



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 134/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, May 6, 2026

Time: 9:00 a.m.

Hybrid Meeting Via Webex Or Room L2-80 Boards And Commission

Board Members

Maureen Elenga, Chair, (ME)
Sage Kim (SK)
Katrina Plewinski (KP)
Catherine Walker (CW)
Henry Watson (HW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)
Sara Sodt (SS)

Absent:

Jose Lorenzo Torres (JLT)
Sean O'Brien (SOB)
Maya Spotted Bear (MSB)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:02 a.m.

050626.1 ROLL CALL

050626.2 PUBLIC COMMENTS

Leo commented in support of installing additional in-street bike corrals in Pioneer Square. He noted that he frequently travels to the neighborhood by bike and emphasized that more corrals would help advance Seattle's mode-shift goals and improve pedestrian safety through increased daylighting.

Gordon Padelford, Executive Director of the Seattle Streets Alliance, expressed concern about the reduced number of proposed in-street bike corrals in the Pioneer Square neighborhood and urged the Board to adopt the plan and consider adding additional in-street corrals in the future.

050626.3 MEETING MINUTES

April 15, 2026

Approval of the minutes was deferred.

050626.4 CERTIFICATES OF APPROVAL

050626.41 Bike Corrals

DONH-COA-02016

Applicants(s): Kiim Pearson, SDOT, David Burgesser, SDOT

Proposed: Proposed Installation of 17 Bike Corrals

AP Kim Pearson of SDOT presented an updated plan to install three on-street corrals and seven on-sidewalk micromobility parking zones in Pioneer Square, aiming to improve safety, reduce misparking, and accommodate rising scooter and bike use ahead of the 2026 World Cup.

The proposal reflects community and business feedback, prioritizing locations with supportive or neutral responses and addressing a documented parking deficit during frequent event days. These installations will provide roughly 100 organized parking spaces, with ongoing maintenance and evaluation planned to track safety, usage, and parking compliance.

Chairperson Maureen Elenga emphasized the importance of receiving a future follow-up that includes data on program performance. Chair Elenga highlighted the need for a more holistic approach to pedestrian safety, particularly in areas with high collision rates that are not yet fully addressed and concluded that a brief update on safety data as the program progresses would be valuable.

Board members also brought a need for enforcement of those who are not following rules in riding and parking and a need to make sure that all no parking areas were clearly marked as no parking

Action:

BM Catherine Walker move to recommend granting a Certificate of Approval for Installation of 17 Bike and Scooter parking corrals, in the locations identified with the understanding that three of the existing corrals will be removed when the Occidental Promenade Project is constructed but the

Occidental Promenade Project application may identify other locations for bike and scooter parking.

All per the applicant's submittal.

The Board requests SDOT to begin holistic pedestrian improvement planning considering a variety of other safety interventions request a follow-up briefing not later than one year from today to continue the conversation on pedestrian safety in Pioneer Square including assessments of existing features and needs, and possible other types of safety interventions, with the goal of having an holistic pedestrian safety plan or projects informed by early neighborhood engagement and input, similar to the Occidental Promenade planning happening now

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 6, 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.

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) 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.

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.

XI. STREET FURNITURE

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, mailboxes, 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.

Secretary of Interiors Standards

3. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
4. The historic character of a property will be retained and preserved.
6. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
7. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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/CW/KP

5:0:0

The motion passed.

050626.42

1016 1st Ave S

DONH-COA-02133

Applicant: Ian Macek, SDOT; Dominic Nieri, Urban Villages

Proposed: Painting of a permanent mural on the concrete wall on the north side of the building

Board Members Catherine Walker and Henry Watson were recused from the discussion.

AP Dominic Nieri presented the proposed mural for the Occidental Promenade Project, a major SDOT-led public realm initiative in partnership with the Alliance for Pioneer Square, the Seattle Parks Foundation, and Forest for the Trees.

The proposed mural an original, site-specific, 60' x 140' work by Seattle-based artist and 2026 Neddy Finalist Cristina Martinez would be installed on the north façade of the American Life building at 1016 1st Ave S.

The project is fully funded by SDOT, requires no financial obligation from the property owner, and includes long-term maintenance, insurance, and indemnification provided by Forest for the Trees.

Chair Elenga noted that the proposed work does not appear to affect the building's historic features, as it is located on a painted concrete party wall.

Other board members did not raise any additional comments or issues.

Action:

BM Sage Kim move to recommend granting a Certificate of Approval for installation of a permanent painted mural on the painted concrete wall leaving the unpainted brick return unpainted. 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 May 6, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Rules for the Pioneer Square Preservation District Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

10. New additions and adjacent or related new construction will 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/KP

3:0:2

The motion passed. BM Walker and BM Watson abstained.

050626.43

Manufactures Building/Railspur

419 Occidental Ave S

DONH-COA-02092

Applicant: Gage Hamilton, Forest for the Trees

Proposed: Installation of permanent art neon ladder on fire escape.

BM Henry Watson was recused from the discussion.

AP Gage Hamilton presented a proposal for Upper Realms, a permanent six-story neon ladder installation to be mounted on the existing, non-functioning fire escape in RailSpur Alley.

The artwork is intended to complement existing public art while symbolizing aspiration and upward movement. The proposal includes multiple custom-fabricated neon ladders installed on a decommissioned fire escape using non-invasive bolted attachments, UL-rated electrical components, rooftop conduit routing, and a scheduled dimming feature. The lowest installation point is 20 feet above ground.

Chair Elenga expressed support for the proposal, noting that enhanced alley lighting is consistent with city goals and that the installation would be effective and appropriate and also emphasized that the work is reversible and does not harm the building, avoids false historicism; it replaces a removed ladder, but is clearly differentiated from the original ladder, and meets preservation standards. She recommended a dimming switch in case the light is an issue to neighbors. The applicant agreed and confirmed they had the support of the hotel across the alley.

BM Kim added that she had no concerns or questions, stating that the installation provides an interesting way to highlight the building's historic character and also acknowledged the engineer's approval and absence of code issues, and expressed enthusiasm for seeing the project move forward.

Action:

BM Walker moved to recommend granting a Certificate of Approval for installation of permanent art neon ladder on the fire escape with the artwork and all equipment clamped on to the fire escape. No penetration or welds on the fire escape or building for the artwork or the electrical installation. A dimmer will turn down the light at night, at least midnight to 6 AM. 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 May 6, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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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.

23.66.100 Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District. The boundaries of the District are shown on Map A for 23.66.1001 and on the Official Land Use Map.

Pioneer Square Preservation District Rules

X. FIRE ESCAPES Fire escapes are important character-defining features of numerous buildings in the District. They are particularly important in contributing to the special character of the District's alleyscapes. Proposals to remove or alter fire escapes shall be reviewed on a case by case basis with special consideration given to safety issues. However, as a general rule, fire escapes shall be retained. (7/99)

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/CW/SK

4:0:1

The motion passed. BM Watson abstained.

050626.44

FIFA World Cup Wayfinding

Various locations south of King Street

DONH-COA-02135

Proposed: Installation of wayfinding garage

Presenter Roberta Korcz provided an overview of the proposed wayfinding and signage program for the FIFA World Cup 2026 operations around Lumen Field in Seattle, detailing specific sign types, locations, installation requirements, and intended functional roles. Key elements included tower signs, freestanding external signs, A-frame units, and post signs, each with defined materials, dimensions, and usage such as directing spectators, identifying gates, supporting transportation flows, marking hospitality and broadcast zones, and guiding shuttle and parking operations.

Chair Elenga noted that the temporary installations are expected to remain in place for approximately six weeks and emphasized the importance of ensuring their ongoing maintenance and proper positioning and highlighted the need to maintain clear pedestrian visibility and confirmed that staff will monitor the safety and condition of the signage throughout the installation period.

Action:

BM Walker moved to recommend granting a Certificate of Approval Temporary event wayfinding and informational signage, for FIFA World Cup 2026 with installation beginning May 16 and removed by July 11, 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

May 6, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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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

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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/CW/HW

5:0:0

The motion passed.

05626.45

Occidental Mall

117 S Washington St

DONH-COA-02124

Applicant: Pricilla Chavez-Mendoza, SPU

Proposed: Water Bottle Filler graphic wrap

Presenter Walter Vining of SPU presented a proposal to add a partial design wrap to the newly installed freestanding water-refill station in Occidental Mall. Key features such as logo placement, non-printing background areas, and overall dimensions of the wrap were detailed. The proposal seeks approval for the preferred design wrap.

Chair Elenga and board members discussed the proposed design wraps for the water-refill station, with the Chair reiterating that her initial support was based on the original dark-green design, which had been presented as compatible with the historic character of the area.

Chair Elenga expressed concern that the revised proposal included more graphic elements than anticipated but emphasized that the issue was not critical and could be revisited if the installation became permanent.

BM Kim had no strong preference given the temporary nature of the installation and stated that proceeding without a wrap made the most sense at this stage.

Overall, the board agreed that the matter could be reconsidered during review of any permanent future proposal.

Action:

BM Walker moves to recommend denial of a Certificate of Approval for installation of a graphic wrap on the temporary water bottle filler because

adding graphics to the water bottle filler further removes the design from being compatible with the character of the district, the proposed graphic does not relate to the district or the site. The original water fountains were a solid color green with no graphics applied to be more consistent with the historic character of the district.

The Board directs staff to prepare a written recommendation of denial based on considering the application submittal and Board discussion at the May 6, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Pioneer Square Preservation District Rules

**III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION
(to the extent that this applies to the water bottle filler)**

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.

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.

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/CW/SK

5:0:0

The motion passed.

050626.5 BRIEFING

050626.51 No briefings

050626.6 BOARD BUSINESS

050626.7 REPORT OF THE CHAIR

050626.8 STAFF REPORT

Meeting adjourned at 11:22 a.m.