



The City of Seattle

Pioneer Square Preservation Board

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PSB 19/15

MINUTES for Wednesday, January 21, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Dean Kralios
Willie Parish

Chair Ryan Hester called the meeting to order at 9:04 a.m.

- 12115.11 APPROVAL OF MINUTES:**
December 17, 2014
MM/SC/AmB/MA 7:0:0 Minutes approved.

January 7, 2015
MM/SC/MP/AmB 7:0:0 Minutes approved.

12115.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

12115.11 LeRoy Hotel
90 Karaoke
207 2nd Ave S

Installation of a side walk café with railing

Tabled.

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

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12115.2 PRELIMINARY PROJECT REVIEW

12115.21 316 Alaskan Way

Briefing regarding proposed new construction

Patrick Wild, Gerding Development, introduced the project and said they would present responses to earlier Board comments.

Jack McCullough, McCullough Hill Leary, cited the 2009 City Council/Sodo plan and the incentive for Market rate housing; he said that there are a limited number of sites in the district available for this kind of development.

Kyle Anderson, WTG, presented via PowerPoint (full report in DON file). Following are Board comments and questions, and public comment.

Ms. Petrovich asked about shadow study references.

Mr. Anderson said they are provided in the packet.

Mr. Astor asked about impact to Kobe Terrace Park views; he cited the Ordinance and said height should be secondary to the protected views.

Mr. Anderson provided a photo taken from a sweet spot in the park.

Mr. Astor said it is difficult to see where the building would fit in. He said that he thinks it would infill that view corridor and asked if the building was accurately rendered.

Mr. Anderson said they used Google Earth.

Mr. Astor said that the building blocks 40% of the water view from this vantage point and they need to show measurable % of water view being blocked. He said it comes to the whole question of massing and height. He said that 'can' doesn't mean 'should'.

Ms. Bennett asked about the 2' in the alley proposed for plantings.

Mr. Anderson said they will use some of the 2' dedication to plant vines.

Mr. Hester asked about the canopy on the west façade and said it seems very high.

Mr. Anderson said that it is 12' at the high point and could come down along the retail piece.

Mr. Hester noted it is flexible and could come down consistent with the district.

Mr. Bue asked for more information on the color studies.

Mr. Anderson said that they are just showing two colors and said that are all sorts of brick colors in Pioneer Square a lot of which have patina. He said they didn't want homogenous and 'new' – they wanted depth of colors. He said they stayed away from

red because it would draw attention to itself. He said the Coal Creek quiets the building and provides an instant patina. He said it also mitigates the massing. He said they studied colors and welcome an in depth conversation about color. He said they strongly feel that the Coal Creek provides the qualities they want.

Mr. Hester asked about the brick size.

Mr. Anderson said it is 11" long with ½ running bond, header and rollout coursing.

Responding to questions Mr. Anderson said that the Jackson elevation will be all brick. He said that they too some brick out of the intermediate pilaster and the secondary pilaster was set back; he noted the layering of the pilaster. He said it was glass and metal previously and they introduced the top and the brick. He said that the skin is relentless and they broke it up with width of pilaster; they added layering.

Public Comment:

Jen Kelly, neighborhood resident and business owner, said she is invested in the success of Pioneer Square and spoke of the need for market rate housing to help bring the extra level of vitality to the neighborhood and to support businesses. She said she liked the earlier design. She noted the board's role and the need to balance between old and new and said this design is a good reflection of that. She said the loss of views is part of the growth of the city.

Midge McCauley, Downtown Works, noted the need for market rate housing and said the more the better. She said she preferred setbacks instead of courtyard. She said the more fenestration facing the waterfront the better. She noted the value of promoting diversity in income and age and said the flood of studio and tiny one-bedroom apartments serves a younger population. She said a studio is not too far from an SRO which attracts a transient population not stakeholder in district. She said that larger one bedroom and one bedroom units with dens are needed. She said there should be a mix to encourage age diversity.

Adam Hasson, Samis, said it is unique time and there is much investment in the neighborhood now. He said that residents are moving in. He said that the site is on the edge of the district in warehouse area and he sees that history/element hearkened in the design. He said the dark color brick is a great choice. He said the setbacks are good. He said that he hoped the Kobe Park view doesn't become an issue. He said it is barely noticeable. He said it is a good opportunity.

Karen True, Alliance for Pioneer Square, said that additional residential market rate housing is needed. She looks to the developer to continue to work with the preservation board.

Lindsey Eng, co-work space, said they chose to locate in Pioneer Square and are invested in the neighborhood. She said that diverse housing options are important for continued development and support businesses in the neighborhood. She said that neighborhoods are hub for overall city strategy and continued revitalization.

Ken Rasmussen, district property owner, said that the City has not forfeited the right to limit height of building and has the right to override height limits and put constraints.

He said that 'can' doesn't mean 'should'. He said he thinks the existing building is contributory – it provides parking for customers and parking is important. He said what has been done elsewhere is not relevant – this is Pioneer Square and not somewhere else. He said not to let outside interests decide. Regarding the shadow studies he said that except for a few hours in the summer his building will be in darkness. He said that the 'edge of the district' is still in the district. He said he owns two buildings in the district and the Alliance for Pioneer Square doesn't speak for him on this issue. He said that Pioneer Square is within full right to not sign off on the heights.

York Wong, 10-year resident of the district, provided a photo from Kobe Terrace and said the view will be adversely impacted by this building. He said the photo he took was in the dead of winter – no leaves on trees. He said the design team has yet to address the shadow studies and they have been asked repeatedly to revisit the height. He said the sun does not set at 2:00 pm and he asked them to redo to shadow study.

Board Discussion:

Mr. Pearson said the color plays in to the appearance of height and scale. He said the board is bound by Land Use Code and can't limit height based on the Land Use Code but rather based on whether the heights lacks compatibility within the district. He said the Land Use Code is outside of board purview to change. He said the darker brick reflects better on the district and has less sheen although he would like to see other options. He said the darker brick minimizes the bulk, scale and mass of the building. He appreciates the team's response to board comments. He said the secondary top seems architecturally odd.

Mr. Astor said the brick, color and paint are premature; the height and massing are paramount. He said he disagrees with Mr. Pearson and thinks that the board has a role in preserving the neighborhood and preserving the integrity of the district and that includes heights.

Mr. Pearson said his intent was that the board is not allowed to arbitrarily lower heights without a defensible rationale, and that the Board must view heights within the context of compatibility of the district.

Mr. Pearson left at 10:00 am.

Mr. Astor said that housing or not it is too massive a project and said a smaller version would achieve the same development and activation. He said the building doesn't have to be 120' and it doesn't have to encroach on the character of the district and it doesn't have to encroach on Kobe Terrace view. He said that it is not 'should' or 'shouldn't'. He said that the building is as massive as it can be – the highest and best use of the land. He said that it is an infill site and new is allowed. He said that the board purview is as important as the height codes. He said that the Kobe photo is misleading and that 40% of the view is blocked. He said that 20 – 30' shorter would be acceptable in all forms. He said regarding 'the edge of the district' – the district is the district and is within board purview.

Mr. Hester said he had concern with the rendering and questioned the accuracy of it. He said there is value with properly scaled visual study to give accurate impact to Kobe views. He said it is difficult to quantify what is reasonable to protect.

Mr. Astor said the building is too massive by 20% and noted the impact to Kobe Terrace view.

Mr. Hester agreed that the mass of the building impacts the district itself. He said that Kobe Terrace is reasonably protected. He said there are a lot of comments regarding the mass and setback opportunities and how to relate to the west and south facades. He said the board has made requests to make building relate to the district and it is still L-shaped, massive, impactful and too large. He said they are taking the building to the maximum with no thought of impacts to the district.

Ms. Petrovich said she would appreciate a study on Kobe park views.

Ms. Bennett said it would be worthwhile – what is protected – the view of water or the expanse of the view.

Ms. Brown said that the Board's recommendation is a recommendation to DON Director. She noted Mr. Astor's great points. She said that when the 505 building went up her view went away. She said that it definitely needs to be scaled down.

Mr. Hester said that further study on Kobe view is needed including an accurately scaled rendering and multiple view corridors.

Mr. Bue said that as he has watched the progression of the design, the scale and size concern has not changed; he said it is too large.

Mr. Hester said that he has heard general board support for demolition of existing building. He said he appreciated hearing the comment from the public about the loss of parking. He said that it is a non-contributing building and board review is specific to that. He said that there is general support for the darker palette although some board members feel a lighter color would soften the mass of the building. He said he appreciated colors similar to other district properties and appreciated that connection. He said the top of the steel for the canopy is unusually high and he appreciates the design flexibility to lower that to a more effective pedestrian cover. He said that the mass of building is out of scale and doesn't relate well to the district. He said the design team has responsibility to relate to adjacent buildings and it should be scaled to relate better.

Mr. Astor encouraged the team to think critically about the scale and mass at this site.

Ms. Bennett said that bringing materials around to the west façade is heading in the right direction. She said that the scale and massing are oversized in general. She said the materials look like they are starting to fit in the district.

Mr. Astor said the language of the district is base, middle and top; he said there are too many tops.

Mr. Hester said that both elevations are unique in the district.

Ms. Nashem read Dean Kralios' letter (in DON file).

Ms. Petrovich said that she appreciated the changes in how the materials wraps. She prefers the dark color brick. She said that the building doesn't fit with those around it; she said the bulk and mass don't fit in the district.

Mr. Anderson said that is good direction and that they will do a study of Kobe Park and will measure the sight lines.

Ms. Bennett said to show a visual of the color with immediate area around it with morning and evening views.

Mr. Astor left at 10:30 am.

12115.3 BOARD BUSINESS

12115.4 REPORT OF THE CHAIR: Ryan Hester, Chair

12115.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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