

**Pioneer Square Preservation District  
Certificate of Approval Application**

**One Center City Near Term Action Plan  
Public Realm Improvements to the Right of Way**

1. Flexible Porous Paving Treatment to Existing Tree Pits
2. Benches

**Applicant: Seattle Department of Transportation**

Primary Contact: Aditi Kambuj, [aditi.kambuj@seattle.gov](mailto:aditi.kambuj@seattle.gov)

July 29, 2020

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**Applicant: Seattle Department of Transportation**

Primary Contact: Aditi Kambuj, [aditi.kambuj@seattle.gov](mailto:aditi.kambuj@seattle.gov)  
206 775 4394

# A. Application Form & Introduction



## GENERAL INFORMATION

### CERTIFICATES OF APPROVAL

Certificates of Approval are official notices of approval issued by the Pioneer Square Preservation Board (hereafter, Board) and the Director of the Department of Neighborhoods. They are required before the City will issue permits for work that results in any change to the exterior appearance of any Pioneer Square District structure, including facade alterations, new construction, demolition, or remodeling. They also are required before building use, street use or sign permits will be issued. In addition, Certificates of Approval are required for work that normally would not require a permit, such as minor exterior remodeling and painting. All neon signs require Board review and approval. **Repair-in-Kind:** If the proposed work you want to do involves ONLY repair using the same materials and exact same details and finishes, then a Certificate of Approval is not required. However, Board Coordinator must be notified when you are planning in-kind maintenance or repair prior to undertaking the work.

### WHY CERTIFICATES OF APPROVAL ARE REQUIRED

The Pioneer Square Preservation District ordinance 23.66 was last reviewed by City Council in 1996. This Ordinance allows for special land use and zoning controls and in addition requires review by the Pioneer Square Preservation Board regarding any of the proposed changes as noted above.

### THE PROCESS

**Board Review:** Board review may involve one review of a final proposal, but for larger, more complex proposals, Board review will occur during the conceptual, design development and final "working drawings" stages of the project. The Board uses its regulations and guidelines to evaluate proposals. It then makes recommendations to the Director of the Department of Neighborhoods as to whether a Certificate of Approval should be issued, issued with conditions, or denied.

**Architectural Review Committee (ARC):** All proposals that include design changes require review by the Architectural Review Committee prior to full Board review. Committee meetings are held on an as-needed basis, generally held one week prior to the full Board meeting from 9:00 - 11:00, in City Hall, 600 Fourth Avenue, Room L280. Committee meetings are open to the public. Call Board Coordinator for further information.

**Environmental Review:** This review is generally required for larger scale projects, and usually consists of review of an "environmental checklist." Check with Board Coordinator about the need for this review.

**Board Meetings:** Regular meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month in City Hall, 600 Fourth Avenue, Room L280. The meeting time is generally 9:00 – 11:00a.m. Meetings are conducted in accordance with the City's Administrative Code.

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods  
"Printed on Recycled Paper"

### SCHEDULING FOR BOARD REVIEW

In order to have a proposal reviewed by the Board, the complete application form, all required documentation and any applicable fees must be submitted to the Board Coordinator. Please see attached Application Instructions for timelines and information for preparing and submitting a complete application. After the Board Coordinator has determined that an application is complete, you will be informed your proposal will be placed on the agenda for review at the Board's next regularly scheduled ARC or full Board meeting.

### ASSISTANCE

Copies of pertinent use and design guidelines, Board procedures, development regulations, and other information are available from the Board Coordinator at the Department of Neighborhoods, Seattle City Hall, 600 4th Avenue, 4<sup>th</sup> Floor, PO Box 94649, Seattle, Washington 98124. Phone Number: 684-0227 or online at [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation).

### REVISIONS TO PLANS, EXPIRATION OF CERTIFICATES

Work must occur exactly according to approved plans. ANY revisions, omissions or additions to plans must be reviewed by the Board prior to execution. Unless specified otherwise, work approved under any Certificate of Approval must be completed within eighteen (18) months of the date of issue. If work has not been completed within eighteen months, the Certificate becomes null and void.

