## 1051 Building Demolition Project Addition to Certificate of Approval

On January 19, 2023, WSDOT submitted a Certificate of Approval application for the 1051 Building Demolition Project via the Seattle Services Portal. On March 20, 2023, Certificate of Approval DONH-COA-00793 was issued.

Since that time, design of the project has advanced, and now the planting of street trees along First Avenue South is included. The proposed trees would be Village Green Zelkova (*Zelkova serrata*). The attached plan shows the proposed location of the trees.

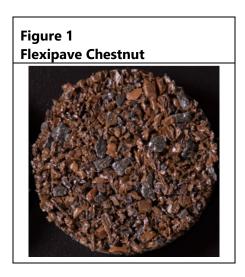
Rules for the Pioneer Square Preservation District (Pioneer Square Preservation Board, July 2003) states the following:

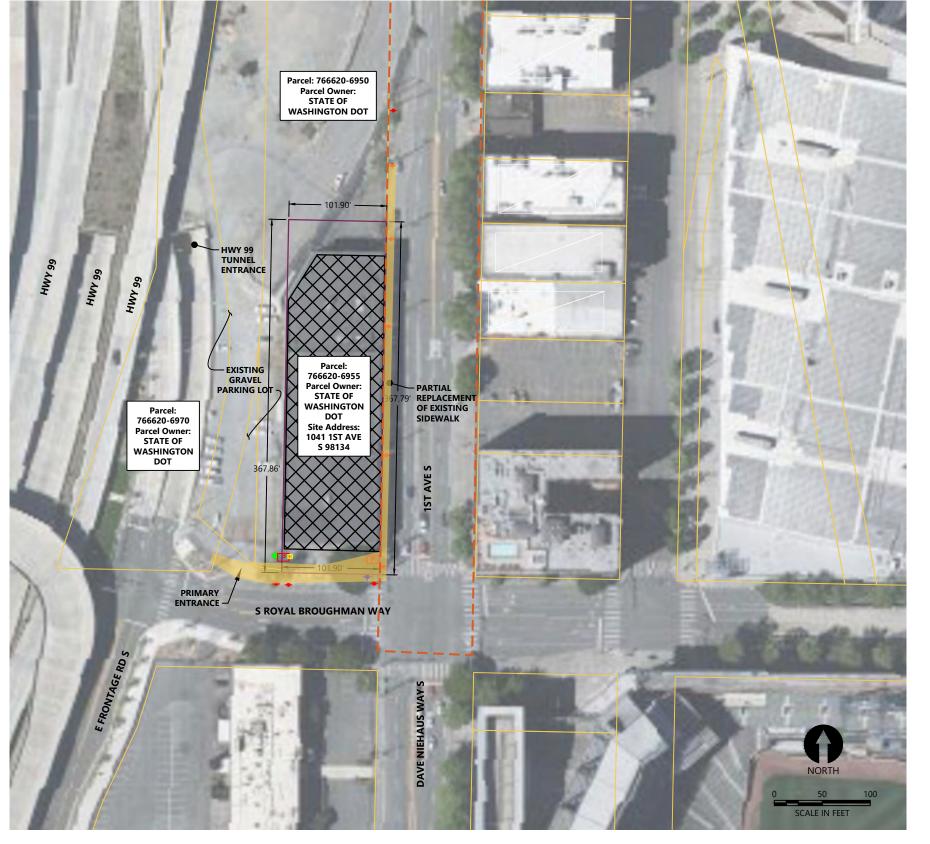
London Plane (*Platanus* × *acerifolia*) is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London 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.

