

URBAN RENEWAL PLAN



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**URBAN RENEWAL PLAN
PIKE PLACE PROJECT
AMENDED JANUARY 4, 1974**

**CITY OF SEATTLE
DEPARTMENT OF COMMUNITY DEVELOPMENT
PIKE PLACE PROJECT Wash. R-17**

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I. INTRODUCTION

A. Summary

The Pike Place Urban Renewal Project Area is a 22-acre site located between Seattle's downtown retail core on the east and the Elliott Bay waterfront on the west. The land slopes down sharply from the eastern Project boundary at First Avenue to the Alaskan Way Viaduct, a two-level elevated arterial roadway which forms the Project's western boundary. First Avenue forms a strong north-south axis along the eastern edge of the Project Area with the financial district and Pioneer Square to the south and the Denny Regrade area and Seattle Center to the north.

The world-famous Pike Place Public Market is located within the Project Area and is set aside in the Pike Place Market Historical District, a seven-acre district which is listed in the National Register of Historic Places. (See Boundary Map, Exhibit A, and Legal Descriptions)

The people of Seattle have demonstrated a will to preserve and revitalize the Market area as part of their urban heritage. A citizen Initiative at the Municipal General Election of November, 1971, created the Market Historical District and established a 12-member appointive Historical Commission to control all changes in use or structure within the protected district.

Today, the Pike Place marketing district continues to flourish as it has since 1907 when the street was first set aside as a place for farmers to bring their wagonloads of produce into the City to sell directly to the consumer. Together with the farmers' stalls, the Market today accommodates a variety of produce vendors, fish and meat markets, craft stalls and related thrift shops and other personal services.

The Pike Place Public Market remains a vital element in the City's economic, cultural and social life as it continues to meet the needs of the people it serves. In addition to affording an exciting, cosmopolitan shopping experience, the marketing district provides low-income shopping opportunities and accommodates a residential population of low-income elderly men.

In spite of the life and vitality of the Marketplace, most of the structures in the Project Area have deteriorated to substandard conditions. Deficiencies related to health, fire, minimum housing and building codes are pervasive throughout the Project Area. Fires have damaged or destroyed a number of structures over the years with the result that some sites are vacant, while others are used as parking lots. At least three presently existing structures represent the remaining ground floor and basement levels of fire-damaged buildings. Several other buildings in the Project Area are of wood frame construction which is illegal for the fire zone which covers the Project Area.

Further blight results from the under-utilization of property between Western Avenue and the western Project boundary where a large portion of the area remains in undeveloped street rights of way situated on a steep hillside which terminates against the 60-foot high Alaskan Way Viaduct structure.

Safeguards and controls for the Historical District are incorporated in the Historical Preservation Plan which is Attachment 2 to this Urban Renewal Plan. The Historical Preservation Plan establishes policies and historical preservation guidelines for redevelopment-preservation actions in the Historical District; identifies each structure and open site in the Historical District and analyzes its potential in relation to the overall goal of historical preservation; and recommends consideration for either rehabilitation or replacement as the appropriate preservation action in each instance. Individual development proposals within the District must receive Certificates of Approval from the Market Historical Commission before they can be implemented.

Passage of the Historical District Initiative in 1971 necessitated the replanning of the Pike Project. This replanning of the Project has been achieved through a close collaboration with the Commission, the Market community and other interested citizens to achieve a plan which meets the objectives of both urban renewal and historic preservation, and which seeks a synthesis of the need to realize economic viability and the achievement of development complementary to the historical character and function of the Market.

This Plan incorporates the overall Goals and Objectives and the Urban Design Objectives of the Project, and establishes development, land use, building and additional controls. Land use areas in the Plan are identified on the basis of predominant land uses and Historical Preservation Plan categories. The Land Use Plan establishes planning criteria, permitted uses, building controls, and where applicable, special controls for each land use area. General requirements related to land-

scaping, roofs, parking, off-street loading, access, signs, variances, and low-income housing are specified under Additional Controls.

Property Rehabilitation Standards, Attachment 1, sets forth the standards which must be met in rehabilitating any structure. In addition, all structures in the Historical District shall comply with the Pike Place Market Historical District Preservation Plan included in this Plan as Attachment 2.

This Plan presupposes the employment of phased implementation strategies which, together with the Urban Design Objectives, Land Use and Building Controls, and other requirements, are designed to ensure that the entire Project Area will be preserved and stabilized as a vital community within the City. No building, either inside or outside the District, will be removed until there is an approved replacement proposal for the site, unless the continued presence of the building constitutes a clear threat to the public health or safety. Project Goals and Objectives require that all redevelopment/preservation actions be carried out with the least possible disruption to marketing activities in the Historical District. Proposals for the Historical District shall include provisions for continued access, services and utilities for the affected Market area while under construction. Work shall be scheduled throughout the development period to minimize disruption of the activities in the Historical District.

The present resident population shall be encouraged to remain in the area. Rehabilitation and construction of housing for low-income tenants is a major objective of the Plan for maintaining the present residential community. To the maximum extent possible, housing development shall be phased to minimize disruption to the community.

The Department/Project, following adoption of this Plan, shall contract with an independent consultant, in accordance with instructions of City Council by ordinance, to complete a comprehensive economic analysis of the Market, concentrating on the feasibility of rehabilitation.

Together, the elements of this Plan provide the framework for accomplishing the urban renewal objectives of physical and economic revitalization and the goals of the Historical District Ordinance to "preserve, improve and restore" the Pike Place Markets and the surrounding area.

B. General Definitions

The following terms wherever used or referred to in this Plan, shall have the following meanings, unless a different meaning is indicated by the context. Definitions related to land use not herein set forth shall be the same as those contained in the Seattle Zoning Code, as amended.

1. "Board" means the Design Review Board established within this Plan.
2. "Building Controls" means the specifications which define the maximums of height, bulk and volume which are permitted in each land use area.
3. "City" means the City of Seattle.
4. "Commission" means the Market Historical Commission established by Ordinance No. 100475 of the City of Seattle on December 1, 1971.
5. "Datum" means the City of Seattle adopted elevation zero (0.0) as established by Ordinance No. 1836.
6. "Disposition Document" means the agreement between the City and the redeveloper of a designated property, containing the terms and provisions by which the redevelopment shall conform to and carry out the requirements of the Urban Renewal Plan, the policies and regulations of the federal Department of Housing and Urban Development and all other applicable laws and regulations.
7. "District" or "Historical District" means the seven-acre Market Historical District created by Ordinance No. 100475 of the City of Seattle on December 1, 1971.
8. "Floor area ratio" or "FAR" means the total building floor area above ground level divided by total land area of the site.
9. "Historical Preservation Plan" means the Historical Preservation Plan for the Pike Place Market Historical District approved by the City Council in Resolution No. 24018 on Feb. 5,

1973, and incorporated as part of this Plan as Attachment 2.

10. "Market" or "Pike Place Markets" means the area traditionally and historically known as Pike Place Markets, as defined in the Market Historical District Ordinance.

11. "Owner-participation Agreement" means the contractual agreement between the City and the owner of a property within the Project Area who elects to develop or rehabilitate his property in conformance with the requirements of the Urban Renewal Plan, the policies and regulations of HUD and all other applicable laws and regulations.

12. "Plan" or "Redevelopment Plan" means the Urban Renewal Plan, Part I, Section R-301, Federal Urban Renewal Loan and Grant Application for Pike Project, as amended.

13. "Planning Criteria" means the development requirements specified for each land use area.

14. "Project" means the Pike Place Urban Renewal Project.

15. "Project Area" means the area included within the boundaries of the Pike Project.

16. "Rehabilitation" means to repair and reconstruct in conformance with the Property Rehabilitation Standards, Attachment 1.

17. "Replacement" means the designation assigned in the Historical Preservation Plan to certain structures which are to be considered as available for replacement as an appropriate means of achieving the preservation of the Historical District functions only where rehabilitation is proved to be infeasible.

18. "Restoration" means to bring back designated buildings or components to their original conditions and design.

19. "Sidewalk Cover" means canopies, marquees, structures, and other means of providing protection from the rain for public sidewalks.

20. "Site Coverage" means the percentage of total land area covered by buildings. Where site coverage is less than 100%, the remainder of the site shall be assigned to "usable open space."

21. "Special Controls" means those required or permitted additional controls set forth to guide development unique to each land use area.

22. "Temporary Use" when related to Special Controls for land use areas means the intermittent use of sidewalks and public spaces on a daily basis. Such use(s) shall conform to the requirements of the various City regulatory agencies.

23. "Usable open space" means an outdoor area of such location, size and shape to provide space for outdoor recreational activity, landscape features, or pedestrian access.

II. DESCRIPTION OF PROJECT

A. Project Boundaries

The parcel of land lying within the following described boundaries, shown on the Boundary Map, Exhibit "A", constitutes the Project Area:

Beginning at the intersection of the center line of First Avenue and the northwesterly line of Union Street; thence southwesterly along said northwesterly line to its intersection with the northeasterly line of the alley in Block F, Plat of A. A. Denny's 4th Addition, as recorded in Volume 1 of Plats, Page 69, Records of King County, Washington; thence southeasterly at right angles to the center line of Union Street; thence southwesterly along said center line to the Northeasterly line of the Alaska Way Viaduct; thence northwesterly along last described northeasterly line to its intersection with the southwesterly line of Block 175, Seattle Tide Lands; thence northwesterly along said southwesterly line to the southeasterly line of Pike Street; thence northeasterly along said southeasterly line to the northeasterly line of the Alaskan Way Viaduct; thence northwesterly along said northeasterly line to its intersection with the center line of Lenora Street; thence northeasterly along last described center line to its intersection with the center line of First Avenue; thence southeasterly along last described center line to the beginning.

B. Historical Boundaries

That portion of the East ½ of Section 31, Township 25 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the centerlines of First Avenue and Virginia Street; thence southeasterly 426.07 feet along the centerline of First Avenue to the intersection of the centerline of said First Avenue with the centerline of Stewart Street; thence southwesterly along the centerline of said Stewart Street 11.83 feet to the intersection of the centerline of Stewart Street with the centerline of First Avenue as it extends southeasterly from the centerline of Stewart Street; thence southeasterly along the centerline of First Avenue to a point on said centerline which is intersected by the northeasterly extension of the southeasterly line of Lot 3 in Block "F" of A. A. Denny's 4th Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, page 69, records of King County, Washington Territory; thence southwesterly along the northeasterly extension of said southeasterly line and along the southeasterly lines of Lots 3 and 4 of said A.A. Denny's 4th Addition and along the southwesterly extension of the southeasterly line of said Lot 4 to the centerline of Western Avenue; thence northwesterly along the centerline of Western Avenue to an angle point marked by the intersection of the centerline of Western Avenue with the centerline of Pine Street; thence northwesterly along the centerline of Western Avenue to the point of intersection with the centerline of Virginia Street; thence northeasterly to the point of beginning; (ALSO KNOWN AS a portion of A. A. Denny's 4th and 6th Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, page 69, and Volume 1 of Plats, page 99, records of King County, Washington Territory);

Situate in the City of Seattle, County of King, State of Washington.

C. Pike Place Urban Renewal Project Goals and Objectives

The five goals and their accompanying statements of objectives below are to be taken as a whole; no single statement of the five is sufficient to stand alone. Together the five goals indicate the intentions of the Project toward historical fabric and functions; phasing; economic development; people; environmental and esthetic conditions. It shall be the goal of Pike Project to:

1. Preserve and perpetuate the cultural, economic, and historical qualities related to the Pike Place Market and the surrounding area, as set forth in the Historical District Ordinance.
 - a. Rehabilitate and restore structures to meet code requirements, Project Rehabilitation Standards, and Historical District Guidelines.
 - b. Attract farmer-sellers and support their continued roles in the Market.

- c. Induce diversity among market-related businesses, while maintaining the food supply function of the Market.
 - d. Regulate uses, modifications, and new construction within the Historical District to maintain its character and function.
 - e. Enhance the Market as a regional attraction.
 - f. Improve support facilities for the Market users.
 - g. Ensure that public improvements in the Project Area are compatible with and sympathetic to the historical character and function of the Market.
 - h. Ensure that development within and surrounding the Historical District is compatible with and sympathetic to the existence of the Market.
2. Execute the work of the Project with the least possible disruption to the activity and quality of the Pike Place Market.
 3. Stabilize and renew the economic and physical vitality of the Project Area.
 - a. Adopt definitions and standards for the Project Area which encourage a balance between the need to realize economic viability and the achievement of development complementary to the historical character and function of the Market.
 - b. Make improvements which will stabilize and tie together the Project Area, and will link it with other activities in the downtown area.
 - c. Encourage types of property ownership and management programs which ensure continued productivity of the Project Area.
 - d. Provide access to the Central Business District, the Waterfront, and other downtown activity areas.
 4. Develop a community which will sustain the vitality of the Project Area.
 - a. Provide maximum opportunity for community contribution to the planning and redevelopment of the Project Area.
 - b. Provide relocation and other services to the present residents, merchants, and property owners to sustain them through the redevelopment period.
 - c. Maintain and expand the features of the Project Area which appeal to a cross-section of the population of the City and region.
 - d. Rehabilitate and replace housing units for low income persons, as a part of the residential population of the Project Area.
 - e. Expand the residential base in and around the Project Area for varied income groups.
 - f. Develop social services necessary to the community within and around the Project Area.
 5. Develop amenities which capitalize on and utilize the features unique to the Project Area.
 - a. Identify the historical character of the Project Area for maximum appreciation by the City's residents and visitors.
 - b. Maintain and extend the elements of the Project Area which provide a diversified urban experience.
 - c. Emphasize the natural and man-made features of the Project Area which achieve a well-balanced, pleasant urban space.

D. Urban Design Objectives

The following urban design objectives set forth commitments for preserving and perpetuating the essential qualities of the Market and for the total redevelopment of the Project Area. It shall be the objective of the Project to:

1. Preserve and improve the Pike Place Market Historical District in accordance with the guidelines set forth in the Market Historical District Ordinance and conditions and policies prescribed by the Historical Preservation Plan.
2. Maintain the Market as the natural focal point in the area and provide convenient links to the waterfront and downtown retail core.
3. Perpetuate a Market environment which encourages the contributions of individuals as a source of diversity, social vitality and visual energy.
4. Plan and design residential areas which promote a sense of community and social well being.
5. Achieve compatible relationships between rehabilitated buildings and new structures in the Project area. The materials and detailing of all new construction shall blend into the character of the Historical District and have qualities which will visually demonstrate the passage of time without compromising the required performance of the material.
6. Provide protective and transitional areas around the Pike Place Markets through control of land use and the form and character of buildings.
7. Design buildings to express their individual functions and their relationship and contribution to the harmony of the whole.
8. Preserve the linear qualities of Pike Place as the organizing element for the Market portion of the Historical District. Irregular and contrasting building masses throughout the Project Area shall rely on this street for visual and functional reference where possible.
9. Preserve views to the west through extensions of approaching street corridors and by utilizing grade differentials to achieve a progression of views through, into and over the Project Area.
10. Provide a continuum of public spaces which respond to social habits of people, interlace functionally with surrounding activities and enhance public enjoyment through the appropriate use of materials, scale, architectural detail, furniture and lighting.
11. Preserve and develop areas, enclaves and spaces of distinctive identity, contrasting character and diverse functions offering a wide variety of urban experience, and maintaining the heterogeneous qualities of the Project Area.

NOTE: The Planning Criteria, Building Controls and Special Controls set forth for each section are intended to ensure the realization of the above listed Urban Design Objectives.

E. Urban Renewal Techniques

The techniques and powers to be utilized to achieve the objectives of this Project include:

1. Acquisition of real property as designated on the Land Acquisition Map, Exhibit C.
2. Installation, construction, or reconstruction of public improvements including streets and other public rights of way, underground utilities, and parks.
3. Rehabilitation of designated properties.
4. Relocation assistance to residents and businesses which are displaced by Project action.

5. Sale of property, including air rights, for public use and/or private redevelopment in accordance with provisions of this Plan.
6. Clearance and replacement of buildings, phased to minimize the disruption of Market activities.
7. By encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures.

III. LAND USE PLAN

A. Land Use Map

Exhibit B indicates the general distribution of land uses, location of thoroughfares, rights of way and easements. Land uses are established on the basis of predominant use, and are as follows:

R	--	Residential Area
MC	--	Mixed Commercial Area
MCHR	--	Mixed Commercial Historical District Rehabilitation Area
MCHRR	--	Mixed Commercial Historical District Rehabilitation/Replacement Area
PC	--	Parking/Commercial Area
P	--	Park
Thoroughfares and Rights of Way		

B. Development Controls

Development controls set forth in this Plan specify a maximum level of development ultimately allowable in the Project Area. In addition to all applicable codes, regulations and ordinances, the rehabilitation and redevelopment of land in the Project Area shall be subject to the regulations and controls set forth herein. In cases of conflict, the more restrictive shall apply.

1. Project Controls

a. Design Review Board

For the purpose of reviewing development proposals for their ability to advance the goals and objectives of the Project, the City shall have a project Design Review Board. The Mayor shall appoint and the City Council shall confirm a panel of five persons to serve as a Design Review Board to Assist in the selection of rehabilitation and redevelopment proposals for the Pike Project. These five persons shall be of national reputation, one each from the following professional fields: architecture and urban design, human ecology, landscape architecture, economics, and architectural history or history.

It shall be the duty of the Board to review plans, designs, and proposals for rehabilitation and redevelopment, and make recommendations to the City regarding acceptance thereof. The Board shall be convened at the discretion of the Director of Development Operations.

b. Property Rehabilitation Standards

Property Rehabilitation Standards, Attachment 1, shall be applied uniformly to all properties to be rehabilitated in the Project Area. All proposals for the rehabilitation of properties in the Pike Place Market Historical District shall, in addition, comply with the Guidelines provided for in the Historical District Ordinance No. 100475.

2. Historical District Controls

a. Market Historical Commission

In addition to the powers and responsibilities enumerated in Ordinance No. 100475, the Commission shall review plans, proposals, and designs for rehabilitation and redevelopment in the Market Historical District, and make recommendations to the City regarding acceptance thereof. Such plans, proposals, and designs shall be in compliance with the Guidelines of the Commission.

b. Historical Preservation Plan

All plans, proposals, and designs for the rehabilitation and redevelopment of property in the Market Historical District shall be in compliance with the provisions of the Pike Project Historical Preservation Plan, Council Resolution No. 24018, which is hereby incorporated by reference and made part of the Pike Place Urban Renewal Plan. The Historical Preservation Plan shall be the basis for review of actions on properties in the Historical District by the National Advisory Council on Historic Preservation, under the terms of Section 106 of the National Historic Preservation Act of 1966 (P.L. 89-665).

3. Project Report

During the execution phase of the Project, the City shall develop a Project Report to explain and illustrate the objectives and controls of the Urban Renewal Plan. Redevelopment proposals shall be evaluated on the basis of their conformity to the contents of the Project Report. Design and economic criteria derived from the Project Report shall be incorporated in all disposition documents and owner-participation agreements used in the implementation of the Urban Renewal Plan.

4. Land Use and Building Controls

In order to define land use mixes, character and density, this Plan identifies predominant uses, and assigns various use combinations to specific land use areas.

a. Land Uses

The following categories indicate predominant land uses permitted in the Project Area. The uses set forth below are not exclusive, but are illustrative of the types of uses to be permitted in each land use category.

R — Residential. Building or portions of buildings used as apartments, condominiums and boarding houses. Additionally, incidental uses which are for the benefit and enjoyment of the residents shall be permitted.

