



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB187/25

### Staff Report

ARC meeting July 30, 2025

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

#### 112024.41      **800 Occidental Ave S – North Lot**

**Proposed:** Construction of a logistics and staging covered area, security bollards, pedestrian pathway, and stormwater bio-retention swales

Staff report: The Board had previously approved the demolition of the nonfunctioning cooler towers. This proposal is to build a new covered staging and logistics area in that location. There is an existing annex structure generally the same height. While code provides a minimum height of 50 feet the existing structure is lower. It is thought that this height limit applies to occupied buildings rather than support structures. For example, the new pergola and kiosk in Occidental Park. The guidelines for new construction also assume a building infill within the District that needs to be compatible with the District. Considerations in the Guidelines for new construction on the North Lot specifically for the planned development on the north half of the North Lot say that "Because of its location on South King Street between Occidental Avenue South and Fourth Avenue South, the north half of the north Qwest Field lot (hereafter, "Site") is a transition area in the Pioneer Square Preservation District. As such, creative interpretation of materials and architectural elements can be used for new construction on the Site when it is visually compatible with, and does not detract from or overwhelm, the character of the District" One of the goals of the North Lot guidelines was "2. To encourage the design of new development that adds vitality to the District, fits in the context of its site, contributes to the quality building stock of Pioneer Square, provides comfort and safety and is welcoming to

pedestrians in this high pedestrian traffic area, reinforces Pioneer Square's unique character, provides design variety within the Site, provides connectivity to its surroundings, and incorporates Crime Prevention Through Environmental Design(CPTED)." Though they do not apply to this section it may give some frame of reference for consideration of this site and for the proposal to be compatible with the already built annex building and to consider the context of the location.

The board had also approved new configuration of the parking lot and new lighting, this proposal adds bio-retention collection of stormwater in the parking lot as well as next to the existing annex building. A new stamped pedestrian pathway provides access for pedestrians during events and service vehicles at other times. A planting plan may be added for the ARC review or may come at a later time.

New bollards for security are proposed surrounding the south and east side of the parking lot.

#### **Code Citations:**

##### **Seattle Municipal Code**

##### **23.66.030 Certificates of Approval required**

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

##### **Rules for the Pioneer Square Preservation District**

##### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

XIV. STREET TREES AND VEGETATION

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers.

**Issued:**

July 22, 2025

Genna Nashem

Pioneer Square Preservation Board Coordinator