



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 123/19

MINUTES for Wednesday May 15, 2019

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook, Vice Chair
Carol O'Donnell

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

051519.1 APPROVAL OF MINUTES:

March 20, 2019

MM/SC/BD/KC

4:0:4 Minutes approved. Messrs. Rolluda, Donckers, and Mmes. Curran and McIntosh abstained.

051519.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

051519.21 City Hall Park

Remove benches, add tables and chairs, add lighting

ARC Report: The ARC reviewed the plans and product specifications provided. They thought that the removal of the benches and replacement with movable tables and chairs provided for more flexibility of programming and use. They thought that the colors were appropriate. They thought that kiosk and the lighting helped improved public safety and positive activation.

Staff report: Although the District Rules for Pioneer Square still say the benches in Occidental Park are standard those benches were removed and replaced with individual chairs long ago, maybe with the 2006 rehabilitation.

Applicant Comment:

Lisa Nielson, Seattle Parks and Recreation explained they have been working with SPD, DESC, and King County to activate the park with park concierges, bistro furniture, food trucks, and mobile kiosk that has storage areas, litter pick up materials. She said the kiosk is lighted and acts as a hub. She proposed removing benches in the northeast platform to make room for the new kiosk; it provides good visibility from that spot and is a safe spot for concierges. She said additional bistro furniture will supplement the loss of benches. She said removal of a couple other benches along the north allows for another food truck to park there. She said that two trucks will draw more people in.

Mr. Rolluda asked for more information on lighting.

Ms. Nielson said café canopy string lighting was added; this will provide additional lighting throughout the trees to the light poles on 3rd and 4th Avenues. She said that concierge will put out additional chairs and tables at the start of the day; storage will be in caged area of King County loading dock.

Mr. Donckers asked if there was any historical value to the benches.

Ms. Nielson said no. Responding to questions she said the concrete bench supports will be removed.

Public Comment:

Councilmember Sally Bagshaw said she supported the work. She said they have been working on this for over a year and that they needed to make it a healthier, safer space. She said it is a compilation of the whole community coming together to make it safer, clean and welcome to all.

Mr. Rolluda asked if they looked at bringing back the south entry.

CM Bagshaw said they would like that. She said it is not a high priority for King County but has been a desire for over 20 years.

Action: I move to recommend granting a Certificate of Approval to remove benches, add tables and chairs, add lighting and a kiosk.

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

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)

Secretary of Interior's Standards

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.

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 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/LC/BD 8:0:0 Motion carried.

051519.22 **4th Ave S sidewalk**
rail removal

ARC report: ARC reviewed the plans and photos provided. ARC thought that the railing did not appear to be historic material. Mr. Topol explained that it was installed to keep cars from going over the edge when there was a drop off but now the building is there, and railing is no longer needed. In addition, it prevents a barrier to bus loading and unloading. ARC thought that removal was acceptable, and that the sidewalk would be restored. ARC recommended Approval.

Applicant Comment:

Bradley Topol, SDOT, explained the rail is no longer needed and the curb is higher than normal. He said removal of the rail will allow Metro to expand bus stops. The rail was installed in the 1970's; there has been no evidence of vehicles leaving the roadway here. He proposed removal of rail, unbolt supports, cut and grind down to surface level. He explained this site overlaps ISRD review; he received approval from that board.

Mr. Rolluda asked if it is a bus only lane.

Mr. Topol said it is.

Mr. Rolluda went over District Rules.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for rail removal As presented.

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

Secretary of Interior's Standards

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

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 8:0:0 Motion carried.

051519.23

Mottman Building

ebb + flow acupuncture
309A 3rd Ave S

Change of use to professional office
Installation of signage

ARC report: ARC reviewed the plans and color samples provided. They thought that the signage complied with all the regulations and provided transparency. They thought that the signage package was of quality design and compatible with the building and the District. ARC thought that the business was in the general service category and that being it was under 3,000 square feet that it was not a discouraged use. ARC recommended approval of both the signage and the change of use.

Applicant Comment:

Tracey Howerton provided a sign mockup for board review. She said a change of use is needed. She said the use is permitted. She said the proposed signage meets the rules and allowable parameters.

