



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 8/23

Staff REPORT

for Board meeting February 1, 2023

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.

020123.31 **Lowman Building**
620 1st Ave
Reach Ministry

Change of use from retail to human services with accessory retail.

Use description from the application: Proposed retail of clothing items and artwork within the existing storefront and to provide faith-based human services to groups and individuals including consumer education sessions as well as referrals to nearby providers for transportation, mental health care, housing assistance and emergency food. The space will also participate in community events and open houses.

Staff report: This application is in response to a notice of violation issued by SDCI on 6/17/22 because there was a change in use of the space without a Certificate of Approval and signage had been installed without a Certificate of Approval. The unapproved use and signage had been in operation for about a year when the notice was issued. An application for change of use has been submitted. The signage has been removed and the application does not include any signage at this time so if the organization intends to have any signage, they will need to submit an additional application for the signage. Because the applicant only noted the general use categories on the block front uses diagram submitted, I have added the specific existing uses in the buildings to the drawings attached to this staff report for Board information. The Code asks the Board to consider the actual use rather than the category such as retail, gallery, office, hair salon, bank, etc. because some uses in the general sales and services category are prohibited in the District. I have provided code definitions below.

From reviewing the application documents and discussing this application with the applicant, staff is under the impression that human services will be the primary use and that the retail component will be accessory to that use rather than a totally independent use.

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

"Printed on Recycled Paper"

The code section B and C below require a calculation of the square footage of the block front while D requires calculation of the street level frontage (linear footage of the storefront)

Code Citations:

SMC

23.66.030 Certificates of Approval required

- A. 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

- 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.
- 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.
- 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.

E. The following uses are prohibited at street level in the area designated on Map B for 23.66.130:

Wholesaling, storage and distribution uses;

Vocational or fine arts schools;

Research and development laboratories;

Radio and television studios;

Taxidermy shops;

Appliance repair shops;

Upholstery establishments; and

Other similar uses.

Definitions in the code:

"Human service use" means a use in which structure(s) and related grounds or portions thereof are used to provide one or more of the following: emergency food, medical or shelter services; community health care clinics, including those that provide mental health care; alcohol or drug abuse services; information and referral services for dependent care, housing, emergency services, transportation assistance, employment or education; consumer and credit counseling; or day care services for adults. Human service uses provide at least one (1) of the listed services directly to a client group on the premises, rather than serve only administrative functions.

"Sales and services, general" means one of the uses listed below, in which goods are rented or sold or services are provided primarily for household and personal use rather than for business establishments, institutions, or government agencies, but excluding medical services and uses in which goods are sold that primarily need to be delivered by truck, such as building materials, major durables and/or heating fuel.

1. "Retail sales and services, general" means a general sales and service use that is not a multi-purpose retail sales use. General retail sales and services include general retail sales uses, general services uses, and customer service office uses. Examples of general retail sales include but are not limited to bookstores, florists,

and clothing stores. Examples of general services include but are not limited to shoe repair, hair cutting salons, pet grooming, pet daycare centers and dry cleaning. Customer service offices are uses in which services are provided to individuals and households in an office setting in a manner that encourages walk-in clientele and in which generally an appointment is not needed to conduct business, including but not limited to uses such as branch banks, travel agencies, brokerage firms, real estate offices, and government agencies that provide direct services to clients.

"Institution" means structure(s) and related grounds used by organizations for the provision of educational, medical, cultural, social and/or recreational services to the community, including but not limited to the following uses:

3. "Community club or center" means an institution used for athletic, social, civic or recreational purposes, operated by a nonprofit organization, and open to the general public on an equal basis. Activities in a community club or center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar activities.

11. "Religious facility" means an institution, such as a church, temple, mosque, synagogue or other structure, together with its accessory structures, used primarily for religious worship.

Pioneer Square Preservation District Rules

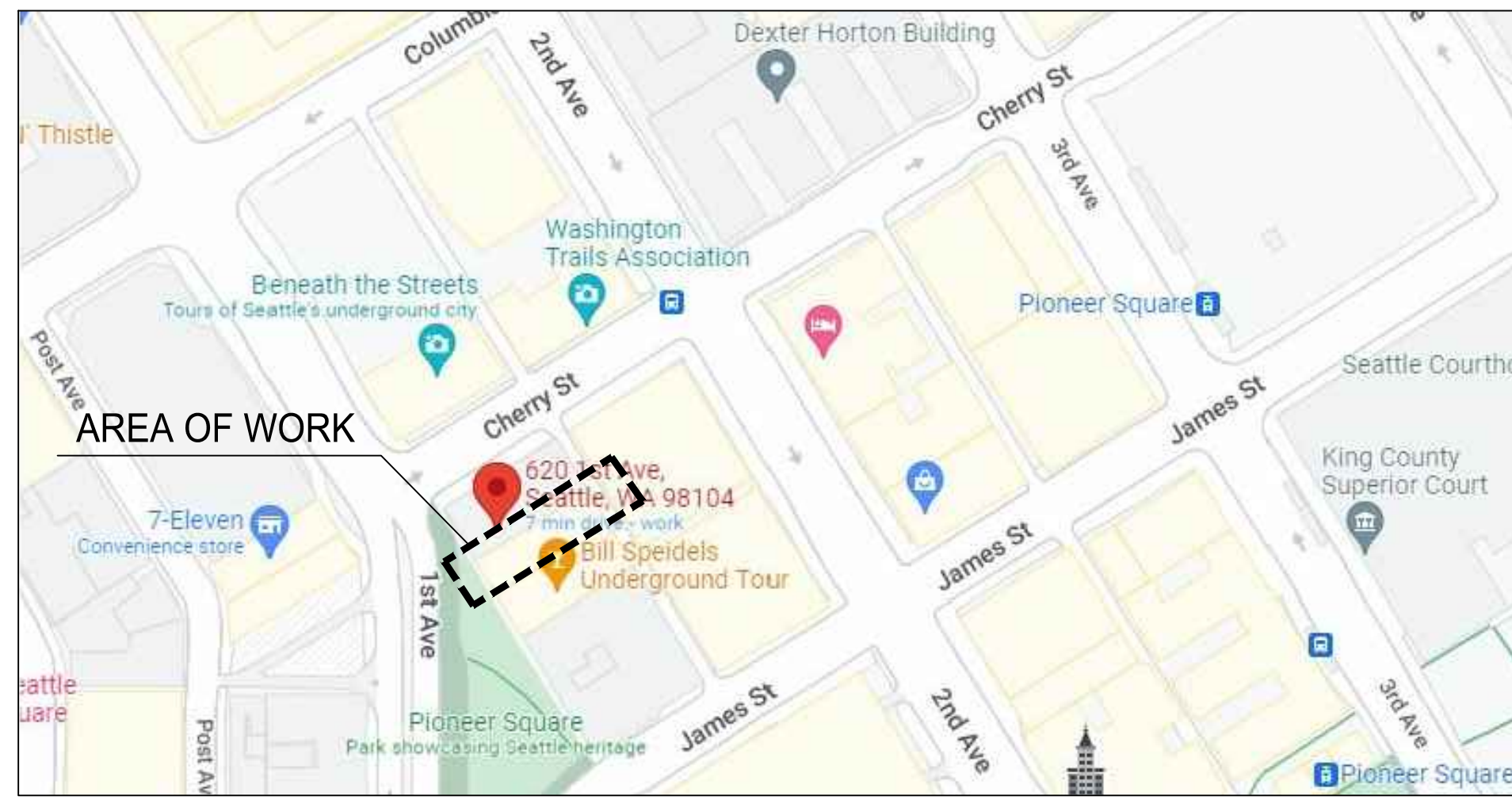
B. Use Approval

An applicant seeking a Certificate of Approval for a proposed new use, change of use, or expansion of use must submit to the Board staff a complete Application for Certificate of Approval, including all documentation listed in the application instructions pursuant to SMC 23.66.030. Once an application is received, determined complete, and scheduled for Board review, the Board staff may make a report and recommendation to the Board. No Certificate of Approval for use shall be granted until the applicant has provided all information requested by the Board regarding the proposed new use. (7/99)

