



The City of Seattle

# Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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PSB 92/22

**MINUTES** for Wednesday, May 18, 2022

**Board Members**

Lynda Collie  
Maureen Elenga  
Lauren Kush  
Lindsay Pflugrath

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Kianoush Curran  
Jose Lorenzo-Torres  
Alex Rolluda, Chair

Linda Collie 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**

**051822.1 PUBLIC COMMENT**

There was no public comment.

**051822.1 APPROVAL OF MINUTES:**

March 2, 2022		
MM/SC/LP/ME	4:0:0	Minutes approved.
March 16, 2022		
MM/SC/LP/LK	4:0:0	Minutes approved.
April 6, 2022		
MM/SC/LP/LK	4:0:0	Minutes approved.

**051822.3            TRANSFER OF DEVELOPMENT POTENTIAL**

**051822.31            Good Arts (Scheuerman) Building  
110 S Cherry St**

Ms. Nashem read the staff report. The Board is requested to confirm that the requirements for South Downtown Historic Transfer of Development Potential (TDP) requirements have been fulfilled, and to approve the South Downtown Historic TDP covenant for the Good Arts (Scheuerman building) at 110 Cherry Street. The SMC 23.58A.042 code provisions require:

- Only lots in the Pioneer Square Preservation District or the International Special Review District may qualify as sending lots for South Downtown Historic TDP;
- In order to be eligible to send South Downtown Historic TDP, a lot shall contain a structure that includes at least 5,000 gross square feet in above-grade floor area and has been finally determined to be a contributing structure under SMC 23.66.032. On December 21, 2020, the Department of Neighborhoods Director, following a recommendation from the Pioneer Square Preservation Board, issued a Determination of Contributing Status for the property under SMC 23.66.032.
- Receipt of a TDP authorization letter from DPD, which establishes the amount of TDP available for transfer from the sending site;
- Provisions of security to assure completion of any required rehabilitation and restoration of the contributing structure, unless such work has been completed.
- The owner must also execute and record an agreement in the form and content acceptable to the Director of Neighborhoods, after review by the Pioneer Square Preservation Board, providing for the maintenance of the historically significant features of the building, per SMC 23.58A.042J(3). The owner has completed, and the City Historic Preservation Officer has approved, subject to final approval by the Pioneer Square Preservation Board, a covenant that includes the commitment of the owner to maintain the Good Arts (Scheuerman building) consistent with SMC 23.66.

She said board members had received a copy of the covenant and its attachments, which includes the SDCI TDP authorization letter.

Ms. Collie asked how the calculation is done.

Ms. Nashem said it is determined by SDCI and is noted in the letter from SDCI and the number is specified in the draft motion.

Ms. Collie asked if minimum maintenance is required, if it is stated or implied.

Ms. Nashem said the agreement to maintain the building as well as submit for Certificate of Approvals is included in the Covenant.

Action: I move that the Pioneer Square Preservation Board makes the determination that the Good Arts (Scheurman) Building at 110 Cherry Street has fulfilled the requirements for transfer of South Downtown Historic TDP pursuant to SMC 23.58A.042– that the lot contains a structure that includes at least 5,000 gross square feet in above-grade floor area and that the building is a contributing structure pursuant to 23.66.032; that an authorization letter from SDCI has been received and has identified the number of transferable square feet to be 39,960 square feet; and, the building is not presently in need of rehabilitation, therefore no security is required.

MM/SC/ME/LP            4:0:0    Motion carried.

Action: I move that the Pioneer Square Preservation Board approve the agreement entitled “COVENANTS FOR SOUTH DOWNTOWN HISTORIC TRANSFERABLE DEVELOPMENT POTENTIAL” as submitted to the Board as the legal agreement required as a condition to the transfer of development potential from Good Arts (Scheurman) Building at 110 Cherry Street, per SMC SMC 23.58A.042J(3).

MM/SC/LP/ME            4:0:0    Motion carried.

**051822.4        BOARD BUSINESS**

**051822.5        REPORT OF THE CHAIR:** No report.

**051822.6        STAFF REPORT:** Genna Nashem

Ms. Nashem said next week’s ARC meeting would review Bigger Burger sign options.

Ms. Nashem said she attended public outreach meeting about the guidelines and that more are scheduled. She said board members can attend but any feedback can happen only at the open public board meeting.

Ms. Nashem said she has been conducting interviews for board position.

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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