



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 49/22

**MINUTES** for Wednesday, March 30, 2022

### **Board Members**

Maureen Elenga  
Lauren Kush  
Jose Lorenzo-Torres  
Alex Rolluda, Chair

### **Absent**

Lynda Collie  
Kianoush Curran  
Lindsay Pflugrath

### **Staff**

Genna Nashem  
Melinda Bloom

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

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided on agenda.**

### **Roll Call**

**033022.1 PUBLIC COMMENT**  
There was no public comment.

**033022.2 BOARD BUSINESS**

**033022.21 Work Session**  
Discussion of revisions to Design Guidelines

Page 2

Mr. Rolluda: are flashing signs addressed?

Mr. Owens: yes, on page 4. Graphic on page 5 will be modified per comments; final graphic is a work in progress.

Mr. Rolluda: graphic is helpful.

#### Pages 11 and 12

Graphic illustrates verbiage 'how to measure' for window coverage.

Ms. Nashem: signage at bottom of window would be instead of additional signage at 10% in other windows.

Mr. Rolluda: agree with Ms. Nashem.

Ms. Elenga: discrepancy in A x B remainder.

Ms. Nashem: one window at 25%, each of other windows 10%. Just 10% in other windows for only one.

Mr. Owens: only counting window area above lower signage.

Mr. Rolluda: clarify language indicating you don't get both.

Mr. Owens: only get credit.

Mr. Lorenzo-Torres: upper sign ends up being smaller because figure based on having band at bottom.

Ms. Nashem: would get a little more signage this way.

Mr. Rolluda: Zeitgeist windows – two windows with butt joint – would that be considered one window or two panels?

Mr. Owens: consider one window but board would have to determine.

Mr. Lorenzo-Torres: photo example looks like more than 30" from floor.

Ms. Nashem: will do site visit to measure. Guidelines still have same language as before about neon in windows; implies would have 25% plus neon or is neon part of that calculation? Bail Bonds office has 10" letter height neon in every window which feels overwhelming.

Mr. Lorenzo-Torres: agreed.

Ms. Nashem: complicated formula. Originally to address bars that got free neon from beer vendors, now liquor license limits the number of neon in windows.

#### Page 17

Ms. Elenga: OK

#### Page 19 Canopy/Awning

Ms. Elenga: OK

Mr. Owens: are we ready for final format?

Ms. Elenga: yes. Language/lettering on 'face' of canopy versus 'return or side' perpendicular to street.

Mr. Owens: return.

Mr. Rolluda: signs that extend above frame /band, mostly modern buildings.

Ms. Nashem: Nolo and Wave, Union Station signs.

Mr. Rolluda: need size parameters so signage will not become more dominant. Supported by horizontal band, sit on top.

Ms. Nashem: limited to same size as sign bands.

Mr. Rolluda: should note that for clarity.

Mr. Lorenzo-Torres: noted 13 Coins signage that runs the entire canopy.

#### Public Realm

Mr. Owens: public art has its own category now.

#### Pages 1 – 2

Ms. Nashem: tried to incorporate Alliance for Pioneer Square's Street Concept Plan into guidelines already. Is there anything else in the anything else in concept plan that should be included rather than including link to plan as that may be confusing, redundant.

#### Sidewalk Paving

Mr. Owens: need actual Pioneer Square standard.

Ms. Nashem: not using lampblack anymore. A dye is being used now and there has not been consistency among applications. There is not an adopted standard, and she doesn't know the dye or formula. Will check with Waterfront project for what was used there.

#### Alley / Alley Paving

Ms. Nashem: photo of Alliance for Pioneer Square's alley paving pattern. More specifics on design regarding where reused and recycled is used and how it is mixed in with new. Mix used in setback, outdoor patio. ADA-friendly, retail historic cobble. Would be a shovel-ready project with staff approval. Alley manual has details.

### Curbs

Ms. Nashem: should granite be ground down or removed to meet ADA? Should specifications be added?

Ms. Elenga: preferred grind down.

Ms. Nashem: worry about harm to historic material.

Mr. Owens: board can determine based on curb quality, etc.

Mr. Rolluda: agree, case by case review which may require site visits.

### Tactile Pad

Mr. Owens: cast iron is more durable than the yellow. Prefer no lampblack in wheelchair ramp.

Mr. Rolluda: good photo and noted 'preferred'. Does SDOT still have its stockpile? May want to check in; removed granite should go to stockpile.

Ms. Nashem: will check on stockpile.

Mr. Owens: his neighborhood, Capital Hill, is all granite curbs. A stockpile should exist.

