



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

PSB 02/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, January 7, 2026

Time: 9:00a.m.

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

Board Members

Maureen Elenga, Chair, (ME)
Montana Houston (MH)
Katrina Plewinski (KP)
Sage Kim (SK)
Sean O'Brien (SO)
Maya Spotted Bear (MSB)
Jose Lorenzo Torres, Vice-Chair, (JLT)
Catherine Walker (CW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Henry Watson (HW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:30 a.m.

010726.1 EXECUTIVE SESSION

010726.2 ROLL CALL

010726.3 PUBLIC COMMENTS

Lissa Kramer, Curator and Resources Management Lead for the Klondike Gold Rush National Historical Park–Seattle Unit, provided comments regarding current applications, including the proposal at 600 Alaska Street involving new plantings.

Kramer emphasized the importance of evaluating proposed vegetation for compatibility with existing public improvements, particularly the native plantings installed along the recently rehabilitated Seattle waterfront.

Kramer recommended that the Board consider proven native alternatives that align with ongoing maintenance and interpretive efforts by Seattle Parks and waterfront partners.

010726.4 MEETING MINUTES

November 5, 2025

MM/SC/MH/SK

3:0:4

The motion to approve the minutes passed. Board members Catherine Walker, Maya Spotted Bear, Katrina Pluwinski, and Sean O’Brien abstained.

010726.5 CERTIFICATES OF APPROVAL

010726.51 600 Alaskan

Applicant: Ron Wright, architect

Proposed: Placement of waste dumpsters and construction screening

AP Ron Wright raised a procedural concern regarding the Board’s transition into executive session.

AP Wright said the public has no way of knowing which members were present for the closed portion of the meeting and requested clarification from the Board’s attorney on this matter.

Maxwell Burke, City of Seattle Attorney’s Office, provided no comments.

AP Wright presented an update on the recycling and waste storage container matter, which has been under review for two and a half years. The current application focuses on screening and landscaping requirements.

AP Wright reviewed the five screening options the applicant team originally considered and stated that the applicant has selected aluminum panel screening.

The proposed design includes a planting area at the south end; the applicant expressed a willingness to incorporate native plants as suggested during public comment rather than matching existing waterfront plantings.

The proposal features pre-manufactured aluminum panels with polyfluoride coating suitable for saltwater environments, designed to blend with existing waterfront elements. AP Wright said the size of the screened area addresses both waste and recycling collection on different schedules within defined staging and storage zones.

AP Wright concluded by requesting board approval of the screening proposal.

SM Genna Nashem noted that the code has been changed since the Hearing Examiner's decision to remand the decision back to the Board. The code now states that storage and collection areas may be located separately, with only the staging area for collection required to fall within the 50-foot radius of the application.

The code also now permits space for movement of dumpsters, whereas previously the space was limited solely to garbage and recycling. As a result, the scope of review is now limited to evaluating the design of the screening.

Chair Maureen Elenga thanked the applicant for the presentation and expressed appreciation for their willingness to incorporate public comments regarding native planting and noted that this approach is strongly encouraged within the district and has proven successful in past collaborations with other departments.

SM Nashem noted that in many projects the board has thought that plants native to the area were compatible with the historic district.

AP Wright expressed support for nominating or appointing Lissa Kramer—who spoke during public comment—to provide oversight of the selection of plantings for the project.

SM Nashem clarified that the authority for determining approval of Certificates of Approval cannot be delegated to someone outside the City. The applicant may consult with any experts they choose prior to submitting the final plant selection. The Board can review the final selection as a

condition of approval or the Board can designate staff in a motion for approval with conditions.

Action:

Motion to Approve:

Approval of placement of waste dumpsters and screening of the dumpsters on four (4) sides using screening design that was used along the waterfront outside the Pioneer Square Preservation District, including a planting area on the south end of the parcel to be planted with native plants. All per the applicant's submittal.

The area of the dumpsters, inside the screening and out, must be maintained free of litter and spills and free of odor and pests, and the area may not be used for storage of anything other than the solid waste storage. Any graffiti on the screening must be removed promptly. If the solid waste dumpsters are no longer stored in this location, the screening must be removed because nothing but solid waste can be stored in this area. The planting area is to be maintained free of weeds and maintained with living native plants.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 7, 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.

23.54.040 (as amended by Ordinance 127285 attached) Solid waste storage, access, and collection

E. The location of all solid waste storage spaces shall meet the following requirements:

4. The solid waste storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot; and ((6.)) 5. The solid waste storage space shall not be used for purposes other than solid waste ((and recyclable materials)) storage and access to or movement of solid waste containers ((F))

G. Access to solid waste containers for solid waste service providers and solid waste collection vehicles ((to the storage space from the collection location)) shall meet the following requirements

1. For ((containers)) dumpsters 2 cubic yards or smaller:

a. ((Containers)) Dumpsters to be manually ((pulled)) transported for collection by a solid waste service provider, shall be ((placed)) staged no more than 50 feet from ((a curb cut or)) the solid waste collection location((:)), in a manner that provides access to each container for service;

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)

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

A. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.

B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and

parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

C. 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)

D. 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)

MM/SC/CW/JLT

7:0:1

The motion passed and approved as amended. BM Sage Kim abstained.

010726.5 BRIEFING

010726.6 BOARD BUSINESS

010726.7 REPORT OF THE CHAIR

010726.8 STAFF REPORT

SM Nashem provided an administrative review summary report.

At 401 South Jackson Street in Union Station Plaza, Sound Transit installed fare validators matching existing units.

At 316 South Jackson Street, approval was issued for hanging lights in trees, with no new equipment added and power supplied through existing street-light connections.

Also noted an emergency removal of a damaged and rotting pole at 401 South Jackson Street that had been leaking water into Union Station; while immediate removal was necessary, the replacement pole will return to the full Board for review and approval.

Meeting adjourned at 10:09 am.