



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 235/07

DATE: September 5, 2007  
PLACE: City Hall, Room L280  
TIME: 9:00 a.m.

#### Board Members Present:

Alex Bennett  
Sara-Jane Bellanca  
Sonja Sokol Furesz  
Doug Ito  
John De Lanoy  
Catherine Person  
Lorne McConachie

#### Staff:

Genna Nashem  
Joanne Walby

#### Absent:

Adam Hasson  
Rick Friedhoff  
David Strauss

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

- 090507.1 APPROVAL OF MINUTES:** Draft minutes from August 15, 2007  
Moved to adopt the minutes as presented.  
MM/SC/LM/SB 6:0:0 Minutes adopted.

*Alex Bennett arrived at 9:03am*

- 090507.2 APPLICATION FOR SPECIAL TAX VALUATION**  
090507.21 542 First Avenue South

Staff Report: Karen Gordon, City Preservation Officer, confirmed that owner, GBS 542 submitted \$ 3,499,270 in rehabilitation costs, all of which were allowed. She said the total assessed value is L - \$ 700,000; I- \$ 4,114,700; T - \$ 4,814,700 and the percentage value of the rehabilitation is 85%. She said the work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

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

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

"Printed on Recycled Paper"

Action:

I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 542 First Avenue South, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the Pioneer Square Preservation Board which made the following findings at its meeting of September 5, 2007, that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District ; and that the property has been issued Certificates of Approval as required in the District; and has been substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/SB/SSF 7:0:0 Motion carried.

**090507.3 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

090507.31 Union Station Bob Hale  
401 S Jackson St

Application: Change of Use: Expand existing security office space.

ARC Report: ARC reviewed the drawings, specification sheets and photographs provided. Mr. Hale explained that Sound Transit wanted to consolidate all their security offices in one location so they are proposing to further extend the security office the Board recently approved. Rebecca Frestedt, staff for the International District Board, reported that the Board approved the project because the impact was minimized by having the dropped ceiling set back 3' from the window and the wall set back from the gate. ARC discussed whether the suspended ceiling brace would be visible from the window. Although ARC members thought that it might be visible, the applicant said the brace would be painted out black to help it blend in. ARC also suggested that the braces be located as far back as possible from the window. ARC members discussed that there is not a lot of pedestrian traffic in this location and they did not think there was transparency issue created by the ceiling or the wall.

Applicant Comment: Fred Wilhelm, project manager with Sound Transit, explained that the purpose of this application is to have all of their security personnel in one space.

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

Action:

I move to approve a Certificate of Approval for the change of use from deli to office per:

Code Citations:

District Rules – X.X. Rules for Transparency, Signs, Awnings and Canopies

A. Transparency Regulations

SMC Permitted Uses 23.66.120

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

090507.32

**Bites**

Ada Grant

1028 First Ave S

Façade alteration: Install an awning with business signage above the front entry door.

**Applicant did not arrive. Application tabled.**

090507.33

**Bus Shelters**

Dale Cummings, Jay Vathron

1<sup>st</sup> and Jackson southbound and northbound

Application: Install new bus shelters including solar lighting grounded in the sidewalk gutter.

ARC Report: ARC reviewed the drawings and photos provided. Mr. Cummings of King County Metro explained that the shelters are being proposed because King County directed them to increase rider facilities. Mr. Cummings said they are leaving the backs off the proposed shelters so that you can see through them but there will be glass on the ends. He said that the shelters also include solar lighting that is grounded into the sidewalk and under the granite curb. Ms. Bellanca said that she thought bus shelters are not effective in the area and is not supportive of addition street furniture on the side walk. Mr. Ito told the applicant that some curbs are 3 feet deep and sometimes attached to the areaway underneath. Mr. Vathron, King County Metro said that they chose this location because it was a busy bus stop and there was not room on the side walk at other locations on First Ave. Mr. Ito said that he would not support the project because it adds clutter to the sidewalk, impeding pedestrian flow, it blocks storefronts and covers architecture. The applicants asked if ARC would support a proposal for awnings instead. Mr. Ito said he didn't think that would resolve the issues. Ms. Bellanca said a few years ago they had just worked to consolidate newspaper boxes so there was less clutter on the sidewalks and she thought the Board should try to reduce street furniture. She said they are trying to make the streets open and welcoming to pedestrians but said bus shelters are in Pioneer Square have not had that effect. Mr. McConachie said he is undecided about the project and would take a look at the proposed site. Mr. Ito said he was concerned about the style of shelter not being bolted and wondered if people could push it over. Mr. Cummings said it could not be pushed over. Mr. Strauss said that he considers the streetscape a public amenity and does not

see the shelter as improving it. He said that he does not wait inside the shelter at his bus stop for personal safety. He said he is opposed to more street furniture.

Applicant Comment: Dale Cummings of Metro, said the goal of this application is to install bus shelters to provide weather protection and to encourage bus ridership. He said they could use their standard bus shelter design or a more “open-air” design.

