



The City of Seattle

Pioneer Square Preservation Board

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PSB276/26

Staff Report

Board meeting Nov 4, 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.

110426.3 CERTIFICATES OF APPROVAL 30 minutes

110426.32 Occidental Promenade

Occidental Ave S from Railroad Way S to S Royal Brougham Way

Applicant: Ian Macek, SDOT

Proposed: Improvements to the pedestrian environment including painted street markings, planters, waste containers, seating, bike racks and bike corrals.

Staff Report: The Board was briefing on the Occidental Promenade project in Feb 2026. Since that time the Board reviewed and approved the mural, first at one location and then approved at its final location. The plan included some additional alterations with the goal of enhancing the pedestrian experience. Additional alterations are proposed today. All alterations are movable and removable. Staff understands that the images show color lighting to demonstrate that the barriers light up but the intention is for it to be set on white lighting. Because the Board has previously discouraged the use of color lighting as not compatible with the historic district the Board should be clear if the lighting is approved as white only, or if the context of this location is viewed differently from other parts of the district, where colored lighting would be compatible or if it could be limited to special occasions, when those would be and who would determine the color. Most materials have options for colors and materials. While the ARC would normally see a project like this first to narrow down the options, and clarify any outstanding details, there will be no ARC meetings in November because of the holidays. If there is no outstanding clarifications needed and the Board is ready to make a motion today, be sure to clarify the specific color and materials proposed.

Draft Motion:

I move to recommend granting a Certificate of Approval for Improvements to the right of way for the pedestrian environment including

Painted street markings,

Brick Red and Custom (orange) or

Turquoise blue and Light Cyan

Planters,

Pistachio , Fern, Teal, Brilliant blue, Sapphire, Aegean, Coral or Chili

Waste containers-

Coffee, Charcoal, Slate or pewter,

benches-

Recycled composite or

Wood

with supports in Corten steel, Galvanized steel or powder coated

seating,

Barrier option -Custom color, color cladding, standard white

Metal options -galvanized metal, black metal, stabilized rust metal

Touch surface options -weather modified wood, specked gray plastic lumber, anodized aluminum

bike racks-

Barrier option (blue barrier, graphic barrier, natural concrete barrier

Metal options (galvanized metal, black metal, stabilized rust metal

Touch surface options (weather modified wood, specked gray plastic lumber, anodized aluminum)

and bike corrals painted markings flanked by planters

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 November 4, 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.

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.

Pioneer Square Preservation District Rules

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 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. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

B. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

C. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

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

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)

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)

Secretary of Interior Standards for Rehabilitation

10. New additions and adjacent or related new construction shall 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: October 29, 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator