



The City of Seattle

# Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

PSB 48/20

## MINUTES for Wednesday January 22, 2020

### Board Members

Lynda Collie  
Kianoush Curran  
Alise Kuwahara Day  
Brendan Donckers  
Audrey Hoyt  
Olivia Price  
Alex Rolluda, Chair  
Felicia Salcedo

### Staff

Genna Nashem  
Melinda Bloom

### Absent

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

#### **012220.1 APPROVAL OF MINUTES:**

September 11, 2019

MM/SC/KC/LC

5:0:2 Minutes approved. Mmes. Price and Salcedo abstained.

October 2, 2019

MM/SC/LC/KC

2:0:5 Minutes approved. Mmes. Kuwahara Day, Price and Salcedo and Messrs. Rolluda and Donckers abstained

October 16, 2019

MM/SC/LC/KC

6:0:1 Minutes approved. Ms. Salcedo abstained.

#### **012220.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

Agenda reordered.

**012220.22**     **2<sup>nd</sup> Ave Ext S and S Jackson St**

Bradley Topol, SDOT said ARC requested simplified drawings that highlight pedestrian push button location. He said two projects are related and coordinated. 1) Widen sidewalk north side of Jackson to increase pedestrian travel space; project is joint King County Metro and SDOT project. Westbound vehicle travel lane will narrow by 4'. Replace ADA pedestrian ramps. 2) Your Voice Your Choice program identified all four corners at Jackson as needing push buttons and the two west corners needing ADA ramps. He said some will be 3 ½' tall pedestals and some will attach to existing signal poles.

Mr. Rolluda asked the clearance from pedestal.

Mr. Topol said there is a 3' minimum, 4' typically. He said there is adequate clearance for all new pedestals and wheelchairs. Responding to clarifying questions he explained that after expansion they will replace bike markings and will retain what is there now.

ARC report: Ms. Kuwahara Day said ARC reviewed the plans provided and the photos. Following questions from ARC the applicant clarified that the existing travel lane is a sharrows with bikes and is wider than necessary. The Sidewalk however is not wide enough for the pedestrian traffic. He said they prefer the higher contrast yellow ADA detection pads but there is not a structural reason that prevents the use of the cast iron plates that Pioneer Square prefers.

Staff report: Ms. Nashem reported that the Pioneer Square Board has typically preferred the use of cast-iron ADA detection plates. Many have been installed in Pioneer Square and cast-iron detection plates were proposed by SDOT for the Railroad Way re-design, the waterfront improvements and the streetcar on 1<sup>st</sup> Ave. The exception had been when there have been areaway or other structural issues that hinder the installation of the cast-iron plates.

Mr. Rolluda asked why SDOT prefers the high contrast yellow detection plates.

Mr. Topol said for pedestrian visibility – for low-sight people.

Mr. Rolluda said as seen in Pioneer Square they don't hold up well; they break and are not replaced.

*Ms. Hoyt arrived at 9:20 am.*

Ms. Price said she was OK with the yellow.

Mr. Donckers said board has previously reviewed detection plates and this is the first time he has heard the color rationale.

Ms. Nashem said sometimes plastic is chosen because cast-iron needs a different installation and isn't possible over an areaway. She said cast-iron was also recommended in the Street Concept Plan submitted to SDOT by the Alliance for Pioneer Square (APS); an ADA review was conducted, and determination made that there was enough contrast.

Ms. Curran said based on this being a high-traffic area with high pedestrian activity, for that reason the exception for yellow makes more sense here.

Mr. Rolluda concurred. He said this is an intermodal intersection which is very busy. He said yellow pad here is OK.

Mr. Topol said they could provide comparison on two types with other ADA types.

Ms. Kuwahara Day asked for clarification on obstruction clearance.

Mr. Topol said the bare minimum is 36' in spot location.

Action: I move to recommend granting a Certificate of Approval Sidewalk alteration including widening the sidewalk, installing ADA ramps with (yellow or cast-iron detection plates), repairing curbs all as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *January 15, 2020* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

#### Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.190 - Streets and sidewalks

A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

### **Pioneer Square Preservation District Rules**

#### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

C. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

#### **XVII. SIDEWALK TREATMENT**

##### **A. Standards**

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

#### **Secretary of Interior's Standards**

2. The historic character of a property will be retained and preserved.

The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and

proportion, and massing to protect the integrity of the property and its environment.

MM/SC/KC/FS 6:1:0 Motion carried. Mr. Donckers opposed.

**012220.23** **Scheuerman Building/Good Arts**  
704 1<sup>st</sup> Ave S

Installation of Louvers

Michael Aguero explained a water damage claim prompted upgrade to mechanical equipment; he proposed installation of louver at recessed entry. He said the new louver will match what is at adjacent space.

Steve Eklatt said the equipment inside needs to be brought up to Code; they are installing a larger air handling equipment that will duct through front door. The two smaller circular louvers are not adequate.

ARC report: Ms. Kuwahara Day said ARC reviewed the proposed louvers. The applicant explained that they were doing a tenant space repair after a water leak and were required by SDCI to upgrade the mechanical equipment. ARC understood that the routing to the alley façade was not feasible and would have required a new opening in the brick façade. The applicant noted the louvers on other storefronts and that this location is in a recessed entry. ARC recommended approval of the louver as proposed.

Staff report: While the roof or alley façade are preferred locations of mechanical equipment, when those locations are not possible, using a transom window with the window frame have been the common approach and has been considered repairable.

Public Comment: There was no public comment.

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

Action: I move to recommend granting a Certificate of Approval installation of a louver as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *January*

15, 2020 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

**Pioneer Square Preservation District Rules**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

Secretary of Interior's Standards

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/LC/KC      7:0:0    Motion carried.

**01220.21**      **Duncan Building**

Flannel Jax  
315 2<sup>nd</sup> Ave S

Change of use from storage and office to indoor recreation for a basement space

ARC report: Use not reviewed at ARC

Staff report: Ms. Nashem stated this use is in a basement space, so street level use requirements do not apply. All uses that are not prohibited are allowed in a basement space. This is not listed as a prohibited use.

Mr. Donckers said the proposed use is not expressly prohibited.

Public Comment: There was no public comment.

Ms. Price said the use will attract people to the area.

Action: I move to recommend granting a Certificate of Approval Change of use from storage and office to indoor recreation for a basement space per the plans provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120 Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#)

MM/SC/BD/AH      7:0:0    Motion carried.

**012220.3 PRELIMINARY DESIGN BRIEFINGS**

**012220.31 Metropole Building**  
423 2nd Avenue Extension South

Briefing regarding rehabilitation of existing buildings including rebuilding the two missing floors on the southern building

Matt Aalfs explained the project was being restarted – new framework, new client. He said the Satterburg Foundation, a funder of non-profits is developing the building and can provide discounted or below market rent which would allow non-profits to use the grant money to support actual work. He said Forterra is partnering with Satterburg. He said it will be a mixed-use program: co-work office space, childcare, meeting and event space, commercial kitchen, small scale pop-up retail.

He provided a historical overview of the buildings which were constructed in 1892 by Henry Yesler. He said the Busy Bee and the Metropole were combined in 1964. The Busy Bee was damaged in the 1949 earthquake. He said the buildings have been empty since a fire during a 2006 renovation project. He proposed a high quality sustainable standard project that will meet LEED Platinum. He said the adaptive reuse will make an impact with sustainable design.

He said there is an areaway below 2<sup>nd</sup> Avenue. He proposed recreating the Busy Bee from photographic records although they will not attempt to recreate what was there. He said they will use contemporary building codes and Preservation Brief 14 to create a design that is compatible yet distinct. He said stair and elevator penthouse are proposed in the middle of the building. He said they plan to replace windows, restore stone, cornice, recreate storefront entries. He said they will re-establish boarded up openings on alley; they will remove decades of paint.