Board Questions: Mr. McConachie said he has observed rush hour traffic at this stop and noted that there are plenty of covered awnings on the west side of the street and doorways on the east side. He said this shelter would become an impediment and clutter the streetscape.

Mr. De Lanoy asked what was the impetus behind this application. Mr. Cummings explained that King County Council has allocated funds for amenities to encourage bus ridership. He said Pioneer Square has high daily ridership and is a target area for amenities.

Ms. Sokol Furesz noted that according to the renderings the shelters would be backed up against the building at Studio 904 blocking architectural features of the building.

Public Comment: Angie David, represented the owner of Merrill Place. She said Metro only sent a short fax describing the shelter and she said it will be “jammed into” their sidewalk area. She said she is not in favor of this application.

Tossie Christopherson, manager of Studio 904, said that street visibility is very important to her business. She said the high ridership numbers cited by Metro are probably skewed by stadium and ballpark users. She said she does not believe these shelters are necessary.

Kay Hirai, owner of Studio 904, said it is very difficult to operate a hair salon and spa in Pioneer Square but she has been there for 20 years. She said her signage is already restricted and is frequently stolen and the windows scratched out. She said her clients often face the street and don’t enjoy having people loitering outside looking in at them. She said these shelters would make it worse and she was not in favor of installing them.

Katie Comer, of the Pioneer Square Community Association, said the bus shelters would not fit in with the streetscape and could become a public safety issue.

Mimi Sheridan said she agreed with these comments.

Ms. Bellanca noted that the Metro report provided in the application said they had the support of business owners, including Merrill Place. She said according to comments made by the public, this did not seem to be the case.

Board Questions: Ms. Bellanca asked Mr. Cummings what information he would need if the Board denies this application.

Mr. Cummings said his agency was directed to provide bus shelters so he would need to know the reasons why it would be denied.

Ms. Bellanca asked if Metro's ridership estimates included game days. Mr. Cummings said perhaps it does, since the number cited is an average.

Mr. Ito stated that the proposed bus shelters do not meet the District's streetscape requirements, that is, to remove street furniture and make the streets more pedestrian-friendly.

Mr. Cummings asked why the street furniture on Yesler and Prefontaine Place was approved. Ms. Bellanca said the applications are heard on a case-by-case basis and perhaps there were other circumstances involved.

Mr. McConachie read from District Rules, XI, *Street Furniture* as the reason that the project would be denied.

Mr. Bennett suggested there is a better bus shelter design more fitting with the character of the District.

Action:

I move to deny an application for Certificate of Approval for the installation of new bus shelters per

Code Citations:

District Rules –

III. General Guidelines for Rehabilitation and New Construction

H. Curbs

XI. Street Furniture

SMC 23.66.190 Streets and Sidewalk

MM/SC/SB/JDL 7:0:0 Motion carried.

090507.34

Areaways

Kate Stenberg, WDOT, Rob Clark, Shannon and Willis, Mimi Sherdian, Sheridan Consulting

Areaways on the south side of First Ave, Yesler Way - half block south of King St

Application: Install vibration monitors, tilt meters, crack meters and convergence gages into areaways.

ARC Report: ARC reviewed the plans, photos and documents provided. Ms. Stenberg said they are hoping to install the equipment in the areaways in September and that the equipment would likely remain for an unspecified period of time. She said the data would be used to establish a baseline to aid in project planning and would be made available to SDOT as well. She said the equipment

would have to be accessed for maintenance once a year. She said adjacent building owners' permission letters are in the packet presented to the Board. Mr. Clark explained that the equipment install would require holes to be drilled into the areaway wall and the connection would go through the existing conduits. Mr. McConachie suggested that they be sure to drill in the mortar joints rather than brick or stone. Ms. Sheridan said that Shannon and Willis installed monitors before and thought they did it responsibly. The applicants said they would work with the Underground Tour so that it would not be disruptive. Ms. Bellanca said she approved of this application because she said the more areaways that are checked, the better. ARC recommended approval of the project as presented.

Board Questions: Ms. Bellanca asked if the information would be available to SDOT. Ms Stenberg said that SDOT is a partner in the project and it would be. Ms Bellanca said she thought it was a good idea to monitor the areaways.

Application Comment: The applicant offered to further explain the equipment.

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 per:

Code Citations:

District Rules – XVIII. Areaways

MM/SC/SSF/CP 7:0:0 Motion carried.

090507.35

**Wayfinding signage**

Barbara Grey, Christine Alar

Various locations

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

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

Applicant Comment: Christine Alar, of SDOT, reviewed the proposed locations of the signs in and outside the District. She said the kiosk in Occidental Park would be double-sided, including a map of the District and the city.

Board questions:

Ms. Bellanca asked at what height the free standing poles would be. Ms. Alar said the poles would be 10' and the lowest blade signs at 7'.

Ms. Bellanca said she would suggest the applicant meet with the Pioneer Square Community Association to determine the best place to locate the signage. Ms. Gray said the PSCA was involved with the 2005 stakeholders meeting.

Mr. Ito asked that the applicants return with a cohesive package of signs for the Pioneer Square Preservation District that more clearly indicate on the map where the signs will be located. He said these should also match up with the construction drawings. He suggested they meet with PSCA.

