



The City of Seattle

# Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

PSB 83/19

## MINUTES for Wednesday March 20, 2019

### Board Members

Kianoush Curran  
Brendan Donckers  
Carol O'Donnell  
Emma McIntosh  
Alex Rolluda, Chair  
Felicia Salcedo

### Staff

Genna Nashem  
Melinda Bloom

### Absent

Adam Alsobrook, Vice Chair  
Lynda Collie

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

### **032019.1 APPROVAL OF MINUTES:**

January 2, 2019  
MM/SC/CO/BD 5:0:0 Minutes approved.

February 6, 2019  
MM/SC/CO/DB 5:0:0 Minutes approved.

*Ms. Curran arrived.*

### **032019.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

### **032019.11 Conduit installation**

515 3<sup>rd</sup> Ave S

Installation of a conduit which penetrates the are way wall

Ms. Nashem provided an areaway inventory map and SDOT's numbering system to provide clarity that the areaway has both numbers.

Brent Conchuck, Zayo, said SDOT has approved the work. He proposed 48 count cable, vault, trench for conduit. He said they will start at existing vault and route 48 count of fiber cable to new vault at Washington and 3<sup>rd</sup>. He said hang detail is not proposed. He provided additional photos of the areaway which is substantially intact. He said asphalt will be restored and all road and curbs restored. He said the removal of historic fabric will be avoided.

Mr. Rolluda asked if there are granite curbs.

Mr. Conchuck said no but they have a contractor note to protect granite curbs if they find any.

ARC report: ARC reviewed the proposal and photos provided. The ARC thought that there were not specific features visible in the location where the hole is to be drilled, there were no granite curbs known and the asphalt is to be repaired in kind. ARC recommended approval.

Staff report: Staff had asked for clarification because one of the photos is labeled as on 45<sup>th</sup> street and the areaway number provided is different than what is noted on the Areaway survey and inventory map and because it is labeled on the map as sustainably intact and notable while very little features are visible in the photo.

Action: I move to recommend granting a Certificate of Approval for Installation of a conduit which penetrates the areaway wall as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 20, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

### **Pioneer Square Preservation District Rules**

#### **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.

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

H. 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.

## I. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

### Secretary of Interior's Standards

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/BD/KC

6:0:0 Motion carried.

**032019.12**

**904 1<sup>st</sup> Ave S**

Change of use from warehouse to restaurant for a 3,907 square foot space  
Alterations to the storefront

Steve Bull and Terence Lin, Workshop AD presented. Warehouse was last permitted use for the space, and they proposed restaurant use. This is in additional square footage to previous approval that was for a smaller scope. The concrete wall with the storefront system on 1<sup>st</sup> Ave S is not in great shape; they will clean up and paint the façade, repair glass. They proposed to build a vestibule for the new door to open out without crossing the sidewalk. They will remove a panel of fixed window per plan. They proposed to install new fixed window at glazed back wall to match façade. They will match the height of existing concrete base and paint. They will install glass door and transom next to window, increasing transparency. Configuration and materials are similar to adjacent building. Recessed downlight in recessed area will be on 24/7 to discourage nefarious activities. The glazed entry will provide good connection to the sidewalk. Plans show detail of new wall to existing.

Mr. Rolluda asked about transom work on 1<sup>st</sup> Avenue.

Mr. Lang said it is all intact, they will scrape off the existing paint, clean it up and repair any broken glass. If they have to paint they will match the windows trim color.

ARC report: Mr. Rolluda reported that ARC reviewed the application plans and photos. ARC thought that restaurant use greater than 3,000 Square feet could be approved because it is compatible with the preferred uses and that the space on the 1<sup>st</sup> Ave entrance is occupied by a game room which will be an active space even if the seating area is off the Occidental entrance. ARC wanted to see an alternative that included transparent storefront side in the new proposed vestibule rather than the solid walls proposed. ARC understood the need to alter the door to meet code required exits. The applicant said that they had copied the construction at another door to some extent. ARC thought that this was a chance to install a storefront that was more in line with the transparency regulations and that would be more typical of other storefronts in the District. They noted little alteration to the overall character of the building and other improvements. ARC thought removing the paint from the glass was appropriate but wanted to know more about the procedure for doing it. They thought the proposed paint color of the door was appropriate and was already approved on the other side of the building.

Mr. Rolluda went over District Rules.

Staff report: Ms. Nashem said the Board has reviewed and recommended approval of a change of use for the restaurant previously and approved some alterations to the Occidental façade. This application would increase the size of the restaurant and triggers a code that require it to have two exists. The building, similar to other buildings

on the block spans from 1<sup>st</sup> Ave S to Occidental Ave S. The 1<sup>st</sup> Ave S side of building has street level requirements. The restaurant now is over 3,000 Square feet making it a discouraged use. Restaurant would otherwise be a preferred use. Preferred uses also must be highly visible and pedestrian oriented. The 1<sup>st</sup> Ave space is proposed to be a game room. The ARC asked for alternatives to help increase the transparency of the space.

