



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 128/16

**MINUTES** for Wednesday, May 18, 2016

**Board Members**

Mark Astor  
Ryan Hester, Chair  
Dean Kralios, Vice Chair  
Kyle Kiser  
Carol O'Donnell

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Colleen Echohawk  
Alex Rolluda

Chair Ryan Hester called the meeting to order at 9:00 a.m.

**051816.1      APPROVAL OF MINUTES:**  
April 20, 2016  
MM/SC/DK/KK 3:0:1    Minutes approved. Ms. O'Donnell abstained.

**051816.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**051816.12      Yesler Building**  
Café D'arte  
99 Yesler Way

Installation of new business signage  
Painting the storefront

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided thought that the signage complied with all the regulations. They noted while there was a lot of signage, the store frontage was large, the signage was distributed and the business is on a corner location. They thought that the lighting was compatible and with the building and the district and that the installation of lighting and blade sign brackets avoided damaging historic material. ARC discussed the paint color proposed. While they thought that the proposed red color was compatible with the historic district, they were not sure that it looked good with the existing orange color on the building. ARC generally thought that

the color changed at a location that made sense and that they would still recommend approval. ARC recommended approval.

Staff Report: The Board has previously considered the compatibility with proposed colors with other existing colors on a building.

Applicant Comment:

Kimberley Zier explained two blade signs – both the same – will be installed one on 1<sup>st</sup> and one on Yesler. She said they will use new brackets – powdercoated steel; plant basket will be removed. She said logos and signs will be in window and logo will be on door. She said that gooseneck light will illuminate signs; cords will be painted to match and conduit will go along the mortar and be painted to match the mortar color.

Mr. Astor arrived at 9:06 am.

Mr. Kralios asked if a-board sign or neon were planned.

Ms. Zier said no. She explained that the proposed paint colors for the storefront. She said that where the signage is to hang will be painted Black of Night with Red Bay around the trim. Detail was provided on drawing. She said that salmon is on all the windows at this time.

Mr. Kralios asked if entry door hardware would be changed.

Ms. Zier said they are painting only.

Public Comment: There was no public comment.

Board discussion:

Mr. Hester went over District Rules.

Mr. Kralios suggested painting the conduit that runs along the mortar be painted to match the sandstone. There was board agreement.

Mr. Hester said the colors are compatible and the signage package is attractive and attachment is in mortar joints.

Action: I move to recommend granting a Certificate of Approval for installation of new business signage, lighting and painting the storefront as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 18, 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

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.

D. 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)

#### 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)

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. 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)
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)

#### **The Secretary of Interiors Standards for Rehabilitation**

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

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.

MM/SC/DK/CO                      5:0:0    Motion carried.

**051816.12**                      **Emerald Building**  
625 1<sup>st</sup> Ave

Installation of signage

ARC Report: Mr. Kralios said the applicant did not attend the review meeting. ARC reviewed the application and expressed concerns about transparency. ARC recommended an alternative sign with more transparency, such a more transparent background or a clear background with a solid trim or locating smaller signs on the door. They noted the existing building had a sign in the sign band above the door. They thought that otherwise the colors and letter size was compliant.

Staff report:

The floor plan that was initially submitted was different than the floor plan for the previous change of use so it appeared a change of use was necessary, however with further discussion it was determined the floor plan submitted was not the correct floor plan and that the correct floor plan and square footage of the space is consistent with the previous approved change of use to restaurant. A change of use will not be required.

Applicant Comment:

Luigi DeNunzio explained the window where the signage will go is 5' 2". He said the signage is black and white with 4" letters.

Mr. Hester said the concept is compliant and the colors appropriate but actual photo is needed. He suggested having sign vendor sketch in concept.

Mr. Astor said they have the color, size and font and have enough to go on.

Discussion ensued about sign components – size, text, colors – and how applied. Applicant stated that sign will read 'Café Bengodi' in block letters.

Mr. Kiser asked if other signs are planned.

Mr. DeNunzio said no.

Mr. Astor said he was OK with what was presented.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Astor said the sign is minimalist and provides more transparency than the previous version did; this is an improvement.

Ms. O'Donnell agreed.

Mr. Hester agreed and said that the placement is appropriate and it is an improvement.

Action: I move to recommend granting a Certificate of Approval for installation of signage as *amended* with the condition that the final design mock-up be reviewed by staff.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 18, 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**

#### **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)

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**

5. 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)

MM/SC/DK/MA 5:0:0 Motion carried.

**051816.13**

**Sound Transit Signage**

Various location around Union Station and King Street Station

Installation of new and replacement of wayfinding signage

ARC Report: Mr. Kralios reported that ARC reviewed the plans, colors and locations of signs proposed. ARC thought the sign package was well thought out that the colors and methods of installations were appropriate. They thought the location of proposed signs did not prevent pedestrian flow and may help pedestrian flow. They noted the locations with the exception of the truss of the canopy on King Street Station did not affect historic material. They thought that the method of attachment at King Street Station and the color were consistent with existing approved signs. They thought the materials were durable and compatible with the district. ARC thought the signs complied with all regulations and recommended the project for express review. ARC noted the applicant should concentrate on the colors, material and attachment methods. ARC noted that there were redundant SDOT way finding signs in the background of photos that should be consider for relocation or removal. The applicants said that they would work with SDOT on that issue.

