



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 99/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, April 15, 2026

Time: 9:00 a.m.

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

Board Members

Maureen Elenga, Chair, (ME)
Montana Houston (MH)
Sage Kim (SK)
Sean O'Brien (SO)
Jose Lorenzo Torres, Vice-Chair, (JLT)
Catherine Walker (CW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Katrina Plewinski (KP)
Maya Spotted Bear (MSB)
Henry Watson (HW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

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

041526.1 ROLL CALL

041526.2 PUBLIC COMMENTS

There were no in-person or virtual public comments.

041526.3 MEETING MINUTES

March 18, 2026

MM/SC/CW/JLT

5:0:0

The motion passed and was approved.

041526.4 CERTIFICATES OF APPROVAL

041526.41 Wayfinding for World Cup

Various locations in Pioneer Square

DONH-COA-02044

201 1st Ave S

Applicants(s): Victoria Jones, Gloria Connors, Connors and Co, Mikaela Purvis, Sam Warren.

Proposed: Temporary event wayfinding and informational signage, fan and visitor operations including 8'x10' safety and information pods and volunteer operation facilities during the FIFA World Cup 2026 installed beginning May 1, 2026 and removed no later than July 10, 2026. Utility box wraps are intended to be permanent artwork.

AP Victoria Jones presented an overview of the World Cup “last-mile” wayfinding and safety infrastructure planned for areas outside the stadium’s secure perimeter. AP Jones described the placement and function of six staffed safety and security pods—8x10 shipping-container units positioned at key transit and pedestrian nodes such as King Street Station, Railroad Way South, Occidental Plaza, and Union Station.

AP Jones noted that on non-match days, these pods will be enclosed with 8-foot fence scrim for protection and outlined the design and placement of the field operating base on Railroad Way South, which will include trailers, catering tents, and storage for cargo vans, all screened with branded scrim that incorporates directional wayfinding.

AP Jones detailed the broader wayfinding system, including 23-foot freestanding ballast flags along Occidental, multilingual welcome messaging, and numerous 4x4x12-foot wayfinding towers coordinated with agencies such as Washington State Ferries, Sound Transit, SDOT, DSA, and Parks. Additional elements include ground decals to guide visitors back to transit after matches, utility-box wraps along Alaskan Way featuring local artwork, and supplemental King County Metro signage at bus stops to assist with stadium access.

AP Jones emphasized that all placements and content are being coordinated closely with partner agencies to ensure clarity, reduce visitor confusion, and support smooth pedestrian flow throughout the last-mile area.

BM Sean O'Brien asked whether the planned ground decals and concrete-applied wayfinding elements have been used successfully in past events and whether their installation or removal poses any risk of damage or residue on sidewalks once the World Cup concludes.

AP Sean Warren noted that the ground decals are made from a pre-approved, non-slip material to ensure pedestrian safety.

AP Jones confirmed that the decals will not be drilled into or permanently attached to any surface; instead, weight will be properly distributed using wood underneath.

AP Jones also explained that the team is coordinating closely with SDOT and Sound Transit to ensure all installations remain well below required weight-per-square-foot thresholds and are safely positioned.

Responding to questions, AP Jones explained that placement was determined through on-site measurements, resulting in five banners per side between South Washington and South Main, two in the block to the north, and five per side in the block to the south, spaced appropriately between tree beds.

AP Jones confirmed the safety pod is located across the street from the Throne restroom.

AP Jones explained that she has been coordinating directly with Arts' project lead regarding the King Street Station installation and noted that the art installation window is May 26–29, well before the safety pods are scheduled to be placed on June 8.

AP Jones confirmed that a second proposed art installation for the north side of King Street plaza has been delayed until after July 10, eliminating any potential conflict with World Cup wayfinding infrastructure.

Considering that the utility box covers were intended to be permanent, Board members asked about the selection process and maintenance of the wraps after FIFA.

AP Mikaela Purvis explained that the utility-box wraps feature the tournament's legacy logo created by the Local Organizing Committee (LOC), which reflects Seattle's host-city identity and ties to the official host-city poster and noted that the same artwork is used throughout the Unity Loop project, developed in partnership with local businesses and neighborhoods to help direct visitors and economic activity beyond the downtown core.

AP Gloria Jones added that the team has a dedicated signage crew that will monitor the neighborhood daily for graffiti or damage to any installed materials and noted that they keep extra wraps and supplies on hand and have vendors ready to reprint replacements, a process that may take three to five days. She clarified that they had not made agreements with any organization to take on the cleaning and maintenance of the wraps for the long term.

The Board expressed concern that they should consider permanent wraps for installation more thoroughly and that there was not a party responsible for maintenance after FIFA.

SM Nashem suggested that the board could consider conditioning approval so that the utility-box wraps are authorized only through July. During that time, Connors & Co. could identify a party to assume responsibility for the wraps after the event; otherwise, they would need to be removed.

Action:

I move to recommend granting a Certificate of Approval Temporary event wayfinding and informational signage, fan and visitor operations including 8'x10' safety and information pods and volunteer operation facilities during the FIFA World Cup 2026 installed beginning May 1, 2026 and removed no later than July 10, 2026. *Utility box wraps are approved temporarily until July 10, 2026 unless maintenance and ongoing responsibility plan will be submitted for staff review for approval or otherwise will be removed by the applicant.*

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 April 15, 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.

23.66.160

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in Section 23.66.100 and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this Section 23.66.160.

3. Signs not attached to structures shall be compatible with adjacent structures and with the District generally.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

Secretary of Interior Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

MM/SC/JLT/SK

6:0:0

The motion passed and was approved unanimously.

041526.42 Occidental Mall Water fountain replacement

117 S Washington ST

DONH-COA-02100

Applicant: SPU

Presenter(s): Walter Vining, SPU, Cayla Dixon, Priscilla Chaves, Mauricio Mondgraon.

Proposed: Replace water fountain with a water bottle filler

BM Catherine Walker informed the board that she is signing off of the meeting.

Presenter Walter Vining, SPU, explained that the Mayor's Office requested the installation of 8–10 water-refill stations throughout downtown to support public safety during the World Cup, given the expected influx of visitors, including cruise ship passengers. Two locations were initially considered in Pioneer Square, but only the Occidental Mall site is being advanced after determining the other would conflict with a planned stage.

Presenter Vining described the history of the existing fountain base at the site originally installed around 1993 and noted that while the fountain itself had been removed, the water and drainage connections remain intact.

The proposal is to remove the remaining base, preserve it in storage, and install a new refill station using a flange bolted into the existing concrete pad without disturbing surrounding brickwork.

Presenter Vining said providing accessible drinking water for the World Cup is important. He noted the option for temporary installation installed before May 1 and removed before July 10 if preferred.

Responding to Board questions, presenter Vining explained that the refill stations are constructed from a combination of metal and aluminum, making them lightweight yet highly durable and noted that the units have a double-coated, graffiti-resistant finish that has proven effective at the waterfront, where attempts to scratch or tamper with them were unsuccessful. He said they would be checked twice a day.

Staff report: Staff noted that the water fountains are documented in photos in 1925 so were installed prior to that time. A photo of this location was not found. However, the road was turned into a pedestrian mall in 1972. It is likely based on the location that the water fountain was not originally in this location as it would have been in the street but was moved here sometime after 1972. Staff noted that there are 5 water fountains in Pioneer Square and they usually get removed for the winter but there has not been any

approval to demolish them. It is expected that the fountains all be returned. Staff said that she originally had a conversation with SPU in 2023 after they had replaced a historic fountain with a new fountain and has had on going conversations since about exploring options, noting that this proposal was not one that they had discussed. Staff said that the fountains were originally green.

The board members generally supported allowing the proposed water-refill station as a temporary installation to meet the immediate needs for water of the World Cup event, while expressing reservations about approving it as a permanent fixture when it is replacing a historic feature. The Board would like to explore options of altered historic water fountains to fill bottle, a new one in a new location and new water bottle fillers that are more compatible with the neighborhood. Board recognized that water bottle fillers are more sanitary and may have more use but would like to see more data on use. Also there should be consideration of consolidation and planning of services.

Several board members emphasized the importance of preserving or potentially restoring the historic fountain previously located at the site and suggested revisiting long-term options after the event. Board members also requested additional information on usage patterns of both historic fountains and modern bottle-filling stations to better assess future needs.

Overall, the board favored temporary installation with a defined timeframe and further evaluation before considering any permanent replacement.

Action:

I move to recommend granting a Certificate of Approval for *temporarily replacing the water fountain to the water bottle filling unit that was proposed July 10, 2026 and the permanent installation to be discussed after July 10, 2026.*

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 April 15, 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.

23.66.115 Demolition approval

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this Section 23.66.115 are satisfied or not.

Secretary of Interior Standards for Rehabilitation

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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.

MM/SC/SK/SO

5:0:0

The motion passed and was approved unanimously.

041526.43

Occidental Mall Hometeam FIFA watch party event

300 Occidental Ave S

DONH-COA-02103

1046 1st Ave S

Applicant: Hometeam

Presenter(s): Jeanie Chunn

Proposed: Temporary Use of Occidental mall as an event and Installation of event facilities including stage, beer garden fencing for a period of 6 weeks.

Jeanie Chunn explained that Home Team, which has produced concerts in Occidental Mall for the past two years in preparation for the World Cup, is proposing a semi-permanent stage to remain in place for six weeks during the tournament. On non-match days, tables and chairs would be set out

borrowed from DSA if possible, to support viewing areas and a beer garden, while match days would remain clear to maintain pedestrian flow.

Presenter Chunn noted that the team has coordinated with the Alliance for Pioneer Square, the Chinatown-International District BIA, Friends of Little Saigon, local landlords, and nearby businesses, all of whom are supportive.

The plan includes daily watch parties with QR codes directing visitors to neighborhood businesses to encourage economic activity. Presenter Chunn added that no sponsorship signage is currently planned but would return to the board if that changes.

Action:

I move to recommend granting a Certificate of Approval for Temporary Use of Occidental mall (Main to Jackson) as an event and Installation of event facilities including stage, beer garden fencing for a period of 6 weeks.

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 April 15, 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.

23.66.130 Street level uses

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner

that contributes to the character and activity of the area, and/or promote residential uses,

Secretary of Interior Standards for Rehabilitation

9. 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.

MM/SC/SK/SO

5:0:0

The motion passed and was approved unanimously.

041526.5

BRIEFING

No briefings

041526.6

BOARD BUSINESS

041526.7

REPORT OF THE CHAIR

041526.8

STAFF REPORT

SM Nashem reported several administrative certificates of approval, including new signage for a gallery opening at 217 Yesler Way in the Frye Hotel Building, which has long been vacant.

SM Nashem also noted temporary lamp-post banners proposed throughout Pioneer Square, including the temporary replacement of neighborhood banners.

Additional approvals involved security-camera poles on various non-historic poles across the district, as well as new business signage at 100 Yesler Way in the Olympic Building.

Meeting adjourned at 10:58 a.m.