



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 33/18

MINUTES for Wednesday, January 17, 2018

Board Members

Adam Alsobrook
Kianoush Curran
Lynda Collie
Dean Kralios, Chair
Carol O'Donnell
Alex Rolluda
Alison Thompson

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

Chair Dean Kralios called the meeting to order at 9:00 a.m.

011718.1 APPROVAL OF MINUTES: October 18, 2017

011718.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

011718.21 Crown Hotel Building
Counter Culture Coffee
313 1st Ave S

Installation of signage

ARC Report: ARC reviewed the plans provided. ARC thought that the application met requirements for the size, number, colors and attachment of the neon sign. ARC recommended approval and recommended an express review at full Board. This means that the applicant will not make a presentation but will be available if Board members have questions before voting on the proposal.

Mr. Kralios reported that the application met all the requirements.

The Board determined they had enough information.

Action: I move to recommend granting a Certificate of Approval for installation of a neon sign as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 17, 2018 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

Pioneer Square Preservation District Rules

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)

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign

package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (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)

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception. if it calls for approval of signage that is substantially less than what would otherwise be allowable under regulations. (5/96)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet. For a business that has transom windows beginning at ten (10) feet above the sidewalk, one additional neon sign to be located within the transom windows would be permitted for every 30 feet of frontage. Signs need not be spaced one per ten feet, but may be clustered, provided the maximum number of approved signs is not exceeded and the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows, according to the guidelines contained in this section. (12/94)

Secretary of Interior Standards

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

10. New additions and adjacent or related new construction shall 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/AA/KC 6:0:0 Motion carried.

011718.12 419 Occidental

Building rehabilitation and additions including: seismic retrofit, building systems replacement, envelope energy upgrades, new stair addition on the north facade, and a rooftop penthouse addition, alteration to non-primary facades, storefront replacement, and installation of an electrical vault in the private passage way

Change of use

Basement space for utilities and equipment, and for converting some of the storage areas and eating and drinking 1,248sf.

1st floor - Eating and drinking in a 1251 square foot space, 2) coffee shop or restaurant in a 461-square foot space, 3) Gallery in a 988-square foot space, 4) retail in a 2,952-square foot space, 5) bar in a 875 square foot space and 6) eating and drinking for a 1580 square foot space, and the 2,019 square footage of lobby

7th floor change from storage to office use for 11,740 square feet
and Mezzanine 3000 square office space

Floors 2-6 will be maintained as 11,355 sf office floors

ARC Report: ARC reviewed the final design plans and renderings as well as the samples provided. The applicant clarified that there will be a separate COA for the streets sidewalk and alley work and this application is just for the building work, with the exception that an electrical vault will be installed in the private passage way. The applicant noted that any rails or brick will be salvage for installation under the streets and sidewalks and alley application. They will make a future application for lighting, signage and landscaping on the roof. They noted that all painted surfaces will be painted black per the sample provided. They discussed that the fire escapes will be altered to remove ladders and floors as they will not be functional fire escapes any longer. Mr. Rolluda suggested that they add a coating to the concrete in case the corten siding bleeds, so cleaning is easier. After further discussion it was determined that this area will be minimally visible as it abuts the neighboring building but still may be applied. ARC thought that the brace frame was placed so that it was symmetrical positioned and painted so it was distracting and not very visible. They noted the brace frames installation was similar to installation in other buildings in the District. They thought that the stair addition was necessary and was appropriately located on a tertiary façade, set

back and was compatible in scale, color and design but was also differentiated as a new addition. They thought that the windows being repaired with interior storm windows installed in some locations was consistent with the Secretary of Interior's Standards for Rehabilitation preferred method of repair before replace and where replacement was necessary they would be rebuilt in-kind. ARC thought that the storefronts were not original but what was proposed was consistent with the architecture of the building and compatible with other storefronts. The rooftop setbacks appear to comply, and rooftop coverage complies with the limits. The uses were all preferred and allowed uses. They thought that the proposal was consistent with District Rules, Seattle Municipal Code and Secretary of Interior's Standards for Rehabilitation and the rehabilitation, was well thought out and compatible. ARC recommends approval.

