



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 292/16

MINUTES for Wednesday, October 5, 2016

Board Members

Mark Astor
Ryan Hester, Chair
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk

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

100516.1 APPROVAL OF MINUTES:
September 21, 2016
Deferred.

100516.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

100516.21 Pioneer Building
600 1st Ave

Change of use from lecture hall and drinking and eating for 4,606 square foot street level space and 1,276 mezzanine
This uses at street level will include:
142 square foot retail space
487 square foot retail space
3,977 square foot office/event space with a 1,276 mezzanine

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and calculations provided with the change to have two retail spaces in the front. They reported that they had tenants lined up for the space and that the café would be able to use the open event space during the day as well. ARC thought that the use would activate the space although the square footage of office use was still a discouraged use. The applicant noted that part of the 3,977 square feet space will be used for events at night and by the café during the day so they consider it a shared use space. ARC confirmed that the open space is available to the public. ARC recommended approval.

Applicant Comment:

Paul Grundhoffer pointed out various uses and their locations on renderings and floor plans.

Public Comment:

Karen True, Alliance for Pioneer Square, supported the application and said the retail spaces will help to activate the Park. She said she is happy two existing businesses will be able to do a mixed-use of the space.

Board Discussion:

Mr. Kralios went over District Rules.

Ms. O'Donnell asked about conditioned use of space if current tenant moves out.

Ms. Nashem said the Board has conditioned other discouraged use approvals to revert back to their previous use when a tenant leaves.

There was discussion of the proposed uses and the changes the applicant made from early proposal. Mr. Kralios noted that the office will be more than 20% of the block but that there will be a sharing of uses among the office, event space and café. The assembly / café use is similar to what is being done at the HUB.

Ms. Nashem noted that unlike earlier proposal the applicant now has tenants lined up for the spaces.

Mr. Astor noted that tenants are lined up now rather than a loose plan with no specification as last time.

Ms. Molenaar asked if the space was open to the public or was just for office people.

The applicant said that anyone who uses the café can have access. If they want to use wifi they will have to pay for a pass.

Ms. Molenaar suggested adding small tables in that area to make it feel inclusive to the rest of the café.

Una Kim, Faerie Queen – one of the proposed tenants, asked if use would transfer to new owner if she sold the business. Mr. Kralios noted that as long as the business stayed the same the use wouldn't change.

Ms. Nashem said it would remain retail while the office would revert to previous use.

Action: I move to recommend granting a Certificate of Approval for Change of use from lecture hall and drinking and eating for 4,606 square foot street level space and 1,276 mezzanine

This uses at street level will include:

142 square foot retail space

487 square foot retail space

3,977 square foot office/event space with a 1,276 mezzanine

The retail use would remain and office use would revert to previous use if the office tenant left.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the October 5, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.120 permitted uses

SMC23.66.130 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.

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;

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

MM/SC/MA/CO 5:0:0 Motion carried.

100516.22

On the Field

Squire Building
901 B Occidental Ave S

Installation of new sign copy for I Phone 7 on the south façade

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and renderings provided. ARC discussed that because the design had so much black, it was jarring. They also thought the design was less busy which helped to balance it out. The applicant said that the product is available in the store. ARC did not make a recommendation.

Staff Report: 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. I am asking 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 DPD and other city laws.

Applicant Comment:

Leslie Sharp explained it will just be a copy change onto existing frame and will be up for 30 – 60 days. She said all available iPhone products are available at On the Field.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said that he found the black to be overpowering.

Mr. Astor said it was a trade-off; the clean copy creates less visual distraction. He said his biggest objection is the size and no copy can mitigate that; he noted it is a grandfathered sign.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for I Phone 7 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 October 5, 2016 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)

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)

Secretary of Interior's Standards for Rehabilitation

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.

Mr. Hester arrived at 9:25 am.

MM/SC/CO/AR 4:1:1 Motion carried. Mr. Kralios opposed. Mr. Hester abstained.

100516.23 S Main St at alley between Occidental Ave S and 2nd Ave S

SPU sewer repair including removing a portion of the nonoperational waterfront street car rail line

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided. The applicant explained that this is associated with the work that was coordinated and approved for the alley but that they needed to extend their work into the street. ARC thought that the plans removed rails that were not historic and that KC Metro has OK'd the removal. They discussed that no historic material will be impacted and that the alley will be paved in brick as previously approved and the street restored in pavement. ARC thought the proposal complied with District Rules, Code and SOI's and recommended approval.

Staff Report: The alley paving was originally part of the SIP for the 200 Occidental project but Seattle City Light, SPU and other minor communications utilities needed to get in so there was a collaborative effort to have the paving done after the utilities have been installed. The original COA was only for work between the alley aprons. This work extends to the street and involved removal of the old waterfront street car tracks.

Applicant Comment:

Rebecca Dickinson, SDOT, provided context of the work site and said about 300 square feet affects the street. She said the work will start in March 2017 and will finish 3rd quarter 2017. She said they have coordinated work with all parties to minimize disturbance. Responding to questions she said that there is some restoration at the alley way apron where there are no granite curbs.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said they have been tracking the project and asked if the brick paving will be done to match what is in front.

Ms. Dickinson said it will; it will extend it into the street. She said the tracks will be removed; they are non-historic and will not be reinstalled.

David Weston asked about the streetcar station.

Mr. Kralios said that is not part of this project. He showed the portion of track to be removed and noted it is in a non-used area.

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for SPU sewer repair including removing a portion of the nonoperational waterfront street car rail line. The final street paving and previously approved alley paving will occur after all utilities have been installed. Any historic granite removed will be restored.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the October 5, 2016 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

- A. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

Secretary of Interior's Standards for Rehabilitation

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.

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

100516.3 PRELIMINARY PROJECT REVIEW

No reviews

100516.4 BOARD BUSINESS

100516.5 REPORT OF THE CHAIR: Ryan Hester, Chair

100516.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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