



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 482/21

### **CONTROLS AND INCENTIVES AGREEMENT**

Seattle-First National Bank Building  
566 Denny Way

#### **I. RECOMMENDED CONTROLS**

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Seattle-First National Bank Building, 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, (except as provided in Section I.A.2 of this Agreement), before the Owner may make alterations or significant changes to:
  - a. The site.
  - b. The exterior of the 1950 building.
2. A Certificate of Approval is not required for the following:
  - a. Any in kind maintenance or repairs of the features or characteristics listed in Section I.A.1 of this Agreement.

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

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- b. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
- c. Installation, removal, alteration, maintenance or repair of rooftop mechanical equipment.
- d. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.
- e. Removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground.
- f. Removal or replacement, or both, of shrubs, perennials, annuals, and landscaping rocks in existing locations.

#### B. ADMINISTRATIVE REVIEW

1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, 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. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
3. Administrative review is available for the following:
  - a. Removal of trees more than 6 inches in diameter measured 4-1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.
  - b. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical, and

telecommunication elements necessary for the normal operation of the building or site.

- c. Installation, removal, or alteration of exterior light fixtures.
- d. Installation, removal, or alteration of exterior building signage and site signage.
- e. Installation of improvements for safety or accessibility compliance.
- f. Installation of fire and life safety equipment.
- g. Changes to exterior paint colors.
- h. Replacement of non-original windows and doors.
- i. Alterations to drive-through window and any related drive-through equipment.
- j. 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:
  - i. The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.
  - ii. If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
  - iii. The owner shall not remove historic building materials from the site as part of the emergency response.
  - iv. 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.



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Chris Noble  
Vice President of Real Estate  
Walgreens  
Owner

11/02/2021

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Date



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Sarah Sodt  
City Historic Preservation Officer

10/29/2021

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Date