



The City of Seattle

Pioneer Square Preservation Board

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PSB 303/18

MINUTES for Wednesday October 17, 2018

Board Members

Lynda Collie
Kianoush Curran
Brendan Donckers
Emily McIntosh
Carol O'Donnell, Vice Chair
Alex Rolluda
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook
Dean Kralios, Chair

Vice Chair Carol O'Donnell called the meeting to order at 9:00 a.m.

101718.1 APPROVAL OF MINUTES:

101718.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

101718.21 City Club Building

Domino's Pizza
112 1st Ave S

ARC report: Ms. O'Donnell reported the applicant did not attend the ARC meeting. This is an after the fact review. ARC reviewed the plans provided and while the drawings did not identify if the lighting was exterior or interior, from the photos provided it appeared to be an internally lit sign in the area of the "open" which is prohibited. ARC needed clarification. ARC suggested that if the sign is internally lit that they propose a sign that has exposed neon tubing or LED tubing to look like neon. Otherwise they thought the sign complied with letter size, transparency and overall dimensions.

Staff report: Ms. Nashem said she had received a report that signs had been installed in addition to the ones that were submitted for a Certificate of Approval. She notified the applicant who has submitted an application for the window sign. The blade sign was removed. An application for a non-illuminated sign was submitted, however Ms Nashem had been under the impression that the sign was a lit sign. Afterwards the applicant confirmed that the sign was lit and will bring additional drawings and photos to the meeting. From the photo provided, the sign may be an internally lit sign which is prohibited.

Andrew Kelly, Dominoes, brought the actual sign in for review and confirmed it was an internally lit sign.

Ms. O'Donnell suggested tabling the application because no updated plans were received. She suggested the applicant come back with an alternative as internally lit signs are not allowed per District Rules.

Ms. Nashem said to submit plans to staff and she will put the application back on the agenda.

Mr. Donckers said to provide clarity to the whole sign package to understand in context how it all fits.

Mr. Kelly tabled the application.

101718.2 PRELIMINARY DESIGN BRIEFINGS

101718.21 Utility Boxes

Proposed project to install art on utility boxes in Pioneer Square

Tija Petrovich, President, Pioneer Square Residents Council, explained the intent to better the community.

Suzanne Morlock, resident, explained the proposal to bring life to the gray signal boxes. She provided examples of what other communities have done and noted the intent to tie in to cultural and historical connections of Pioneer Square. She explained that the community project was fully funded, and they want board input before they proceed further. She said possible featured topics could include the Klondike, brothels, the great fire, Native American / First People, first settlers, LGBTQ among others related to Pioneer Square. She said SDOT will weigh in on project as well. She said they have talked to the South Park, First Hill and CID districts all of which have decorated boxes; she gathered best practices.

Ms. Petrovich said imagery will not be graffiti-like, there will be no neon colors, no large type and they will avoid imagery that is advertising.

Ms. Morlock said there will be no direct correlation between art and adjacent business. The boxes will enhance the streetscape. She said they will stick to the history and culture of the neighborhood.

Ms. Petrovich said they will do wraps, not paint. The wraps are removable and are easier for maintenance. She said the CID uses wraps as they are more reasonable to replace.

Ms. Morlock said wraps are used for over 90% of projects like this; they are becoming standard. She said the wraps are professionally installed. She said there are over two dozen boxes in Pioneer Square; they have identified five on 1st Avenue between King and Cherry to start.

Ms. Nashem noted SDOT has specific requirements for the utility boxes and that they are reviewed by the office of arts and culture as well.

Ms. Morlock said they want to include the artist name and sponsoring organization on each box.

Mr. Donckers asked the box dimensions.

Ms. Petrovich said they are 3' wide x 12" deep; some are on concrete, others on elevated pads but the box remains the same.

Mr. Donckers noted there is flexibility for art in district. He said the themes mentioned are a great idea. He said compared to a sandwich board 10% lettering might be good. He said the more you say, at what point does it become advertising.

Mr. Rolluda said it would be helpful to have a map showing where they will be located. He appreciated the educational / story-telling aspect.

Liz Stenning, Alliance for Pioneer Square, said to be aware of where the Trail to Treasure kiosks are located.

Ms. Morlock said she spoke to the Klondike who said it would be great if the themes complemented what is already happening.

Ms. McIntosh said in the public review process to check with Native American community for input where appropriate and noted diversity should be represented.

Ms. Petrovich said they want input and have already received some public comment.

Ms. Morlock said the next time they will be in touch with Chief Seattle Club to do three boxes. This is a pilot and themes are broad. They want to work out the kinks, decision making process, and privacy issues.

Ms. Petrovich said they will come back in February.

Ms. O'Donnell asked who will make decision.

Ms. Morlock said they have to winnow down submissions; they might get 400 or six.

Ms. Petrovich said they have sent out information to the resident council list, business and building owners; they will work with Alliance for Pioneer Square and keep board apprised.

Ms. Nashem said to ask artists for copies of their work and what they would do.

101718.22 **Metro Hub plans**

Briefing of proposed changes to sidewalks, curbs and ramps

Mark Noll, King County Metro and Kristiana Farrell, SDOT, presented. For detail, see PowerPoint handouts (in DON file).

Ms. Farrell said they are looking at pedestrian access issues and how bus stops are functioning. They will address the worst issues in Pioneer Square and Chinatown International District and noted there are some areas of overlap. She said there is maintenance to be done and they will bring up to ADA standards with new curb ramps, widening of sidewalk, and attention to curb visibility. On 2nd Avenue Extension and Jackson Street they may or may not do work; the curb ramps were upgraded recently and there are issues with the streetcar.

She said they will widen by 4' the sidewalk along Jackson and will upgrade curb ramps at the entrance to the Sounder station; it is over a cantilevered structure and they are working with all entities / jurisdictions.

Ms. O'Donnell asked how they arrived at community feedback.

Ms. Farrell said Aditi Kambuj did community outreach for input resulting in these projects. She added that projects are all fully funded.

Mr. Noll went over design approach plan and said they will do bus stop improvements as buses will come out of tunnel in 2019, putting more strain on surface bus stops and pedestrian realm. He indicated on the plan where sidewalk will be expanded. He said that on 4th Avenue, south of Jackson, along Union Station higher volumes are anticipated. They plan to extend the bus stop another 50', remove railing to allow a third bus to stop there. He said analysis was conducted to see how it will operate and maybe an additional bus stop will be added south of Weller; it is under study now. He said old style signage will be updated with new modern standard as shown on page 16.

Ms. O'Donnell asked about changes on 2nd in front of the Metropole.

Ms. Farrell said that there is an areaway there. They will not move forward because the building is being developed. She said they are aware of the historic value of the areaway.

Mr. Rolluda said that 4th and Jackson is chaotic in the am and pm with streetcar, buses heading north, cars etc. He asked if widening sidewalk will reduce the drive lane.

Ms. Farrell said no lanes will be reduced. The sidewalk will be widened on Jackson into a vehicle lane that is wider than it needs to be.

Ms. O'Donnell appreciated the way the public has been incorporated into the plans. She asked about ADA ramp material.

Ms. Farrell said yellow is the standard requirement per National ADA.

Ms. Nashem said that projects along 1st Avenue and Waterfront are all cast-iron unless there are impacts to areaways.

Ms. O'Donnell said cast-iron is preferred.

Ms. Farrell said they asked and were told to use yellow as it is a federal standard.

Mr. Donckers said we can do better than that and noted the strong support for using cast-iron in the district. He asked for a report-back.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, noted support for cast-iron ramps. She said that first cast-iron ramp was used at the transit tunnel. SDOT looked to the federal rules and decided to use it in that location.

Mr. Donckers noted importance of consistency in domes in Pioneer Square.

Ms. O'Donnell said plastic is used only if there is an areaway underneath.

101718.22

Jackson Hub plans

Briefing of proposed changes to the Union Station plaza

Liz Stenning, Alliance for Pioneer Square, provided an overview of the proposed improvements where Pioneer Square and the International Special Review District meet. She said it needs to be recognized as a place, so it was named "Jackson Hub". She said there are spot upgrades and improvements. She said King Street Station is being looked at how it can be better used to serve the district.

McKenzie Waller, Framework, went over objectives:

1. Safe and Comfortable: Jackson Hub should be safe and feel safe for residents, visitors, women, children, people with disabilities, and any other users of the space.
2. Engaging: The buildings, streets, sidewalks and other connections around Jackson Hub should be designed to sustain the interest of people walking in order to have a more pleasant experience.
3. Connected: Jackson Hub should clearly connect the many transit systems, routes, and adjacent
4. Embedded: Jackson Hub should be recognized as a place and destination in its own right with stewardship, and public spaces that reflect community culture.
5. Iconic: Jackson Hub should be memorable and stand out as an iconic entry into downtown Seattle.

We went over public process, past and upcoming meetings. She went over the context of the site at Jackson and 4th Avenue South and noted the multi-agency ownership. She said there are site constraints being on a bridge structure which restrict plantings and pavement replacement. She said they are looking at how they can make changes in 3-5 years given the constraints. She noted the challenges and opportunities of the area; the space is disconnected and desolate and there is a lack of wayfinding clarity and a lack of stewardship.

She went over concept plans:

1. Prioritize neighborhood icons.
2. Identify key paths.
3. Eliminate clutter.
4. Update roof and expand canopy
5. Group together amenities outside walkway.

She went over design approach for key zones and said three variations were presented to public. The lowest cost was 'Skylit Gables' where a green wall structure would be used for plantings. It will reconnect plaza at Union Station with stairs to sidewalk. There will be overhead catenary lighting along key paths of travel and stairs to connect the dead-end at the Vulcan Building.

Ms. Nashem asked if this section of the wall to be removed is historic.

Ms. Waller said it is not; it was added when cars were allowed on the road.

Mr. Rolluda asked about the white boxes on the plaza.

Ms. Waller said it is a restroom for bus drivers. She went on to the 'Tensile Lugsails' option with plantings and artistic fabric for overhead element, widened crosswalk, raised plaza to level of entry, alternate roof design, bike parking options, connection through site and King County standard shelter. The third option, 'Glass Panel' has aggregate elements, grand plaza in front of Union Station, rebuild lid structure to allow play / park-like space, new foundation, column structure support, consolidated bike parking, and crosswalk with signal. Public comment ranked in importance: wayfinding, lighting, landscaping and plants, weather protection, bike parking, and micro retail. At their second public event, public noted preference for glassy roof structure and no preference for bus shelter outside of Metro standard.

Board Comments:

Mr. Rolluda said options 2 and 3 were compatible and said view blockage of King Street Station is a bad idea. He liked reflection of the architectural character of the Weller Bridge. He said Option 1 ties it all together; he appreciated the triangular landscape, raised crosswalk at Jackson and 4th, stairs to Weller Street, and removing the wall along 4th Avenue. He supported providing a vehicle drop off zone because there are events at the station and an unload zone is needed. He said to slope the sidewalk and add bollards like at the Alexis Hotel. He asked about bike locker plans recalling a past denied application.

Ms. Stenning said both International District board and the Pioneer Square Board said 'no' to those lockers.

Ms. Nashem said someone from SDOT asked about planter removal but never submitted a proposal.

Mr. Rolluda said the plaza is a nice space but has no seating; seating would be good.

Ms. Waller said that drawings don't show amenities in depth, but they have looked at moveable seating, planters, linear benches.

Mr. Rolluda said that at the east entrance to Union Station the lower floor at Vulcan could house restaurants and retail.

Ms. Waller said that there is interest in micro-retail and what it would look like.

Mr. Rolluda said to be sure not to conflict with the gateway to the International District right there and sight lines should be clear to the gate.

Mr. Donckers said that when 4th Avenue overpass is rebuilt it will change everything.

Ms. Waller said it is 109 years old but there is no information on when it would be rebuilt. She said another station will be added to the area.

Mr. Rolluda left at 10:35 am.

Ms. Stenning said the addition of another station is in flux at this point.

Ms. Waller noted Eastlink, Ballard and West Seattle lines will overlap here as well.

Mr. Donckers said there is chaos there and to eliminate the clutter. He said to clear passage ways and sight line especially as overpass and new station are put in.

Ms. O'Donnell preferred Option 1 and said it allows more transparency and sight lines; 2 and 3 are large in already crowded area. If the bridge is rebuilt it doesn't make sense to do a long-term project and said to stick with a 3 – 5-year project.

Ms. McIntosh noted the issue of maintenance of the fabric. She preferred Option 1 and said it preserves sight lines to the gateway. She supported micro retail, food trucks for more flexibility of use of space.

Ms. O'Donnell said artwork might feel cluttered in the proposed location.

Ms. Salcedo would like to see art along the path between two buildings to provide a more inviting connection to sidewalk, and crosswalk.

Mr. Donckers left at 10:45 am.

Ms. Nashem asked about parking for Union Station occupants.

Ms. Waller said they are meeting with Sound Transit and said they use the parking. She said they are internally looking at why and how much they use it. There is concern around giving up the parking spaces, loading, security access to space for emergency vehicles.

Ms. Stenning said there is a lot of interest by the public to remove the parking. She said to ask users to rethink how it is being used.

Ms. Nashem asked if the parking garage is connected to Union Station.

Ms. Waller said it is challenging to use it for the building.

101718.3 BOARD BUSINESS

101718.5 REPORT OF THE CHAIR: Dean Kralios, Chair

101718.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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