



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 309/17

MINUTES for Wednesday, September 20, 2017

Board Members

Adam Alsobrook
Ryan Hester
Dean Kralios, Acting Chair
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Brendan Donckers
Alex Rolluda

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

092017.1 APPROVAL OF MINUTES:

August 2, 2017
MM/SC/CO/RH

2:0:2 Minutes approved. Messrs. Kralios and Alsobrook abstained.

092017.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

092017.21 Squire Building

On the Field
901B Occidental Ave S

Installation of new sign copy for Apple iPhone on the south façade

Staff Report: Ms. Nashem reported this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. She asked the Board to not make a determination if they think the sign is an on-premise sign but to evaluate the sign based on the other criteria in our District

Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Applicant Comment:

Nick Brown said it is copy change only; there will be no change to frame or method of attachment.

Mr. Hester asked if the product will be sold in the store.

Mr. Brown said they will install it in October when the new Apple phone is there at the store.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said it is just a copy change and there are no new penetrations.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for Apple iPhone on the south façade

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Sept 20, 2017 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)

MM/SC/RH/CO 4:0:0 Motion carried.

092017.22

Mutual Life Building

605 1st Ave S

Installation a new door

ARC Report: Mr. Kralios reported that ARC reviewed the plans, photos and samples provided. While there was speculation that the door might not have been original, the Board thought that it looked like it matched the rest of the entry and with absence of verification of its status thought they should treat it as a historical element. They suggested per the SOIs that the door should be repaired rather than replaced. They wanted more information on what it would take to repair the door. They wanted a graphic representation of what needed to be repaired or replaced on the door. While the applicant thought that the door could be repaired the Board thought that if the door was determined to be beyond repair they would prefer an in-kind replacement.

Applicant Comment:

William Bowen provided new informational packets and said the doors were replaced after 1981 per a historic report and photos provided. He said that they want to replace existing entry doors on east side because they are failing. He said there are five floors of Honduran Mahogany which is very soft; he provided samples of alternative harder wood. He said they would bleach new doors to get the red out to match exterior wood and finish with clear, durable finish. He said the hardware is to be determined.

Ms. O'Donnell said the grain is a better match.

Mr. Bowen asked for hardware suggestions.

Mr. Kralios said that brass or bronze is in keeping with the architectural style.

Mr. Hester said he preferred the African wood species and design as proposed. He said it is a slight departure but is compatible.

Mr. Bowen asked about glass allowed.

Mr. Hester said board reviews for reflectivity and screening; he suggested they propose code compliant glass.

Mr. Kralios said that the doors are recessed quite a bit so the glass will be less apparent.

Mr. Alsobrook asked how future access control would impact what is installed now.

Mr. Bowen said the electric strike is there now and they will match what is there now. It will simplify the hardware to simplify the strike.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for installation of a new door, in Supel African Mahogany, with hardware to be reviewed at a later time, and glazing samples to be reviewed administratively,

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meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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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.

Secretary of Interior Standards

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.

MM/SC/RH/CO 4:0:0 Motion carried.

092017.23

Alley East of 2nd Cherry St to James to halfway to Yesler

Repaving alley using combination of brick and asphalt following installation of Comcast conduit

ARC Report: Mr. Kralios reported that ARC comments applied to both applications. While the applicant provided plans that show that they proposed to put brick in where there was brick and asphalt where there is asphalt, they started their presentation asking what the Board wanted them to do. The Board read from the District Rules that say that alleys should be repaved with unit materials, and the brick should be reused when it is available and said they would want them to follow the rules. They suggested that the historic brick be aggregated at the alley edge and that the new proposed pavers be in the center or that they follow the Nord alley design plan. There was also discussion about how much of the alley was affected by the trench and if they were going to repave only the trench or the entire width of the alley. ARC noted that one of the alleys in intact brick. Staff noted that there was also cobble in one location of the apron and that they plan also shows that replaced with concrete. ARC asked that they be very clear with what historic material will be removed and retained. ARC did not make a recommendation pending clarification of the application and the scope of work.

Staff Report: Ms. Nashem said that SDOT verified that where a trench is on one side of an alley, then that half of the alley has to be restored. Where a trench is in the middle of the alley then the whole alley width has to be restored. The revised plans do not clearly show this. Any of the patch in the alleys was work that was done without approval or was intended to be temporary restoration and final restoration was never performed. While the revised plans show a 5-foot width of the beginning of the alley in brick, the rest of the alley plan has not changed it still shows that they would replace asphalt with asphalt and reinstall brick where it is. It also does not say where the brick at the alley entrance is coming from, salvaged from the alley or new brick. No brick samples were provided.