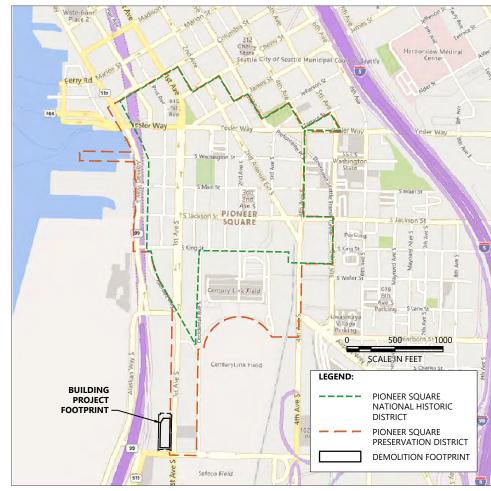
However, the Seattle Department of Transportation (SDOT) arborist suggested using Village Green Zelkova in order to prevent conflicts with overhead utilities. From communication with the Pioneer Square Preservation Board, we understand that Village Green Zelkova is now encouraged for North-South streets throughout the Pioneer Square Preservation District, though the rules have not yet been revised to reflect that change.

If SDOT requests flexipave in the tree pits, WSDOT will adhere to the color used in Pioneer Square, Chestnut or similar variegated color that has the appearance of mulch rather than asphalt (Figure 1).

WSDOT requests that this information be added to DONH-COA-00793.







#### **BUILDING DEMOLITION VICINITY MAP**

PIONEER SQUARE PRESERVATION DISTRICT

SIDEWALK REPLACEMENT PARCEL BOUNDARY

DEMOLITION PARCEL BOUNDARY

DEMOLITION FOOTPRINT

POWER POLE ELECTRICAL HOOKUP

NATURAL GAS HOOKUP

FIRE HYDRANT (OUT OF SERVICE) MANHOLE (WSDOT)

#### NOTES:

APPROVED BY: J. JENSEN

SCALE: AS NOTED

DATE: DECEMBER 2022

- HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83, U.S. SURVEY FEET
   AERIAL SOURCE: ©2022 MICROSOFT
- CORPORATION ©2022 MAXAR ©CNES (2022)
- 3. PARCELS AND UTILITIES FROM CITY OF SEATTLE.

ANCHOR QEA

#### **LEGAL DESCRIPTION:**

SEATTLE TIDE LDS E 101.90 FT LESS POR PER DEED REC #20220519000511 PLAT BLOCK: 329 PLAT LOT: 14 THRU 19

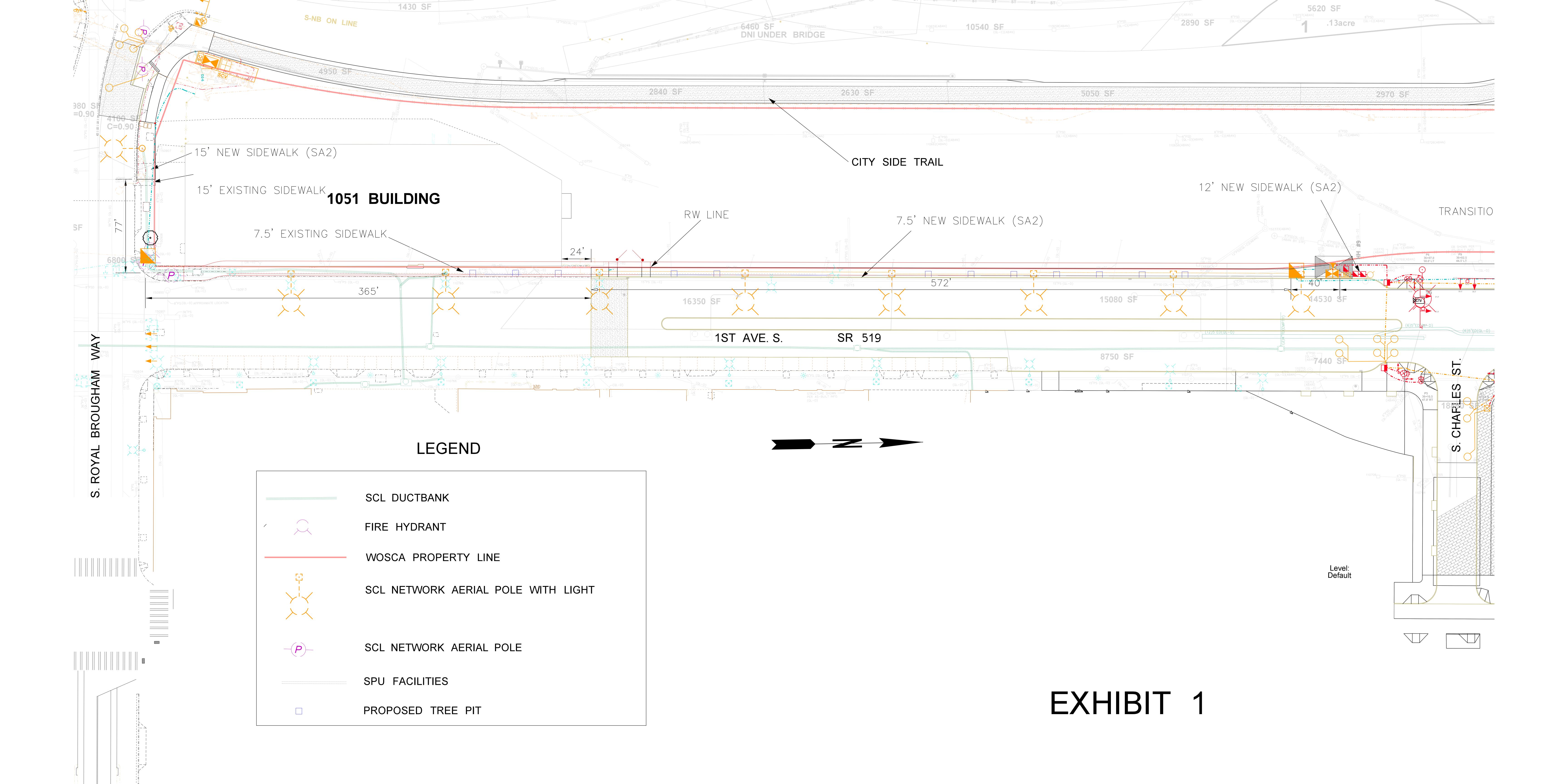
TEVISIONS .			
DATE	BY	APP'D	DESCRIPTION
	DATE	DATE BY	DATE BY APP'D

**WOSCA BUILDING DEMOLTION PROJECT** DRAWN BY: E. PIPKIN CHECKED BY: \_--

**WOSCA BUILDING DEMOLITION PLAN VIEW** 

D01

SHEET# 1 OF 1



### 1051 Building Demolition Project Response to Correction Notice

On January 19, 2023, WSDOT submitted a Certificate of Approval application for the 1051 Building Demolition Project via the Seattle Services Portal. On March 20, 2023, Certificate of Approval DONH-COA-00793 was issued.

In April 2023, project design advanced and the planting of street trees was added to the project. An addition to the CoA was submitted under DONH-COA-00891 on April 13, 2023. On April 25, 2023, a Correction Notice was issued. The notice requested inclusion of photographs of the proposed Village Green Zelkova Tree (*Zelkova serrata 'Village Green'*). This response provides the requested photos.

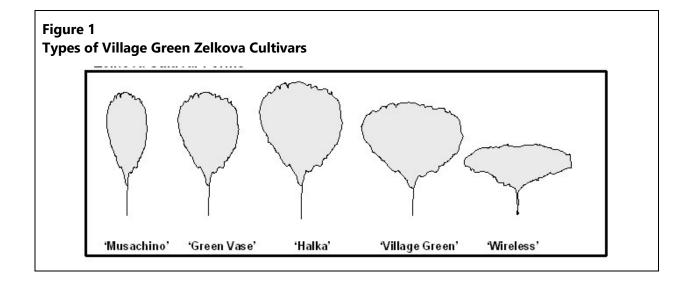


Figure 2 Examples of Village Green Zelkova

# **1051 Building Demolition Project Sidewalk Existing Conditions**

The photographs in Figure 1 show existing conditions of the sidewalk on the west side of 1st Avenue South, within the Pioneer Square Preservation District. These sidewalks will be removed and replaced during demolition of the structure at 1051 1st Avenue South.

Figure 1
Existing Sidewalk at 1051 1st Avenue South



November 2022, facing south



September 2022, facing southwest

