



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 190/07

DATE: July 18, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

David Strauss
Sara-Jane Bellanca
Sonja Sokol Furesz
Doug Ito
Alex Bennett
John De Lanoy
Tina Bueche
Adam Hasson

Staff:

Genna Nashem
Joanne Walby

Absent:

Rick Friedhoff
Lorne McConachie

Board Chair, Tina Bueche called the meeting to order at 9:00am

071807.1 APPROVAL OF MINUTES:

Draft minutes from July 3, 2007 tabled until the next meeting.

0718007.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

071807.21 Union Station
401 S Jackson

Bob Hale

Application: Change of use of internal space from restaurant/deli to office.

Staff Report: The Union Station is also located in the International Special Review District and the Change of Use was approved by their Board on July 13, 2007.

Applicant Comment: Bob Hale, Project Architect explained that the deli was taken out and replaced with vending machines and microwave. He said they propose to expand 300 square feet for a security office. He said the changes would be internal only and it would not create any transparency issues.

Rebecca Frestedt, ISRD Board Coordinator, reported that the ISRD had asked if this proposal would affect the pedestrian access and was told it would not.

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

"Printed on Recycled Paper"

Board Questions: There were no questions.
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 the project as presented per:
SMC 23.66.120 Permitted Uses
MM/SC/SB/SSF 7:0:0 Motion carried.

071807.22

Parking lot

Wes Green

305 First Ave

Removal of a tree in the parking lot.

ARC Report: ARC reviewed the proposal to remove the tree in the parking lot. The applicant explained that the Seattle Police Department had requested the removal of the tree to increase visibility into the parking lot. In addition, they said they have agreed to close the parking lot at midnight. The parking lot will not be blocked off but the hours it is closed are posted. ARC asked if they had explored alternatives to removing the tree such as adding lights in the parking lot or removing just a few limbs to let the street light in. The applicant said that they had only discussed removing the tree with the Police department. ARC members thought that the tree was valuable and contributed to the pedestrian experience. They did not understand how removing the tree would significantly increase the safety in the parking lot and requested that the applicant bring back more information or explore alternatives to removing the tree. ARC did not make a recommendation at this time.

Staff Report: The tree was removed over the weekend. DPD Enforcement was notified and it was determined that because the District Rules and the Seattle Municipal Code are specific to buildings, structures and the public right of way, that DON and DPD do not have grounds to take action in response to the removal of a tree on private property.

The applicant withdrew their application.

Rich Freidhoff arrived at 9:10am

071807.23

International Station

Shawn Bowen

201 5th Ave

Signage: Install way finding signage for Sound Transit

ARC Report: ARC reviewed the renderings, drawings and samples of the proposed signs. ARC discussed the projecting elements rule and thought that rule did not apply to this structure because the rule specifies “buildings and businesses”. An ARC member also stated that light fixtures are not usually considered a projecting element. ARC recommended approval of the way finding signs.

Staff Report: The signs at Union Station are also subject to review by the International Special Review District Board (ISRD). The ISRD Board reviewed the first proposal, made a recommendation to reposition the sign to hang from the arm of the light fixture rather than trying to fit it between the pole and the light fixture and approved this current proposal.

Applicant Comment: Mr. Bowen made no comment.

Board Questions: Ms. Bellanca asked if the signage systems are consistent within the City. Mr. Bowen said yes. He distributed a pamphlet with additional information on the “Stellar Connection” transit system which explained the symbols on each station.

Public Comment: There was no public comment.

Board Discussion: The Board determined that it met the guidelines.

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

Code Citations:

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

A. General Signage Regulations

B. Specific Signage Regulations

1. Letter Size

SMC 23.66.160 C. 1, 4

MM/SC/AB/DS 9:0:0 Motion carried.

071807.24

Pioneer Square Station
410 3rd Ave

Shawn Bowen

Application: Install way finding signage for Sound Transit

ARC Report: ARC reviewed the renderings, drawings and samples of the proposed signs. Mr. Ito noticed a camera in the rendering of the signs. ARC asked the applicant to investigate how the signage would impact the camera and to determine whether they would propose to move the camera or alter the sign design. ARC asked whether there would be signage on the north side of the structure. Applicant showed them a copy of the site plan. The ARC requested copies of the elevation and site plan for their packet. ARC members noticed a panel above the proposed sign and asked what its purpose is, when it was installed and whether it would stay. ARC members said they did not remember approving it in the past. The applicant said that the kiosk sign shown in the photos would be removed. ARC members asked whether it was possible for the “T” to be located on the button sign. The applicant explained they were saving room for an additional button. ARC did not make a recommendation.

Staff Report: The file going back to 1998 did not include any proposals for the panel located above the proposed sign at the Pioneer Square Station.

Ms. Nashem reported that the application was tabled.

071807.25

123 S Jackson
Signage: Install Real Estate signage.

Sue Robinson

ARC Report: ARC reviewed the renderings provided. The applicant said they expect that the banner and A-board will not be up more than three months. ARC expressed concern that the banner may get damaged or tagged and requested that it be replaced

immediately if it does. The applicant agreed. ARC found the real estate signs to meet the code. ARC recommended approval of the real estate banner and one A-board sign.

Staff Report: The applicant had originally applied for two A-boards but only one is allowed per rules. The total of square footage for real estate signage is under the allowed limit. Ms. Nashem said this application meets the square footage limits.

Applicant Comment: Sue Robinson said they will have a grand opening this weekend and they have already sold two of the six units.

Board Questions: Mr. Bennett asked about the attachment method. The applicant said they would attach the sign through the mortar.

Public Comment: There was no public comment.

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

Action:

I move to approve a Certificate of Approval for the project as presented under the condition that a damaged banner be removed immediately. A replacement banner in the same size and design is allowed.

per:

Code Citations:

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

C. Sandwich Board Signs

SMC 23.66.160 D Temporary Signs a. Real Estate signs

MM/SC/SSF/AB 9:0:0 Motion carried.

071807.25

Al Bocalino
1 Yesler Way

Luigi DeNunzio

Application: *Change of Use*: Parking Lot to outdoor café. *Design*: Install outdoor café seating area with four tables and four umbrellas surrounded by fence sections and potted trees in a portion of the parking lot.

ARC Report: ARC reviewed the pictures and drawing provided. The applicant explained that he was trying to shield his customers from the drug and alcohol use in the area and to provide a nicer dining atmosphere. ARC discussed the transparency rules and determined that the fence would be appropriate for this area and that outdoor seating would help activate the area. The applicant explained that the proposed more solid wood fencing would be inside the existing iron fencing and explained that the customers and staff would come out the front door and go through the gate to access the seating area. The applicant verified that the more finished side of the fence would face out. He also said that he would remove the outdoor seating and fence when the weather turned cool in October. ARC had a discussion on whether they would recommend painting the fence or not. Some ARC members thought that the fence would get tagged and then would have to be painted anyway. ARC recommended that the applicant return to the Board with proposed paint colors in case he decides to paint the fence in the future.

ARC recommended approval of the outdoor seating, furniture and fencing including the painting of the fence if it gets tagged or the applicant otherwise desires it to be painted.

Staff Report: Ms. Nashem said she viewed the site and have asked the applicant to bring pictures of his new proposed potted plants and to clarify as to whether he would have more than four tables and chairs.

Applicant Comment: Mr. DeNunzio said he proposes seven tables. He said if the fence is tagged, he would be painted terra cotta color or forest green. He showed pictures of the alternative potted plants and fencing.

Board Questions/Discussion: The Board discussed the paint color and decided if/when the fence is tagged, the applicant would return to ARC for final review of the paint color.

Public Comment: There was no public comment.

