



The City of Seattle

Pioneer Square Preservation Board

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PSB 82/21

MINUTES for Wednesday June 2, 2021

Board Members

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

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

Lynda Collie	Present
Kianoush Curran	Present
Sam Dawson	Present
Alise Kuwahara Day	Present
Brendan Donckers	Present
Audrey Hoyt	Present
Alex Rolluda, Chair	Present
Felicia Salcedo	Absent

060221.1 APPROVAL OF MINUTES:

April 21, 2021
May 12, 2021
Tabled.

060221.2 PUBLIC COMMENT

There was no public comment.

060221.3 PROJECT BRIEFING

060221.21 Alaska Copper Works Building
902 1st Ave S
Anaconda Wire and Cable Co Building
904 1st Ave S

Matt Aalfs introduced the project which would involve partial demolition and new construction. He introduced the owner of the property, Adam Rosen.

Adam Rosen explained his family has been the owner of the property since the 1930s. He noted changes in neighborhood over the years and said he wants to refine the project concept designs thus far; he said he wants to preserve the west façade.

Complete Historic Resources Report by Studio TJP is available in DON files.

Ellen Mirro, Studio TJP provided context of the neighborhood and said the property had never been evaluated and was not part of the National Register District nomination. She said both buildings have been identified on the City of Seattle Historic Sites Survey with a status of “Yes – Inventory” along with others in that area. She provided several views of the area and said the buildings are neither highly visible nor dominant. She said CenturyLink Field is located just east of the site. She said that the western façade of the Alaskan Copper Works Building is the primary street façade. It is made of painted parge-coated concrete with a portion of raised parapet at the central bay and sections of raised concrete banding at the outer bays. She said the tenancy and ownership of the two buildings has been intertwined at various points in their histories. She identified changes that have been made over time to both buildings.

She said the first people to form a settlement on the land that is now Pioneer Square were the Duwamish, the name for various Lushootseed-speaking groups in the area. The land was originally known as “sdZéédZul7aleech,” or the “Little Crossing Over Place.” She said this was the Lushootseed name for the City of Seattle until around the middle of the 19th century. Before 1852, prior to colonization by white settlers, up to eight longhouses were located where King Street Station stands today. Due to alteration of the waterline, the previously existing beach and portage that gave the settlement its name no longer existing. By the time white settlers arrived a Duwamish village called the Ground of the Leader’s Camp was located north of Pioneer Square. The land on which the subject buildings sit was tidal flats until sometime between 1885 and 1904.

She said land claims were filed by white settlers Carson Boren, William Bell and Arthur Denny for much of the land that is now Pioneer Square and Downtown Seattle. David S. 'Doc' Maynard filed claim to the tide flats to the south and east; between 1885 and 1904 the tide flats south of Seattle were filled in using soil and matter from the South Canal Project, the Great Northern Tunnel excavation, and the regrading of Jackson and Dearborn streets. By 1917, 92% of the tidal land that Doc Maynard had staked his claim upon had been filled in.

Ms. Mirro explained that originally addressed as 902-908 First Avenue S, the building was constructed as a warehouse in 1927 for the C. H. Frye Investment Company. She said that Frye was influential in the City and in Pioneer Square, but this building was not a significant part of his portfolio. She said the buildings have housed multiple tenants over time.

Complete briefing presentation in DON file.

Mr. Aalfs said two potential adaptive reuse strategies have been explored: 1) office, up to 85'; and 2) residential multi-family up to 124'. He provided concept, floor plate, and massing studies of each. He stated the western façade of Alaskan Copper Building could be retained; the other façades are in rough shape.