Staff Report: Ms. Nashem explained this review is for an application for final design. It is a culmination of several briefings before the Board and ARC. The SEPA was published December 15, 2016. The proposal for fire escapes is the common solution in Pioneer Square. They are required by the fire department to either be kept operational or if they are no longer used to be made clear that they are not the emergency exit. Our rules discuss the historical importance of fire escapes and prefers they be kept. This solution maintains the historical reference to the fire escape as a design feature, but allows for the clear indication they are not functional by removing the floors and ladders and has been the common solution in the District. It also limits un invited access to the building and roof. This fire escape did not have stringers but typically when a fire escape does have stringers they usually also maintained, and the steps removed. Note that both code section 4. c and 4.d in SMC23.66.140 height include provisions for solar collectors. They are complying with 4.c which includes a lower height limit but unlimited coverage.

Greg Schiffler provided an overview of the project and oriented the board to the site. He provided photos of all views, including the alley tertiary façade where the stair tower will go. He indicated where the inground vault and the gas meters will be located. He went over setbacks for rooftop features and explained that everything will be tucked back as far as it can be. He said there is a 100' maximum height limit and the solar panels will be below that; all elevator overruns and mechanical are within height limitation.

He said they seek a change of use from 10,000 square-foot restaurant to six smaller restaurant establishments with their own street facing private entries. He said that all ADA access will be through the lobby. He said the upper floors will remain office use and the seventh floor will be converted to office use. He went over color-coded renderings of what will be restored, modified or new. He said the connection to the stair tower will use existing headers; they will join two windows together to create the pass into the stair tower. He went through rendering and explained you can walk under the stair tower into the alley. He said unit pavers represent what is happening elsewhere in Pioneer Square alleys.

Corten steel will be used on the new stair tower; it will naturally weather/rust. He said the selection of corten steel came out of Federal Tax Credit review. He said the stairtower and penthouse will be mostly glass; the stair overrun will be corten steel as will the north side of the stair tower. He said the bottom of the stair tower will be concrete; the gas meters will be located here.

Mr. Schiffler said that the original transoms above the storefronts will remain and the new wood storefront system will be all painted black; stairs to walk-up entry will be granite/basalt. He said they will restore the historic transom at the corner entry. He said structural steel seismic brace frames will provide seismic upgrade to four sides of the building. He said the stair tower will be set back 40' from the primary façade. He proposed a canted guardrail on the roof – it will be less visible – and a green roof is proposed.

Mr. Kralios asked if any new openings will be created.

Mr. Schiffler said no, just enlargement of existing openings.

Mr. Kralios asked about departures.

Mr. Schiffler said they are not planning to do continuous rain coverage awning but will come back for that.

Mr. Kralios asked if they will meet sustainability goals.

Mr. Schiffler said they are targeting LEED silver.

Mr. Rolluda said ARC thought their concerns were addressed.

Public Comment:

Karen True, Alliance for Pioneer Square, supported the project. She was excited about the project and the proposed retail. She said a great deal of thought went into design of space that businesses will want to be in; there is a lot of buzz. She appreciated the improvements beyond the walls of the building and appreciated the thoughtful restoration of this gorgeous building.

Mick McHugh said it is a great project and if he had a bar he would welcome all with a toast. As former owner and tenant he said this is a terrific project. He congratulated the process and the owners.

Mr. Kralios went over District Rules. He appreciated the thoughtful and disciplined approach that meets SMC, DR, and SOI; it is an excellent example of what can be achieved while maintaining historic integrity. He said they maintained existing openings. He said the ground floor storefronts are compatible and the stoops are a nice touch. He said the penthouse and stair are differentiated but compatible; they don't dominate the building and are sensitively done. He said he had no negatives and applauded the team.

Mr. Rolluda concurred with Mr. Kralios' comments. He was thankful for bringing back the 1907 character of the lower portion and the restoration of existing windows. He said the changes are complementary to the character of the district in color, mass and scale.

Ms. O'Donnell agreed and said they have done a great job of reducing the number of openings.

Mr. Alsobrook agreed and commended the team for their hard work in negotiating the project and working with the Board and NPS.

Ms. Curran agreed.

Mr. Kralios appreciated the team's willingness to respond to comments and admire that they stuck with it; the team set a high bar.

Thomas Schaer, SHED, thanked the board for protecting the district; the building is much better as a result of the interaction through this process.

Action: I move to recommend granting a Certificate of Approval for Building rehabilitation and additions including: seismic retrofit, building systems replacement, envelope energy upgrades, new stair addition on the north facade, and a rooftop penthouse addition, alteration to non-primary facades, storefront replacement, and installation of an electrical vault in the private passage way. This includes the materials of corten metal siding, new wood storefronts, black granite or basalt steps and Benjamin Moore Black Beauty paint. The approval includes the cleaning and repointing of the brick and restoration of the windows using the methods provided.

Change of use

Basement space for utilities and equipment, and for converting some of the storage areas and eating and drinking 1,248sf.

1st floor - Eating and drinking in a 1251 square foot space, 2) coffee shop or restaurant in a 461-square foot space, 3) Gallery in a 988-square foot space, 4) retail in a 2,952-square foot space, 5) bar in a 875 square foot space and 6) eating and drinking for a 1580 square foot space, and the 2,019 square footage of lobby

7th floor change from storage to office use for square feet
and Mezzanine 3000 square office space

Floors 2-6 will be maintained as 11,355 sf office floors
All as noted I the plans.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 17, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code citations

SMC 23.66.030 Certificates of Approval required
23.66.120 - Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

23.66.130 - Street-level uses

A. 1.

Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

23.66.140 – Height

4. Height limits for rooftop features

c. Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar collectors may extend up to 7 feet above the maximum height limit, except as provided in subsection [23.66.140.C.4.j.1](#), and provided that they are a minimum of 10 feet from all lot lines.

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

- 1) solar collectors, excluding greenhouses;
- 2) stair and elevator penthouses;
- 3) mechanical equipment;

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

f. Residential and office penthouses

2) Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height. When permitted, office penthouses shall be set back a minimum of 15 feet

from all property lines and may cover a maximum of 50 percent of the total roof surface. Office penthouses may extend up to 12 feet above the roof of the structure and shall be functionally integrated into the existing structure.

3) The combined height of the structure and a residential penthouse or office penthouse, if permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

23.66.180 - Exterior building design. To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

- 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.
- B. **Scale.** Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

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.

- A. **Design.** Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

- B. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- C. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

X. FIRE ESCAPES

Fire escapes are important character-defining features of numerous buildings in the District. They are particularly important in contributing to the special character of the District's alleyscapes. Proposals to remove or alter fire escapes shall be reviewed on a case by case basis with special consideration given to safety issues. However, as a general rule, fire escapes shall be retained. (7/99)

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)

Secretary's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new

feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

[Preservation Brief 11 Rehabilitating storefronts, 14 Additions, 41 Seismic Retrofit Guidelines for Storefronts](#)
[Guidelines for Storefronts](#)
[Cumulative Effect](#)
[Interpreting the Standards 14 Adding new openings, 16 loading door openings, 21 Adding new openings](#) and [22adding new entrances](#)

MM/SC/AA/AR 7:0:0 Motion carried.

011718.3 PRELIMINARY DESIGN REVIEW

011718.31 Waterfront Seattle

Postponed.

011718.32 Parks and Gateways plan

Briefing on parks plans

Powerpoint in DON file.

Edward Salon, Olson Kundig, explained the proposal to replace the existing kiosk with a pavilion; there are three goals:

1. Exhibit timber history and new timber technology
2. The building will not have a front and back, so it will be seen from all orientations
3. It will function as flexible space that will accommodate different venues, seasons, time

He said that the park is changing with programming and activities. He said they looked at the history of timber in Seattle and the Pacific Northwest. They looked at how timber was used by First Nations people who made temporary structures that were taken apart and moved seasonally, and who carved in trees and harvested from

them without harming them. He said they looked at the first mills and noted what is now the park once was an island. He said they looked at the history of modern logging which was invasive, yet important to the area. He noted the new timber technology of cross lamination, glu-lam, etc.

He said they have looked at using glu-lam and recycled products for the structure; they need something durable, weather and graffiti-proof. He said they propose a fritted glass canopy. He said the structure will go in the southeast corner of the park where the existing kiosk is adjacent to the fire fighter memorial. He said the structure will be about twice the size of the kiosk, 12' tall with a box inside. He said the box portion of the structure would be closed at night. He said it will provide sheltered space to allow use of the space when it rains.

Jonathon Marley, Berger Partnership, explained the proposed 35' x 40'-50' long play space and provided context of the space and grade change on the north side of the park. He said the Westlake Park activation has been successful and they want similar scale/idea here. He said the totems and bocce courts will remain and the design is inspired by the quantity of Native art around. It will relate to the existing trees which will be incorporated and engaged in the design. He said the containment will be two-sided to allow engagement from all sides. He said there will be wood play equipment within the containment; they would spec a North American wood that is hard and durable. He said they are looking at ways to help blend in with park; they are exploring maintenance, color, safety, and security.

