



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 194/24

**MINUTES** for Wednesday, June 26, 2024

### **Board Members**

Maureen Elenga

Tyler Hall

Sage Kim

Karl Mueller

Jose Lorenzo-Torres

Henry Watson

Absent

Kianoush Curran

Lindsay Pflugrath

Steven Sparks

### **Staff**

Genna Nashem

Melinda Bloom

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

### **Roll Call**

#### **062624.1 Public Comment**

Jessica Timmer, Deputy Director at the Alliance for Pioneer Square commented on the dumpsters and screening application before you this morning for 600 Alaskan Way. We truly appreciate the work of Mr. Wright on behalf of the property owner as this is a really difficult project. However, I would like to speak today to the detriment this may have on the whole of Pioneer Square. With the new ferry terminal opening and the investments along the waterfront, we are dismay that this corner maybe the entryway into pioneer Square from those new investments. Currently, businesses in Pioneer Square are also going through an entire summer of construction so that \$22 million of investment in the pedestrian experience can be realized

through pioneer Square. It is truly unfortunate that this project could move forward and jeopardize all of these investments. We would love to see a better treatment of the entrance into our historic district in which there was a better, more collaborative solution to this issue. Thank you for your time in considering this project today. Thank you.

**062624.2 Meeting Minutes**

April 17, 2024

MM/SC/KM/SK

3:0:2

Minutes approved. Messrs. Hall and Watson abstained.

**062624.3 Certificates of Approval**

**062624.31 Triangle Building**

553 1<sup>st</sup> Avenue S.

Applicant: Matt Aalfs, RJ Van Liere, Building Work

RJ Van Liere presented the application to rehabilitation the building and to add a rooftop stair penthouse to access a roof top deck. He provided color comparisons that had been requested by the Board at the previous review.

Ms. Nashem gave the staff report.

Board members agreed that the preferred color of the penthouse was appropriate. Board members said the rehabilitation proposal was consistent with standards.

Action: I move to recommend granting a Certificate of Approval for rehabilitation of the building including adding a rooftop stair penthouse with modifications to the setback requirements after the Board has reviewed the stair penthouse from 300 feet and determined that it is minimally visible to the extent that it can be considering the triangle shape of the building. The paint colors for the base will be preferred option and the penthouse will be preferred option.

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 26, 2024 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

Seattle Municipal Code

23.66.030 Certificates of Approval required

23.66.140 Height

C. Rooftop features and additions to structures

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

A,B,C, and D

VIII. MECHANICAL SYSTEMS

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

E. AWNINGS AND CANOPIES

**Secretary of Interior's Standards**

MM/SC/TH/KM

5:0:0

Motion carried.

062624.32 600 Alaskan Way

Applicant: Ron Wright, architect

Ron Wright, AIA Presented the application including identifying on a site plan the location of the parcel where the screened dumpsters are currently located associated with the neighboring Western and Polson Buildings.

He provided the explanation that the increase in the number of dumpsters was due to the need to reduce the size of the dumpsters being they dumpster will be pulled to the curb cut to be serviced. He told the Board that the dumpsters are required by code to be within 50 feet proximity of the curb cut. He pointed out the location of the curb cut, the 50 foot circle identifying the zone and the location of the existing garbage containers on the site plan.

He told the Board that the amended Notice of Violation allowed the use of the parcel for storage of garbage containers but the containers are required to be screened and to get a building permit to formally adopt the use.

He went through the options that they had considered for screening and said they decided on using the screen design that was used at Alaskan Way and Marion St on the Waterfront.

He showed the Board images of the Western and Polson buildings along Western, Columbia and Western Ave to address the ARC request for a full

analysis of the buildings for possible locations for dumpster storage and how they came to rest on this location for the dumpsters.

He showed a graphic of four dumpsters and two food waste containers on the Alaskan Way side of the Western Building that was identified as the location of the dumpsters when the location of the curb ramp was determined. Mr. Wright said they have six dumpsters so they don't all fit in this location within the 50 foot zone.

Mr. Wright showed a revised drawing of the screening with screening on four sides in response to the ARC comments that the dumpsters should be screened from public view on all sides.

Mr. Wright provided a list of the plants for the rain garden that would be outside the screening.

Ms. Nashem gave the staff report.

The Board asked questions about alternatives screen designs explored and if alternative locations were explored such as interior locations, behind the garage door or somewhere along Western Ave. Mr. Wright verbally explained the challenges of the basement and storefront spaces. The Board said they thought more robust exploration and presentation of alternatives was warranted considering the visibility of the corner across from the ferry terminal, and entrance to the neighborhood; they said they were looking for a more constructive solution fitting the improvements to Alaskan Way rather than just saying that nothing works. A Board member who had a challenge with garbage pick suggested that the applicant work with SPU on a solution.

The applicant was asked if he wanted to meet with other City department to explore options. Mr. Wright agreed. Mr. Wright agreed to table the application to provide more information but also stated they eventually wanted a decision even if the decision is no so they could move forward.

Application is tabled for more information.

**062624.4 Board Business**

**062624.5 Report of the Chair**

**062624.6 Staff Report: Genna Nashem**

Ms. Nashem provided the board with an update on administrative approvals done since last meeting. She reminded board members this meeting replaced the July 3 meeting; next meeting is July 17, 2024.