



The City of Seattle

Pioneer Square Preservation Board

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PSB194/25

Staff Report

Board meeting August 6, 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.

080625.41 **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. ARC reviewed the proposal and made recommendations to clarify the proposal and better demonstrate what the revisions would look like. The applicant clarified that Common Rush will be planted in the bio-swalls. But additional plantings from an acceptable planting for bio-swallow may be added. The ARC was generally supportive of proposal.

Draft Motion

I move to recommend granting a Certificate of Approval for Construction of a logistics and staging covered area, security bollards, pedestrian pathway, and stormwater bio-retention swales. 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 August 6, 2025 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**

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 compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Design Guidelines for New Construction on the North Lot

I. II. INTRODUCTION 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.

A. Guideline Goals

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).

Issued:

July 30, 2025

Genna Nashem

Pioneer Square Preservation Board Coordinator