Ms. Howerton provided color samples. She said the awning signage will be painted. There will be window signage. She will have a sandwich board sign 4' x 2.5' made of salvage timber and chalkboard.

Mr. Rolluda went over District Rules and said what was proposed is straightforward and meets the rules.

Action: I move to recommend granting a Certificate of Approval for Change of use to professional office and Installation of signage as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 15, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130

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;

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for [23.66.130](#) are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

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;
 - g. The compatibility of the colors and graphics of the proposed sign with the character of the District.
5. Information displayed on the valance of awnings, canopies or marquees shall be limited to identification of the name or address of the building or of an establishment located in the building.

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)

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)

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

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.

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)

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/LC/AH 8:0:0 Motion carried.

051519.3 PRELIMINARY DESIGN BRIEFINGS

051519.31 108 2nd Ave Ext S

Briefing on demolition and new construction

Colleen Echohawk, Director, Chief Seattle Club, acknowledged we are on the homeland of the Coast Salish people. She said the Native community is thriving and had so much to offer the City. She said Native people should be visible and have a seat at all tables. She said the proposed project will have a huge impact. She thanked everyone for their support of the project. She said this project will change a lot of lives. She said American Indian, Alaska Native peoples make up 10% of the homeless population and less than 1% of the total community. She said this project will have a positive impact with 80 low income housing units. She proposed demolition of the existing building on this site. She said the new building will be supportive to the members of the Chief Seattle Club and will reimagine Fortson Square to make it an awesome, positive place for all. She acknowledged Johnpaul Jones, the elder on the project, and noted there are very few Native architects in the country. She said that design and architecture mean something, and it means something to see yourself in a space. She thanked Heather Hargesheimer and Kimberly Yee for their hard work.

Johnpaul Jones provided an overview of indigenous history and design. He said the bay was filled in. He said this was a prominent area and the southwest corner will have interpretive signage; this was a home base where people lived, traded, and cared for one another. He recognized the Central Coast Salish people. He noted the highly organized structures and being close to the water and natural materials. He said they lived together and worked together. He suggested visiting the cultural museum in Tulalip to see the built interior of a longhouse. He said they want to honor the Coast Salish which is a diverse Native community from all over the west, southwest, up to Alaska; they want to bring in things to speak to that. He said they want the building to be more welcoming and to help a diversity of people feel welcome. The exterior will be mostly Coast Salish using the Lushootseed language with English below. He proposed softly infusing Coast Salish elements into design but would be bolder in other areas.

Heather Hargesheimer said Lushootseed for home is ʔálʔal. She proposed redoing landscape in front to give a softer feel. She went over existing context and site conditions. She said they propose an all brick façade, store and loft style building with indigenous patterning. She said they will put a matriarch figure on the south façade; it will always be exposed as the Monterey building will not be developed. She said there is visibility from King Street and down 2nd Avenue as a reminder of who is here. She noted the Coast Salish patterning – important imagery of canoe, salmon, flying geese in different color brick. She said a third-generation mason will do this work. She proposed fiber cement on the back of the building in a variegated lap siding with trim inspired by the long house. She said they want board input and will then bring in detailed drawings.

Ms. Echohawk spoke about the Native American Women’s Service League which was the first organization in Seattle dedicated towards tackling the problems of urban Indians. The work of their health-related committees led to the formation of the Seattle Indian Health Board. She said that women led the charge.

Ms. Hargesheimer said the matriarch figure on the south façade works as an identifier but is tied to history. She said the cornice has a traditional pattern meaning rain and sky; it is beautiful, has character and tells a story. She said an extensive art program is being planned; interpretive signage on exterior and interior. She said the clinic will have its own entrance. Most of the storefront is café that will be open to all; there will be gallery in the café space and outdoor seating. She said they will need waivers and that they don’t go through MUP.

Mr. Donckers noted the matriarch figure on the south side of the building is art and more flexibility as art. He said this is the first project like this and it is appropriate it comes first.

Mr. Rolluda appreciated the inclusion of the Salish-inspired design.

