



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 213/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, August 20, 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), Vice-Chairperson
Henry Watson (HW)
Maureen Elenga (ME), Chairperson

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

None

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:02 am

082025.1 ROLL CALL

082025.2 PUBLIC COMMENT

There were no public comments.

082025.3 MEETING MINUTES

May 28, 2025

MM/SC/SK/HW

4:0:0

The motion to approve the minutes passed unanimously

Aug 6, 2025
MM/SC/JLT/SK
3:0:0

The motion to approve the minutes passed unanimously

082025.4 CERTIFICATES OF APPROVAL

082025.41 Manufacturer's Building/Railspur

419 Occidental Ave S

Applicant: Shoshanna Sidell

Proposed: Installation of hot water exhausts through the brick on the alley.

Discussion:

AP Shoshanna Sidell, SkB Architects, presented a proposal to install a gas water heater exhaust through the brick on the west alley façade of the building.

Chair Maureen Elenga inquired about the feasibility of preserving the existing bricks.

Applicant Sidell noted that discussions have taken place with the contractor regarding salvaging all of the bricks, and both building and structural engineers expressed confidence that the bricks are salvageable.

Vice Chair Jose Lorenzo Torres added that there are no concerns regarding the proposal and no anticipated impact on the building's quality or value.

BM Sage Kim thanked the presenter for outlining all options considered and determined non-viable and stated that penetration was minor and there were no objections to the proposal.

BM Henry Watson recused from the discussion.

Motion

Action: I move to recommend granting a Certificate of Approval for installation of hot water exhausts through the brick on the alley façade allowing penetrations in the historic brick. 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 20, 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 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.

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

MM/SC/JLT/SK

4:0:0

The motion was approved unanimously. BM Henry Watson recused.

082025.5

BRIEFING

South Downtown Hub Project

Update on the South Downtown Hub Project including what was heard through engagement activities. The South Downtown project is a partnership between Sound Transit, the City of Seattle and King County.

Presenters: Sloan Dawson, Sound Transit, Lizzie Moll, Seattle Department of Transportation

Discussion:

Presenters Sloan Dawson and Lizzie Moll provided an update on the South Downtown Hub project, outlining completed work and the status of the project.

Presenter Dawson clarified that the current proposal for the Jefferson Street hill climb covers the stretch from 4th to 5th Avenue, as part of the first-phase connection from City Hall Park, which is a focal point of the proposal.

Vice Chair Torres, along with BM Watson and Houston, shared their enthusiasm for the next phase of the project and future updates.

SM Nashem asked about the Sounder platform extension proposal, specifically regarding the connection between Pioneer Square and the International District, and how coordination is being handled.

Presenter Dawson responded that the proposal includes improvements to the street-level area, such as new stairs and elevators to address platform capacity issues, a weather-protection awning, and enhancements to existing structures along the 2nd Avenue Extension.

Presenter Moll added that the plan aims to increase access points to the Sounder station, improve elevator access, and enhance platform fluidity.

SM Nashem noted that for the Board to have a understanding of the connections and the impact to King Street Station, perspectives from street level as it will be experienced by pedestrians would be needed.

Vice Chair Torres commented on the 2nd avenue extension, expressing interest in a direct connection between Union Station and the existing structures, and hoped the proposal would consider linking these entrances to the new urban space and public realm.

Presenter Moll noted that the Sounder Team will return to discuss these potential improvements in more detail.

Presenter Dawson added the proposals may include narrowing the 2nd Avenue to two lanes and widening sidewalks on both sides to improve access to the Sounders station entrance.

Chair Elenga concluded by expressing appreciation for the progress made, and looking forward to more detailed briefings on the proposed platform improvements.

082025.6 BOARD BUSINESS

082025.7 REPORT OF THE CHAIR

082025.8 STAFF REPORT

Administrative Review Report provided by SM Genna Nashem.

Chair Elenga adjourned the meeting at 10:29 am