



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 215/22

AGENDA - REGULAR MEETING

Date: Wednesday, October 5, 2022
Time: 9:00 a.m.
Place: Hybrid Meeting via Webex Webinar or Room L2-80 Boards & Commissions Seattle City Hall, 600 4th Avenue, Floor L2

You may access the meeting by the WebEx Webinar link or the telephone call in line provided below. You may also attend the meeting in person in Room L2-80 of City Hall. Please be aware that many of the Board members and presenters may be participating remotely rather than in person.

Sign-up to provide verbal Public Comment at the meeting; see link below.

Virtually attend the meeting (all attendees will be muted upon entry) via this WebEx link: <https://seattle.webex.com/seattle/j.php?MTID=m9f5e6a9b1d9492ba0d4bfcf7ccc08e86> Listen to the meeting by calling +1-206-207-1700 and enter meeting number: 2486 942 3086 Meeting Password: 1010

You may submit written public comment any time. We encourage you to submit written comment well in advance of the meeting to give the Board sufficient time to review them. If you would like to ensure that your written public comment is forwarded to the Board prior to the applicable Board meeting, please submit your comment to genna.nashem@seattle.gov no later than 12:00 pm the day prior to meeting.

100522.1 PUBLIC COMMENT

Members of the public may sign up to address the Pioneer Square Preservation Board for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 10 minutes.

Register online to speak during the Public Comment period at:

<http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district/public-comment>

Online registration to speak at the Pioneer Square Preservation Board meeting will at 4:00 the day before the meeting, and registration will end at the start of the Board meeting. Members of the public who wish to speak can either use the call-in number or use the WebEx link above. Speakers must be registered in order to be recognized by the Chair/Board staff.

100522.2 APPROVAL OF MINUTES:

August 3, 2022

100522.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

100522.31 Westland Building
100 S King St

Public Disclosure/Disclaimer Statement

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

Applicant: Mike Jobes, Miller Hull

Final Design for rehabilitation of the existing building including:

Upper level remains hotel guest rooms

Street level uses accessory to hotel use

Multipurpose space (assembly, eating and drinking, etc.) 1147square feet

Multipurpose space (assembly, eating and drinking, etc.) 880

Fitness 740

Lobby 2018

Eating and drinking 963

Eating and drinking 4447 with and addition of enclosed outdoor seating of 695

Alterations to the building

- South Elevation

A non-original storefront entrance will be removed and replaced with new wood windows to match surrounding existing wood windows,

Replacement of non-original main entry canopy and,

Replacement of non-original storefront with new steel windows system

Seismic cross bracing

- North Elevation

Conversion of the top of the SCL vault into an enclosed exterior dining platform with a steel and glass structure and stairs,

Removal of CMU infills to reactivate historic openings to the train loading docks,

Install new doors in openings

New raised planters

New vent stack

- East Elevation (alley)

Expand the opening of a window to an opening for a door,

Infilling of exit door with salvaged brick that is within a bricked in former opening

- West Elevation

Seismic cross bracing

- All of building

Lighting

Apply an anti-graffiti coating on lower level after review and approval of a test area to be reviewed by the National Park Service.

- Rooftop features

Construct a new one-story, 5000 square foot rooftop penthouse containing the following uses:

- Eating and drinking use

- One hotel guestroom suite,

- And a hospitality suite.

Size of existing light court is increased,

New rooftop features include green roof, mechanical equipment, solar collectors, and elevator/stair overrun

Details for the materials and colors of new penthouse

Lighting

Changes to the public right of way

Existing non-original clay brick pavers will be replaced with light gray stone pavers and dark stone pavers.

Additional bike racks installed using the Pioneer Square standard bike rack.

(other alterations to sidewalks and alley paving shown in renderings will be part of a separate application)

Waivers and modifications requested:

- Reduce loading dock requirement.

Street level uses larger than 3000 Square feet
Modify the setback of the penthouse at the canopy

Attachments:

Presentation

<http://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSPB100522WestlandPP.pdf>

Plan Set

<http://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSPB100522WestlandPlanset.pdf>

Staff report

<http://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSPB100522WestlandSR.pdf>

- 100522.4 BOARD BUSINESS**
- 100522.5 REPORT OF THE CHAIR:**
- 100522.6 STAFF REPORT:** Genna Nashem
Administrative Review report

Issued: September 30, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227

To access this agenda via the Internet: <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#pioneersquarepreservationboard>

Note: Meetings of the City of Seattle's Pioneer Square Preservation Board are open to the public via the WebEx link and call-in line noted above. Testimony on matters being considered may be presented at the meeting or by submission of written statements to the Historic Preservation Program staff per the instructions at the top of this agenda. Authority of the Board is vested by SMC 23.66.

This agenda is for public notice purposes only.

Inclusion of an application on this agenda constitutes a determination that the application for the specified Certificate of Approval is complete. Other agencies that may have jurisdiction over these proposals include, but are not limited to, the Department of Construction and Inspection, the Seattle Transportation Department, the Seattle-King County Health Department, the Washington State Liquor Control Board and the National Park Service, U.S. Department of the Interior.

Applicants or their representatives should be present via WebEx meeting link to discuss their proposals.

Accommodations for persons with disabilities will be provided upon request. Call Melinda Bloom at 206-684-0228 immediately upon receipt of this agenda to make arrangements.