Ms. Hargesheimer said they are exposing structure and will have lots of natural light. She said they are using brick frame for the front and windows are wall to wall and to ceiling in every unit. She said 12 units per floor are oriented four facing each direction; tenants will be able to pick which light quality they want. She said a stormwater planter will be a place for outdoor ceremonies.

Ms. Echohawk said that Chief Seattle staff have been part of the design team. She said staff recommended light quality and how to get the maximum amount of light as in a Navajo home. She said many clients suffer PTSD and depression, so they want light and airy spaces.

Ms. Hargesheimer said hallways end with windows. She said they created a nook on each floor to serve as small gathering space to add to quality of life.

Mr. Jones said the ceiling will look like a hole for smoke in gathering spaces; they will build in a bench.

Ms. Hargesheimer said the space faces the Salish Sea.

Mr. Jones said it is important when trying to help people in transition to keep going. He said adding these touches – amenity, art, language, wood pattern – the units won't be sterile. There are lots of soft things added.

Mr. Rolluda said it is a beautiful building and he noted the base, middle, top. He said the materials are appropriate; art and patterning appropriate. He asked if they propose an awning.

Ms. Hargesheimer said a steel frame awning will cover the whole front.

Mr. Rolluda appreciated Mr. Jones' perspective that the building and landscape are one. He was glad they are working on the park. He asked that they continue to update the board.

Ms. Hargesheimer said the wall of the Monterey will be a textured moss wall as a way to bring in a natural feel.

Ms. Echohawk said that she will be provided indigenous plants and trees from this area; they will work with local native tribes in planting. She said there are awesome opportunities.

Ms. Hargesheimer said now there is no planting between trees; they will introduce more.

Mr. Jones said that they have been coordinating with the developer of adjacent property who has approached them to work together; they share an alley.

Public Comment:

Ella Brook said they are excited to invest here where they are creating a welcoming environment. She said that homelessness is a loss of connection from family and population. She supported the project.

Heather Staples, Impact Hub, said it is a well-thought-out beautiful project.

Nicole Kim, Puget Sound Sage, said it is a win-win. She said it is beautiful and addresses critical problems. She supported the project.

Julia Rashuto, Puget Sound Sage, supported the project and urged its advance. She said it aligns with historic character and honors indigenous people.

Kyle Maccaloni, Nitze Stagen, said they start construction soon on Canton Lofts and look forward to collaboration with this project. He said they will construct 80 work force housing units. He strongly supported this project and said it meets community needs. He supported the uses: housing, clinic and café.

Brian Chu said he has worked closely with the team and staff. He said they meet people at whatever level they are at. He said they are the greatest community champions and it will be a smashing success.

Aaron Spark, Seattle Indian Health Board, supported the project. He said the urban natives are working together; and there is a whole mosaic of people working together. He said it will offer indigenous forms of care, housing, health and social services.

Joesphe Utler, Chief Seattle Club member for a few years, said he has received social services, help and navigation; he was homeless, and he is facing it again trying to find a place to live. He said he is in college and wants to work for non-profit. He said he is a common man with a common man's life. He said this is another safe place to go, play, and sing. He said it is very important to have a place. He said his roots are here now. He appreciated all the hard work.

Gary Fisher said he is from South Dakota and hopes to be a resident in this facility. He said he is homeless and supports the project.

Don Blakeny, DSA, said they are partnering with the Alliance for Pioneer Square and the Chief Seattle Club. He said there are many things going on and he is excited to see it. He said it offers critical housing and will be a beacon of light here.

Councilmember Sally Bagshaw appreciated the work and thanked Ms. Echohawk, Mr. Jones; she said the project matters to her. She said it started over a year ago and there are people on the street who were not getting the help they needed. She said there is real energy going on and this project is a catalyst. She thanked the Canton Lofts project and noted interest in the Metropole Building, Barney's and Cannery for additional residential. She thanked the Preservation Board.

Bree (last name not provided) supported the project and said it is an incredible benefit to the community. She said housing is critical to all.

Liz Stenning, Alliance for Pioneer Square, said it has been a pleasure to work with Ms. Echohawk and the team. She noted the 2nd Avenue extension and divide between east and west and said they are starting to stitch together that intersection.

