



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 342/07

DATE: December 19, 2007  
PLACE: City Hall, Room L280  
TIME: 9:00 a.m.

#### Board Members Present:

Alex Bennett  
Lorne McConachie  
Doug Ito  
Adam Hasson  
Rick Friedhoff  
Catherine Person

#### Staff:

Genna Nashem  
Joanne Walby

#### Absent:

Ann Brown  
Ryan Hester  
David Strauss  
John De Lanoy

Doug Ito, Board Chair, called the meeting to order at 9:00am

**121907.1** **APPROVAL OF MINUTES:** Draft Minutes from December 5, 2007  
Consideration of Minutes deferred until next meeting.

### **121907.2** **APPLICATIONS FOR CERTIFICATES OF APPROVAL**

121907.21 **Hot Dog Cart** Mat Chaudhry  
Pioneer Square Park

Summary of Application: Install a vending cart selling hot dogs, sodas, water, chips and snacks in Pioneer Square Park.

ARC Report: ARC reviewed the drawings and information provided. The applicant clarified that the umbrella would be red and white. He inquired about the possibility of a pop up tent but the ARC confirmed that per the District Rules free standing tents are not allowed. ARC suggested that the applicant look into a larger attached umbrella instead. ARC also informed the applicant that free standing A-board signs are not allowed. The applicant said he will put his menu on the cart. ARC asked the applicant to bring a print

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

"Printed on Recycled Paper"

out of the menu to be placed on the cart. ARC recalled that they had previously approved other carts in Pioneer Square but they did not think they were currently in operation. ARC recommended approval of the hotdog cart.

Staff Report: According to District Rules vending carts are permitted in Pioneer Square parks. The Rules state that free standing canopies, tents, or umbrellas, sandwich board signs or other free-standing signs are prohibited.

Applicant Comment: Mr. Chaudhry said when he closes down the cart each night he will collect trash and haul it away. He said he has the support of the surrounding businesses, one of whom has offered him the use of their restrooms.

**Board Questions:**

A Board member asked what material the sign would be made of.

The applicant said it would be a vinyl sign done by a professional print shop.

Public Comment: There was no public comment.

Board Discussion: The Board determined that they had enough information to make a decision.

**Action:**

I move to approve a Certificate of Approval for a hotdog vending cart in Pioneer Square Park.

MM/SC/RF/AB 6:0:0 Motion carried.

Code Citations:

District Rules XII. VENDING CARTS

121907.22

**Wayfinding signage**

Barbara Grey, Christine Alar

Various locations

Summary of Application: Install way finding signage and kiosk in the right of way

ARC Report: On August 29, 2007 the ARC reviewed the drawings, maps and photos provided by the applicant. Christine Alar, SDOT explained that this project is the result of a five year planning committee to provide directional signage to transportation and public facilities. She said it is a flexible system and showed a photograph of wayfinding signage installed in Freeway Park. The applicant said they analyzed the locations and changed some locations because of the areaways. ARC asked that project documents be clarified and made clear which signs are with in the district.

On September 5, 2007, the Board reviewed the amended application and found that there were still errors and inconsistencies. Mr. Ito asked that the applicants return with a cohesive package of signs for only the Pioneer Square Preservation District that more clearly indicates, using non-duplicate numbers, where the signs will be located and that the proposed sign photos, maps and construction drawings all match up. He suggested the applicants meet with the PSCA prior to the next meeting.

Staff Report: Ms. Nashem reports that since the last meeting DON staff has met with SDOT and the PSCA separately, and SDOT has met with the PSCA. The wayfinding signage meets District Rules for signage and SMC 23.66.160.

Applicant Comment: Christine Alar reviewed the history of this project which has been in development since 2001 and has held many public meetings to solicit input from community stakeholders. She presented a map showing the location of the signs. She said the goal of the signage is to connect pedestrians with transit centers and with the city center. She reviewed the three types of signs: the two-sided kiosk would have both a city center and a local map. It is sized 42" wide, 113" tall and 22" deep and would be sealed with an anti-graffiti resin that can be washed. The sign material is relatively inexpensive so if any change outs become necessary. There will be one at the entrance of Pioneer Square and one in Occidental Park.