Issued: January 18, 2023

Genna Nashem
Pioneer Square Preservation Board Coordinator

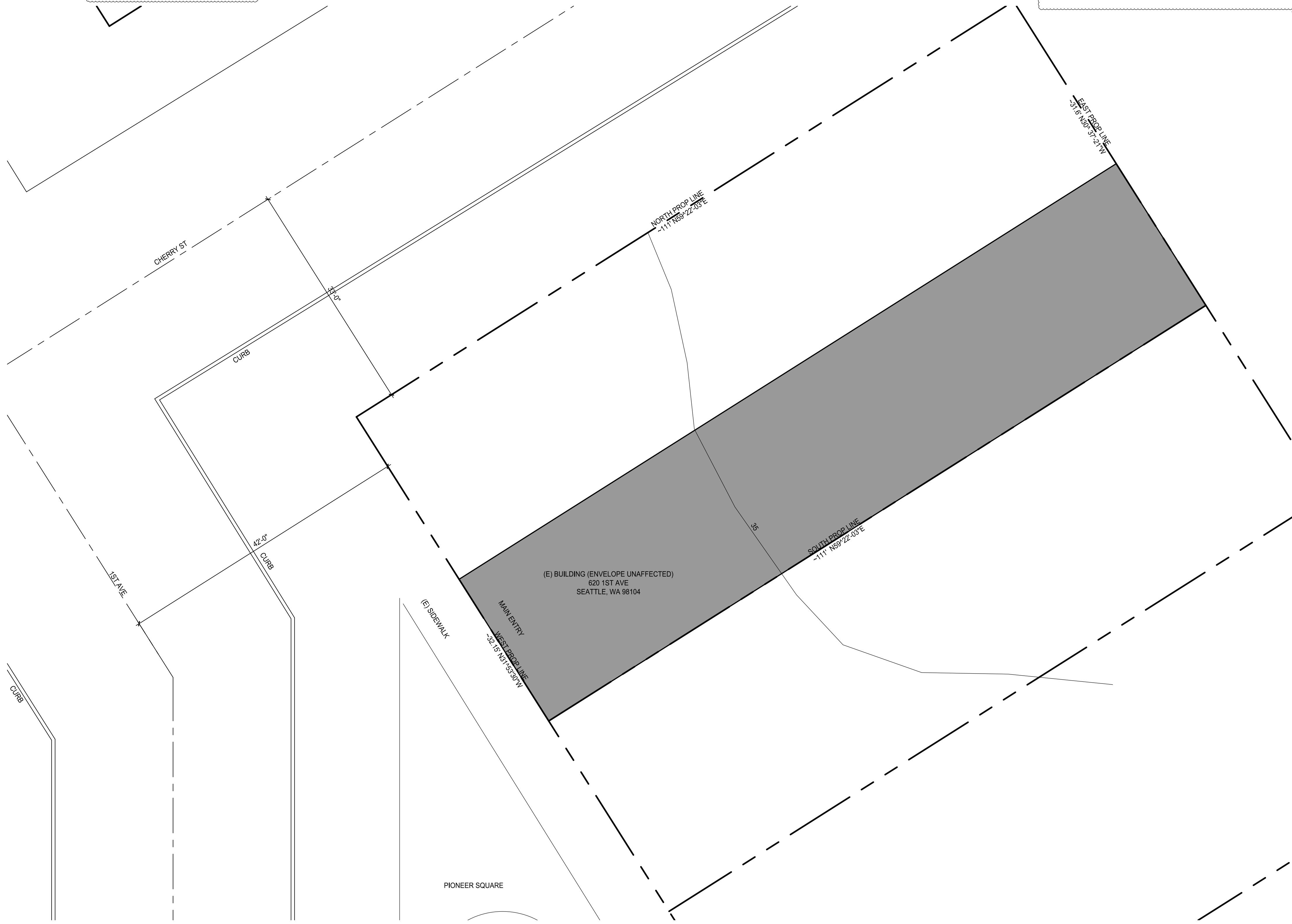
PROJECT DATA	PROPERTY DATA
OWNER RICH SIMMS (425 489 4542) RICH@REACHMINISTRY.ORG	PROJECT ADDRESS ² 620 1ST AVE SEATTLE, WA 98104
ARCHITECT JOSH PS 5406 SW BEACH DRIVE TER SEATTLE, WA 98116 SDCI ID: AC58960 CONTACT: S. JOSHUA BRINCKO (206 708 9933) JOSH@JOSHARCH.COM	ZONING DESIGNATION PSM 100/100-130
CONTRACTOR OWNER	ASSESSOR'S TAX NUMBER 0939000725
SCOPE CHANGE OF USE FOR A RELIGIOUS ENTITY TO OCCUPY EXISTING RETAIL SPACE (NO PROPOSED SIGNAGE)	LEGAL DESCRIPTION BOREN AND DENNY'S ADD POR LOT 1 SELY OF LN BEG ON NELY LN 9.21 FT NWLY OF MOST ELY COR TH SWLY TO PT ON NELY LN OF 1ST AVE 8.64 FT NWLY OF SELY LN SO LOT ALSO POR LOT 4 LY NWLY OF LN BEG ON NELY LN OF 1ST AVE 23.51 FT SELY OF MOST WLY COR TH NELY TO PT ON NELY LN 22.79 FT SELY OF MOST NLY COR PLAT BLOCK: 4 PLAT LOT: PORTION
DESCRIPTION OF USE ² THE PROPOSED USE IS TO PROVIDE GENERAL RETAIL OF CLOTHING ITEMS AND ARTWORK WITHIN THE EXISTING STOREFRONT AND TO PROVIDE FAITH-BASED GENERAL HUMAN SERVICES ON SITE TO GROUPS AND INDIVIDUALS INCLUDING CONSUMER COUNSELING AND GROUP EDUCATION SESSIONS AS WELL AS REFERRALS TO NEARBY PROVIDERS FOR TRANSPORTATION, GENERAL AND MENTAL HEALTH CARE, HOUSING ASSISTANCE, AND EMERGENCY FOOD. THE SPACE WILL ALSO PARTICIPATE IN ESTABLISHED COMMUNITY EVENTS AND OPEN HOUSE ENGAGEMENTS ON A WEEKLY BASIS.	