He said the significant areaway in the basement needs work. He said they will establish a main entry. He said they are doing a feasibility study for a rooftop outdoor play area for the childcare. Mechanical units and photo voltaic array will be sited on roof.

Mr. Rolluda asked if they explored having a storefront entry at the north corner.

Mr. Aalfs said it is currently infilled; they put in a new opening at the narrow point at the corner.



Mr. Rolluda asked about the use of the space.

Mr. Aalfs said it could be community gathering, pop up retail – they are still working out the programming.

Ms. Hoyt asked about southwest corner.

Mr. Aalfs said it will likely be the entrance to the childcare area.

Mr. Rolluda said the northeast corner has always been a standalone niche; he cited original photos. He said they are common in the district. He said to consider pulling the entry in.

Mr. Aalfs proposed decommissioning the alley fire escape to fire department standards to maintain them. He said they want to clean up the duct work.

Mr. Rolluda noted alley activation efforts in the district and asked about trash bin location.

Mr. Aalfs said they will work with district and waste removal company. He said SDCI has their own requirements.

Mr. Rolluda said newer developments have located trash room inside building.

Mr. Aalfs said they would explore that.

Ms. Nashem suggested contacting Angela Wallace at SPU.

Mr. Aalfs said there will be at least two entrances and probably a bike room for about 25 bikes.

Staff report: Ms. Nashem explained that a Certificate of Approval was granted in 2008 for rehabilitation of the building after a fire. The work was started and then stalled in because of litigation between the owners and the insurance company. The building was purchases and another project proposal for rehabilitation as a hotel was briefed to the Board with support. The project was on hold prior to the review and approval of the final COA. This is a new project with the building. The building is two sections the original Metropole and the what is referred to as the Busy Bee. The Busy Bee like many buildings in the area lost its upper stories following the earthquake in the 60s. While the District Rules say that additions are discouraged, they provide an exception to allow for stories to be rebuilt is they were removed. The Furuya Building at the corner of 2<sup>nd</sup> Ave S and S Main Street is an

example of a building that had its missing floors re-built. In this case it was an intentional recreation of the stories using the guidelines for re-creation, meaning that the stories were re-built based off of photographic and other evidence as to what it previously looks like. While this is one approach under the guidelines for Rehabilitation, the upper floors could also be built differentiated to tell the story that they are new floors to replace missing floors.

Mr. Aalfs noted the use of GFRC there and proposed used here as seismically viable material.

Mr. Rolluda said the direction they are going in with the second floor is good and in line with SOI #14.

Public Comment:

Karen True said the project is wonderful. She said there is no childcare in Pioneer Square – this could be a big deal. She supported the project.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.100 - Creation of district, legislative findings and purpose

During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the

Pioneer Square Preservation District. The boundaries of the District are shown on Map A for [23.66.100](#) <sup>[22]</sup> and on the Official Land Use Map.

#### 23.66.120 - Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

#### 23.66.130 - Street-level uses

1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

##### B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
- b. Theaters.

##### C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for [23.66.130](#):

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front; and

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for [23.66.130](#) are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

## 23.66.140 - Height

A. Maximum Height. Maximum structure height is regulated by [Section 23.49.178](#) Pioneer Square Mixed, structure height.

B. Minimum Height. No structure shall be erected or permanent addition added to an existing structure that would result in the height of the new structure of less than 50 feet, except as allowed in the PSM 85-120 zone under the provisions of [Section 23.49.180](#) for the area shown on Map A for [23.49.180](#). Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure.

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

b. For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less. For new structures, such features may extend up to 4 feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

c. Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar collectors may extend up to 7 feet above the maximum height limit, except as provided in subsection 23.66.140.C.4.j.1, and provided that they are a minimum of 10 feet from all lot lines.

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

- 1) solar collectors, excluding greenhouses;
- 2) stair and elevator penthouses;
- 3) mechanical equipment;
- 4) minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of [Section 23.57.014](#).