Action:

I move to approve a Certificate of Approval for Change of Use from parking lot to outdoor café and the design of the outdoor café with seven tables, a wood fence and potted plants on the condition that the applicant will return for final approval of the fence paint color, in case it is tagged with graffiti and needs to be painted, per

District Rules: III. General Guidelines for Rehabilitation and New Construction. D. Color, XX. Rules for Transparency, Signs, Awnings and Canopies and XIII. Sidewalk Cafes

MM/SC/SSF/DS 9:0:0 Motion carried.

071807.27

Bents 93 and 94

Kathy Fendt, Kate Stenberg

Application: Stabilization of bents including replacing in-kind the surface area and landscaping with the exception of trees.

ARC Report: ARC reviewed the plans and drawings provided. The applicant explained that one of the bents has sunk five inches since the earthquake and since both bents are not sinking at the same rate it is causing the concrete to twist. The applicant explained that they will have to excavate a 20' x 20' space around the bent and drill micro piles into the ground. They said they will have to remove three trees in the area of the excavation and the trees would not be replaced because the micropiles would be in the way and SDOT has asked the applicants to pay into a tree fund so that SDOT can replace the trees elsewhere. SDOT and the City Arborist requested the funds instead of tree replacement because SDOT expects construction in the next three or four years to displace the trees again. Ms. Nashem confirmed that SDOT proposed to place the trees in the tree wells of the new sidewalk in front of the Triangle Building. Although ARC thought those trees could have been provided by the party installing the sidewalk, they said they were pleased the trees would be replaced in Pioneer Square. ARC committee members expressed concern over the tunnel effect that will be created by the construction fences while maintaining access to the building. They recommended that the applicant provide additional lighting for the safety of pedestrians. The applicant noted that they will be monitoring vibrations during construction. The applicant also explained that they will temporarily relocate the bike path to the unused street car tracts during construction. The applicant said that the construction is planned to start the first week of October, but that they will not work during the moratorium. He said the work

would resume in January and be completed by the end of April. The applicants said they are working on a traffic plan with SDOT for signing and routing traffic. ARC expressed concern about any noise that may be generated if the contractor is working at night. The applicants explained that the contractor may need to work at night when the water usage is lowest but the extent of the work they would be doing or noise generated was unknown. Some ARC members said they were concerned that night work would be disruptive to residents and asked staff to express this concern to DPD.

ARC Public Comment:

Jane McLousky, business owner in the Paulson Building, said she is unclear about how this would affect access to her building, especially for deliveries. The applicants said they have been negotiating these issues with the building owner and suggested Ms. McLousky discuss this with the building owner.

Jennifer Verts, of the Snowboard Connections, said that although the time of construction is before the moratorium it will be during her business' busiest time. She said she is also concerned about how trucks would make deliveries to her business at this time.

Staff Report: There was no report.

Applicant Comment: Kathy Fendt, Kate Stenbert and Paul Lacey, Project Engineer presented the application. Ms. Fendt said the pairs of columns supporting the viaduct are called "bents" and these two have been sinking unevenly and need to be fixed immediately.

Ms. Stenberg said the sidewalk in this area will remain open, but the trees need to be removed to accommodate the construction. She said they will replace the trees in the general vicinity.

Board Questions:

Mr. Ito asked if other bents will need to be repaired. Ms. Fendt said, "not at this time". She said foundation stabilization will occur between Battery and Lenora streets next year, but the two bents in question today need immediate attention.

Liz Sheldon from SDOT said they chose 505 First Ave S as location for two of the replacement trees and have a second location pending for four more trees.

Ms. Bellanca asked if there was a stipulation on the type of tree they will use. Ms. Sheldon said they will make sure the trees matches the other trees on that block.

Ms. Bellanca asked if the trolley tracks would be affected by this construction. Ms. Stenberg said the tracks would be covered by pavement and used as a bike detour during the construction and will restored to their current condition when construction is complete.

