

1. GENERAL PRINCIPLES AND GUIDELINES 2022-07-12

a. General Principles

While the Pioneer Square Preservation District conveys a sense of time and place through the preservation of historic buildings and the general character of the district, the District continues to be a dynamic, evolving setting. Careful thought and planning can enhance the district while protection its historic, architectural and cultural resources.

These guidelines are intended to promote sensitive enhancements. The guidelines provide a basic framework to create an environment that respects the special setting of Pioneer Square, maintains a cohesive neighborhood identity, and is pedestrian oriented. All modifications to existing buildings, new buildings, and public realm improvements within the district should be compatible with the visual qualities of the immediate area in which the property is located, as well as the overall context of the District.

The following principles will guide the Board in its deliberations and decisions.

Pioneer Square should be preserved, protected and enhanced through ~~excellen~~excellent, design which:

- Enhances the unique qualities and characteristics of the historic buildings, architectural features and streetscapes,
- Draws upon historical, cultural, and physical aspects of a site ~~in order to~~to develop a design that is authentic to Pioneer Square,
- Protects historic and cultural resources that honor the city's diversity of people and cultures,
- Harmonizes within the larger context of the street and neighborhood while also embracing design innovation and creativity,
- Invigorates the economy by enhancing the visual quality of Pioneer Square which attracts businesses, residents and customers,
- Inspires ongoing pride, care of and interest in Pioneer Square,
- Stands the test of time by remaining functional and compatible over many years,
- Engenders a greater public knowledge and appreciation of the District's role in history and ~~it's~~s current value to the city and region,
- Recognizes the role of historically marginalized communities, such as Native American and LGBTQ individuals and groups, played in the history of Pioneer Square and contributes to the racial and social inclusiveness of the district by accommodating a wide range of people and activities, and
- Incorporates sustainable, resource-efficient technology in a way that does not detract from a building's character or the historic and visual qualities of the District.

b. Pedestrian Safety and Security

Rationale, Context, and Intent

Physical elements can contribute significantly to the District's safety and security in many ways such as preventing obstacles to people with disabilities, providing lighting for security, precluding entrapment areas, enhancing traffic safety, and providing passive surveillance.

Guidelines

- i. All public realm features must meet safety and security provisions in city, state, and federal regulations.
- ii. The design of public spaces and features within them must consider Crime Prevention Through Environmental Design (CPTED) measures.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. It provides guidance for reducing crime through the following principles:

- Surveillance and visibility. (Examples below:)
 - Minimizing visual obstructions.
 - Minimizing accessible spaces that are out of public view.
 - Ensuring adequate light and visibility.
 - Avoiding dark and unlit spaces, as well as landscaping screens between 3 and 8 feet above grade.
 - Avoiding fences that limit visibility.
 - Including windows that overlook streets and open spaces.
- Territoriality – Natural access control. (Examples below:)
 - Identifying what spaces are private
 - Indicating what spaces are controlled through design.
 - Avoiding recessed doorways and alcoves.
- Access and escape routes. (Examples below:)
 - Ensuring that there are at least two access points to all open spaces to allow escape.
 - Preventing entrapment opportunities such as at

service areas.

- Target hardening. (Examples below):
 - Using graffiti and vandal resistant materials and finishes.
 - Lighting sensitive areas – for example, artwork.
 - Removing graffiti promptly.

For more information see: <https://www.cpted.net/>

c. Universal Access – Americans with Disabilities Act

Guidelines

- i. New improvements, including those in the public and private realm, must address pedestrian access and pedestrian safety measures related to impaired visibility, hearing, and mobility. Improvements must meet Americans with Disabilities Act (ADA) requirements.



Figure xxx. This mailbox is in the pedestrian path and in the area where the visually impaired typically use their canes to navigate city streets. It should be located closer to the curb line to facilitate movement for all pedestrians.

- ii. Improvements involving vehicle lanes and crosswalks must provide clear directions for vehicle and pedestrian traffic.
- iii. All elements in the public ROW are subject to approval by Seattle Department of Transportation (SDOT).

d. Uses

Rationale, Context, and Intent

Ground floor uses are important for generating pedestrian and commercial activity in the District. The intent of these guidelines is to ensure that ground floor spaces in the District are occupied by uses that contribute to the overall pedestrian, retail and commercial activities.

Guidelines

- i. Uses at street level in the area designated on Map B for [23.66.130 of the Seattle Municipal Code \(SMC\)](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- ii. Uses at street level must be highly visible and pedestrian oriented by adding visual interest and activity that is visible from the public realm. See also Guideline d. Transparency in Section 2 Guidelines for Modifications to or Demolition of Existing Buildings and Guideline e. Storefronts and Ground Floor Design in Section 3 Guidelines for New Structures.

e. Definition of Contributing Structures or Buildings

For the purposed of these Guidelines, "*Contributing* structure or building" means a structure that the Director of Neighborhoods has determined contributes and will contribute to the architectural and/or historic character of the Pioneer Square Preservation District pursuant to Section 23.66.032, and for which any conditions to a final determination to that effect have been satisfied. A structure or building in the District is considered to be Contributing unless otherwise specifically designated.