



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 355/18

**MINUTES** for Wednesday November 7, 2018

### **Board Members**

Lynda Collie  
Dean Kralios, Chair  
Emily McIntosh  
Alex Rolluda

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Adam Alsobrook  
Kianoush Curran  
Brendan Donckers  
Carol O'Donnell  
Felicia Salcedo

Chair Dean Kralios explained that a quorum was not present; applications scheduled for today would be reviewed at a special meeting scheduled next week. He said that briefings do not require a quorum, so the scheduled briefing would be presented.

**110718.1      APPROVAL OF MINUTES: September 19, 2018**

**110718.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**110718.21      Quintessa**  
102 Yesler Way

Installation of a mural

**Tabled**

**110718.22      Washington Shoe**  
Salumi  
404 Occidental Ave S

Installation of signage and painting the door and sidewalk café railing

Tabled

110718.23

**904 First Ave S**

The People's Burger

Change of use from warehouse to restaurant for a 1715 square foot space  
Alteration of the Occidental facade

Tabled

110718.24

**Corona Lofts**

606 2<sup>nd</sup> Ave

Replacement of windows on the south facade

Tabled

110718.25

**Mottman Building**

307 3<sup>rd</sup> Ave S

Alterations to the alley facade

Tabled

110718.26

**Scandinavian Hotel**

Lady Yum

116 South Washington St

Installation of signage

Tabled

110718.27

**Impact HUB**

220 2<sup>nd</sup> Ave S

Installation of temporary artwork in the windows

Tabled

110718.28

**Our Home - 75 S Main, OK Hotel -212 Alaskan, Western - 619 Western, Daily  
Journal of Commerce -83 Columbia Street, 505 1<sup>st</sup> Ave S, 304 Alaskan Way S, 210  
Alaskan Way S**

Temporary alterations to buildings to provide alternative access during viaduct  
demo

Placement of noise monitoring equipment

**Yesler Way**

Replacing sidewalk and installing junction boxes

**Columbia St viaduct**  
Removal of the ramp

Tabled

**110718.2 PRELIMINARY DESIGN BRIEFINGS**

**110718.21 60 Yesler Way**

Briefing on proposed new construction

Case Creal provided an overview of the previous briefings (detail in PowerPoint handout in DON file). He explained that Citizen M Hotels have small guest rooms and encourage guests into the public areas.

Chris Nelson explained setback requirements are complicated and ranged from 15' to 30' depending on height, with no set back required on Alaskan Way side. He said they are working with an engineer to located equipment as compactly as possible. He said they will ask for a departure to pull the 30' setback closer to 25'.

Mr. Creal noted the challenge in size of building footprint.

Mr. Nelson said the tallest feature will be 12'2". He showed a 300' radius view of options and said the preferred 25' setback will require minimal screening. He provided perspectives with 8' tall screen with 15' setback and their preferred, a 12' 2" tall screen with 15' setback. He said the screening will be louvered material painted the same color as equipment for consistency.

Mr. Kralios noted the challenge of getting buy-off on conceptual design and said that even if the board agrees here, we won't know for sure until we see the real thing.

Regarding louvers on the Western Avenue façade, Mr. Creal said there are Code requirements for what is happening here. He said Seattle City Light (SCL) vault is located here and has requirements for 10' tall double doors. He said there is a 10' clearance requirement from the gas meter to the SCL exhaust or any openings. He said the main electrical room, generator exhaust, and generator intake are 10' from grade. He said louvers are removable for servicing. He proposed a canopy over the main entry only. He said there was an option for stacked soldier course brick treatment instead of louvers at pedestrian level SCL vault double doors, but he noted the challenge of other elements there. He said they will come back with options for brick.

Mr. Creal said there are significant grading changes that impact second entry. He said that Alaskan Way grade is being raised and the new low point for storm sewer will be on Western Avenue. He said there will be a 10" height difference and they are required to keep Western Avenue grade the same. He said they will request a

departure to have no onsite loading. He said that loading will be done from the street. He said that clear glazing is important for activation and he showed what would be lost by having a loading dock instead of glazing into the space. He provided a loading berth study.

He went over street level uses and cited SMC 23.66.130. He requested over 3,000 square feet be considered lodging plant/support and said that it meets the spirit of the code. He noted the small lot size and the reduced size of the building footprint at the ground floor; he said the perception will be that they are in compliance because of all of the mechanical equipment.

Philip Tomasson, Citizen M, went over the art wall process and said they have been in contact with 4Culture with whom they will contract to manage the artwork design development. He said it will be an open call process that will result in three finalists being presented to board. He said that board input is wanted.

Mr. Kralios said there is no preferred medium, but the parameters should be focused on local art, history of the neighborhood and be relevant to the site.

Mr. Tomasson asked to have 'local' defined.

Mr. Kralios said that northern California is not local nor is Oregon. He said art should be meaningful and relevant to Seattle and Pioneer Square.

Ms. McIntosh agreed and said that Vancouver British Columbia is more connected to Seattle than northern California. She said indigenous artists should be explored. She said the board needs to review materials and asked what materials the artist will provide.

Mr. Tomasson said they are still trying to define it and will leave the materiality vague, so it will be left up to the artist. He said the first round will be getting qualifications. He said they will have materiality as they get to the design.

Mr. Kralios said art should be thoughtfully integrated to the building so that it does not appear 'tacked on'.

Mr. Rolluda concurred. He said materiality choice should take into account Puget Sound exposure, exposure to salt; it needs to be able to age well.

Mr. Tomasson said they want community involved in the process.

Mr. Kralios said 4Culture is a great start; he cited neighborhood gallery owners and their connections as valuable.

Ms. Nashem said she will provide that information. She said the Board had previously expressed that vinyl applique did not have that sense of integration and quality they were looking for.

The board went over departure summary. Ms. Nashem said regarding departures 2, 3, 6, 7, and 11 directions for making decision are provided in Code.

Mr. Kralios said the parcel size is small and that triggers many of the departures. He said that departure 2 is reasonable based on back of house requirements. He said a lot of back of house negatively affects Western Avenue and he would like to see more study on that; he wondered if a false storefront would help.

Mr. Creal said SCL has proscribed how the vault will be laid out.

Mr. Nelson said the 10' tall doors start to run into floor slab of level 2.

Mr. Kralios said to further explore activation of bays on Western but noted in principle, he could support departure 2. He said that setbacks are defined in Code and regarding departure 3, do the math to get incremental setback and height. He wanted to see more study on screening and said that based on sight studies perhaps no screen would be preferable. Regarding the loading berth, he said the site is small and it was demonstrated how having a loading berth would work against activation of Western Avenue. He said to be diligent in how deliveries are handled. He said moorage requirement is antiquated and that he would support departure 8. He said departure 9 is connected back to ground floor use.

Mr. Creal said it could be defined as food and beverage but realistically it supports the building.

Mr. Kralios said it is linked to small parcel size and odd lot lines. He said the board has supported elimination of overhead weather protection where there are conflicts with street trees. He said activation of Western Avenue, which is suffering now and should have more of a pedestrian-oriented feel. He said the elevation change is less than 12" so there is an opportunity to have an entrance there and activate the street.

Mr. Rolluda concurred and said he has seen two-façade entry elsewhere in the District.

Mr. Case said it is 10" and it is a problem.

Mr. Kralios said they could include steps.

Mr. Rolluda said it would strengthen that corner.

Mr. Creal said they were planning sliding doors; a vestibule would be required.

Mr. Kralios said it seems possible. He said activating Western Avenue is important.

Ms. McIntosh said it would activate Western. An entrance would invite people in.

Mr. Kralios said he supported non-continuous overhead weather protection. He said the canopy over entrances will help announce entrance.

Mr. Rolluda concurred.

Mr. Kralios said he would support departure 12 if SPU supports it. Regarding departure 13 he said expansion of street right of way, he hasn't seen this before. He said the board has supported alley widths.

Ms. Nashem said to look at it the same way.

Mr. Creal said it affects a portion of Yesler, from the Waterfront to 3<sup>rd</sup>.

Mr. Kralios asked if the current 66' is consistent all the way up.

Mr. Creal said yes.

Mr. Kralios said that the rest of the street would not be widened as there were historic buildings so if the street was widened at this location, it would be an anomaly.

Mr. Creal said as part of the Waterfront project they proposed keep the curb at this location. He said the Waterfront is at 100% design.

Ms. Nashem said the board can give a recommendation; widening the street has never come up.

Mr. Creal said it is in zoning review; they were told to work with this board.

Mr. Kralios said to show impact with the setback.

Mr. Rolluda said Mr. Kralios hit on everything.

Ms. Collie asked about trash pickup.

Mr. Creal said it will be wheeled out in the early morning.

Mr. Nelson said it will be wheeled out when truck arrives; they will intercom when truck is there.

Public comment:

David Westman, adjacent resident, was concerned about the noise. He said he and other residents of his building are interested in what is happening with this project.

Mr. Creal said it should be any real difference from the way trash is picked up now and the pick up will be moved closer to Yesler. He said that small vans will be used for deliveries, not large trucks.

Mr. Kralios requested design team obtain information on specifics from SPU.

Liz Stenning, Alliance for Pioneer Square said she will help connect to SPU contact.

**110718.3 BOARD BUSINESS**

**110718.5 REPORT OF THE CHAIR:** Dean Kralios, Chair

**110718.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227