



The City of Seattle

Pioneer Square Preservation Board

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Design Guidelines for New Construction on the North Lot in Pioneer Square

I. INTRODUCTION

Because of its location on South King Street between Occidental Avenue South and Fourth Avenue South, the north half of the north Qwest Field lot (hereafter, "Site") is a transition area in the Pioneer Square Preservation District. As such, creative interpretation of materials and architectural elements can be used for new construction on the Site when it is visually compatible with, and does not detract from or overwhelm, the character of the District.

A. Guideline Goals

1. To articulate how new development on the Site can be compatible with the Pioneer Square Historic District.
2. To encourage the design of new development that adds vitality to the District, fits in the context of its site, contributes to the quality building stock of Pioneer Square, provides comfort and safety and is welcoming to pedestrians in this high pedestrian traffic area, reinforces Pioneer Square's unique character, provides design variety within the Site, provides connectivity to its surroundings, and incorporates Crime Prevention Through Environmental Design(CPTED).

II. DEFINITIONS

Compatibility: The ability of two or more elements to combine to achieve a desired effect on the whole; they do not create disharmony, but are not necessarily similar.

Context: All the external factors that have a formative influence on the appearance of an area, including height, mass, scaling elements, design, materials, location on site, and so forth.

Ground level, ground related: Pertains to any proposed construction on the Site at the first level at grade.

Street level, street related: Pertains to any proposed construction on the Site only specific to the level at grade facing South King Street and Occidental Avenue South and the extension of Second Avenue South.

Scale: A visual concept regarding the relative size of a building compared to other buildings in the district and a building's architectural parts compared to the whole.

Pedestrian scale: A visual concept regarding the relative size of a building's architectural parts compared to the human figure.

III. CONTEXT

A. Development on the Site should respond to the following context of the site:

1. It is located in the Pioneer Square Preservation District.
2. It is located next to the King Street Station, listed in the National Register of Historic Places.
3. The King Street Station serves as a major transportation hub.
4. The Site is next to Qwest Field.
5. The Site is located in a major pedestrian thoroughfare during events at Qwest Field and Events Center and Safeco Field.
6. The Site is across the street from residential uses to the west and office and commercial uses to the north.
7. The eastern portion of the Site is adjacent to the International Special Review District, separated by a grade change and railroad tracks.
8. There are no buildings that currently abut the Site. The sites to the south and east could be developed in the future.
9. Weller Street pedestrian bridge terminates at the Site.
10. Occidental Avenue South changes alignment with the street grid at the northwest corner of the Site.

B. Other Important Contextual Building Features of the District:

1. Existing buildings in the District generally range in height from 2 - 8 stories.
2. Historic buildings in the District do not have setbacks at street level.
3. The buildings to the north are laid out in a grid pattern of four buildings to a block, with each building being approximately 110' x 108'. The exception is the new King Street Center which occupies the whole block. The building on South King Street between Occidental Avenue South and First Avenue South is approximately 79' x 180'.
4. Neighboring buildings generally employ a distinctive block-like massing composition.
5. Pedestrian and scaling elements found in the District include standard-sized bricks, arches, terracotta and stone design details and decorative cast iron. Windows are double hung, single hung and pivot type. Buildings should include a variation of materials particularly at entrances in some buildings.
6. *Building design in the Pioneer Square Historic District is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement. (from the Pioneer Square District Rules III b)*

IV. NEW CONSTRUCTION DESIGN

A. Massing. Consider variation of heights and facades to relate contextually the existing buildings on the blocks north of the site within the District. It is recognized that the Site will at least be bisected by the continuation of Second Avenue, creating two separate blocks.

B. Building Heights. The new buildings' heights should be perceived to relate to existing historic buildings. There should be floor height variation on the Site. Use of false parapets to accomplish the variation of height is not acceptable.

C. Setbacks. A majority of the facades on South King Street and Occidental Avenue South should be set back only after the 5th, 6th or 7th

floors to maintain the street wall at a similar height as neighboring buildings. Depth of setbacks could be from a minimum of 15' to a maximum of 30'.

D. Scale. Building facades should have a pedestrian scale, attention to detail on the ground floor and features in proportion to pedestrians.

E. Street Walls. Street level building frontage should abut the existing sidewalk and should create a continuity of facades that are compatible with historic building heights. Street level facades on South King Street and Occidental Avenue South should relate to the street wall patterns in the District. Entries may be recessed. Street walls can be interrupted by continuations of pedestrian paths.

F. Non-Street Wall Elevations. The quality of design and materials should be maintained on all sides of the buildings, as they will be seen from the street and neighboring buildings. Non-street walls can reflect the context in which they exist, but should continue to be compatible with the street facades. Service and utility functions should not be concentrated on the south side of the buildings such that they visually overwhelm the quality of design.

G. Building Articulation and Definition. Consider how the new buildings on the Site relate to the existing buildings composed of a base, shaft and cap. The base could include the street level or the street level plus the second story. Each building on the Site should have a consistent, articulated bay rhythm, but not necessarily the same as each other. Buildings on the Site should be articulated both vertically and horizontally. The buildings should have an articulated parapet.

H. Floor to Floor Height. Floor height should reflect the floor to floor heights that exist in Pioneer Square.

I. Entrance Orientation. Each building on King Street or Occidental Avenue should have an identifiable primary entrance at street level in addition to the storefront entrances on the King and Occidental facades. Architectural detailing such as, but not limited to: ornamental glazing, railings and balustrades, awnings, canopies, decorative pavement, decorative lighting, seats, architectural molding, and signage could be used to articulate the entrances.

