



SEATTLE CITY COUNCIL

Legislative Summary

CB 119467

Record No.: CB 119467

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125783

In Control: City Clerk

File Created: 07/20/2018

Final Action: 03/08/2019

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street 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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A - Designated Features of Broad Street Substation

Drafter: erin.doherty@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	12/18/2018	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	12/18/2018	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	12/21/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						

Legislative Summary Continued (CB 119467)

1	City Council	02/25/2019	referred	Finance and Neighborhoods Committee	
1	Finance and Neighborhoods Committee	02/27/2019	pass		Pass
	Action Text:	The Committee recommends that City Council pass the Council Bill (CB).			
	Notes:				
		In Favor:	3	Chair Bagshaw, Vice Chair González , Member Harrell	
		Opposed:	0		
1	City Council	03/04/2019	passed		Pass
	Action Text:	The Council Bill (CB) was passed by the following vote, and the President signed the Bill:			
	Notes:				
		In Favor:	8	Councilmember Bagshaw, Councilmember González , Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant	
		Opposed:	0		
1	City Clerk	03/07/2019	submitted for	Mayor	
			Mayor's signature		
	Action Text:	The Council Bill (CB) was submitted for Mayor's signature. to the Mayor			
	Notes:				
1	Mayor	03/08/2019	Signed		
1	Mayor	03/08/2019	returned	City Clerk	
1	City Clerk	03/08/2019	attested by City Clerk		
	Action Text:	The Ordinance (Ord) was attested by City Clerk.			
	Notes:				

CITY OF SEATTLE

ORDINANCE 125783

COUNCIL BILL 119467

AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street 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.

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 September 20, 2017, voted to approve the nomination of certain improvements located at 319 6th Avenue North (which is referred to as the "Broad Street Substation") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 1, 2017, the Board voted to approve the designation of the Broad Street Substation under SMC Chapter 25.12; and

WHEREAS, on May 16, 2018, the Board and the Broad Street Substation'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 certain improvements located at 319 6th Avenue North (which is referred to as the “Broad Street Substation”) is acknowledged.

A. Legal Description. The Broad Street Substation is located on the property legally described as:

DT Denny’s Park Addition Lots 4-5-6 and Vacated Alley adjacent and Triangular Piece of Property bounded on East by Alley, on Northwest by Lake Street, on South by Thomas Street, all in Block 61, together with Lots 1 through 12, Block 66 and Vacated Alley in Said Block (Vacated Ordinance #78141), less Streets.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Broad Street Substation as delineated in Attachment A to this ordinance:

1. The exterior of the Control Building, including but not limited to the stairway and stairwells on the west, north, and east facades of the Control Building delineated in Attachment A to this ordinance.

2. The exterior of the Crane Building, which comprises the areas shown as the Pump Room, Shop, Office, and Crane Tower in Attachment A to this ordinance.

3. The switchyard “dead-end” tower directly west of the Crane Building and the trussed armature that connects the tower to the west facade of the Crane Building.

C. Basis of Designation. The designation was made because the Broad Street Substation 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 1. It is associated in a significant way with a significant aspect of the
2 cultural, political, or economic heritage of the community, City, state, or nation (SMC
3 25.12.350.C).

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

6 Section 2. Controls. The following controls are imposed on the features or characteristics
7 of the Broad Street Substation that were designated by the Board for preservation:

8 A. Certificate of Approval Process.

9 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
10 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to
11 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before
12 the owner may make alterations or significant changes to the features or characteristics of the
13 Broad Street Substation that were designated by the Board for preservation.

14 2. No Certificate of Approval is required for any in-kind maintenance or
15 repairs of the features or characteristics of the Broad Street Substation that were designated by
16 the Board for preservation.

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

18 1. The City Historic Preservation Officer may review and approve alterations
19 or significant changes to the features or characteristics listed in subsection 2.B.3 of this
20 ordinance according to the following procedure:

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

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

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

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics of the Broad Street Substation that were designated by the Board for preservation
12 is available for the following:

13 a. The installation, alteration, or elimination of ducts, conduits,
14 HVAC vents, grills, pipes, underground utilities and utility connections, gutters and downspouts,
15 and other similar mechanical, electrical, and plumbing elements necessary for the normal
16 operation of one or both of the buildings.

17 b. Installation, alteration, or removal of exterior signage.

18 c. Installation, alteration, or removal of exterior security lighting and
19 equipment.

20 d. Installation of improvements for accessibility compliance.

