

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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**CONTROLS AND INCENTIVES**  
**SAND POINT NAVAL AIR STATION**  
**LANDMARKS PRESERVATION DISTRICT**  
7400 Sand Point Way NE

**LPB628/12**

### I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark district, the owners (Owners) of Sand Point Naval Air Station (NAS), at 7400 Sand Point Way NE, a landmark district designated by the City of Seattle Landmarks Preservation board, and the City of Seattle Historic Preservation Officer on behalf of the city of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

#### A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code (SMC), Ch. 25.12, must be obtained or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to the site and the exteriors of all of the buildings, structures and objects within the district boundaries as defined in the Legal Description and as illustrated in Attachment A - Sand Point Naval Air Station Landmark District Map, attached, excluding the following:

NOAA Guardhouse;

NOAA Overpass;

Building 67, Mountaineers Headquarters, Historic name: Motor Pool Garage;

Building 299, Historic name: Inflammable Stores Building;

Building 407, Historic name: Hazardous Waste Storage;

**Administered by The Historic Preservation Program**

**The Seattle Department of Neighborhoods**

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Structure S-101 located adjacent to Building 115, Historic name: Tank Truck Loading Rack;

Structure 337, Overhead Walkway;

Building 141, Historic name: Respiratory Training Building;

Building 192, Historic name: Low-Pressure Training Building;

Building 403, Historic name: Generator Building;

Building 42, Historic name: Main Substation;

Brettler Family Place Apartments Buildings; and,

Lowry Family Community Building.

Except, when any of the above structures are demolished or altered (which does not require a Certificate of Approval) that any site improvements will require review and approval pursuant to SMC 25.12 and the adopted guidelines with the exception of those items identified in Section B.

2. A Certificate of Approval is not required for the following:
  - a. Any in-kind maintenance or repairs of the features listed in Section A.1.
  - b. Installation, removal and/or addition of the following landscape elements: trees eight inches or under in diameter measured four and one half feet above ground; shrubs, perennials, and annuals.
  - c. Removal of non-native plants of any size.
  - d. Removal of trees of any size identified as a hazard by a certified arborist.
  - e. Installation, removal, or alterations of temporary site furnishings, including benches, chairs, tables, and trash receptacles not permanently attached to designated buildings/structures or landscape features.
  - f. Removal or alterations to the following buildings/structures:
    1. NOAA Guardhouse;
    2. NOAA Overpass;
    3. Building 67 Mountaineers Headquarters, Historic name: Motor Pool Garage;
    4. Building 299, Historic name : Inflammable Stores Building;
    5. Building 407, Historic name: Hazardous Waste Storage;

6. Structure located adjacent to Building 115, Historic name: Tank Truck Loading Rack;
  7. Structure 337, Overhead Walkway;
  8. Building 141, Historic name: Respiratory Training Building;
  9. Building 192, Historic name: Low-Pressure Training Building;
  10. Building 403, Historic name: Generator Building;
  11. Building 42, Historic name: Main Substation;
  12. Brettler Family Place Apartments Buildings;
  13. Lowry Family Community Building; and,
  14. Tennis Center Sand Point.
- g. In-kind street, sidewalk or curb replacement on SDOT streets and/or rights-of-way, or parking area resurfacing.
  - h. Installation or removal of identification/name signs, wayfinding signage which follows design concepts in the Sand Point / Magnuson Park Wayfinding and Signage Master Plan, and ADA signage.
  - i. Installation or removal of drinking fountains, umbrellas, vendor carts, tents for temporary events, bicycle racks, and bike storage shelters, that are not permanently affixed to buildings or structures, or landscape and features identified in the Sand Point Naval Air Station Landmark District Design Guidelines.
  - j. Paint colors as defined in the Sand Point Naval Air Station Landmark District Design Guidelines.
  - k. Removal and replacement of non-original light fixtures.
  - l. Installation, removal or replacement of recreational structures including but not limited to playground equipment and rock climbing areas.
  - m. Installation or removal of any temporary structures associated with special events held by on-site organizations or by organizations including those issued a Special Event Permit issued by Seattle Parks and Recreation.
  - n. All work that is temporary in nature that does not damage character defining features; this includes art installations, event signage, and temporary signage as defined in SMC 23.55.012.
  - o. Alterations or removal of Navy-era utility infrastructure (in-ground or above grade) elements, such as electric substation structures, electric or steam system vaults, gasoline system valve vaults or enclosures, concrete encased conduit or piping – below or above ground.

## B. ADMINISTRATIVE REVIEW

Administrative review and approval is available for the following items listed in Section 1.B.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.

The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.

1. Administrative review is available for the following:
  - a. For the specified features and characteristics of the exterior of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building; and changes that encourage energy efficiency and renewable energy efforts including but not limited to solar panels and sky lights.
  - b. Site/landscape grading which does not directly affect designated landscape features, those specifically contributing to the district.
  - c. Removal or addition of sidewalks, curbs, pathways and/or crosswalks on non-SDOT streets and/or rights-of-way, Parks roads, private roads or driveways and utility easements. Additions designed per SMC 23.72.010 (Sand Point Overlay District Development Standards).
  - d. Installation or removal of on-premises signs as described in per SMC 23.55.032 (Signs in the Sand Point Overlay District)
  - e. Installation or removal of off-premises signs as described in SMC 23.55.032 F (Signs in the Sand Point Overlay District) and the Warren G. Magnuson Park Wayfinding and Signage Master Plan.

- f. Installation of new light poles, pedestrian light poles which are similar to those installed in the 1999-2000 utility upgrade project.
- g. Installation of traffic control structures, signage, or similar elements both in the public right-of-way and on private roads.
- h. Installation or removal of safety and security lighting, cameras, and security system equipment.
- i. Paint colors that are not defined in the Sand Point Naval Air Station Landmark District Design Guidelines.
- j. Installation of community garden(s).
- k. Installation, alteration or removal of boundary fencing and gates.
- l. Installation, alteration or removal of fencing for storage areas or utility or mechanical equipment screening, when consisting of chain link, uncoated or black vinyl coated.
- m. Replacement of existing awnings, if not in-kind.
- n. Installation or removal of Public Art (1% for Arts)
- o. Installation or removal of exterior storage containers when located on paved areas.
- p. Mothballing of buildings in the Landmark District.
- q. Installation or removal of seasonal food and beverage concession structures/trailers when located on paved areas.
- r. ADA improvements

## **LEGAL DESCRIPTION**

### **Sand Point/Magnuson Heritage Description**

A portion of land located in Section 2, Township 25 North, Range 4 East, W.M., City of Seattle, County of King, State of Washington, described as follows:

COMMENCING at the quarter corner common to Sections 2 and 11 in said Township and Range, thence N 88°30'34" W along the south line of said Section 2 a distance of 1319.57 feet to the intersection with Sandpoint Way N.E., said point being marked by a concrete

monument in case, Thence N 0°15'38" E along the centerline of Sandpoint Way N.E. a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

Thence S 88°30'34" E along a line that is parallel with and 40 feet south of the north margin of N.E. 65<sup>th</sup> St. lying east of Sandpoint Way N.E. a distance of 793.54 feet;

Thence N 1°45'34" E a distance of 10.00 feet;

Thence S 88°30'34" E along a line that is parallel with and 30 feet south of the north margin of N.E. 65<sup>th</sup> St. a distance of 208.10 feet to a non tangent point of curvature;

Thence on a curve to the north which is concave to the southwest having a radial bearing of N 88°30'34" W, a radius of 373.01 feet, a central angle of 27°00'12", and an arc distance of 175.80 feet to a point of tangency;

Thence N 25°30'46" W a distance of 402.67 feet to a point of curvature;

Thence on a curve to the north which is concave to the northeast, having a radial bearing of N 64°29'14" E, a radius of 576.22 feet, a central angle of 26°22'17", and an arc distance of 265.22 feet to a point of tangency;

Thence N 0°51'31" a distance of 253.40 feet to a point of curvature;

Thence on a curve to the north which is concave to the southwest having a radial bearing of N 89°08'29" W, a radius of 249.37 feet, a central angle of 35°59'23", and an arc distance of 156.64 feet to a point of reverse curvature;

Thence on a curve to the north which is concave to the northeast having a radial bearing of N 54°52'09" E, a radius of 248.86 feet, a central angle of 36°04'22", and an arc distance of 156.68 feet to a point of tangency;

Thence N 0°56'34" E a distance of 885.21 feet;

Thence S 88°58'15" E a distance of 155.84 feet;

Thence N 1°01'44" E a distance of 1576.77 feet;

Thence N 88°55'53" W a distance of 272.26 feet to the westerly boundary line of NOAA;

Thence along said boundary line N 1°03'04" E a distance of 73.05 feet to the beginning of a common boundary line between the City of Seattle Parks and NOAA;

Thence along said boundary line N 1°03'04" E a distance of 440.24 feet to a monument in case stamped 10-1;

Thence continuing along said boundary line N 1°03'04" E a distance of 135.55 feet;

Thence leaving said common boundary line N 89°00'00" W a distance of 81.76 feet to the northwesterly corner of a former seaplane concrete launch ramp;

Thence S 1°00'00" W a distance of 90.09 feet to a concrete bulkhead;

Thence N 89°05'22" W along said bulkhead a distance of 276.85 feet;

Thence N 37°57'37" W continuing along said bulkhead a distance of 619.73 feet;

Thence N 88°30'00" W continuing along said bulkhead distance of 29.92 feet to the easterly edge of a wood pier;

Thence N 1°02'00" E along said easterly edge a distance of 259.13 feet;

Thence N 41°47'39" W continuing along said easterly edge a distance of 151.52 feet to the northerly corner of said pier;

Thence S 71°56'39" W a distance of 336.45 feet to the northeasterly corner of Building 275;

Thence S 39°20'11" W a distance of 12.21 feet to the northwesterly corner of Building 275;

Thence S 50°56'14" E a distance of 365.30 feet;

Thence S 1°06'31" W a distance of 62.95 feet to the northeasterly corner of Building 115;

Thence N 89°08'00" W a distance of 37.50 feet to the northwesterly corner of Building 115;

Thence S 0°52'00" W a distance of 40.00 feet to the southwesterly corner of Building 115;

Thence S 89°08'00" E a distance of 45.51 feet;

Thence S 1°02'30" W a distance of 205.89 feet;

Thence S 87°08'00" W a distance of 23.41 feet;

Thence S 1°02'30" W a distance of 88.76 feet;

Thence S 7°10'11" E a distance of 168.95 feet;

Thence S 21°26'38" E a distance of 166.11 feet;  
Thence S 31°33'29" E a distance of 283.66 feet;  
Thence S 5°37'48" E a distance of 151.17 feet;  
Thence S 51°12'54" W a distance of 192.12 feet to the centerline of Sandpoint Way N.E.;  
Thence along said centerline S 12°52'33" E a distance of 317.02 feet to a point of curvature;  
Thence along a curve to the south and concave to the northeast having a radial bearing of N 77°07'27" E, a radius of 573.89 feet, a central angle of 14°34'23" and an arc distance of 145.97 feet to a point of tangency;  
Thence S 27°26'56" E a distance of 171.16 feet to a point of curvature;  
Thence along a curve to the south and concave to the southwest having a radial bearing of S 62°33'04" W, a radius of 572.25 feet, a central angle of 27°42'40", and an arc distance of 276.77 feet to a point of tangency;  
Thence S 0°15'44" W a distance of 2770.79 feet to the TRUE POINT OF BEGINNING.

Containing 3,806,507 sf

### **Building 312 Description**

A portion of Magnuson Park, King County AFN 0225049061, located in Section 1 and Section 2, Township 25 North, Range 4 East, W.M., City of Seattle, County of King, State of Washington, described as follows:

COMMENCING at the quarter corner common to Sections 2 and 11 in said Township and Range; thence N 14°47'26" W a distance of 2981.51 feet to a concrete monument stamped 10; thence S 88°53'01" E on the boundary line between NOAA and the City of Seattle Parks a distance of 2893.01 feet to a concrete monument stamped 10-3 set as an angle point in said NOAA/Parks boundary; thence continuing along said boundary line N 21°21'50" E a distance of 497.07 feet; thence leaving said boundary S 68°38'10" E a distance of 232.56 to the northwesterly corner of an existing building designated as Building 312 and the TRUE POINT OF BEGINNING of this description:

Thence along the perimeter of Building 312;  
S 28°11'00" E a distance of 40.20 feet;  
N 61°49'00" E a distance of 25.20 feet;  
N 28°11'00" W a distance of 40.20 feet;  
thence S 61°49'00" W a distance of 25.20 feet to the TRUE POINT OF BEGINNING.

Containing 1013 sf

### **BUNKERS DESCRIPTION**

A portion of Magnuson Park, King County AFN 0225049061, located in Section 1 and Section 2, Township 25 North, Range 4 East, W.M., City of Seattle, County of King, State of Washington, described as follows;

COMMENCING at the quarter corner common to Sections 2 and 11 in said Township and

Range, thence N 14°47'26" W a distance of 2981.51 feet to a concrete monument stamped 10; thence S 88°53'01" E on the boundary line between NOAA and the City of Seattle Parks a distance of 2893.01 feet to a concrete monument stamped 10-3 set as an angle point in said NOAA/Parks boundary; thence leaving said boundary S 1°06'59" W a distance of 1127.81 feet to the northerly edge of a concrete roadway and the TRUE POINT OF BEGINNING:

Thence N 53°57'12" W a distance of 446.50 feet along said northerly edge of roadway;

Thence leaving said northerly edge S 36°02'48" W a distance of 198.41 feet;

Thence S 53°57'12" E a distance of 204.81 feet;

Thence N 36°02'48" E a distance of 186.96 feet to the southerly edge of aforementioned roadway;

Thence S 53°57'12" E a distance of 316.53 feet along said southerly edge;

Thence leaving said southerly edge S 36°02'48" W a distance of 186.96 feet;

Thence S 53°57'12" E a distance of 217.27 feet;

Thence N 36°02'48" E a distance of 186.96 feet to the aforementioned southerly edge of roadway;

Thence along said southerly edge S 53°57'12" E a distance of 276.29 feet to the easterly edge of a concrete roadway;

Thence along said easterly edge N 31°04'26" E a distance of 411.91 feet;

Thence N 27°09'12" E a distance of 97.21 feet;

Thence leaving said easterly edge S 62°50'48" E a distance of 83.86 feet;

Thence N 27°09'12" E a distance of 20.17 feet;

Thence N 62°50'48" W distance of 103.48 feet to the westerly edge of aforementioned roadway;

Thence along said westerly edge S 28°08'59" W a distance of 73.88 feet;

Thence leaving said westerly edge N 53°53'03" W a distance of 128.14 feet;

Thence S 36°06'57" W a distance of 198.72 feet;

Thence S 6°27'54" W a distance of 276.08 feet to the northerly edge of a concrete roadway;

Thence along said northerly edge N 53°57'12" W a distance of 513.28 feet to the TRUE POINT OF BEGINNING

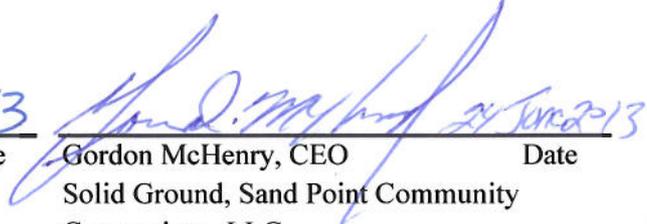
Containing 152502.3 square feet.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

- 1) 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.
- 2) Building and Energy Code exceptions on an application basis.
- 3) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.

	6/4/13		6.21.13
<u>Christopher Williams</u>	Date	<u>Karen Gordon</u>	Date
Acting Superintendent of Parks		City Historic Preservation Officer	

	6.18.13		24 June 2013
<u>Jeanette Henderson</u>	Date	<u>Gordon McHenry, CEO</u>	Date
Director of Real Estate University of Washington		Solid Ground, Sand Point Community Connections, LLC	

Attachment A – Sand Point Naval Air Station Landmark District Map