**Application tabled.**

**082907.4**

**PRELIMINARY PROJECT REVIEW**

Jay Janette and Bill LaPatra of Mithun, Kristian Kofoed, DPD

Briefing regarding possible code amendments in Pioneer Square

Applicant Comment:

Bill LaPatra, architect with Mithun, said they removed the proposed wind turbines from the code amendment proposal because they were unsure of the level of energy production the turbines would produce. He clarified that the proposed sustainability related code amendments would only apply to new construction and the elevator code amendment was moved to another section. He said they would like a letter of support from the Board the proposed code amendments.

Jay Janette, architect with Mithun, reviewed three scenarios related to the existing and proposed code amendments in Pioneer Square and the existing downtown code. The first scenario shows what is currently allowed by code: 25% rooftop coverage with a 15' high mechanical screening, set backs at 30' from the street side, 3' from alley side and photovoltaic coverage at 7' above height limit and setback 10' from property line. He said they could have 15' mechanical screen and 12' high elevator penthouses, above the building height.

In the second scenario, he showed what is currently allowed in the downtown zone: 35% rooftop coverage, Common Recreation Area allowed outright, an elevator penthouse up to 35', other rooftop buildings at 15' and a 15' screen element would allow more than 35% rooftop coverage, at the discretion of the Director.

Finally, he said they propose new construction with a hybrid of both codes, allowing for a penthouse 5' higher than the 15' currently allowed, so the elevator stop could go to the roof. He said in response to the increased height

levels downtown, rooftops should become the “fifth elevation”, so they are requesting 35% rooftop coverage for Common Recreation Area. He said they propose to relocate support and mechanical spaces from the roof and add photovoltaic panels which would be restricted by the 7’ height (limit) for solar reflectors. He said there would be no direct public access to the roof, but they would have interpretive placards for users to understand the green roof features. He said they are requesting support for increased roof coverage and increased height for the elevator penthouse.

Mr. Ito said all these proposed features would be allowed if the building was 10’ shorter. He said if the Board approved the code amendment, new construction in the District would allow for additional height if they included the green roof features. Mr. McConachie said this is an incentive to “go green” by increasing the allowable height.

Ms. Nashem read from the code to clarify that the current code language for the roof top features states “*or the maximum height limit, whichever is less*” so the mechanical shown in the current allowance example is not correct, it would have to be below the height limit.

Mr. LaPatra noted that there is no mention of Common Recreation Area above height limit in the current code.

Mr. Ito suggested the proposed code language change from “elevator penthouses” to “elevator stop plus overrun”.

Mr. McConachie also suggested they add the word, “estimated” to the phrase, “building load”. Also he said he was unsure what a realistic target range would be for photovoltaic energy production. He said they want to encourage sustainable growth in Pioneer Square, but he said they need to know what the value would be to the public.

Mr. LaPatra said they are pursuing 1% of the current LEED requirements for core and shell development. He said photovoltaic performance would likely increase every year.

Ms. Bellenca reminded the Board that these code amendments would apply to only a limited number of potential building sites. She said the District needs to encourage this type of innovation.

Mr. Ito said they do prefer to have new buildings built on vacant lots, but the Board does not want to inadvertently create incentives for demolition.

Greg Smith, from Urban Visions and owner of the building, said the incremental costs of moving from a tar paper roof to a solar panel and green roof would cause them to either lose money or break even. Nonetheless, he said that all Seattle developers should be doing this and he believes green roof

features would attract tenants. From a cost/benefit analysis perspective, he said they would not make any money, but he said it is the right thing to do.

Public Comment:

Mimi Sheridan noted that if the photovoltaic cells are considered a “public benefit” she asked if they would operate as such in the long term. Also, she asked if there was a long term maintenance plan for the planters around the building.

Mr. Kofoed said this will be addressed in the new code language about the public benefit.

Board Questions/Comments:

Ms. Sokol Furesz asked if this additional height would allow the applicant to add a floor. Mr. Lapatra said they would not add a floor, but would add Common Recreation Area and greenscape to the rooftop and move the mechanical equipment downstairs.

Mr. Ito asked what the square footage would be for the common recreation area. Mr. Smith said the space is approximately 3000 square feet and 5000 square feet includes the lobby and restrooms.

Mr. Ito said the code language should clarify that office use and amenity use are mutually exclusive and he wouldn't want an amenity space granted under this code amendment to be leased out as office space.

**090507.5 BOARD BUSINESS**

Election of Board Chair and Vice Chair.

The Board elected Doug Ito as Chair and Lorne McConachie as Vice Chair.

**090507.6 REPORT OF THE CHAIR:** There was no report.

**090507.7 STAFF REPORT:**

Genna Nashem said that Ann Brown will go before the City Council for appointment on September 12, 2007. She said the new Get Engaged Board member will attend meetings in October, pending City Council Confirmation.

Ms. Nashem said she will email Board members about possible dates for the upcoming Board retreat.

*Meeting adjourned at 10:55am*

Issued: September 17, 2007  
Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227