Mr. Rolluda asked about ground cover.

Mr. Marley said they would emulate what is at Westlake – a resilient tile that sits on surface and maintains existing drainage pattern. He said they are exploring material and color.

Mr. Kralios asked if both would be installed at the same time.

Kim Baldwin, DOPAR, said they would not but they would do outreach at the same time; it depends on permitting but would likely start in Fall.

Mr. Salon said they are working with Spearhead, who will build in components and ship; footings will be installed, and assembly will be quick.

Mr. Kralios said most of the paving in Occidental Park is not historic but is to be maintained; pavers should be salvaged. He said wood is great but susceptible to vandalism; he asked about maintenance plan.

Mr. Marley said they are still exploring that. He said they will still go with wood but may stain it darker.

Mr. Kralios asked about gaps and slats in the perimeter bench and noted the potential for debris collection. He asked how water will be managed at the pavilion. He also noted implications for a large covered area in park after hours.

Ms. Baldwin said DOPAR said maintenance perspective guides design choices. She said the Downtown Seattle Association is actively involved to keep it programmed. She said if there is a problem the glass top could be removed.

Mr. Rolluda asked if they have explored other themes besides that of timber technology. He asked if they considered the history of Pioneer Square and noted his concern that the beauty of the square would get lost. He said the simplicity and serenity of the square would compete with the substantial structure - the pavilion would become the focal point and the play area another competing focal point. He was concerned the totem poles would disappear. He said the building, the ivy, the materials are the focus and he was concerned about the conflict.

Carl Leighty, Alliance for Pioneer Square, said they are looking for feedback; this is the center of the neighborhood. He said they are looking at what is appropriate for use and activation and noted the need to think about Mr. Rolluda's comments as well.

Mr. Salon said the intent is to embrace timber technology – looking at now and into the future. He said glu-lam would be used in conjunction with steel to marry the best of both worlds.

Mr. Leighty said funding is coming from timber families.

Mr. Alsobrook was concerned about how far the pavilion sticks into what used to be the road right of way. He requested view studies.

Mr. Salon noted Mr. Alsobrook's point and said they are thinking of it as an entire park but will do further study.

Mr. Alsobrook said leaf litter etc. would make the glass roof difficult to keep clean.

Ms. Baldwin said they will provide more information on maintenance plans.

Mr. Kralios said Occidental Park is managed by DOPAR and Occidental Mall, SDOT. He asked how that plays into maintenance and how is the design compatible to both.

Mr. Alsobrook said the bench is cool but wondered if it is an invitation to open-air campground.

Mr. Marley said they are exploring that; there won't be any true horizontal and they are looking for the right balance.

Mr. Alsobrook said to balance use and security.

Beth Purcell, Parks Foundation, said they need more information on the Downtown Seattle Association agreement and they will share more why they are comfortable doing this here.

Mr. Kralios asked if additional programming planned, bandstand, lighting, speakers? He likes the activation event though it is a great passive space. He said there are a number of children in the square and they will make good use of the play structure.

Ms. O'Donnell noted the selection of play equipment needs to be open and maintain sight lines.

Mr. Kralios likes that the play equipment is not plastic. He wanted to understand the rationale of the design.

Ms. Purcell said they will provide photos / renderings of view studies.

Mr. Rolluda wanted to see the design process and how choices were made. He said it feels like it is late in the process.

Ms. Purcell said they have broad public outreach scheduled.

Ms. Baldwin said they started a grassroots process but DOPAR hasn't been involved.

Mr. Kralios said the wood seems appropriate – it is beautiful and natural but to think about maintenance. He said the board is used to seeing design earlier in the process and he wanted to see the design evolution / process.

Mr. Marley said they looked at decentralized play, swings etc. He said security and definition are important.

Ms. Purcell said she will bring images about the process.

Mr. Kralios asked which activation efforts would move forward and if the bag toss and giant chess will remain. He wanted to know about the installation but also about program.

Jen Castillas, Downtown Seattle Association, said they have no plan to minimize the more organic programming; they will move it around and it will continue to evolve.

Mr. Kralios said it has been successful.

011718.4 BOARD BUSINESS

011718.5 REPORT OF THE CHAIR: Dean Kralios, Chair

011718.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227