MC — Mixed Commercial. (MCHR and MCHRR are included in this use. HR and HRR indicate that these areas have additional controls relative to the Historical District.) Buildings and portions of buildings used for the following commercial activities:

1. Transient Commercial. Hotels and lodging houses.
2. Office Commercial. Professional offices and business offices.
3. Wholesale/Retail. Wholesale business primarily trading on a person-to-person basis, in lesser quantities, in smaller items, and combining on-premise wholesaling and retailing.
4. Wholesale Commercial. Wholesale business primarily trading in bulk and large quantities requiring large storage areas.
5. Retail Commercial. Retail shops, stores, and shopping arcades.
6. Market Business. Retail business using merchandising methods traditional to public markets, such as open shop fronts and sidewalk merchandising.
7. Covered Markets. Retail business using daily rental stalls.
8. Outdoor Markets. Retail business using temporary rental space in an open, unroofed area, including sidewalk cafes and street vending.
9. Recreational Commercial. Art galleries, auction rooms, libraries, reading rooms, museums, theatres, bowling alleys, skating rinks, billiard rooms, dance and music studios and schools, auditoriums, taverns, cafes, restaurants, bars, gymnasiums, athletic clubs, legal game rooms, and exhibition halls.

PC — Parking Commercial. Buildings and portions of buildings used for storage of automobiles.

P — Park. Areas and structures used for public recreation.

Thoroughfares and Rights of Way. Public streets, walks, and spaces.

Auxiliary Uses. Uses which are incidental, customary or necessary to the proper operation of predominant uses are permitted within the Project Area.

Prohibited Uses. Uses shall be prohibited which are objectionable by reason of noise, vibration, smoke, fumes, dust or odor. Uses shall be prohibited which are incompatible with principal uses. Prohibited uses include but are not necessarily limited to: heavy manufacturing, commercial car wash, animal clinics, warehouses, branch telephone exchanges, outdoor storage, and drive-ins.

b. Land Use Areas

For the purposes of defining land use, building controls, and planning objective in specific areas, the predominant land uses are subdivided as shown on Exhibit B and supplemented herein. The use and building controls shall apply to the redevelopment and rehabilitation of properties within each land use area indicated. For the purposes of achieving Project goals and objectives, the City may, prior to disposition of acquired property and prior to entering into owner-participation agreements, establish additional controls.

R – Land Use Area

The total land area of this site is approximately 136,700 square feet including potential air rights over Western Avenue and existing alley between Lenora and Virginia Streets. The site slopes down from First Avenue approximately 80 feet to the western Project boundary.

Development on this site should be planned to establish an urban residential community. Design solutions should respond to the qualities of the site in terms of topography and views, mitigate adverse environmental factors generated by the Alaskan Way Viaduct and First Avenue, and provide functional and architectural relationships between this site and the Historical District.

Planning Criteria

1. Provide approximately 350 residential units.
2. Provide for commercial (primarily retail and personal service) uses along First Avenue and Virginia Streets.

Permitted Uses

Residential, office commercial, retail commercial, recreational commercial, transient commercial, wholesale commercial and parking. Wholesale commercial use is permitted only to the west of Western Avenue and may not exceed a height of 95 feet above City datum.

Building Controls

30% of the site area shall be provided as usable open space. Maximum floor area ratio of six (6) is permitted. One-half of the area of shopping arcades adjacent to other usable open space and one-half of usable landscaped roofs open to public use may be added to gross land area for the purpose of floor area ratio calculations. Areas allocated to automobiles circulation may not be included as open space. Height of structures shall not exceed planes defined by elevation points shown on Diagram R.

Special Controls

1. Cover over sidewalks along First Avenue and Virginia Street shall be provided.
2. On-site parking shall be covered. Vehicular access shall not be permitted on First Avenue. Above-ground parking structures shall not front on First Avenue or Virginia Street.

MC-1 Land Use Area

The total land area of this site including potential air rights over a portion of Union Street and Post Alley is approximately 59,000 square feet. The overall elevation differential between the highest point at First Avenue and the lowest at Western Avenue and Union Street is approximately 68 feet.

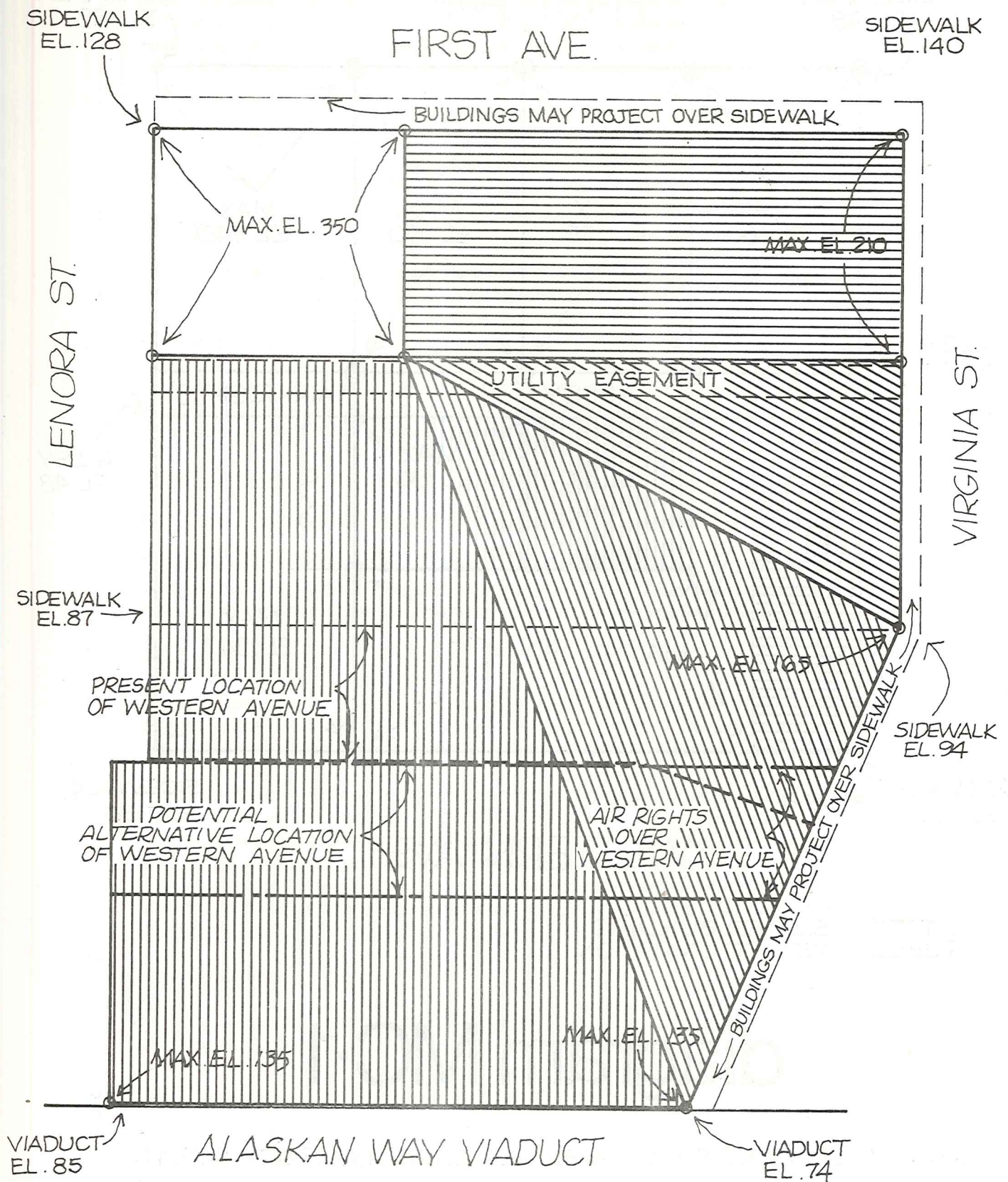


diagram R

 SLOPED BUILDING
HEIGHT LIMITATION

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM.

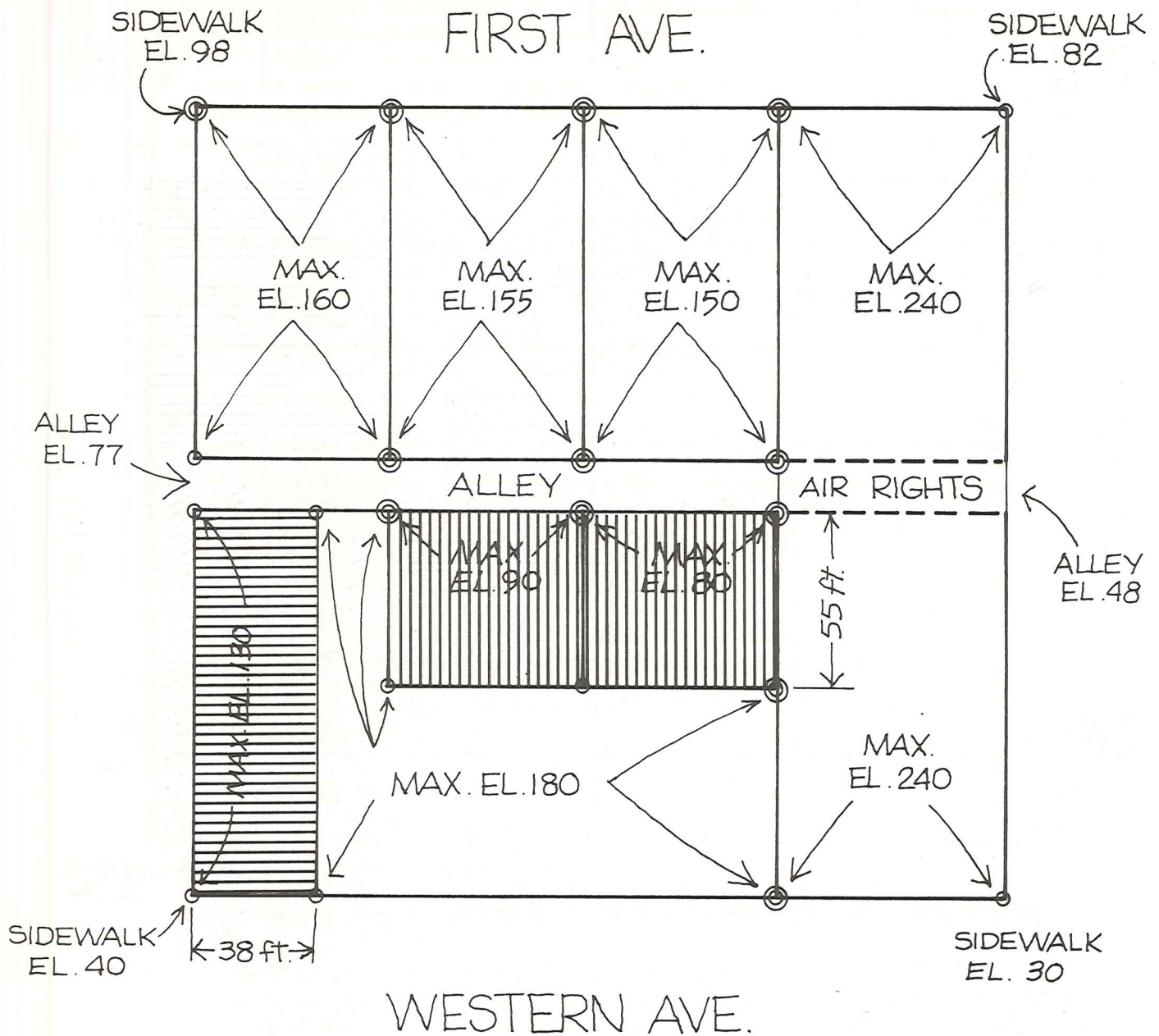


diagram MC-1

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

The development of this site shall provide a buffer between the Historical District and potential development along First Avenue, south of the Project Area. Design solutions shall provide functional and architectural relationships between this site and the Historical District. Development shall consider opportunities offered by the character of Post Alley for entertainment uses, and explore the potential reuse of the Newport Hotel building.

Planning Criteria

1. Provide for retail commercial and recreational commercial uses along First Avenue.

Permitted Uses

Retail commercial, recreational commercial, market business, office commercial, residential, wholesale commercial, wholesale/retail and parking.

Building Controls

100% site coverage is permitted. Heights of structures shall not exceed planes defined by elevation points shown on Diagram MC-1. Permanent public easements shall be provided for pedestrian connections between First Avenue and Post Alley.

Special Controls

1. Cover over sidewalks along First Avenue shall be provided.
2. Parking in this area shall be limited to the southern 72 feet of this site east of Post Alley below First Avenue level and to areas west of Post Alley below the level of Post Alley. Access to parking shall be limited to Union Street and Western Avenue.

MC-2 Land Use Area

The total land area of this site is approximately 45,000 square feet. The overall elevation differential between the highest point at the north corner at Western Avenue and the lowest point at the southwest corner of the site is approximately 46 feet.

The character of buildings in this area should relate to the Historical District across Western Avenue. Development adjacent the Pike Street right of way should function as mixed commercial area relating to the pedestrian corridor between the core of the Public Market and the waterfront. Design of the pedestrian corridor and the "hill climb" should take advantage of the views to the west, enhance and preserve views from the Main Market and mitigate adverse environmental factors generated by the Alaskan Way Viaduct.

Planning Criteria

1. Provide for mechanical and other means ("hill climb") for moving people between the Main Market and the waterfront.

Permitted Uses

Retail commercial, recreational commercial, market business, covered markets, wholesale/retail, wholesale commercial.

Building Controls

100% site coverage is permitted. Height of structures shall not exceed planes defined by elevation points shown on Diagram MC-2. A permanent open corridor shall be provided to accommodate the "hill climb" and to preserve views from Land Use Area MCHRR-4. Permanent pedestrian and vehicular access shall be provided to Land Use Areas PC-1 and PC-2 from waterfront level of Alaskan Way.

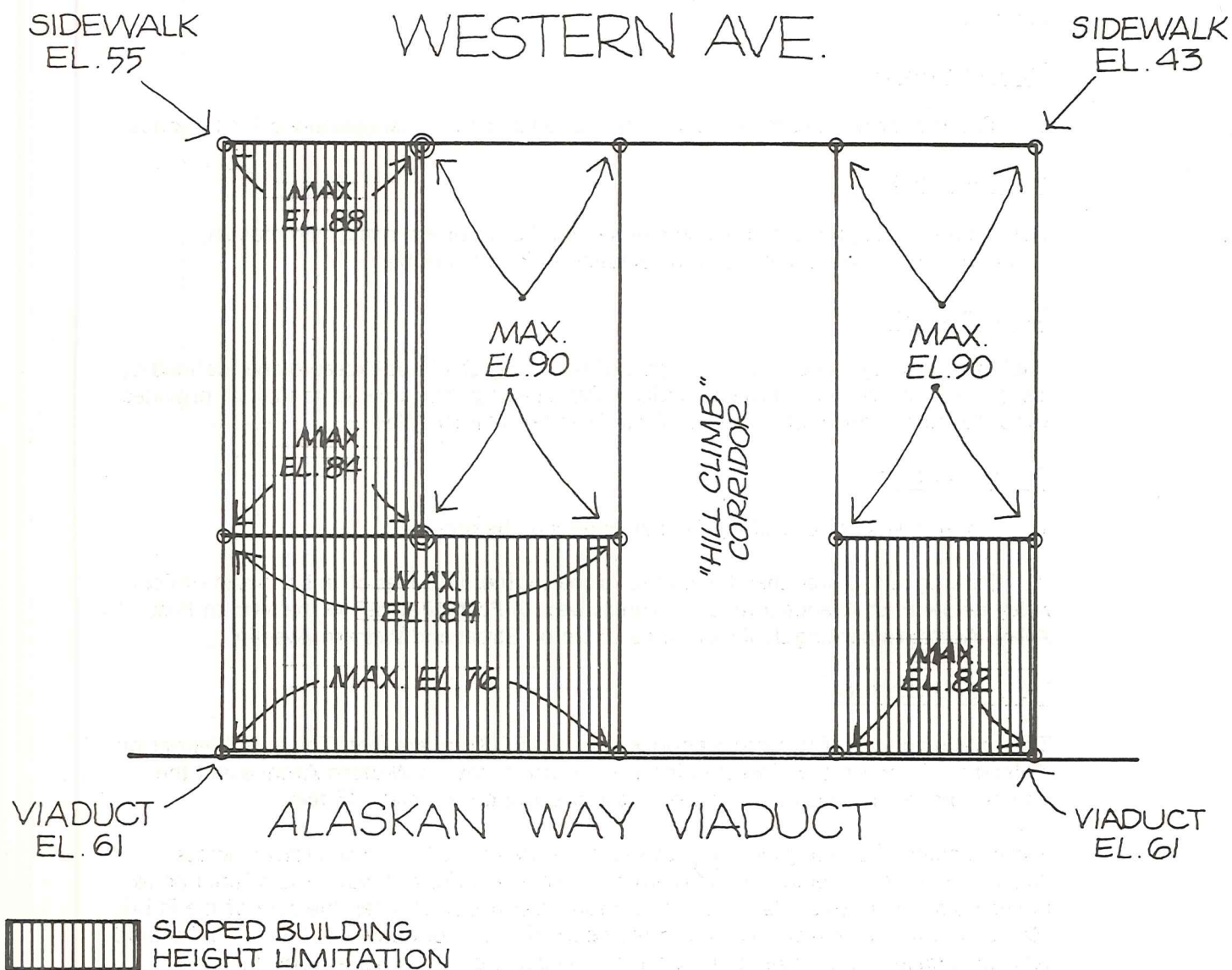
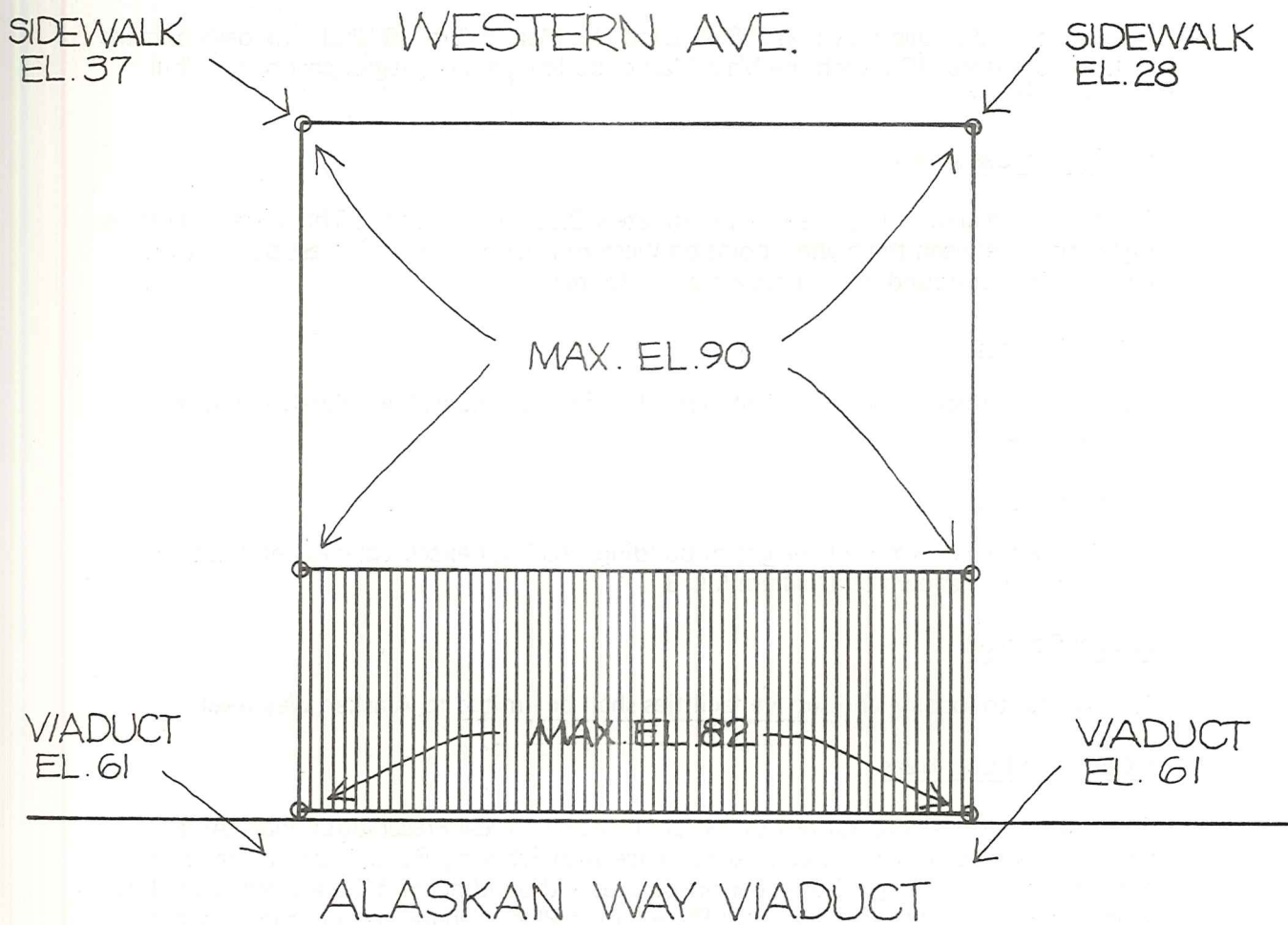


diagram MC-2

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM



 SLOPED BUILDING HEIGHT LIMITATION

diagram MC-3

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

Special Controls

1. This development shall have direct access to development from PC-1 and PC-2 Land Use Areas.
2. Access to loading and service facilities for this site shall be limited to Alaskan Way level.
3. A covered bridge shown as B-6 on Land Use Map, Exhibit B, shall link development in Land Use Area MC-2 with the Main Market building as an integral part of the "hill climb" corridor.

MC-3 Land Use Area

The total land area of this site is approximately 32,000 square feet. The overall elevation differential between the highest point on Western Avenue and the lowest point at the western Project boundary is approximately 26 feet.

Permitted Uses

Retail commercial, recreational commercial, office commercial, wholesale commercial; wholesale/retail.

Building Controls

100% coverage is permitted. Height of buildings shall not exceed planes defined by elevation points shown on Diagram MC-3.

Special Controls

1. Access to loading and service facilities shall be limited to Alaskan Way level.

MCHR Land Use Areas

These areas are designed for rehabilitation in the Historical Preservation Plan. All existing structures shall be rehabilitated in accordance with Property Rehabilitation Standards, Attachment 1. Planning criteria, permitted uses and building controls are established by existing structures and the Historical Preservation Plan. Rehabilitation proposals shall contain an approved list of building components and fixtures designated for restoration.

MCHRR Land Use Areas

Rehabilitation shall have first priority in these areas as the means of conforming to the Historical Preservation Plan. Rehabilitation is governed by requirements for MCHR areas. Replacement proposals, as regulated by the Historical Preservation Plan, shall additionally conform to controls contained herein. In general, planning criteria, uses and character of new structures shall be governed by the character of the Historical District and historical precedent. The following areas are identified where replacement proposals may occur:

MCHRR-1 Land Use Area

The total land area of this site is approximately 6,600 square feet. Elevation differential between First Avenue and the Alley is approximately 20 feet. The site is flanked on both sides by buildings designated for rehabilitation. The nature and character of development on this site should be harmonious with the existing building facades on First Avenue. The development on this site should relate structurally, functionally and architecturally to the Livingston Hotel.

Planning Criteria

1. New development together with rehabilitation of the Livingston Hotel shall provide approximately 120 residential units.
2. Commercial uses shall be maintained on First Avenue.

Permitted Uses

Residential, retail commercial and recreational commercial.

Building Controls

100% site coverage is permitted. Facades of new structures on the street-side property line shall not exceed 195 feet above City datum. Structure facades above 195 feet shall have a setback of 15 feet from First Avenue and the alley for every 12 additional feet in height. A permanent easement shall be provided for a pedestrian connection between First Avenue and the alley.

Special Controls

1. Building service access shall be provided from the alley.

MCHRR-2 Land Use Area

The total land area of this site is approximately 7,200 square feet. Elevation differential between the Alley and Pike Place is approximately 30 feet and is achieved by retaining walls on the site and along Virginia Street. To the south the site is flanked by a three-story structure designated for rehabilitation.

The use of this site as the northern terminus of the Pike Place Market should function as a transitional element between development across Virginia and the Livingston Hotel complex across the Alley. Upper level uses should take advantage of the slope of Virginia Street and provide activity generators along this frontage.

Permitted Uses

Retail commercial, recreational commercial, office commercial, residential, market business and wholesale/retail.

Building Controls

100% site coverage is permitted. Building height shall not exceed 160 feet above datum at Pike Place and 190 feet above datum at Alley.

Special Controls

1. Building service access shall be provided from the Alley.
2. Cover for sidewalks along Pike Place and Virginia Streets shall be provided by permanent canopies or marquees, or by upper levels of structures extending over sidewalks to form arcades.
3. Wholesale/retail uses are permitted above Pike Place levels only.

MCHRR-3 Land Use Area

The total land area of this site is 93,000 square feet. The site slopes down from First Avenue to Pike Place, with elevation differentials ranging from 10 feet to 35 feet.

Structures on Pike Place level shall provide economical and utilitarian space for Market business. Such space shall respond to merchandising characteristics and functions traditionally associated with markets. Temporary use of sidewalks and public space for restaurants and merchandising is encouraged. Levels above Pike Place may contain Market-related merchandising and service uses. These uses, being above Pike Place, may relate to internal shopping arcades or to First Avenue and may take the form of shops rather than open front market operations. Street levels of this area shall be reserved for retail and recreational uses with Pike Place level reserved for markets. Portions of new structures above street levels may contain offices, hotels, and dwelling units, with emphasis on accommodating the presently existing residential population.

Consideration shall be given to integration of the Corner Market building with new

development structurally and functionally.

Design characteristics of new structures shall respond to the nature of the Historical District. A guide for design criteria may be derived from structures designated for rehabilitation and the guidelines contained in the Historical Preservation Plan. Upper floors shall consider western exposure to views of Elliott Bay and the Market activity on Pike Place. Views from First Avenue along Stewart and Pine Street corridors shall be preserved and enhanced.

Planning Criteria

1. Provide approximately 50,000 square feet of space for market business, covered markets, and outdoor markets on Pike Place level.
2. Provide approximately 150 low-income dwelling units above street levels.
3. Provide for retail commercial and recreational commercial uses along First Avenue and Stewart Street.
4. A major pedestrian route shall be provided in the approximately location of Pine Street as a connection between First Avenue, Pike Place and levels between.
5. The pedestrian route shall be retained in the location of the alley as a connection between Pike Place, the Pine Street pedestrian route, and Stewart Street.

Permitted Uses

Residential, transient commercial, office commercial, retail commercial, market business, covered markets, outdoor markets, recreational commercial, whole-sale/retail and parking.

Building Controls

100% site coverage is permitted within the limits of the area not otherwise set forth for pedestrian routes and outdoor markets. No facade fronting on Pike Place shall exceed 40 feet above street level. No facade fronting on First Avenue shall exceed an average of 70 feet above street level.

Special Controls

1. Except in cases of proposals for rehabilitation, incremental development of this area shall be in accordance with a general overall plan which takes into consideration all the elements and requirements of the Planning Criteria.
2. Cover for sidewalks and portions of pedestrian routes shall be provided by permanent canopies, marquees or by extended upper levels of structures forming arcades.
3. Parking and service space shall not be permitted on or above Pike Place level. Vehicular access to parking shall not be permitted from Pike Place or First Avenue.

MCHRR-4 Land Use Area

This site is partially occupied by structures associated with the Main Market complex. Elevation differential between Pike Place and Western Avenue is approximately 60 feet. The site is flanked on three sides by structures designated for rehabilitation.

The site now provides a pedestrian connection between Pike Place, Western Avenue, and the waterfront. This site should retain and enhance its existing function. Temporary use of public areas for restaurants and merchandising functions is encouraged.

Planning Criteria

1. Provide for an extension through this area for the "hill climb" described in MC-2.
2. Reconstruct and rehabilitate existing structures.
3. Retain pedestrian connection to Post Alley.
4. Open area shall remain in public use. The area shall be landscaped and terraced and shall provide pedestrian access to lower levels of the Main Market and the LaSalle-Cliff House complex.

Permitted Uses

Covered markets, market business, retail commercial and recreational commercial.

Building Controls

There shall be no increase in site coverage and building volume over that existing on the site at the time of the adoption of this Plan amendment.

MCHRR-5 Land Use Area

This site fronts on Western Avenue. Two sides are flanked by the LaSalle Hotel complex which is designated for rehabilitation. New structure on this site should respond to circulation, egress and structural problems associated with the LaSalle, Cliff House, and Outlook Hotel buildings. The design of roof areas in this area is encouraged to provide for an outdoor extension of Market activities connected to the Main Market arcade.

Permitted Uses

Residential, office commercial, retail commercial, recreational commercial, market business, wholesale/retail, wholesale commercial.

Building Controls

100% site coverage is permitted. Height of structures shall not exceed the floor level of the Main Market arcade.

Special Controls

1. Parapets, railings and transparent weather protection may exceed building height limitations.

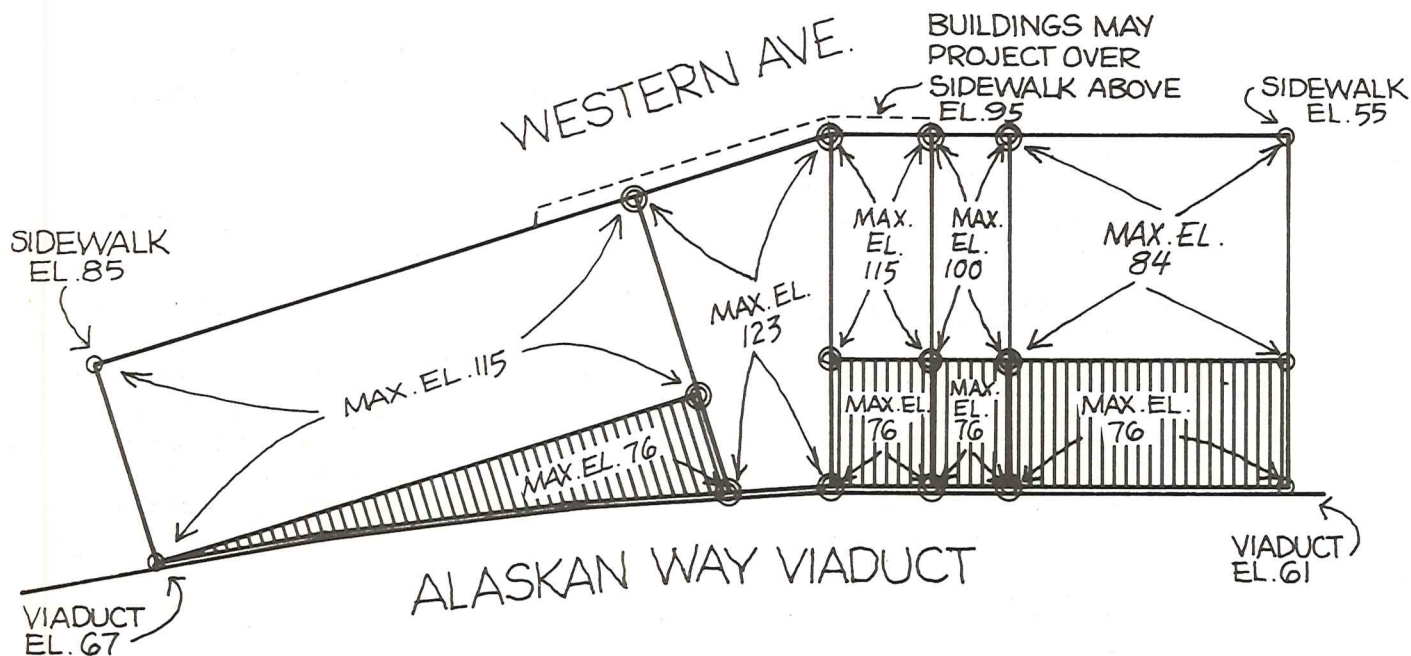
PC-1 Land Use Area

The total land area of this site is approximately 93,000 square feet. The overall elevation differential between the highest point at the north corner on Western Avenue and the lowest point at the south corner of the Alaskan Way Viaduct is approximately 76 feet. Western Avenue declines approximately 30 feet along the eastern edge of the property.

This site shall be the location of structures containing public parking for the Project Area and should provide for development of commercial, residential, and public spaces to complement the existing Market activity.

The visual expression, scale and character of new structures and buildings should be appropriate to their use and function. Compatible esthetic relationships with adjacent spaces and structures should exist.

The Project will immediately undertake a study to determine the disposition of the Municipal Market Building, addressing specifically, the feasibility of rehabilitating the structure for use as an extended area for farmers and other vendors on the Pike Place (top) level; temporarily shoring the building to allow public parking; and/or some joint use concept in the short and long terms.



 SLOPED BUILDING HEIGHT LIMITATION

diagram PC-1

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

Planning Criteria

1. Provide structures to accommodate approximately 850 public parking spaces.
2. Provide for direct pedestrian access and circulation between this development and the existing Main Market building.

Permitted Uses

Parking, recreational commercial, residential, and automobile service facilities inside parking structures.

Building Controls

100% site coverage is permitted. Height of structures shall not exceed planes defined by elevation points shown on Diagram PC-1. Top floor shall be designed for commercial use and floor load. The next floor down shall have a minimum vertical clearance of 12 feet and shall be designed to accommodate an interchangeability between parking and other permitted uses on a temporary or long-term basis. A permanent vehicular easement shall be provided through this site between Western Avenue and Alaskan Way.

Special Controls

1. Stored automobiles shall not be exposed to view.
2. Top floor shall take maximum advantage of natural light by utilizing transparent roofs, skylights, monitors, clearstories, etc.
3. Pedestrian access shall be provided to adjacent land use areas. Pedestrian and vehicular access to Main Market structures shall be provided by the following bridges across Western Avenue, as illustrated on Land Use Map, Exhibit B:

B-3 — existing rehabilitated pedestrian bridge.

B-4 — existing rehabilitated pedestrian/vehicular bridge providing access to Market parking facilities from Pike Place.

B-5 — new covered pedestrian bridge connecting Pike Place level of Main Market building with top floor of structure in PC-1.

4. Top floor may project 9 feet over Western Avenue right of way where shown on Diagram PC-1.

PC-2 Land Use Area

This site contains approximately 13,200 square feet of land area and has an elevation differential between the northeast corner at Western Avenue and the southwest corner at the Project boundary of 32 feet. Western Avenue slopes along the east boundary and declines approximately 6 feet from the northeast corner to the southeast corner.

This site should be the location of structures containing public parking for the Project Area, and should provide for development of permanent commercial space.

Planning Criteria

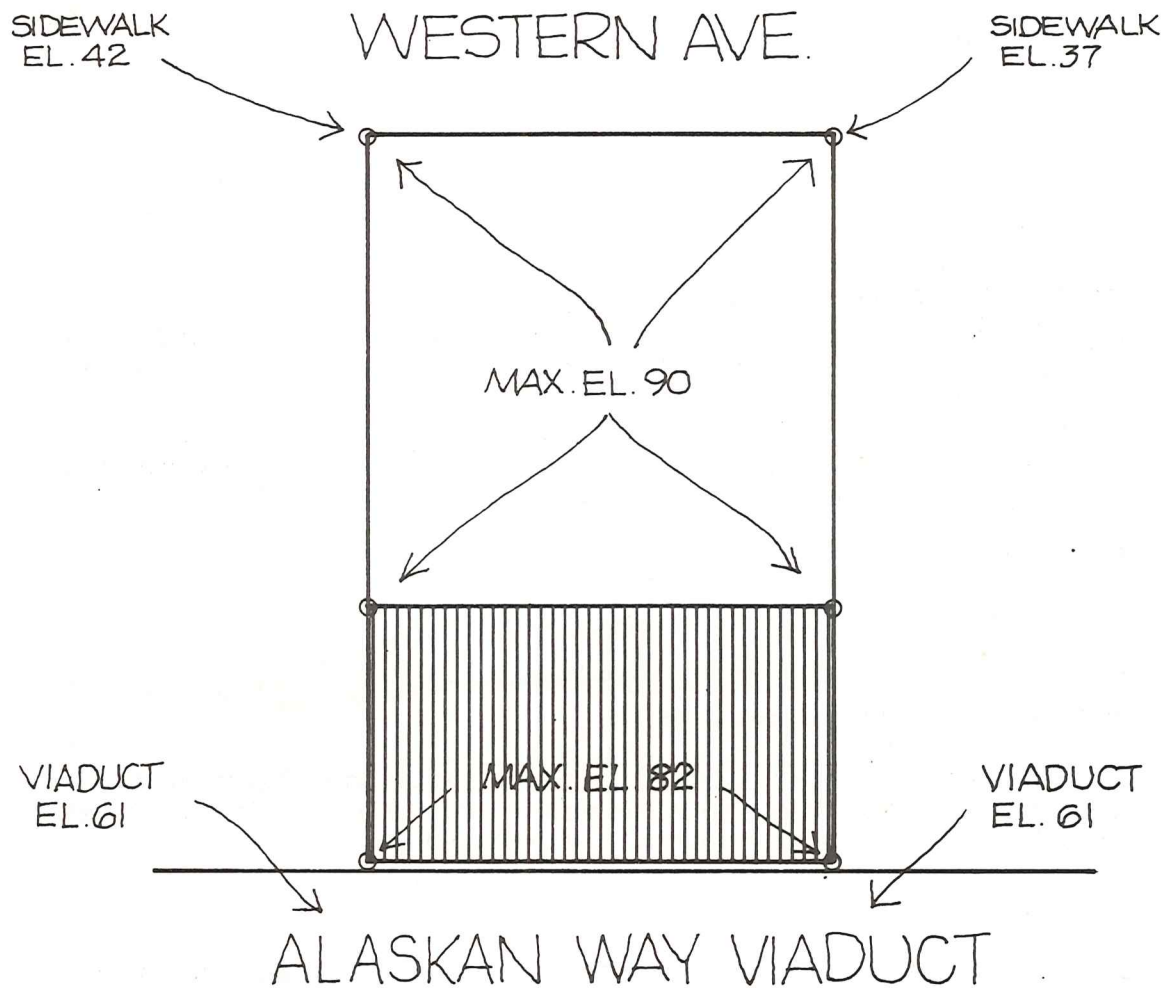
1. Provide structures to accommodate approximately 200 public parking spaces.

Permitted Uses

Parking, residential, recreational commercial, wholesale/retail, wholesale commercial; and automobile service facilities inside parking structures.

Building Controls

100% site coverage is permitted. Height of structure shall not exceed planes defined by



SLOPED BUILDING
HEIGHT LIMITATION

diagram PC-2

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM.

elevation points shown on Diagram PC-2. Top floor shall be designed for commercial use and floor load. The next floor down shall have a minimum vertical clearance of 12 feet and shall be designed to accommodate an interchangeability between parking and other permitted uses on a temporary or long-term basis.