Staff report: This is an initial briefing on the possible partial demolition and new construction of two buildings. Massing for both office and residential are provided. It is common when demolition is proposed that the Board way in as to if the building has any architectural or historic significance, if there are parts of the building that should be retained because they have significance based on the information provided or if additional information is needed. This building is not within the National Register District, so it has no previous "contributing or non-contributing" status associated with the National Register nomination. The Board will have to make a determination based on the history of the structure, alterations and current conditions. If the Board finds that the buildings have no architectural or historic significance or that only the 1st Ave façades need to be retained, demolition can still not be approved until it is approved along with proposed new construction. The developer also has to meet two additional criteria with the Director before the Certificate of Approval can be issued: Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured and satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

The Board should also comment on the height and scale of the two proposals. When considering the appropriate height between the minimum and maximum height the Hearing Examiner has previously said that the Board should at least consider the scale of the surrounding blocks.

Mr. Rolluda asked if the proposed number of floors exceeds that of the Gridiron Building. He asked to identify other buildings in area and noted heights and number of floors.

Mr. Aalfs said he would. He explained the concept to retain the western façade because the concrete is in good condition although entrances have been infilled and glazing changed over the years.

Ms. Mirro said the concrete work was done differently on First Avenue from the other elevation.

Mr. Rolluda asked if the transoms are original.

Ms. Mirro said they appear to be.

Mr. Rolluda asked if they would be retained.

Mr. Aalfs said yes. He said he will work with the board to evaluate the smaller details on the building to determine condition. He said the western façade could remain because it is cast in place concrete.

Mr. Rolluda asked if there is board-formed concrete under the paint.

Mr. Aalfs said yes.

Mr. Rolluda said it would be nice if removal of paint reveals that. He said he likes the proposed retention of the First Avenue façade.

Ms. Collie wanted to know more about what might be original on the site and said the more that can be retained, the better. She said to contemplate opportunities and treasures. She said that understanding the neighboring buildings is critical to understanding massing and what would be compatible in the neighborhood and surrounding the site. She said it is an exciting project.

Mr. Aalfs said he typically likes to do that kind of analysis as he moves forward with a project but for now, they want early input from the board.

Mr. Rolluda asked for daylight and shadow studies.

Mr. Aalfs said he will explore analysis of First Avenue, west-facing façade and of existing elements and how they might be reused.

Ms. Kuwahara Day concurred with Ms. Collie's comments and asked that historic material be investigated, and she requested more information on the east façade.

Ms. Mirro said there are two roll up doors; the entry was altered in 2000.

Mr. Aalfs said 902 has no east façade; only 904 does.

Ms. Kuwahara Day asked if the factory window is original.

Ms. Mirro said it appears to be.

060221.22

505 1st Ave S

Briefing on proposed addition of an enclosed rooftop common recreation area. Changes to the street level façade on Railroad Way and change of use to bike storage.

Jerry Garcia, Olson Kundig proposed modification to the western storefront and creation of bike lobby use along Railroad Way, and addition of enclosed rooftop recreation space area addition on 505 1st Avenue. He provided context of building and said that this project will not impact any historic elements. He talked about Waterfront project improvements on Railroad Way and proposed modification of two bays of existing storefront to add a third bay to welcome bicyclers.

He proposed a rooftop intimate spot for dining, breaks and fresh air. He showed context with study of all rooftop elements in Pioneer Square and noted this structure has a small scale. He said the scale of the rooftop feature at 74 Jackson is respectful of the neighborhood and they will take the same approach here. He showed rendering of proposed addition showing larger recreational space and smaller space with connector hallway and elevator access. He proposed landscaping that is a respectful response to tideland history. He proposed a glass guard at low parapet and perforated metal guard at high parapet.

He said the building was designed with Railroad Avenue as back of house. He said they plan to re-engage the west storefront elevations with bicycle lobby. He proposed large glass vestibule, bike utility wash up station, bike lounge and transitional space for bike commuters. He said aluminum panels provide solid walls for lockers.

He said the rooftop will be kept horizontal and quiet. He said with addition they will only be at 20% of allowable rooftop coverage.

Mr. Rolluda said the rooftop addition is set back.

Mr. Garcia said the 30' setback is consistent with existing guidelines for rooftop structures.

