



The City of Seattle

# Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

## CERTIFICATE OF APPROVAL APPLICATION

*The following information must be provided in order for the application to be complete, unless the Board staff indicates in writing that specific information is not necessary for a particular application, or the applicant makes a written request to submit an application for a preliminary design approval as set forth on page four of this application, and the staff agrees to accept the application.*

Building/Property Name: Gas Works Park

Building/Property Address: 2101 N Northlake Way, Seattle, WA 98103

Landmark District: (if applicable): \_\_\_\_\_

Applicant: Seattle Parks and Recreation  
Planning and Development Division

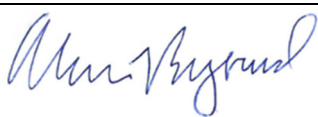
Applicant's Address: 300 West Elliott Avenue West, Seattle, WA 98199

Applicant's Phone: 206-684-5831 (alternative cell: 206-313-7833)

Applicant's Email: kevin.bergsrud@seattle.gov

Property Owner's Name: (printed) Seattle Department of Parks and Recreation

Property Owner's Address: 300 Elliott Avenue W, Suite 100, Seattle, WA 98199

Property Owner's Signature: 

**Note:** *If the applicant for this certificate is not the building/property owner the application **must** be signed by the building/property owner in the space indicated, above, or accompanied with a signed letter from the building/property owner designating the applicant as the owner's representative.*

Administered by the Historic Preservation Program  
The Seattle Department of Neighborhoods

FEE INFORMATION

SMC 22.900G.010 requires that an application fee be charged for each review for a Certificate of Approval. The fee is determined by the dollar value of the proposed project:

Design Approval

\$0 - \$1,500 of construction costs	\$25.00
Each additional \$5,000 of costs	\$10.00
Maximum fee per review	\$4,000.00*

\* Except that the maximum fee for a Certificate of Approval for new construction projects shall be \$20,000; except projects including housing financed, in whole or in part, by public funding; or projects that elect the MHA performance option according to Sections 23.58B.050 or 23.58C.050.

Estimate the construction costs, calculate the fee and make checks payable to the City of Seattle.

Total Project Cost related to project work included in application:	\$3,000.00 _____
Fee Submitted	<u>\$35.00</u>

The Landmarks Preservation Board has been designated by the Seattle City Council to review and approve certificates for changes to landmark buildings. Controls on landmarks vary depending on whether they are individually designated or located in one of four landmark districts (Columbia City, Fort Lawton, Harvard-Belmont, and Sand Point Naval Air Station) under the jurisdiction of the Landmarks Preservation Board. To assure that your submission has considered all the impacts to the landmark, or landmark district, contact Board staff. The Board staff can provide applicants with design guidelines, historic preservation references and information on other applicable regulations through the City's Historic Preservation Division, 206-615-1786.

## 1. Description

Describe the proposed work and any changes it will make to the landmark building or property. All items must be included in this application. (Attach additional pages if necessary.)

Gas Works Park was designated a City of Seattle Landmark in 1999. At the time of the designation, a number of trees included in the original landscape plan for the site had not been planted. In 2005, Seattle Parks and Recreation (SPR) submitted a Certificate of Approval for planting fifty (50) Western red cedar trees as indicated in the original master plan. As in the original design, the new trees were planted in three tree groupings adjacent to a former railroad bed. The trees were to provide a screen between a parking lot to the north and landscaped areas of the park to the south. (See the enclosed landscape plan) This application was approved in 2006 as the proposed tree planting did “not adversely affect the features or characteristics in Ordinance #121043” and is “consistent with the 1971 Master Plan for Gas Works Park.”

In June 2020, the SPR Urban Forestry unit assessed twenty (20) dying *Thuja plicata* trees. SPR’s Urban Forester determined that fifteen (15) of the trees were in a severe state of decline and five (5) of the trees were completely dead. The dead/dying trees detract from the aesthetic of the park and are host to a, *Trachykele blondeli*, Western cedar borer (insect) infestation. An assessment, including a Level 2, Limited Visual Inspection of each of the trees was performed and includes photos. (See attached report).

