



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 77/17

MINUTES for Wednesday, March 15, 2017

Board Members

Mark Astor, Chair
Ryan Hester
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Brenden Donckers
Colleen Echohawk

Chair Mark Astor called the meeting to order at 9:00 a.m.

031517.1 APPROVAL OF MINUTES:
March 1, 2017
Deferred.

031517.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

The following item was reviewed out of agenda order.

031517.23 Furuya Building (Pacific Commercial)
240 2nd Ave Suite 001

A-Board sign

ARC report: Mr. Kralios reported that ARC reviewed the proposed sign and found that it complied with the District Rules for A-Boards in height, width, materials and letter

size. ARC recommended approval and recommended an expedited review and moving it to the top of the agenda.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for placement of an A-Board at the curb as shown in the plans.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 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

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by news stands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address. When multiple businesses, including upper floor businesses, share a common entrance, a single shared sign shall be used, rather than multiple, individual signs. Such signs shall be limited to one per entrance to the shared location. (7/03)

Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

MM/SC/RH/DK

5:0:0 Motion carried.

031517.21

Harbor Masters Station / Washington Street Pergola

117 Alaskan Way

Installation of additional lighting

ARC report: ARC reviewed the plans and renderings provided. ARC thought that the lighting accentuated the architectural details of the pergola without overpowering it. ARC recommended approval.

Staff report: The pendant lights replicating the historic pendant lights were approved in the previous approval.

Applicant Comment:

Ron Wright explained that lighting is proposed to be added to the structure.

Jill Cody, Light - Dark, explained the lighting will provide for place-making after dark. She said the proposed lighting will be subtle. She said the source will be invisible. She said the barn style fixture to replicate the original fixtures was previously approved but they are adding additional lighting. She said the additional lighting will accent the original detailing and the cardecking on the underside, make the relief letters legible, and uplight the flag and the boat structures. She said there is a narrow walk way where they will put two small flood light fixtures between the office structure and water. She said that everything visible will be black. Lighting will be 3000 Kelvin.

Mr. Rolluda arrived at 9:10 am.

Mr. Kralios asked if they were doing a bird deterrent on the truss structure.

Mr. Wright said there wasn't much of a problem before; it will be a later addition if needed. Responding to questions about status he said that the structure is in a tent at Pier 25. Restoration work will start in June and it will be re-installed by year end. He said that lighting is being funded separately so he is confident it will be done.

Public Comment: There was no public comment.

Board Discussion:

Ms. O'Donnell said they've done a nice job highlighting the architectural features.

Mr. Kralios said it is thoughtful and the fixtures are unobtrusive as possible.

Mr. Astor said it is tastefully done and accents detail.

Mr. Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for installation of additional lighting as proposed

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 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

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.

Secretary of Interior's Standards for Rehabilitation

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.

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/DK/RH 6:0:0 Motion carried.

031517.22

Western Dry Goods (Heritage)

111 S Jackson

Modify four storefronts on the north and west facade

Painting storefronts

ARC Report: The applicant reported that they have revised their application to use wood storefronts instead of aluminum, they have set back the new section so that it is flush with the flat part of the chamfered steel posts and they are now proposing to make all the alterations at the same time. ARC thought the color was compatible with the historic district and the building. ARC recommended approval for the revised application.

Staff report: The storefronts were replaced in the 80s with the glass doors installed in 1995 and 96.

Applicant Comment:

Kim Petty explained they changed the storefront material to wood in line with historical storefront. She guided board members through the materials. She said that

they will remove existing non-historic material and install the wood; there are three on Jackson and one on 1st Avenue. She said the doors are 8' with side light and transom above. She indicated on the drawing sections detail of the recessed portion. She said that bull nose trim detail will be matched and new will be painted black to match existing.

Ms. O'Donnell asked if the recess is to meet occupancy code.

Ms. Petty said it is. She said it is based on current tenant demising but allows for flexibility in use of space in future. She said the door pull is aluminum finish.

Mr. Astor noted that the storefronts were not original to the building.

Ms. O'Donnell appreciated the change to wood.

Mr. Hester said the wood is more consistent and compatible with the building; he said it transitions better.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said that there is no alteration of historic material and what is proposed is compatible with the building and the district. He said it is consistent at ground level and allows for future flexibility of use.

Mr. Astor said wood is more in keeping with craftsmanship of property.

Mr. Hester said it complies with SOI 2 and 10. He appreciated the thought paid to design and the improvement to flexibility of use. He said recessed entries are not preferred and said to be mindful of maintenance needs.

Action: I move to recommend granting a Certificate of Approval for Modification of four storefronts on the north and west façade with new wood storefront doors and painted black as revised.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.180 Exterior Building

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum,

painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

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.

Secretary of Interior's Standards for Rehabilitation

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.

[Guidelines for Storefronts](#)

[Preservation Brief 11 Rehabilitating Historic Storefronts](#)

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

031517.24

Squire Building

On the Field

901 B Occidental Ave S

Installation of new sign copy for Verizon on the south façade

ARC report: Mr. Kralios reported that ARC reviewed the drawing provided. The applicant said the that the Verizon product will be sold at On the Field. ARC clarified if the existing sign and the proposed are both white and the applicant said they were it

just printed differently. ARC thought that the sign was similar to the existing sign and recommended approval.

Applicant Comment:

Leslie Sharp explained that the application is for copy change only to the north façade. She said there is no change to attachment and all products are available in the store. She said the copy will be up 30 – 60 days.

Public Comment: There was no public comment.

Board Discussion:

Ms. Nashem explained this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. The Board should not make a determination if they think the sign is an on-premise sign but to evaluate the sign based on the other criteria in our District Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through DPD and other city laws.

Mr. Astor said it conforms.

Mr. Hester said it is an in-kind change to a different graphic in a similar color and with not change to existing attachment.

Action: I move to recommend granting a Certificate of Approval for
The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 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
Pioneer Square Preservation District Rules
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)

MM/SC/RH/DK 6:0:0 Motion carried.

031517.25

Curb Ramps

2nd/Main, 3rd/WA, Post/Yesler, Main alley, PS/James, Occidental/King, Pioneer Square/James

Alterations to sidewalks to install curb ramps including the ramp at Fire Station 10

ARC report: Mr. Kralios said ARC reviewed the application photos, drawings and renderings provided. ARC recommended the use of the steel truncated domes where possible and the use of the plastic yellow (mustard) where the steel truncated domes were not possible. ARC requested that where the granite curbs are to remain a joint separate the materials so the granite can remain intact if the concrete is removed. ARC suggest that the wall side railing to the ramp at the Fire Station 10 be just a hand rail without pickets so it doesn't detract from the building. It was confirmed that the railing would be attached to the new ramp and not the building. ARC recommended approval.

Staff report: The only area affect is at 213 S Main where the areaway has been partially filled next to the street wall and the development proposal intends to fill the remaining portion next to the building. The applicant indicated that they will do this location after the development if completed.

Applicant Comment:

Mary Chiu explained the detail of railing at the Fire Station will match what is on the side of the building in color and design. She said they are removing detail so it is not too busy. There will be joint filler between granite and overlay to protect the granite.

Mr. Astor asked about impacts to street trees.

Ms. Chiu said they will expand planter at King and Occidental and will use flexible rubberized paver surface. She said there will be no tree removal. She said domes will be cast iron except at location Z.

Public Comment:

Carl Leighty said they are excited for work to be done; the site was selected based on walking audit. The use of cast iron is good.

Mr. Astor said all improvements are welcome and are appropriately done. He said salvaging granite where possible is good and helpful.

Mr. Kralios said accessibility is important and needed in the district. He said there is no damage to historic fabric, lampblack will be used and the fire station's rail matches.

Mr. Hester agreed.

Ms. O'Donnell asked when it will be done.

Ms. Chiu said in summer; work will take about 75 days total.

Action: I move to recommend granting a Certificate of Approval for
The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 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

A. 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.

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.

Secretary of Interior's Standards for Rehabilitation 5

MM/SC/RH/DK 6:0:0 Motion carried.

031517.26 255 S King St

Change of use from restaurant to office on level 18

Revision to the curtain wall at level 18

Landscape, hardscape and lighting of the deck at level 18

ARC report: ARC reviewed the plans, photos and renderings provided. ARC thought that the use was an allowed use on the 18th floor. They thought that changes to the building and landscaping were compatible and considered them minimally visible. ARC recommended approval.

Staff report: The use is an allowed use. The changes are minimally visible but are on the exterior of the building and therefore require review.

Applicant Comment:

Jen Caudle said the restaurant space on the top floor has been leased for office use. She explained they propose to install a nano wall system on east and west elevation, replace doors, and relocate pair doors to maintain egress.

Mr. Hester sked about the nano material.

Ms. Caudle said it is clear anodized aluminum finish which matches others on project.

Public Comment: There was no public comment.

Ray Robinson went over the landscape plan and material board. He said the building's green factor will be met. He said there will be natural and charcoal paving, a decorative gravel strip, potted plants and concrete walls. He said the planters are matte black long, some long linear and some circular with metal infused. He cited page 7 of the document packet and went through the proposed plantings. He said they will add dining tables, a grill island and will have lighting built in to the planters.

Mr. Astor noted the problems of rocks being picked up by seagulls causing damage when dropped.

Mr. Robinson said they will use larger gravel and add an emulsifying agent to bind the rocks together which also will make it kid-proof.

Public Comment: there was no public comment.

Board Discussion:

Mr. Kralios said the change of use is allowed and proposed changes are compatible with the previous approval and overall design of the building. He said the landscape is attractive and complementary.

Mr. Astor said the landscape is not viewable from pedestrian level. He had no problem with the nano walls or change of use.

Mr. Hester agreed and said the material is complementary and suitable. He appreciated the pebble mitigation to prevent action by malicious seagulls.

Action: I move to recommend granting a Certificate of Approval for change of use from restaurant to office on level 18, revision to the curtain wall at level 18, and landscape, hardscape, and lighting of the deck at level 18 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 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.180 Exterior Building

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

23.49.180 Additional height in the PSM 85-120 zone

D. Location of uses. If the applicant uses the height provisions of subsection 23.49.180.B to gain additional height above the otherwise applicable height limit, uses on the lot with a development using these height provisions are to be located on the lot as follows:

1. Commercial uses. Commercial uses are to be concentrated in the area with the most direct access to regional transit and where commercial development can buffer residential uses from rail operations at King Street Station.
2. Residential uses. Residential uses are to be concentrated close to existing housing on adjacent blocks and to contribute to a corridor of housing and amenities along Occidental Ave. S.

Design Guidelines for new construction on the North Lot

IV. NEW CONSTRUCTION DESIGN

M. Pedestrian Friendly Design. The design should promote continuation of the pedestrian connections at Weller Street and Occidental and Second Avenues. Pedestrians move at a slower pace and are more attuned to detail and proportion, and therefore the design should reflect proportions and details which make the pedestrian feel comfortable. Examples of desirable features include, but are not limited to:

- ☑ landscaping that screens undesirable elements or that enhances the space and architecture.

MM/SC/DK/RH 6:0:0 Motion carried.

031517.27

105 Yesler Way

The Halal Guys

Installation of a louver

Installation of signage

ARC report: ARC reviewed the installation of the louver and found it to be on the alley façade which is the preferred location when mechanical equipment cannot be interior. ARC recommended approval of the louver painted black to match the existing window trim. ARC reviewed the signage packet. ARC thought that the letter size complied with the height requirements as well as overall dimensions of signs. The blade sign is

mounted to the wall where the material is believed to be concrete and therefore can be fixed with the sign is removed. ARC asked about other signs on the building and if other signs had lighting. ARC recommended approval.

Staff report: The property owner asked the applicant to change the letters in sign band and to match what the other tenants have. She said the proposed location of the blade sign is in the location of existing flower basket.

Applicant Comment:

Les Seifert said they will remove the plant basket.

Mr. Kralios said to coordinate with the building owner.

Mr. Aster said to minimize the penetrations into the building and to reuse the penetrations that are there if possible.

Mr. Seifert said the proposed louver is similar to adjacent louvers in type, color, profile and paint. He said the sign in the sign band will match the other tenant signs. He said there will be one blade sign, one internal window sign and one sign in the alley window. He indicated the location of each sign on the plan.

Mr. Astor asked if ARC thought it all complied.

Mr. Kralios said yes.

Mr. Seifert said a gooseneck light will be installed above the "The Halal Guys" sign.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, supported the application and said he hoped they would be open in time for the Upstream Music festival on April 11,

Board Discussion:

Mr. Astor said he had no concerns.

Mr. Kralios said it meets the rules in colors, materials, location, letter height, size.

Mr. Astor said the louver is in appropriate location for the façade.

Mr. Hester encouraged using the holes from the flower basket attachment if possible.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for installation of a louver and installation of signage including lighting as proposed. (add any specifications for the removal and repair of the flower basket bracket.)

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 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

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)

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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

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.

2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)

3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also

have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)

4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

MM/SC/RH/DK 6:0:0 Motion carried.

031517.3 PRELIMINARY PROJECT REVIEW

031517.31 Streetscape at First Ave S at King St, King St, Occidental Ave at King St and the alley east of First Ave S from S Jackson St to S King St (419 Occidental Ave S and 100 King Street)

Briefing on proposed alterations to the street scape including paving, landscaping, sidewalks, glass prisms and ADA ramps

Brice Maryman provided context of the site and noted the existing patchwork of paving materials. He explained that the east west passage way on the block is private and shared by two properties. He said they propose to put in continuous surface, highlight entries and nodes and activity zones. He said they will make the passage space ADA accessible and will use stone paver and contemporary brick. He said the proposed to express the historic rails in the alley again and bring them through activity zones. He said they will be set into flush material. He said there will be planting pockets in eddy zones and they are exploring planting schemes and catenary lights. He said they propose to bring alley material through the right of way and carry the alley material through. He said they want a marker to signal that you are crossing an alley.

He said that on Occidental they will remove outdoor dining and asphalt, and restore the prisms. He said they propose to bring rails from private property across the sidewalk and into the historic curb line. He said that an arborist recommended removing three street-tree grates to save the trees. He said that on the King Street 'porch' they will do ADA improvements and noted that Seattle City Light (SCL) have planned improvements here; they will coordinate to see if the vault can be moved to get the second tree in. He said that street improvements will be in alignment with coinciding projects; angled parking will be added east of Occidental, curb will be bumped out 19' to the south; and they will save granite curbs. He said three 'attitudes' are proposed for the King Street Porch: reposed, activated, and excited. He said the porch needs to function for all three activity types.

Mr. Maryman said they looked at paving options for the sidewalk: standard, and 'jitter', which maintain District Rules close to the building and deviates from them away from the building, and uses granite vertical elements as seating perches. Another option – the wood porch – uses decomposed granite secured with emulsifier, floating wood deck around planting area, and wood plinth benches. He said that King Street will be reduced to one lane in each direction.

Mr. Astor said he was concerned about the reduction of vehicle lanes and noted there is often a steady flow of traffic there; the reduction will create additional traffic problems.

Carl Leighty, Alliance for Pioneer Square said he has a meeting at SDOT and will bring that up.

Mr. Kralios asked if the existing rail elements in the alley will remain or if they will be used elsewhere.

Mr. Maryman said they want to keep the alignment in place although they may not reuse those rails – that depends on their condition. He said they want to have a similar look, feel, and texture. He said they will need to come out when paving is done.

Mr. Kralios said that it is a remnant which tells a story about the district's past. He expressed concern about reusing rails in a place where they didn't exist. He suggested keeping them in place. He said that if they are not in the right of way now he is less supportive of putting rails in. He supported extended paving materials out in the public right of way and said it is inviting to pedestrians.

Messrs. Hester and Astor agreed with Mr. Kralios.

Mr. Astor said the historic material is in place now and moving seems disingenuous. He said he was reluctant to do anything dramatic.

Mr. Maryman said there are three segments 20 – 30' in length; it is episodic.

Mr. Aster said there may be a way to show the outline of rails in another way.

Mr. Kralios suggested episodic rails remain and add interpretive signage.

Mr. Hester said there is precedent for removed rail on Occidental and placing interpretive signage in recognition of the space.

Mr. Kralios appreciated the addition of plantings in the alleyway.

Mr. Kralios said a maintenance agreement for the planters is critical.

Ms. O'Donnell said she likes the extension of paving material into the right of way and said it adds more impetus to invite pedestrians down the alley.

Mr. Hester said to think about exposure and durability.

Mr. Kralios said to think about legibility as well.

Mr. Kralios said to think about the size of the catenary lighting.

Ms. Molenaar said Post Alley is very bright and maybe a covering would help.

Mr. Hester said there are no guidelines on tree grates and he was OK with removing them.

Mr. Kralios agreed and said it would be for the health of the trees but suggested coming up with a plan to minimize traffic impact to roots that would be attractive and durable.

Mr. Hester asked if the prisms are all overlaid with asphalt.

Mr. Maryman said just on Occidental. He said they need to restore the glass.

Ms. Nashem explained that 'restore' and 'replace' are two different things and to provide condition information to help in assessment. She noted that asphalt over prisms at Merrill Place turned them yellow-brown and cracked. They had to be replaced.

Mr. Astor requested a prism survey.

Mr. Hester asked for information on what percentage are damaged, intact and repair approach needed. He appreciated cast iron truncated domes.

Mr. Astor raised concern about appropriation of public space by this property if the jitter option is used.

Mr. Maryman said it will still be public space and should be recognized as such.

Mr. Kralios asked about the practicality of all the proposed landscape and if there is a maintenance plan. He appreciated the concept and the activation it would bring.

Ms. Molenaar liked the jitter option as it draws attention to the area. She suggested to take away the plantings and replace with paving more conducive to a public space.

Mr. Hester said this may not be compatible with Pioneer Square where everything is orthogonal. He appreciated the whimsical design of pattern but it may be too much of a departure.

Mr. Maryman said it could be restrained to non-walkable zone. He said that SDOT thinks of it as non-walkable landscape amenity zones.

Ms. Nashem said that SDOT will be in to talk about their bigger picture view for King Street.

Mr. Maryman said they want the prism piece to be separate from the other Certificate of Approval items.

Ms. Nashem said to provide more clarification on prisms and provide worst case scenario.

031517.4 BOARD BUSINESS

031517.5 REPORT OF THE CHAIR: Mark Astor, Chair

031517.6 STAFF REPORT: Genna Nashem

Genna Nashem
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