*Mr. Rolluda left at 10:00 am.*

### Areaways – Prisms

Ms. Nashem: a more recent survey of areaways was done with focus on structural condition. An older survey provides more information on historic nature and features and ranks areaways by condition. Having this helps to inform decisions regarding installation of utilities etc. Need to consider new structural integrity and also look back at original areaway survey at historical rating.

Mr. Owens: Page 7 – better options for prism repair now instead of just plugging with wood or cement.

### Streetlights Signals

Ms. Nashem: would be helpful to add if pole replacement, that location of banners be installed consistent with height of other banners.

### Street Furniture

Ms. Nashem: in parks movable furniture is more flexible and useful. Some benches have been approved along sidewalks yet not installed.

Mr. Owens: add movable furniture.

Ms. Nashem: provided photos of SDOT garbage can standard, chosen for durability and to prevent spillage.

Mr. Lorenzo-Torres: understand the need, suggested reduce or eliminate images as they are overwhelming.

Mr. Owens: graphics are not needed.

Ms. Nashem: graphics are intent to prevent vandalism. Could ask SDOT to come present to board. Could images be specific to Pioneer Square or use specific art for example that on utility boxes by Native American artists.

### Public Art

Ms. Nashem: add pedestrian flow, durability.

### Street Trees

Added 'use of flexible porous pavement'. Calling for something resembling mulch, brown rather than gray. Maintenance plan.

### Bus Shelters

Rapid Ride colors/branding.

Ms. Nashem: recognize need to be recognizable but make sure not distracting to environment.

Mr. Owens: no advertising on shelter.

Ms. Nashem: per code 'off premise signage not allowed' but good to spell out further here.

### Sidewalk / Outdoor Cafés

Ms. Nashem: 42" height for liquor license rail. One inquiry about building a structure on street with roof and walls but never done. No roofs or walls. Liquor Board is OK with fenceless design with conditions such as a dedicated server.

### Vending

For racks for clothing, books; not for food trucks. Food trucks required SDOT permit. If on private property a Use approval is needed.

### Wireless

Ms. Nashem: define height, width, how far can stick off pole. Discourage facilities be placed in historic district and must demonstrate that have explored outside district, or wood pole, and document that there is no where else to put it. Changing the pole itself is often required, with a foundation – look to see if areaway is impacted.

Mr. Owens: will add verbiage.

Mr. Nashem: asked Sara Pizzo, Alliance for Pioneer Square about fencing options for tree pit.

Ms. Pizzo: preferred option is cost prohibitive for them but someone else may be able to afford it and if so, that is the preferred option. Took on Waterfront color with shape of one a block east.

Mr. Owens: no preferred now, could update.

Ms. Pizzo: was told the 16-gauge was flimsy.

Ms. Nashem: find out what gauge you went with, she will check with Waterfront team.

Ms. Pizzo: was told that powder-coating fencing requires more maintenance in long run.

Mr. Owens: best is to powder-coat galvanized or Corten steel at a minimum. Could do a nice soft brown; suggested 4" open space between bars.

Ms. Pizzo: bollards not discussed. Noted San Jose style painted Pioneer Green. Clarify correct design and color.

Mr. Owens: page 8, Fairweather model, B-3.

Ms. Nashem: Pioneer Square green is used on light poles; it is a very dark green.

Mr. Owens: dark green makes sense, easy to procure and good signature color for the district.

Ms. Nashem: will revisit all this in April meeting. Asked board if anything is missing. Utility boxes with Native American Artwork as now. Newspaper racks – hard, a free speech issue, resistance to moving them. Lots of empty ones – not an easy solution. Keep in as suggestion may be helpful. Location should not block drop-off zones or valet zones.

Mr. Owens: do other districts have provisions for newspaper racks?

Ms. Nashem: will explore.

Steven Treffers: working on glossary of terms to clearly define terminology. Adding language for new buildings regarding compatible and differentiated; incorporating verbiage from Preservation Brief 14.

Updates to introduction; historical context, define district significance, broader context, overview about how design guidelines will be used.

Mr. Owens: go through new and existing section. New building sits within blocks – district perceived as a street block. How people perceive an environment.

Ms. Pizzo: opportunities for feedback for community members.

Ms. Nashem: public outreach; public can attend meetings and provide public comment any time. Not a lot of public attendance / feedback through this process. No building, business owners. Now online permitting system, it is easier to send emails to them. Interest list, no comprehensive list of building owners, business owners.

**033022.3**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**033022.4**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
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