



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 196/21

Staff REPORT

for Board meeting December 1, 2021

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.

120121.31 **Gridiron/ Johnson Plumbing Building**
590 1st Ave S

Henry Walters

Change of use from retail/ restaurant to office for 3, 135 square foot space

Staff report: The Board reviewed this project at a briefing on Nov 3, 2021. The Board asked the applicant to demonstrate how the space would be compatible with preferred uses, to be highly visible and pedestrian oriented and suggested that they consider a way to display, something, or otherwise contribute to the character of the District, such as displaying art in the windows as they considered the long history of artist in Pioneer Square to have contributed to the character of the District. The Board also wanted to understand the potential for the remaining restaurant to activate the area.

The Code separates uses into preferred uses and discouraged uses. According to the calculations provided this use falls into the discouraged category because it would put office use slightly over the 20 percent of square footage of the block front. The Board can approve discouraged use if an applicant demonstrates that the proposed use is compatible with uses preferred at street level as long as the use is less than 50% of street frontage of the block.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.130 - Street-level uses

- A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

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

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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, including but not limited to the following uses:
 - a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
 - b. Theaters.
2. Accessory parking garages that serve preferred street-level uses on streets or malls, parks or alleys designed for pedestrian uses are also preferred.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:
 - a. Any use occupying more than 50 percent of any block front;
 - b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
 - c. All other uses with gross floor area over 10,000 square feet;
 - d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
 - e. Parking garages that are not accessory to preferred uses.
2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

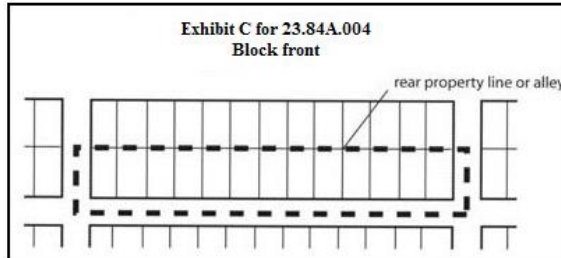
1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

"Block front" means the land area along one side of a street bound on three sides by the centerline of platted streets and on the fourth side by an alley, rear lot lines, or another lot's side lot lines (Exhibit C for 23.84A.004). For blocks in Downtown zones and all Seattle Mixed (SM) zones within specific geographic areas set forth in Table A to 23.48.002, if there is no alley or rear lot line, a line

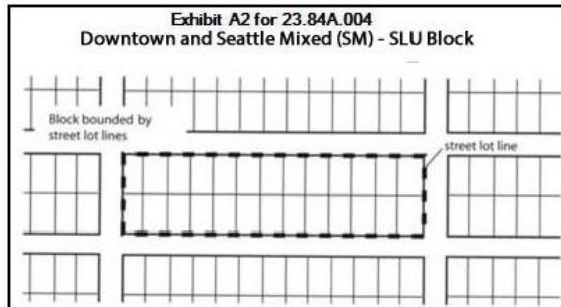
that approximates the centerline of the block shall be used to establish the line dividing the two block fronts of the block, taking into consideration the location of vacated alleys on the block, if any, and the location and orientation of alleys and rear lot lines on surrounding blocks.

Exhibit C for 23.84A.004

Block front



Downtown block and block in Seattle Mixed (SM) zones within specific geographic areas



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Pioneer Square Preservation Board Coordinator