Mr. Lin said they want to pursue a solid option for alcove for now but would do glazing if necessary.

Ms. O'Donnell said ARC felt that a recessed alcove provides space for bad activities and that glazed side panels were a better option.

Mr. Lin said the area will be activated with businesses.

Mr. Rolluda asked board members for input on solid versus glazed option for alcove.

Ms. O'Donnell preferred glazing.

Mr. Donckers preferred glazing and said the board is making an exception for size already and making sure that transparency and storefront is improved is part of the exception. He said transparency is important.

Mr. Lin said it is more important to have the use change approved and that he will present the glazed option to help the board in decision.

Mr. Rolluda went over District Rules.

Public Comment:

Karen True, Alliance for Pioneer Square supported the application and said she is glad they are bringing business here. She said the glazing is important for transparency and it will make a difference.

Action: I move to recommend granting a Certificate of Approval for Change of use from warehouse to restaurant for a 3,907 square foot space and for alterations to the storefront including a vestibule with recessed glass storefront construction with glazing on all three sides.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 20, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

## SMC23.66.120 Allowed Uses

### SMC 23.66. 130 Street level Uses

A. 1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

2. Street level uses in the PSM 85-120 zone within the area shown on Map A for [23.49.180](#) are subject to the provisions of subsection [23.49.180.F](#) if an applicant elects to use added height under the provisions of [Section 23.49.180](#). Such street level uses require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

### B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

### C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for [23.66.130](#):

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

## **Pioneer Square Preservation 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)

#### A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including

but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

Secretary of Interior's Standards

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/CO/BD            6:0:0    Motion carried.

**032019.3            PRELIMINARY DESIGN BRIEFINGS**

**032019.31            Pioneer Square East West Streets projects of the Waterfront Seattle Project**  
Briefing on proposed alterations

Steve Pearce, Waterfront Seattle and Brice Merryman, MIG presented via PowerPoint (details / presentation in DON file). Following are board and public questions and comments.

Mr. Pearce said they are looking for early feedback on the design language; he questioned if the streets are part of the Waterfront or Pioneer Square. He indicated the area of work and noted the presentation would be on non-arterials Yesler, Washington, Main and King streets with most focus on Washington and Main streets. He said that Main connects to Pier 48 which is an important future public space. He said that the project will connect Pioneer Square to the water as it historically was. He said the project budget of \$20 million is funded by the Local Improvement District (LID); monies must be used for pedestrian improvements and east-west streets. He noted challenges of again infrastructure, areaways, accessibility, new traffic patterns, passenger and truck loading needs, and Center City Connector coordination. He said they will steer traffic to arterial streets. Outreach to residents, business, and property owners; meetings occurs one a month. He said a public open house is planned for April 7.

Mr. Merryman went over goals and objectives which include pedestrian improvements and connection of the core of Pioneer Square to the new waterfront. He said the project is ground in values that the space be vibrant, accessible, comfortable and safe, respectful with multiple histories and stores to elevate the

overshadowed and be equitable. Histories may include those of Djidjila'letch, which translates "little crossing over place", the initial village there; early European settlement and commerce of the Waterfront; and connection of inland to sea was always part of the story. He said the context of the area will change dramatically: Main and Washington will be pedestrian oriented streets; there will be queuing lanes into ferry terminal on Alaskan Way and inability to make left turns. He said Yesler and King are arterial streets with higher volumes of traffic and large vehicle access for stadiums. He said 1<sup>st</sup> Avenue will change related to Center City Connector; there will be lots of turn restrictions on 1<sup>st</sup>, Alaskan Way, and Yesler.

He asked for board input on design / planning thus far – if they have missed any opportunity to improve the pedestrian realm? Is this a Waterfront or Pioneer Square project, or a mix? He asked for areas of concern and noted that they were aware of areaways and prism glass.

Ms. McIntosh said the aggregated texture of the street condition is engaging; she noted challenges with texture and accessibility.

Mr. Donckers asked their thinking about capacity of the East-West connections. He said when a cruise ship unloads, there is a huge influx of people. He asked about street car, bikes and how Jackson fits into the analysis as well.

Mr. Pearce said they are focusing on four streets; the Alliance for Pioneer Square saw fewer opportunities on Jackson. They focused on the streets with the greatest problems or potential. He said the cruise ship and passenger only ferries mean there will be more pedestrians, so they want a generous pedestrian environment.

Mr. Donckers said the more public space they can grab back, the better. He appreciated the focus being on pedestrians.

Mr. Rolluda noted alterations to traffic and said there are lots of businesses in the area and they need parking for their clients. He said game days are difficult already. He said businesses need parking. Regarding the Occidental 'table-ization', he needs compelling reason to do it. He said it is a continuation of Occidental Mall and it is already very strong. He asked why they want to do it – safety? Look? Tie? He said materials are already diverse here and to stay within the palette that is here. He said implementing something is an educational opportunity to tell story about neighborhood.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda appreciated early opportunities for story telling about the laborers, Asians who were relegated to live south of Jackson, cannery workers, among other stories of diversity.



Mr. Pearce asked if the program should also come into east west streets. He said there is already wayfinding and Trails to Treasure elements there; he asked if they should integrate with those? Update? Replace? He said this is the heart of the city, the oldest part of the city; he said storytelling could include Chinese exclusion, Japanese incarceration, and the Native people on Ballast Island. He said they are looking at where and how to tell the stories and they want to have further dialog on it.

Mr. Merryman said public realm spaces may offer a way to tell a longer narrative.

Mr. Donckers said that Historic South Downtown has been an important resource and they have a collection of stories.

Ms. Nashem explained there was a PSE projects where the Certificate of Approval instructed to reinstall existing brick on the corner of Main and Occidental. Some unique historic bricks were removed and not put back; SDOT is working on that. She said there might be an opportunity to partner on with PSE on this resolution.

**032019.32**

**Stadium Place**

Briefing on new construction

Presentation materials in DON file.

Jennifer Sober and Andika Murandi thanked the board for the great guidance received at the last briefing. They went over project history and design evolution for the third tower at Stadium Place as a natural response to the design of the existing towers. The new tower is intended to be a visual bridge between the two very different styles of the Wave and the Nolo. To accomplish this task, the design takes inspiration from the form and materiality of its two iconic neighbors, while forging its own unique identity: rock, diamond, and crevice.

Rock:

Prominent pilaster, window grouping within a frame, podium as base to the tower; podium height relates to existing surrounding buildings; warm and textured material relates to materials on surrounding buildings: adjacency of different materials: smooth and textured, modulated and patterned.

Diamond:

glazing articulation of the diamond portion: window and level grouping relates to the Wave Tower, shifting of the window pattern accentuates level grouping; study how the glazing articulation relates to the neighborhood context: glass reflectivity to mimic the Wave Tower and neighborhood buildings; break down scale of the façade – extruded metal channel trims.

Crevice:

Bridge element between the diamond and the rock; crevice as bridge element; recessed mass and balconies differentiate from other masses; glass mass with standardized mullion pattern appears on north and south elevations. Whether or not to have

balconies was studied with preferred concept to have balconies every three levels to correlate with level groupings.

Trellis at northwest podium – options studied in order to meet street facing façade height requirement. Inspirational images provided from throughout the district.

Option 1: enclosed podium level

Option 2: stone and metal panel

Option 3: steel and metal panel PREFERRED. Meets the code for height requirement; provides differentiation with NE podium; material and colors relate to both the podium and the tower; accentuates the top section of the podium; thinner profile steel and metal frame equals a lighter appearance; and provide opportunity for interaction with street level.

Material palette for rock, diamond and crevice elements was presented.

Mr. Rolluda asked about uses within podium levels.

Ms. Sober said the ground level will be public, retail and restaurant, with small residential lobby.

Mr. Rolluda asked if the top of the podium would be public.

Ms. Sober said no, it will be private deck to apartments. She said all will be market rate residential.

Mr. Rolluda said the deck is narrow on the north side where the trellis is proposed. He said if the glass on the north is angled a little bit it will reflect the facet of diamond better juxtaposed to rock. He said it is a very handsome building. He likes trellis option 3 because it creates a top where the other two options do not.

Ms. O'Donnell likes the crevice and noted it reduces visual masses especially viewed from Pioneer Square. She appreciated Option 3 and noted she preferred the solution of not too many balconies.

Mr. Donckers likes both preferred options of balconies and trellis. He asked if the colors in rock would be a continuation of first floor texture.

Ms. Sober said it will be a similar tone; she showed stone already being used and cementitious material.

Mr. Donckers said they are striking a lighter color that hasn't been seen in the district.

Mr. Rolluda asked the distance between the Wave and the south side.

Ms. Sober said 36'.

Public Comment: there was no public comment.

Ms. Nashem asked board members to comment on how the diamond relates to Pioneer Square; the comparisons shown are all new construction and projects with specific circumstances. She noted the Weyerhaeuser building used glass; after careful consideration board thought it tells story of what used to be a storefront area but now faces onto a park so thought it was appropriate to tell the story of the with a different urban design response. She said the Board should discuss that while differentiation has been shown has compatibility with the Historic District been shown. She said the North Lot has its own guidelines and code section. She said to make sure that concerns and issues are noted and refer to the guidelines.

Mr. Donckers said it will be helpful to understand page 57. He noted NOLO has done a nice job of reflecting historic character of Pioneer Square.

Mr. Rolluda appreciated maintaining the rhythm of podium with district. He noted the very subtle on diamond side with strong horizontals that break that up.

Ms. Sober said Avalara Hawk Tower does it with vertically with fin so there is a bit of precedent. She said the big issues are the trellis and balconies and rock and diamond concept. She said the board has seen this a few times.

Ms. Nashem said there are new Board members present.

Messrs. Rolluda and Donckers requested electronic version of presentation materials and noted there is consensus for preferred option.

Ms. McIntosh said Weyerhaeuser has its difficulties. She said the difference here is the podium; the strong trellis helps define how the rest of the glass can fit in with historic character. She said to finesse that as much as possible. She said the bridges, balconies help tie the design in. She said that Weyerhaeuser from the Occidental Park feels monolithic; this building has mitigating elements. She said to look at the material at Weyerhaeuser and to be careful.

Ms. Nashem asked board member to consider glass as it compares to Weyerhaeuser's.

Mr. Alsobrook said in reflectivity, yes.

Ms. Nashem said that some renderings show no difference between the glass and spandrel and in other renderings the spandrel looks lighter. She asked which rendering is correct.

Ms. Sober said the diamond intent is to blend vision and spandrel so it reads as one on north façade; it is meant for the spandrel to not read at all.

Mr. Rolluda asked if the crevice is the same as the diamond.

Mr. Alsobrook said the spandrel will be monolithic glass and will read more dominate.

Ms. O'Donnell asked what the darker material is on page 57 rendering.

Mr. Alsobrook said it is metal panel.

Ms. Sober said detail of horizontal bands is shown on page 29.

Ms. Nashem explained the applicant hopes to go from briefing straight to application; she asked board members to note if more exploration is needed.

Mr. Rolluda wanted to spend more time but noted he thought that any comments would be small tweaks.

Ms. McIntosh wanted to hear more about darkness, spandrel glass and how they will divide it. She suggested using darker glass in crevice might better relate to district. She said there is opportunity to tie to preservation district and to make it as an option.

Mr. Rolluda asked for a rendering showing darker spandrel in diamond.

Mr. Alsobrook said to introduce darker panel that shows checkered pattern.

Ms. Nashem said showing will help board visualize it.

Mr. Donckers asked for a way for the north façade to respond to the district.

Ms. Curran said the context of the building is significant; it is situated further south near simpler buildings, so she has no issue with the design. Weyerhaeuser is uniquely situated in the central area in the park surround by brick buildings. She said this feels balanced in context and location. She said this design works because of where it is situated.

Mr. Donckers said he sees how other buildings in the north lot fits with this.

Ms. Salcedo said the diamond feels overwhelming to rock seeing it in relation to adjacent buildings. NOLO is so small compared to others; she would like to see more of the rock. She said there is lots of glass, especially with addition of the crevice.

Ms. O'Donnell said the podium will increase height; they have done a good job tying the building to buildings on the block.

Mr. Rolluda asked if the crevice was presented before.

Mr. Alsobrook said it has always been glass but was more connected to the diamond.

Ms. Sober said their comments are valid and looking at it in context.

Mr. Rolluda noted Ms. Salcedo's comment and said the amount of glass in rock and diamond are equal in size.

Ms. Sober noted missing breakup as shown on page 52 and said they looked at crevice and she noted it aligns with ground floor main entry in podium; she said it creates a wayfinding element.

Ms. Nashem asked if there is spandrel in crevice.

Ms. Sober said yes.

Mr. Rolluda said to think about proportion options.

Ms. Sober said when expanding rock, the proportion becomes off.

Mr. Rolluda said to have the crevice seem more transitional.

Ms. Sober said facing north, they want to maximize the light.

Ms. Nashem asked if they looked at an option where the spandrel in the crevice was lighter or different material.

Ms. Sober said they haven't.

Mr. Alsobrook said they could look at the use of darker fritted glass.

Ms. O'Donnell agreed and said if the crevice were darker, it would give more differentiation.

Mr. Rolluda suggested another briefing before doing the application.

Board members agreed they were OK with balconies and trellis.

**032019.33**     **Manufacturers Building**  
419 Occidental Ave S

Postponed.

**032019.4**     **BOARD BUSINESS**

**032019.5**     **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**032019.6**     **STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227