The proposal is to remove the twenty (20) Cedar trees that are in a severe state of decline or dead and plant replacement trees of the same or similar species. For this application, SPR is only seeking approval for removing the trees and the stumps. The overall scope of work includes removing the trees including the stumps, installing an irrigation system to ensure that the newly planted trees will receive adequate water and planting new coniferous trees to retain the character of the original planting. After selecting another tree species which meets changing climatic conditions in western Washington SPR will submit another application to Landmarks for planting the trees and installing an irrigation system. The new trees need to be more drought tolerant and/or selected from a seed source in the southern United States making them hardier relative to climate change stress and more resistant to insect infestation. A mixture of coniferous trees may be more resistant than a large swath of a single species. The intent is to retain the look of the existing Cedar trees with a similar size and shaped conifer.

2. Four (4) sets of scale drawings with all dimensions shown of:
  - a. A site plan of existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes; **(Attached)**
  - b. A floor plan showing the existing features and a floor plan showing the proposed new features or changes; **(N/A)**
  - c. Elevations and sections of both the proposed new features and the existing features; **(Attached)**
  - d. Construction details; **(Attached)**
  - e. A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings. **(Attached)**

3. Photographs of any existing features that would be altered and photographs showing the context of those features such as the building facade where they are located. The photographs must clearly show these features; ***Polaroids, digital photos and/or color Xeroxes may not be accepted. Clear digital photos are accepted. See attached report.***
4. One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint.
5. If the proposal includes new signage, awnings, or exterior lighting:
  - a. Four (4) sets of scale drawings of proposed signage or awnings showing the overall dimensions, material, graphic designs, typeface, letter size and colors;
  - b. Four (4) sets of a plan, photograph, or elevation drawing showing the location of the proposed awning or sign;
  - c. Four (4) copies of details showing the proposed method of attaching the new awning, sign, or proposed exterior lighting;
  - d. One (1) sample of proposed sign colors or awning material and color;
  - e. The wattage and specifications of the proposed lighting, and a picture of the lighting fixture;
6. If the proposal includes demolition of a structure or object:
  - a. A statement of the reason(s) for demolition;  
**Of the 20 trees proposed for removal, 15 of the trees were in a severe state of decline and 5 of the trees are completely dead. The 15 trees in this application are expected to die likely due to drought and soil conditions.**
  - b. A description of the replacement structure or object.  
**SPR proposes to replant with an alternative tree species that is more drought tolerant and not susceptible to the Western Cedar borer. A new tree species will be selected and trees will be planted either in late fall 2020 or spring or fall 2021 to give them the best chance for survival. SPR will work to identify a replacement tree species that is well adapted to site conditions and provides similar massing and form as the Cedar trees. When the new tree species is selected SPR will prepare a new Certificate of Approval application.**
7. If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished. **(See attached report).**

### **Determination of Completeness**

The staff shall determine whether an application is complete and shall notify the applicant in writing within twenty-eight (28) days of the application being filed whether the application is complete or that the application is incomplete and what additional information is required before

