



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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MINUTES OF MEETING

PSB 20/09

DATE: January 21, 2009
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Doug Ito
Lorne McConachie
Ryan Hester
Erin Doherty
Ann Brown
Catherine Person
Miriam Hinden

Staff:

Genna Nashem
Melinda Bloom

Absent:

John DeLanoy
Adam Hasson

Chair Doug Ito called the meeting to order at 9:03 a.m.

012109.1 APPROVAL OF MINUTES:

Dec 17, 2008
MM/SC/LM/AB 5:0:0 Minutes approved as submitted.

Ms. Doherty arrived at 9:04 a.m.

012109.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

012109.21 **Wall sign**
1020 First Ave S
F an O Building

Robert James

Ms. Nashem

Robert James explained the vinyl product would be applied to the building. They would check adhesion of the existing sign and may have to peel first and then post depending on the condition of the adhesive.

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

Code Citations:

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

MM/SC/RH/LM 6:0:0 Motion carried.

012109.3 BOARD BUSINESS

012109.31 PRELIMINARY PROJECT REVIEW

North Lot
201 S King St

Alan Cornell

Briefing regarding possible new construction on the North Lot

Alan Cornell provided background of prior presentations. He said the Draft EIS is complete and they have begun updating the MUP drawings. They are still developing the height, bulk and scale but will start to work on design as they move to the next level.

Don Miles, ZGF, explained this project would be relating to three neighborhoods that it abuts: Pioneer Square, International District and the Stadium District. The three will be connected with a focus on density, housing and street activation. They propose to bring retail activity to corners and lobbies to mid-block which will move pedestrians from block to block. The parking entrance for residents will be on Occidental, service entry for offices will be on the east side of 3rd Street, and service area for residential will be on the southeast side. They used Pioneer Square Preservation Board Design Guidelines along with the North Lot Guidelines as well as looking at abutting development for typical first floor height and vertical and horizontal banding. There will be no below grade parking due to the water table. Curb parking will be encouraged with it becoming a flex lane on game days. He explained the set backs and the areas proposed for café tables, plaza etc. The east side will encourage pedestrian connection between the various transit modes and Jackson Street Plaza the stadiums.

Ms. Person arrived at 9:21 a.m.

John Chow, ZGF, shared concepts for massing and sculpting. He showed examples of successful contemporary architecture in context of historic areas elsewhere.

Board Comments:

Mr. Ito appreciated the reference to Monaio who takes rhythm existing building and incorporates it but doesn't copy it. He thought the buildings should have connection from top to bottom and between buildings.

Ms. Doherty used Denver as an example of lower base contemporary buildings that reference classical design of nearby buildings. She liked the way brick was used in different ways in different examples and the different material but similar color example. She thought the living wall on the south side where it connects to the Weller Bridge is a good opportunity to do something experimental.

Referring to a photo shown Mr. Ito liked the housing project with beige brick and how the balconies and exterior elements contributed. He liked the green wall but thought it might be better to break it up a bit with a water or art element.

Mr. McConachie expressed concern that the primary retail is on the north façade where there is not a lot of light and wondered if the east side retail elements were cut off. He said residents “on a podium” rather than the street was a challenge and wondered if balconies on the north would give presence. He thought with Modernist facades he was concerned it would be tough to balance the scale between old and new and that the Modernist grid could over take the historic industrial, rough and tumble energy of Pioneer Square. He encouraged a mix and match approach. Many modern buildings are shallow; he said that depth is a good way to relate to the historic buildings.

Mr. Ito agreed that it would be nice to pick up on the industrial nature of the District.

Ms. Doherty referred to the west block of the proposed development and said the tower is taking on a form that is unique that doesn’t relate to other forms in the development.

Mr. Hester stated he thought the building in Denver had integrated glass and with the brick from adjacent and immediate neighborhoods. He did not think the massing of the yellow brick building example was in keeping with Pioneer Square. He appreciated the way the applicants had incorporated many views and perspectives into the planning of this project.

Mr. McConachie thought that an example from Portland provided too much sameness for a pedestrian scale.

Ms. Hinden liked the use of light brick in one of the samples and thought that using the same material linked the old and new together.

Ms. Brown appreciated the traffic planning and the function of the south wall.

Ms. Doherty thought a shared palette was needed across block even if office and residential take different forms. She discouraged the approach where it is meant to look like a cityscape.

Ms. Person thought that the tan Portland example was too plain and would like to see more texture in Pioneer Square but thought that the random elements were appropriate for Pioneer Square.

Mr. Ito likes the canopies but suggested they be used judiciously where needed; umbrellas at cafes would also work well.

Public Comment:

Sara Jane Bellanca expressed she was not concerned about cafes on the north side of the development because most cafes in Pioneer Square get no sun. She liked canopies but said canopies and blade signs do not go together. With regard to the North Lot planning she thought it was wonderful and that it gets better each time she sees it.

Chris Gibbs, Tashiro Kaplan Building, didn’t like the Denver project and said it looks like Safeco and that there is too much of that here already.

012109.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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