### APPEAL PROCEDURE

Any interested person may appeal a decision of the Board to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, City of Seattle, POB ox 94729, Seattle, WA 98124-4729 before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by a \$80.00 filing fee in the form of a check payable to the City of Seattle. Appeals must be in writing and must clearly state objections to the decision.

A copy of the appeal shall also be served upon the Department of Neighborhoods Director, Seattle City Hall, 600 4<sup>th</sup> Avenue, 4<sup>th</sup> Floor, PO Box 94649, Seattle, Washington 98124.

### APPLICATION INSTRUCTIONS

- Please read all of the *Application Instructions* and *General Information* sections of this packet carefully before completing the attached Application Form.
- Fill out the application form completely and provide all required submittal items. For Board members to properly act on a Certificate of Approval request, they require an accurate and thorough understanding of the proposal. **Incomplete applications will not be scheduled for Board review.** If you have questions, please call the Board Coordinator, at 684-0227.
- Submit the completed application form and all documentation needed to clearly understand the proposal (see below) along with the application fee (see below) to Board Coordinator.
- **Determination of Completed Application:** The Director of the Department of Neighborhoods shall determine whether an application is complete and shall notify the applicant in writing within twenty eight (28) days of the application being filed whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete. Within



fourteen (14) days of receiving the additional information, the Director of the Department of Neighborhoods shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the Director of the Department of Neighborhoods does not notify the applicant in writing by the deadlines in this section that the application is incomplete. A determination that the application is complete is not a determination that the application is vested.

The determination of completeness does not preclude the Director of the Department of Neighborhoods or the Board from requiring additional information during the review process if more information is needed to evaluate the application according to the criteria in the SMC or rules adopted by the Board, or if the scope of the proposed work is revised. For example, additional information that may be required could include a shadow study or a traffic study when new construction is proposed.

- Applicants will receive a copy of the agenda for the meeting in which their proposal will be reviewed. Applicants should attend the meeting.
- You should not make any changes, repairs, install signs, etc. without having Board approval.

**FEE INFORMATION**

SMC 22.900G.010 requires that an application fee be charged for each review for a Certificate of Approval. The fee is determined by the dollar value of the proposed project:

|  |             |
|--|-------------|
| <u>Design Approval</u>                 |             |
| \$0 - 1,500 of construction costs..... | \$25.00     |
| Each additional \$5,000 of costs.....  | \$10.00     |
| Maximum fee per review.....            | \$4,000.00* |
| Use Approval.....                      | \$25.00     |
| Street Use Approval.....               | \$25.00     |

\* Except that the maximum fee for a Certificate of Approval for new construction projects shall be \$20,000; except projects including housing financed, in whole or in part, by public funding; or projects that elect the MHA performance option according to Sections 23.58B.050 or 23.58C.050.

Estimate the construction costs, calculate the fee and make checks payable to the City of Seattle.

Total Project Cost related to project work included in application: \_\_\_\_\_

Fee Submitted \_\_\_\_\_

**REQUIRED DOCUMENTATION**

The following information must be provided for a Certificate of Approval Application to be complete:

**CHANGE OF USE APPROVAL:** Includes any proposed new use, change of use, or expansion of use.

1. ☐ Four (4) sets of floor plans drawn to scale for the building and/or particular space involved.
2. ☐ A detailed description of the proposed use including square footage.  
Note: Any proposed use or change of use must comply with both the underlying zoning and the development regulations for the Preservation District. State Environmental Policy Act (SEPA) review may be required to establish a new use or change use.

**STREET USE APPROVAL:** Includes sidewalk cafes, vending carts, and temporary structures.

1. ☐ A detailed description of the proposed work, including:
  - A. ☐ Any changes that will be made to the building or site;
  - B. ☐ Any effect that the work would have on the public right-of-way or other public spaces;
  - C. ☐ Any new construction;
  - D. ☐ Any proposed use, change of use, or expansion of use;
2. ☐ Four (4) sets of scale drawings, with all dimensions shown of:
  - A. ☐ A site plan of existing conditions, showing adjacent streets and buildings, and, if the proposal includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
  - B. ☐ Elevations and sections of both the proposed new features and the existing features;
  - C. ☐ Construction details;
  - D. ☐ A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings;
3. ☐ Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located (digital pictures sent through email will not be accepted);
4. ☐ One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint;
5. ☐ If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features that would be replaced, removed, or demolished;

**DESIGN APPROVAL:** Includes any exterior alterations to buildings, sites, or rights-of-way.

1. ☒ A detailed description of the proposed work, including:
  - A. ☐ Any changes that will be made to the building or site;

- B. ☒ Any effect that the work would have on the public right-of-way or other public spaces;
- C. ☐ Any new construction;
- D. ☐ Any proposed use, change of use, or expansion of use;

2. ☐ Four (4) sets of scale drawings, with all dimensions shown of:

- A. ☐ A site plan of existing conditions, showing adjacent streets and buildings, and, if the proposal includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
- B. ☐ A floor plan showing the existing features and a floor plan showing the proposed new features;
- C. ☐ Elevations and sections of both the proposed new features and the existing features;
- D. ☐ Construction details;
- E. ☐ A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings;

3. ☒ Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located;

4. ☒ One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint;

5. ☐ If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features that would be replaced, removed, or demolished;

6. ☐ If the proposal includes demolition of a structure or object:

- A. ☐ A statement of the reason(s) for demolition; and
- B. ☐ A description of the replacement structure or object and the replacement use.

**SIGNAGE, AWNINGS, OR EXTERIOR LIGHTING:**

1. ☒ A detailed description of the proposed work, including:

- A. ☐ Any changes that will be made to the building or site;
- B. ☒ Any effect that the work would have on the public right-of-way or other public spaces;
- C. ☐ Any new construction;
- D. ☐ Any proposed use, change of use, or expansion of use;

2. ☒ One (1) set of photographs of any existing features that would be altered and photographs showing the context of these features, such as the building façade where they are located.

3. ☒ Four (4) sets of scale drawings of proposed signage or awnings, showing the overall dimensions, material, design graphics, typeface, letter size, and colors;

4. ☒ Four (4) sets of a plan, photograph or elevation drawing showing the location of the proposed awning, sign or lighting;

5. ☒ Four (4) copies of details showing the proposed method of attaching the new awning, sign, or lighting;

6. ☐ The wattage and specifications of the proposed lighting, and a drawing or picture of the lighting fixture; and

7. ☒ One (1) sample of proposed sign colors or awning material and color.

### **Preliminary Design**

An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design if the applicant waives in writing the deadline for a Board decision on the final design and any deadlines for decision on related permit application under review by the Department of Construction and Inspection. The Coordinator may reject the request if it appears that approval of a preliminary design would not be an efficient use of Coordinator or Board time and resources, or would not further the goals and objectives of SMC 23.66. To be complete, an application for preliminary design must include the information listed on the cover page of the application and in the Design Approval Section 1., 2.A., B., C., 3., 5., and 6. *A Certificate of Approval that is granted for a preliminary design shall be conditioned upon subsequent submittal and Board approval of the final design, including all of the information listed above in subsection B, prior to issuance of permits for any work.*

Revised February 2016

## **INTRODUCTION**

### **Application for Design Approval+ Signage Awnings or Exterior Lighting Approval**

This application is for alteration of features in the right-of-way as part of the One Center City Near Term Action Plan.

The One Center City Near-Term Action Plan is the result of an interagency partnership (SDOT, King County Metro, Sound Transit and DSA) formed to ensure that Center City continues to thrive throughout the coming years of construction and growth. This plan allocated \$4m to improve the pedestrian environment and access to transit in downtown.

**For the purpose of this application, these projects include:**

- 1. Tree Pit Repair**
- 2. Seating**





The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

### APPLICATION FOR CERTIFICATE OF APPROVAL

Date Submitted: July 29, 2020

Business/Property Name: \_\_\_\_\_

Business/Property Address: \_\_\_\_\_

Building Name: \_\_\_\_\_

*If the applicant representative is different than the building or business owner, fill in both columns*

#### Applicant Representative

Name: Aditi Kambuj

Company: Seattle Department of Transportation

Phone # 206 775 4394 Fax # \_\_\_\_\_

Mailing Address: 700 5th Ave

City/Zip Code: 98107

E-mail: aditi.kambuj@seattle.gov

#### Business/Building Owner

Name: \_\_\_\_\_

Phone# \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

- Approval Requested for:**

|  |  |   |
|--|--|---|
| <input type="checkbox"/> Change of Use     | <input type="checkbox"/> Sign(s)                     | <input type="checkbox"/> Street Use Permit        |
| <input type="checkbox"/> Colors            | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Other-Specify |
| <input type="checkbox"/> Facade Alteration | <input type="checkbox"/> Demolition                  | <u>New Benches and Flexible Porous Paving in</u>  |
|  |  | <u>Right of Way</u>                               |
- Completed description of proposal (attach a page with full written description):  
Please see enclosed document.
- Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_
- Property owner's signature/consent: \_\_\_\_\_ Date: \_\_\_\_\_
- Property owner's name (printed): \_\_\_\_\_
- Property owner's mailing address: \_\_\_\_\_
- Project Cost: \$81,000 Certificate of Approval Fee: \$320 Date Paid: \_\_\_\_\_  
(Made payable to City of Seattle)

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

1. Required Submittal Items for Design Approval // Flexible Porous Paving Treatment to Existing Tree Pits

**DESIGN APPROVAL:** Includes any exterior alterations to buildings, sites, or rights-of-way.

- 1. ☒ A detailed description of the proposed work, including:
  - A. ☒ Any changes that will be made to the building or site;
  - B. ☒ Any effect that the work would have on the public right-of-way or other public spaces;
  - C. ☐ Any new construction;
  - D. ☐ Any proposed use, change of use, or expansion of use;
- 2. ☐ Four (4) sets of scale drawings, with all dimensions shown of:
  - A. ☐ A site plan of existing conditions, showing adjacent streets and buildings, and, if the proposal includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;
  - B. ☐ A floor plan showing the existing features and a floor plan showing the proposed new features;
  - C. ☐ Elevations and sections of both the proposed new features and the existing features;
  - D. ☐ Construction details;
  - E. ☐ A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings;
- 3. ☒ Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located;
- 4. ☒ One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint;
- 5. ☐ If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features that would be replaced, removed, or demolished;
- 6. ☐ If the proposal includes demolition of a structure or object:
  - A. ☐ A statement of the reason(s) for demolition; and
  - B. ☐ A description of the replacement structure or object and the replacement use.

1. Description

This application is a request to upgrade the condition of 44 SDOT owned tree pits, tree grates, and concrete pavers that have reached the end of their useful lifespan. All the features are SDOT owned and maintained and fall within the public rights-of-way, specifically between the sidewalk and curb. The project includes removal of defunct tree grates, removal of defunct concrete pavers, expansion of tree pits, and installation of a flexible porous surface treatment (FPST). Proposed work will be undertaken at four locations within purview of the Pioneer Square Preservation Board, “Occidental” and “2nd & Jackson”. A full list of locations, post expansion treatments, and corresponding maps are attached.

1A. Changes to the building or site:  
No changes to buildings. Each tree pit will be treated on a case by case basis depending on individual site characteristics. The following is a detailed description of each of the three possible treatments. Either one, two, or all three of these changes will be implemented at each tree pit.

Removal of tree grates or pavers: Along Occidental Ave S the trees are growing into the tree grates. The grates will be removed and discarded. No grates within purview of this project have historical significance. According to the SDOT street tree inventory, these grates were put in place in 2002. Along 3rd Ave S the tree pits are lined with pavers instead of grates. Tree roots have lifted the pavers to create an uneven walking surface they will be removed and tree pits will be expanded. See attachment “Address List\_2A&2E” for final tree pit size.



Picture of a tree grate and pavers overdue for removal and replacement



Expansion of Tree Pits: Using a concrete saw, cut away a portion (along teal line) of the adjacent concrete to increase the grow space while helping with removal of tree grates. No granite curbs will be removed or disturbed.

Installation of FPST: Flexible porous surface treatment allows water to pass through and water the tree, while providing a more stable walking surface. First the gravel or compromised tree grate is removed, and the soil level is reduced to a level where the material can be installed to closely match the grade of the adjacent sidewalk. There are a variety of colors available. On Occidental, Cypress is an option that might complement the surrounding brick. The darker colors may compliment the 2nd and S Jackson pits.

1B. Effect on the public right-of-way or other public spaces:  
The main effect this project will have on the public right-of-way is increased safety and improved aesthetics. The installation of the FPST is safer and more visually appealing than lifted tree grates, pavers and gravel. In addition, expansion of the tree pits and removal of the grates will boost trees health thereby increasing the natural beauty of this tree-lined street.

1D. Expansion of use:  
Installation of the FPST will increase usable surface on the sidewalk. Currently there are uplifted places where the grates and pavers are creating a potential trip hazard.



2A. Occidental existing site conditions



East side of Occidental Ave S, looking south from S. Jackson St. Existing use is pedestrian with small sidewalk café eating areas. The wide sidewalk also supports sign boards for adjacent restaurants.



West side of Occidental Ave S, looking North from S King St. Existing use is pedestrian only.



2A. Occidental existing site conditions (continued)



Existing Conditions: West side of 2nd Ave S Ext from 3rd Ave S looking South toward S Jackson St.



Existing Conditions: West side of 3rd Ave S looking South toward S Jackson St.



Existing Conditions: East side of 2nd Ave S Ext from 3rd Ave S looking South toward S Jackson St.



Existing Conditions: East side 3rd Ave S looking South toward S Jackson St.



3. Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located:

Please advise if additional photos will be necessary, they will be submitted upon request.

4. Examples of Flexible Porous Surface Treatment (FPST) installation and proposed colors:



Example Color for FPST “Cypress” whenever brick is present adjacent to the tree pit



Example Color for FPST “Irish Ebony” along sidewalks without bricks

6. Demolition of a structure or object:

6A & 6B. A statement of the reason(s) for demolition; and a description of the replacement structure or object and the replacement use:

Uplifted concrete, grates, and pavers surrounding tree pits cause trip hazards. They will be removed and replaced with Flexible Porous Surface Treatment.

Richard Hovde, Areaways Program Manager for SDOT, has approved these changes. None of the tree pits in question are directly over an areaway and therefore have no effect on the areaway. The following map shows location of Areaways, a follow-up phone conversation with Richard verified zero impacts.

Approximate project timeline: August 2020 - September 2020





2. Required Submittal Items for Design Approval // New Benches - evaluation phase

**DESIGN APPROVAL:** Includes any exterior alterations to buildings, sites, or rights-of-way.

1. ☒ A detailed description of the proposed work, including:

A. ☐ Any changes that will be made to the building or site;

B. ☒ Any effect that the work would have on the public right-of-way or other public spaces;

C. ☐ Any new construction;

D. ☐ Any proposed use, change of use, or expansion of use;
2. ☐ Four (4) sets of scale drawings, with all dimensions shown of:

A. ☐ A site plan of existing conditions, showing adjacent streets and buildings, and, if the proposal includes any work in the public right-of-way, the existing street uses, such as street trees and sidewalk displays, and another site plan showing proposed changes to the existing conditions;

B. ☐ A floor plan showing the existing features and a floor plan showing the proposed new features;

C. ☐ Elevations and sections of both the proposed new features and the existing features;

D. ☐ Construction details;

E. ☐ A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings;
3. ☒ Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located;
4. ☒ One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint;
5. ☐ If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features that would be replaced, removed, or demolished;
6. ☐ If the proposal includes demolition of a structure or object:

A. ☐ A statement of the reason(s) for demolition; and

B. ☐ A description of the replacement structure or object and the replacement use.

1. A detailed description of the proposed work:

This application is a request to install 6 new benches in the Pioneer Square Preservation District as part of an evaluation phase of an SDOT bench program. These benches will provide all users, and especially elderly, with the opportunity to pause, rest, and enjoy the sights and sounds of Pioneer Square.