21 e. Replacement of non-original doors and windows within original
22 openings.

f. Attachment details for fences or perimeter site enclosure if fastened to the building.

g. New paint colors, when painting a previously painted material.

h. Installation, removal, or alteration of equipment, wiring, or other appurtenances that attach to the building exterior and are necessary for the generation of or distribution of electricity.

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

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

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

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

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

1 Section 3. Incentives. The following incentives are granted on the features or
2 characteristics of the Broad Street Substation 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 under SMC Title 23.

5 B. Exceptions to certain of the requirements of the Seattle Building Code, adopted
6 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be
7 authorized according to the applicable provisions.

8 C. Special tax valuation for historic preservation may be available under chapter
9 84.26 RCW upon application and compliance with the requirements of that statute.

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

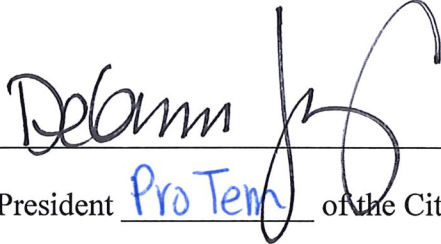
13 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
14 SMC 25.12.910.

15 Section 5. The Broad Street Substation is added alphabetically to Section II, Buildings, of
16 the Table of Historical Landmarks contained in SMC Chapter 25.32.

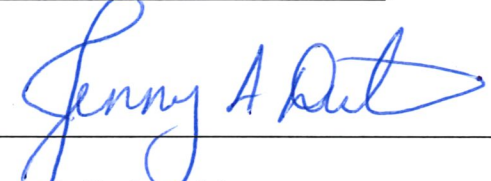
17 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
18 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
19 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
20 to provide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

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 4th day of March, 2019,
and signed by me in open session in authentication of its passage this 4th day of
March, 2019.


President Pro Tem of the City Council

Approved by me this 8th day of March, 2019.

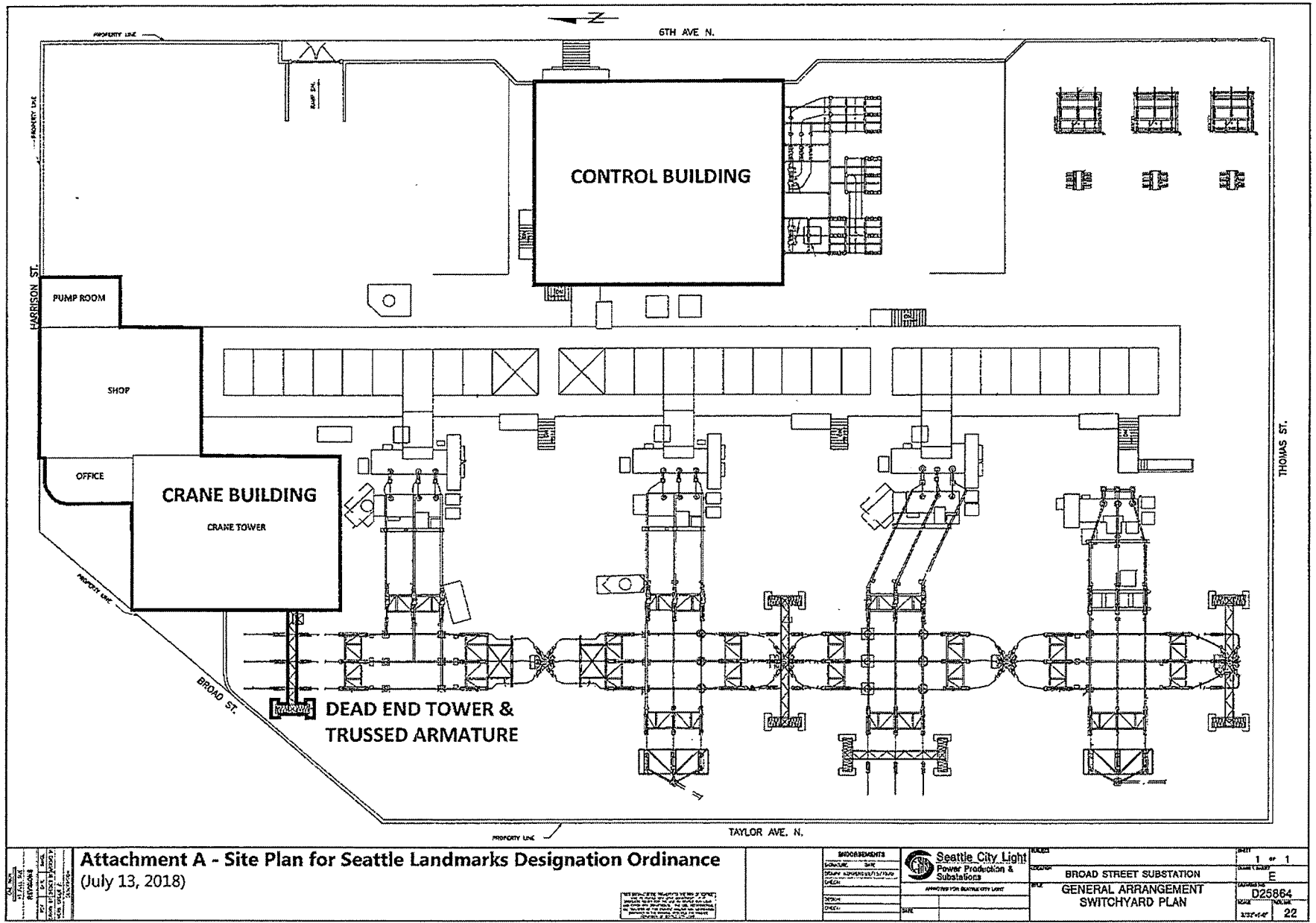

Jenny A. Durkan, Mayor

Filed by me this 8th day of MARCH, 2019.


Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A – Designated Features of Broad Street Substation



SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Neighborhoods	Erin Doherty/206-684-0380	Waslala Miranda/206-233-5044

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

1. Legislation Title:

AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street 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.

2. Summary and background of the Legislation:

The attached legislation acknowledges the designation of the Broad Street Substation as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Broad Street Substation to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Broad Street Substation was built between 1949-1951. The property is located in the Cascade 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 exteriors of the Control and Crane Buildings and the dead-end tower, but do not apply to any in-kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes ___X No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.
- c. Is there financial cost or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes. The property is owned by Seattle City Light. They support the legislation and have signed the Controls and Incentive Agreement.

b. Is a public hearing required for this legislation?

No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

Yes. There is a city review process for changes to a landmark. Landmark controls are in perpetuity. The designating landmark ordinance is recorded with King County and associated with the parcel number in the County's records.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

e. Does this legislation affect a piece of property?

Yes, see attached map and Attachment A.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

No new initiative or programmatic expansion.

List attachments/exhibits below:

Summary Exhibit A – Vicinity Map of Broad Street Substation

STATE OF WASHINGTON -- KING COUNTY

--SS.

371865

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.

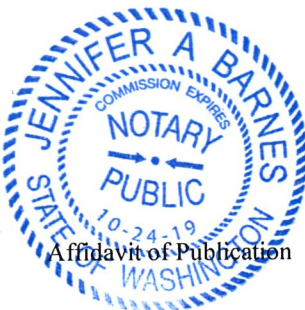
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

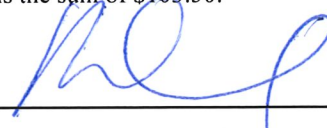
CT:125780-125784 TITLE

was published on

03/25/19

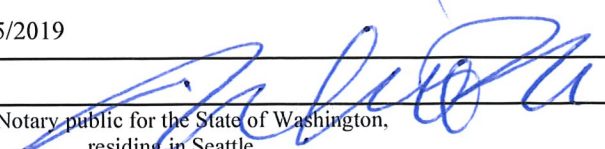
The amount of the fee charged for the foregoing publication is the sum of \$103.50.





Subscribed and sworn to before me on

03/25/2019



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 March 04, 2019, 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 125780

Council Bill 119470

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

Ordinance 125781

Council Bill 119420

AN ORDINANCE relating to The City of Seattle's datum point; updating the vertical and horizontal reference datum for City of Seattle departments and outside entities as a standard elevation reference plane; requiring certain measurements for preliminary plats to be based on the updated vertical and horizontal datum; amending Chapter 1.20 of the Seattle Municipal Code; and amending Sections 23.22.020, 23.75.100, 25.06.030, 25.06.070, and 25.06.090 of the Seattle Municipal Code.

Ordinance 125782

Council Bill 119464

AN ORDINANCE authorizing the General Manager/CEO of Seattle Public Utilities to execute a contract with Waste Management of Washington for construction waste collection services; and ratifying and confirming certain prior acts.

Ordinance 125783

Council Bill 119467

AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street 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 125784

Council Bill 119468

AN ORDINANCE relating to the Seattle Police Department; creating an incentive program for hiring police officers; and repealing obsolete Sections 4.20.530, 4.20.540, and 4.20.550 of the Seattle Municipal Code.

Date of publication in the Seattle Daily Journal of Commerce, March 25, 2019.

3/25(371865)