



The City of Seattle

Pioneer Square Preservation Board

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

PSB 273/15

MINUTES for Wednesday, September 16, 2015

Board Members

Ann Brown
Dean Kralios, Vice Chair
Kyle Kiser
Willie Parish
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Mark Astor
Ryan Hester, Chair

Vice Chair Dean Kralios called the meeting to order at 9:00 a.m.

091615.11 APPROVAL OF MINUTES:

August 19, 2015

MM/SC/TP/AB

3:0:3 Minutes approved. Messrs. Pearson, Parish and Kiser abstained.

September 2, 2015

Deferred.

091615.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

091615.21 Collins Building

Cairncross and Hempelmann
542 2nd Ave

Installation of new signage on the door

ARC Report: Mr. Kralios said the applicant did not attend the meeting but ARC briefly reviewed the application to determine if they needed more information which they did not.

Sara Keogh provided existing and proposed conditions drawings and explained the rebrand is a slightly different logo. She said it be frosty white translucent letters on the right hand door – similar to Touch next door.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said they are replacing existing signage in the same location with no impact to transparency. He said that what is proposed is consistent and compatible.

Mr. Pearson agreed but noted that he questioned if the signage in the archway had been approved.

Action: I move to recommend approval for installation of signage on the door as presented but does not include approval of pre-installed sign in arch above per

Code Citations:

District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)
Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

C. Specific Signage Regulations 1 Letter Size

SMC23.66.160 Signs

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

Signs Attached or Applied to Structures.

The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;

The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;

Whether the proposed sign lighting will detract from the character of the building; and

The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

MM/SC/MP/TP 6:0:0 Motion carried.

091615.22

Palmer Building

Payscale

Installation of signage/canopy

ARC Report: Mr. Kralios reported that ARC reviewed the plans and renderings and thought that the letter height complied with the District Rules. There was discussion around the design of the sign being this is different than other signs or canopies installed in the District. Generally the Board thought the color and use of channel was consistent with the material on the building. ARC asked if the applicant had considered using tie rods to hold the canopy instead of the double beams. The applicant said that they did but that a big plate would be needed, the canopy/sign frame would be larger and they were not sure about the structural needs for the attachment. With this double layer approach they know they can attached to the floor joists. ARC thought that the code requiring canopies to be 5 feet was meant for canopies over the sidewalk that would protect pedestrians and that this was a just an entry way over the door on private property so it should be considered differently. It was clarified that the lighting down light the door below and not the signage. It was clarified that they could adjust the location of the bolts to target the mortar but that the bolts were likely larger than the mortar joints. ARC thought that the sign/canopy read as something new and was functional. ARC noticed there were additional signage already installed on the door and requested that it be added to the application. ARC recommended approval.

Applicant Comment:

Brian Malady brought four new copies of the plans including the door signage. He said that the primary entrance for Payscale is off Occidental. He said Payscale occupies the second, third and fourth floors; he said they want signage on Occidental for their primary entrance as an identifier. He provided context of the building and noted there are four bays on the loading dock side and the north central bay is where the sign will be sited. He said they will install two layers of steel C-channels with tie rods to suspend them. He said that at the 2nd level the company name will be cut out and painted black to match other black on the building. He said that the stainless behind will be unpainted for contrast. He said they will keep elements within the bay. Per installation details in packet he said they will go through steel channel lintel, attach to decking and to heavy timber joist. He said that anchor bolts will be located at grout joints. He said the tenant has existing vinyl lettering on the door – logo and name, white vinyl, interior applied.

Mr. Pearson asked if the double canopy rationale is to allow for narrowing of the lower canopy that can be installed to the mortar.

Mr. Malady said yes. He said they thought it would have had too large a presence otherwise and that this proposal minimizes the amount of drilling into the masonry wall. He said water will just drip off canopy.

Mr. Kralios asked about lights at the corner of the lower canopy.

Mr. Malady said it creates pools of light shining down on the entrance. He said the conduit will be painted to match the steel and will run along the sides of the C-channel. He said the conduit and junction box will be concealed on the upper side of the glass.

Ms. Petrovich asked if the door signage was added.

Mr. Malady said yes.

