



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 221/24

MINUTES for Wednesday, August 7, 2024

Board Members

Maureen Elenga
Tyler Hall
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Steven Sparks

Absent
Henry Watson

Staff

Genna Nashem
Melinda Bloom

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

Roll Call

080724.1

Public Comment

There was no public comment.

080724.2

Meeting Minutes

5/15/24

MM/SC/KM/SS

4:0:1

Minutes approved.

080724.3 Certificates of Approval

080724.31 Palmer Building

Erica Aeby, Alpha Projects proposed signage for Lit Immersive. She proposed temporary vinyl on 1st Avenue window with “Lit Immersive” text below. She noted transparency through and around the image. On the Occidental side of the building she proposed “Lit Immersive” text on a panel to cover existing previous business sign and two vinyl on panel signs to be attached to pilaster. Pilaster signs will be place high for visibility due to adjacent food truck obscuring lower part of the building. The panels on Occidental would be in line with architectural features. Panels will be permanent and will be attached via anchors into the mortar with vinyl changed out as needed. She said the client wants to use QR code on one of the pilaster vinyls.

Ms. Nashem read the staff report

Ms. Elenga said ARC was supportive of the proposed signage. She asked for board input on the QR code.

Board members agreed that the QR code alone was distracting but that it was okay to be incorporated into the graphic sign as long as it was no more than 20% of the sign so that the QR code remained were subordinate to the design.

Action: I move to recommend granting a Certificate of Approval for installation of signage template for panels installed on the Occidental façade being permanent and the vinyl application rotating with the change of the show but being consistent with the template and for the vinyl application to the window rotating with the change of the show consistent with the template. The Lit Immersive signage on the metal beam on Occidental and the vinyl strip at the base of the window on 1st Ave S will be permanent. All per the applicant’s submittal with exception of QR code being 20% of the graphic and being located in the lower left or right corner of the graphic.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 7, 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

23.66.160 Signs

23.66.160 Signs

Rules for the Pioneer Square Preservation District

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

- A. Transparency Regulations
- B. General Signage Regulations
- C. Specific Signage Regulations

8. Wall Signs.

MM/SC/KM/SS

6:0:0

Motion carried.

080724.32 600 Alaskan Way

Ron Wright gave a summary of the application and said that no changes were made to what was proposed at the last meeting.

Ms. Nashem read the staff report noting that following the Board meeting Staff noticed in the drawings provided by the applicant that two of the six dumpsters did not fit with the 50-foot radius shown. Being the code requires that dumpsters be pulled no longer than 50 feet to the curb cut, staff suggested to the applicant that they turn or reduce the dumpster so that they all fit within the 50-foot radius. That would also allow the screen to be smaller and to be pulled back from the corner, reducing the prominence of the garbage storage at the entrance to Pioneer Square and reducing cost of the project for the applicant

The applicant later notified staff that they had no intention of changing their proposal and are refusing to provide any alternative locations or design. They asked to be scheduled for the August 7 Board meeting with the application as is.

While Mr. Wright said that he could produce a drawing that shows the containers in a layout that is in compliance quickly, and said that once the screen was built they would be dumpsters to be compliant. He asked the Board to make a decision at the meeting today so that they can appeal the decision.

Board members reiterated that they have to make a decision based on the application submittal and being what is submitted did not comply with the code they would not be able to approve it. Board members expressed that

they didn't feel there was a real effort to find a solution that improved the conditions.

Three Board members offered that if the applicant rearranged the dumpsters so that they would be within the required 50 feet of the curb cut, and reduced the size of the screening to the new layout of the dumpsters, they would have seen that as a compromise to reduce the visual impact of the screened dumpster on the prominent corner of the neighborhood. They said they had hope to work in collaboration on a solution.

Maureen Elenga asked if the Board was ready to make a motion so they could make a decision as the applicant had asked.

Action: I move to recommend a denial of the application as presented because two of the dumpsters are placed more than 50 feet from the curb cut so the proposal does not comply with the code 23.54.040. In addition, the Board is not recommending a departure to the code requirement because the proposal does not result in a development that better meets the requirements of this Chapter 23.66, the district use and development standards, and the purpose for creating the district.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 7, 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

23.54.040 F.

Access for service providers to the storage space from the collection location shall meet the following requirements:

1. For containers 2 cubic yards or smaller:

a. Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location;

23.66.050 Departure from Land Use Code requirements

A. An applicant seeking a certificate of approval for new multifamily, commercial or major institution development, that is not otherwise subject to design review pursuant to Section 23.41.004, may also seek land use code departures from the Special Review Board. A Special Review Board may recommend granting a departure where an applicant demonstrates that departure would result in a development that better meets the requirements of this Chapter 23.66, the district use and development standards, and the purpose for creating the district.

MM/SC/KM/SS

5:0:1

Motion carried. Ms. Kim abstained.

080724.33 City Hall Park

Jonathan Garner, Seattle Parks and Recreation (SPAR) explained there are two reasons for the proposal to remove the boulder from the park. The first is the Indigenous Advisory Council proposes that the boulder be removed because it doesn't align itself with the city's efforts to engage with the tribes more fully and to show good faith that Seattle is working to embrace the identity of an indigenous city. The second is SPAR is redesigning the park and will remove the boulders during that process. The design is ongoing and there are no plans to share the design now. This application is to just remove the boulders. He provided photos of the boulders and cannon balls.

Ms. Nashem read the staff report.

The Board agreed that they supported the removal of the boulder and cannon balls. They see this as a conversation moving forward and people coming together to reflect accurately the history and culture of the neighborhood. They said they looked forward to IAC collaboration in the future.

Action: I move to recommend granting a Certificate of Approval for the permanent removal of the bolder monument including the cannon balls as it does not provide a full and inclusive story of "battle of Seattle," the events that led up to it or followed it, therefore the monument does not provide historical or cultural value for City Hall Park, Seattle or Pioneer Square. The redesign of the park could better contribute to the history of the area by engaging the Tribes, urban Indian organizations and the Indigenous Advisory Council in the renovation of City Hall Park planning to ensure that future design, and any historical interpretation also reflect accurate and culturally relevant Native histories and continued presence.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 7, 2024 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Rules for the Pioneer Square Preservation District

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

MM/SC/KM/SK

6:0:0

Motion carried.

080724.4 Board Business

080724.5 Report of the Chair

080724.6 Staff Report: Genna Nashem Administrative Review Report

Ms. Nashem reported on administrative approvals provided since last board meeting. She said that three were for use of areaways. She said that SDOT has an inventory of areaway uses. She said there is a long term use permit which some buildings with areaways do not have. She said SDOT is working on correcting that.