



The City of Seattle

Landmarks Preservation Board

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LPB 185/25

CONTROLS AND INCENTIVES AGREEMENT

líq'təd - Lickton Springs Park
9536 Ashworth Avenue North

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the líq'təd - Lickton Springs Park at 9536 Ashworth Avenue N, 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. The park site, excluding the existing shelter and play equipment on the west side.
2. A Certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics of Lickton Springs Park that were designated by the Board for preservation.
 - b. Pruning of trees and shrubs consistent with maintaining their health.
 - c. Removal of the following landscape elements: trees less than 6 inches in diameter measured 4 ½ feet above ground.
 - d. Removal of non-native plants of any size. This does not apply to trees.

- e. Removal and replanting of shrubs, perennials, and annuals when using the same species in the same locations.
- f. Installation, removal, or alteration (including repair) of underground irrigation at the perimeter open lawn areas, provided that the springs and streams are not impacted, and the site is restored in kind.
- g. Repair of existing underground utilities located at the perimeter open lawn areas, other than irrigation excluded in subsection I.A.2.f, provided that the springs and streams are not impacted, and the site is restored in kind.
- h. Installation, removal, or alteration of the following site furnishings at the perimeter open lawn areas: benches, trash / recycling receptacles, and bike racks.
- i. Installation and removal of the following temporary installations at the perimeter open lawn areas: special event tents, tables, chairs, games, and art exhibits.
- j. Installation and removal of temporary signage at the perimeter open lawn areas, when the signage remains in place for no more than 60 days.
- k. Installation, removal, or alteration of signage for accessibility compliance, and other signage as required by City code, provided that the sign installations will not obscure landscape features.
- l. Installation, removal, or alteration of standard Seattle Parks & Recreation identification signs at the perimeter open lawn areas, provided that the sign installations will not obscure landscape features.

B. ADMINISTRATIVE REVIEW

1. Administrative (Landmarks staff) review and approval of Certificate of Approval applications is available for the following items listed in SMC 25.12.720.B and any additional items listed in Section 1.B.3. The Owner shall submit a Certificate of Approval application to the City Historic Preservation Officer (CHPO) and it shall be reviewed in accordance with the Certificate of Approval process set forth in SMC 25.12. If the CHPO, upon examination of the submitted application, 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, and the CHPO shall notify the Owner of that determination.
2. If the CHPO determines that such alterations proposed in the Certificate of Approval application are not consistent with the purposes of SMC 25.12, the

CHPO will notify the Owner. The Owner may submit revised materials to the CHPO, or request consideration by the Landmarks Preservation Board.

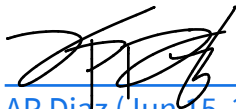
3. Administrative review of Certificate of Approval applications is available for the following:
 - a. Signage other than signage excluded in subsections I.A.2.j, I.A.2.k, and I.A.2.l in this agreement.
 - b. Alteration or replacement of existing footbridges and associated railings in the same locations, unless the Landmarks coordinator determines it to be in-kind maintenance.
 - c. Installation of improvements for accessibility compliance at the perimeter open lawn areas.
 - d. Installation, removal, or alteration (including repair) of underground utilities, other than work excluded in subsections I.A.2.f and I.A.2.g.
 - e. Minor alterations to site grading, soil retention, drainage, or paving, unless the Landmarks coordinator determines it will have no impact on the character of the site, and the springs and streams will not be impacted.
 - f. Replacement of the restroom structure if it is of a similar scale and in the same approximate location as the previous building, with no impact on the springs or streams.
 - g. The Landmarks Coordinator may determine that no Certificate of Approval is required if the proposed work is consistent with in-kind repair and/or general maintenance.
 - h. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site 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.

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 approval.
2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
3. Building and Energy Code exceptions on an application basis.
4. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.



AP Diaz (Jun 15, 2025 18:24 PDT)

Anthony-Paul (AP) Diaz, Esq.
Superintendent
Seattle Parks & Recreation

06/15/2025

Date



Sarah Sodt
City Historic Preservation Officer
City of Seattle

06/13/2025

Date