1A. Changes to the building or site:

No changes to buildings. Proposed benches will be installed using surface mounts within SDOT owned right-of-way. In one instance (2nd Ave S near S Jackson St) an existing bike rack will be relocated.

1B. Effect on the public right-of-way or other public spaces:

The proposed seating locations within the district were selected in order to ensure minimal impact on the pedestrian through zone within the right-of-way. Additionally, these locations were identified as areas lacking adequate public seating.

2A. Site plan & existing site conditions



Proposed bench locations ( ● ) along the Age Friendly Loop ( — ) within the Preservation District ( - - - ).





1. Proposed bench location on the east side of 2nd Ave S, north of S Jackson St. Bicycle rack to be relocated 20 feet to the north on same block. Backed bench proposed, with seating facing the building.



3. Proposed bench location on the east side of 2nd Ave S, south of S Jackson St. Backed bench proposed, with seating facing the building.

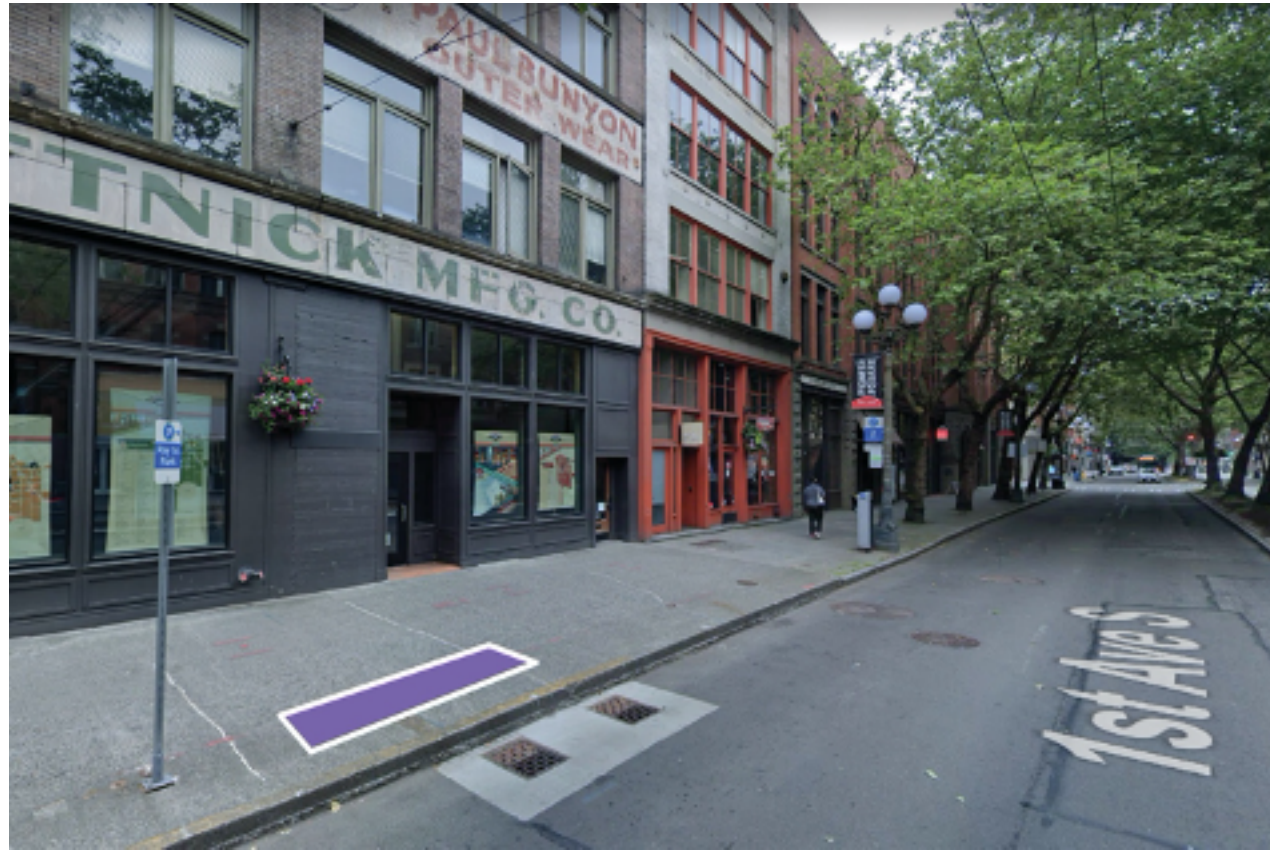


2. Proposed bench location on the north side of S Jackson St, west of 2nd Ave S. Backless bench proposed between windows.



4. Proposed bench location on the south side of S Jackson St, east of 1st Ave S. Backless bench proposed to allow window access for cleaning.





5. Proposed bench location on the east side of 1st Ave. Backed bench proposed with seating facing the building.



6. Proposed bench location on the south side of Yesler Way, east of Occidental Ave S. Backed bench proposed with seating facing away from the building.



3. Photographs of any existing features that would be altered and photographs showing the context of these features, such as the building facade where they are located:

Please advise if additional photos will be necessary, they will be submitted upon request.

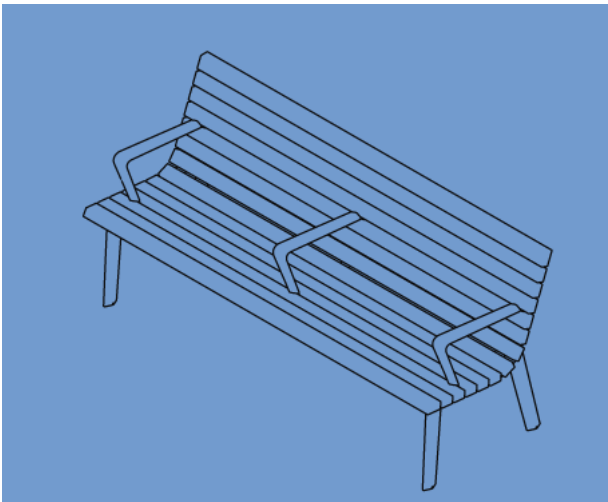
4. Proposed Design and Materials.

Two bench design options are submitted for the Preservation Board’s consideration.

**Design OPTION 1: Generation 50 from Landscape Forms (Preferred)**

This bench is a modern interpretation of the historic 1939 World’s Fair bench which is recommended by the District’s Design Guidelines. While similar to the World’s fair bench in terms of materials and style, the design is simpler and fully age-friendly with complete back support for the backed bench option. The backed and backless benches (recommended at a few locations where space is at a premium) will be installed with interim arm rests to maximise ergonomic comfort for older adults as they use the bench. While this bench design is reminiscent of the World’s Fair, it is a response to the historic design, distinct from the World’s Fair bench installed in Pioneer Place Park.

Materials: Cast aluminum with black powdercoat finish and ipe wood seats.  
Fixing: Surface mounted



**Design OPTION 2: 1939 World’s Fair Bench from Kenneth Lynch and Sons**

The standard for the District, the 1939 World’s Fair Bench, is the second design option proposed. Both backed and backless design will be installed with interim armrests to maximize comfort for older adults using this bench.

Materials: Ductile Iron (black) and ipe wood seats  
Fixing: Surface Mounted



**Maintenance**

Bench maintenance will be carried out in partnership with the Downtown Seattle Association Metropolitan Improvement District (MID). Over a 2-year evaluation phase we will collect data on maintenance needs, occupancy and demand, and reaction to design to determine the long-term feasibility of these benches. If locations turn out to be unsustainable to maintain or show low use rates, benches will be assessed for relocation to other areas in Pioneer Square or the Downtown area more generally.



5. District Bench Precedent



Pioneer Square Park Bench



Bench detail