



The City of Seattle

# Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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PSB 124/18

**MINUTES** for Wednesday May 16, 2018

**Board Members**

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

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Lynda Collie  
Brendan Donckers

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

**051618.1 APPROVAL OF MINUTES:**

March 21, 2018

MM/SC/CO/AA 4:0:1 Minutes approved. Mr. Kralios abstained.

April 4, 2018 Deferred.

**051618.2 PRELIMINARY DESIGN BRIEFINGS**

**051618.21 108 2nd Avenue Extension South**

Briefing regarding demolition and new construction of a mixed-use building

Colleen Echohawk, Chief Seattle Club, explained their mission, who they serve, the project and program goals. She noted the history of Coastal Salish people in Seattle and said there was thriving business and commerce here before colonization. She said this project will be an excellent space for the neighborhood. She said they will continue outreach. She said it will be a very native space in the core of the City; it will be beneficial to the City. She said it will be a cultural institution and public resource to the neighborhood. She said it will be a trauma-aware, indigenous-informed center. The ground floor will be gallery with authentic native art, a small café, clinic, office, mechanical and electrical. She said they hope to have a positive impact on Fortson

Square. She said 77 residential units (11 per floor) are planned. She said they will use Coast Salish design and it will fit in with the historic district.

Ms. Echohawk provided indigenous history of this area; she said this area provided prime duck hunting and fishing for many tribes. It was a swampy area with thriving wildlife and berries. She said when non-natives moved in, native people remained despite ordinances not allowing them in the City. She reiterated that there was a thriving culture here before colonization and it is our responsibility to remember that.

Ellen Mirro, The Johnson Partnership, said the 1909 building is listed as historic, non-contributing on the National Register listing due to many changes to the building. She said that in 1995 windows were replaced. Originally it was a typical store and loft building, retail below with storage above. A 1919 photo showed the building with restaurant, bakery, and multiple retail tenants. In 1937 the upstairs was altered to provide human services. She said the cornice and metal brackets remain but the large paned windows, decorative tile, decorative features, storefronts, and awnings, are gone.

She said the area was known as Little Crossing Over Place. There was a small portage where up to eight longhouses existed before 1852. By the time European American settlers had arrived, a Duwamish village called the Ground of The Leader's Camp was located north of Pioneer Square. She explained that block by block the history of the district is different and noted how the east portion of the District relates to the International District. She said buildings were demolished for the 2<sup>nd</sup> Avenue Extension project; some were completely demolished, and others had facades removed. She said the original owner of this building was Josiah Collins (no relation to Collins Building).

Ms. Mirro said the store and loft typology was designed for flexibility to accommodate retail at the street, warehouse, offices uses on upper level. She provided photos of other area buildings of this typology: Seattle Quilt Building, Waltham Block, Hartford Building, Polson Building, among others. She said the first iteration of this building was store and loft but after a 1955 remodel it no longer met the definition of a store and loft. She said that character-defining features were removed and the building no longer relates to the street in the same way.

Heather Hargesheimer, Weinstein AU, provided context of the site and neighborhood and noted the site fronts onto Fortson Square. She explained the proposed building will be nine floors, mixed use. She said the ground level is stepped and the only way to align the floors with the Chief Seattle Club is to demolish the existing building. She said a storefront with a gallery/café will connect to Fortson Square. She said there will be a separate residential entrance. She said 100' is allowed but they will not build to the full envelope. She said they will bring back services and housing. She went through site analysis and neighborhood context and explained how this will fit in with adjacent buildings. She noted they found the rhythm of structural piers at the base and an entrance feature in existing buildings. She said this is an opportunity to celebrate the native community in the City by incorporating Native Art.

Johnpaul Jones said he has been in Pioneer Square for 40 years and spent six years on the Pioneer Square Preservation Board. He said there is a history of Native art throughout the city. He said the first piece of public art – the Chief Seattle statue – is now at 4<sup>th</sup> and Cedar but had been poorly sited before. He said the statue now gestures towards Alki. He noted the richness of nature in Native design and how that can be mixed in with the project – beads, basket patterns, art, brass handles etc. He said there are many opportunities to celebrate Native art. He noted a 1<sup>st</sup> Thursday event where Native music was used to bring people over to see Native art; he said they want the community to see the richness of art and craft in the area.

Ms. Hargesheimer said they want to confirm the non-contributing status of the building and that the height, bulk and scale are consistent with district; and that the concept of using indigenous materials will be supported.

Mr. Kralios asked if they looked at including existing structure.

Ms. Hargesheimer said they did but the floors don't line up and connecting the two buildings is problematic. She said they intend to bring back the essence of the existing building form but with necessary functionality.

Mr. Rolluda asked if they had done any exploration into retaining existing façade.

Ms. Mirro said that so much of the existing façade is infilled with CMU and only the lower portion of the cornice is original.

Mr. Jones noted old pictures show vertical tile work that was originally there and said they could use that for inspiration.

Ms. O'Donnell said the proposed height, bulk, and scale are appropriate.

Mr. Kralios agreed but asked why they aren't maximizing the height.

Mr. Rolluda asked why they didn't go higher for more units.

Ms. Hargesheimer said it had to do with the economies of height and building construction. If they were to go higher they would have to change construction type and that would increase costs.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, spoke in support of the project and more housing and said they are excited to see Chief Seattle Club expand. He said it is a great partnership.