Terry Coe, Comcast, said she talked with William Bou in SDOT and that there is other activity and other contractors in the alley. They want to do a correct and complete restoration and hope that in the interim Comcast can do a temporary one until a coordinated effort is made to do a unit restoration.

Mr. Hester questioned that other contractors did work and didn't restore per agreement.

Ms. Coe said they are checking into that; it may be temporary restoration that just hasn't been finalized.

Mr. Hester asked the time frame for when those agreements will be pulled.

Ms. Coe said Mr. Bou is researching that and hopefully it won't be too far in the future.

Mr. Hester said that is unique and asked how many instances there were.

Andy Octava, Comcast, explained he saw it once, at the alley between 2nd and 3rd Avenues between Cherry and James.

He went over drawings and said that work being done at 5th and Cherry will turn into the alley. They will make a t-cut, 5' wide trench with 1' buffer on either side. They will shore on either side and the bottom of cut will be 36". He said they will trench, place numerous vaults, conduit to exterior of back of buildings. They will come back for actual entry into building and core into basement; they will use areaway in Collins, Hartford and Corona buildings. He said that restoration will comply with SDOT rules. He noted a portion shown on page 7 and said the cobble there will be removed and replaced.

Mr. Hester asked if the building foundation seal has been negotiated with building owner.

Mr. Octava said yes.

Ms. O'Donnell asked if they were trenching in the center.

Mr. Octava said they will be moving back and forth. He indicated detail on page 6 and said on they will start on the west side, then go to center, then back to west side, and near James they will cross over to east side. South of James he said they will remove brick and replace them.

Mr. Hester said there is granite there as well and asked where it will be stored.

Ms. Coe said it will be stored at their facility and any excess will go to SDOT salvage.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said that they have been working on developing a design for the alleys and their intent is to help utilities figure out the best solution. She said to come back when they know all utility work otherwise we will find it will be just another patch.

Ms. Coe said they have been in contact and that it may be coordinated with this project. She said they could put brick back in the other alley as well; if not available they would do a temporary patch.

Ms. Nashem asked for clarification if the applicant was saying they would use existing historic brick and new or salvaged brick and there would be no asphalt.

Mr. Hester said that is what was discussed. He noted unresolved agreements about finish work. He asked for a summary of them from SDOT and have them speak to that as to how the other patches will be restored.

Mr. Kralios went over District Rules and read from XVIII A, and Secretary of Interior Standards 2 and 5. He said on the 2nd portion south of James it is straightforward as they will just re-install the brick. He said that north of James is complicated and restoration plans are unclear.

Mr. Octavo said concrete will be replaced with concrete at the alley apron. He said cobble/brick will be replaced with cobble/brick.

Ms. Coe said that Mr. Bou checked and there is asphalt over cobble/brick from previous work.

Action: I move to recommend granting a Certificate of Approval for repaving the alley using a foundation of existing brick and asphalt as presented with routing through the center of the alley with full restoration of the alley width using salvaged brick unit pavers. At locations where the trench is to the side and ½ of the alley width is impacted by restoration, ½ alley width (minimum) should be replaced using salvaged brick unit pavers. In addition, salvaged brick from the alley shall be installed for the full width of the alley for a length of 5 feet, measured parallel to the alley right-of-way, at the entrance to the alley at Cherry Street. The cobble in the apron on James is allowed to be removed to accommodate an ADA accessible crossing but the cobble must be carefully removed and salvaged with SDOT. All granite curbs are to be retained in place.

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H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances, the same concrete and lampblack mixture used for the sidewalk will be used.

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.

Secretary of Interior Standards

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

MM/SC/RH/CO 4:0:0 Motion carried.

092017.24 Alley East of 1st, Cherry St halfway to James

Repaving alley using combination of brick and asphalt following installation of Comcast conduit

ARC Report: See ARC report above.

Staff Report: See staff report above.

Mr. Kralios said that all restoration will be in brick.

Andy Octava concurred.

Ms. Nashem clarified she heard the applicant agree that that there will be no asphalt, just brick in the restoration.

Action: I move to recommend granting a Certificate of Approval for I move to recommend granting a Certificate of Approval for repaving the alley as revised to consolidate the historic brick toward the street ends of the alley and to use salvaged brick or other approved brick toward the center. This is for the width of the alley restoration required by SDOT which expected to be for half the alley where the trench is to the side and for the entire alley for where the trench is in the center. All granite curbs are to be retained.

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

MM/SC/RH/CO 4:0:0 Motion carried.

092017.25

Alaskan Way

King St to Columbia St

Revision to the detour on Alaskan Way

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. They verified that there was no historic material affected in the proposal and that if unexpected materials were found they would work with SDOT to store the materials. WSDOT said that being this is an intermediate condition to move traffic from under the viaduct until the waterfront installs the new design, they propose to install lights and traffic signals on wood poles. They noted that the previously removed three globe light fixtures will remain in storage for a later use. They said that everything they install will be removed by the waterfront as the location of the final roadway will shift. ARC thought as a temporary condition that it was appropriate.

Cassandra Manetas, WSDT, said there will be no impact to historic materials.

Susan Everett, AWV project, said they will switch traffic to west side of viaduct; there will be a five-lane section per plan. She said the sidewalk, pedestrian sign, ADA curbs, 24" temporary drainage will be temporary until the viaduct is removed.

Ms. Manetas said two existing Certificate of Approvals called for restoration and will be left for the Waterfront Project to do. She said three-globe fixtures would be stored for future use.

Ms. Everett said that luminaires will be attached to temporary wood pole. She said a left-hand turn at King will help get people into the port. She said pedestrian signals will be on shared use paths.

Ms. Manetas said existing, no longer applicable signs will be removed to de-clutter. She said that per discussion at ARC if they find brick they will contact SDOT and follow their procedure for salvage.

Mr. Hester said the board needs a clear understanding of the scope and construction duration and that there will be zero impact to historic fabric.

Ms. Everett said this will be done 6 weeks before the tunnel opens in February, traffic will remain until the Waterfront project begins. Viaduct demolition begins in 2019 and the area will revert back to the City.

Mr. Kralios said it is a temporary condition until the Waterfront project takes over and then it will be restored.

Public Comment:

Greg Aden appreciated that application materials were provided for public.

Board Discussion:

Mr. Kralios said it is temporary.

Ms. O'Donnell concurred.

Mr. Hester said it is unique and a monumental effort. He appreciated the transparency.

Action: I move to recommend granting a Certificate of Approval for revisions to the temporary detour on Alaskan Way as presented which will be replaced by the future Waterfront Seattle project.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Sept 20, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

MM/SC/CO/RH 4:0:0 Motion carried.

092017.3 PRELIMINARY PROJECT REVIEW

092017.31 Grand Central, City Loan and Buttnick Buildings (Squire Latiner, Gottstein, Brunswick-Balke-Collender) 216, 206 and 202 1st Ave S

Briefing of proposed 4 story additions to 100 feet (zoning maximum height allowed)

Mr. Alsobrook disclosed that he works for Clark Design who was previously engaged by Unico on other projects. He said Clark Design was up for part of peer review of Graham Baba design review but they were not engaged in this project.

There was agreement that there were no grounds for recusal.

Presentation via PowerPoint (in DON file). Following is a summary and board and public questions and comments.

Brett Phillips, Unico, provided an overview of the company and the other buildings they own – Smith Tower, Cobb, Skinner, Exchange buildings among others. He said the Grand Central, City Loan, and Buttnick Buildings are in decline and need restoration. He said they have done outreach to 55 stakeholders. He said their goal is to activate the square, rehabilitate the buildings, adaptive reuse, seismic upgrades and restore lost elements. He said the focus of this presentation would be the proposed additions. He said they were looking for board comments on scale and context, not losing contributing status, and precedent-setting.

He said they proposed to add as little mass as possible; additions will be subordinate and will fit in. He said they met with SHPO four times and Alyson Brooks said the addition will not cause the buildings to be delisted. He said they are not proposing

façadectomies and they are not gutting the interiors. He said it is a unique site and there is precedent to add multiple stories on existing buildings.

Catherine Merlino, UW, provided a historic overview of the district and the buildings. She noted the addition of the 115' Weyerhaeuser Building adjacent. She noted the Secretary of Interior Standards (SOI) and said this is a rehab, not façadectomy. She cited they will maintain the features, rhythm, materials. She cited SOI 9 and 10. She said there is no formula or prescription for design of compatible new additional. She said it provides flexibility depending on context, scale and varies from building to building and noted 505 1st Ave, Reedo, Gridiron, Maritime buildings.

Jim Graham, Graham Baba, said the addition will allow for adaptive reuse and aligns with neighborhood plans and community and city goals. He said it will provide eyes on the square and will balance office use. He discussed breakdown of scale, additions to each building, use of hyphen/gasket, setbacks, proportion, rhythm and grid, and materials and color. He provided a virtual 'walk around' the building from street level to illustrate the impact of additions. The height is still below its neighbors. He said at the Buttnick Building glazing is like what was used at Weyerhaeuser and reflects trees and sky and thus reduces mass.

Mr. Hester provided written comments and left.

Mr. Phillips said the UW Integrated Design Lab has done a shade study showing the impact of the proposed additions on the square.

Mr. Alsobrook asked if they are seeking tax credits.

Mr. Phillips said yes; they have a meeting set up.

Mr. Alsobrook said the board would be interested in hearing review status of National Park Service (NPS) because according to his experience with NPS, it is really tough to do rooftop additions over one-story in height. He said that NPS could be looking at this as precedent-setting from a historic tax credit standpoint.

Mr. Phillips said the loss or keeping of contributing status and recognizing or not recognizing historic tax credits are mutually exclusive from each other. He said even if they don't get historic tax credits they will still be able to maintain contributing status.

Mr. Kralios asked if proposed additions would all be residential.

Mr. Phillips said the ground floor retail will remain. Existing office will be converted via adaptive reuse to residential apartments; all new will be residential apartments.

Mr. Kralios asked if they would show a floor plan with setbacks.

Mr. Phillips said not today.

Mr. Kralios read two letters into the record (in DON file) from Gabriel Grant, dated September 20, and Eugenia Woo, Historic Seattle, dated September 19.

Public Comment:

Karen True said it is a thoughtful rehabilitation and market rate residential would activate the neighborhood, which align with the neighborhood plan. She said the Alliance for Pioneer Square Board is not prepared to take a position yet on height.

David Mosely said he was impressed with the outreach done. He said that the proposed project would add to Pioneer Square. He said he was supportive of renovation of historic buildings and providing needed housing; he said it would provide a new connection between 1st and Occidental Park.

Barry Blanton said mixed-use market-rate development is needed that will add to the fabric and culture and vitality. He said this is excellent for Pioneer Square and he supported it.

Jackie Hackett, Forterra, supported the project and said it will serve the community. She applauded the cross laminated timber use and said it is an opportunity to create jobs in local manufacturing as well as meet the needs of a growing city.

Doug Van, TK Lofts, supported the project and said a forward view is needed. Combining preservation and the need for housing and strengthening the body of permanent residents in Pioneer Square is a successful model.

Susan Wickwire, 2030 District, supported the project and said it is consistent with 2030; it promotes urban sustainability, brings neighbors here, and is a model for other property owners.

Jane Nelson, Pioneer Square resident, said she enthusiastically supported the project.

Jen Cassius, Downtown Seattle Association, spoke of the benefits of more activity in the area and more eyes on the park. She said she has seen a turnaround in this park and this project will continue that; it will create a true living room for the community.

Jessica Lucio, district resident, cited Secretary of Interior Standards and Preservation Brief 14 which states "...it cannot be done unless use can't be achieved in any other way...". She said the current state of the buildings is beneficial. She said that nothing more than one-story penthouse can be built.

Linda Gallagher opposed addition beyond single story. She said you can't do additions or claim the need to do them for financial reasons. She said the proposed porch is an encroachment on the park. She said three-four stories were shown and she urged enforcement of the Guidelines and to allow change within the Guidelines.

She said not to compare to building outside the district. She said this is very different from Weyerhaeuser which was built on a parking lot. She said these are beautiful old buildings that need to be preserved.

Tony Toppenberg supported the project and said it would bring increased vibrancy due to increased density and activation. He said it will be good for the district. He said rehabilitation is paramount in buildings for life-safety.

Gillian Allen White, part owner Grand Central Bakery, said it will be an inconvenience but they are in support of the project which will address many issues in running the business. She said residents will ensure safety of the building. She said good design can address issues. She said they have done good outreach and the design looks good.

Rich Real, district property owner, said more housing and activation are needed and it will be good for businesses.

Tija Petrovich, resident and business owner, thanked Unico for the outreach and said they did a good job. She said she was grateful for proposed rehabilitation of the buildings and said the design is subservient to the buildings. She said she is a former board member and is a resident of the Florentine. She said the most important thing is that the contributing status is not affected.

Greg Aden, district resident, said it is not historic preservation, it is modernization and it sets a precedent. He said we will have a four-story addition on every building and it won't be authentic anymore. He said Pioneer Square is healthy now. These are lovely buildings – renovate them; we don't need four stories of glass.

