



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 146/24

STAFF REPORT ON CERTIFICATE OF APPROVAL

La Quinta Apartments 1710 E Denny Way

Features and Characteristics for which a Certificate of Approval is required:
The site, and the exterior of the building.

Designated under Standards: B, D, and E

Summary of proposed changes: New below-grade stormwater drainage line for adjacent development, north of the landmarked property. Proposed utility line will be routed through the building exterior at the basement level.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed stormwater line and site repairs at La Quinta Apartments, 1710 E Denny Way, to serve the adjacent project development, as per the attached submittal.

This action is based on the following:

1. 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 Ordinance 126567.
 - a. The physical impact of the utility on the building may be mitigated by proper waterproofing, and additional precautionary measures related to potential pipe leaks.
 - b. The physical impact of the utility on the site may be mitigated by avoiding impacts to existing tree roots, and sleeving beneath the site paths to avoid cutting or removing the historic paving.

2. 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 explored an alternative to route the pipe in the building crawlspace, but determined it to be more difficult due to limited height, and more impactful to the building to address future repairs.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

Suggested Language for Denial:

I move that the Seattle Landmarks Preservation Board deny the Certificate of Approval application for the routing of a proposed stormwater line to serve the adjacent project development north of La Quinta Apartments, 1710 E Denny Way.

This action is based on the following:

1. 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 Ordinance 126567.
 - a. It is highly unusual to route a stormwater line into a building, as it creates a liability for potential flooding and damage to the Landmark.
2. 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. Although it is more costly, it is possible to route the adjacent development's stormwater line in the City right-of-way, as is standard practice, rather than through the landmarked building and site.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.