



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

PSB 8722

### STAFF REPORT

**Property Name:** Good Arts (Scheuerman building)

**Address:** 110 Cherry Street

**Summary of proposal:** The Board is requested to confirm that the requirements for South Downtown Historic Transfer of Development Potential (TDP) requirements have been fulfilled, and to approve the South Downtown Historic TDP covenant for the Good Arts (Scheuerman building) at 110 Cherry Street. The SMC 23.58A.042 code provisions require:

- Only lots in the Pioneer Square Preservation District or the International Special Review District may qualify as sending lots for South Downtown Historic TDP;
- In order to be eligible to send South Downtown Historic TDP, a lot shall contain a structure that includes at least 5,000 gross square feet in above-grade floor area and has been finally determined to be a contributing structure under SMC 23.66.032. On December 21, 2020 the Department of Neighborhoods Director, following a recommendation from the Pioneer Square Preservation Board, issued a Determination of Contributing Status for the property under SMC 23.66.032.
- Receipt of a TDP authorization letter from DPD, which establishes the amount of TDP available for transfer from the sending site;
- Provisions of security to assure completion of any required rehabilitation and restoration of the contributing structure, unless such work has been completed.
- The owner must also execute and record an agreement in the form and content acceptable to the Director of Neighborhoods, after review by the Pioneer Square Preservation Board, providing for the maintenance of the historically significant features of the building, per SMC 23.58A.042J(3). The owner has completed, and the City Historic Preservation Officer

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**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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has approved, subject to final approval by the Pioneer Square Preservation Board, a covenant that includes the commitment of the owner to maintain the Good Arts (Scheuerman building) consistent with SMC 23.66.

You have received a copy of the covenant and its attachments, which includes the DPD TDP authorization letter.

**PROPOSED MOTION:** “I move that the Pioneer Square Preservation Board makes the determination that the Good Arts (Scheuerman) Building at 110 Cherry Street has fulfilled the requirements for transfer of South Downtown Historic TDP pursuant to SMC 23.58A.042– that the lot contains a structure that includes at least 5,000 gross square feet in above-grade floor area and that the building is a contributing structure pursuant to 23.66.032; that an authorization letter from DPD has been received and has identified the number of transferable square feet to be 39,960 square feet; and, the building is not presently in need of rehabilitation, therefore no security is required.”

**PROPOSED MOTION:** “I move that the Pioneer Square Preservation Board approve the agreement entitled “COVENANTS FOR SOUTH DOWNTOWN HISTORIC TRANSFERABLE DEVELOPMENT POTENTIAL” as submitted to the Board as the legal agreement required as a condition to the transfer of development potential from Good Arts (Scheuerman) Building at 110 Cherry Street , per SMC SMC 23.58A.042J(3). ”