



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 164/19

MINUTES for Wednesday June 5, 2019

Board Members

Lynda Collie
Kianoush Curran
Alise Kuwahara Day
Brendan Donckers
Carol O'Donnell
Audrey Hoyt
Emma McIntosh
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook, Vice Chair

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

060519.1 APPROVAL OF MINUTES:

April 3, 2019

MM/SC/KC/CO

4:0:3 Minutes approved. Mr. Rolluda, Mmes. Kuwahara Day and Hoyt abstained.

060519.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

060519.11 Bus stop island #619 and #620

4th Ave. S. North of S Jackson

4th Ave S South of Jackson

Expand the bus island

Paint striping

Bus stop #843

5th Ave S. between S. King and S. Jackson

Change bus signage including replacing the sidewalk materials and in-kind replacement of street concrete

ARC report: ARC reviewed the plans and renderings provided and supported the additional paint stripping for the expanded bus stop on 4th between Jackson and Weller. ARC thought that the replacement of brick with concrete to match other concrete for the footing of the replacement Metro bus sign was a good solution considering the challenges of anchoring the sign at this site. The brick although part of the existing design is not historic material. The sign was consistent with other Metro Bus stop signs. ARC asked questions about if the card reader on the Island bus stop would be covered like the other elements. Metro thought that it was even if it was not shown that way. They will confirm at full Board. The ARC thought that the bus signs were not commercial advertising signs but public informational signs relating to transportation. Considering electronic/digital signs are prohibited the real time bus information read out will be restricted from displaying any kind of advertising; it can display public information related to transportation only, specifically the buses. ARC agreed that this was a pedestrian improvement and did not negatively affect the character of the District. ARC recommend approval of these projects.

Applicant Comment:

Dawn Miles, Metro, explained curb striping will allow another bus to fit at zones 619 and 620; guard rail removal was already approved. She showed existing and proposed plans and detailed sign sheets for Zone 843. She said that ARC asked for signage height; new signs will be 15" taller and 3" narrower than existing signs. She said the change will provide consistence with other areas in the City. New concrete will be installed where the brick was; there is a bridge beneath so installation area is shallower. She said concrete will match existing in area.

Mr. Rolluda asked if historic brick will be disturbed.

Ms. Miles said no.

Randy Poplock said SDOT will implement bike land program; this stop will have to move one block south. The new location will be presented separately. He said the detailing will look a little different because of location over a bridge.

Ms. Salcedo arrived at 9:15 am.

Mr. Poplock provided current and proposed images for the station 619 and said the sign concept is the same and detectable warning surface will be provided; he provided color sheet.

Dan Proctor said the island stop is tapered at the north end; they proposed getting rid of the taper for consistent width. Another shelter will be added. Improvements will allow space for another bus to load. They will install card reader, add power; all will match existing.

Mr. Rolluda asked if there will be cover for bolts and if they are tamper proof.

Mr. Proctor said no covers and they are tamper resistant. Responding to questions he said that cast iron detectable warning surface is only made for new installation into new concrete. He said this site is problematic because there is only 12-14" of road slab. He said the retrofit will be installed with available colors.

Ms. Miles said they propose yellow, but board can choose something else from color menu.

Ms. O'Donnell said the federal yellow is recognizable.

Ms. Nashem said that cast iron has been the Boards preferred color but where it is not viable, federal yellow is used.

Public Comment: There was no public comment.

Mr. Rolluda said the application is straightforward except for lack of bolt covers.

Ms. O'Donnell concurred and said better bus stops will improve traffic.

Mr. Donckers said SDOT will come back; today is approving only proposed location.

Ms. Nashem said they will come back; it is still in briefing stage.

Ms. Miles said they won't start construction until all decisions are made.

Action: I move to recommend granting a Certificate of Approval for Expand the bus island at stop #619 including adding a digital sign for bus information only, Paint striping at stop #620, and to change bus signage including replacing the sidewalk materials and in-kind replacement of street concrete at stop #843 as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 5, 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.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mailboxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

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)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward

and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Secretary of Interior's Standards

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/LC 8:0:0 Motion carried.

060519.12

On the Field

901B Occidental Ave S

Installation of Pepsi sign on the south wall sign

Applicant Comment:

Corey Shumway explained they are changing sign copy only from T-Mobile to Pepsi product.

ARC report: Ms. O'Donnell reported that ARC reviewed the sign application. The Board was not excited by the design and thought the blue color stood out. They noted that the pink in the existing photo while bright appeared to blend in more with the red brick of the building. ARC asked if they could consider another color. ARC asked staff if the "#" reference to Instagram was an off-premise message similar to a website that takes you to another business website. Staff will seek consultation. Ms. O'Donnell suggested a three-month cap on installation, and they could come back for an extension if the sign is desired for longer.

Staff report: Ms. Nashem verified that if the sign shows a picture of what the actual bottle looks like; the product's label has a hashtag so it is okay. If the hashtag was included in the sign outside a photo of the product, the hashtag would likely be similar to a webpage that takes you a company website other than On the Field's website.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda went over District Rules and read from SMC 23.66.160.

Ms. Hoyt said the graphic seems intrusive with sun, ball, and palm trees. She noted the variety of colors and said it doesn't blend.

Ms. McIntosh said there are no other signs in the immediate area to play off it.

Mr. Shumway said the primary visibility is from CenturyLink and Occidental Way. The sign is less likely to be visible from 99 than T-Mobile sign. He said they shoot for natural colors in environment; the blue is tied to the sky.

Mr. Rolluda noted the adjacency to the stadiums; it is were further north, he wouldn't approve it.

Ms. O'Donnell said this sign is kitschier than the previous sign; others have been plainer and classier.

Ms. Curran said the sign has the image of the product which is OK if the product is sold in the store.

Ms. Nashem said that for any sign in the district, the product advertised must be sold onsite.

Ms. McIntosh asked how long the sign will be up.

Mr. Shumway said two months; if longer, they will come back.

Mr. Donckers said the cartoon palm tree and sun are not compatible and asked if they could be removed.

Ms. McIntosh said the temporary nature makes it a bit more palatable.

Ms. O'Donnell said she was inclined to approve but with no extension.

Mr. Rolluda suggested two months.

Ms. Nashem said that as stated at ARC, if the campaign ends and the soda is no longer available, the sign would have to be removed immediately. She said a replacement was denied and a new sign was never installed. She said it was an error to approve the sign with the Space Needle because it is trademarked; that made it an off-premise sign so it should not have been approved.

Action: I move to recommend granting a Certificate of Approval for Installation of Pepsi sign on the south wall sign, limited to two months from point of installation.

This consideration was based on the information provided by the applicant in the application which is signed by the applicant that On the Field will stock and sell the product advertised on the sign, Pepsi bottles, for the duration that the sign is posted.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 5, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;

e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;

f. Whether the proposed sign lighting will detract from the character of the building; and

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

Pioneer Square Preservation District Rules

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B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Secretary of Interior's Standards

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 9:0:0 Motion carried as amended.

060519.22

Maynard Building

Underbelly
119 1st Ave S

Installation of signage
Installation of planters

Rachel Wilcox explained the need for signage and said it will display their black and white logo. Two fake plants, 3' tall, were proposed in stairwell, nestled into curved area.

ARC report: Ms. O'Donnell said the applicant did not attend. ARC looked at the application provided and requested color copies of the signage and proposed fake plant/planters and floor plan or other indication as to where the planters will be placed. Additional measurements may be needed to assure the planters will fit where they are proposed.

Staff report: Ms. Nashem said the applicant has been emailed the information they need to provide at the full Board meeting. She didn't recall a previous proposal for the use of fake plants and noted the Board may want to consider the general compatibility and quality of materials discussed throughout the District Rules and SOI. For example, the Board has not approved plastic furniture or plastic railings for sidewalk cafes. If the planters are proposed in the recessed entryway, they wouldn't get light and real plants would not survive, the Board might want to consider that circumstance and specify if the fake plants would be appropriate there because of the circumstances compared other locations where real plants could be used. While the Rules discourage planters because there used to be issues with misuse and maintenance, The Board has approved planters with maintenance plans that

have successfully contributed vitality to the District. If the plants are not real, they might not require watering but might still be susceptible to other vandalism that could be addressed through a maintenance agreement or a condition. While planters are not listed in street furniture, we have considered pedestrian flow when considering any placement of the planters.

Public Comment: There was no public comment.

Board Discussion:

One of the Board members mentioned that for a downstairs location they were not proposing much signage and thought they should consider additional signage that was at street level.

Ms. Wilcox said would use an A Board.

Mr. Donckers asked if the A-frame is the totality of signage for business.

Ms. Wilcox said they are working around scaffolding that is up; the A-frame is standard.

Mr. Donckers said piece meal approach is hard to evaluate; the board wants a sense of all signage that will be used. He said the board needs to take all that into account.

Ms. Wilcox said the A Board is standard with a chalkboard surface.

Ms. O'Donnell noted that the A-frame sign was compliant.

Mr. Donckers said to think about what they want when the scaffolding is down so the board can understand the totality of the sign package.

Ms. Curran asked if decal, plants, and A-frame sign was the complete proposal.

