



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

MINUTES OF MEETING

PSB 44/07

DATE: February 21, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Rick Friedhoff
John DeLanoy
Lorne McConachie
Doug Ito
Adam Hasson
David Strauss
Alex Bennett

Staff:

Karen Gordon
Joanne Walby

Absent:

Tina Bueche
Sara-Jane Bellanca
Sonja Sokol Furesz

Mr. Ito called the meeting to order at 9:00 am.

***APPLICANTS PLEASE NOTE: THE ASSIGNED TIME IS APPROXIMATE
THE CHAIR RESERVES THE RIGHT TO ALTER THE ORDER OF THE AGENDA***

022107.1 APPROVAL OF MINUTES: Minutes from January 17, 2007
Adam Hasson made a correction on page 3.
Moved to approve the minutes as amended.
MM/SC/DS/AH 3:0:4 Minutes adopted. Messrs. McConachie, Delanoy,
Bennett and Friedhoff abstained.

Minutes from February 7, 2007
Moved to approve the minutes as presented.
MM/SC/LM/DS 6:0:1 Minutes adopted. Mr. Bennett abstained.

022107.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

022107.21 Sake Nomi Johnnie Stroud
76 S Washington St

Application: *Signage:* Install sandwich board signage in front of business. Dimensions of the sign are 24" x 36". Letter size ranges between 1.45" and 8.25". The sign colors are black and blue on a white background.

ARC Report: ARC found the sign to meet district rules for sandwich board signs. The applicant requested that a second sign to be placed at the corner, but has not been able to coordinate with

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other business for a shared sign per district rules. ARC recommended approval of one sandwich board sign in front of the business.

Staff Report: District rules for sandwich boards state that a business on a side street one block on either side of 1st Ave can have a second sandwich board sign at the corner if it is a shared sign. Applicant could return with a proposal for a shared sign at a later time.

Applicant Comment: There was no comment.

Board Discussion: The Board determined they had enough information to vote on this application.

Action:

I move to approve a Certificate of Approval for one sandwich board to be located in front of the business as presented per:

Code Citations:

District Rules: XX. Rules for Transparency, Signs, Awnings and Canopies
F. Sandwich Boards

MM/SC/DS/AB 7:0:0 Motion carried.

022107.22

Seattle Fitness
83 King Street

Cam Allen

Change of Use: From office to indoor participant sport. Seattle Fitness is being relocated from the 83 King Annex (14,000 sq ft) building to the 83 King Building first floor (6,806 sq ft). The applicant requested an allowance for the space size because it is over the 3,000 sq ft limit allowed by the Seattle Municipal Code.

Signage: Move existing two Seattle Fitness neon signs to hang in the windows of the 83 King space with one sign facing First Avenue and the other facing King Street. The existing blade sign will remain with the words "2nd floor" being changed say "1st floor". Operational hours and accessibility route information will be posted on the entry door in white vinyl film.

Façade alteration: Installation of roll-down shades on the east windows, to be pulled down only when sunlight would affect the comfort of club members. Temporary installation of construction paper in the windows during construction, to be removed by the end of April 2007.

Staff Report: SMC 23.66.124 states that a sales/service use that occupies more than 3,000 square feet is discouraged but can be approved by the Board if they determine that the use is compatible with preferred uses at street level, i.e. uses which contribute to the character and activity of the area and/or promote residential uses.

Applicant Comment: Ms. Allen said the proposed 14,000' square foot space on the first floor of 83 King St. is currently vacant and offers sidewalk exposure. She said they will build a large classroom, lockers, showers, a space for free weights, exercise and cardio equipment and offices. She said the signage on Railroad Avenue will be relocated to 83 King St and they will replace the existing logo with a new logo. She said there will be one small change to the (pre-approved) blade sign on King Street "1st Floor" will be changed to "2nd Floor". She said the hours of business will be posted on the door in vinyl letters: 7" for the hours and 4" for the phone numbers.

She said the measurement from the sidewalk to the top of the sign is 9' and the neon signs are 10' a part. She said they are also requesting a variance to the transparency rules to allow the shades

to be down on east side of the building to block the intense morning sun. She said the shades would be opened by noon.

ARC Report: The applicant clarified that the logo on the existing neon signs will be changed to reflect their current logo. ARC requested a drawing or photo that better demonstrates how the neon signs fit in to the windows. ARC asked the applicant to present the calculations for the square footage of signage compared to the linear feet of business so they could clearly see it meets guidelines. Mr. McConachie asked for clarification of what will be the activity behind the windows that are proposed to be shaded. Applicant said that it would be the circuit training area and that the floor is sunken in that area so no equipment will show, but the people engaged in activity will be visible. The applicant said that the sun is likely to only be an issue in the early mornings. ARC recommended approval of the project as proposed.

Mr. Ito added that the ARC felt that since there would be no office uses on the first floor, the gym use would add life to the street. Mr. Ito said since the applicant said they would raise the shades after noon, the ARC felt that it satisfied the transparency

Staff Report: The District Rules for neon signs indicate that the business can have one neon sign, size not specified, per every 10 feet up to 40 feet and then one per every additional 15 feet. This applies to both sides of a business located on a corner. SMC 23.66.160 *Signs* can be referred to in considering the size of the sign.

Board Questions:

Mr. McConachie asked if this was the kind of club that “regularly” pulls the shades. The applicant said no because she said they also want to maintain transparency.

Public Comment: There was no public comment:

Board Discussion: There was no further board discussion.

Action:

I move to approve a Certificate of Approval for Change of Use from office to indoor participant sport per:

Code Citations:

SMC 23.66.120 Permitted Uses

SMC 23.66.124 Use subject to Special Review

C. Discouraged Uses 1.b and 2

MM/SC/AH/RF 6:0:1 Motion carried. Mr. Bennett recused.

Action:

I move to approve a Certificate of Approval for signage and façade alterations as presented under the condition that the shades remain up except when sunshine affects the comfort of the club members per:

Code Citations:

District Rules: XX. Rules for Transparency, Signs, Awnings and Canopies

A. Transparency regulations

C.4. Blade Signs

D. Neon Sign

SMC 23.66.160 Signs C. 1, 4, and 6

MM/SC/AH/JD 6:0:1 Motion carried. Mr. Bennett recused.

022107.23
9:25

Wall Sign
F and O Building
1020 First Ave South

Robert James

Summary of Application: Installation of a vinyl wall sign 14' x 48' in the same location as the existing sign on the south wall.

ARC Report: ARC reviewed the rendering presented. The applicant clarified that their print out is from the same printer that prints the sign so that the colors are accurate. The applicant confirmed that the sign will go in the same location as the existing sign and that the old vinyl sign will be removed. ARC recommended approval of the sign as presented.

Applicant Comment: There was no comment.

Board Questions: The Board had no questions.

Public Comment: There was no public comment:

Action:

I move to approve a Certificate of Approval for the wall sign as presented per:

Code Citations:

SMC 23.66.160 Signs

MM/SC/DS/JD 7:0:0 Motion carried.

022107.24

Starbucks
501 and 505 First Ave, 83 King

Tim Weyland, Laura Lohman

Application:

Change of Use: Establish use in new seven story building at 505 1st Ave as office with three ground floor retail spaces along First Avenue and underground parking. Allowance requested for a 5,500 sq ft retail/restaurant space. Change of use from an indoor participant sport use to an office/lobby use and establish office use in the five story addition to the 83 King Annex.

Final Design approval: A new seven story building at 501- 505 First Ave South will be constructed. Exterior design and material include a pre-cast brick panel clad system, a rusticated stone tile base, thickened columns, alternating brick and metal clad spandrels, and a metal cornice. Canopies will be installed above the retail spaces on the ground floor. The building will have a green roof and mechanical systems, stair and elevator penthouses are screened with metal cladding and a second glass covered rooftop access.

A new five story structural glass addition will be constructed above the existing Annex building. The addition will be set back 32 feet on the east façade and 12 feet on the west façade with the exception of the vent tower above the stair tower which is setback just behind the plane of the stair tower.

Alterations to the east façade of the Annex to accommodate a new building entry at grade in the three middle bays include the removal of the non-original black glass and black plastic, removal of the base and watertable between existing structural concrete columns and adding double glass entry doors. A skylight and canopy will be installed. Any damaged prismatic glass will be replaced in-kind.

The west façade of the Annex building will be removed and replaced according to the original design. The later addition of the third floor will be eliminated. A new structural framework will be constructed and the wall will be re-built with the reuse of existing bricks, steel framed windows, concrete column bases and replacement in-kind of concrete structural elements and opening concrete frames and additional matching in-fill brick. New storefront entry systems will be installed in existing openings in the southern and middle bays and a canopy will be installed. The northern most windows and doors will be replaced with louvers.

Street level improvements will include reducing sidewalk heights, adding pedestrian and cobra lighting on Chief Seattle bases and adding maple street trees.

Façade alteration: Temporary relocation of electrical services from the Annex to 83 King (Seattle Hardware Building) during construction will modify three existing openings on the west elevation of 83 King. After construction the opening will be returned to existing condition.

