



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 75/18

MINUTES for Wednesday, March 7, 2018

Board Members

Adam Alsobrook
Lynda Collie
Kianoush Curran
Dean Kralios, Chair
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

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

030718.1 APPROVAL OF MINUTES:
December 6, 2017
MM/SC/AA/CO 5:0:1 Minutes approved. Ms. Collie abstained.

030718.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

030718.21 Avalara Hawk Tower
255 S King St

ARC Report: Change of use not reviewed at ARC

Applicant Comment:

Dustin Thorlakson, Freiheit and Ho, explained the need to shift essential office use for building engineer and janitorial staff to this space. He said the function is support of common areas and there were no other options. He said the restaurant space entry

remains off atrium. He said this space will be held back from the street; 30' of street frontage will be maintained.

Staff Report: Ms. Nashem said the use falls under SMC23.49.180. The location of this use is an interior space at street level. The code lists required uses that are street facing.

Mr. Kralios said that the space does not go to the building façade; the use is neither preferred nor prohibited.

Ms. O'Donnell supported the application and said it is interior and not prohibited.

Mr. Kralios said there is no impact to prior design approval.

Mr. Rolluda noted no issues.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said it meets the rules. It is not on a street facing façade.

Action: I move to recommend granting a Certificate of Approval for Change of use from restaurant to office for 1,280 square foot street level space.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 7, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required "No person shall...change the principal use of any building, or any portion of a building... unless a certificate of approval has been issued by the Department of Neighborhoods Director."

2. Street level uses in the PSM 85-120 zone within the area shown on Map A for [23.49.180](#) are subject to the provisions of subsection [23.49.180.F](#) if an applicant elects to use added height under the provisions of [Section 23.49.180](#). Such street level uses require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

SMC 23.49.180F Street-level use requirements.

1. One or more of the following uses are required at street-level on all street-facing façades and street-level façades facing the open area provided in accordance with the provisions of subsection 23.49.180.G.6.c:

- a. General sales and services;
- b. Human service uses and childcare facilities;
- c. Retail sales, major durables;

- d. Entertainment uses;
- e. Eating and drinking establishments; and
- f. On each street-facing façade or façade facing an open area, up to 20 feet of a residential lobby that provides principal access to residential uses in a structure may be counted as a required street-level use.

MM/SC/AA/KC 6:0:0 Motion carried.

030718.22 King Street Station
303 S Jackson

Change of use from office to gallery in a 7, 800 square foot space

ARC Report: Change of use not reviewed at ARC

Staff report: The use is not at street level so street level requirements do not apply. The use is an allowed use for upper floors.

Applicant Comment:

Cima Malek-Aslani explained the 3rd floor is currently vacant; Arts and Culture will eventually move there. She said they want to change the use from office to gallery; it is not street level, nor will it impact it. Hours will be limited to office hours and some Saturday and Sunday hours.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Change of use from office to gallery in a 7, 800 square foot space on the 3rd floor.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 7, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required “No person shall...change the principal use of any building, or any portion of a building, ...unless a certificate of approval has been issued by the Department of Neighborhoods Director.”

23.66.120 Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

23.66.122 - Prohibited uses

A. The following uses are prohibited in the Pioneer Square Preservation District as both principal and accessory uses:

1. Retail ice dispensaries;
2. Plant nurseries;
3. Frozen food lockers;
4. Animal shelters and kennels;
5. Pet daycare, except as permitted as a street-level use in subsection [23.49.180.F](#) if an applicant elects to use added height under the provisions of [Section 23.49.180](#);
6. Automotive sales and service, except gas stations located in parking garages;
7. Marine sales and service;
8. Heavy commercial services;
9. Heavy commercial sales;
10. Adult motion picture theaters;
11. Adult panorams;
12. Bowling alleys;
13. Skating rinks;
14. Major communication utilities;
15. Advertising signs and off-premises directional signs;
16. Transportation facilities, except passenger terminals, rail transit facilities, parking garages, and streetcar maintenance bases;
17. Outdoor storage;
18. Jails;
19. Work-release centers;
20. General and heavy manufacturing uses;
21. Solid waste management;
22. Recycling uses;
- [23](#). Major marijuana activity; and
24. High-impact uses.

MM/SC/KC/AA 6:0:0 Motion carried.

030718.23

Emerald City Building areaway

625 1st Ave

Installation of Comcast cable conduit in the areaway

Mr. Kralios said that it is a highly rated areaway.

Applicant Comment:

Andy Octavo, Comcast, explained they will come out of the existing manhole, trench 15' north to gain access to areaway street wall. He said they will make a penetration for 2" conduit to go through.

Mr. Kralios noted that per ARC request Mr. Octavo provided cut sheet for link seal.

Mr. Octavo noted it is on page 7 of the plan set. He said that with the link seal, two bricks will be impacted rather than the one they thought.

Mr. Kralios said conduit will be suspended from ceiling with all thread which will be connected to the mortar along with a lock box that will also be connected into mortar. He said there are other pipes and conduit there now.

Ms. Collie appreciated the notes about mortar.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said that ARC noted the proposed work will have minimal impact on historic features. He said two bricks will be impacted but it is minimal and not visible. He said they are preserving the spatial and volumetric elements of the areaway. He noted the all thread will go through mortar joints.

Ms. Curran concurred.

Action: I move to recommend granting a Certificate of Approval for installation of Comcast cable conduit in the areaway as presented per

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner.
(7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone),

bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

MM/SC/KC/AR 6:0:0 Motion carried.

030718.24 2nd Ave S and S Main St

Installation of striping and plastic delineators

ARC Report: ARC reviewed the application plans and samples provided. ARC preferred the standard white rather than the other colors that were available. Mr. Burgesser said that they are doing the work to improve safety crossing of pedestrians. He said that it would be temporary as they didn't have funding to do actual sidewalk improvements at this time; it is expected to last 6 to 10 years. ARC members wanted there to be a maintenance plan. The applicant showed photos of where else this has been done.

Staff Report: I was under the impression that the striped areas were to delineate the no parking zone rather than a curb bulb but the applicant presented it as a curb bulb for pedestrian crossing. There was a briefing on a location where another painted curb bulb was considered but it did not include the plastic reflectors. When the Board reviewed the bike lane they asked for something of higher quality appearance than plastic reflectors and the plastic delineators were replaced with the planters. Being the rules did not anticipate these installations the Board will have to look to the general rules for compatibility.

Applicant Comment:

David Burgesser explained the intent to provide pedestrian safety and delineation for parking. He said the goals are to shorten the crossing distance; increase pedestrian visibility; clarify parking setback at intersection; improve visibility of crosswalks; safe connection to transit. He said this is interim treatment to improve safety before full buildout. He said this will provide interim curb bulbs, they will remark the crosswalk and signage, add standard white striping, and remark parking stalls between Main and Washington. He said work aligns with street concept plan. He provided photos of existing conditions and rendering of proposed. He said materials include white thermoplastic paint, plastic reflective delineator posts. SDOT will maintain and replace.

Mr. Kralios asked what determines the extent of no-park zones.

Mr. Burgess said 30' back from stop sign from approach is a City and State standard.

Mr. Kralios asked if there is an alternative to reflective posts that would achieve the same thing; fiberglass planters, for example.

Mr. Burgess said he met with the Alliance for Pioneer Square and discussed the possibility of bike corral or bike share parking zone at this location. He said they want to explore that and leave that option open.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said he was OK with the white paint and noted general board agreement. He said it is a temporary installation. He said there is program in place to provide regular maintenance and to replace delineators as needed.

Ms. Curran asked when they will do the work.

Mr. Burgess said they are planning on this spring but it will depend on crew availability and weather.

Ms. Curran asked if all property and business owners will receive notice.

Mr. Burgess said informational letters will be sent out. He said they use a 3rd party vendor and also tax assessor records to compile list.

Action: I move to recommend granting a Certificate of Approval for installation of striping and plastic delineators for purpose of temporary, maximum 6 years, curb bulb extensions to improve pedestrian crossings with the understanding that SDOT will actively plan for and seek funding for permanent sidewalk improvements.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 7, 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

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)

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/AR/KC 6:0:0 Motion carried.

030718.25

Squire Building

On the Field – wall sign
901 B Occidental Ave S

Installation of new sign copy for the south façade wall sign
Tabled.

030718.26

Libby Building

Evergreens Salads

Change of use from personal service to restaurant
Installation of signage

ARC Report: ARC reviewed the application and found that the use was a preferred use. The Blade sign, sign band sign and the window sign all were in compliance with the letter height regulations and thought to be compatible with the building, with neighboring signs and with the district. The applicant said that the conduit for the light will be routed internally and will not be seen. ARC thought this was preferred over external conduit. ARC asked for clarification that the size of the light fixture caps fit without overlapping the frame and the Board confirmed that it did. ARC suggested if they are posting hours that they bring that to the next meeting labeled with letter size. ARC asked for clarification of the bar in the window. The rendering showed the bar at a consistent height, but the drawing indicated that it would be wheelchair accessible which implied a lowered section. ARC preferred that the bar be a consistent height across the windows.

Staff Report: The use is a preferred use. Originally the application was for internally lit sign in the window which is prohibited, so the applicant changed the application to make the sign non-illuminated to be in compliance with the regulations.

Applicant Comment:

Ryan Suddendorf, owner, provided updated packets. He said the light caps will fit within trim piece on storefront. He said lettering on front door will be 3". He said the buddy bar will be at one constant height across the window and will terminate at the second mullion. He indicated ADA section on rendering. He proposed three signs: Evergreen

with logo in sign band, new lights; Evergreen blade sign; Evergreen and logo interior suspended sign; and white vinyl hours on storefront.

Ms. O'Donnell noted the counter is butcher block.

Mr. Suddendorf said it is and will have black powder coated steel legs. He said no A-frame sign is planned.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said what is proposed complies. He said it is a well-designed sign package; there is uniformity in signage and branding; and the bar maintains visibility into the space.

Ms. O'Donnell concurred.

Ms. Curran said it is similar to other approved sign packages.

Mr. Kralios noted preference for warmer tone lights – 2700 – 3000 Kelvin.

Action: I move to recommend granting a Certificate of Approval for Change of use from personal service to restaurant in a 1240 Square foot street level space,

Installation of a bar in the window,

Installation of signage including a sign in the sign band with lighting, a non-illuminated blade sign and a non-illuminated windows sign and hours posted on the door.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 7, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

23.66.130 Street-level uses

A. 1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

2. Street level uses in the PSM 85-120 zone within the area shown on Map A for [23.49.180](#) are subject to the provisions of subsection [23.49.180.F](#) if an applicant elects to use added height under the provisions of [Section 23.49.180](#). Such street

level uses require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
- b. Theaters.

23.66.160 Signs

A. Signs.

1. On-premises signs that comply with the provisions of this [Section 23.66.160](#) are allowed.

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.

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.
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)
7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

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/AR 6:0:0 Motion carried.

030718.3 PRELIMINARY DESIGN REVIEW

030718.31 Grand Central, City Loan and Buttnick Buildings
(Squire Latiner, Gottstein, Brunswick-Balke-Collender)
216, 206 and 202 1st Ave S

Briefing on proposed alterations to the buildings

Lynda Collie recused herself.

Presented via PowerPoint (full report in DON file). Following are board and public questions and comments. Presenters: Brett Phillips, Unico; Catherine Merlino, UW; Jim Graham, Brett Baba, Melissa Glenn, Graham Baba.

Presentation focus on alley improvements.

Ms. Merlino summarized building history and evolution of alley façade.

Mr. Graham reported on retail deficiencies and noted the east elevation is a back elevation. He provided examples of successful retail elements: overhead coverage and transparency (cited 200 Occidental); variety of modulation; human/pedestrian scale. He said a solution is a 'porch' addition that will interface between interior space and park and will provide coverage and transparency.

Mr. Baba said they provided window survey per board request. He said alley activation solutions were previously presented; board said no to Option A but was interested in seeing further development of options B and C.

Ms. Glenn said they studied SOI Preservation Brief 14. They believe the secondary elevation is reasonable place for addition. She noted precedent at Court in Square. She went over Option B.

Mr. Baba noted the intent to activate the retail storefronts and increase porosity. He cited SOI and said new openings are allowed when Use has changed. He went over Option C and C-2.

Mr. Rolluda left at 10:15 am.

Ms. Glenn noted weather protection options: U-shape, L-shape, and suspended off building.

Public Comment:

Karen True, Alliance for Pioneer Square, appreciated the design evolution. She said the existing façade limits opportunities for retail and restaurant connection to park; those add reasons to come to the park. She said Option C retains the most historic flavor and respects the buildings. She said the most recently added weather option has a lighter touch. She said it improves transparency which supports successful businesses. She said year-round protection is good. She said it is better than the fully contained option and it fits in nicely with park.

Jennifer Cassius, DSA, said they have no formal position but support any collaboration that will help activate the park. She said it will bring the façade up to date, remove barriers, disruptions and will blur edges of park. She said the covers are good and will complement activation with permanency.

Kelly Cost, retail strategist, consultant, appreciated the iterations. She said the C-4 window allows transparency and visibility. She said it is important to have the inside-outside connection. She said that C-3 provides coverage and protection and is the least obtrusive visually.

Board Discussion:

Mr. Alsobrook read comments left by Mr. Rolluda, who had to leave earlier. Mr. Rolluda wrote: They are building their case based on the east elevation facing the park as a “secondary elevation”. What defines a secondary elevation? It seems that with the adjacency to Occidental Square the east façade is a primary façade which contributes to defining the character of the square. I have grave concern in altering historical material and adding permanent structure to the façade.

Mr. Alsobrook said he views the building through the lens of changes that happened prior to today; the other buildings are gone, which is why we have Occidental Park. He said this has blurred the definition of secondary façade; the demolition of the building changed forever the way these formerly rears of buildings are viewed. He said the rhythm of the doors and windows is a character defining feature. He said the broad expanse of unsupported brick masonry looks odd without structural support. He said the C-2 option is going in the right direction; it maintains rhythm of doors and windows and introduces transparency to retail façade. He said to treat the east side like a primary façade. He said to keep the funky charming differentiation of transom and windows. He said no on the structural enclosed weather protection. He said he would like to see further exploration of suspended awnings. He said to introduce gaps, have no continuous canopy. He said this isn't a rail spur or loading dock. He said to reinforce individual storefronts. He asked about the status of tax credit application with NPS.

Mr. Kralios read absent board member Brendon Donckers' comments: Mr. Donckers wrote: I apologize for not being able to attend our meeting today. Unfortunately, I

am on the way to the airport for depositions in Texas. However, I wanted to offer the following comments in response to the briefing materials from Unico regarding the Grand Central Block. I remain concerned about the proposal to erect an “addition” to the building's east-facing façade, as described in “Option B” in the materials.

During the last briefing, the applicant conceded that the addition under Option B would narrow public access over a public right of way so that an enclosed glass structure could be erected and extended outward from the building. This space would be used by the building's commercial tenants and their customers. This is concerning not only because it restricts public access to and through the park, but, as the applicant also conceded during the last briefing, it would eliminate public access through the park in the evenings when the building's commercial tenants have closed for business. I am unaware of any decision rendered by this board that has permitted the narrowing, *let alone elimination*, of public access to and through a public park.

Keep in mind that the city of Seattle has invested millions in improving accessibility and the pedestrian experience on this very right of way, which stretches from King Street in the south to Yesler Way in the north. For instance, the city just redeveloped both alleys to the immediate north and south of the proposed addition (Nord Alley and Pioneer Passage). The addition would obstruct public access between these two passageways. The city is also in the process of relocating the streetcar station on Jackson Street so that pedestrians can walk in the public right of way, from King Street directly north, through Nord Alley, and up to Pioneer Passage. The addition will impede public use of the right of way and this is evident from the applicant's own materials. See page 10 of the briefing (looking south through glass windows to Nord Alley).

With good reason, the Seattle Municipal Code, Chapter 23.66 (Special Review Districts), and the Rules for the Pioneer Square Preservation District, are replete with references to pedestrian-oriented uses and development on the street level. What you will not find in either the SMC or our Rules is a single reference to a use that encourages, or even permits, the construction of an addition that would have the effect of limiting public access to and through Occidental Park. The glass structure that is presently decaying on the Grand Central's facade in front of Swannie's is a use that should be discouraged by the board, not a model to emulate and expand.

Mr. Kralios was pleased with move to a suspended awning and said it is more in character of the district; there would be no permanent blockage of alley which could still maintain a functional use. He said maintaining flexibility is key; it is a dedicated alley. He did not support movement of alley functions to the street. He said he was concerned with their overall approach to how windows will be handled. He said he did not want ‘one size fits all’ retail; not all businesses require 100% transparency. He said to pull back on overall window approach. Removing 18-24” of masonry will not make or break a retailer. He said they don’t all need glazing that is being proposed. He said the passage – maintaining original opening – is a success. He said opportunities present themselves

at the Buttnick Building with openings that had been bricked up. He did not support storefronts that read 'any place, USA'.

Ms. O'Donnell preferred C-2. She said it maintains current rhythm of openings and provides more transparency which makes for a safer park. She said she likes the awning and L-shape weather protection options.

Ms. Curran agreed with other board comments regarding box column windows. She said enlarging windows benefits business and makes it feel more welcoming, increases security, provides lighting at night which benefits security of park. She said the year-round weather protection is an added benefit. She said the public access issue was resolved with the new option.

Mr. Kralios asked if the design team has explored the retractable awning like what is at the Weyerhaeuser Building; he liked the flexibility. He summarized there is a stronger preference for the awning; it keeps character and flexibility. He said there is mixed commentary on approach to windows. He said the SOI may allow for changes but not for blanket openings unless warranted. He asked for a more restrained approach.

Mr. Alsobrook said a floorplan and graphics will be helpful.

Mr. Kralios said the SE corner tenant already has a storefront facing on to Main. He wants to see smaller tenant spaces, who will rent and what will they really need.

Mr. Graham said it is speculative tenancy at this point. He said there will be shotgun spaces near the passage; they are still exploring and will show that in plan.

Mr. Kralios said the Passage offers opportunities for arcade access to retail.

Mr. Phillips said they will move toward advancing design for awning and C-2 box column option. He said that tenancy is speculative at this point; they hope to retain numbers of existing retail tenants. They have support for Grand Central and E. Smith Mercantile; they may or may not be in same location. Regarding the blanket opening of the façade they are not approaching it that way. They are selectively removing a narrow scope of brick. He said they need to create transparency.

Ms. Merlino said they reduced the upper SE window because of board comments.

Ms. Glenn said they will pursue awning exploration. She asked if they are ready to go to ARC.

Mr. Kralios said that one more briefing with full board will assure comfort with direction and then they can move on to ARC.

Mr. Graham said this portion only.

Ms. Glenn said they are doing this in small bits.

Mr. Alsobrook said the board has to look at the building holistically and need a great sense of the entirety of the project.

Ms. Glenn said they are coming in two weeks to discuss the addition.

Mr. Phillips said they want to get to ARC to get into the details.

Mr. Kralios said seeing all elements concurrently will be beneficial for all.

030718.4 BOARD BUSINESS

030718.5 REPORT OF THE CHAIR: Dean Kralios, Chair

030718.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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