



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 318/24

**MINUTES** for Wednesday, December 4, 2024

### Board Members

Maureen Elenga  
Karl Mueller  
Jose Lorenzo-Torres  
Henry Watson

### Staff

Genna Nashem

### Absent

Steven Sparks  
Sage Kim

Key:

BM Board member  
AP Applicant  
SM Staff

Chair Maureen Elenga called the meeting to order at 9:03 a.m.

### **Roll Call**

**121824.1 Public Comment**

**121824.2 Meeting Minutes**  
September 4, 2024  
Deferred

**121824.3 Certificates of Approval**

**120424.31 Tashiro Kaplan Building**  
101 Prefontaine Pl S

Applicant: -Forest through the Trees

The applicant was not available so staff presented the submittal for Board consideration of the proposal for an art frame on the 3<sup>rd</sup> Ave façade of the

Tashiro Kaplan Building similar to the installation of framed artwork approved at other locations.

**Staff report:** SM Nashem said the Board has approved similar frames and artwork in various locations in Pioneer Square. The Board approved the installation of frames with approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. The applicant is asking for the same kind of approval for this installation.

The Board discussed that because the brick is covered in stucco it would not be possible to determine where the mortar joints are. The repair will be in stucco. The Board thought they had enough information to make a recommendation.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. When the frames are removed, the penetrations will be filled. The frames should be removed if the program to rotate artwork ends.

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Dec 4, 2024 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

**Seattle Municipal Code**

23.66.030 Certificates of Approval required

**Rules for the Pioneer Square Preservation District**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

**Secretary of Interior Standards for Rehabilitation 3,4,5,6 and 10**

MM/SC/KM/JLT

3:0:1 HW recused

Motion carried

120424.32

**Westland Building**

100 S King St

Applicant:- Forest through the Trees

Installation of frames for rotating artwork of initial installation of artwork

**Staff report:** SM Nashem said the Board has approved similar frames and artwork in various locations in Pioneer Square. The Board approved the installation of frames with approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. The applicant is asking for the same kind of approval for this installation.

The Board thought they had enough information to make a recommendation.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with mortar to match existing mortar. When the frames are removed, the penetrations will be filled. The frames should be removed if the program to rotate artwork ends.

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Dec 4, 2024 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

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III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

**Secretary of Interior Standards for Rehabilitation 3,4,5,6 and 10**

MM/SC/KM/JLT

3:0:1 HW recused

Motion carried

120424.33 **Plaza on 5<sup>th</sup> Ave S**

425 S Jackson St

Applicant: Sound Transit

Application postponed

**120424.4 Project Briefings**

120424.41 **Ballard Link Extension and the South Downtown Hub planning**

Presenters Steven Mak, Sound Transit, Emily Perchick, Consultant

AP Mak explained that the new link extension will bring new rail only tunnel to downtown Seattle and stations to the Chinatown International District area (CID). He identified the overall route from Ballard to Seattle. He said they published an EIS in 2022 and received the greatest feedback out the station plans for the CID station, which includes the historic Pioneer Square and CID neighborhoods. He said they have been engaging in community outreach. He showed a slide that indicates the Sound Transit Board preferred option with is the Dearborn Station which is south of the previous consideration at 5<sup>th</sup> and King or 4<sup>th</sup> and King. They are also looking at minimizing construction impacts and the duration of construction. and maximizing local connections and activating Union Station. There should be a final EIS issued in spring of 2025.

Emily the consultant supporting the South downtown Hub efforts said they are looking at potential investments to the streets, public spaces and connections in the neighborhood. She said there have been three community workshops with the next one possibly March. She said in addition to the workshops they have been going out to groups as well and had an online survey. The effort is in partnership with the City of Seattle and King County. She said that community themes have been to retain historic and cultural character including adaptive reuse of historic buildings, art, improve public safety, enhance public spaces, social connections and physical activity and to minimize harm to small businesses and residents. In particular, there is interest in streetscape improvements in the area of King Street Station and Union Station and 2<sup>nd</sup> Ave Ext at Jackson St and the use of Union Station.

One Board member asked for more planning for the mitigation of the impact on business during a major construction project, saying firsthand they have experienced a dramatic reduction on income during construction. Traffic planning through Pioneer Square is another issue that needs to be addressed. While making 2<sup>nd</sup> Ave more pedestrian friendly sounds good, they were concerned the busses would be directed to 3<sup>rd</sup> Ave.

Staff noted that the Southdown Hub includes area in the ISRD and in Pioneer Square and the Districts overlap in some areas. While the PSPB will not review alteration in the ISRD it is important to understand the big picture and how a decision in one could affect the other. She also noted that the Hub improvements are intended to be implemented regardless of what location is finally chosen for the new station.

**121824.5      Board Business**

**121824.6      Report of the Chair**

**121824.7      Staff Report:** Genna Nashem  
Administrative Review report was provided.