Secondly, there will be three large kiosks with four panels featuring transit information and perhaps some local history. It will be 105" wide, 113" tall and 39" deep. They will be located across from King Street Station, in Union Station Plaza and near Safeco Field.

Ten directional sign panels are also proposed. They will be color coded and 128" tall and each panel 20" long, with a minimum of 7' clearance. She said they have received approval for similar signage in the International District and the Pike Place Market. She said they plan to fabricate and install the signs in early 2008.

#### Board Questions:

Mr. McConachie asked what the criteria were for choosing these locations and why they chose Jackson Street as a sign location in particular.

Ms. Alar said they hired a consultant to study pedestrian traffic patterns and the transit connections. She said there are many express buses on 4<sup>th</sup> Avenue and people going to and from the ferry on Jackson. She confirmed that they have coordinated with Sound Transit, Metro and the train stations. She also said they have walked the sites with a Metro representative to see where the street car signs would be.

Mr. Ito asked whom people should contact in case there are maintenance issues with the signs. Ms. Alar said they have a maintenance agreement with 684-ROADS.

Ms. Person asked the maximum number of panels allowed on the directional signs. Ms. Grey said they usually allow seven panels; anymore would overwhelm the viewer.

Ms. Person asked if they could add a blade sign that would direct people towards the galleries, as she has noticed many people seeking these directions. Ms. Gray said they are working with the PSCA to develop some commercial directional signage.

The Board discussed the location of the four-panel sign. Ms. Alar noted that there would be mesh along the edges, so it would not completely block views. She added that they plan to avoid embedding the new sign posts into any of the known areaways.

Mr. Bennett asked how they chose the location at Occidental and South Jackson.

Ms. Alar noted that they have not yet decided which side of the driveway the sign would be placed. Mr. Ito asked that the exact locations of the signs be specified.

Ms. Grey said that the Work Instructions will be very specific and SDOT will measure and denote the exact location with paint when they issue the permit. She said their goal is to maintain maximum sidewalk access and clearance.

Mr. Hasson said he felt the sign location in Occidental Park would limit pedestrian circulation and interfere with events in the park. He added that he was concerned about the location and design of sign #19 outside of Rocky Mountain Chocolate Company. He asked why they couldn't make the signs more sympathetic to the surrounding historic buildings. He asked to see the location details for signs #15 and 19.

Ms. Gray said there would only be a blade sign near the Pergola (#15).

Mr. Ito suggested this be relocated to the corner of First and Cherry.

Ms. Grey explained that they had discussed variation of colors with the PSCA, but felt it was more important to maintain the cohesiveness of the system.

Regarding the sign in Occidental Park, she said it is proposed for the middle of the right-of-way, but suggested that they could move this to the east side of the right-of-way. Mr. Hasson said it could be closer to the new trolley barn. He said he would like to see a site plan of the park which also indicated existing features.

Public Comment: There was no public comment.

**Board Discussion:**

Mr. McConachie said he would support the application on the condition that the applicant return with more details on the locations of signs #11, 15 and 19. The applicants agreed.

**Action:**

I move to approve a Certificate of Approval for wayfinding signage as presented, on the condition that the applicants return to the Full Board with details on the exact location of signs #11, 15 and 19, per:

Code Citations:

District Rules –

XX. Rules for Transparency, Signs, Awnings and Canopies

1. Letter Size

XI. Street Furniture

SMC23.66.160 Signs

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

121907.23

**Areaway 1103**

Xuong Tran

North side of Washington, east of Second Avenue Extension

Summary of Application: Install a vault in a filled areaway.

ARC Report: ARC reviewed the drawings and photos provided by the applicant. Mr. Xuong Tran, of Seattle City Light, explained that the existing manhole is collapsing and cannot be repaired. He said they also need a larger vault and feeder to accommodate

future growth. He said the street is full of utilities so they are proposing to use part of the areaway 1103. He said this is a filled areaway but provided the historic survey and pictures of the areaway before it was filled. Mr. Tran said the curbs are cement in this area.

Mr. McConachie suggested they consider if it is okay to lose what historic fabric is there, realizing the infrastructure has to be maintained. The applicant said the vault would be 15 feet deep. ARC asked for an engineer's analysis and vibration monitoring to ensure the safety of the building. Staff noted that although the alley is patched at the moment she met with SDOT will be restoring it with cobblestones. ARC confirmed that they would require the cobblestone in the alley to be replaced. Mr. Tran said they are looking to do the project in April. ARC said they would like to see a whole new sidewalk panel put in rather than a patch in the sidewalk. Mr. Tran said that the access to the building would be maintained throughout construction.

Mr. McConachie wondered if were remaining granite curbs in the area and whether they should consider requesting these curbs be replaced with granite. Ms. Nashem said she would look at the curbs in the area.

Staff Report: The District Rules for areaways state, *"The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District."*

The survey indicated that the only significant features of this areaway were a doorway and corbels which were severely deteriorated. The survey indicates the street wall did not extend up to the sidewalk so the street wall would be critical if the fill would ever be removed. Although the areaway was approved to be filled, the fill could be removed and areaway repaired if someone had the desire and the funding. Installation of the vault would remove the street wall portion of the areaway and would likely be a permanent change.

Staff surveyed the curbs. There are no other granite curbs on that block of Washington. The only granite curbs on Second are in front of Fortson Square and were mostly painted.

Applicant Comment: Xuong Tran, of Seattle City Light, presented the application. He introduced Martin Hansen, structural engineer with Seattle City Light.

Mr. Hansen presented findings from their geo-phone recorder provided by Seattle Public Utilities lab. He showed a graph of vibration limits that are considered to be acceptable for different types of structures, including historic ones. He showed a drawing that demonstrates how they would shore the opening in the street using steel framework. He said they do this often using 1" steel plates or timber.

Board Questions:

Mr. Ito asked how deep the vault is. Mr. Hansen said it would be approximately 15'. He said they try to avoid "over excavation".

Mr. Tran stated that if the water level is low they will add gravel to make sure soil doesn't wash away.

Mr. Ito asked if the excavations were to uncover low water levels, whether further excavation could undermine the building foundation.

Mr. Hansen said they will seek permission to make judgments on the foundation and will get an expert to supervise the excavation.

Mr. Ito asked if they have a geo-tech. report for this area. Mr. Train said they have one for First and Yesler.

Mr. Hansen said they have access to a library of borings in this area but noted that the soil can vary every few feet.

Mr. Hasson asked if they could dig in front of the parking lot instead. Mr. Tran said that existing electrical cables would make it likely impossible.

Mr. McConachie asked if they would conduct vibration test as they go.

Mr. Hansen said yes. He said they expect the level of vibration is below the threshold for historic structures.

Mr. Tran added that they would cut into the sidewalk and remove small pieces very slowly.

Public Comment: There was no public comment.

Board Discussion: The Board determined that they had enough information to make a decision.

Action:

I move to approve a Certificate of Approval for installation of a vault in the areaway 1103. The building at 210 S Washington is to be monitored for vibrations, the stability and shoring of the building is to be continually inspected during digging and construction. The cobble in the alley is to be replaced. per:

Code Citations:

District Rules XVIII Areaways

District Rules XVII Sidewalks A. Standards

District Rules XIX Alleys

SMC 23.66.190 Streets and Sidewalks

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

**121907.3**

**BOARD BUSINESS** There was no Board business.

**121907.4**

**REPORT OF THE CHAIR:** Doug Ito, Chair There was no report of the Chair.

**121907.6**

**STAFF REPORT:** Genna Nashem

Issued:

January 14, 2008

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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