



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 27/22

Staff REPORT

For Board meeting March 16, 2022

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

031622.21

505 1st Ave S

Brian Walters

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.

Staff report: 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.

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

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The Seattle Department of Neighborhoods**

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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)

Issued: March 9, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator