



The City of Seattle

Pioneer Square Preservation Board

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PSB 254/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, October 15, 2025

Time: 9:00a.m.

Hybrid Meeting via Webex or Room L2-80 Boards and Commission

Board Members

Sage Kim (SK)
Jose Lorenzo Torres (JLT)
Henry Watson (HW)
Maureen Elenga (ME)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Montana Houston (MH)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:05 a.m.

101525.1 ROLL CALL

101525.2 PUBLIC COMMENTS

There were no public comments

101525.3 MEETING MINUTES

There were no meeting minutes to approve.

101525.4 CERTIFICATES OF APPROVAL

101525.41 None

101525.5 BRIEFING

101525.51 Occidental Promenade
Occidental, King St to Royal Brougham
Briefing on planning for street improvements.

AP Claudia Sackett Hennum of MIG presented an overview, historical context analysis, existing conditions, and project objectives on the Occidental Promenade street improvements. The presentation included different furnishing palettes, walkway treatments, and sought early guidance on themes, narratives and any missing historical resources from the board. The project aims to install new amenity areas as part of the pilot initiative.

Chair Maureen Elenga expresses enthusiasm for the project, acknowledging its necessity.

Beth Purcell from the Seattle Parks Foundation acknowledged the extensive community engagement and workshops conducted in 2024 by the Public Facilities District, Public Stadium Authority, Alliance for Pioneer Square, and the IG Team. This collaboration led to a successful levy project with SDOT last year. Beth emphasized the project's importance for the economic vitality and historic preservation of Pioneer Square.

Lisa Howard expressed gratitude for the opportunity to participate in the project, emphasizing its significance for the future of Pioneer Square and the partnership between the stadiums and the historic district. Lisa conveyed excitement about the project and eagerness to receive feedback from the board and looking forward to extensive collaboration.

John Marchioni, the executive director of the Public Stadium Authority, expressed strong support for the initiative, emphasizing the importance of presenting a clean and safe city for the influx of fans expected for the FIFA World Cup starting June next year. John highlighted the Occidental will be filled with more fans than usual, surpassing even Mariners and Seahawks games, and mentioned the Public Stadium Authority's commitment to contributing to the outreach efforts already underway.

Rebecca Barrett, CEO of the Seattle Parks Foundation, expressed its enthusiasm to be supporting this effort. Seattle Parks Foundation's mission is to create thriving and equitable public spaces and see the street as a festival and presents a great opportunity to present a better face for Seattle and also highlight the historic nature of the district. Rebecca expressed appreciation for the Board's input and advice in terms of ensuring that these street improvements express the aspects of Pioneer Square that are critical and

ensure a good, healthy pedestrian environment for all the folks who are visiting Seattle.

Beth Purcell describes the community engagement efforts in 2024, which began with stakeholders and one-on-one meetings with businesses along Occidental and at the North and South end. These meetings included property managers, owners and residents of Gridiron, Florentine, and Stadium Place. Workshops were held for property owners, residents, and vendors, culminating in a final workshop in December 2024. A robust public engagement campaign will commence once stakeholder buy-in is achieved by the end of October.

Chair Maureen Elenga expresses her appreciation for the railroad theme and palette due to its historical significance and connection with King Street Station and Union Station. Chair Elenga mentions ongoing efforts to improve connections between Pioneer Square and the CID and values the subdued colors of the railroad theme over the brighter, more vibrant option, which she finds excessive for the district.

Vice Chair Jose Lorenzo Torres expressed agreement with Chair Elenga suggesting that the festive atmosphere will be achieved by influx of fans. Vice Chair Torres proposes incorporating elements like mud flats and railroads to honor the area's significance and history, aligning with the ongoing waterfront development. Vice Chair Torres appreciates the project's efforts and believes it will be a challenging but worthwhile intervention. Vice Chair Torres supports the initiative, acknowledging the hard work involved and its potential to improve the current situation.

BM Sage Kim agrees with the inspiration #2, the railroad, noting its relevance and historical significance. BM Kim finds it is easy to visualize the furnishings, decking, and centers but is curious about the inclusion of restrooms, as mentioned in the list of street amenities.

Nathan Polanski mentioned the need for restrooms along the two blocks, similar to the few quarter bodies located on the east side of the north walk next to the north parking lot, which are only open during Lumen Field events. Nathan emphasized that they are exploring other opportunities for restroom facilities.

BM Kim acknowledges that restaurants will require more design considerations, even if they are temporarily open, and appreciates the information provided at this stage.

BM Henry Watson expressed agreement with the board's preference for the two palettes and thanked MIG for their inclusiveness towards tenants and

neighbors. BM Watson mentioned closely following the process over the past few months and appreciated the collaborative efforts.

Chair Elenga addressed the board regarding the Certificate of Approval, seeking feedback on any specific areas that need further development or focus. Chair Elenga mentioned that the presentation was thorough but suggested that future presentations could concentrate more on particular themes, such as the railroad theme and palettes, which receive support, as well as the tide flats.

Lisa Howard emphasizes that the board should view this as an iterative process with near-term improvements and long-term testing. Lisa highlighted that redevelopment opportunities on the sidewalks and integration with other large projects are outside the project's scope but believes that it is on the right path.

Chair Elenga mentioned ensuring a livable environment for residents and businesses is a top priority for the board, enhancing pedestrian amenities will make the area more attractive for visitors, residents, workers, and shoppers. These improvements are essential and will hopefully become evident to businesses once implemented.

Ian Macek, principal urban designer, helping with the project, expressed gratitude for the feedback received and emphasized the importance of near-term improvements in informing the long-term vision for the project. Ian conveyed excitement about the project and anticipation for its successful implementation.

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. Administered by The Historic Preservation Program The Seattle Department of Neighborhoods "Printed on Recycled Paper"

23.66.190 Streets and sidewalks.

A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

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.

A. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

B. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances. Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers. Hanging baskets with seasonal flowers are recommended. Given the maintenance required to keep plant material lush and full, temporary ground-level planters are not recommended. (7/99)

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

XVII. A. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

Secretary of Interior Standards for Rehabilitation

2. The historic character of a property will be retained and preserved.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guidelines for Setting

The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed. The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting.

101525.6 BOARD BUSINESS

101525.7 REPORT OF THE CHAIR

101525.8 STAFF REPORT

SM Genna Nashem listed three administrative report Certificates of Approval at 419 Occidental, including the Manufacturer's Building signage in the sign band.

At 304 Alaskan Way, the Washington Oregon Railroad Building, also known as the CHP Building, had its existing chain link fence and gate replaced with a black metal iron fence and gate.

At 311 Occidental Ave, fire-damaged alley facades storefronts were replaced with new wood storefronts.

Chair Elenga adjourned the meeting adjourned at 9:52 am