



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 221/23

CONTROLS AND INCENTIVES AGREEMENT

Freeway Park

700 Seneca Street

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of Freeway Park at 700 Seneca Street, a landmark 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:
 - a. All of the park sites, inclusive of built features, landscape, hardscape and other park elements; excluding Park Place Plaza, Pigott Memorial Corridor, the Convention Center addition and the interior of the comfort station.
2. A Certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features listed in Section I.A.1 of this Agreement.

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The Seattle Department of Neighborhoods**

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- b. Pruning of trees and shrubs consistent with maintaining their health.
- c. Alterations to planting areas (including trees and shrubs) consistent with a Board approved vegetation management plan.
- d. Removal and replacement of annual plantings.
- e. Installation and removal of the following temporary installations not attached to buildings, structures or landscape features: special event tents, tables, chairs, temporary stage/platform, temporary restroom facilities, games and temporary recreational equipment, and art exhibits, other materials such as signage, art, tree lights, sound and visual systems to support a temporary event.
- f. Installation, removal or alteration of the following non-original site furnishings: benches, trash receptacles, and bike racks.
- g. Removal of the non-original pedestrian light poles.
- h. Installation, removal or alteration of temporary signage, temporary banners, signage for accessibility compliance, Park name signage, and other signage as required by City code.
- i. Installation, removal or alteration (including repair) of underground irrigation and underground utilities, providing that the site is restored in-kind.

B. ADMINISTRATIVE REVIEW

1. 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.
2. 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.


3. Administrative review is available for the following:

- a. For the specified features and characteristics of the building, the addition or elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
- b. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment
- c. Removal of trees identified as dead or as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.
- d. Graffiti abatement based on best practices as identified in the National Parks Service Preservation Brief No. 38.
- e. Wayfinding signage, and signage other than signage excluded in Section A.2.h.

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.


Christopher Williams (Jun 22, 2023 12:38 PDT)
Christopher Williams
Deputy Superintendent / Chief of Staff
Seattle Parks and Recreation

06/22/2023

Date


Sarah Sodt
Sarah Sodt
City Historic Preservation Officer

06/21/2023

Date