



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 341/24

MINUTES for Wednesday, December 21, 2024

Board Members

Maureen Elenga

Sage Kim

Karl Mueller

Jose Lorenzo-Torres

Henry Watson

Absent

Steven Sparks

Staff

Genna Nashem

Melinda Bloom

Chair Maureen Elenga called the meeting to order at 9:03 a.m.

Key:

BM Board member

AP Applicant

SM Staff

Roll Call

121824.1 Public Comment

121824.2 Meeting Minutes

September 4, 2024

MM/SC/KM/JLT

4:0:0

Minutes approved.

Sage Kim arrived at 9:06 am.

September 18, 2024

MM/SC/KM/JLT

4:0:1

Minutes approved. Henry Walters abstained.

121824.3 Special Tax Valuation

121824.31 **Washington Park (Lowman Printing)**

68 S Washington St

SM Nashem explained the Special Tax Incentive program. The submitted rehabilitation costs were \$15,788,074.39; eligible costs were \$15,492,513.34. Work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

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

MM/SC/HW/KM

5:0:0

Motion carried.

121824.4 Certificates of Approval

121824.41 **Plaza on 5th Ave S**

425 S Jackson St

Applicant: Sound Transit

Jennifer Shreck, Sound Transit proposed removal of stage, planters, boulders and other elements. They proposed new pavers to match existing, replacement of 16 benches and repair of others, and installation of a busking star.

Staff report: SM Nashem explained that while the items proposed for removal are not historic, the items were designed with community and part of the conditions of the planned development. Conversations are happening to re-envision the space as part of the Jackson Hub planning and the Sound Transit station planning. A separate application replaces the temporary security fencing visible in some photos.

BM Elenga noted before and after photos were helpful.

BM Mueller agreed there is no impact to historic material.

Action: I move to recommend granting a Certificate of Approval for changes to the plaza including removal of the performance stage including the two boulders and steps, and seven concrete planters, repair area with new pavers to match existing, replace 16 benches, and repair other benches, Install a busking star to replace purpose of the stage. All per the applicant's submittal. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 18, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

Seattle Municipal Code

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

Rules for the Pioneer Square Preservation District

MM/SC/JLT/KM

5:0:0

Motion carried

121824.42

Lumen Field

800 Occidental Ave S

Applicant: First and Goal

Briefing on a series of projects related to World Cup 2026

Applications for Certificates of Approval for the following three projects

Zach Hensley provided an overview of areas to be impacted by the FIFA World Cup and explained there are FIFA standards that Lumen Field is required to meet. He explained three of projects are ready for approval today and other project will be applied for shortly.

121824.43

Repaving and striping the parking lot and installation of new lighting

AP Hensley proposed changes to the parking lot and lighting. Thirteen 80' high lights would be replaced with 40' high directional lights which would

reduce impacts to residents, neighbors. The parking lot would be restriped to a more functional orientation.

Staff report: SM Nashem said the changes to the parking lot appear not have a significant change to the appearance except for the lighting. The lighting is shorter and pointed down and may be an added benefit to the residential buildings surrounding the parking lot.

BM Elenga said the 40' lighting would be beneficial.

BM Mueller that 40' might shine right into resident windows making it the light more of a concern.

Kathy Brown said the light fixtures would have shrouds on them and to notify them if there are adverse impacts; the shrouds are adjustable.

Action: I move to recommend granting a Certificate of Approval for Repaving and striping the parking lot and installation of new lighting. All per the applicant's submittal. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 18, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Rules for the Pioneer Square Preservation District

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

MM/SC/SK/KM

5:0:0

Motion carried.

Staff report: There is no known significance to the cooling towers. They are unused mechanical equipment.

AP Hensley proposed removal of old 40' cooling tower and installation of new 20' tower. Fencing at the location is 10'.

Board members supported the application as presented.

Action: I move to recommend granting a Certificate of Approval for removal of the existing cooling towers. All per the applicant's submittal. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 18, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Rules for the Pioneer Square Preservation District

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MM/SC/SK/KM

5:0:0

Motion carried.

121824.45 Installation of new cooling towers

Staff report: Construction of new cooling towers. While code refers to regulations for rooftop mechanical there is not code specific to this type of mechanical equipment located on the ground. Both the regulation for rooftop mechanical and the guidelines seem to intend for the equipment to be less visible as possible. In this case the equipment is considerably smaller

and tucked back further being less visible than the existing cooling towers. It is not on a primary side of the structure.

Board members agreed the proposal is less visible than the existing equipment.

Action: I move to recommend granting a Certificate of Approval for installation of new cooling towers. All per the applicant's submittal. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 18, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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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)

MM/SC/SK/KM

5:0:0
Motion carried.

121824.5 Board Business

121824.6 Report of the Chair

121824.7 Staff Report: Genna Nashem
Administrative Review report