



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

STAFF REPORT REVIEW OF APPLICATIONS FOR SPECIAL VALUATION

PROPERTY: Washington Park/ Lowman Printing building

ADDRESS: 68 S Washington St

OWNER: UNICO BOP Washington Park LLC

MAILING ADDRESS: 1326 5th Ave
Suite 800
Seattle WA 98161

CONTACT PERSON: Dugan Earl, Unico

LANDMARK VERIFICATION: The building is a contributing building in the Pioneer Square Skid Row National Landmark District and in the Pioneer Square Preservation District.

REHABILITATION PERIOD: 9/1/22 – 9/26/24

SUBMITTED REHABILITATION COSTS: \$15,788,074.39

ELIGIBLE REHABILITATION COSTS: \$15,492,513.34

DISALLOWED COSTS: \$295,534.05

Total Assessed Value: Land: \$5,537,00 Improvements: \$1,000 Total: \$5,538,000

Percentage Value of Rehab: 15,492%

Approval of Rehab Work: Work performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

Proposed Motion: "I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: Washington Park/Lowman Printing Building at 68 S Washington St; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on December 18, 2024: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending Sept 26, 2024, that the recommendation is

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The Seattle Department of Neighborhoods**

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conditioned upon the execution of an agreement between the Landmarks Preservation Board as required by Title 84 RCW, Chapter 449."