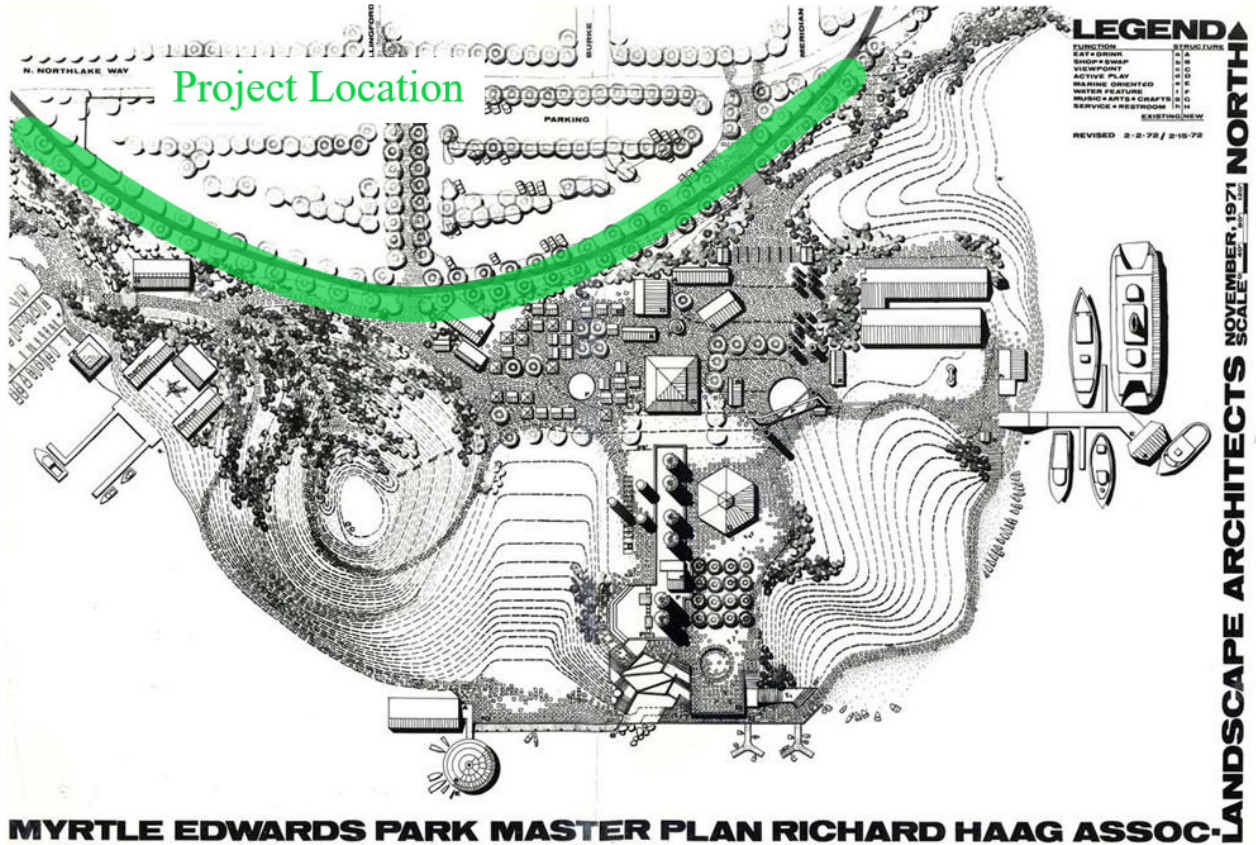
the application will be complete. Within fourteen (14) days of receiving the additional information, the staff shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the staff does not notify the applicant in writing by the deadlines in this section that the application is incomplete. A determination that the application is complete is not a determination that the application is vested.

The determination of completeness does not preclude the staff or the Board from requiring additional information during the review process if more information is needed to evaluate the application according to the standards in SMC 25.12 and in any rules adopted by the Board, or if the proposed work changes.

### **Preliminary Design**

An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design if the applicant waives in writing the deadline for a Board decision on the final design and any deadlines for decision on related permit application under review by the Department of Construction and Inspections. ***A written waiver must be included with this application.*** The staff may reject the request if it appears that approval of a preliminary design would not be an efficient use of staff or Board time and resources, or would not further the goals and objectives of SMC 25.12. To be complete, an application for preliminary design must include the information listed above on page one of this application and in Section 1. Description, Section 2a.- 2c., Section 3, and Section 6. *A Certificate of Approval that is granted for a preliminary design shall be conditioned upon subsequent submittal and Board approval of the final design, including all of the information listed above in subsection B, prior to issuance of permits for work affecting the landmark.*

# Attachments



**MYRTLE EDWARDS PARK MASTER PLAN RICHARD HAAG ASSOC.**  
Park Master Plan (1971)

See attached arborists report for exact locations of trees proposed for removal.

**Arborist Report**  
**(Site Assessment and Tree Inspection)**  
**June 11, 2020**