Mark Astor said it is the board's charter to protect the historic inventory; the Guidelines and Seattle Municipal Code direct the board to interpret proposals. What is proposed violates SMC 23.66.140; it should be single story with 15' setbacks as proscribed in Code. He said Preservation Brief (sic ITS bulletin) 36 states not more than one story can be added and Preservation Brief 14 states adding highly visible elevation could radically alter historic form. He said to get written communication from DAHP rather than the provided anecdotal comments. He advised the board to reject the proposal.

Board Comments:

Mr. Kralios went over District Rules and read from SMC 23.66.140, SMC 23.66.180, SOI 1, 2, 9, 10, Preservation Brief 14.

Mr. Alsobrook requested written determination from SHPO about impact to contributing status. He said NPS is the keeper of the register and their input is needed as well.

Ms. O'Donnell appreciated outreach done and that the project would add more residential. She appreciated health, safety and seismic upgrades and the effort to

add as little mass as possible. She said each building is individual. She expressed concern about impact to contributing status by adding 4 stories.

Mr. Kralios agreed. He cited Preservation Brief 14, that the addition should not be visible from the right of way; that additions be smaller and subservient to the historic building; that rooftop additions be minimally visible, and not be more than one story. He said this is in the core of the district and he was concerned about the number of stories proposed. He said what is proposed for the Buttnick Building is more successful because of the way it was bookended by the taller City Loan Building. He said what is proposed for the Grand Central is overwhelming for the mass of the building and changes the character of the scale and height. It would be taller than of other historic buildings that are in the district. He encouraged a one-story addition that would meet the intent of the District Rules, SOI, Code and character of the district. He said they are laudable goals to restore, preserve and to also provide housing.

Ms. O'Donnell agreed that the Buttnick addition works better.

Mr. Alsobrook concurred.

Ms. Merlino Rogers noted Preservation 14 and asked what is the position or context to the new buildings in the district; she noted it faces a 115' building. She said there are larger buildings to the west and north. She wondered how does this not fit in bulk, mass, scale.

Mr. Kralios said Weyerhaeuser Building is new and was built on a vacant lot which allowed more latitude; he said every building is looked at differently. He said these buildings are in the core of the district; after the Pioneer Building, Grand Central is 'The' building. He said if each building in the district had 4-stories added, you would lose part of what is special about the district - the pedestrian scale and feel. He said that a one-story addition is minimally obtrusive. He said the Buttnick doesn't meet the letter of the code but circumstances around the context help it be more compatible.

Mr. Phillips said all buildings need substantial improvements – seismic, life safety, ADA – that are critical for long term preservation of the buildings. He said their intention is to add as few floors as possible. He said they can't move forward without the addition. He noted comments that the board can't consider economic considerations; he cited 23.66.100 C.4. Reasons for designating the district: foster a good business environment. He said that is the economic reality of preservation. He said they have minimized scale as much as possible. He said the alternative is that nothing gets done – it is all or nothing.

Mr. Kralios cited the Cadillac Hotel, owned by Historic Seattle, as an example of a building that was restored without an addition. He said there are other examples. He said it is not fair to say, 'nothing can be done'.

Mr. Phillips said they welcome other ideas to get this done with tools available to them now.

092017.32 **Street Car**

Briefing of the areaway assessment

Briefing via PowerPoint (full report and handouts in DON file). Focus on areaways and plans to mitigate impact to them.

Roland Genick directed board members to page 24 of the handout and explained how they were able to avoid seven impacts by doing bulb-outs and regrading. He said that three curb ramps were redesigned to avoid areaway impact. He said that only nine areas will be impacted.

Ron Wright noted page 26 and said that the ramp will be in the sidewalk structure itself; they will sawcut and grind down sidewalk to accomplish this and there will be no impact to areaway. He said they will add concrete and then put column in. He said there will be one pole at the corner of Jackson Street per detail on page 34. He said they are working with the toy store where there are drainage issues.

Mr. Kralios said to photoshop images to show column and impact to historic material. He said in general he is behind the approach but wants more details such as a rendering of the results of the work in the areaway. He said to make impact minimal as possible.

Ms. O'Donnell asked about prisms on Cherry Street.

Mr. Wright said they have a waiver to not meet code in that location.

C. J. Holt said it is not fully ADA.

Room schedule constraints necessitated ending the meeting.

092017.4 **BOARD BUSINESS** **Board elections** Postponed

092017.5 **REPORT OF THE CHAIR:** Chair

092017.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227