



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 121/24

MINUTES for Wednesday, May 1, 2024

Board Members

Maureen Elenga
Sage Kim
Lindsay Pflugrath
Steven Sparks
Henry Watson

Staff

Genna Nashem

Absent

Kianoush Curran
Tyler Hall
Karl Mueller
Jose Lorenzo-Torres

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

Roll Call

050124.1 Public Comment

050124.3 Certificates of Approval

050124.31 Cragin and Company / Mac's Smokehouse

1006 1st Avenue S

Applicant: Ed Linardic

As there was no quorum, the applicant provided a briefing.

050124.32 Branagan Smith Building / Rocker Hotel

213 1st Ave S

Applicant: Rene Morales

Change of use from restaurant to Sports & Recreation - Indoor for a night club for a 2483 square foot space

Installation of signage

Installation of a ladder in the storefront

As there was no quorum, the applicant provided a briefing.

Lindsay Pflugrath joined meeting at 9:30.

Quorum was met. Agenda reordered with the consideration of the minutes following the last application.

050124.33 East West Pedestrian Improvements

Washington St between Alaskan Way and 1st Avenue S

Applicant: Barbara Lee, Office of the Waterfront

Barbara Lee said trees were removed on an emergency basis.

Dave Rodgers said the trees appeared to be healthy but as the contractor removed the sidewalk around those trees it was discovered the trees were at danger of toppling over and had to be removed out of safety concerns.

Ida Ottesen explained options provided by Urban Forestry: Option 1: replace existing Linden with a new 3" caliper Linden tree; preferred Option 2: two species are proposed; both have narrower mature canopy; Green Column Maple and Tulip. By incorporating the Tulip tree, they are tying in with improvements being made on the Waterfront. Both options are supported by Urban Forestry.

Ms. Elenga asked for clarification about replacement with Linden tree.

Ms. Otteson said all options presented are supported by Urban Forestry. She said London Planes are not proposed because of their aggressive root systems and the impact on utilities.

ARC/ Staff report: The East-West streets improvement project was previously approved. During construction of the project, it was discovered that the tree roots had become unstable and did not pass a strength test. Emergency removal of the trees for public safety proceeded. This proposal is to replace the trees. An option of replacing the tree with the same Linden tree is provided, an alternative tree as well as an alternative tree for tree diversification. Though the existing Rules say that London Plane is the

preferred tree, it also says that an alternative tree can be used if site constraints preclude its use. The Board has also discussed that there is more science about the importance of tree diversification since the rule was first developed and has made several exceptions to allow for compatible street trees. The Street Concept plan also calls for diversification of trees and lists several trees that exist in the district. Some of those trees may not be approved by the City Arborist as appropriate for street trees or this specific location.

Ms. Elenga asked if two trees are proposed in Option 2.

Ms. Otteson said yes, and that both trees are different in terms of fall color, and they are compatible in shape. The Green column will be anchoring the corners with the Tulip trees in between.

Ms. Kim appreciated the presentation and preferred Option 2. She said the narrower width will allow better views to the Boat Landing.

Ms. Elenga concurred and preferred the narrower canopy and the variety of fall foliage colors as well as the biodiversity.

Action: I move to recommend granting a Certificate of Approval for replacement of trees Option 2

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 May 1, 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

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

Rules for the Pioneer Square Preservation District

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south

Avenues. Throughout the rest of the district's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area.

MM/SC/SK/SS

5:0:0

Motion carried.

050124.2 Meeting Minutes

March 20, 2024

MM/SC/SK/SS

3:0:2

Minutes approved. Ms. Pflugrath and Mr. Watson abstained

050124.4 Board Business

050124.5 Report of the Chair

050124.6 Staff Report: Genna Nashem

Administrative Review

Genna Nashem

Pioneer Square Preservation Board Coordinator