The Board discussed the landscaping plan presented by the applicants. Mr. Lacey said they will replant the berm with shrubs and replace the sprinkler system. He said the City owns the berm.

Ms. Stenberg reviewed their plan for lighting and public safety. She said they are working with area social service agencies on a safety plan and will securely fence the

construction area. She said there would be no tunnel between the sidewalk and the construction fencing. She said the site will be very well lit at night. She said the construction fencing would not be higher than 4' above the loading dock. She confirmed that there will be signage on the fence stating that the adjacent businesses are open.

A Board member noted that perhaps someone could get over the fence from the sidewalk. Ms. Stenberg said she would look into this and consider making the fence taller.

Ms. Bueche asked if the fencing would be removed during the moratorium. Mr. Lacey said it would be and that public parking would be restored. He said because the private parking is within an easement the private parking would not be restored. He said the Polson building owner will make sure the loading dock is accessible to the sidewalk. He noted that the building owner asked that they not discuss accessibility issues with the tenants until the negotiations are finished. He said the City is not party to the negotiations. He said they will initiate an outreach program to alert the neighborhood to this project prior to construction.

Ms. Bueche asked what measures they would take to alleviate noise concerns. Ms. Stenberg said they will apply for a temporary noise variance from the City for the waterline work, which will have to be done at night when the water is turned off. She said they will have noise shields and mufflers on their equipment, in addition to having quieter back-up "buzzes" on trucks, rather than alarms that will not be audible beyond the construction site. She said the hauling trucks will have rubber bed liners and they will notify residents within 500' one week in advance of night work. In addition, she said there will be a toll free number operating 24 hours a day, seven days a week for residents to call if there is a concern.

Ms. Bellanca expressed her concerns about public safety related to this construction site and noted that homeless people may choose to sleep there and come to harm. She asked if the contractor would provide night time security. Mr. Lacey said that is not in the contract and it would be up to the contractor.

Mr. Bennett asked if there would be a job site trailer that might affect the lighting. Mr. Lacey said there may be a trailer there, but he was not sure.

Mr. Hasson asked whether the dumpsters would be moved. Mr. Lacey said the building owner plans to move them to the west side of the construction area and they would remain directly accessible from the building.

Mr. Ito asked how access to the loading dock would be affected. Mr. Lacey said the loading dock runs the length of the building but accessible by truck only at the north end of the block.

Public Comment:

Jenn Brooks of the SnowBoard Connection, asked how parking would be affected. Mr. Lacey reiterated that they cannot discuss this until negotiations with the building owner are complete. He suggested she discuss this with the building owner.

Action:

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

District Rules: XIV. Street Trees and Vegetation; Code Citations: SMC
23.66.190 Streets and Sidewalks
MM/SC/AB/AH 9:0:0 Motion carried.

John De Lanoy and Alex Bennett left at 10:20am

071807.3 PRELIMINARY PROJECT REVIEW

Overview of upcoming WSDOT projects in Pioneer Square

Ron Paananen, WSDOT, said WSDOT owns 300 bridges around the state. He said these bridges are inspected every four years and rates them on a scale of 1 to 100 based on a variety of factors. He said the Alaskan Way Viaduct was recently rated a 9 and therefore the department proposes to replace the viaduct and seawall. With the cooperation of the Governor and King County Executive he said they are working on the north and south ends of the viaduct first.

Viaduct safety repair project between Yesler and Holgate.

In 2008-2009, he said they will complete an electrical line relocation project from the south end of viaduct and will impact two transmission lines and five distribution lines. He said a public briefing will take place at Grand Central Bakery atrium on August 22, 2007.

He said they will also conduct an areaway monitoring program that will collect baseline data on normal vibrations of the area way walls prior to construction.

Mr. Paananen said they will upgrade Battery Street tunnel with improvements to the ventilation and fire suppression systems and emergency exits. He said because of the low vertical clearance they may need to lower the tunnel floor to complete this project. He said closures will occur between 2009 and 2010 but traffic will be maintained in one direction.

