



The City of Seattle

Landmarks Preservation Board

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

STAFF REPORT REVIEW OF APPLICATIONS FOR SPECIAL VALUATION

PROPERTY: Manufacture's Building (Railspur)

ADDRESS: 419 Occidental Ave S

OWNER: Nicholas Murray, Urban Villages

MAILING ADDRESS: 1530 16th St, Suite 300, Denver, CO 80202

CONTACT PERSON: Brian Craig, Urban Villages

LANDMARK VERIFICATION: Contributing Building in the Pioneer Square National Historic District and the Pioneer Square Preservation District

REHABILITATION PERIOD: 9/29/21 – 9/29/23

SUBMITTED REHABILITATION COSTS: \$5,140,770

ELIGIBLE REHABILITATION COSTS: \$4,025,694

DISALLOWED COSTS: \$1,115,076

Total Assessed Value: L: \$4,467,500 I: **\$15,679,400** T:\$20,146,900

Percentage Value of Rehab: 26%

Approval of Rehab Work: Work performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

Proposed Motion: "I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: Manufacture's Building (Rail Spur), 419 Occidental Ave S; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on December 20, 2023: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

affects those features that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending Sept 29, 2023, that the recommendation is conditioned upon the execution of an agreement between the Local Review Board (Landmarks Preservation Board) as required by Title 84 RCW, Chapter 449."