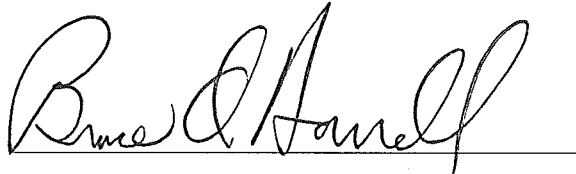
Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Maritime Building is hereby added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Director of Records and Elections, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.

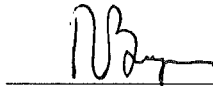
Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 25th day of September, 2017,
and signed by me in open session in authentication of its passage this 25th day of
September, 2017.



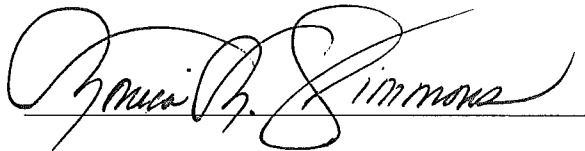
President _____ of the City Council

Approved by me this 29th day of September, 2017.



Tim Burgess, Mayor

Filed by me this 29th day of September, 2017.



Monica Martinez Simmons, City Clerk

State of Washington,
County of King

(Seal) Darryl Brooks certify that this is a true and correct
copy of Ordinance 125419 on file in the records
of the City of Seattle, Office of the City Clerk



Signed by: Darryl Brooks
Signature
Title: Legislative Info. Specialist II
Date: _____