Mr. Kralios said it is pre-existing.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said the logo is simple and the letter size is consistent with the District Rules. He said that the logo on the doors has no impact to transparency. He said that the canopies are okay for the scale of the building and attach through mortar joints; he said they have limited impact to a single brick only. He said that the canopy reads as modern, is reversible, and is compatible with other steel elements on the building.

Action: I move to recommend approval for installation of signage/canopy as presented including the signage on the door per

Code Citations:

District Rules

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The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

C. Specific Signage Regulations

1. Letter Size

3 Projecting Elements (e.g. blade signs, banners, flags and awnings).

E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

3 Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03)

SMC23.66.160 Signs

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

Signs Attached or Applied to Structures.

The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;

The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;

Whether the proposed sign lighting will detract from the character of the building; and

The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

SOP's

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/TP/AB 6:0:0 Motion carried.

091615.23

Pioneer Park

Installation of new table and chairs, information kiosk, painted flower pots, and plant the fountain

ARC Report: ARC reviewed the proposal and thought the furniture was compatible and the color was appropriate. They supported use of the kiosk on a trial basis. They also thought the trash cans were compatible. ARC discussed the ideas of putting plants in the Chief Seattle fountain. They had concern that turning the fountain into a planter would confuse the original historic use of the fountain, the possibility for damage and concern for cultural sensitivity. Carl said he would withdraw the proposal to put plants in the fountain from the application. The ARC said that if Carl wanted to add installation of plants or pots at the landscaped area surrounding the fountain that they would support that. ARC also had a long discussion about painting the aggregate concrete planters which had been installed without approval. While some of ARC thought the planters were not attractive, they all had concerns about the durability of paint holding up through watering, weather and power washing as well as if painting would even improve the planters appearance or just call attention to the planters. ARC recommended instead, using plants that were vibrant and trailing to help cover the pots.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, explained the proposal to clean up and improve Pioneer Park. He said they have already trimmed trees and mulched the

triangle area. He explained the proposal to relocate a kiosk, and tables and chairs from Westlake to the park; he provided photos. He said the kiosk will provide rain protection for park rangers as well as a place to lock up and store tables and chairs at night; it is on wheels and is movable. He said if it doesn't work during a trial period they will remove it. He said the chairs are cedar green rather than the same as Occidental Park because they are able to get them from another park. He said that they won't paint the planters – they tried one and it didn't look good. He said that planters from Westlake Park will be relocated and used in this location; he said it will be a one for one swap and planters will go into same locations. He said they won't plant the trough because it could compromise it. He said that trash cans will be black metal similar to those in Occidental Park; six plastic recycling containers will be installed. Responding to questions he said the dirt area will be left until a decision is made. He said approval through end of October is being sought.

Victoria Schoenfeld, DOPAR, said the kiosk locks up with cable and provides storage. She said they get tagged with graffiti sometimes but the kiosks are pretty hard to move.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said that the kiosk and tables will be far from the buildings and won't obscure views into retail; he said there is plenty of pedestrian space. He said that the planter style is more Deco which is not the predominant style in the district but it is better than what is there now. He said a maintenance plan should be in place to keep everything looking good. He said that the tables and chairs are consistent in style with others in the district although the colors are different. He said that it is a smaller space and has the pergola and fountain; the color will help them to recede into the background.

Mr. Kiser agreed and cautioned against impeding pedestrian right of way when locking the kiosk up at night.

Mr. Kralios said to make sure the chain is not a trip hazard.

Mr. Pearson noted that duration will be through the end of October and suggested administrative approval for extension of that or other changes.

Action: I move to recommend approval for installation of new table and chairs, information kiosk, one for one replacement of planters, and trash cans. The approval does not include painting of the flower pots. Duration is through the end of October with administrative approval for continuation or update to a new more appropriate solution.

Code Citations:

District Rules

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the

Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

MM/SC/MP/TP 6:0:0 Motion carried.

091615.24

450 Alaskan Way

Ms. Petrovich recused herself.

Preliminary design approval of demolition of a 1984 parking structure, which is listed as non-historic noncontributing to the National Register District and the Board has found to have no historical or architectural significance, new construction of a 100 foot office building with a rooftop amenity space. The uses in the building will be:
Basement – 45 car parking stalls, 41 bicycle parking stalls and building mechanical/support

Level 1 (Ground floor) – two retail spaces, one at 5817 square feet and one at 883 square feet and 14,307 of building support, including a 4, 368 square feet lobby

Level 2 – 18,205 square feet office

Level 3 – 19,736 square feet office

Level 4 through 7 – 19,736 square feet office

Level 8 – 19,049 square feet office

Rooftop enclosed amenity – 7,734 square feet

Staff Report: Ms. Nashem explained this Preliminary Design application includes demolition, uses, height including the amenity spaces and mechanical, bulk and scale and street scape as well as any departures. The application shows the intention to achieve LEED Gold, a green factor of .30 or greater which will be confirmed by DPD. All preliminary approvals are conditioned on final design. The condition also calls out what is not included in the preliminary design. If there are other design, fenestration and material specifications that the Board would like to be called out as needing to be approved in the final design they can add to the list in the motion.

23.66.130 Street level uses are not required in this area so the Board should rely on 23.66.120 and 122 in making their recommendation on uses

ARC Report: ARC reviewed the plans, drawings and renderings attached.

Applicant Comment:

David Tygh, Hudson Pacific, said he appreciated the collaborative dialog with the Board and said that the design had evolved to a good place.

PowerPoint presentation in DON file. Following are Board questions and comments.

Nick McDaniel, NBBJ, provided context of the site and buildings. He said the new building replaces the three story parking garage that was determined to be non-

contributing to the district and they would ask permission to demolish it. He provided zoning analysis showing zoning envelope. He said they propose an eight story office building with parking garage and amenity space. He said that the building will provide seven floors of office space. He said that there is no view of the building from Kobe Terrace Park. He said that four departures are requested: structural building overhang; reduced loading – put loading berth in pedestrian corridor; setback 5' along Alaskan; and non-continuous canopy.

Ian Morrison said that the requested setback is only along Alaskan façade.

Mr. McDaniel said the west façade will be glassier and will relate to the Waterfront and the other three elevations will relate to Pioneer Square. He showed plans of the building with the viaduct in place and with it gone and said this project will have an extended sidewalk; the Waterfront project will do the rest of the paving and plantings. He showed the property line and what would be the responsibility of this project. He said that one London Plane street tree is proposed on the corner.

He said level one has retail and a through block lobby will connect Alaskan Way to the pedestrian corridor and will help to activate it. He said that the lobby will be double height and will be a more gracious entry. He said that office floors will be typical office plates. He said that 8th floor will be pulled back at the cornice to break down the scale and articulate the building. He said the roof top has a 15' amenity space, terrace, tables, chairs, plantings; the mechanical screen is pushed back 1' to give more articulation. He said the 3' cornice overhang allows it to be tied back to the structure of the building.

Mr. McDaniel guided Board members through the presentation noting façade treatments and analysis of adjacent buildings in evolution of design. He explained that retail storefronts will all be the same and explained that having a discontinuous underslung canopy allows for the readjustment of retail and the articulation of pilasters.

Mr. Kralios and Mrs. Brown asked about trash pickup process.

Mr. Tygh said that trucks will back off King into front portion of pedestrian way and the trash bins will be pulled out of the trash room and returned to the trash room after pick up. He said they would coordinate trash pickup with the other buildings.

Mr. Kralios noted that it is private property and not the right of way and noted the added challenge of trash pickup and keeping the pedestrian through-way attractive as possible and the potential for it being a disincentive to the corner retail space.

Ms. Brown said that there is one dumpster there now and garbage doesn't get picked up on time. She said that dumpsters are often out at 8:00 am and not back in until 8:00 pm and noted game day and Waterfront traffic issues.

Mr. Kralios asked about means to alert pedestrians at alley and garage exit.

Mr. Morrison said that there will be a sight triangle at the westernmost spot; retail glazing; annunciator on alley, and audible strobe.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, encouraged going with a larger trash area to accommodate recycling and that more bike parking is needed.

Liz Stenning said she is excited about the project. She noted the alleys project. She asked about demolition timeline and noted that the Merrill Garage provides parking for First Thursdays.

Mr. Morrison said that they anticipate getting the final Certificate of Approval the first quarter 2016 and will move quickly.

Ms. Stenning asked if the alley passage will be open 24/7 and if there are plans for façade surface lighting.

Mr. McDaniels said that the alley is part of final design and they have yet to get to those details.

Mr. Morrison agreed and said they have worked with Alliance for Pioneer Square. He said they will bring details to a briefing and to final Certificate of Approval presentation. He said that there are gates on the pedestrian corridor now but that they want inviting area and CEPTED design.

Board discussion:

Board members were supportive of demolition of 1980's existing building which is outside of the period of significance of the National Register District and is not an exemplary structure.

Mr. Kralios said there should be three loading bays but noted the applicants ran through delivery scenarios and said the loading would be managed.

Mr. Kiser said that its operation is paramount to the success of the pedestrian corridor and urged care that loading doesn't impact it heavily.

Mr. Kralios said the board is generally supportive of departure 2; he said it is 5' setback for two stories up and will be good for activation of the street.

Mr. Pearson indicated his support for departure 2.

Mr. Kralios said that the discontinuous overhead weather protection drops at the corners and said it helps to signal the entry. He said it helps the façade read with entrances demarcated. He supported departure 3.

Mr. Kiser noted a larger break between bays at the southwest corner.

Mr. McDaniel said it is important for brick to turn the corner and then have a glass box that comes out. He said they want a simple look along the west façade.

Mr. Kralios said he had no objection to departure 4.

Mr. Pearson said that the canopy with the storefront bays and raised at the entrance help to define the storefronts and signal where the main building office entry is.

Mr. Kiser agreed and said the departure for the lower cornice projection will allow it to facilitate construction and line up better with the proportion of the building.

Mr. Kralios said there was general support for all departures. He said that the building mass is compatible with other surrounding buildings and the rhythm of the pilasters and the proportion of the bays; he said it ties in well to the district which is documented well. He said that it reads modern but uses materials seen already in the district – masonry, metal storefronts. He said the glass is a departure but respects the district.

Mr. Kiser said he appreciates the sensitivity of the three brick sides. He said the building is new and more modern and of its own time. He said the glass front nods at the district but differentiates. He noted the way the corners wrap on King and said it needed additional discussion.

Ms. Nashem reminded the Board that they had previously asked the applicant to address details about other glass corners met the existing building in the final design.

Mr. Kiser noted the accentuation of the base and said he appreciates the quoining. He suggested a stronger termination.

Mr. Kralios said that the quoining is on three sides and transitions at the 2nd story to the 3rd story. Regarding height he noted the rooftop amenity and said the LEED Gold and Green Factor calculations support it. He said it is consistent with the District Rules and the Code. He for parking access the code indicates that if there is not an alley then an East -West Street. He added that the code allows for parking access from an East-West street if the property does not abut an alley. He asked the applicant to consider routing of mechanical exhaust and intake louvers. It is preferable that these run vertically to the roof, or horizontally toward a non-primary elevation to avoid creating any visual eyesores.

Ms. Nashem reminded the Board that the alley was vacated in 1890 so is not an ‘alley.’

Mr. Kralios asked for confirmation that exhaust and intake louvers are away from the primary façade and line up with others so not a visual eyesore.

Mr. Kralios said that the SDOT standard for Pioneer Square – with lampblack – will be used and he noted there was no proposal to differentiate. He said the uses are allowed.

Mr. Pearson said this was a thoroughly researched and presented proposal especially on issues brought forth by the board – parking, loading. He said the applicant has anticipated issues that have been raised.

Mr. Kralios summarized in the final design they would include additional details, materials, information on proposed materials, brick; building corners and the transition between base and middle.

Action: I move to recommend approval for preliminary design approval of demolition of a 1984 parking structure which the Board found to have no architectural or historical significance and new construction of a 100 foot office building with a rooftop amenity space.

The uses in the building will be per square footage of uses as presented in the plans
Basement – 45 car parking stalls, 41 bicycle parking stalls and building
mechanical/support
Level 1 (Ground floor) – two retail spaces, building support, lobby
Level 2 –office
Level 3 –office
Level 4 through 7 –office
Level 8 –office
Rooftop enclosed amenity
Departures include:
Reduced loading requirements
Structure setbacks
Non continuous overhead weather protection
Structural Building overhang and architectural encroachments

The following requirements have been attached as conditions of this Certificate of Approval:

Prior to issuance of any subsequent permits from the Department of Planning and Design, including a building permit, the applicant shall obtain a Certificate of Approval for Final Design from the Board and the Department of Neighborhoods Director. Design features to be considered as part of the final design approval, which are not included in this preliminary design approval include, but are not limited to the following:

- design details and materials associated with brick, glass wall system, storefront system and other windows and mechanical screen wall,
- detailing of the building façades,
- detailing and color of all materials,
- lighting and signage, including the required interpretive signage,
- design, materials and construction details for the pedestrian way.

Code Citations:
District Rules

II. CERTIFICATES OF APPROVAL FOR USE, DESIGN AND DEMOLITION

General Requirements
Preliminary Design Approval

An applicant may make a written request to submit an application for a Certificate of Approval for 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 Design Construction and Land Use. 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 23.66. The applicant shall submit to the Board staff a complete application for a Certificate of Approval for preliminary design, including all documentation listed in the application instructions pursuant to SMC 23.66.030. A

Certificate of Approval that is granted for a preliminary design shall be conditioned upon subsequent submittal and Board approval of the final design. (7/99)

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99)

Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.

Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers. Hanging baskets with seasonal flowers are recommended. Given the maintenance required to keep plant material lush and full, temporary ground-level planters are not recommended. (7/99)

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

XVII. SIDEWALK TREATMENT

Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

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E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03)

Awnings and canopies covering more than one story are not allowed. Distinctive architectural features shall not be covered, nor shall installation damage the structure.

Awnings and canopies must serve a functional purpose, and therefore shall project a minimum of five (5) feet horizontally. (7/03)

Seattle Municipal Code

23.66.100 - Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District. The boundaries of the District are shown on Map A for [23.66.100](#) and on the Official Land Use Map.

23.66.115 - Demolition approval

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

23.66.120 - Permitted uses

23.66.122 - Prohibited uses

23.66.140 - Height

A. Maximum Height. Maximum structure height is regulated by [Section 23.49.178](#) Pioneer Square Mixed, structure height.

C. Rooftop features and additions to structures

j. Enclosed rooftop recreational spaces for new structures

1) If included on new structures, enclosed rooftop recreational spaces and solar collectors may exceed the maximum height limit by up to 15 feet. The applicant shall: make a commitment to achieve a LEED Gold rating or better or meet a substantially equivalent standard and demonstrate compliance with that commitment according to the provisions of subsections [23.48.025.A](#) through [23.48.025.D](#), and meet a Green Factor requirement of .30 or greater according to the provisions of [Section 23.86.019](#). Each enclosed rooftop recreational space shall include interpretive signage explaining the sustainable features employed on or in the structure. Commercial, residential, or industrial uses shall not be established within enclosed rooftop recreational spaces that are allowed to exceed the maximum height limit under this subsection [23.66.140.C.4.j](#).

2) Elevator penthouses serving an enclosed rooftop recreational space may exceed the maximum height limit by up to 20 feet.

3) Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall not exceed 35 percent of the roof area.

4) Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall be set back a minimum of 30 feet from all streets and three feet from all alleys. Solar collectors shall be set back as provided in subsections [23.66.140.C.4.c](#) and [23.66.140.C.4.d](#).

5) Owners of structures with enclosed rooftop recreational spaces permitted pursuant to this subsection [23.66.140.C.4.j](#) shall submit to the Director, the Pioneer Square Preservation Board, and the Director of Neighborhoods a report documenting compliance with the LEED Gold rating commitment and Green Factor requirements set forth above.

D. New Structures. When new structures are proposed in the District, the Preservation Board shall review the proposed height of the structure and make recommendations to the Department of Neighborhoods Director who may require design changes to assure reasonable protection of views from Kobe Terrace Park.

23.66.150 - Structure setbacks

A. Structures located within Subarea A on Map C for [23.66.122](#) and [23.66.150](#) shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height.

D. For all Subareas, modifications to setback standards may be permitted by the Director of Neighborhoods following review and recommendation by the Preservation Board if the following criteria are met:

1 A larger or smaller setback will be compatible with and not adversely affect the streetscape or publicly-owned open space; and

2 A larger or smaller setback will be compatible with other design elements, such as bulk, size and profile, of the proposed building.