Special Controls

1. Stored automobiles shall not be exposed to view.
2. Access to loading and service facilities for this site shall be limited to Alaskan Way.

P — Land Use Area

The total land area of this site including streets, alleys, and pedestrian overlook at north end of Pike Place is approximately 30,000 square feet. The existing elevation differential between the Alaskan Way Viaduct and Western Avenue near Virginia Street is approximately 30 feet.

This site is designated for public park. The level of the park should be raised to overcome the adverse environmental effects of the Alaskan Way Viaduct. The park and the pedestrian overlook should be designed to preserve views from Virginia Street, Pike Place, and adjacent buildings. The park additionally should provide a passive public space and an enhancing focal point for surrounding development.

Permitted Uses

Park and Underground Parking.

Special Controls

The following bridges over Western Avenue shall be permitted in conjunction with the potential relocation of Western Avenue to connect the park to other Project Areas, as illustrated on Land Use Map, Exhibit B.

B-1 Pedestrian bridge, capable of supporting maintenance vehicles, to sidewalk on north side of Virginia Street.

B-2 Pedestrian bridge to pedestrian overlook at north end of Pike Place.

Thoroughfares and Rights of Way Land Use Areas

These land use areas comprise all the existing public rights of way within the Project Area. All, or portions of, certain rights of way may be converted in whole or in part to other uses.

The uses or rights of way in and around the Pike Project Area shall serve to set apart Pike Place as a pedestrian-dominated enclave. The function of Western Avenue as a major access route to the Market and to Market-related parking shall be reinforced by improving the use patterns of Western Avenue in relation to the City's downtown retail core, the Market, the waterfront and the Alaskan Way Viaduct, and by clearly identifying those use patterns for motorists.

Planning Criteria

1. Reduce the impact of automobiles on the Market and the Project Area.
2. Achieve a higher level of pedestrian movement on Pike Place and throughout the Project Area.
3. Control traffic on Pike Place to assign priority to pedestrians, Market users' automobiles and selected service traffic.
4. Provide access to short-term parking and goods or passenger loading areas on Pike Place.

5. Improve vehicular circulation in the Project Area without increasing existing rights of way. Assign other uses to vehicle rights of way which become redundant as a result of improved circulation.
6. Develop alleys as people-oriented pedestrian routes.
7. Strengthen the identity of the Market as a "place" and develop means of linking the Market identity to parking facilities.
8. Improve bus zone locations and facilities along First Avenue and encourage the use of public transit by Market users.

Controls

Each of the thoroughfares and rights of way in the Project Area is assigned to one of the following categories, and is subject to the standards of design required by the City.

1. Arterials
 - a. First Avenue shall maintain its present function as a peripheral arterial. On-street parking and other curb functions shall be removed from the east side of the street along the block between Stewart and Virginia Street to provide a northbound left-turn lane at Virginia Street for traffic on First Avenue. Bus zone locations shall be distributed more appropriately in conjunction with development and pedestrian patterns along First Avenue. Waiting areas shall provide weather protection and shall minimize conflict with business activities. The use of air rights over sidewalk areas shall be encouraged where specifically allowed by the controls over adjacent land use areas.
 - b. Western Avenue shall continue to serve as a through-traffic route, but shall provide access to Market parking facilities in land use areas PC-1 and PC-2. On-street parking and other curbside functions shall remain on the east side of Western Avenue between Pine and Union Streets but shall otherwise be removed to allow additional traffic and turning lanes. Bridges may be constructed over Western Avenue to provide pedestrian and vehicular connections between upper levels of adjacent land use areas. Relocation of Western Avenue between Virginia and Lenora Streets shall be permitted and the use of air rights over relocated Western Avenue shall be allowed between Virginia and Lenora Streets for the consolidation of land for development. Air rights shall be provided for buildings overhanging the Western Avenue right of way where such overhangs now exist and where they are specifically allowed in the controls of Land Use Area PC-1.
2. Arterial Collectors
 - a. Lenora Street, to the east of Western Avenue, shall function as an east-west connection between Second and Western Avenues. The connection shall be achieved by converting Lenora to two-way traffic between First and Second Avenues. The right angle, on-street parking on Lenora within the Project Area shall be moved to the north side of the street in order to increase visibility at the intersection with Western Avenue.
 - b. Virginia Street west of First Avenue shall serve as a vehicular connection to Pike Place and as a route to and from the Market parking facilities. Right angle on-street parking and other curbside functions may occur along the north side of the street.
3. Local Access Rights of Way
 - a. Pike Place/Pike Street shall maintain a pattern and level of traffic basically unchanged from its present use. Means shall be sought to provide stricter vehicle controls for pedestrian safety, and to limit the vehicular use of Pike Place to service, pick-up and short-term parking functions. Through traffic shall be discouraged. On-street parking and loading zones shall be removed from the northernmost portion of the west side of Pike Place and from the north side of Pike Street. Air rights over sidewalk areas shall be provided where specifically allowed by controls

over adjacent land use areas.

b. Pike Street, between the western Project boundary and the eastern line of the alley between that boundary and Western Avenue, shall serve as an entrance/exit for parking facilities in Land Use Areas PC-1 and PC-2, and as service access to businesses in Land Use Area MC-2. Air rights over this portion of the right of way shall be provided subject to the controls of Land Use Area MC-2.

c. Stewart Street shall serve as a secondary entrance/exit route for Pike Place. A 14-foot-wide strip of land along the southern line of Stewart Street between First Avenue and Pike Place may be made available for development.

d. Union Street shall serve only as access to private parking facilities and to local businesses at the upper (First Avenue) level. At the lower level, the street shall provide service access to the alley in addition to the above uses. Two separate sections of land along the north side of the street shall be made subject to the controls of Land Use Area MC-1. On-street parking shall be restricted to right-angle spaces on the north side of the street.

e. Lenora Street, to the west of Western Avenue, shall maintain its current function as a local business access to the waterfront. On-street parking shall be prohibited.

4. Alleys

a. Post Alley/Lower Pike Street shall continue its present combined function as service access and pedestrianway, but shall accommodate increased pedestrian activity. Closure of the alley to vehicles during certain hours shall be allowed to ensure the safety and freedom of pedestrian movement. The construction of transparent roof areas and of pedestrian bridges over the alley shall be permitted. Construction of structures in the air rights over the alley shall be permitted subject to the controls of Land Use Area MC-1.

b. The alley between Pike Place and First Avenue, from Stewart Street to Virginia Street shall continue its present service functions. In addition, it shall provide greater pedestrian access to accompany the development of businesses along the alley.

c. The alley right of way between Western and First Avenue and between Virginia and Lenora Streets, shall be retained. Air rights over the entire right of way shall be made available for development subject to the controls of Land Use Area R.

5. Non-Traffic Uses

a. Pine Street, between Pike Place and First Avenue, shall be closed to vehicular traffic, and a permanent public pedestrianway shall be established in its place, subject to the controls of Land Use Area MCHRR-3.

b. Stewart Street, between Western Avenue and the western Project boundary, shall be made subject to the controls for Land Use Area MC-2. Permanent easements for, and convenient access to, all utilities shall be provided.

c. Pike Street, the remaining portions of the right of way between Western Avenue and Pike Place shall be made subject to the controls of Land Use Area MCHRR-4. Permanent easements for, and convenient access to, all utilities shall be provided.

d. The alley, between Pike Place and First Avenue to the south of Stewart Street, shall be made subject to the controls for Land Use Area MCHRR-3.

e. Virginia Street, between Western Avenue and the western Project boundary, shall be made subject to the controls for Land Use Area P.

f. Pike Place, the westernmost 32 feet between Virginia Street and approximate location of Bridge B-3, Exhibit B (Joe Desimone Bridge), may be converted from vehicular use to pedestrian use, subject to the controls of Land Use Area P.

- g. The alley right of way between Western Avenue and the western Project boundary shall be made subject to the controls of the adjacent land use areas.

Additional Controls

In addition to the special requirements set forth above for specific land use areas, the following general requirements shall be in effect throughout the Project Area.

1. Landscaping

Landscaping and other design treatment appropriate to the character and function of the space shall be provided in all areas not occupied by buildings. Flat roof areas of all structures shall be landscaped or otherwise decorated or designed to serve a useful function.

2. Roofs

Roofs on new construction shall have a minimum slope ratio of 1 to 3. Flat roofs are permitted if they are landscaped or assigned commercial, residential or recreational functions. Mechanical and electrical equipment placed on roofs shall be appropriately enclosed or integrated in the design of the structure. Mechanical rooms, elevator towers, and other unoccupied building spaces may project above building height limitations if they are not visible from ground levels of surrounding streets.

3. Parking

The number of parking spaces within the Pike Place Urban Renewal Project Area shall respond to the general goal of attracting people to a downtown area and accommodating their needs. Vehicles shall not be accommodated in such numbers that they dominate the Project Area and discourage pedestrian utilization of the Historical District. Development of parking shall be phased and coordinated to minimize inconvenience to Market patrons. Existing parking shall be maintained until adequate new or substitute parking is available. Parking facilities within the Project Area shall be housed in structures. In the design of parking structures, maximum consideration shall be given to solutions which allow for conversion to commercial uses.

Specific Objectives

- a. Parking supplied within the Project Area shall be limited to that which directly supplies the needs of the area.
- b. Limited free parking shall be provided for short-term Market shopper/visitor trips.
- c. Parking development within the Project Area shall occur in structures rather than on-grade lots.

Parking Controls

The total number of parking spaces within the Project Area shall not exceed 1,900. A total of approximately 1,050 spaces are allocated for Land Use Areas PC-1 and PC-2. The remaining 850 spaces may be equitably distributed among other land use areas where parking is permitted. Parking spaces shall be apportioned among public construction, private construction and on-street locations in order to ensure access for individual transit vehicles and a street environment which is safe and attractive for pedestrians.

4. Off-Street Loading

Adequate provision shall be made for service access to commercial locations in the Historical District. In new development, space for parking delivery vehicles and for movement of merchandise, furniture, garbage, etc. shall be provided on-site. On-street loading and deliveries shall be permitted only in the Historical District.

Rehabilitation proposals for the Main Market shall include solutions for providing service loading from Western Avenue.

5. Access

Passenger vehicle access to development shall be permitted from Western Avenue, First Avenue, Stewart, Virginia, and Lenora Streets. Western Avenue shall provide principal ingress and egress for parking garages and loading facilities.

6. Signs

Signs shall be complementary elements of the development and shall be integrated with the architecture. Signs shall be restricted to identifying the use of the property, or a portion thereof, where located.

7. Variances (Hardship)

When the literal interpretation and strict application or enforcement of the provisions of this Plan would cause undue and unnecessary hardship, the City may authorize a variance therefrom when not contrary to the public interest. Request for such variance shall be reviewed by the appropriate City departments and/or the Design Review Board. Within the Historical District, such request additionally shall be reviewed by the Market Historical Commission. The request shall be approved by the Director of Development if it is found that:

- a. The variance would not alter land use, or adversely affect the intent, purpose, or basic requirements of the Urban Renewal Plan;
- b. Such variance would not be materially detrimental to the public welfare or injurious to other property in the Project Area;
- c. Exceptional circumstances or conditions apply to the subject property which do not generally apply to other properties in the Project Area.

8. Low-Income Housing

Not less than twenty percent (20%) or 350 units, whichever is higher, of the housing units produced by redevelopment and rehabilitation in the Project Area shall be for low-income individuals or families. Most of the low-income housing units shall be provided within the Historical District.

Duration of Project Controls

This Plan shall be binding and in effect for a period of forth (40) years from the date of the adoption of this Plan amendment by the City of Seattle unless otherwise amended through appropriate means.

Applicability of Controls to Property Not to be Acquired

The controls and provisions of this Plan, particularly the Property Rehabilitation Standards, Attachment 1, shall apply to properties designated "Subject to Acquisition" on the Land Acquisition Map, Exhibit C.

IV. PROJECT PROPOSALS

A. Land Acquisition

1. The Land Acquisition Map, Exhibit C, designates real properties in the following categories: TO BE ACQUIRED, SUBJECT TO ACQUISITION, PUBLIC RIGHTS OF WAY TO BE VACATED, AND PUBLIC RIGHTS OF WAY SUBJECT TO VACATION.

a. Clearance/Redevelopment and Rehabilitation Map, Part I, Section R-212, Federal Urban Renewal Loan and Grant Application for Pike Project, as amended, designates each property as subject to an appropriate category of development action. Properties within the Historical District are subject to the provision of the Historical Preservation Plan, Attachment 2.

b. Project Improvements Map, Part I, Section R-224, Federal Urban Renewal Loan and Grant Application for Pike Project, as amended, identifies those properties and rights of way designated for Project Improvements. These project improvements are summarized as follows: First Avenue, traffic signal control; Lenora Street, street lighting; Virginia Street, street lighting; Stewart Street, street lighting; Pine Street, cobblestone paving, removal of cobblestone paving, removal of sidewalk, installation of retaining walls, stairs, and steel handrail, and street lighting; Pike Street, removal and relaying of brick, and street lighting; Pike Place, removal of asphalt paving, removal and relaying of brick paving, and street lighting; Post Street, street lighting; Union Street, street lighting; Fire and Police Communication System; Pike Place Overlook (a pedestrian overlook at the north end of Pike Place), brick paving, trees, curb and removal of brick paving; Landscaping, trees along First Avenue, Pike Place, and Pike Street Pedestrian Way; Hill Climb and Hill Climb Corridor, hill climb mechanical device and landscaping and terraces in the Historical District; Utilities, water lines, electrical services, sanitary sewers, storm sewers, and steam lines.

c. Historical Preservation Actions

The provisions for historical preservation actions in the Project Area are set forth in the Pike Place Market Historical District Plan, Attachment 2. All renewal processes and development action within the Historical District shall comply with the Plan and with the terms of City Ordinance 100475.

2. Properties designated SUBJECT TO ACQUISITION may be acquired when the owner of such property is unwilling or unable to improve the property in accordance with the Property Rehabilitation Standards, and other Project controls established in this Plan and/or listed in the owner-participation agreement. Following such acquisition, the City shall dispose of the property in order that it be improved to meet the standards established. Acquisition of properties designated TO BE ACQUIRED is not mandated if the owner is willing and able to comply with the objectives and provisions of this Plan, in accordance with scheduling requirements established by the City.

3. Preference in leasing rehabilitated sites, at fair value, may be afforded to tenants displaced by the Project.

B. Rehabilitation

1. Property Rehabilitation Standards, Attachment 1, shall apply to all properties to be rehabilitated in the Project Area. Compliance with all applicable provisions of this Plan, and with all other applicable laws, codes and regulations is required.

2. The owner of a property to be rehabilitated shall be required to enter into an Owner-Participation Agreement with the City. Formal proposals for property rehabilitation shall be submitted to the City for review and approval according to the terms of this Plan. The owner shall submit, as required from time to time, all proposals, drawings, documentation and supporting data to the City for determination of compliance with the Plan and with terms and conditions of the Owner-Participation Agreement. The City may acquire sufficient interest in property to be rehabilitated to accomplish the objectives and provisions of this Plan.

3. The historical purposes and maintenance requirements shall be specified in disposition instruments for each property acquired and restored by the City for the purposes of historical

preservation. These requirements shall be covenants running with the land and shall be binding on every successor in interest to the property.

C. Redevelopers' Obligations

1. The following requirements shall be included in disposition documents in order to ensure that the objectives and provisions of the Plan shall be carried out:

a. The purchase of the property is for redevelopment and not for speculation, provided that a redeveloper may dispose of his interest subject to the requirements, conditions, and law of Federal, State and local entities. Nothing herein stated shall be construed to prevent resale or lease of property following certified completion of all the rehabilitation, improvements or redevelopment required.

b. The property shall be built upon or otherwise improved by the redeveloper in accordance with scheduling requirements established by the City.

c. The redeveloper shall submit, as required from time to time, all proposals, drawings, documentation, and supporting data to the City for determination of compliance with the Plan and with terms and conditions of the disposition instruments.

d. The rehabilitation or construction of improvements within the Historical District shall be commenced and completed within a reasonable time as determined by the City in accordance with the Historical Preservation Plan.

D. Underground Utility Lines

All utilities shall be placed underground in compliance with requirements of the City.

E. Temporary Project Improvements and Facilities

During the execution phase of the Project, the City may elect to utilize acquired land for construction of temporary parks, or temporary construction or reconstruction work on existing publicly owned streets and utility lines. These temporary improvements and facilities shall be carried out for the convenience of the City in executing the Project.

V. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. During the execution phase of the Project, the City may elect to utilize acquired land or buildings within the Project Area for temporary purposes such as, but not limited to: on-site relocation of individuals, families or businesses; storage yards; or for any other purpose convenient or necessary to the City. No provision of this Plan shall prevent such use by the City, or when specifically authorized by the City, by contractors or others as deemed necessary from time to time.

B. All public improvements and activities (and including use and sale of property) shall comply with the Civil Rights Act of 1964, as amended, and regulations pursuant thereto; the State law against discrimination (RCW 49.60, as amended) and City ordinances to assure equality of opportunity.

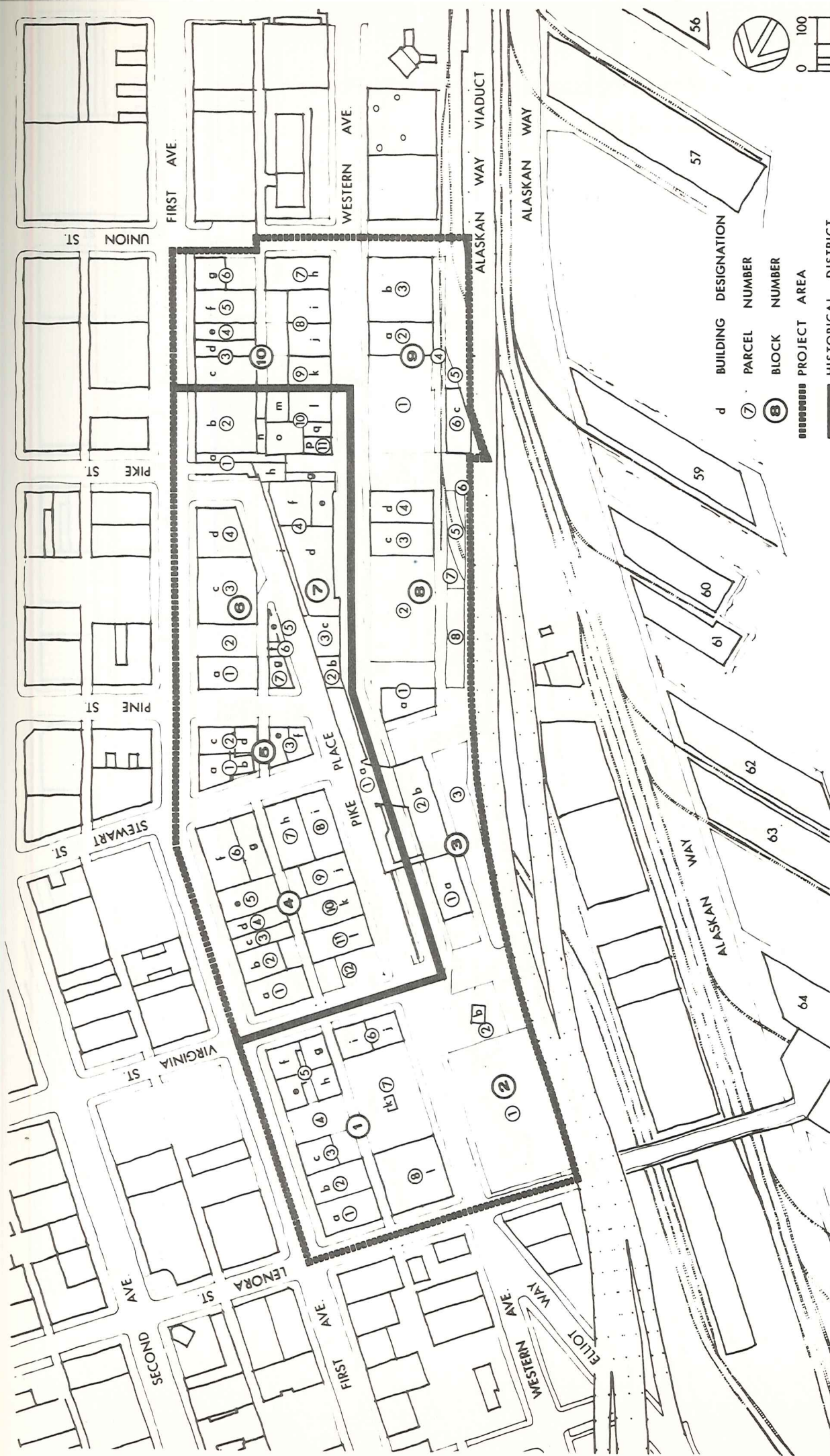
C. While it is the intent of the Project to use fully within each line item all funds allocated to each line item, no transfers of funds shall be undertaken without the expressed permission of the City Council, by ordinance.

VI. REVISED RELOCATION PLAN

A revised relocation plan for individuals, families and business is contained in Part I, Section R-223, Federal Urban Renewal Loan and Grant Application for Pike Project, as amended.

VII. PROCEDURES FOR CHANGES IN THE APPROVED PLAN

The Pike Place Urban Renewal Plan may be modified at any time by the City, provided such modification shall be subject to such rights at law or in equity as a purchaser, lessee, or mortgagee, or his successors in interest may be entitled to assert. Provided further that if such modification involves a change in a basic concept or character of the Plan, the modification shall be made by utilization of the same formality and procedures employed in the original adoption of the Plan.



DEPARTMENT OF
COMMUNITY DEVELOPMENT
CITY OF SEATTLE
KING COUNTY, WASHINGTON

PIKE PLACE

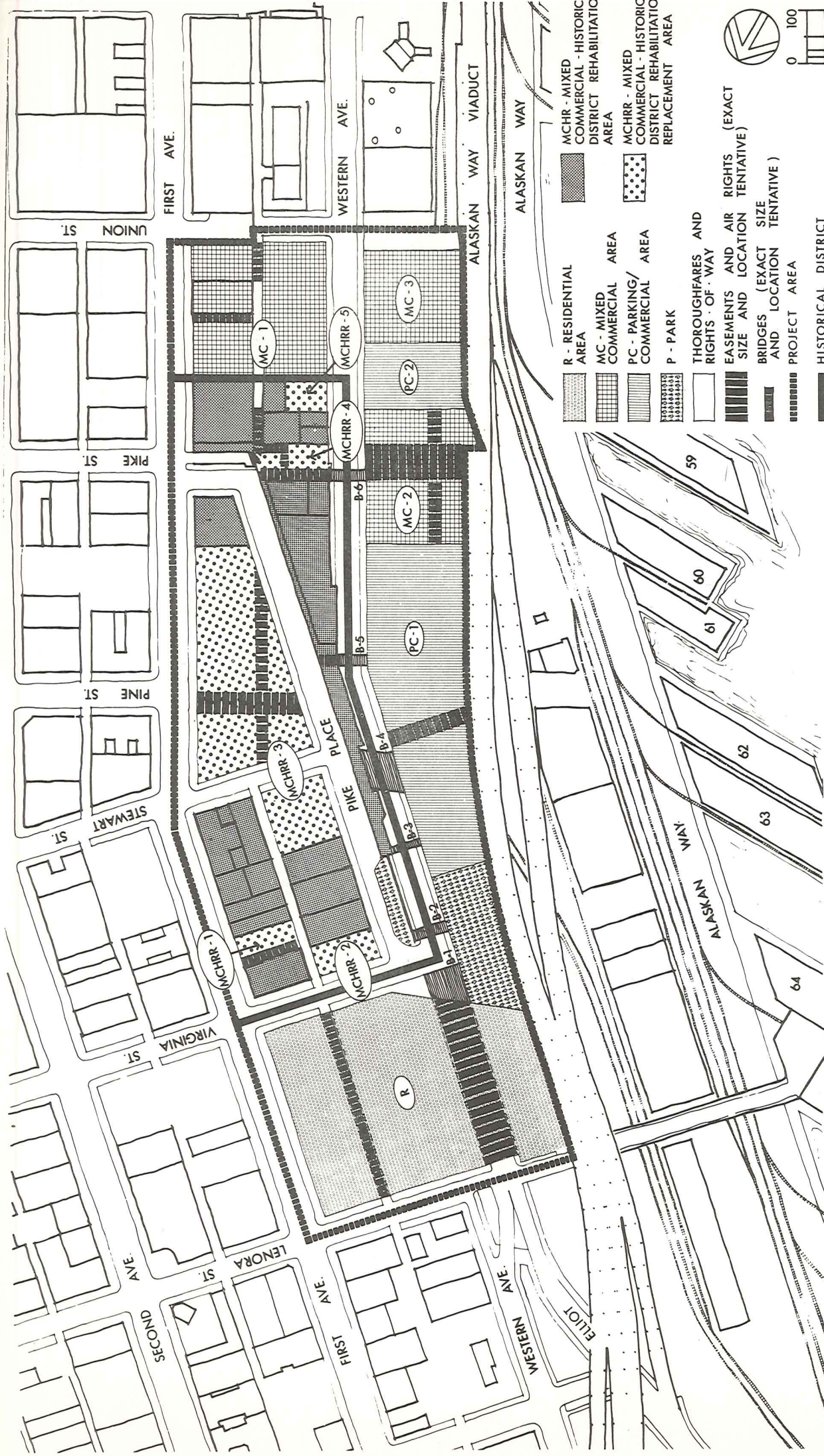
REDEVELOPMENT PROJECT
WASHINGTON R-17

BOUNDARIES
MARCH, 1973
R-301

REVISED
JUNE 27, 1973
EXHIBIT A

- d BUILDING DESIGNATION
- 7 PARCEL NUMBER
- 8 BLOCK NUMBER
- PROJECT AREA
- HISTORICAL DISTRICT





DEPARTMENT OF
COMMUNITY DEVELOPMENT

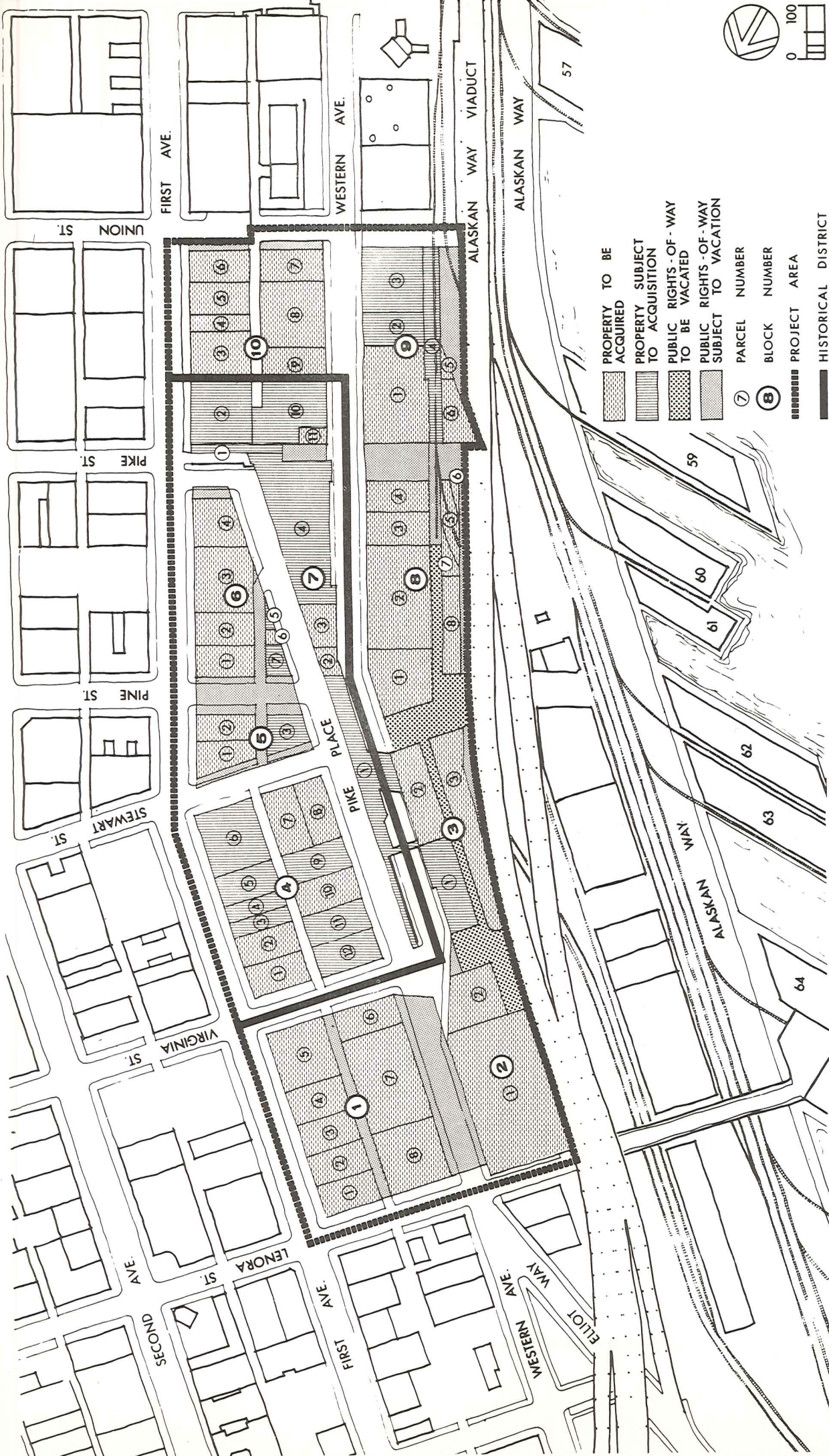
CITY OF SEATTLE
KING COUNTY, WASHINGTON

PIKE PLACE

REDEVELOPMENT PROJECT

WASHINGTON R-17

MARCH, 1973
R-301



DEPARTMENT OF
COMMUNITY DEVELOPMENT
CITY OF SEATTLE
KING COUNTY, WASHINGTON

PIKE PLACE

REDEVELOPMENT PROJECT

WASHINGTON R-17

LAND ACQUISITION

MARCH, 1973
R - 301

ATTACHMENT I

PROPERTY REHABILITATION STANDARDS

**PROPERTY REHABILITATION STANDARDS
FOR THE
PIKE PLACE URBAN RENEWAL PROJECT**

All existing properties within the Pike Project — Wash. R-17 — shall comply to all applicable statutes, codes, and ordinances and any amendments to said statutes, codes and ordinances, regardless of the cost or amount of alteration and repairs to be done. When it is determined that a property meets all requirements of the Pike Project Property Rehabilitation Standards, a certification shall be issued by the Director of Community Development or his designee.

The following codes are hereby incorporated by reference and made part of the Pike Project Property Rehabilitation Standards:

Building Code	City of Seattle
Electrical Code	City of Seattle
Housing Code	City of Seattle
Plumbing Code	City of Seattle
Fire Prevention Code	City of Seattle
All codes regulating	City of Seattle
Health Matters	

In addition to the regulations and standards set forth in the above mentioned statutes, codes, and ordinances, properties within the Pike Project — Wash. R-17 — shall comply to the following standards:

I. Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property. Rehabilitation work shall be performed in accordance with the established standards of trades. Structural modification and improvements shall be performed under supervision of qualified and experienced personnel.

II. Appurtenances

All appurtenances, accessory structures, or equipment which serve no useful purpose, have no visual or historic value, or those in a deteriorated condition which are not repairable shall be removed. Such appurtenances, structures, and equipment includes porches, terraces, entrance platforms, garages, walls, fences, miscellaneous sheds, signs, water tanks, and obsolescent mechanical and electrical equipment.

III. Exterior and Interior Finishes

1. Exterior walls, roofs, marquees, doors, windows, trim and all exterior exposed surfaces, shall have a suitable water-tight and reasonably durable covering -- i.e., free of holes, cracks, excessively worn surfaces, deterioration or other defects.

2. Interior walls, partitions, floors, ceilings, doors, windows, trim, and all other interior surfaces shall be in sound condition and in good repair. All serious defects, cracks, splits, excessively worn surfaces, deterioration or other defects shall be repaired, refinished or replaced.

3. Alterations and Repairs — All alterations, repairs, and other improvements shall be harmonious with existing materials. All exterior surfaces, whether painted or not, shall be clean.

IV. Design

The design for rehabilitation all exterior and those interior areas open to the public shall be subject to review and recommendations by the Design Review Board. The rehabilitation of existing structures and the design of new structures shall be coordinated to avoid aesthetic conflict. Where practical and permitted, columns, capitals, incandescent lighting, windows, doors, and other familiar and identifying characteristics shall be retained. Modifications of internal planning resulting from use and occupancy requirements (additional stairs, elevators, corridors, exits, environmental systems, etc.) shall be provided with minimum disturbance to the structure as a whole and with materials characteristic to the immediate area. Alternate design solutions not specifically presented

by these Standards are acceptable if approved by respective code officials.

V. Pike Place Market Historical District

All existing structures in the Pike Place Market Historical District shall comply with Guidelines set forth in the Historical District Ordinance No. 100475 which is hereby incorporated by reference and made part of Pike Project Property Rehabilitation Standards. Areas, components, fixtures, etc. designated for restoration shall be rebuilt to their original condition. Repairs shall be carried out with materials matching existing surfaces, textures, and ornaments. Replacement of fixtures, hardware, and other applicable features shall be accomplished by salvage material if available.

ATTACHMENT II

**PIKE PLACE MARKET
HISTORICAL DISTRICT
PRESERVATION PLAN**

I. INTRODUCTION

The Urban Renewal/Historical Preservation Context

From its beginning in 1907, when farmers were first allowed to park their wagons along a planked street called Pike Place to sell their fruits, vegetables, and other fresh farm products directly to consumers, the Pike Place Public Market has been a distinctive feature of Seattle's urban environment. The unique cultural phenomenon, which continues to flourish at this Pike Place location exhibits Seattle's social and economic evolution in a graphic interrelationship of people and place. The Market subculture provides citizens of Seattle with a living heritage of direct marketing styles and techniques as well as adding to the diversity of Seattle's downtown. It is the mixture of residents, merchants and farmers and their physical environment which is the object of Historical preservation.

During more than sixty-five years of growth and change, many structures within the marketing district have undergone a deterioration process which today threatens the continued use of many buildings in the Market area. Both the structures which house the Market core itself and the buildings in the surrounding seven-acre District exhibit conditions which do not meet the minimum standards established in Seattle City health and safety codes.

In 1965, the City of Seattle identified a 22-acre area, which includes the Pike Place Market, as blighted and suitable for redevelopment under the federally assisted Urban Renewal Program. An Urban Renewal Plan was adopted by Seattle City Council in 1969, and federal funding was approved in 1971. That Plan, with the exception of the Main Market core was based on the clearance-redevelopment approach to urban renewal which envisioned land use consistent with its highest potential and proposals for large-scale redevelopment. Market preservation advocates were successful in redirecting the urban renewal effort by means of an Initiative Ordinance approved by the citizens of Seattle in November, 1971.

The Pike Place Market Historical District Ordinance created the seven-acre Pike Place Market Historical District and the Market Historical District Commission in order to "preserve, improve and restore the Pike Place Market." In the following quotation, the Historical District Ordinance identifies the primary purpose of preservation:

In order to promote the educational, cultural, farming, marketing, other economic resources, and the general welfare; and to assure the harmonious, orderly, and efficient growth and development of the municipality, it is deemed essential by the people of the City of Seattle that the cultural, economic, and historical qualities relating to the Pike Place Market and the surrounding area, and an harmonious outward appearance and market uses which preserve property values and attracts residents and tourists be preserved and encouraged; some of the qualities being; the continued existence and preservation of historical areas and buildings; continued construction and use of buildings for market activities, especially on street levels; and a general harmony as to style, form, color, proportion, texture, material, occupancy and use between existing buildings and new construction. (Appendix A, Section 1)

Application has been made to expand the designation in the National Register of Historical places to include the entire seven-acre Historical District.

While the function of the Market today is the point of identification, it is the vestige of Seattle's past in the Market and its uniqueness in contrast to the present that merit preservation. The Market phenomenon manifests itself visually in its physical surroundings and correspondingly is embodied in structured suited to particular functions. The scale of the buildings, the homogeneity of building texture, the compact interconnected complexity of the structures, the anonymity of style and design, and the completeness of the urban fabric constitute an architecture of the whole. It is the fabric of this functional whole which is important rather than any single building as an isolated piece of architecture. Although the architecture is important, it is secondary to the Market function which is to be preserved.

It is the purpose of this Plan to define the standards for and the directions of actions necessary for preservation in the Pike Place Market Historical District. It must be emphasized that this Plan, in initiating directions for preservation actions, does not designate buildings which will be removed and replaced. Rather, this Plan designates buildings which will be considered available for preservation proposals, with rehabilitation given priority over replacement.

This Plan operates both in urban renewal and historical preservation contexts. Its area of concern,

the seven-acre Historical District, is the core of a larger 22-acre Urban Renewal Project Area, and as such is subject to the standards and requirements of the Federal Urban Renewal Program. These requirements include bringing buildings up to current local code standards, assuring a 40-year life for each structure, and providing for necessary maintenance and upkeep to limit deterioration.

The historical preservation context, embodied in the Pike Place Market Historical District Ordinance, requires that the Market function shall be preserved, improved and restored. These provisions go beyond the scope of traditional historical preservation, which often is limited to the restoration of individual buildings in their historical, physical form. New opportunities for preservation actions are possible in this wider context.

Whereas every effort will be made to rehabilitate a maximum number of existing structures, there will be opportunities for reuse of sites by means of removing present buildings and replacing them with structures which support the Market function. The combination of extensive rehabilitation with new construction provides opportunities for extending the economic life of the Market, for solving existing problems and realizing potentials for the Historical District, and for enhancing the diversity and color of the Project Area. The Goals of the Pike Place Urban Renewal Project (Appendix B) spell out the intent to utilize the urban renewal process as a means of achieving preservation of the Market.

The criteria used to distinguish between buildings designated for rehabilitation proposals and those considered available for replacement proposals include: historical precedent, structural conditions, economic viability, preservation and enhancement of the Market function, and urban design consideration.

The designations for rehabilitation or replacement for particular buildings are not regarded as unchangeable. Because replacement of a building is a more difficult means of achieving preservation than rehabilitation, buildings should be rehabilitated when feasible. Replacement should be considered only after rehabilitation has proved to be infeasible. Buildings may be moved from a rehabilitation to replacement designation only by formal action of all appropriate bodies to amend this Historical Preservation Plan.

Section II of this Plan outlines existing conditions in the Historical District; Section III, Historical Preservation Safeguards, sets standards and controls for preservation actions. Section IV of the Plan, Allowable Preservation Actions, identifies those properties designated for rehabilitation proposals and those designated to allow replacement proposals.

This Historical Preservation Plan will be incorporated in the amended Urban Renewal Plan as a part of the Land Use Plan section. Also included in the land use plan will be plans for: 1) thoroughfares and street rights-of-way, 2) project improvements, 3) public uses, 4) land uses and building requirements, and 5) regulations, controls or restrictions related to the other four parts. Under project improvements and proposals will be included such details as relate to: 1) land acquisition, 2) rehabilitation (by the Project), 3) redevelopers' obligations and 4) undergrounding of utility lines. The details of land acquisition will include plans for: 1) clearance and redevelopment, 2) supporting facilities, and project improvements, 3) rehabilitation, and 4) Historical and Architectural preservation.

To assist in the final formulation of the amended Urban Renewal Plan and to facilitate its implementation, a part of the planning process will involve a detailed Urban Design Plan for the entire 22-acre Project Area. Detailed controls to insure the preservation and perpetuation of the Farmer's Market, not otherwise contained as a part of this Historical Preservation Plan, will be formulated and included in the amended Urban Renewal Plan.

The Historical Preservation Plan is subject to approval by the Pike Place Market Historical Commission, the City Planning Commission, the Seattle City Council, the offices of the U. S. Department of Housing and Urban Development (HUD), and the National Advisory Council on Historical Preservation. All actions on buildings or properties in implementation of the final Urban Renewal Plan must be presented to the Pike Place Urban Renewal Project in proposal form and will be subject to review and acceptance by the Market Historical Commission, Project Design Review Board, Seattle City Council, and HUD. It is anticipated that as long as adherence to the approved Historical Preservation Plan is maintained, HUD can make local approvals without going to the National Advisory Council with each proposal.

II. EXISTING CONDITIONS

A. Building Inventory

The seven-acre Historical District includes some 4.54 acres in 30 parcels containing 41 structures and 2.46 acres of street, alleys, and public rights-of-way. Two of the parcels are cleared and occupied by on-grade parking lots. A number of the separately designated structures are additions to major buildings; their shared walls and inter-connecting pedestrian ways sometimes create an illusion of one-ness among separate structures. This is particularly true of the Main Market complex where one can walk within enclosed and semi-enclosed spaces through 12 separate structures. At least five structures in the District are the remnants of buildings where upper levels have been destroyed by fire.

The 1.7 acre Main Market complex, including the Corner Market Building, is currently listed in the National Register of Historic Places along with the Alaska Trade and Butterworth Buildings (see Map 1). The 7-acre Historical District, which is now nominated for designation in the National Register, would incorporate those buildings within it which were previously accorded separate listings.

The buildings in the Historical District were constructed over the first thirty years of this century to accommodate certain specific functions. In the last two decades, population and retail sales have declined significantly in the downtown Seattle area, resulting in a corresponding decline in the demand for space and a change in the composition of functions in the Pike Place Market area. In addition, ownership patterns have changed in the Pike Place Market area as many buildings have passed from the hands of owner-operators into trusts and absentee ownerships. Simultaneous downward trends in rents, space demand and uncertainty about the area have led to lack of building maintenance and to substantial structural deterioration in the Historical District. As a result, the buildings within the District are in need of extensive repair.

Partially due to publicity related to the controversy over urban renewal, increasing sales have been recorded for a number of establishments in the last several years, and several new businesses have located within the District during 1972. Major maintenance actions by property owners have not been carried out despite the apparent upturn in business, however.

B. Present Space Uses

The existing composition of uses within the Historical District reflects a demand for a diversity of goods and services. While food oriented enterprises comprise the greatest number of businesses in the Market itself, there are a host of other uses in the Historical District which are compatible with the Market function.

The residential component of the Market community is a crucial part in the existing use structure. The Market affords low-income residents of the Area a place to be; equally important, the residential use is a complementary use within the Market function. Aside from the sociological consideration for maintaining a cross-section of society and a diversity of economic backgrounds, there are requirements in Urban Renewal law that provisions be made for low-income housing in federally financed Urban Renewal projects. The Project sets forth a commitment to "rehabilitate and replace housing units for low-income persons as part of the residential population of the area" in Goal IV (Appendix B).

There are seven hotels within the District, four of which continue to operate. Initially the hotels served primarily merchant mariners on shore leave and farmers who came into Seattle to sell their goods and produce at the Market. As the demand for hotel rooms among both groups diminished, the hotels' clientele changed to a more stable population of primarily single, male, low-income individuals seeking low-rent housekeeping or rooming accommodations.

In recent years the Seattle City Building and Fire codes have been rewritten as a result of two disastrous hotel fires. Code enforcement action caused by the revised codes has resulted in the inspection and posting of most of the hotels in the District. The high costs of the extensive rehabilitation required have made it impractical for hotel owners and operators to comply with City codes and at the same time maintain the low-income tenancy and uses. As a result, three of the hotels have closed within the last two years and a fourth is due to close its doors in early 1973. With the closure of the fourth hotel, nearly 50% of the existing hotel rooms in the District will be vacant.

The Historical District is primarily a commercial area built around the Farmer's Market, with the

majority of the enterprises historically relying on heavy pedestrian traffic for the bulk of their business. As the volume of downtown shoppers diminished over the last two decades, trade declined, and some of the total rentable space ceased to be in high demand. However, the spaces fronting the streets and arcades have maintained their demand and few are vacant. While many businesses are currently thriving and the level of business space utilization appears to have stabilized at the street levels, there remains vacant or under-utilized space in the District. This is especially apparent away from major pedestrian ways. Map 2 indicates the distribution of building vacancies in the Historical District.

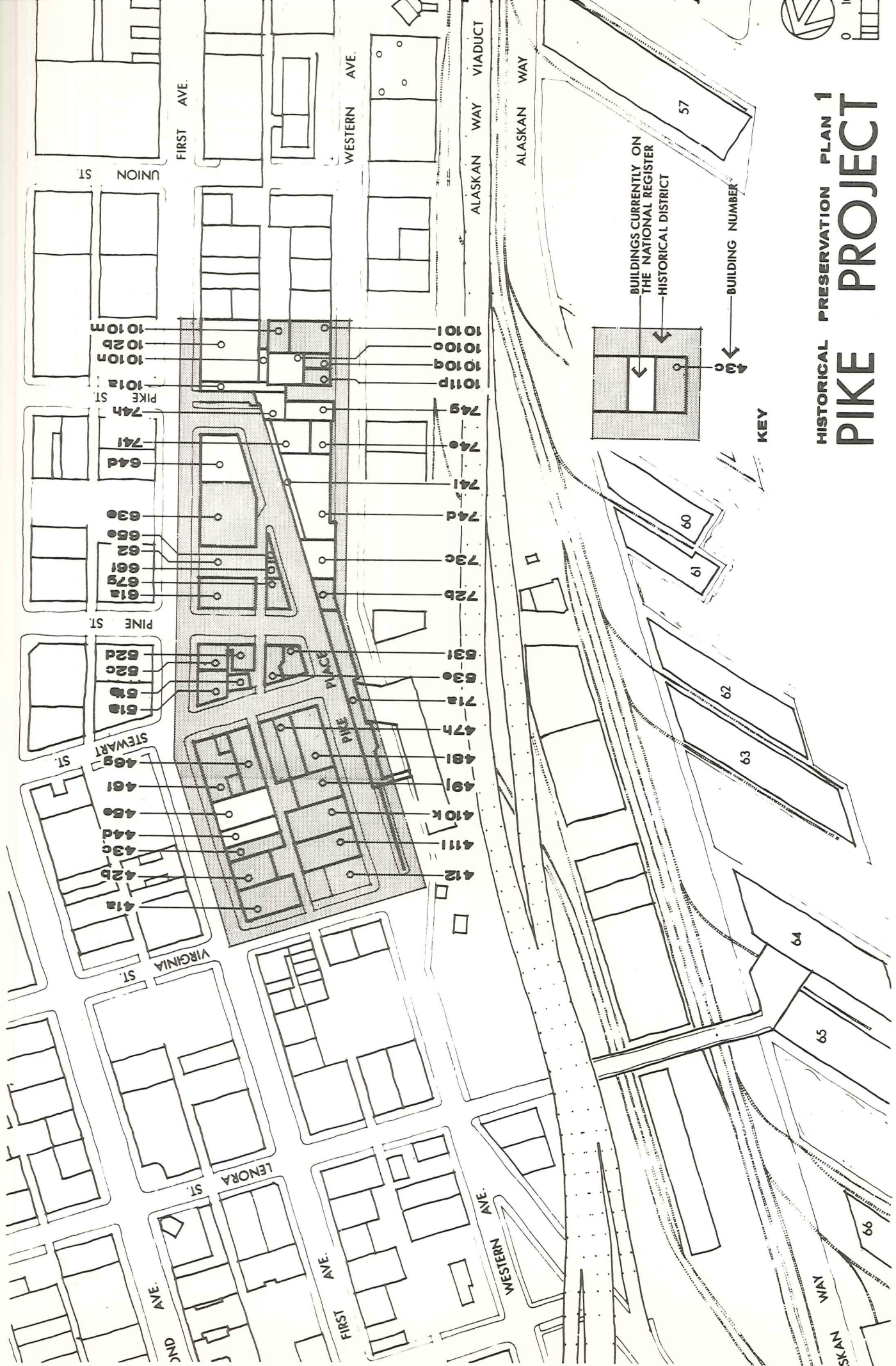
More than one-third of the approximately 150 businesses in the District are in the food and beverage trade. With the exception of four or five businesses, all food and beverage merchants are retail traders. There are 10 taverns, 15 food service establishments, (cafes, restaurants, and fastfood outlets), and three combination food service-alcohol beverage establishments in the District. As shown in Map 3, the food and beverage businesses are evenly distributed throughout the Historical District. The score or more of fresh food vendors, (meat, fish, poultry, fruits, vegetables and delicatessen products) continue to prosper along the heavily trafficked pedestrian routes and their spaces on the Pike Place level of the Main Market core are in high demand and intensively utilized. Historically and functionally, the farmers have always played a leading role in the marketing district. In the historical preservation effort, continued farmer participation is promoted and encouraged under both the Pike Project Statement of Goals and Objectives (Appendix B) and the Guidelines for Historical Preservation developed by the Market Historical Commission. (Section IIIB)

Thrift, antique and collector's item shops comprise approximately 15% of Historical District businesses. They typically require larger floor areas and lower rent than intensively operated and high-volume food establishments and are located off the major pedestrian ways, distributed fairly evenly throughout the Historical District. A core of professional offices, including architects, engineers, accountants, and land developers account for approximately 13% of Historical District businesses. These professional offices are concentrated in the relatively sound Alaska Trade, Butterworth, and Smith Block Buildings along First Avenue.

In addition, three successful wholesale businesses, the Soames Paper Co., Champion Display Material Co., and J. W. Dunn and Co. (seeds), are owner-occupants of their fairly sound and contiguous structures on the north end of Pike Place. There is also some retail activity associated with these businesses.

The remaining uses, ranging from artist's studio, residence, arts and crafts vendors, a garden center, barbers, and low-cost imported goods shops to salvage establishments, are evenly distributed throughout the Historical District. Other uses include two theaters and a bingo parlor, dry-cleaners, clothing stores, a bakery, a bank, a dentist, printers, a liquor store, and a handful of miscellaneous retail merchandise stores. Map 4 shows the general distribution of retail, wholesale, office, and parking uses.

Many uses within the Historical District either require or are taking advantage of low rents. The level of business of most retail uses in the District does not justify an increase in rents, and rent levels often do not justify adequate maintenance of the spaces. Many of the tenants have made their own improvements and performed their own maintenance to keep rents down and their businesses and spaces intact. These individual attempts at building maintenance and improvements have provided only a temporary and partial solution to the problem of overall deterioration of the area's physical condition.









HISTORICAL PRESERVATION PLAN 4 PIKE PROJECT

KEY

	RESIDENTIAL
	OFFICE
	RETAIL
	WHOLESALE
	PARKING



III. HISTORICAL PRESERVATION SAFEGUARDS

A. Preservation Policies

Many of the existing uses within the Historical District serve low-income residents and shoppers. These types of uses typically occupy older structures and possess dubious health and safety qualities for modern occupancy. Low-income related uses and low-income residents housed in such areas develop a mutual dependency in order to survive in the economic ecology of our times.

New construction and development within an older neighborhood threatens the survival of low-income uses in that area. The co-existence of older low-income oriented facilities and newly constructed structures is often times handled insensitively, and the new overpowers the old in economic terms. New construction brings with it high costs, and these costs are necessarily passed to the tenants of the new structures. The high cost of occupancy excludes low-income resident and low-income merchant alike. Proper economic controls and safeguards need to be provided to protect all facets of the lower-income sector.

Rehabilitation of older structures can maintain the low-income function of the neighborhood. The retention of older and familiar structures through rehabilitation tends to preserve the physical environment in which the low-income related use is most comfortable. To the extent that rehabilitation is less costly than new construction, the resulting costs of occupancy can be lower and the economic opportunity for all aspects of low-income uses to remain in the neighborhood is preserved. This is a consideration crucial to the successful preservation of the Pike Place Market and actions allowed must be undertaken with the understanding that a delicate balance is being threatened.

The following policies apply to execution of preservation actions within the Historical District and will be carried out by the Pike Place Urban Renewal Project under the auspices of the Seattle Department of Community Development and by the Pike Place Market Historical Commission. Preservation actions are defined as those actions, public or private, which are aimed at carrying out the Urban Renewal Plan. These actions generally will consist of either rehabilitation or replacement, or combinations thereof.

1. All proposals for preservation actions within the Historical District shall be submitted to the Pike Place Urban Renewal Project for review and approval and to the Market Historical Commission for review and approval.
2. The expenditure of Urban Renewal funds within the limitations of Urban Renewal law shall be based on development actions which cause the least detrimental effect and the optimum advantage to the preservation of the Market area.
3. Preservation proposals shall be required to provide evidence as to management ability and experience, feasible financial programs, and sensitivity to the market area's socio-economic function.
4. All proposals for preservation actions within the Historical District shall be evaluated for their compatibility with: the Market area function and Historical Commission Guidelines; impact on the balance of land uses in the Historical District; impact on Historical District price and rent levels; impact on existing tenants and residents; and ability to implement within a development time frame and construction phasing that insures continued Market area operation.
5. Building permits for approved redevelopment and relocation proposals involving sites identified for building replacement shall be required, along with other reasonable assurances, such as performance bonds and/or guarantees of financial approvals, prior to the removal of existing structures and uses.
6. Every effort shall be made and necessary actions shall be taken to insure that the Market area will continue to function throughout the time that rehabilitation and replacement construction are underway. Continued access, services, and utilities required for Market area operations shall be included as part of any preservation proposal.
7. All Project activities shall be phased to minimize disruption of Market area activities.

8. Historical District businesses and residents shall be provided relocation assistance in accordance with Urban Renewal relocation regulations. Each business and resident shall be assured maximum possible relocation assistance provided for by law (PL91-646).

9. Ways and means within the structure of City codes will be sought to promote the economic and structural feasibility of preservation actions within the Historical District.

B. Historical Preservation Guidelines

(NOTE: The following section incorporates the entire text of the Historical Preservation Guidelines developed by the Market Historical Commission. * The Guidelines have been published separately by the Commission for distribution to merchants, owners, prospective developers and others contemplating changes in use or structure within the Historical District.)

INTRODUCTION

Seattle's Pike Place Market is the last farmer's market in the United States which has not been modernized and, therefore, to a large degree it is unspoiled. It was established by ordinance in 1907. In the 1920's and '30's when many farmers grew their produce closer to Seattle there were more farmers' stalls than there are now. But loss of some of these stalls has been made up by a greater variety of other vendors and retail outlets. In November of 1971 the people of Seattle, by initiative measure at the municipal general election, voted to preserve the character and flavor of this market for all time. Specifically, they established a seven-acre Pike Place Market Historical District to be administered by a twelve-citizen Commission with the aid and cooperation of the City's Department of Community Development.

The Pike Place Market Historical District Ordinance is the vehicle for preservation of the Market as a community and regional asset. It provides the means for control of changes and modifications in the Pike Place Market Historical District.

These guidelines, issued pursuant to Ordinance 100475, are to help preserve and improve the District, and are designed to be sensitive to its unique characteristics. The Guidelines are to be interpreted liberally; they should not prevent spontaneous development nor force uneconomic uses or changes. The Guidelines should stimulate harmonious and orderly development, while allowing gradual adjustment to varying and changing Market activities. The Guidelines are updated from time to time. The most recent edition is to be used.

THE ORDINANCE AND THE GUIDELINES

The Ordinance is the basic law. The Guidelines always speak within the terms of the Ordinance which provides that "the Commission . . . shall make rules, regulations and guidelines according to the criteria . . . in this ordinance for the guidance of property owners within the historical district." The Guidelines are, therefore, based upon and drawn from the text of the Ordinance. As such they are intended to be of value to Market District property owners, merchants, tenants, residents, government agencies and the general public.

THE COMMISSION AND THE GUIDELINES

The responsibility and the authority of the Commission lies in two general areas: First, the Commission is to promote, preserve and perpetuate the cultural, economic and historical qualities of the District; second, the Commission is to pass on all applications for building permits and Certificates of Approval involving demolishing, building, renovating, altering, modifying, changing, improving and even painting, as well as changes in use within the seven-acre District. The Commission is not the final authority on these matters: Section Six of the Ordinance specifically provides that if the Commission denies to an owner or merchant a Certificate of Approval for whatever he/she desires to do, the applicant may request a City Council hearing. Therefore, the City Council becomes the final authority on appeal.

In short, the Commission stands with one foot in the past and one foot in the future, charged with preserving the special quality of the Market, and with planning for the future, preserving and upgrading structures, and dealing with all of the aspirations, desires and proposals of the many owners and tenants within the District.

*As modified by Market Historical Commission following public hearing; accepted 12/19/73, adopted 1/23/74.

HOW TO USE THE GUIDELINES

These Guidelines are intended to be helpful to property owners or merchants who wish to alter the physical appearance or the use of spaces within the District. They stress flexibility, and their meaning necessarily depends on interpretation. The Guidelines are legally binding only within the context of the governing Ordinance.

Within the District it is generally better to preserve than to repair, better to repair than to restore, better to restore than to construct. Whatever is proposed must tend to maintain the character of the Market. The key document is the Certificate of Approval. How it is obtained is outlined in Section Six of the Ordinance and is detailed in the brochure titled PROCEDURES.

GUIDELINES APPLICABLE TO THE ENTIRE HISTORIC DISTRICT

I. Priority of Uses

- A. The citizens of Seattle and the Commission desire to maintain and perpetuate the character of the Market, responding to the changing needs of the community and, thus, retaining certain elements while absorbing new ones. Therefore, certain paramount uses which the Commission will always consider in looking at any application are:
 - 1. The Market is a place for the farmer to sell his produce.
 - 2. The Market is a place for the sale of every kind of food product.
 - 3. The Market is a place where citizens in the low and moderate income groups can find food, goods and services, and residences.
 - 4. The Market is and will always be a place with the flavor of a widely varied shopping area.
- B. These uses and activities will therefore be encouraged in the District:
 - 1. The sale of fresh fruit, produce, flowers and plants sold by local growers.
 - 2. The sale of meat, fish, poultry and groceries.
 - 3. Food and beverage service facilities such as restaurants and cafes.
 - 4. Activities which bring together a broad spectrum of people of all backgrounds.
 - 5. Activities which enrich the quality of life and broaden one's experience and understanding.
 - 6. Activities which attract the casual shopper, whether resident or visitor.
 - 7. Activities which encourage maintenance of housing, particularly for the low income, the elderly, the transient and the single.
 - 8. Activities which involve small and independent businesses, rather than franchises or chain stores.
 - 9. Activities which involve personal or professional services to a wide variety of users.
 - 10. Activities which offer hard-to-find goods, whether seasonal, ethnic, or for any reason not readily found in the greater Seattle area.
 - 11. Activities which could be described as educational or cultural.
 - 12. Activities which cater particularly to the pedestrian.
 - 13. Activities which offer goods for sale in a natural state as distinguished from a pre-packaged state.
 - 14. Activities which may involve light manufacturing by processes which are themselves

visible and interesting.

15. Activities which involve person-to-person sales.
16. Activities which offer visual appeal by reason of interesting and attractive color and form.
17. Activities related to historical Market uses or activities.

C. In light of the above, the Commission will encourage:

1. Public amenities such as restrooms, walks, sitting areas, viewpoints and picnic areas in appropriate locations.
2. Market-related uses, which tend to attract people, in all street level and ramp-level pedestrian spaces.
3. Adequate parking at levels and places which will not replace or work against one and two above.
4. Limitation of maximum commercial area of any one business to 6,000 square feet unless there are most exceptional circumstances.

II. CHANGES IN PROPERTIES AND STRUCTURES OR NEW STRUCTURES

Changes and modifications in the District should occur within the following framework of rules and priorities adopted by the Commission. These rules and priorities change from time to time. The latest edition of these Guidelines is to be used.

- A. Changes should maintain the character of the Market. This may be achieved by assuring that any repair or new construction fit the general requirements and the special characteristics of each area or zone in the Market District.

New buildings must relate in material, scale and form to surrounding structures. Contemporary design which is harmonious with the surrounding environment in the District in terms of scale, materials and color may be acceptable.

Buildings and facades should be brick, stone or concrete, with an approved surface treatment. Materials such as these with an inherent color are preferred since painting is not necessary. In all design there should be emphasis upon the quality of detail and spacial form: In benches, ceilings, windows, columns, eaves, lighting signing, stalls, etc.

Buildings and the spaces between should relate easily and openly to the external public areas. Building facades should have a greater proportion of voids than solids on pedestrian levels.

- B. If it is proposed to raze a building, to build a new one or in any way to remodel one, Commission approval is required as is a permit from the Building Department. Projects in the Market District may require a building permit when the same project would not require one in another part of the city. In short, in the Historical District, before changes can be made or work started (1) an application for a permit must be filed with the Building Department, (2) a Certificate of Approval must be obtained from the Commission, and (3) a permit must be issued by the Building Department, in that order.

C. Specifics applicable throughout the Historic District

1. Signs

Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to use, the building and street where the sign will be located, and the relation of the sign to other signs and other buildings in the vicinity. Adherence to or enhancement of sight lines both parallel and perpendicular to the sidewalks will be considered. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any

review.

Generally, single faced, flat-surfaced, painted signs are preferred. Extruded aluminum or plastic signs may not be appropriate.

Projecting, double-faced or three-dimensional signs may be allowed if they are integrated into the arcades and do not destroy sight lines. Symbolic three-dimensional signs such as a shaving mug, barber pole, pawn shop symbol, or other symbols illustrating the product being sold on the premises, are acceptable provided they meet other sign guidelines. When possible, signs should reflect the character and the use within the structure.

Generally, off-premise signs are prohibited except where areas have been reserved for groups of signs or for signs which identify the Market District as a whole.

Signs that flash, blink, revolve or are otherwise in motion or appear to be in motion, or signs that vary in intensity are not permitted. Sign lighting should be subdued, incandescent, and front-lit from the exterior rather than back-lit of the fluorescent type.

Temporary signs of whatever material are subject to the control of the Commission.

2. Sounds

The babble of sounds which characterizes the Market is an important part of the Market. Public, electronic amplification of sound is not permitted except under special circumstances.

3. Exterior Form

The scale of all structures, in relationship to other structures and spaces, is important. The scale should be smaller (two or three stories) on Pike Place, larger for First Avenue and Western Avenue. Some variation in heights in the District contributes to the variety and complexity of the environmental experience, and is encouraged.

The use of alleys for service and public oriented activities is encouraged.

The Commission is aware of the problems of the physically handicapped and will discourage barrier architecture which tends to keep the physically infirm from many of the interesting areas of the Market.

The development of terraces, viewpoints, and public roof spaces which take advantage of the sunshine and views is encouraged.

III. ZONES

Within the Historic District there are groups of uses, activities, building types and marketing styles. The District has been divided into five zones, as shown on the maps, which recognize the differences in the various parts of the Market and establish standards for future changes, or isolate special concerns in each zone.

- A. Zone I — Both sides of Pike Street, the entire west side of Pike Place, the east side of Pike Place south of Pine Street, and the alley from Pike Place to Pine Street.

This zone is characterized by open shopping stalls, free pedestrian movement, a linear row of connected spaces, and the prominence of merchandise rather than buildings, walls, signs or marketing decor.

PHYSICAL FEATURES

1. Permanent Elements

- a. Exterior building surfaces above the first story level and the primary architectural elements below the marquee — columns, arches, rails, decorated

ceilings, etc.

Buildings should be a backdrop to the Market activities. New building or physical change will be evaluated for the effect on the whole zone. The integrity of a building or series of buildings should be respected.

b. The Main Market signs

These should be carefully maintained.

c. The Main Arcade interiors

These should be meticulously maintained.

d. Lights which illuminate the interior public way.

The bulbs should be incandescent, and the fixtures should be maintained or replaced with similar or identical ones.

e. Floor pavement and sidewalks.

Where possible the same material should be used throughout this zone.

2. Pedestrian/Customer Elements

a. Awnings — sunshades.

Awnings or sunshades should be of translucent cloth and the same color or pair of colors on any one building.

b. Arcade shop lighting.

The incandescent fixtures should be maintained. The lights should be of uniform wattage.

c. Street lighting.

One type will be used throughout the District.

d. Street furniture.

Public seating is needed, particularly on the island sidewalk of Pike Street. Covered seating along the arcade should be provided without impeding pedestrian movement.

Trash receptacles should be provided throughout this zone.

e. Walls and ceilings that are visible along the arcades.

Wall and ceiling colors should be light.

f. Trees, plants and flowers.

Potted trees, plants, and flowers are acceptable but should not impede pedestrian traffic.

3. Merchant Related Elements

a. Merchandising techniques.

Face-to-face transactions between the buyer and the seller are essential in experiencing the Market. Display methods or sales practices that lessen or eliminate the personal services by the merchant are undesirable.

Spaces open to the arcades or public ways are much preferable to shops with

closed fronts. In all cases, merchandise should be easily visible from the main pedestrian ways.

b. Individual shop decor.

Store decor should complement, not compete with the store products.

The use of unfinished wood, rough wood or shingles ordinarily will not be permitted.

c. Signs.

Signs should be simple, clear and direct. Painted signs are preferred. Backlit fluorescent signs are not permitted, but neon may be acceptable. One of the many standard lettering styles should be used.

Signs should not hide or obscure the architectural elements of the building.

Exterior signs should be flat against the building, painted on it, or hung from the underside of marquees, perpendicular to the sidewalk. Signs attached to the edge of marquees should not extend above the marquees' upper edges.

Stationary sandwich boards are not allowed on city streets or sidewalks. Where permitted in the Market, they should not impede pedestrian movement.

d. Display cases.

Display structures must not diminish the open feeling along the arcades, nor should they interfere with views into, through, or out of the Market.

e. Security devices.

Off-hour night security doors, gates and covers should be finished and unobtrusive.

f. Color.

Brighter colors will be allowed for some signs, trim, and display shelves than will be allowed for walls, ceilings, etc.

Generally, interior colors that are not visible from the pedestrian ways are at the discretion of the individual merchants. However, no fluorescent paint colors will be permitted.

g. Interior shop lights.

High stalls and enclosed shops or restaurants might be allowed to use some fluorescent lights if the lights are thoroughly concealed and if incandescent spectrum tubes are used. Special consideration will be given to the lighting requirements of the U.S. Department of Agriculture.

B. Zone II — Both sides of Pine and Stewart Streets, the south side of Virginia Street, the east side of Pike Place north of Pine Street, and the alley running from Pine to Virginia Streets.

This area is characterized by a greater proportion of enclosed shops and stores. Pedestrian sight of, access to, and movement through this zone is critical to the success of individual merchants.

1. Permanent Elements

a. Exterior building surfaces and architectural elements — columns, rails, arches, and marquees.

The main architectural elements must not be altered or disguised. Buildings as a

whole will be seen as the significant architectural elements.

Marquees should be restored and maintained. The undersides should be a neutral and reflective color. Edges may be of a contrasting color, consistent on each building.

b. Sidewalks

Sidewalks should be of the same material throughout this zone.

2. Pedestrian/Customer Elements

a. Awnings — sunshades

Awnings or sunshades should be of translucent cloth and the same or pair of colors on any one building.

b. Marquee lights

Lights along the underside of the marquees should be incandescent and of uniform wattage. The fixtures should be the same throughout any one building.

c. Street furniture.

Some public seats should be provided in this zone.

Trash receptacles should be provided throughout this zone.

d. Trees, plants and flowers

Potted trees, plants, and flowers are acceptable but should not impede pedestrian traffic.

3. Merchant Related Elements

a. Store fronts

Store fronts should be as open as possible to reveal the prominently displayed merchandise. Stores with closed fronts should have glass fronts or other visually penetrable openings so that the activity inside is obvious to the passerby.

Store fronts should be brick, stucco, concrete or stone where glass isn't used. Wood fronts should be painted neutral colors. The trim color or pair of colors may be contrasting. Unfinished wood, rough wood, or shingles are not acceptable.

b. Merchandising techniques

Face-to-face transactions between the buyer and the seller are essential in experiencing the Market. Display methods or sales practices that lessen or eliminate personal services by the merchant are undesirable.

c. Individual decor.

Store decor should complement, not compete with store products.

Greater variety and individuality than in Zone I may be expressed in the closed-front shops in this zone.

d. Signs

Signs should be simple, clear and direct. Painted signs are preferred. Backlit fluorescent signs are not permitted, but neon may be acceptable. One of the many standard lettering styles should be used.

Signs should not hide or obscure the architectural elements of the building.

Exterior signs should be flat against the building, painted on it, or hung from the underside of the marquee, perpendicular to the sidewalk. Signs attached to the edge of the marquee should not extend above the marquee's upper edge.

Stationary sandwich boards are not allowed on city streets or sidewalks. Where permitted in the Market, they should not impede pedestrian movement.

- e. Interior shop lights.

Incandescent lights are preferred. Other types will be considered.

- C. Zone III — Lower Pike Street, Post Avenue, and the landscaped court containing the stair from Western Avenue to Post Avenue.

This area is underdeveloped and could support more intensive kinds of use.

- 1. Permanent Elements

- a. Exterior building surfaces and architectural elements — simple masonry facades on Post Avenue, the tunnel connection between lower Pike and Post Avenue, the cobblestone paving of Post Avenue.

The main architectural elements must not be altered or disguised. Unpainted brick or masonry should not be painted.

- b. Sidewalks and streets.

Streets in this zone should be of one material, preferable cobblestone.

- 2. Pedestrian/Customer Elements

- a. Awnings — sunshades.

Awnings or sunshades should be of translucent cloth and the same color or pair of colors on any one building.

- b. Street lighting.

One type will be used throughout the District.

- c. Street furniture.

Public seating is needed in this zone, particularly in the landscaped court.

Trash receptacles should be provided throughout this zone.

- d. Trees, plants and flowers.

Well maintained plants and flowers are acceptable along Lower Pike Street and Post Avenue. In the court area, the plantings should be maintained and improved.

- 3. Merchant Related Elements

- a. Store fronts.

Store fronts should be as open as possible to reveal the prominently displayed merchandise. Stores with closed fronts should have glass fronts or other visually penetrable openings so that the activity inside is obvious to the passerby.

Store fronts in this zone may be painted brighter colors than in Zones I and II if painting is required. Unpainted brick, stone, stucco, or concrete is preferred.

Unfinished wood, rough wood, or shingles are not acceptable.

b. Restaurant, tavern and bar fronts.

Restaurants, taverns and bars in this zone are allowed to have brighter or bolder facades than in other zones. More prominent lighting is allowed. The preferred exterior materials are brick, concrete, stucco, or stone. If wood is used, it should be finished. The use of glass is encouraged.

c. Merchandising techniques.

Face-to-face transactions between the buyer and the seller are essential in experiencing the Market. Display methods or practices that lessen or eliminate the personal services by the merchant are undesirable.

Restaurants are encouraged to provide service at counters or tables on the sidewalk or street.

d. Signs.

Signs should be simple, clear and direct. Painted signs are preferred. Backlit fluorescent signs are not permitted, but neon may be acceptable. One of the many standard lettering styles should be used.

Signs should not hide or obscure the architectural elements of the building.

Signs should be flat against the building or painted on it. Signs hung perpendicular to facades will be considered along Post Avenue.

e. Shop interiors.

Merchants have more latitude in this zone in the interiors than in other zones. Nevertheless, fluorescent colors will not be permitted.

f. Lighting.

Incandescent lighting is preferred.

D. Zone IV — The enclosed building spaces below Pike Place.

This is a continuous, complex, multi-leveled system within a single space. Merchant-related structures should complement this characteristic and encourage pedestrian flow.

1. Permanent Elements.

a. Ramps, stairs, passages, exposed pipes, columns, and west windows.

The numerous options for entering the lower levels must be preserved, including the ramps and stairs down from the Main Market arcade, the ramps and stairs up from Western Avenue, and the ramp from Flower Row.

The complex of electrical conduit, and plumbing pipes must remain exposed.

The metal clad timber columns should be left free standing. Walls should not be built onto or around them. Signs should not cover them.

Ceilings, walls and other structural partitions should be uniformly finished, preferably with light colored paint.

Shops should maximize the views to the west.

b. Lighting.

Lighting should be incandescent. Existing fluorescent lighting should be phased out.

c. Flooring.

Flooring should be the same throughout the zone.

2. Merchant Related Elements.

a. Merchandising techniques.

Face-to-face transactions between the buyer and the seller are essential in experiencing the Market. Display methods or sales practices that lessen or eliminate the personal services by the merchant are undesirable.

Spaces open to the walkways are much preferable to shops with closed fronts. If a shop must have a closed front, the merchandise should be visible from the outside.

b. Security doors.

Security or night doors should be visually penetrable and of the same type throughout this zone. Partitions should not be higher than 9'-0".

c. Individual decor.

As in Zone I, predominately displayed merchandise should provide the color and the interest.

Ceiling and wall colors should be light and generally should not incorporate such special effects as flocked wall paper, spangles or glittered plaster.

Shop front treatments including but not limited to pseudo-Mansard roofs, chalet motifs, or shingles will not be permitted.

d. Signs.

Signs should be simple, clear, and direct. Painted signs are preferred. One of the many standard lettering styles should be used.

Signs should not hide or obscure the architectural elements of the building.

e. Display cases.

Display structures must not diminish the open feeling along the lower level. They should not interfere with views through the zone or to the west.

f. Color.

Brighter colors may be used for some signs, trim and display shelves.

Generally, colors that are not visible from the pedestrian ways are at the discretion of the individual merchant. Nevertheless, no fluorescent paint colors will be permitted.

g. Shop lights.

Incandescent lights are preferred.

E. Zone V — The west side of First Avenue from Virginia Street south to 1425 First Avenue.

This is a transition zone from downtown to the Market. Opportunities should be provided for pedestrians to enter the Market at various points within the blocks.

1. Permanent Elements.

a. The building exteriors, including marquees, arches, cornices, windows, doors,

and columns.

The exteriors of historic buildings should be carefully restored and maintained. Other buildings should related to the historic ones in terms of scale, proportion of openings, materials and color.

b. Sidewalks.

Sidewalks should be of the same material throughout this zone.

2. Pedestrian/Customer Elements.

a. Awnings — sunshades.

Awnings and sunshades should be of translucent cloth, and of the same material and color or pair of colors on any one building.

b. Trees, plants, and flowers.

Potted trees, plants, and flowers are acceptable but should not impede pedestrian traffic.

3. Merchant Related Elements

a. Store fronts.

Store fronts should be open where practicable. Stores with closed fronts should use enough glass so that the activity inside the store is obvious to the passerby.

Store fronts should not depart from the character of the building facade of which they are a part.

The trim color or pair of colors could be contrasting. Unfinished wood, rough wood, or shingles are not permitted.

b. Individual decor.

The interior furnishing of closed-front shops in this zone are at the discretion of the shop owner, with the following qualification: displays, objects, or signs on the inside of buildings, where such are directed to attract the attention of passersby through the windows, are under the jurisdiction of the Commission.

c. Merchandising techniques.

Face-to-face transactions between the buyer and the seller are essential in experiencing the Market. Display methods or sales practices that lessen or eliminate the personal services by the merchant are undesirable.

d. Signs.

Signs should be simple, clear, and direct. Painted signs are preferred. Some use of backlit fluorescent signs may be permitted. Careful use of neon may be acceptable. One of the many standard lettering styles should be used.

Signs must not hide or obscure the architectural elements of the building.

Signs should be flat against the building or painted on it without defacing it. Signs should be few and not large.

Stationary sandwich boards are not allowed in this zone.

IV. ALLOWABLE PRESERVATION ACTIONS

A significant part of the preservation process for the Market Historical District will entail Urban Renewal. Under Urban Renewal the charge is to eliminate blight and its causes. Blight within the Historical District is in part identified through the structural conditions and code deficiencies spelled out by engineering survey and analysis of all buildings in the Historical District. The actions necessary to bring the structures of the District up to code are either categorized as rehabilitation or new construction.

Where a building can clearly be shown to be rehabilitated at a cost less than the cost of new construction and/or has clear architectural or individual historical merit, it has been designated for rehabilitation under Part A of this section. Correspondingly under Part B, replacement is allowable only for those buildings where the cost of rehabilitation is greater than the cost of new construction or where the existing Market functions are enhanced, continued, and controlled in accordance with the Market Historical District Ordinance and the Preservation Policies of this Plan. Rehabilitation shall be given priority over replacement.

