



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB201/26

Staff Report

ARC meeting May 27, 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.

071526.41 **Public Bathrooms in the Public Right of Way**

Potential locations:

1st Ave S and Charles St

Railroad Way S and 1st Ave S

S Alaskan Way and S King St

S Main St off Occidental Square

S Washington west of 2nd Ave S

Alaskan Way and S Jackson St

2nd Ave between Yesler and James DONH-COA-02198

Applicant: Lauren Corn SDOT

Proposed: Relocation of 2-3 of the 4 previously approved public restrooms

Staff report: The Board had reviewed and approved the public bathrooms installations; two each at two locations PSB65 26 (DONH-COA-02024). The Certificate of Approval was appealed by a property owner near the location on the corner of Alaskan Way and S Charles St. The appeal was settled with the agreement that SDOT would move the bathroom to a new location in August. SDOT is still evaluating the various specifications at each location so is seeking approval of several potential locations so that the bathrooms can be moved to any of these locations that are finally determined viable. In some locations a single bathroom would be installed compared to two bathrooms in one location in the previous application. One of the two bathrooms at the corner of 2nd Ave S and Washington may also be moved leaving one at that site.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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I move to recommend granting a Certificate of Approval for relocation of 2-3 of the 4 previously approved public restrooms to any of the proposed sites.

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 July 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.

23.66.100 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

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, 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)

Secretary of Interior 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.

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: July , 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator
