



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 38/22

**MINUTES** for Wednesday, March 16, 2022

**Board Members**

Kianoush Curran  
Maureen Elenga  
Lauren Kush  
Jose Lorenzo-Torres  
Lindsay Pflugrath

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Lynda Collie  
Alex Rolluda, Chair

Vice Chair Kianoush Curran called the meeting to order at 9:05 a.m.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided on agenda.**

**Roll Call**

**031622.1 PUBLIC COMMENT**  
No public comment

**031622.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL**

**031622.21 505 First Ave S**

Proposed addition of an enclosed rooftop common recreation area. Changes to the street level façade on Railroad Way and change of use to bike storage.

Brian Walters, Olson Kundig explained the enclosed rooftop recreational space addition, and departure request for steel canopy/weather protection projection into required rooftop setback at enclosed rooftop recreational space it creates a safe

space to gather at rooftop and adds an overall neighborhood benefit to reactivate the neighborhood. He provided context of the site and said the one of the drivers of the project is the Waterfront Improvement Project and expanded bike facilities. He said the project modifications are to the western storefront for a bike lobby use at Railroad Way S. and that historic portion of the building is not impacted by this project

Mr. Walters said rooftop modifications include a new deck. He said at previous briefing the board expressed support for the form and shape. He provided sight views illustrating the addition is not visible. He said improvements on Railroad Way will not impact historic façade and will maintain architecturally significant elements. He said materials to be altered on Railroad Way S. include CMU, hollow metal doors, and large overhead doors. Improvements of storefronts add pedestrian entry and transparency adjacent to the new waterfront right of way to support street-level activity. He proposed overhead weather protection which will reinforce existing datum of canopies along First Avenue and Railroad Way.

He said the rooftop addition is permissible under the conditions of the zoning code. He said the finished height of the common recreation space does not exceed the 15' maximum height. He said the project must and will meet green factor and interpretive signage requirements as described in code. He said the curtain wall system was intentionally designed and is proportional. He proposed a canopy on the rooftop structure that adds an important architectural feature commensurate with cornice. He said interpretive signage outlining sustainability features of the building will be included.

Mr. Walters went over landscape plan and said natural plantings are specified to support a continuing growing habitat for insects. He said clear glass guardrail is proposed at low parapet and a perforated metal panel guard at high parapet. He said canopy downlights and light bollards are proposed. He went over exterior material palette and said all metals painted metallic gray will match curtain wall system. He said curtain wall systems has clear glazing with 2 ¼" mullion profiles that match what is on existing building. He said glazing is Low E, low iron with a Low # coating on inside. He noted a high-level transparency.

He said the planting palette is driven by Green Building standards and will create a sustainable eco system. He said this project will exceed Seattle Green Factor requirements and supports the whole building, not just the addition. He said the proposed lighting will match interior 3000 Kelvin light temperature; no up lighting will be used. He explained departure request for rooftop canopy which would project 2' from building face into setback zone. He said the canopy functions as an historic cornice and provides relief and shadow commensurate with work at right of way and neighborhood as a whole. He said because of geometry and angles it would be nice to have a 3' extension.

Staff report: Ms. Nashem reported the Board last had a briefing on the proposal on June 2, 2021. The Board at the time thought that if the building was being proposed for construction that the rooftop recreation space would be approvable. The Board

did not think that they could make a determination that the building qualifies as new construction to use the code section SMC 23.66.140.C.4.j being the building had already been constructed. The SDCI has concluded that this building can be considered new construction and eligible to build an enclosed recreational space on the roof above the height limit under SMC 23.66.140.C.4.j. Mechanical, stair and elevators overruns are also permitted over the height limit. The rooftop space is about 2 feet over the 30-foot setback in one location, so the Board has to consider view studies from 300 feet to determine if the feature is minimally visible in order to grant a setback modification per SMC 23.66.140.C.3. Other alterations are on the non-historic parts of the building. They change the existing service area with roll up doors to storefronts to bicycle parking with an increase in transparency. Street level uses are not required on Railroad Way per the zoning map.

Ms. Pflugrath had no questions.

Ms. Elenga asked for a detail on overhang.

Mr. Walters provided image and detail.

Ms. Curran had no questions and said the presentation was thorough. She said the applicant has clearly taken board feedback into consideration. She said the approach is measured and restrained with departures requested. She had no issue with what was presented.

Mr. Lorenzo-Torres had no questions and said it was a clear presentation.

Ms. Kush appreciated the landscape and rooftop plans and had no further questions.

Action: I move to recommend granting a Certificate of Approval for proposed addition of an enclosed rooftop common recreation area including a modification to the setback after a view study from 300 feet shows it minimally visible. Changes to the street level façade on Railroad Way and change of use to bike storage. All as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *March 16, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140 Height

C. Rooftop features and additions to structures

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the

Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features
  - j. Enclosed rooftop recreational spaces for new structures
    - 1) If included on new structures, enclosed rooftop recreational spaces and solar collectors may exceed the maximum height limit by up to 15 feet. The applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D, and meet a Green Factor requirement of .30 or greater according to the provisions of Section 23.86.019. Each enclosed rooftop recreational space shall include interpretive signage explaining the sustainable features employed on or in the structure. Commercial, residential, or industrial uses shall not be established within enclosed rooftop recreational spaces that are allowed to exceed the maximum height limit under this subsection 23.66.140.C.4.j.
    - 2) Elevator penthouses serving an enclosed rooftop recreational space may exceed the maximum height limit by up to 20 feet.
    - 3) Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall not exceed 35 percent of the roof area.
    - 4) Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall be set back a minimum of 30 feet from all streets and 3 feet from all alleys. Solar collectors shall be set back as provided in subsections 23.66.140.C.4.c and 23.66.140.C.4.d.
    - 5) Owners of structures with enclosed rooftop recreational spaces permitted pursuant to this subsection 23.66.140.C.4.j shall submit to the Director, the Pioneer Square Preservation Board, and the Director of Neighborhoods a report documenting compliance with the commitment and Green Factor requirements set forth in subsection 23.66.140.C.4.j.1.

#### **Pioneer Square Preservation District Rules**

##### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating\_Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- B. Design. Building design 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.

- C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast-iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast-iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

MM/SC/ME/LP            5:0:0    Motion carried.

**031622.3            BOARD BUSINESS**

**031622.4            REPORT OF THE CHAIR:** Alex Rolluda, Chair

**031622.5            STAFF REPORT:** Genna Nashem

Ms. Nashem asked board members to spread the word about new board member recruitment. She said board elections for chair and vice chair would be held in April. She said the next meeting is a work session on March 30, 2022.

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227