



The City of Seattle

Pioneer Square Preservation Board

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PSB123/26

Staff Report

Board meeting May 6, 2026

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.

050626.41 **Bike and Scooter Corrals**

1st and Cherry, (2)

Yesler and Occidental

3rd and Jefferson

4th and Dilling

3rd and Washington

King Street Station

S King St

5th Ave S (4)

4th and Jackson

4th Ave S

Occidental Ave S (3 will removed with Occidental Promenade project)

DONH-COA-02016

Applicant: Kim Pearson, SDOT

Proposed: Proposed installation of 17 Bike Corrals

Staff report: The Board was briefed on the project on Feb 18. There were comments supporting the project and comments from the neighborhood with concerns about the project particularly the lack of meaningful community engagement and input into decision making including design and locations of the bike corrals. The Board said it was clear that more engagement with the community was needed. The Board suggested that they conduct outreach and return to the Board. This proposal includes outreach information; some locations have been revised. The application include seven locations that were installed without approval. Three of which

are proposed to be removed with the Occidental Promenade project construction. The Occidental Promenade proposal may include different locations for bike and scooter parking as part of that proposal but the project is still in planning.

This application does not include bike and scooter corrals that were installed Alaskan Way without approval. The total available corrals will be 21.

The bike racks proposed are the Pioneer Square design previously approved by the Board.

This application does not include any other pedestrian safety improvements. The Board may want to request a follow-up briefing to continue the conversation on pedestrian safety in Pioneer Square including assessments of existing features and needs, and possible other types of safety interventions, with the goal of having an holistic pedestrian safety plan or projects informed by early neighborhood engagement and input, similar to the Occidental Promenade planning happening now.

Updated data and/or to have the data broken down into 2020 – 2024 and 2025 – present may be helpful to understand if there were any data improvements resulting from other improvement projects such as the East West Street improvements (finished in Dec, 2024) or confirm there is still a need for additional improvements on Yesler, Main and Washington.

Draft Motion:

I move to recommend granting a Certificate of Approval for Installation of 17 Bike and Scooter parking corrals, in the locations identified with the understanding that three of the existing corrals will be removed when the Occidental Promenade Project is constructed but the Occidental Promenade Project application may identify other locations for bike and scooter parking.

All per the applicant's submittal.

The Board requests SDOT to begin holistic pedestrian improvement planning considering a variety of other safety interventions request a follow-up briefing to continue the conversation on pedestrian safety in Pioneer Square including assessments of existing features and needs, and possible other types of safety interventions, with the goal of having an holistic pedestrian safety plan or projects informed by early neighborhood engagement and input, similar to the Occidental Promenade planning happening now

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 6, 2026 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

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

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.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

XI. STREET FURNITURE

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, mailboxes, 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.

Secretary of Interiors Standards

3. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
4. The historic character of a property will be retained and preserved.
6. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
7. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Issued: April 30, 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator