



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 36/23

Staff REPORT

for Board meeting March 1, 2023

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

030123.31

Sidewalk

1051 1st Ave S

Presenters: J Jenson, Ancher Qea, LLC, Cassandra Maneta, WSDOT

Replace Sidewalk

Staff report: The sidewalk is within the Pioneer Square Preservation District, but the building which is being demolished is outside the District boundary so the Board's consideration is just the sidewalk replacement. In 2013, the Board had recommended approval of temporary asphalt sidewalk in this location with the expectation that the new development would be responsible for the permanent sidewalk and lighting complying with the District Standards. Because of the condition of the existing building, demolition and sidewalk replacement is happening now. There is not a proposal to change the existing wood poles at this time.

The existing guidelines provide a formula for concrete including lamp black, however lamp black is no longer used, but a dye color to make the equivalent. My understanding is this rule was made to help new sidewalks better with old sidewalks by greying or darkening the concrete rather than the bright new concrete.

Draft Motion: I move to recommend granting a Certificate of Approval for:
Sidewalk replacement 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 1, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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

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SMC 23.66.030 Certificates of Approval required

- A. 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.

Pioneer Square Preservation District Rules

XVII. SIDEWALK TREATMENT

A. 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.

Issued: February 17, 2023

Genna Nashem
Pioneer Square Preservation Board Coordinator



The City of Seattle

Pioneer Square Preservation Board

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Street Address: 700 5th Ave Suite 1700

SEPA: This action is categorically exempt
from SEPA pursuant to WAC 197-11-800

PSB 304/13

CERTIFICATE OF APPROVAL

Date: November 25, 2013

Applicant: Allison Hanson
999 3rd Ave
Suite 2200
Seattle WA 98104

Work Location: South Access Project
Railroad Way and plaza, First Ave S, S Charles Street, S King St

On November 20, 2013, the Pioneer Square Preservation Board recommended approval of the application for:

Construct Railroad Way Plaza along Railroad Way S between Occidental Ave S and S King Street,
Reconstruct First Ave including roadway, sidewalks and planted median,
Reconstruct S Charles St including the roadway and sidewalk,
Reconstruct a portion of S King Street roadway and sidewalk

The concrete paving stones and metal for the Railroad Way pedestrian path, Columnar Red Maples (*Acer rubrum*) for Railroad Way, aggregate concrete scored with the "waterfront" pattern, custom pedestrian lighting along Railroad Way, custom event lighting for the new Stadium Plaza, metal detectible warning plates at crosswalks, concrete paving on First Ave S and street signal lights on mast arm poles will become the new standard for this area. All future repairs shall be in keeping with this design or a Certificate of Approval application will be submitted. The asphalt sidewalk, wood poles and cobras lighting on the west side of First Ave S are approved as temporary departures from the District Rules with the expectation that the permanent design for the sidewalk and lighting will be consistent with the Pioneer Square Preservation District Rules.

All per attached drawing, plans and renderings.

Public Disclosure/Disclaimer Statement

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

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The Pioneer Square Preservation Board considered the following District Rules, Seattle Municipal Codes and Secretary of Interiors Standards when making the recommendation:

District Rules
III General Guidelines for Rehabilitation and New Construction
 G Street Paving
 H Curbs
XIV Street Trees and Vegetation
XV Street Lighting
XVI Signal Light Standards
XVII Sidewalk Treatment
A. Standards
SMC 23.66.030 Certificates of Approval Required
SMC 23.66.190 Streets and Sidewalks

I concur with the Board's recommendation and hereby issue this Certificate of Approval pursuant to Pioneer Square Preservation District SMC 23.66. It is the applicant's responsibility to obtain all other permits and comply with other City or County regulations. *To obtain a street use permit call Katherine Leitch, Seattle Department of Transportation, at (206) 684-7995.*

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

The selected paver manufacturer's name and specifications such as paver product name and colors are submitted for the file in case of future repairs or replacements

Bernie Agor Matsuno, Director
Department of Neighborhoods

By: Genna Nashem

cc: Diane Sugimura, DPD

Pioneer Square Preservation Board
Coordinator
(206) 684-0227

Alan Oiye, DPD
Katherine Leitch, SDOT
Case File

NOTICE TO APPLICANT: Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Preservation Board prior to implementation.

APPEAL PROCEDURE: Any interested person may appeal the above decision to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, PO Box 94729, Seattle Municipal Tower, 700 5th Ave., Suite 4000, Seattle, WA, 98124-4729, before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by a \$85.00 filing fee in the form of a check payable to the City Treasurer. Appeals must be in writing and must clearly state objections to the decision.

A copy of the appeal shall also be served upon the Department of Neighborhoods Director, PO Box 94649, Seattle Municipal Tower, 700 5th Ave., Suite 1700, Seattle, WA 98124-4649.

EXPIRATION OF CERTIFICATES OF APPROVAL: Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date.