



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 114/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

East Pine Substation 1501 23rd Avenue

Features and Characteristics for which a Certificate of Approval is required:

The switchyard enclosure, composed of walls, fences and gates; the exteriors of the integral tower and control building; and the portion of the site outside the switchyard enclosure.

Designated under Standard: D, E, and F

Summary of proposed changes: Removal of three mature trees and preliminary design for switchyard expansion, as required to provide electrical service to the public.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Preliminary Design Certificate of Approval for the removal of three mature trees, selective demolition of a portion of the north wall and gates, and the proposed footprint and scale of the new masonry wall and gates at the East Pine Substation, 1501 23rd Avenue, as per the attached submittal.

This action is based on the following:

1. A Preliminary Certificate of Approval is approved for the overall intent of the site and switchyard wall alterations. This approval is conditioned upon a subsequent, separate submittal and approval by the Landmarks Preservation Board for final design of the masonry wall form, profile, details, materials, colors, patterns, textures, gates, and new hardscape/landscape associated with wall relocation and vehicle access.
2. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in ORD 127081.

- a. The proposed removal of some of the original switchyard wall will affect the designated features, but the applicant has demonstrated the need to keep the City of Seattle utility functioning.
3. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant demonstrated why expansion to the north is functionally their only option.
 - b. The applicant explored alternatives early in the briefing process and responded to the Board's request to preserve the northwest towers.
4. The factors of SMC 25.12.750 C, D and E are not applicable.