



The City of Seattle

Pioneer Square Preservation Board

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PSB 150/10

MINUTES for Wednesday June 2, 2010

Board Members

Ann Brown
Erin Doherty, Vice Chair
Adam Hasson
Lorne McConachie, Chair
Catherine Person
Elizabeth Read

Staff

Genna Nashem
Melinda Bloom

Absent

Willie Parish
Jeremie Lipton
Ryan Hester

Chair Lorne McConachie called the meeting to order at 9:05 a.m.

060210.1 APPROVAL OF MINUTES:

060210.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

060210.21 **Cherry Street Paving**
Cherry Street First Ave to Third Ave

Street paving including retrofitting existing ramps and re-setting granite curbs

Staff Report: Ms. Nashem explained that in the past the board has recommended that the detection pads be yellow cement, rather than the plastic. An exception was made for a crosswalk that would include the pressure activation as a better alternative than the adding additional bollards. In this case, SDOT has proposed the overlays because the ramps exist and are over an areaway.

Susan Byers explained the work is part of a larger maintenance project which will involve grinding off the top 2" and repaving with asphalt. She said the grinding and paving would be done at night and that they have received a noise variance. She said the ADA ramps will be made compliant with surface applied truncated domes. The

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The Seattle Department of Neighborhoods**

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slope and dimension meet ADA requirements. The work is scheduled to start sometime from mid-July to September and she noted there are game and event restrictions on when the work can be done. She explained that half of the project is outside of Pioneer Square.

Board Questions:

Responding to clarifying questions Ms. Byers explained that work in the areaways is not anticipated and that the ADA ramps will be surface applied so as not to impact areaways.

Mr. Hasson expressed concern about negative impacts to the area hotels and asked if they had received notice and information on the work.

Ms. Byers assured that they will provide plenty of warning to area hotels and residents about the night time work and explained that the loudest work – saw cutting and excavation – would be done during the day. She said that back up beepers on trucks would not be used in order to lower noise levels at night. She said it is safer to do some work at night because there is less risk of flying rocks and gravel hitting pedestrians. She said that once repaved they will restripe the street in the project areas.

There was discussion about brick below the paving as being part of the heritage of the district and that it was saved in the alleys. Ms. Nashem said that the brick below the paving is already gone in many areas and is not visible whereas in the alleys it is visible. Concern was also raised about the granite curbs and Ms. Byers said they will only be resetting a granite curb where it has failed and the rest of the granite will remain.

Public Comment: There was no public comment.

Board Discussion:

Mr. McConachie noted his concern about the brick.

Ms. Doherty noted that when utility work was done on Railroad Avenue the brick was put back before it was paved over.

Mr. Hasson stated that he didn't think the applicant had done their homework on informing/notifying the hotels and businesses.

Ms. Byers assured they would do outreach. She explained that grinding would be done on one night and the paving would be done on another night.

Ms. Person said that street work was happening all over town and that "people survive". She said it is part of building the City.

Action: I move to approve a Certificate of Approval for street paving (and installation of "Dijon mustard" yellow plastic overlays on the existing ramps) as presented.

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

G. Street Paving

H. Curbs

SMC 23.66.190 Streets and Sidewalks

MM/SC/CP/ER 5:1:0 Motion carried. Mr. Hasson opposed.

060210.22

Nord Alley

314 First Ave and 311 Occidental Ave

Withdrawn by applicant.

060210.23

S. King Street

From First to Second Ave

Installation of communications conduit and boxes including repairs and replacement of sidewalks, installation in the areaway and replacement and retrofitting of the ADA ramps

Andy Stankovics explained the project to install fiber optics for King County as part of back up for a data center. He explained that at the corner of 1st and King a 4' x 4' vault will be installed and went over how and where conduit would be hung along the ceiling of the areaway along King between 1st and Occidental.

Board Questions:

Responding to Board questions Mr. Stankovics explained that all the curbs are concrete and will be replaced in-kind and that existing tree wells will be left as they are. He pointed out on a photo where the vault would be located.

Mr. McConachie asked if the areaway is historic and Ms. Nashem noted that it was rated as altered.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said it seemed standard.

Ms. Person commented that it was straightforward.

Mr. McConachie said that no historic fabric was being destroyed.

Action: I move to approve a Certificate of Approval for the project as presented

Code Citations:

District Rules

III General Guidelines for Rehabilitation and New Construction

G. Street Paving

H. Curbs

XVIII Areaways

SMC 23.66.190 Streets and Sidewalks

MM/SC/ER/ED 6:0:0 Motion carried.

060210.24

Wall sign

F and O building
1028 first Ave S

Copy change for legal non conforming wall sign size 14' x 48'

Staff Report: Ms. Nashem reported that this is a legal non-conforming sign where off premise advertising can be allowed.

Applicant Comment:

Robert James provided photos of the existing sign and three upcoming copy changes.

Public Comment: There was no public comment.

Board Discussion:

Ms. Brown commented that the color and design was fine as usual.

Ms. Doherty asked about the mounting detail.

Mr. James explained that a new sign can be affixed over one old sign but that it is usually affixed directly to the wall with a 3M vinyl adhesive that is specifically made for wall-scapes.

Action: I move to approve a Certificate of Approval for installation of new sign copy as presented

Code Citations:
SMC 23.66.160

MM/SC/CP/AH 6:0:0 Motion carried.

060210.25

Real Change

New England Building
219 First Ave S Suite 100

Installation of signage

Staff Report: Blockage of this window was approved under the condition that they return with an application for signage

Applicant Comment:

Alan Preston explained that the board had previously approved their façade improvements conditioned on their coming back with an alternative for the blacked out window. He provided renderings of images of the proposed signs. The sign proposed to go over the window will be 62" square creamy image of textured paper with the Real Change logo. He said the largest lettering will be 10" on "Real" and then "Change" will be 8". He said the colors are consistent with the Real Change logo and branding and are

complementary to the district. He said it will be an adhesive vinyl sheet affixed to the outside of the window – easily installed and easily removed.

Mr. Preston explained the proposed 10” x 24” blade sign would attach to an existing metal hanger. He described the sign design as “subdued but visible” and said it will be wood in keeping with Pioneer Square district preferred materials. The sign will be hand-painted wood with a white background and black and blue logo colors. He explained that neither proposed sign would require new penetrations or alterations to the building.

Board Questions:

Responding to Board questions sign designer Kathleen Porch explained the sandblasted technique to carve into the wood and said that the 1/8” bas relief provides more texture.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said that the glass is not historic so applying the sign onto it would be fine. She said that normally this would not be permitted because of transparency rules but was allowed because of the special condition of need for privacy in the bathroom which she did not think could be resolved another way.

Mr. McConachie said he appreciated use of the preferred material, wood and the understated sign package noting he understood the reasons for the sign placement in the window.

Action: I move to approve a Certificate of Approval for installation of signage as presented

Code Citations:

District Rules

XX. Rules for Transparency, Signs, Awnings and Canopies

B. General Signage Regulations

C. Specific Signage Regulations

1. Letter size

3. Projecting elements

4 Blade Signs

SMC 23.66.160

MM/SC/ER/AB 5:0:1 Motion carried. Mr. Hasson recused himself.

060210.26

Ventures

Nord Building

Installation of signage

Staff Report: This sign lettering is similar to the Murphy’s Mix sign which had been approved at this location; however the projecting background is similar to the first Jimmy John’s sign which was denied. She suggested the Board discuss the similarities and differences.

Sal Orso, sign manufacturer, explained the proposal to replace the existing sandblasted sign and to replace the area with a more flat back substrate. He went over the photos and drawings and said dimensionally the sign was a take-off from the Nord Building sign above. He said that installation would take 3-4 hours.

Kristine Svehla-Brown, sign designer, said that the “V” of the “Venture” logo goes beyond 10” and said that it would be gold metallic to reflect the existing Nord Building sign and red brick.

Ms. Nashem explained that per the Guidelines there can be up to three letters larger than ten inches with a reduced sign package.

Ms. Svehla-Brown explained the sub-heading details “a retail incubator supporting local entrepreneurs” and a sub-surface address would be vinyl mounted to the window. She explained that the business is a mentorship sponsored by “Community Alliance of Self Help” that sells items hand made by the people they mentor.

Responding to questions Mr. Orso said the “V” that would hang below the sign panel will be constructed from a heavy duty Plexiglas acrylic material that would be durable. He said it will have a satin finish – luminescent but not glossy.

Ms. Svehla-Brown stated that their preference would be mounting Option 1.

Mr. Orso explained that the Circle Gallery sign would come down and they would install an aluminum backing that would look consistent with the existing signage on the building.

Ms. Svehla-Brown said that the dark gray doors will remain as they are and she didn’t know if the hours would be posted or if an “Open” sign would be used.

Mr. McConachie said he thought that this was different from a sign that they had denied because the back is a shadow to the lettering not another shape setting off the sign band.

Mr. Hasson said he thought that this was not as thick and that the other sign would have been was in a location where the whole block had just lettering in the sign band.

Ms. Svehla-Brown pointed out that the shop to the south – a maritime type business – had similar signage. She said the Venture sign would project out a bit more.

Mr. Hasson asked if our rules required the signage to be within the sign band.

Ms. Nashem said it was not specified that it had to be within the sign band but that it was limited to ten inches with the exception of three and suggested board discussion about if the sign fits the character of the building or if it covers any architectural features per the SMC 23.66.160.C.1.

Ms. Brown pointed out the sign at the Kilt shop extended over the sign band.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said the colors were consistent with the historic palette.

Mr. McConachie said he had concerns about the sign being hit but that he thought the flourish of the “V” did not have a negative impact on the character of the building. He said he had no problem with the pin mount and noted that it provides some depth.

Action: I move to approve a Certificate of Approval for installation of signage as presented

XX. Rules for Transparency, Signs, Awnings and Canopies

B. General Signage Regulations

Preferred sign material – individual letters with mounting Option 1

C. Specific Signage Regulations

1. Letter size

SMC 23.66.160

MM/SC/CP/ED 6:0:0 Motion carried.

060210.27

Tat’s Delicatessen

159 Yesler Way

Installation of signage

Placement of a sidewalk cafe

Jen Verts, Tats, went over photos and explained the intent to keep the same look and size of the signage noting that at the new location the windows will be smaller so the sign had to be redone to fit in the windows. She provided a rendering of the signage in place and said the largest letters will be 10” reading “Tat’s” and the rest of the letters will be 5”. She said the neon sign will hang by eye-hooks from the window frame. She explained that the length of the store front – not including the door – is 18’ 5” and 24 feet if the door is included. Asked if they planned a beer sign she said they currently don’t have one but considered it as an option.

Ms. Verts indicated they would likely want to post their new hours and Ms. Brown advised they would have to come back for approval if they decide they want to do that.

Ms. Verts explained that the neon sign will have a black background so it will stand out and be consistent with their existing sign. Responding to comments about concern for transparency she explained that they will have bar seating at the window with people seated facing out; the signage will be above that and will not impede visibility out.

Public Comment: There was no public comment.

Board Discussion:

Ms. Brown asked about the sidewalk café and Ms. Verts explained they planned to have three small round black tables and matching chairs; one table will be outside each

window. She said there is 7 – 8’ of remaining walkway near the bike rack and 10’ of walkway elsewhere.

Ms. Doherty commented that the furniture looked appropriate and was consistent with other furnishings in the area.

Mr. McConachie asked if “Tat’s Deli” was proposed for the sign band as was the case with adjacent retailers and expressed concern about a proliferation of signage. He said the small store front with neon signs would be sufficient.

Ms. Verts proposed that the sign band be spackled and painted and that they wouldn’t need the signage there.

Ms. Doherty noted that the sign band signage was a building standard for the owner.

Mr. McConachie stated that a beer signs being a third neon sign would not be an option due to the size of the store front explaining that district rules limit the number of neon signs to one for every ten feet.

Action: I move to approve a Certificate of Approval for installation of neon signage as presented with only two neon signs “Tat’s” and “Delivery Catering.” The sidewalk café is approved with black wrought iron café tables and chairs per

- XX. Rules for Transparency, Signs, Awnings and Canopies
 - B. General Signage Regulations - Neon
 - C. Specific Signage Regulations
 - 1. Letter size
- SMC 23.66.160
District Rules XIII Sidewalk cafes

060210.3 BOARD BUSINESS

060210.31 **Alaskan Way Viaduct Central Waterfront Project**

Briefing regarding the Alaskan Way Viaduct Central Waterfront Project

Ron Paananen introduced Connie Gray, Allison Hanson, Steve Pierce, and Mike Johnson and went over the upcoming project (PowerPoint in DON file). He explained that some utility relocation has started and that they had contracted with Skanska for the southern portion. He said a lot of construction impacts will occur in 2011 and a lot of equipment mobilization is going on. He went over the archaeological excavation noting that artifacts such as shoes, bottles, building materials and ceramics had been found.

Allison Hanson said that they are doing an analysis and report and assume items may go to the Burke Museum.

Mr. Paananen explained the proposed tunnel alignment was going to start at King and noted that they realized that tunneling along First Avenue impacted historic buildings and City utilities so determined it was better to start tunneling on Alaskan Way. He said this will reduce impacts to Pioneer Square. He showed a model of the tunnel in relation to fill materials and glacial till. He went over lessons learned, and said that more than

100 soil borings were done to assess conditions and that over 300 buildings were surveyed. He said they had gathered soil information where the tunnel will be launched.

Steve Pierce said the seawall project is unrelated to the bored tunnel and would be reviewed separately.

Mr. Paananen explained that at the south end of the tunnel a launching pit will be excavated and south of King will be a large excavation project. He said there are methods to grind large boulders by machine or that workers could do it manually. Responding to questions about the possibility of liquefaction he said that the tunnel will be stable but they are investigating. He said they will do extensive monitoring during the work to minimize and mitigate any damage. He said that some buildings would need soil improvements.

Connie Gray said the Polson Building is a candidate for compensation grouting because the tunnel will be 100' below. She said the building will be monitored before, during and after tunneling to make sure there is no settling. She said that the Polson Building had undergone structural upgrade and was a contributing building to the district. She said that the Western Building is in not as good condition as the Polson Building. She said that they are working with a structural engineer and noted that it might be necessary to demolish the building and that they would work with the board on that.

Ms. Nashem interjected that the Western Building too was a contributing building to the district.

Ms. Person expressed concern that the Western Building is one of the last to be filled with artist studios.

Mr. Paananen said the building is in poor condition structurally noting the difficulty in stabilizing it. Settlement could happen even if the tunneling was not directly below citing a "trough effect".

Ms. Doherty asked what mitigation measures or compensation there would be to the Pioneer Square community if they were permitted to demolish the contributing historic structure.

Mr. Paananen said there were none.

Ms. Person reiterated her concern for low income art spaces noting the Western Building studio space had been created as part of a public/private partnership to create work/live space.

Mr. Paananen stated their intent to protect property but added that he was not sure that their funding could be used for this type of mitigation.

Mr. McConachie questioned if relocation within Pioneer Square might be an option.

Mr. Paananen said they do relocation assistance but that there are limits to how much they can give; he added that they work under the Federal Assistance Act.

Mr. McConachie described part of the character of Pioneer Square is the edginess and the “starving artist” is part of that. He said it raises interesting questions about looking more broadly at the character of Pioneer Square.

Ms. Read left at 10:50 a.m.

Responding to clarifying questions Ms. Gray said this project would not impact the Washington Street Boat Landing.

Mr. Paananen said the north portal will come out at Harrison and will reconnect with John.

Responding to board questions Mr. Pierce explained that there would be no exits downtown once on the tunnel – which is a bypass of downtown – and that they were working on how to communicate that to drivers with signage and landscaping. He showed where the tunnel support building is proposed just outside the district and what its function will be.

Ms. Person left at 11:04 p.m.

Mr. Pierce said the tunnel support building will house four large fans and one running fan will not exceed noise limits.

Mr. Hasson left at 11:10 a.m.

Mr. Paananen said the design builder will provide a proposal in October. He said that no onsite work will start until 2011 and that they will have more information once proposals are in.

Mr. McConachie commented on the impact of traffic – both vehicular and pedestrian - on Pioneer Square.

Mr. Pierce said the Central Waterfront/Seawall won’t begin until 2019. He said the design team for the Seawall is on board and they are moving forward. He said moving utilities around is a big project.

Mr. McConachie suggested devoting a whole meeting to a briefing and a separate briefing of Railroad Avenue.

060210.4 **REPORT OF THE CHAIR:** Lorne McConachie, Chair

060210.6 **STAFF REPORT:** Genna Nashem

11:20 a.m. Meeting adjourned.

Genna Nashem

Pioneer Square Preservation Board Coordinator
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