Ms. Wilcox explained they are reusing the existing sign attachment; the 'Sovereign' sign will come down.

The Boar reiterated that need to review all signage.

Ms. O'Donnell said there is no accessibility issue with the plants in the proposed stairwell location. She said she was opposed to artificial plants but in this situation, there is no light so live plants wouldn't survive.

Ms. Wilcox said that everything will be brought in at night.

Mr. Donckers noted the limited light in the stairwell with regards to plants but wanted to see the applicant come back and present everything for appropriate recording and review.

Ms. O'Donnell agreed.

Responding to questions Ms. Wilcox said the stairwell width is 6' and goes down to about 5'. She said they had a soft opening; they are waiting for the scaffolding to come down to have their grand opening. She said they need the A-frame for visibility.

Ms. Kuwahara Day was OK with application as presented.

Mr. Donckers said he would be supportive if next package was limited to A-frame and Sovereign sign.

Action: I move to recommend granting a Certificate of Approval for Installation of decal and installation of artificial plants only because of location and lack of lighting; applicant will submit new Certificate of Approval application for A-frame and exterior existing repainted sign. Plants will be brought in each night.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 5, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required
23.66.160 Signs

Pioneer Square Preservation District Rules
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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)

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C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160) but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph.

XIV. STREET TREES AND VEGETATION

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers. Hanging baskets with seasonal flowers are recommended. Given the maintenance required to keep plant material lush and full, temporary ground-level planters are not recommended. (7/99)

XI. STREET FURNITURE

All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mailboxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

Secretary of Interior's Standards

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MM/SC/LC/AKD 9:0:0 Motion carried.

060519.3 PRELIMINARY DESIGN BRIEFINGS

060519.31 Occidental Park

Briefing regarding construction of a pavilion and kiosk structure

Victoria Schoenburg, SPAR, provided historical context of the park 2005 to present. She explained the park had been a threatening, scary place that was pulling down business and quality of life. She explained that a huge amount has happened in the neighborhood and the park is ready to grow up and be used in an intentional beautiful way. She said the proposed timber structure is simple in character, in character with the district, and will serve as a beacon for visitors. She said it will be an improvement for the park ambassadors that will get rid of clutter and will provide needed storage. She said they are grateful to City Council for approving the gift.

Ms. Nashem said that there was a structure in the park previously that was removed in 2005-06 with the intention of replacement.

Ms. Schoenburg said it was a glass one that was not working well. There was a plan to put in a kiosk, but there was no money. She said electricity and plumbing is there to support the structure.

Beth Purcell, said she was glad all board members were in attendance, and they have gotten conflicting information. She said they wanted to do a thorough presentation so that everyone would be on the same page. They wanted board input regarding use and programming, size and scale, and maintenance.

Edward Lalonde, Olson Kundig, presented from PPT; detailed presentation in DON file. Following are board and public comments and questions.

Mr. Donckers appreciated the detail and the reasoning for size and said he was less concerned about the length. He noted that beams were tapering at ends and suggested continued tapering and keeping them thinner.

Mr. Lalonde said they are minimized as much as they can be.

Mr. Donckers said he is less concerned about how far out it extends.

Ms. O'Donnell concurred and said she was less concerned about size as she was. She noted the reduction of size of beams and said the height seems open. She appreciated the open sight lines. She said it will eliminate tents and clutter in the park. She appreciated the design and said she supports it. She said she could support Option 1. She said it has the most positive impact on programming needs of the park. She appreciated the outreach.

Mr. Donckers said he had a soft preference for Option 2.

Mr. Donckers left at 10:45 am.

Public Comment:

Lisa Howard, Alliance for Pioneer Square, said business owners have signed on and that there is more widespread support. She read letter from neighboring businesses. She said the pavilion is a public benefit. She said the conversation has gone on for a while and they are looking forward to the change. She said the amenity will serve for a long time.

George Bryan, Downtown Seattle Association, appreciated Ms. Schoenburg's context and agreed. He said seeing where the park has come from to pop ups etc. with the clutter; the pavilion will further their goals. He said the sense of scale is appropriate and it doesn't encroach. He said it will increase the usable space in the park. It will attract and retain programming and add to safety.

Jenny Kowalchuck, Alliance for Pioneer Square, said the current kiosk has no heat. She said they need storage and the new kiosk has good visibility. She said during a market in the park, the wind took out a makeshift tented structure. She said the proposed structure allows better use and functionality. She read two letters of support, one from Jarvis Rose Stratton, and the Seattle Sounders (letters in DON file).

Board Comments:

Ms. McIntosh said she wanted to hear more about how the design ties into the historic character with material and articulation. She said Weyerhaeuser does not represent that.

Mr. Lalonde said it is contemporary and does not emulate historic element. He said it is of its time and doesn't try to compete. He said it is contrasting while respecting the proportion and scale of surroundings.

Ms. McIntosh asked how the kiosk relates to the mass and scale of surroundings.

Mr. Lalonde said it stands alone as a type. He said there is no historic precedence other than the train station. He said it relates to the park.

Ms. Curran said it is many years' work, effort and thought. She said she was a fan of the design and said lots of extensive research has been done and feedback provided. She said it will be an asset to Occidental Park. She supported either scheme.

Ms. O'Donnell said the wood and steel will be compatible with the play structure.

Ms. Collie concurred. She said the presentation has provided a better understanding of the scale and proportion. She said 360° views are good. She preferred Scheme 1.

Ms. Salcedo supported either scheme. She said awnings coming up from the kiosk feels redundant with canopy.

Mr. Lalonde said they like the simplicity of the approach and it is cost effective. He said it is a Coney Island archetype with shutters open signifying it is open. He said it is a built-in contingency for removing glass if there is a problem in the future. The kiosk is designed to function if the glass is gone.

Ms. Purcell said the kiosk works with safety aspects.

Ms. Hoyt supported either scheme. She said that Scheme 1 makes the most sense and is most functional. She said it is an attractive design and materials are consistent with district.

Ms. Kuwahara Day agreed and said she supported either scheme. She understood the functionality issues and needs.

Mr. Rolluda preferred preservation of the park as it is. He said the character and frame are the buildings. He said that less is more. He said he understood the need for balance. He said that schemes 1 and 2 are too large. He said the beauty of the park is the view in and through the park. He appreciated the evolution and materiality and said his preference would be Scheme 3 or less. He had no problem with the kiosk in material or design and said it is in harmony with the SOI. He said the issue if the size of pavilion, it is becoming a beacon.

Ms. McIntosh concurred. She said she was not as convinced that it meets the SOI. She questioned indigenous compatibility. She said visibility through the park is its defining character. She appreciated programming but the board approves the structure.

Mr. Rolluda asked if consideration had been given to Native American history.

Mr. Lalonde said the first briefing included an in-depth analysis of First Nations and storytelling; as design evolved, that fell out.

Ms. Purcell said they initially did talk about First People.

Ms. McIntosh said she doesn't see it in the architecture as it stands.

Ms. Purcell said it would have helped the conversation that it is not showing up as strong as it should.

Ms. McIntosh said the play structure elements' nod to First Nation elements is clearer; this is vague.

Mr. Rolluda said material used in longhouses is Cedar; maybe that can be brought back.

Ms. Hoyt appreciated how refined the design is. She said the simplicity of the design is attractive.

Ms. O'Donnell said it is clear to be differentiated per SOI.

Ms. Curran said it is a standalone structure. The materials are good. She said she can't imagine what else they could use that wouldn't seem out of character.

Brief break for set up of next briefing.

060519.32

Stadium Place

Briefing on new construction of the 3rd tower

Jennifer Sneed, Ankor Moisen, said massing was approved years ago. She said the projects adds a third and final tower, the "north" tower, joining Nolo and the Wave buildings. She said board was overall supportive at last briefing but asked for options for north façade, specifically the diamond façade and a broader view and context with Avalara Hawk Tower. (See detailed presentation for Briefing #3 in DON file).

She explained options explored for an angle in the Diamond, but the existing structural grid is implemented and planned and already in place; they are limited on where the columns can be. Canting and twisting the façade is nearly impossible with existing structural grid. They explored options to reduce the amount of reflectivity glass on Diamond. Introduction of clear darker glass increased scale of Diamond. She said they reduced the reflective glass by 35%.

Ms. Kuwahara Day asked what the use will be.

Ms. Sneed said it will be mixed use with housing at the top; rentals will be various sized. There will be some retail at the podium.

Mr. Rolluda asked if the housing will be market rate.

Abby Deweese said when originally conceived there was no affordable housing requirement.

Public Comment: There was no public comment.

Board Comments:

Ms. Salcedo appreciated the changes and said they have done a great job of reducing the Diamond. She said she appreciated the crevice being highlighted as it shows it as a separate tower from the others.

Ms. O'Donnell concurred.

Ms. Curran said she had no issue with the design.

Mr. Rolluda said the renderings and elevations were helpful.

Ms. O'Donnell asked about the timeline.

Ms. Sneed said this is the last big hurdle; the rest is permitting. She said the building should be done 2022; they estimate a 16-18-month construction timeline. There will be 206 residential units.

060519.4 BOARD BUSINESS

060519.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

060519.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227