



The City of Seattle

Pioneer Square Preservation Board

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PSB 188/15

MINUTES for Wednesday, July 1, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Dean Kralios, Vice Chair
Willie Parish
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

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

The Chair reserves the right to alter the order of the agenda

There was no quorum. Review of applications requires a quorum and was rescheduled July 8, 2015. Preliminary project review was presented as quorum is not required.

070115.11 APPROVAL OF MINUTES:

May 20, 2015
June 3, 2015

Postponed due to lack of quorum

070115.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

070115.22 Pacific Commercial Building

240 2nd Avenue S.

New exterior light fixtures, gas meter alcove gate, bike racks and repainting

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Postponed due to lack of quorum

070115.23

Lamp Post Banners

Various locations, as shown on map

Install neighborhood banners on lamp posts throughout the district

Postponed due to lack of quorum

070115.24

Digital Traffic Sign

1st Avenue S, north of Royal Brougham Way

Install dynamic SDOT message sign

Postponed due to lack of quorum

070115.25

Squire Building- Wall Sign

901B Occidental Ave S.

New sign copy for SodaStream machines for south wall sign

Postponed due to lack of quorum

070115.3

PRELIMINARY PROJECT REVIEW

450 Alaskan Way S

Briefing regarding proposed new construction of a 100 foot office building

Ms. Petrovich recused herself.

Ian Morrison introduced the briefing which he said would present small evolutions in the design since last briefing.

Nick McDaniel, NBBJ, summarized the project and presented changes since the March 4 briefing (PowerPoint in DON file). The changes included: fritted glass, more brick at the base, detail of coining at the base, change in location of the lobby, and height of the canopy, pull back at the corner, translucent glass on canopy, brick façade on the alley, wood surround on the entries and black metal display base.

Following are Board questions and comments.

Ms. Brown asked about garbage pickup.

Mr. Morrison said garbage area is internal to structure and pick up will happen at the street; dumpsters will come back inside after being emptied.

Mr. Kralios asked how often trash would be collected and said the trash room is small. He asked if the receptacles would be out more than they are in.

Mr. Hester noted that size is covered by code and no departure was requested.

Chris Barton, Hudson Pacific said there will be a full time day porter service; trash will be collected two days a week and the day porters will take it out for pick up and bring back in afterward.

Chris said they will have a more refined plan next briefing.

Mr. Kralios said it is great to add more retail but it won't be great if there are dumpsters sitting outside, visible to the retail space.

Mr. Hester asked about the double swing fence.

Mr. McDaniel, Hudson Pacific said it is ornamental and will go back up after construction.

There was discussion about entry to the garage, impacts to pedestrian traffic and mitigation options. The applicants explained that SDOT had concerns about two driveways being on King Street and wanted them to consolidate the parking and loading driveways. They studied the effect on the building which would include losing the retail on King Street and having a large blank wall. They said that while access to parking is usually required off of an alley, this is not an alley as it had been vacated in 1909. They proposed mirrors, enunciators for pedestrian safety rather than notching the building.

Mr. Hester said 'notching' is not a great solution. He said that the mirror is critical and the best solution.

Mr. Kralios asked about the tactile warning material.

Mr. McDaniel said they prefer not to have that as the yellow dots are unsightly. He said it is a small garage – 45 cars.

Mr. Kralios said suggested a slight change to the paving pattern at the driveway, not necessarily yellow dots, and said the mirrors and audible alert are good mitigation.

A member of the applicant team said the backing a truck in to the loading area is safer than backing out and he said there is anti-idling rule in place.

Mr. Kralios said pedestrian safety is important with two driveways in close proximity.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said he was happy with the continued evolution of the design. He said he likes the lobby shift north and that it creates a great interior space that connects to the courtyard. He said he likes the way the entrance is demarcated; it works within the architectural vocabulary. He noted the addition of the retail bay on the southeast corner. On the south he said that aligning the garage entrance with the fenestration above was a good development. He said the hint of quoining is refined and a nice detail that adds further pedestrian interest. He said that real wood at the entrance is great. He said he is not a fan of the dark brick. He said that District tones are warm. He noted the thoughtful contextualization of brick within Pioneer Square but said he preferred an alternative to the black.

Mr. Hester agreed and said the design has evolved well. He said he appreciated the subtle difference in the glass on the west and south facades. He liked the through block connection to the pedestrian corridor and said the placement of the lobby was smart and pedestrian friendly. He said if parking access is tucked back to pedestrian area it would be confusing and he said the preferred option makes the most sense. He said the mirror and location are good. He said he supported Ms. Brown and noted it would be great to have all trash removal internal to the building. He said the dumpsters will be pulled out to service and put right away. He said he appreciated Mr. Kralios' comments about the brick but said he finds it handsome; he said the rhythm of the façade and the brick color are compatible and consistent. He said they've done a great job.

Ms. Brown said as a resident she appreciates the pass through and that it isn't an alley. She said the design is coming along well and she appreciated the dumpster discussion.

Mr. Kralios suggested extending the same opening as other retail to the south east retail as it wraps around.

Departures requested are: loading berth requirement; structural set back on west; and break in continuous overhead protection. The Board was supportive of the Departures.

Mr. Morrison said they hope the preferred access plan will be blessed by SDOT.

Mr. Kralios said he would support it; it is straightforward and makes sense.

Board members requested side by side renderings of building with and without design features that will be installed following demolition of viaduct.

Ms. Nashem said that both will be considered for approval; if the viaduct is still up 18 months following issuance of Certificate of Approval then it would have to come back to the board to extend the approval.

070115.5 **REPORT OF THE CHAIR:** Ryan Hester, Chair

070115.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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