



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 401/18

MINUTES for Wednesday December 5, 2018

Board Members

Adam Alsobrook
Dean Kralios, Chair
Carol O'Donnell, Vice Chair
Emma McIntosh
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Lynda Collie
Kianoush Curran
Brendan Donckers
Alex Rolluda

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

120518.1 APPROVAL OF MINUTES:
October 3, 2018
MM/SC/CO/EM 4:0:1 Minutes approved. Mr. Alsobrook abstained.

120518.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

120518.21 State Hotel Building
Deadline
116 1st Ave S
Installation of a sidewalk cafe

ARC report: Mr. Kralios reported that ARC reviewed the plans provided. ARC thought that the drawings should indicate the extent of the attachments to the sidewalk. The

areaway here is filled. ARC thought that the sidewalk was very sloped here and that the proposed sidewalk café platform and railing matched that of the neighboring storefront. The cut sheets for the stools were missing from the application so the applicant will provide them at the Board review. ARC recommended approval.

Applicant Comment:

Joshua Masterson provided cut sheets for the stools and noted that the chairs and table design were previously approved and might be used here. He said they will use a rail based on adjacent patio design; a dowel will be inserted into sidewalk. He said that SDOT has no issue with the installation of permanent structure.

Mr. Kralios asked about drainage, if there is sand below.

Mr. Masterson said that it weeps at front edge with filter fabric. He said the maximum height will be 8" and he noted there is a steep sidewalk there. He said it will be on the left side facing the storefront.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said what is proposed is consistent with other sidewalk cafes that have been approved in the past. He said the materials are consistent / compatible and the rail height is consistent.

Staff report: Ms. Nashem reported that SDCI only allows for a raised platform when the sidewalk is sloped at least 8%. The table and chairs were previously approved and might be used in this application in addition to the stools proposed.

Ms. O'Donnell said the chairs and stools will be brought in each night.

Action: I move to recommend granting a Certificate of Approval for Installation of a sidewalk café with a platform and railing. Stools and previously approved table and chairs are approved for furniture.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 5, 2018* 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

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

Secretary of Interior's Standards

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/CO/AA 5:0:0 Motion carried

120518.12

Banners

Various locations

Installation of new Pioneer Square neighborhood identification banners on light poles.

ARC report: ARC reviewed the proposed banners. Generally, they thought that the design was compatible with the neighborhood. They asked for an actual color sample to verify the printed color but thought that color as printed was compatible. The applicant noted that they were getting quotes for both vinyl and canvas banners. ARC wondered if the canvas would get dirty too fast. The applicant will verify and provide samples at the Board review. ARC noted there is no commercial message on the banner only neighborhood identification and serves that purpose. ARC recommended approval.

Staff report: SDOT also regulates banners, they provide standards for the size, and attachment method and location on the pole. The banner brackets on the poles are existing and fit a standard size 30 x 60 banner. Only neighborhood identification and event banners are allowed. What is proposed is a neighborhood identification banner.

Applicant Comment:

Sara Pizzo said they are updating the banners with new logo; the banners help to give the neighborhood a unified look. She said that 184 are permitted and 159 installed already. She said the graphics, color, typeface align with the neighborhood. She said there was discussion about vinyl versus canvas at ARC.

Mr. Kralios said that longevity of vinyl over canvas was discussed.

Ms. Pizzo said the designer said canvas would last longer and assured them that canvas is durable. She said that vinyl has been used in the past; it is cheaper.

Ms. O'Donnell asked if it would last five years.

Ms. Pizzo said it should last 5 – 6 years. She provided a map of 25 new locations.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios agreed with ARC comments. He said the design is consistent with current banners. He said the color is consistent with district and the attachment to light pole is the same. Regarding canvas versus vinyl he said the vinyl has held up well and established a precedent and he supported that.

Mr. Alsobrook agreed and said the color, design, and attachment are appropriate.

Mmes. O' Donnell and Salcedo agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of new Pioneer Square neighborhood identification banners on light poles within the district as identified on the map provided with decision on canvas or vinyl material left to Alliance for Pioneer Square.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 5, 2018* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

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.

Secretary of Interior's Standards

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/AA/FS

5:0:0 Motion carried.

120518.13

City Club Building

Domino's Pizza

112 1st Ave S

Installation of signage

ARC report: The application was last seen at the October 17 meeting when it was tabled. The Board advised that the sign was an internally lit sign that was prohibited in the District Rules and suggested that they return with a sign that was permissible. The Board suggested that the same sign with external neon would be an option.

Ms. Nashem presented in the absence of the applicant. She said that an internally lit sign was tabled so they redesigned the sign with external neon. She said it complies with letter size and transparency requirements.

Mr. Kralios said it is not a blade sign.

Mr. Alsobrook said it is not internally lit; it is a neon sign.

Ms. McIntosh said it goes over the allowed number of colors.

Mr. Kralios said that it is OK, white and black are looked at as neutral; they have white tubing for surround and tubing.

Ms. Nashem said the method of attachment is the same.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said what is presented is more consistent with the Rules than the previous submission and complies. He cited District Rule XX D3 and said it complies.