- A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

23.66.170 - Parking and access

A. Parking standards in the Pioneer Square Preservation District are set forth in [Section 23.49.019](#).

B. To mitigate the potential impacts of required loading on the District, the Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce required loading if reasonable application of the loading standards will adversely affect the visual character of the District.

C. If parking is provided it shall be subject to the requirements of [Section 23.54.030](#).

D. Standards for location of access to parking

1. Access to parking and loading from alleys, and from **streets that generally run east/west** is preferred to access from Avenues. If a lot abuts more than one right-of-way, the location of access shall be determined by the Department of Neighborhoods Director in consultation with the Director of Transportation. This determination shall be made according to the traffic classification of the street, depicted on Map D for [23.66.170](#). Access shall be from rights-of-way classified as follows, from the most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included), except when the Department of Neighborhoods Director, following review and recommendation by the Board, determines that access from the preferred right-of-way would create a hazardous condition: alleys; access streets, regardless of pedestrian classification; **Class II pedestrian streets-minor arterial**; Class II pedestrian streets-principal arterial; Class I pedestrian streets-minor arterial; Class I pedestrian streets-principal arterial; principal transit streets, regardless of pedestrian classification; green streets.

2. Curbcut width and the number of curbcuts permitted per street frontage shall be governed by [Section 23.54.030](#).

3. The street-level location of entrances and exits of all parking garages, if permitted, shall be permitted only if approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board. View-obscuring screening may be required as needed to reduce adverse visual impacts on the immediate area.

23.66.180 - Exterior building design.

B.Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

C Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

23.66.190 - Streets and sidewalks.

A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

MM/SC/MP/KK 5:0:1 Motion carried. Ms. Petrovich abstained.

Mr. Parish left at 10:45 am.

0916115.2 PRELIMINARY PROJECT REVIEW

0916115.21 1st Ave Streetcar

Briefing regarding the 1st Ave Streetcar project

PowerPoint Presentation in DON file. Following are Board questions and comments.

Mr. Pearson left at 11:05 a.m.

Ms. Brown asked about ADA ramps at the corners.

Responding to questions the applicants explained:

The intersections are all flush; there will be no curbs at the crosswalks, but there will be a tactile edge. There will not be a lip in the intersection but will be smooth grade change for cross traffic. They are still exploring the material of the intersection. Ms. Nashem said there would be no alterations to areaways with this solution.

When the viaduct is demolished there will be no onramp at Columbia.

A shared lane is one that is used by both cars and streetcar.

The road paving material will be concrete.

Granite curbs will be salvaged or kept in place.

Mr. Melone showed on a model that unit pavers will not be in intersections. He said that there are bike plans for other streets that are focused to 2nd Avenue. He said that the lip is a reminder but not a deterrent to cars and fire and ambulance will have access to the street car lane.

There won't be left hand turn lanes along "Pioneer Square Boulevard" but there will be at 1st and Yesler. He said there is a left hand turn allowed at 1st and Cherry now but that will change.

Mr. Kiser said that the shared street notion will impact speed table.

Mr. Kralios asked if they would be using lighting / signalization for diagonal all way cross.

Mr. Melone said they will explore it.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said she was excited about the plans. She said that Ms. Weaver knows the history of the district because she has worked on projects here before. She said that the station character is good and it will activate the northern edge. She said the ADA access is good. She suggested working with different groups such as Lighthouse for the Blind as consultant. She noted the cast iron truncated dome that was approved for use in the district and suggested the applicants contact Therese Casper. She encourage monitoring pedestrian activity at the station to see if it is working and she expressed concern that people will jaywalk from the alley.

Ms. Brown asked if Jackson could be wireless so the wires could be off those buildings.

Mr. Melone said he will look into it.

Ms. Petrovich suggested monitoring the pedestrian traffic and noted the difficulty of getting around tour groups now.

Ms. Weaver said the advantage of what is proposed is that people can weave through the crowd.

Ms. Brown asked if the Portland loo was still planned for Yesler.

Ms. Nashem said it is still being considered.

0916115.3 BOARD BUSINESS

0916115.4 REPORT OF THE CHAIR: Ryan Hester, Chair

0916115.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227