Between 2009-2012 Mr. Paanane said they plan to remove the viaduct from Holgate to just south of King Street and build a new SR99 and rebuilt Atlantic and S. Royal Brougham because this is a seismically vulnerable site.

He said they are also joining efforts with the city, state and county to make transit and capitol improvements to arterials, bus lanes and signals. He said the construction would be on-going.

He said the Governor created the Path Forward program with the city and county to facilitate the removal of the viaduct. He said there will be a series of public meetings to discuss this and the Urban Mobility Plan and a final decision will be reached in 2008.

Board Questions:

Ms. Bellanca asked when the second phase of the 519 project would be complete. He said the EIS should be complete by next February or March and pending receipt of funding, the project should be done by 2010. He said this would affect the Royal Brougham project. Ms. Bellanca suggested that this project should be included in the discussions of the Viaduct project.

Adam Hasson left at 10:37am

Mr. Ito asked if the electrical realignment project would result in lane closures. Mr. Paananen said they had proposed to dig a trench on First Avenue between Yesler and King, with a “jog” on Western and Yesler. He said this would be disruptive to traffic so they are looking at alternatives.

Ms. Bellanca asked for clarification on the electrical realignment project that would extend to King Street. Ms. Bellanca asked that WSDOT be specific about where a project starts and stops so they can discuss the impacts created by the projects. Mr. Paananen said it would connect through the WASKA property at Dearborn and Railroad Avenue.

Ms. Bellanca stated that there is a new building being built at King Street and Railroad Avenue so the State will need to be very specific about how their projects could affect this.

Rick Freidhoff left at 10:45am

Public Comment:

Ryan Smith asked if WSDOT could use the alley behind First for the electrical lines relocation project.

Mr. Lacey stated that the utility “folks” looked at all solutions and they considered this proposal to be the best option.

A member of the public said he was concerned that all the district electrical lines are in one place.

Mr. Paananen said a block by block trench on First Ave would have significant impact and they would keep one lane going south, but parking would be lost.

Ms. Bueche noted that Metro would have to be rerouted. Mr. Paananen said they will discuss all these issues at the public meeting in August. He said they are looking at the technical parameters of this project first and then will expand the discussion from there. He said he will present various options at he public meeting and will solicit feedback from the public.

Ms. Bellanca said that access to Qwest and Safeco Fields are important to maintain. Mr. Paananen said they would work during the first quarter of the year, which is out of season for baseball and football.

0718007.4

BOARD BUSINESS

Ms. Nashem said that a site line review was conducted on the Howard Building’s new rooftop fence, per the Board’s conditional approval. The fence was visible from across the street, so the owner moved it back to 5’ 2” so it is no longer visible from the street.

Ms. Nashem said that Simba’s restaurant in the Metropole will reopen soon and they have submitted a request for outdoor seating which will come before the Board soon.

Mr. Hasson stated that at a recent City Council meeting the Alaska Building developers asked to do a text amendment to accommodate an addition to the building including seismic bracing up to the height of the existing building which is taller than the code height limit. However, he said that the City Council specified the height exception for the addition would be conditioned on the addition being used for residential use. Ms. Bellanca said they could maintain the addition as hotel by keeping their seismic upgrades below the existing height limits.

0718007.5 **REPORT OF THE CHAIR:** Tina Bueche, Chair
There was no report.

0718007.6 **STAFF REPORT:** Genna Nashem

Ms. Nashem reported that the Mayor appointed a Pioneer Square gallery owner, Catherine Person, to the Board's retail position, pending confirmation by the City Council. She said the Mayor also appointed Ann Brown to the At Large/Residential position pending confirmation by the City Council. Confirmation of either member has not been scheduled.

Ms. Nashem said she will be out of town at the next meeting and City Historic Preservation Officer Karen Gordon will staff the meeting.

Meeting adjourned at 10:56am.

Issued: August 13, 2007

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227