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

f. Residential and office penthouses

- 1) Residential penthouses may cover a maximum of 50 percent of the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the street property line.
- 2) Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height. When permitted, office penthouses shall be set back a minimum of 15 feet from all property lines and may cover a maximum of 50 percent of the total roof surface. Office penthouses may extend up to 12 feet above the roof of the structure and shall be functionally integrated into the existing structure.
- 3) The combined height of the structure and a residential penthouse or office penthouse, if permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

g. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The amount of rooftop area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection 23.66.140.C.4.d. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit or height of an addition permitted according to subsection 23.66.140.C.4.i or otherwise, whichever is higher.

23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

### **Pioneer Square Preservation District Rules**

#### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating\_Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- D. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- E. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- F. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- G. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)
- H. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.
- I. Additions. Additional stories to existing buildings are discouraged unless they were original to the structure.

- J. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.
- K. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

## VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

## XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway



was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. 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. (7/03)

#### Secretary of Interior's Standards

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**012220.32**

**ST3**

Briefing regarding where the City is at in partnering with Sound Transit on many aspects of this transportation project and some collaborative outreach, help clarify City and Sound Transit roles, and get feedback.

Sam Stork, DON explained the City partnership with Sound Transit and the efforts to gather input.

**Kadida? Escondida? Yerkin**, Sound Transit explained more commuting options will be provided and stations for light rail, Rapid Transit, commuter rail will be opening. She went over proposed timelines and said planning phase will run from 2017 – 2022; next phase is design which will run 2022-2026; construction phase will be 2025-2035. She said there are lots of ideas for alignment and station locations. They will be winnowed down to preferred alternatives. She said they have started environmental review process and are beginning community outreach and workshops.

Ms. Stork went over guiding principles: dependable transit; vibrant communities; climate action; and equity in decision-making. She said there will be 14 new stations, two water crossings, 12 miles of new tracks, a new tunnel downtown.

Mr. Rolluda asked if station areas will be put in areas where density is already there. He asked if there will be any zoning changes.

Ms. Stork said that is probably part of the station area planning process but it may come up.

Mr. Rolluda noted height limits were increased substantially (e.g. University, Northgate).

Ms. Yerkin said CID will be the east link transfer point.

David Shelton, ST3, said the major transit point is at the CID. He said one on 4<sup>th</sup> and one on 5<sup>th</sup> are being considered.

Ms. Nashem said that some board will be required for above-ground impact.

Mr. Donckers asked if the new tunnel is exclusive to this use.

Mr. Shelton said it is.

Mr. Donckers asked about 3<sup>rd</sup> party funding.

Ms. Yerkin said above what ST3 plan has set aside, they have not identified that yet.

Mr. Shelton said that alternatives in CID that might depart as well.

Mr. Donckers asked what it the option.

Mr. Shelton said in the previous phase there were alternatives on 4<sup>th</sup> Avenue would require third-party funding.

Mr. Donckers said but not on 5<sup>th</sup>.

Mr. Shelton said correct.

Mr. Donckers said there is lots of work ongoing on streetscape, pedestrian, bike experience around Jackson and to be mindful.

Ms. Price said to activate space around entrances for safety.

Ms. Stork asked the board if the presentation is hitting the mark.

Mr. Rolluda said the districts have character and to reflect that in spatial design and artwork.

Mr. Donckers asked if a CID station underground pedestrian corridor is planned.

Mr. Shelton said they are still investigating underground.

**012220.4 BOARD BUSINESS**

**012220.41 Election of Officers**

Mr. Rolluda was elected Chair. Ms. Curran was elected Vice Chair. Ms. Kuwahara Day was elected ARC Chair.

**012220.42 Guidelines update plan**

Deferred.

**012220.5 REPORT OF THE CHAIR: Alex Rolluda, Chair**

**012220.6 STAFF REPORT: Genna Nashem**

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227