



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 90/08

DATE: April 2, 2008
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Staff:

Doug Ito
Ryan Hester
Adam Hasson
Lorne McConachie
Ann Brown
Catherine Person
John DeLanoy
David Strauss

Genna Nashem
Melinda Bloom

Absent:

Alex Bennett
Rick Friedhoff

040208.1 APPROVAL OF MINUTES:

Minutes from March 19, 2008
MM/SC/RH/LM

6:02 Minutes approved. Mr. Strauss and Mr. DeLanoy abstained.

040208.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040208.21 Wall Sign
F and O Building
1020 First Ave S

Robert James

Summary of Application: Install new sign copy with 14' X 48' direct application vinyl

ARC Report: Mr. Ito stated that ARC reviewed the proposed sign and found it to be compatible in color. ARC recommended approval.

Staff Report: Ms. Nashem said the wall sign is grandfathered in at 14' x 48.'

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Applicant comment: Robert James said they propose to put the sign up April 25 and plan to change it again in three months for the same client.

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

Action: I move to approval a Certificate of Approval for the sign as proposed citing SMC 23.66.160 Signs.

MM/SC/DS/JD 8:0:0 Motion carried.

040208.22

Reedo Building
542 First Ave S

Roger Sawicki

Summary of Application: Install fall restraint assemblies/window washing assist at rooftop

ARC Report: Mr. Ito said ARC reviewed the drawings for the brackets. Mr. Sawicki said that they looked in to movable systems that would not show at all, however the window washers would not accept the liability with one system and the building owner was concerned that the movable system could pose a hazard to other users so they felt this was the best system that showed the least. ARC members agreed that there would be little visible and recommended approval.

Applicant Comment: Roger Sawicki said the ARC report provided a good summary of the project.

Board Questions:

Mr. Ito said this was for post and chair type system.

Mr. DeLanoy asked if this was on the north side only.

Mr. Sawicki said it was because of the north facing windows and by aligning with the top of the windows this gives more latitude to protect the parapet. He said the east and west sides are OK.

Mr. Hester asked if there was any chance that the cantilever could be a removable sleeve.

Mr. Sawicki said the window washers would not accept liability for timber framed structure so they had to hire a structural engineer for this and wanted it to be as sleek and non-offensive from the roof or street.

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

Action: I move to approval a Certificate of Approval for the project as proposed.

Code Citations:

District Rules

III General Rules for Rehabilitation and New Construction

VII. Mechanical Systems

SMC 23.66.140 C. Rooftop features

MM/SC/LM/CP 8:0:0 Motion carried.

040208.23 **Café Paloma** Sedat Uysal
Schabacher Building
93 Yesler Way

Remove existing recessed entry and replace with storefront to match existing

Summary of Application: Remove existing recessed entry and replace with storefront to match existing

Application tabled.

040208.24 **T and T Hair Salon and Spa**
Pioneer Square Hotel
83 Yesler Way

Summary of Application: Change of Use from restaurant to service

Staff Report: Ms. Nashem said there was a language barrier and perhaps the applicant didn't understand they needed to come to the meeting. She provided relevant background for the proposal. Ms Nashem explained that the use is under 20% of the block front so it would be an allowed use. Only if it were over 20% for the block front would it have been a discouraged use and then have to meet additional criteria for being less than 25% of the street frontage.

Board Questions:

Mr. Ito said a hair salon is allowed.

Ms. Nashem stated that the use is allowed if not over 20%.

Public Comment: There was no public comment.

Board discussion: The Board determined it had enough information to make a decision.

Action: I move to approve a change of use from restaurant to service.

Code Citations:

SMC 23.66.130 B Preferred Uses

C. Discouraged Uses, d. more than 20% of block front

D. Conditions, 2. Less than 25 % of street frontage

MM/SC/LM/DS 8:0:0 Motion carried.

BOARD BUSINESS

PRELIMINARY PROJECT REVIEW

Briefing regarding a potential temporary ice rink in Occidental Park
Victoria Schoenberg, Parks Department

Ms. Schoenberg, Parks Department brought photos of ice rinks in other areas and said they are considering Occidental Park for a temporary holiday rink. She said it would be fairly small, smaller than the one in Rockefeller Center.

Mr. Ito asked Ms. Schoenberg to define “holiday”.

Ms. Schoenberg said mid-November through mid-January or maybe through Feb 14; she said they must do a final analysis before the duration is determined. She said they are hoping to offer skating free of charge.

Mr. Ito asked who would be in charge of the rink.

Ms. Schoenberg said it would be the Parks Department, which is working to create identifiable events such as movies, dancing etc.

Mr. McConachie asked if this would be an annual event that would need a permanent structure.

Ms. Schoenberg said it would require expenditures to create electrical panel, water lines but the structure itself would be temporary. They have provided rough plans with the minimum size of the rink being 80’ x 80’, which is 6400 square feet; the rink at Rockefeller Center is 8500 square feet.

Mr. Ito asked if the load would damage the pavers.

Ms. Schoenberg said they need to determine how this would be done and are still doing calculations. They would need major sponsors and hope to do this being fully sponsored.

Mr. McConachie asked if the intent was to put water lines under the existing paving and flood the area.

Ms. Schoenberg said the plan would be to build a wood platform rink that would sit atop a layer of sand.

Mr. McConachie asked why water lines would be under the pavers.

Ms. Schoenberg said it would be just to provide a water source.

Mr. Ito said the water source could come from the toilet.

Ms. Schoenberg said additional power, lighting is needed.

Ms. Brown asked if there would be security at night.

Ms. Schoenberg said security would be needed there all the time and this would not be a small challenge.

Ms. Person asked if skate rentals would be available.

Ms. Schoenberg said yes. They are looking at different kinds of sponsorships to sometimes provide free skating via sponsored events. She said they would love to provide free or low cost skating or perhaps skating for just the cost of skate rental.

Ms. Nashem asked if they had checked with SDOT regarding signage for sponsors.

Ms. Schoenberg said they work with that all the time.

Mr. McConachie asked if the applicant had pictures of temporary rinks.

Ms. Schoenberg said the photos she provided are temporary rinks.

Mr. McConachie said they need to understand that Pioneer Square has an historic presence so to think about proper fit and respect for the place. He noted that some of the rinks in the photo have made an effort to fit into their environment and have a more quality look to it.

Ms. Person asked how this impacts businesses such as Grand Central Baking who use the park.

Ms. Schoenberg said they are still in the early phases of doing research. They also need a refrigeration unit that can hook into utilities so they wouldn't have to have a generator.

Mr. McConachie said Westlake Center has the Merry Go Round and the seasonal rink and that a rink in Pioneer Square is good in that it creates a focus, event to get people to Pioneer Square.

Mr. Ito said they should get written confirmation from business and property owners showing their support for the idea.

Mr. Hasson said there may be issues for business and property owners.

Mr. Ito said it would be good for the neighborhood to participate in the process.

Mr. Hasson said that ice rinks and bowling alleys are prohibited use which is probably to prevent taking huge swaths of land.

Mc. McConachie said that implies permanence and this is temporary.

Mr. Strauss offered a dissenting opinion and said he has concerns with Pioneer Square losing its sleepy and quiet quality. He is concerned about over-programming of the park and said that we lose something in the bargain; that quiet places have their own value. He said he can picture how pleasant an ice rink would be, but there would be a loss.

Mr. McConachie said February through April is sleepy in the park and asked where the balance is. He asked what programmed uses in the park are right now.

Ms. Brown mentioned Art in the Park.

Board Discussion:

Ms. Person said it is a good idea; it is dark in the winter and this will bring life, children and laughter to the park.

Mr. Ito said he agreed.

Mr. Hester agreed as well.

Mr. Strauss said disagreed.

Public comment:

Chris Gibbs, Pioneer Square Community Association said they are actively trying to attract this type of event to pump up Pioneer Square. He said it is a great idea and is needed.

Lisa Dixon, Pioneer Square Community Association Program Director said it is a great idea. She did outreach and there is a lot of support in Pioneer Square and that there is a huge outcry by retailers to bring life back to the district during the holidays.

Mr. McConachie said the emphasis on bringing in children into an area that has been an adult-oriented with bars with activities targeted to young people would be a draw to this end of the City.

Ms. Person asked what the hours would be.

Ms. Schoenberg said they would like to have it open late enough to be a nice romantic evening activity, perhaps until 9:00 pm.

Mr. Ito said generally the Board has responded favorably to this idea.

040208.4 REPORT OF THE CHAIR: Doug Ito, Chair

040208.6 STAFF REPORT: Genna Nashem

Ms. Nashem reminded the Board about the Sustainability Conference April 14 – 15 at the US Courthouse and encouraged Board members to sign up. She reminded Board members to turn in their financial interest statements. She asked that Board members be sure to refer to guidelines and codes rather than what is liked/disliked when reviewing applications.

Ms. Brown said there is a new business at 220 First Avenue with a signboard and signage in the window. She said the Mailbox people next to the Post Office have two signs out and that Jimmy Johns' sign is still up.

Ms. Nashem said with regard to the Jimmy Johns sign they have two weeks to appeal before Enforcement will take action.

Meeting adjourned at 9:40 am.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227