J. Display Windows and Storefronts. Transparency should be maintained on the ground level, therefore windows should be storefront window types and should be non-reflective, non-tinted glass.

K. Upper Floor Windows. Upper floor glass should maintain transparency and be of non-reflective glass.

L. Balconies. Balconies are encouraged and the design and material should contribute to the vertical and/or horizontal expression of a building.

M. Pedestrian Friendly Design. The design should promote continuation of the pedestrian connections at Weller Street and Occidental and Second Avenues. Pedestrians move at a slower pace and are more attuned to detail and proportion, and therefore the design should reflect proportions and details which make the pedestrian feel comfortable. Examples of desirable features include, but are not limited to:

1. visual and pedestrian access (including barrier-free access) into the Site from the public sidewalk
2. pedestrian-scaled entries and windows
3. use of colors, textures and patterns
4. pedestrian-scaled site lighting
5. areas for vendors in commercial areas
6. pedestrian-scaled signage that identifies uses, shops and way finding.
7. Site furniture or amenities such as awnings, canopies, fountains, benches, pergolas, kiosks, etc.
8. landscaping that screens undesirable elements or that enhances the space and architecture.

Blank walls, large expanses of louvers or grates, etc. that discourage pedestrian use are prohibited. Design elements that direct desired uses and discourage illicit uses should be incorporated. Blind spots, recesses other than entrances, and other design elements that would create an unsafe environment for pedestrians should be avoided.

N. Environmentally Responsible Design. Elements that increase the energy efficiency and environmental sustainability of a building are encouraged and should be integrated so that they contribute to the design of the building.

V. ARCHITECTURAL DETAILS

A. Unique to Pioneer Square. Pioneer Square has a unique character and therefore any new building or environs should not replicate those found elsewhere.

B. Quality Craftsmanship. Quality in the method of construction and use of materials is encouraged to prolong the life of the building.

C. Materials. Durable and natural materials are required. Stone, brick and wood, terra cotta, ornamental sheet metal, carved stone and cast iron are encouraged. Concrete, metal, glass and tile are permitted. The use of synthetic substitutes for traditional materials such as synthetic stucco siding materials, and vinyl windows are not permitted.

D. Color. Paint colors and the color of materials shall be compatible with other buildings in the District.

E. Architectural Elements. The use of expressive architectural details encouraged.

VI. BUILDING SIGNS, AWNINGS, CANOPIES AND LIGHTING

A. Signs. Signs should comply with the Pioneer Square District XX. Rules for Transparency, Signs and Awnings. Exceptions may be made by the Pioneer Square Preservation Board as part of an overall sign package. Exceptions may be made for businesses whose primary use is grocery, pharmacy hardware, which are uses identified as desirable by residents in the Pioneer Square Neighborhood Plan

B. Awnings and Canopies. Awnings and canopies should comply with the Pioneer Square District XX. Rules for Transparency, Signs and Awnings.

C. Building Lighting. Lighting should be appropriate to ensure compatibility within the District.

VII. ROOFTOPS AND MECHANICAL ELEMENTS

A. Integrated Design. Mechanical and telecommunications equipment should be integrated into the design of the rooftop.

B. Height. Subject to *SMC 23.66.140*

C. Telecommunications equipment. Telecommunications equipment must be unobtrusive. It is prohibited from the façade of any building.

VIII. USE

A. Street level uses according to *SMC 23.66.120*, *SMC 23.66.122* and *SMC 23.66.124*.

B. Upper stories. Residential uses are preferred.

C. Parking within the development. Parking should be internalized within the development and be surrounded by active commercial use along the exterior street level.

IX. PARKING AREA

A. Screening. All facades surrounding the parking structure should be attractive and compatible with surrounding buildings. Cars should be screened from view from the street and from neighboring buildings. The parking structure should be designed so that neighboring buildings are not adversely affected by car headlights.

B. Access. Vehicle entries shall be minimized through design. Design of vehicle egress and ingress should maintain the pedestrian character of the district while being operationally sound and safe for pedestrians.

X. STREETS AND SIDEWALKS

A. Streetscape Street Trees and Vegetation. *London Plane is the preferred street tree in Pioneer Square. If physical site constraints preclude the use of London Planes, a tree similar in habitat and form may be submitted, subject to the City Arborist's approval. For individual small parks and spaces, a different complementary tree may be proposed as a signature tree for that area.* (from the Pioneer Square District Rules XIV)

B. Sidewalk Merchant Zones. Sidewalks should be designed to accommodate any desired sidewalk café (also subject to District Rules XIII), vendors (also subject to District Rules XII) or street furniture (also subject to District Rules XIII).

1. *Street Furniture: Approval to install benches will be determined by need and availability. All elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mail boxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile and the like. Pay phones, mail boxes, trash receptacles and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts.* (from the Pioneer Square District Rules XI)

2. Sidewalk and Curb Materials : Sidewalk paving and improvements shall be appropriate to ensure compatibility with in the District.
3. Street Lighting: *The three globe Chief Seattle bronze base light fixture currently in use in the District will be the approved street lighting standards. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with the three globe fixtures as needed to improve pedestrian level lighting and public safety. (7/03) (from the Pioneer Square District Rules XV)*

XI. PUBLIC ART IS ENCOURAGED.

Italics indicate statements taken from the Pioneer Preservation District Rules.

Design Guidelines Approved by _____ (Signed copy on file) Date May
31,2007

Stella Chao, Director
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