Staff Report: While free standing business signage is prohibited in the district way finding type of signage is allowed. The Board should review for general compatibility with the historic district, placement and effect on any historic structures. The applicants have added a page to the application to show that the sign proposed on the King Street Station will match the other existing approved signs in color (Narraganset Green) and attachment.

Applicant Comment:

Sandy Toth, Sound Transit, explained signs that would be updated. She said the porcelain enamel, rectangular sign will be mounted on the fascia band; blue and white color. She said the customer information panel is 44" x 17", all aluminum painted silver with vinyl applied. She said the vinyl is durable digital vinyl. Directional signage on Weller and ID Plaza – pendant and frame will be aluminum, painted silver, blue with white letters. ADA tactile signage near elevator will be zinc based and painted with the ADA symbol; color will be standard metallic dark blue. She said attachment is stainless steel with stainless bolts epoxied in. She said there will be no attachment to the brick; attachment will be to non-historic concrete only. She said there will be no impact to granite or prisms.

Ms. Nashem said that the color of the sign at King Street Station will match the existing Narraganset Green signs.

Kevin MacFarlane confirmed and said the mounting detail will be matched to existing at King Street Station as well.

Mr. Kralios asked about the sign proportion in relation to the pilaster.

Ms. Toth said it will be lower than the standard.

Public Comment: There was no public comment.

Ms. O'Donnell said they did a thorough job.

Mr. Hester went over District Rules and noted C1 with regard to letter size.

Mr. Kralios said he appreciated the simplified signage and said it was user friendly and consistent with District Rules.

Ms. O'Donnell said the clarity of instruction was good and it will be very helpful to how people navigate around.

Action: I move to recommend granting a Certificate of Approval for installation and replacement of wayfinding signage as shown in the plans, renderings and drawings provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 18, 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

A. Signs.

2. The following signs are prohibited throughout the Pioneer Square Preservation District:

Permanently affixed, freestanding signs (except those used to identify areas such as parks and those authorized for surface parking lots under subsection 23.66.160.C.7);

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.

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- 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.

3. Signs not attached to structures shall be compatible with adjacent structures and with the District generally.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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B. General Signage Regulations

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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

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XI. STREET FURNITURE

All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, 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)

**The Secretary of Interiors Standards for Rehabilitation**

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

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.

MM/SC/MA/DK            4:0:1    Motion carried. Mr. Kiser recused himself.

**051816.14      Alley East of 200 Occidental Ave S between Washington and Main Street**

Restoration of alley in brick

Staff report: This alley paving was previously approved in PSB17515 issued in June of 2015 as part of the 200 Occidental Ave S new construction project and with this COA will pass the responsibility for the final restoration of the alley to City Light. They will

be using the same brick as previously approved. Heather Marx has been leading a coordinating effort with City Light, SPU and telecoms to avoid having to dig up the alley after the project has done final restoration.

Applicant Comment:

Mary Juntilla explained they want to restore the alley just once. She said they want to remove the alley work from PSB175/16 and create a new Certificate of Approval for City Light for restoration of the alley. She said that SPU, SDOT, and SCL are working together to coordinate the work and then will do the restoration in accordance with what was approved for Urban Visions.

Mr. Astor asked when the work will be done.

Ms. Juntilla said SPU and SCL are ready and are part of developing an MOA; deadlines will be given to telecom companies. She said the window is dependent on the transfer of property. If all goes well SPU will go in this fall or spring; when SCL is done they will do restoration and anticipate this happening the second or third quarter next year.

Heather Marx said the groups agree in principle. They are working on a MOA with Urban Visions to provide bricks and just do an asphalt coat to make access easier.

Mr. Astor asked what happens if the MOA is not finalized.

Ms. Marx said that Urban Visions will do work as planned.

Mr. Hester asked if they have been coordinating with the Alliance for Pioneer Square on alley work.

Ms. Marx said they have been and they will coordinate work and final schedule with them. The restoration will be done exactly as was approved for Urban Visions.

Ms. Nashem said it is just a transfer of the responsibility to City Light.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said coordinating all the work at once is good.

Mr. Kralios said he is thrilled to see the foresight and cooperation – it is a breath of fresh air and remarkable.

Ms. Juntilla said they see this as a pilot.

Mr. Hester said keeping a consistent and direct line of communication with Alliance for Pioneer Square will ensure a coordinated and smooth project.

Action: I move to recommend granting a Certificate of Approval for Restoration of alley in brick consistent with the design previously approved in PSB17415. The brick will be Pacific Clay bricks in three colors: Light Iron Spot, Medium Iron Spot and Dark Iron Spot as previously approved.

This Certificate of Approval will effectively remove the restoration requirement from PSB17415 issued to Urban Vision and transfer the responsibility of restoration to Seattle City Light.

The alley may be temporarily paved in a hot mix to allow for access to the building until Seattle City Light completes the restoration project following installation of utilities in the alley including SPU, Seattle City Light and other telecom services.

Code Citations:

SMC 23.66.030 Certificates of Approval required

#### XVIII. ALLEYS

- A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be preserved as part of alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

MM/SC/DK/KK 5:0:0 Motion carried.

#### **051816.3 PRELIMINARY PROJECT REVIEW**

##### **051816.31 Merchants Building** 419 Occidental

Tabled.

#### **051816.4 BOARD BUSINESS**

##### **051816.5 REPORT OF THE CHAIR:** Ryan Hester, Chair

##### **051816.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227