



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 192/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, August 6, 2025

Time: 9:00a.m.

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

Board Members

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

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Montana Houston (MY)
Henry Watson (HW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

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

080625.1 ROLL CALL

080625.2 PUBLIC COMMENT

There were no public comments.

080625.3 MEETING MINUTES

July 16, 2025
MM/SC/JLT/SK

2:0:1

Minutes approved. Chair Maureen Elenga abstained.

080625.4 CERTIFICATES OF APPROVAL

080625.41 800 Occidental Ave S – North Lot

Applicant: First and Goal

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

Discussion:

AP Kathy Brown presented the 800 Occidental Ave S North Lot construction project. The key components of the project include an event logistics building, pedestrian walkway, protective bollards, and a stormwater bio-retention swale.

Kathy Brown noted that the most significant part of the project in terms of construction is a new event logistics and staging building. This is a 9,000 square foot building and it is a metal construction with a concrete masonry unit wall on the north and east side and the south end. It is the same height of the existing annex building.

The pedestrian pathway runs along the east side between the parking lot and the new event logistics and staging building. The color that was chosen for the pathway is a brick color with a brick pattern stamped asphalt.

Chair Elenga and BM Torres appreciated the additional images, noting that the aerial view of the proposed project helped with understanding its orientation and rendering. Chair Elenga also commented on the improvements to the space and observed that the scale of the proposed building aligns well with the existing structure. BM Torres and Kim expressed their appreciation for the updated visuals and noted that the presentation and proposed construction project were clear and straightforward.

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).

MM/SC/JLT/SK

3:0:0

Motion carried.

080625.5

BRIEFING

No Briefing

080625.6 BOARD BUSINESS

080625.7 REPORT OF THE CHAIR

080625.8 STAFF REPORT

Administrative Review Report provided by SM Genna Nashem.

SM Nashem informed the board that the briefing packet for the August 20th meeting regarding the South Downtown Hub had been sent, and asked the board to review the packet prior to the meeting for additional information.

Other reports include a Certificate of Approval for the installation of conduits on 1st Avenue South between King Street and the intersection of the south plaza. A revision to a previously issued Certificate of Approval by SDOT for the deck in front of Myer. A Certificate of Approval for a new sidewalk installation on 3rd Avenue South, between Main Street and Jackson Street excluding the section with an area way.