Sabrina Beaulieu thanked CM Bagshaw for her leadership and Ms. Echohawk and Mr. Jones for leading the charge doing great work. She said it is an exciting project and an opportunity to revitalize the area and support the native community.

Michelle Meriweather, Seattle Urban League, supported the project. She said they partner with the Chief Seattle Club to serve underserved communities. She said the Chief Seattle Club is leading, providing true leadership, true solutions, and that magic happens.

Ms. Echohawk thanked all who came. She said this is the 4th urban native project in the country and the only one with indigenous design intent inside and out. She said it provides recognition and people will see themselves.

Ms. Hargesheimer said they plan for October – November construction and will come back in July-August for approval. She asked if there were comments on departures.

Mr. Rolluda said he saw no issues.

Ms. Hargesheimer said they will send updated drawings.

051519.32 **Pioneer Square East West Streets projects of the Waterfront Seattle Project**
Briefing on proposed alterations

Steve Pierce explained the project to connect Pioneer Square to Waterfront Park; he noted outreach that has been done and said they plan to have complete concept design by June 2019.

Brice Maryman proposed east-west connection corridors from Alaskan Way into Pioneer Square via Washington, Main, King, and Yesler streets. Washington and Main will be one-way streets. He said pedestrian improvements are planned to connect Pioneer Square core to the Waterfront; they will be safe, convenient, and graceful connections. He said this briefing is part of a larger outreach which included walking tours and open house. He said the project has received broad support with comments about loading zones, short-term parking, respect and honor lives of Coast Salish people, ADA, access, loading, protect preserve cultural resources especially areaways, planting/return greenery to streetscape, connect to existing public spaces.

Mr. Maryman explained their proposal to weave the north-south corridors back to the waterfront and noted they will highlight that two streets cross the original shoreline of Seattle. He said that Washington and Main streets will be core of project, connecting to Colman Dock, Washington Boat Landing, landing open space. He said there are low volumes of vehicles and they propose to reclaim space for pedestrians by raising up the street and making them one-way. He said a second option for westbound Washington and eastbound Main streets would have a green gateway at the west edge of each block. Parking and loading will be clustered toward 1st Avenue. He said street connection to Occidental and alleys would be raised. He said parking and loading impacts would be moved off the thinnest part of areaway street wall.

Mr. Donckers left at 10:50 am.

Mr. Maryman said that in 1973 Occidental was a boulevard; originally there was a seamless experience across the mall. He talked about changes to the streetscape in order to reclaim public space and green space including raising street level at several locations. He said that King Street will have curb bulbs at Alaskan and at 1st. Post and paint treatments will be made permanent. They will remove existing paving to improve tree health.

Mr. Pearce said that King Street is in good condition with wide sidewalks, less intervention is needed there. He said they will come for Certificate of Approval at 90% design with construction starting in 2021. He said they will indigenize corridors to help tell the story of original shoreline.

Ms. Hoyt asked if there will be turning on to Alaskan Way.

Mr. Maryman said there will only be right turns.

Mr. Rolluda relayed that Mr. Donckers appreciated protection of areaways and asked about impacts from future cruise ship docking.

Mr. Pearce said this is early in the project. The primary entry would be at King Street. There are many opportunities to spread out into the neighborhood. He said there is a project to expand the promenade.

Ms. Hoyt appreciated the general idea of pedestrian street and ADA improvements and tying into the history of what the area was originally like. She said it will give a stronger sense of space.

Ms. Collie appreciated protection of areaway and noted the thoughtfulness in design and building access for deliveries and ADA.

Mr. Rolluda appreciated the raised intersection at 1st and Yesler and said it makes it special. He noted curbs there are 8" – 10". He appreciated the interpretive stories of the area.

Mr. Pearce said the Pioneer Square has a good interpretive program. There is interest in a waterfront interpretive program and will supplement what is here. He said the shorelines have moved so much and they want to capture that this project touches the original shoreline.

Ms. Curran said she did not like plastic bollards as they detract from the aesthetic and suggested planters, benches might be more attractive.

Ms. Collie left at 11:10 am.

Mr. Pearce said they will look at alternatives.

Mr. Maryman said there is a nice language of bollards at Occidental Park.

Mr. Pearce said there will be no plastic.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, commended the team on the outreach and said she appreciated the level of outreach done.

Ms. Nashem said that PSE has an unfinished project on Main St that the design team should be coordinating with.

Mr. Pearce said they will try to capture that value in the project.

051519.33

Occidental Park

Briefing regarding construction of a pavilion and kiosk structure

Mmes. Curran and McIntosh, and Mr. Donckers left.

Beth Purcell, Seattle Parks and Recreation (SPAR), said they have been working with Downtown Seattle Association (DSA). She said they have met with SDCI for a pre-sub conference.

Thatcher Bailey, Seattle Parks Foundation, provided context of the issues they were working to resolve. He noted the non-functionality of Westlake and Occidental parks and the efforts to provide activation. He said the board approved the children's play area. He said the pavilion is a way to organize the success of the park over time and is a common amenity in parks. He said pavilions can be iconic and provide a sense of a town square. He said that City Council accepted this as a gift last month.

Edward Lalonde, Olson Kundig, presented two schemes, with Option 1 preferred.

Option 1

More capacity overall.

Set back from current right of way; create streetscape situation.

Align kiosk with level change.

No impact to existing trees.

Remove one lamp post.

All glass kiosk, mid-section slides open; acid etched concrete underneath.

Wide flange painted steel for columns.

Fritted glass for canopy glazing will disguise dirt.

Permit submission in June – July 2019; begin construction 4th quarter this year.

Timber structure to be built offsite.

One-week construction.

Liz Stenning, Alliance for Pioneer Square, said the kiosk will be staffed seven days a week from 7:00 am until 8:00 pm.

Mr. Rolluda said he had notes from the board members who had to leave:

Mr. Donckers: it is still too large; appreciated marking corners in park for mockup.

Ms. McIntosh: it is still too large.

Ms. Collie: concern about maintenance of glass, is there a maintenance program?

Mr. Lalonde said there is a maintenance program; an RV brush and lift would be used. It would be part of SPAR maintenance plan.

Mr. Rolluda asked about security issues and sleeping underneath.

Mr. Lalonde said off-hours security will monitor and people will be asked to move.

Ms. Kuwahara-Day asked about existing tables and chairs.

Mr. Lalonde said that now there are 75 tables; 1/3 (21) of those could fit under pavilion.

Ms. Purcell said that is with Option 1.

Ms. Kuwahara-Day asked if all tents would fit beneath pavilion.

Mr. Lalonde said yes, the idea is to organize clutter, but he noted there may be more tents need for special events.

Mr. Rolluda said it is too large. He said he appreciated the tape mockup that showed how large it would be. He said the beauty of the park is the surrounding buildings, seeing the ivy, the windows and architectural features. He said especially with the children's play area the open feel of the square is being lost. He said reducing the size will help preserve the open-ness of the park. He said the kiosk seems high, but it is innovative and has lots of storage; he liked the detailing of the kiosk.

Mr. Lalonde said the scale has been an ongoing discussion.

Ms. Purcell said at the last meeting three options were presented; the smaller one was not preferred so they focused on the other two. She said it is difficult to have different people review and move forward. She said the two options were preferred by other people; Ms. O'Donnell had said it took clutter of tents and consolidated them.

Ms. Nashem said it is the nature of the board to change; it is designed to be that way that there are new people rotating on the Board a few at a time.

Ms. Purcell said they had the same conversation last time. She said they have to push and move forward. She said it is the intent of the city and the Council accepting this to move forward. She said they want to respectfully move forward.

Mr. Rolluda said he is one person, not the full board but noted the other three that left also thought it was too large.

Ms. Hoyt said she is looking at it with fresh eyes and her concern was the cleanliness of the glass, which was addressed. She said it looks very large, which is not necessarily a problem. She said it is an attractive design and asked if the function of the pavilion is to provide shelter for activities and if being large is the point.