Mr. Rolluda asked the height limit of the building.

Mr. Garcia said the limit is 85' + 15'; existing is a little under 85' and they are proposing another 12'.

Ian Morrison, McCullough Hill Leary said the building was constructed in 2009-10 before the Code change to allow recreational space. He said the ask is to take advantage of enclosed roof space. He said the design is lower profile and it will be on a new building. He said it is compliant with current Code. The entirety of the

building meets Green and Leed standards. He asked board members if they supported adding the enclosed roof space and if they do, he asked how the board would and SDCI define 'new building'.

Mr. Dawson said there are roof installations across the district. He asked if any have green roofs.

Mr. Garcia said all other new buildings do have green roofs to meet LEED. He said from an architectural scale they want to represent the scale of historic building with amenities of a modern one.

Ms. Kuwahara Day said it seems if they were proposing an entirely new building, what is proposed seems to meet all the requirements. She said the board would look at view from the street which in this case is minimally visible. She said she would like to know more about the railing and how it appears from the street.

Staff report: Ms. Nashem said this building was built prior to the legislations allowing enclosed common recreation above the height limit. However, they are looking for feedback if the Board supports the common recreation use and design if SDCI determines that the Code can apply to a new building post construction. Mechanical, stair and elevators overruns are permitted over the height limit. The common recreation area cannot be permitted under the Code for office penthouses because the combined height of the existing building and the penthouse addition would be over the maximum height limit for this building. Other alterations are on the non-historic parts of the building change the existing service area with roll up doors to storefronts to bicycle parking with an increase in transparency. Street level uses are not required on Railroad Way.

Ms. Kuwahara Day said SDCI must determine whether or not the proposed changes meet the Code.

Mr. Morrison cited SMC 23.66 and said the Pioneer Square Preservation Board Code decisions are made by department director and that SDCI will be deferential to him. He said SDCI will be interested in board feedback. He said it is a unique circumstance.

Mr. Rolluda concurred with Ms. Kuwahara Day. He said it is about meeting the green factor and setbacks. He said the design keeps a low profile and it will not be visible from 1st Avenue or Railroad Way.

Ms. Hoyt said she had no issue with interpreting this building as new construction and she noted it is outside the period of historic significance. She said if it is considered new construction it would be within the requirements.

Ms. Collie concurred with Ms. Hoyt and said if determined to be a new building, what is proposed is compliant to Code and Guidelines. She said she would support the addition as it would qualify under new guidelines.

Ms. Curran and Mr. Dawson agreed.

Mr. Donckers said he agreed and noted if determined to be a new building the proposal does not present concerns. He said he won't evaluate what constitutes new construction but is interested in what the City has to say about it. He questioned what the parameters of what 'new construction' are - 10 years? 12 years? 20 years?

Mr. Morrison said he thought board should evaluate on site specific basis and context. He said he thought this building and this context fit.

Mr. Rolluda concurred and said he was curious to see what SDCI determines.

Mr. Donckers questioned if the City can make a site-specific decision without it applying to everything else; he wondered about weight of precedent.

Mr. Morrison said he won't speak for SDCI as the decision is in the hands of land use context, a unique context. He said the City will apply on a one on one context and it will not be precedent setting because there are always unique facts. He said the applicant will still need to come back to the board for Certificate of Approval and SDCI permit. He said they wanted to be transparent with the board and will have a deeper technical conversation about how the Code applies to this site.

Ms. Nashem noted new projects 450 Alaskan, 200 Occidental, and 74 S. Jackson are new construction and have recreational elements on roofs.

Mr. Rolluda said he had no concern with lobby modifications or use.

Mr. Garcia noted Railway Way will become a primary elevation.

Mr. Rolluda said proposed changes are well designed.

Ms. Curran said it is well-designed and a necessary amenity that is well-located.

060221.4 BOARD BUSINESS

060221.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

060221.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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