Mr. Alsobrook agreed.

Ms. O'Donnell said it is subdued and she was OK with it.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 5, 2018* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

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.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

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

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet.

Secretary of Interior's Standards

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/AA/CO

5:0:0 Motion carried.

120518.2 PRELIMINARY DESIGN BRIEFINGS

**120518.21 Stadium Place
North Tower**

Briefing regarding construction of the third tower of Stadium Place

Presentation materials in DON file. Following is an overview, board and public questions and comments.

Jennifer Sanin provided context of the site and neighborhood and said the presentation would show height, bulk, scale in elevation and how it fits in related to NOLO. She said they followed MUP guidelines, modulation is required after 120'. She went over planning history. She provided aerial context and noted the site is at the north side of the site and fronts King Street. She went over the neighborhood context that she said has influenced the design.

She said the preferred design concept comes from the merging of two ideas together: rock, influence by Nolo, and diamond, taking cue from the Wave. She noted the punched openings, horizontals every three floors. She said the strong articulation and notch are modulation required by MUP and strengthen entry at podium. She said the right side is the diamond with groupings every three floors, balconies articulate the façade, podium is four levels per MUP requirement of 50', trellis sits on top and ties in with existing podium. She said the view from the northeast, the height of the podium jumps up in the corner where there are occupiable spaces responding to height across the street. She went over site plan and relationships to Nolo and Wave. She said they are in compliance with upper level setback and went over MUP versus what they are proposing; she said they are close to approved MUP.

She said they will match the materiality in the podium. The rock has punched openings, notch with balconies groups every 3', diamond has strong horizontals with window change between groupings, podium ties into existing podium.

Mr. Kralios said the MUP shows it built to 50' and next time bring what that looks like.

Andika Morundi said page 7 shows the approved MUP.

Mr. Kralios said a consistent podium is shown all way across at NOLO, that is not what was built there, and the permit reflected that. He said he is not used to seeing approved MUP differ so much from permit. He said the project needs more modulation to emphasize the three different characters of a tripartite design. He said the preferred design acknowledges that – levels above podium relate to different sections and seems appropriate. He said it is important to relate stronger to Pioneer Square than to the stadium side. He appreciated the rock and diamond concept – different sizes of same material. He noted the challenge of how to tie into best features of Nolo and Wave and be respectful of the buildings across the street. He

thought they should explore how the balcony could be used to differentiate the two parts and if the building could be built up instead of a trellis. He said to be more in keeping with what is seen in Pioneer Square – masonry, floor levels, windows. He said to show a rationale for the podium as façade element.

Ms. Morundi said there will be occupiable patios on trellis.

Mr. Kralios asked about the void space between.

Ms. Sanin said there is 4 ½' between trellis and tower behind.

Mr. Kralios said to explore how the division of podium might go higher up rather than eroding. Be more solid and continuous, like a Pioneer Square building.

Ms. O'Donnell appreciated the variation in height and façade design so that the mass of building is not overwhelming. She liked the creative interpretation of materials.

Mr. Alsobrook said he echoed Mr. Kralios' comments regarding the podium. He said that visually it has become two distinct buildings, that differs dramatically from the MUP and he is seeing a different treatment. He said Pioneer Square buildings have strong pilasters and recessed panels, tripartite arrangement. He said further exploration is needed. He said having the balconies spaced out – not sure if it erodes or reinforces the notch. He said the notch placement is tied to the overall massing. Look further at the balconies if used as a gasket between the two materials it may be stronger as different material so that it is not part of one or the other.

Ms. Sanin said the balconies reinforce every third floor horizontal.

Mr. Kralios said the balconies may not be successful. He noted at the existing podium the space with pilaster is already off center.

Mr. Alsobrook noted the BB, AB AB etc. arrangement and said it is a tough rhythm to articulate.

Mr. Kralios said they need to study the relationship of what is there. He said to look at the height of two towers and how it ties together.

Ms. Sanin said there is differentiation of height and there are some outdoor decks.

Mr. Kralios said to come back with options of how to anchor corners and consistent cap line.

Mr. Alsobrook said the east elevation needs more detail. Provide more detail on existing podium and penthouse elevation.

Mr. Kralios asked about outdoor space between buildings between this tower and the Wave.

Ms. Sanin said it will all be tied together.

Mr. Kralios said the board will want to see how all outdoor space will tie together and how all elevations interact.

Mr. Alsobrook asked if there are podium landscaping requirements.

Ms. Nashem cited SMC 23.49.80 and North Lot Design Guidelines and said podium landscaping is not addressed.

Ms. Sanin said it is a green factor requirement.

Ms. Salcedo said it feels glass heavy and doesn't feel balanced. She noted the size of the stone.

Mr. Kralios said because of how the podium is built they have already established a three-building look for the block. He suggested they study strongly existing context with Pioneer Square. He noted the challenge of multiple contexts.

120518.3 BOARD BUSINESS

120518.5 REPORT OF THE CHAIR: Dean Kralios, Chair

120518.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227