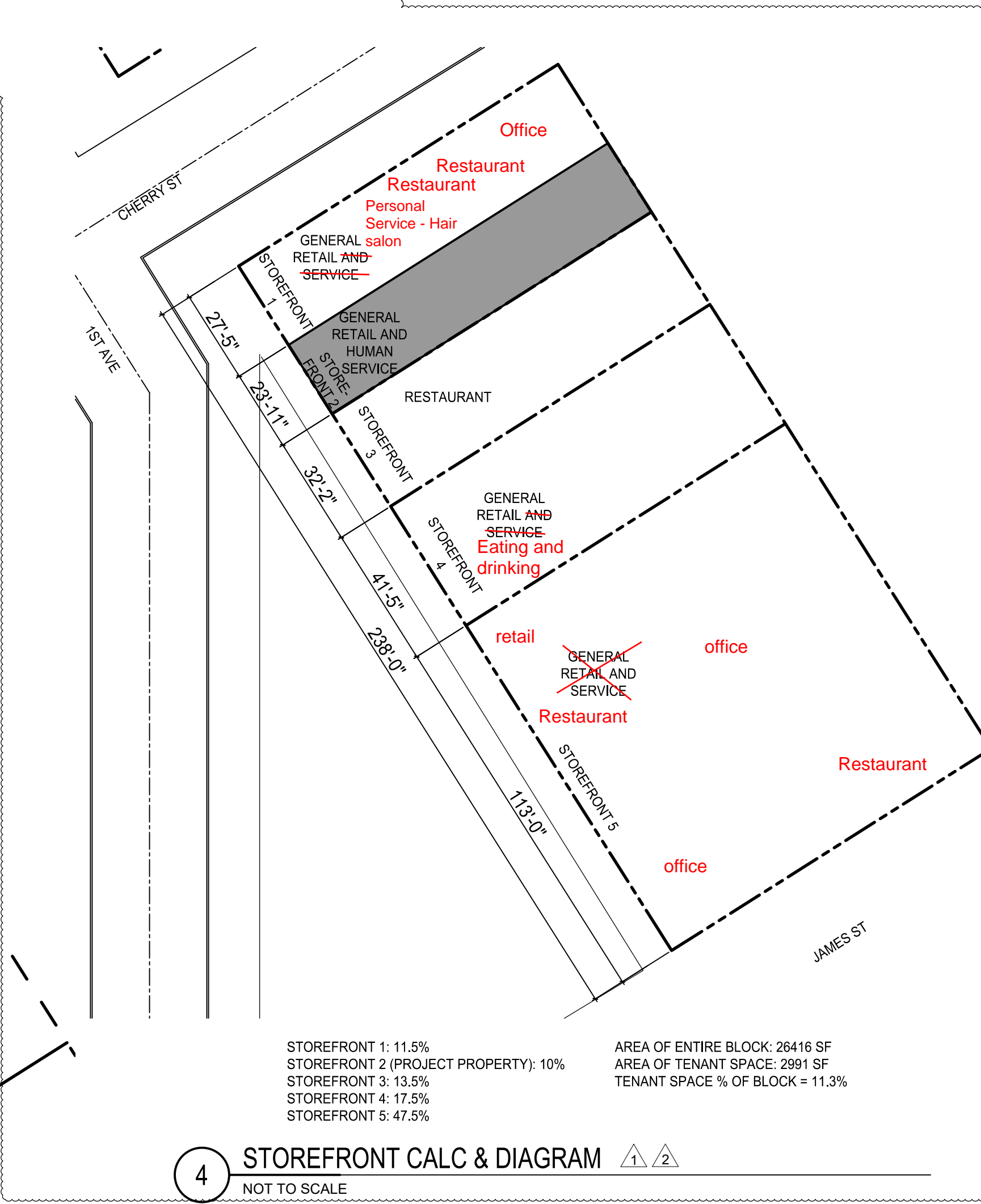
1 VICINITY MAP
NOT TO SCALE



3 STREET VIEW ¹ ²
NOT TO SCALE



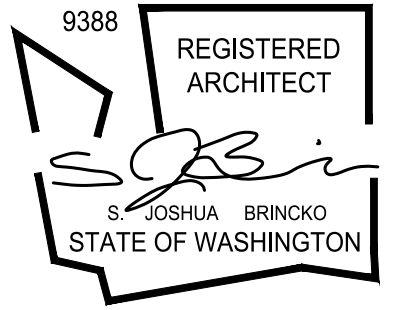
2 SITE PLAN (TO BE VERIFIED IN FIELD)
SCALE: 1/8" = 1'-0"



4 STOREFRONT CALC & DIAGRAM ¹ ²
NOT TO SCALE

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DESIGN	SJB
DRAWN	CEC
CHECKED	SJB
DATE	[2022-1107 PRE-AP]
	¹ [2022-1107 PERMIT]
	² [2023-0109 REV 1]

PERMISSION GRANTED BY ARCHITECT FOR USE OF THIS PAGE FOR THIS PROJECT.

- (X) NOT ALLOWED
- () WITH CONDITIONED NOTED
- () AT RISK OF OWNER AND BUILDER
- () WITH ARCHITECT REVIEW ON SITE

REACH
620 1ST AVE
SEATTLE WA 98104

PERMIT

SITE PLAN
PROJECT INFORMATION



A1.0