ARC Report: ARC reviewed the final design renderings, drawings and material samples. The applicant clarified that the columns on the new building extend 6 inches from the building façade and that the brick tiles are corner pieces designed to give the sense of a full brick. The applicant clarified that the cornice is metal as is the upper portion of the columns. The applicant pointed out that they removed the flare from the canopy on the east façade and indicated that the steel on the canopy will be painted the darker grey in the color samples. He said the banners are shown in some of the renderings but are not included in the application at this time. ARC had a brief discussion about the banners' artistic quality. They noted that there is a fine line between art and artistic signage.

The applicant noted that they are still working on the easement to allow the windows on the south façade and said if the easement is not granted they will bring back an alternative design for approval. The applicant explained that the glass box indicated on the model would provide light and rooftop access for the internal stairs. The applicant noted that the building will have a green roof and that the 42" height of the parapet is sufficient so that no additional rail will be required. The applicant said they plan to put maple trees on Railroad Avenue.

Mr. Weyland explained that the location of doors and driveways along with SDOT spacing requirement dictated where they placed the trees and light posts. An ARC member asked why a pedestrian light shown in the rendering was not indicated in the drawing. The applicant explained that they were told it would be difficult to put a light above the areaway and were discouraged by SDOT but that they would rather install the pedestrian light there. ARC agreed that it would be a better design to flank the front doors with the pedestrian lights. Mr. McConachie asked if there were cobra lights elsewhere on First Avenue. Ms. Nashem said she would work with DPD and SDOT to see if revisions to the plan can be made.

Mr. Ito asked for clarification on the style and colors of the east façade coiling doors. The applicant identified the color as the medium grey in the pallet and said the delivery door would be a solid metal material while the vehicle doors would be corrugated. The applicant agreed to indicate it as such on the color pallet and to provide spec sheets for the doors. The applicant said they are doing a national search for matching brick to fill in the upper window spaces and replace broken bricks. He said if matching brick cannot be located they will return with an alternative plan. ARC indicated they were open to alternatives.

The applicant is also working on a variance to allow for a structural system that can accommodate the small grout line. Mr. McConachie suggested they consider replacing the newer middle window with a window matching the existing windows to the right. Discussion commenced about the building being a collage already and that being part of the historical character it gained over time. No final recommendation was given about the change of window design. Mr. McConachie asked the applicant about the material used in the soffit shown in the drawing for the front doors. The applicant said he would clarify at the Board meeting. ARC asked the applicant to make the bolts for the front canopy to penetrate through the mortar rather than the brick. Applicant was receptive to that change.

The applicant explained that the temporary power relocation would be through the middle of 2009. Ms. Nashem stated the plan provided was approved by the State Department of Archaeology and Historic Preservation, the owner of a façade easement on the building. ARC asked if the applicant would be willing to consider an improved replacement option rather

than returning the openings to the existing condition. The applicant explained that because of the required approvals with the easement they didn't want to ask for any more changes than necessary at this time. Mr. Ito added that the ARC had requested that the canopy be attached through the mortar instead of through the brick.

Staff Report: Ms. Nashem reported that the two buildings were previously approved for demolition (PSB179/05) to make way for the new building at 505 1st Ave. She said she would work with DPD and SDOT to make revisions to the streetscape plans. [Ms. Nashem was not present at the full Board meeting but Karen Gordon presented the application to the Board. She gave a brief history of the building before the Preservation Board. She said the SEPA threshold decision has been made and the Board can take action and give approval for a change of use and for Final Design Approval.

Applicant Comment: Mr. Weyland of NBBJ and Laura Lohman of Seneca Real Estate Group introduced themselves and gave a general overview of the building's proposed design and the change of uses. He said they are not asking for approval of the exterior lighting, banners or building signage at this time.

Mr. Weyland said this project encompasses the construction of a 300,000 square feet, 7-story building above ground with four levels of underground parking. The exterior package consists of masonry, brick and tile of pre-cast panels with three color schemes for the building and two colors schemes on the columns. He said the window system will feature aluminum frames and the base of the building would be made of stone. The retail spaces will have canopies and a concrete base and three tones of metal on the façade. He presented cut sheets of the colors. Mr. Weyland said if they do not receive DPD approval for the windows, they will modify the façade and cornice and return for the Board's approval. He added that, as requested by ARC, they will submit more details in the future about the canopy attachment that will be through the mortar rather than through the brick. He also said that they are in negotiations with DPD about the number of street lights on First Avenue and he noted that the number of lights proposed today could change slightly. Mr. Weyland said they will return for the Board's approval for street lights and tree placement on the sidewalk later.

Board Questions:

Mr. Ito asked if curb height requirements have changed. Mr. Weyland said although the ARC requested that the curb heights be below 1', the areaway requires that the curb height remain higher than that.

Mr. Friedhoff asked about the easement for the Triangle building. Mr. Weyland said he understands that before DPD will issue a building permit they want to see the eastern façade executed.

Mr. Bennett asked how large the proposed separation between the Triangle Building and the new Starbuck building was. Mr. Weyland explained that the 8" separation is a seismic improvement requirement and there is an 18"-24" overhang. He said they would try to clean this up by setting it back.

Mr. DeLanoy said he was surprised that the windows aren't an issue because the Triangle building, were it to come down, could be rebuilt up to the same height. Mr. Weyland explained that it would be an easement for the cornice and air rights.

Board Discussion:

Mr. McConachie said he appreciated the quality of the presentation and the communication between the applicant and Board. Other board members agreed.

Mr. Hasson asked about the construction timeline. Mr. Weyland said they would begin within two or three months and finish by the third quarter of 2009.

Mr. Ito asked the applicant to review the proposed changes to the 83 King Street building for the record and the new temporary power relocation.

Mr. Weyland said the east side façade of the 83 King Annex will be protected during construction, and the west side, which has more eclectic materials, will be removed and replaced in kind in order to support the parking construction. He said the salvaged masonry will be reused.

On the east façade of 83 King Annex, Mr. Weyland said they would remove a latter addition of the building's black vitreous glass and plastic storefront and entrance stairs and expose the original back façade. The back façade's integrity would be assessed and any missing or damaged prismatic glass would be replaced in kind. He said they would remove the glass, the water table and the masonry bays from the three middle bays and replace them with a door that meets code, that is, it does not swing into the sidewalk right-of-way. They added that they would then restore the façade, including the brick parapet, common brick parapet, potential cornice, cement plaster band, the prismatic glass, and the vitreous glass on the far southern and northern panels will be replaced with dual-paned glass. Finally, he said they would add the metal and glass canopy and penetrate the existing façade through mortar joints.

On the west façade of 83 King Annex, Mr. Weyland said they would remove the later addition of the 3rd story to create a new parapet line at the original line above the second story. The new garage will be facilitated by the removal of the façade and the concrete columns and bollards would be cut out and lifted away for future use. He said they will try to replace in kind the 4th floor concrete opening frames. Mr. Ito said that the applicant agreed at ARC to return with proposed brick samples so the ARC can be sure they match the original brick. Mr. Weyland said the far southern and middle windows would be removed, cleaned and reused and the far northern window on the second floor would be replace in-kind with a window that looks like existing window. The windows on the far end will be replaced with louvers since they are part of the exhaust system.

Mr. Weyland explained that the temporary location of the power supply will require a 3-R building separation with a CMU wall built in front of the existing opening to protect the transformer. He said they would switch the power over to a main transformer coming from the new building. He said they will remove the 3-hour walls, transformer, generator and restore the 83 King St. building to its existing configuration.

Mr. Ito noted that the CMU will be moved later.

Action:

I move to approve a Certificate of Approval for the project as presented, including Change of Use, on the condition that:

- The canopy bolts penetrate through the mortar rather than the brick,
- The final selection for in-fill brick be brought back to the Board for approval as well as
- Any changes to the design including but not limited to
 - Changes to the south window design,
 - Changes to the streetscape lighting or
 - Changes to alterations to 83 King due to temporary power relocation.

The applicants shall submit Application(s) for Certificate(s) of Approval to the Board for approval of building exterior lighting, banners and building signage.

Per Code Citations:

Use:

SMC 23.66.120 Permitted Uses

SMC 23.66.124 Use subject to Special Review

C. Discouraged Uses 1.b and 2

Final Design:

District Rules
III General Guidelines for Rehabilitation and New Construction A – H
VI Height Limits
VII Mechanical Systems
XX. Rules for Transparency, Signs, Awnings and Canopies
E. Awnings and Canopies
SMC 23.66.140 Height
SMC 23.66.170 Parking and Access
SMC23.66.180 Building Design
SMC 23.66.190 Streets and Sidewalks
Secretary of Interior Standards for Rehabilitation
MM/SC/AB/RF 7:0:0 Motion carried.

022107.3 PRELIMINARY PROJECT REVIEW

0211407.31 Downtown Livability Plan Height Study
Briefing Postponed.

Susan McLain

022107.4 BOARD BUSINESS There was no board business.

022107.5 REPORT OF THE CHAIR: There was no report of the Chair.

022107.6 STAFF REPORT: There was no report of the Chair.

Issued: February 7, 2007

Genna Nashem
Pioneer Square Preservation Board Coordinator
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