Ms. Kuwahara Day agreed and said she didn't object to the size of the canopy, but she was leaning toward Option 2, the slightly smaller version. She said that it is still usable.

Ms. Salcedo said she has seen three briefings and is concerned with the size. She said it is very large. She said ultimately the board will vote on it; she preferred Option 2.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said it will provide welcoming space and park concierge will staff seven days a week and will need space. She asked if there is a way to better explain the correlation for size.

Ilze Jones said a wonderful diagram shows how the shape of the park is formed by the surrounding buildings; the kiosk is considered a separate object. She said the canopy is an attempt to modify or form the space. She said cues driving the design should speak more to the grade changes rather than the structure itself and the impact of the canopy takes off precipitation feeds roots of adjacent trees. Incremental changes will impact the trees. She said the kiosk can expand, contract, and be sealed up. She said the canopy is not engaging nor necessary, not at this size.

Ms. Purcell said an arborist reviewed impacts to trees and was not concerned; water will go to the ground plane.

Kim Baldwin, SPAR, appreciated the feedback on maintenance and concerns. She said it has been a challenge to pull it all together. She said they must do what works best for all. She said there is benefit to the canopy being large enough to accommodate program to the park and to the community when the park otherwise wouldn't be used. She said lots of work has been put into this. She expressed concern and said they are looking for comments to make the project better. She said they need direction and can't move ahead without that. She said they need a path forward.

Mr. Rolluda suggested coming to ARC.

Ms. Nashem said not all board members attend ARC so it would not address their concern that all Board members be present. She said three board members here now that support Option 2. She said the minutes from last time show a number that support Option 2. She suggested going from there.

Ms. Purcell said the implications are structural. She said they are getting two different perspectives at two different briefings; they can't move forward for permitting and are being held hostage by the process.

Ms. Nashem said new people were sent last presentation and minutes to help them catch up— they said they support Option 2.

Mr. Rolluda said it is out of our control, the board composition changes and others are not here today.

Ms. Purcell said there was some previous preference...it is in the meeting minutes.

Mr. Rolluda said this is a briefing. He noted that after seeing the taped-off mock-up he felt it was too large; seeing it influenced his decision. He encouraged the designers and Ms. Nashem to work with board to have a path forward.

Mr. Lalonde said the mock-up was taped on the ground; he wondered if a virtual reality mock-up might better help to understand the scale in real time. He said two-dimension is misleading.

Ms. Purcell said it would have been nice to have a dialog at the mock-up, but they weren't allowed.

Ms. Nashem said the board is bound by open public meetings act; people expect us to have our conversation at the Board meeting.

Ms. Purcell said they presented Option 3 here after looking to the minutes. She said it is a roll of the dice to proceed with design.

Ms. Nashem said they could do the virtual reality option to show what it will look like.

Ms. Hoyt asked team to define the primary objective of pavilion.

Mr. Lalonde said there are events that happen in the park daily. He said there have been comments about clutter in park; this is a way to consolidate it and organize it.

Ms. Purcell said other uses such as music and classes that are impacted by weather now would happen more often. They have shown diagrams indicating how much could be accommodated.

Mr. Lalonde said aside from weather, it is a symbol as a place to gather.

Thatcher Bailey said there is a limit beyond which it doesn't make sense to do this; otherwise it is a complete waste of money. He said Option 2 is right at the edge. He asked if it is worth doing because the longer this goes on it just becomes more problematic. He said they want to find a direct path – "no" or "Option 2". He said he feels Ms. Purcell's frustration. He said it is a moving target.

Ilze Jones said we are locking in future programming. When to date it has been incremental and flexible. She said maybe it should be incremental a bit longer. She said they have a kiosk. She said no canopy.

Mr. Lalonde said that it is not an option.

Mr. Rolluda said money is not in board purview. He said the board looks at character to make sure it is not lost. He said this is permanent and the board takes that seriously and will do what it takes. He said the design has to follow the Guidelines.

Mr. Lalonde said if they were sooner on the agenda, they would have had more time to present.

Ms. Nashem said agenda items are put on in the order she receives them.

051519.4 BOARD BUSINESS

051519.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

051519.6 STAFF REPORT: Genna Nashem

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