Aaron Spark, Indian Health Board, appreciated Chief Seattle Club and addition of more housing which he said is needed. He said the entire Native community is rallying around this project.

Board Discussion:

Mr. Kralios said the survey noted this is a historic, non-contributing building and he won't dispute that. He said it is an atypical building for the district. He thought the overall character is intact and it would be easy to bring it back. He noted the history as an early location for human services. He wanted to see more analysis on limitations for retaining the building – what would be involved to achieve continuous first floor. He asked for section drawings and structural analysis.

Ms. Hargesheimer asked for clarification on 'retaining'. She noted the applied stucco, new windows. She said they could recreate the original design with a new building.

Mr. Kralios said the board doesn't support faux historicism. He said it is a 100-year-old building and he said to consider if it is possible to retain any of it. He said there is one primary façade.

Ms. Hargesheimer said they can show issues with retaining that framing.

Ms. Mirro said in 1937 the tiles were removed. In 1958 the storefront was infilled with CMU and traditional stucco was re-applied. She said you don't see the store and loft character remaining.

Board members were supportive of proposed height, bulk and scale. There are taller buildings on that block and this is compatible with the scale of the immediate area.

Mr. Kralios said that anytime authentic and unique elements can be included, it is encouraged and would make the building stronger contributing element.

Mr. Rolluda agreed and said he appreciated Mr. Jones was part of the team. He was glad to hear Fortson Square would be activated and he was anxious to see landscaping plans.

Ms. Echohawk said activation of Fortson Square could be so great – beautiful, pleasant, safe. She said they hope to have the café / gallery space open to Fortson Square; the café could spill out and perhaps artwork could be incorporated.

Mr. Rolluda appreciated the presentation on history of the area and the Coast Salish people and that they are bringing the historic out in the spirit of the place. He disclosed that he and Mr. Jones are working together on another project.

Mr. Jones noted the big trees that add to a nice micro-climate.

**051618.22**

**Occidental Park**

Briefing regarding installation of a play structure

Carl Leighty, Alliance for Pioneer Square, introduced the project and said they are presenting the play space portion and the pavilion will be presented another time. He said there is a partnership with Alliance for Pioneer Square, Downtown Seattle Association, Seattle Parks Foundation, Seattle Parks and Recreation. He said they have done more outreach and have general support.

Beth Purcell is managing the process through Parks; she said they should have brought this to the board sooner but that they would help the board understand the design process.

Jonathan Morely, Berger, went over pros and cons of different types of play areas and said they chose a focused type of environment with play equipment integrated with the park. He said the existing trees, two existing totem poles, and bocce courts will remain. He said the proposed shape allows for flexibility. The bench inspiration is distinct and will be unique to Occidental Park. He said there are requirements for safety. He said there will be a resilient surface beneath, a fall zone 6' around. He said seating edges will be integrated into design. He said that equipment must comply with entrapment regulations – slots must be smaller than 3 ½" or greater than 9 ½".

He said that they are responding to the context of the park. He said there is a rich Native American history, art and timber history. He said the play area will be inspired by forms – Native art form, line, and complex curves inspired design; no front of back to structure, it can be approached from all sides but still be functional. He provided sketches of iterations as design progressed. He said they responded to concerns by changing slating to frame and decking. He said the structure will be in plane with trees, which they will protect. He said they will meet ADA access.

Mr. Morely said the Parkour play equipment will be visually unobtrusive. He went through options explored. He said they are in active conversation with the fabricator and would have the equipment pre-fabricated to minimize disruption to the site. He said material is still being explored for durability. He said dimensional lumber for the bench seating is selected for easy repair/replacement.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said the background and design evolution was helpful. He said wood is appropriate, the circular forms are appreciated. He said to make sure the gaps are not garbage collectors. He asked about installation of play surface on cobble.

Mr. Morely said the play surface has to attach to the surface; they will remove pavers and put in footings. They will retain same draining patterns. He said they have selected a tile surface, but they are hoping for a better quality. He said they are still exploring manufactures.

Mr. Kralios said bark can be refilled and doesn't have health risks like some synthetic materials but noted that it could be spread out and be unsightly.

Mr. Morely said play chips required 12' of material and drainage, synthetic turf requires greater depth and draining. The proposed thinner tile is applied to the top of the existing cobbles and there will be less disruption. He said they are exploring color options but not looking for bright colors.

Ms. O'Donnell appreciated the visually open-ness of the play structure.

Mr. Morely said they have heard the same thing from stakeholders.

Mr. Rolluda asked who is in charge of maintenance.

Mr. Morely said that Parks is.

Kim Baldwin, Parks, said the park will be maintained on a daily basis; there is a concierge on site.

Victoria Schoenburg, Parks, said a crew will do big cleaning in the morning. In the summer the crew will come a second time each day as well.

Ms. Curran asked if they'd thought of temporary cover so the play space is usable during inclement weather.

Ms. Schoenberg said that cover tends to invite bad activity and will turn the area into a negative.

Ms. Purcell said the covered pavilion will be an event area.

Mr. Kralios said that this will be a nice complement to other activities in the park.

Ms. Nashem said that next steps will be ARC review and then to full board. She said another briefing is not needed less significant change is made.

Mr. Kralios said to provide material samples, cut sheets, installation details. He said board encourages the retention of pavers.

**051618.3 BOARD BUSINESS**

**051618.5 REPORT OF THE CHAIR:** Dean Kralios, Chair

**051618.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
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