A. Rehabilitation

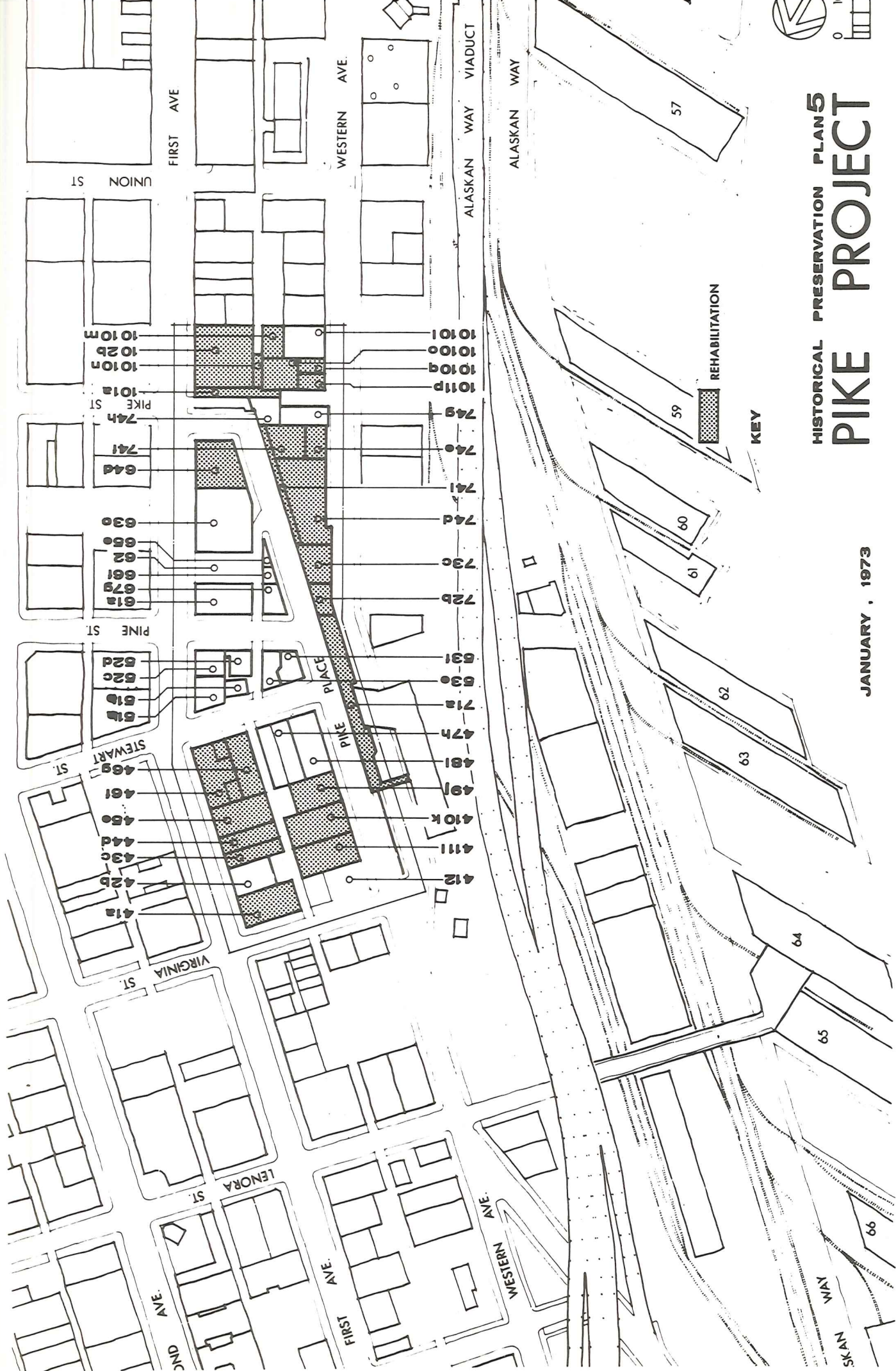
Twenty-four structures in the Historical District are designated for rehabilitation as appropriate means for their preservation. These buildings have remained fundamentally unchanged from their original condition, they are important to the Historical District functions and they have a valid site utilization intensity. Development proposals for the sites will retain existing buildings and rehabilitate them in compliance with Property Rehabilitation Standards of the Pike Place Urban Renewal Project as attached in Appendix C. The buildings are shown on Map 5 and itemized as follows:

- | | | | |
|------------|-------------------------|-------------|--------------------|
| 1) 4-1-a | Livingston Hotel | 13) 10-10-n | Post Building |
| 2) 4-3-c | Smith Block Building | 14) 10-10-m | Outlook Market |
| 3) 4-4-d | Butterworth Building | 15) 10-10-o | LaSalle Hotel |
| 4) 4-5-e | Alaska Trade Building | 16) 10-10-q | Outlook Hotel * |
| 5) 4-6-f | Fairmount Hotel | 17) 10-11-p | Cliff House |
| 6) 4-6-g | Veterans Trift Shop | 18) 7-4-d | Main Market |
| 7) 4-11-l | Champion Building | 19) 7-4-e | Bakery |
| 8) 4-10-k | Soames Building | 20) 7-4-f | Leland Hotel |
| 9) 4-9-j | Dunn Seed | 21) 7-4-i | Main Market Arcade |
| 10) 6-4-d | Corner Market | 22) 7-3-c | Fairley Building |
| 11) 10-1-a | Pike Arcade | 23) 7-2-b | City Fish Building |
| 12) 10-2-b | Economy Market Building | 24) 7-1-a | Open Arcade |

*10-10-q was identified as a part of 10-10-o in the adopted Urban Renewal Plan, subsequent engineering survey has determined that it is an independent structural entity and is identified herein utilizing the original name.

B. Rehabilitation/Replacement

Seventeen buildings and two open parking lots in the Historical District are designated as only available for replacement as an appropriate means of achieving the preservation of the Historical District functions where rehabilitation is proved to be infeasible. First priority shall remain rehabilitation. Such designation is made on the basis of building conditions identified as follows: 1) frame structure, 2) structural failures, and 3) special conditions. Some of these buildings are substantially reduced from their original conditions. Others do not have sufficient individual Historical, Architectural or Social significance to justify rehabilitation. Development proposals for these sites can include removal of existing structures and construction of new structures in their



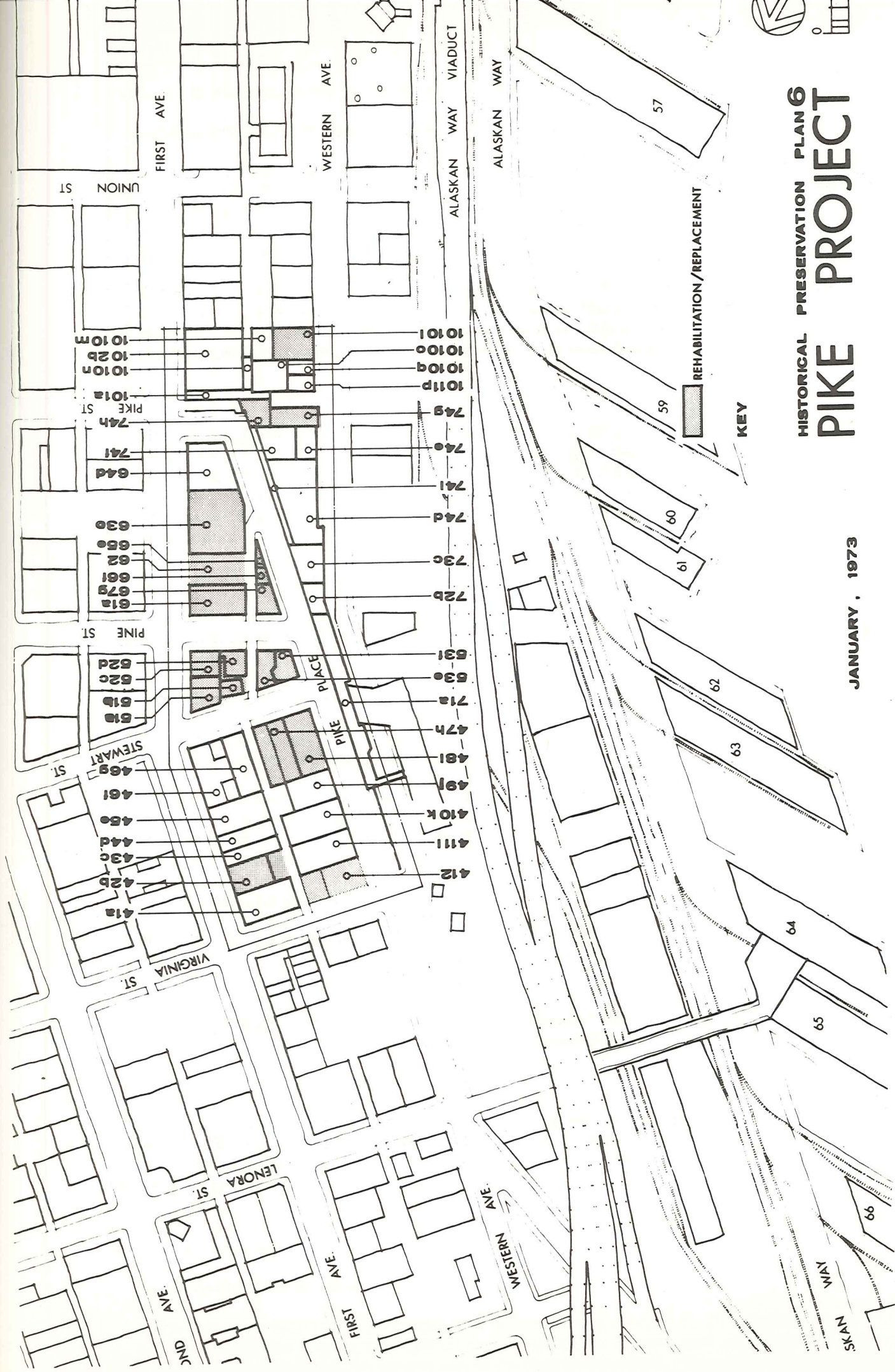
HISTORICAL PRESERVATION PLAN 5 PIKE PROJECT

JANUARY, 1973



HISTORICAL PRESERVATION PLAN 6 PIKE PROJECT

JANUARY, 1973



places, in accordance with the guidelines and policies set forth under Section III above.

The buildings are shown on Map 6 and are listed as follows:

1. Frame Structures: These buildings are of wood frame construction and are not permitted in the First Fire Zone. They are, therefore, identified under this section. Additional specific reasons to allow replacement are stated below relative to each building.

a. Salvation Army Store (4-2-b)

It is presently thought that the rehabilitation potential of the Livingston Hotel could be considerably increased by coupling its rehabilitation to the construction of a new structure on this site. The new structure could provide structural bracing and contain mechanical and electrical systems serving both the Livingston and the new structure.

b. Steward House (4-7-h)

Special Safeguard: This site will not be available for building replacement/re-use until such times as the same number of housing units of appropriate character and low rent are available within the Project Area for relocation of the residents of the existing hotel. However, should non-performance of required work on the part of the owner bring about closure under minimum housing standards, the schedule for action on this site would be open for re-examination.

c. Harborview Hotel and Related Structure (5-1-a and 5-1-b)

This structure is the remaining ground floor of a three-story hotel. Historical precedent would indicate replacement of the existing structure in order to achieve more appropriate utilization of the site.

d. Rogers Clothing Store (5-2-c)

Similar conditions as above are associated with this structure. Old photographs indicate a three-story structure. Probably a hotel was formerly on this site.

2. Structural Failures: These buildings have failures in primary structural components such as foundations, retaining walls, and main bearing walls. In some instances the structures are built over foundations which are inadequate to sustain them. Rehabilitation of these structures would require complete reconstruction.

a. Tavern and Shop (5-2-d)

b. Seattle Garden Center (5-3-f)

c. St. Vincent de Paul Thrift Shop (5-3-e)

Special Safeguards: Adequate provisions for retention of this use in the Market area shall be established before this building is available for replacement.

d. Tavern and Retail Shops (4-8-i)

An additional reason for replacing these structures is that they are one-story above grade. More stories (2 or 3) could provide residential space above while preserving retail space on street levels. Architectural solutions could take advantage of the sloping sites and provide good relationships between residential units and public space.

3. Special Consideration Buildings: Buildings in this category are affected by special conditions which make replacement desirable.

a. Sanitary Market (6-3-c)

The cost of correcting this building's code deficiencies (see Appendix D) is relatively low (\$8.22/sq.ft.) and is lower than cost of new construction. Replacement of this structure is recommended, however, on the grounds of its historic precedent. Historically, the building has been three stories in height and its space has been much more advantageously utilized than it is

at present. In order to enhance the Market function and increase this location's utilization potential, this building should be replaced with a new structure.

b. Drugstore and Thrift Shop (6-1-a)

The cost of correcting code deficiencies in this building (see Appendix D) is relatively low (\$8.06/sq.ft.) and is lower than the cost of new construction. Replacement of this building is recommended, however, on the basis of economic viability (increased space utilization) and that Market functions would be enhanced by a new structure on this site which is integrated with adjacent buildings.

Special Safeguard: Adequate provisions for retention of the Thrift Shop in the Market area shall be established before this dwelling is available for replacement.

c. Market Hotel and Related Structures (6-7-g, 6-5-e, 6-6-f)

Rehabilitation costs for these three parcels are the highest in the Historical District and closely approximate new construction costs. The structures themselves have a scale and character closely identified with the character of the District. These parcels have been linked with parcels directly to the east. (6-1-a, 6-2, and 6-3-c) for possible replacement proposals. Replacement options in order of priority are:

- 1) Rehabilitation
- 2) Keep facade and scale of present structures intact and couple new construction to the east with rehabilitation/reconstruction of the present buildings.

d. Flower Row and Associated Structures (7-4-g, 7-4-h)

The Flower Row structure is unsafe and must be rebuilt. In actual analysis, it is part of the Main Market structure and should be considered as a part of the rehabilitation effort in the Main Market.

e. Market Garage (10-10-I)

The rehabilitation cost of this structure is not unreasonable. Replacement of this structure is recommended to provide services, necessary exists, and structural stability to the building complex including the LaSalle Hotel, Cliff House, and the Outlook Hotel.

4. Open Sites (6-2 and 4-12)

There are two vacant sites in the Historical District. Both are used as parking lots and 4-12 (on the north end of the District) has substantial grade change accomplished by retaining walls on the north and east sides of the lot. These sites are recommended for redevelopment proposals.

PIKE PLACE MARKET HISTORICAL DISTRICT ORDINANCE

Initiative Petition No. 270105

Ordinance No. 100475

Proclamation No. 271529 dated December 1, 1971

AN ORDINANCE to preserve, improve, and restore the Pike Place Markets, creating the Pike Place Market Historical District, prohibiting alteration, demolition, construction, reconstruction, restoration, remodeling or modification of structures therein without a certificate of approval, establishing an Historical Preservation Commission, and providing for administration and enforcement.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Purpose. In order to promote the educational, cultural, farming, marketing, other economic resources, and the general welfare; and to assure the harmonious, orderly, and efficient growth and development of the municipality, it is deemed essential by the people of the City of Seattle that the cultural, economic, and historical qualities relating to the Pike Place Markets and the surrounding area and an harmonious outward appearance and market uses which preserve property values and attracts residents and tourists be preserved and encouraged; some of the qualities being: the continued existence and preservation of historical areas and buildings; continued construction and use of buildings for market activities, especially on street levels; and a general harmony as to style, form, color, proportion, texture, material, occupancy and use between existing buildings and new construction.

Section 2. Historical District. There is hereby created a Pike Place Market Historical District (hereafter called Historical District) whose physical boundaries are illustrated on a map hereto attached as Exhibit "A" which is hereby made a part of this ordinance.

Section 3. Responsible Agency. There is hereby created a Market Historical Commission (hereafter called "Commission") appointed by the Mayor with the consent of a majority of the City Council and to be composed of two representatives each from the Friends of the Market, Inc., Allied Arts of Seattle, Inc., and the Seattle Chapter of the American Institute of Architects; and two owners of property within the Historical District, two merchants of the markets, and two residents of the Historical District. The Mayor shall make his appointments of the representatives of Friends of the Market, Allied Arts, and the Seattle Chapter of the American Institute of Architects, from a list of four nominees submitted by each of the said organizations. The members shall serve three year terms with the terms of the first Commission to be staggered. The said Commission shall have for its purpose the preservation, restoration, and improvement of such buildings and continuance of uses in the Historical District, as in the opinion of the Commission shall be deemed to have architectural, cultural, economic, and historical value as described in Section 4, and which buildings should be preserved for the benefit of the people of Seattle. The Commission shall also make rules, regulations, and guidelines according to the criteria as contained in this ordinance for the guidance of property owners within the Historical District. The Commission shall also develop plans for the aquisition and perpetuation of the Pike Place Markets and of market activities through either public ownership of other means and shall make recommendations to the City Council from time to time concerning their progress. Staff assistance and other services shall be provided by the Department of Community Development to the Commission as requested.

Section 4. Criteria. In carrying out its function, the Commission shall consider the purposes of this Ordinance as outlined in the Ordinance and the nature, function, and history of the District as described herein.

- a. The Historical District has played and continues to play a significant role in the development of Seattle and the Puget Sound Region since the inception of the public market in 1907. It has served as the center of local farm marketing, and other marketing businesses through varied economic times. It is significant in the culture of the region drawing together a broad spectrum of people from all ethnic, national, economic, and social backgrounds as a prototype of truly cosmopolitan urban life. It promotes local farming while making available local produce to shoppers and others. The District provides considerable housing for a community of low-income residents who are part of the life and color of the market. It has achieved world-wide fame as an uniquely American market and serves as the source of inspiration for markets elsewhere.

- b. The Historical District is associated with the lives of many Seattle and Puget Sound region families and persons as farmers, merchants, and shoppers through marketing activities. It is an outstanding example of small independent businesses operating in the best tradition of American enterprise.
- c. The buildings with their marketing activities and residential uses combine to form a distinctive area focusing on the central market buildings which although humble and anonymous in character are an example of intriguing, dramatic architectural space servicing and adjusting to the varied and varying characteristic marketing activities. The central building spaces are particularly unique in form and character having grown to their present form through years of anonymous and functional creation to conform to the changing market activities always serving low-income consumers along with other special needs of the public. The District possesses integrity of location, original construction, use, and of feeling and association.
- d. The preservation of the Historical District will yield information of educational significance regarding our culture and our ecology as well as retaining its color, attraction, and interest for the City. Preservation of the District will retain a characteristic environment of a period of Seattle's history while continuing a vital cultural and economic aspect of the City.

Section 5. Commission Procedure. The Commission shall adopt rules and regulations for its own government, not inconsistent with the provisions of this or any other ordinance of the City of Seattle. Meetings of the Commission shall be open to the public and shall be held at the call of the chairman and at such other times as the Commission shall be open to the public and shall be held at the call of the chairman and at such other times at the Commission may determine. All official meetings of the Commission shall keep minutes of its proceedings, showing the action of the Commission upon each question, and shall keep records of its proceedings and other official actions taken by it, all of which shall be immediately filed in the Office of Community Development and shall be a public record. All actions of the Commission shall be by resolution which shall include the reasons for each decision. A majority vote shall be necessary to decide in favor of an applicant on any matter upon which it is required to render a decision under this ordinance.

Section 6. Approval of Changes to Buildings, Structures and Other Visible Elements within the Historical District. No structure or part thereof shall be erected, altered, extended, or reconstructed; no structure or lot shall be used or occupied except pursuant to a Certificate of Approval authorized by the Commission. However, no regulation nor any amendment thereof shall apply to existing buildings or structure, or of land to the extent to which it is used at the time of the adoption of such regulation or amendment or any existing division of land, except that such regulation or amendment may regulate non-use or a non-conforming use so as not to unduly prolong the life thereof. Applications for permits involving structures or sites within the Historical District shall be forwarded immediately by the Superintendent of Buildings to the Commission for review. The Commission shall review and make recommendations regarding appropriateness of each proposed change or addition and a Certificate of Approval shall be issued by the Commission as hereinafter provided. The Commission, in considering the appropriateness of any alterations, demolition, new construction, reconstruction, restoration, remodeling, or other modification of any building shall refer to the purpose of this ordinance and shall consider among other things the historical and architectural value and significance, architectural style, the general design, arrangement, texture, material, occupancy and use, and color of the building or structure in question or its appurtenant fixtures, including signs, the relationship of such features to similar features of the other buildings within the Historical District and the position of such building or structure in relation to the street, public way, or semi-public way and to other buildings and structures. The Commission shall also make no recommendations or requirements except for the purpose of preventing developments inconsistent with the criteria of this ordinance. Where modification of the appearance of a structure within the Historical District does not require a building or demolition permit, notice of such intention shall nonetheless be filed with the Superintendent of Buildings, who shall notify the Commission.

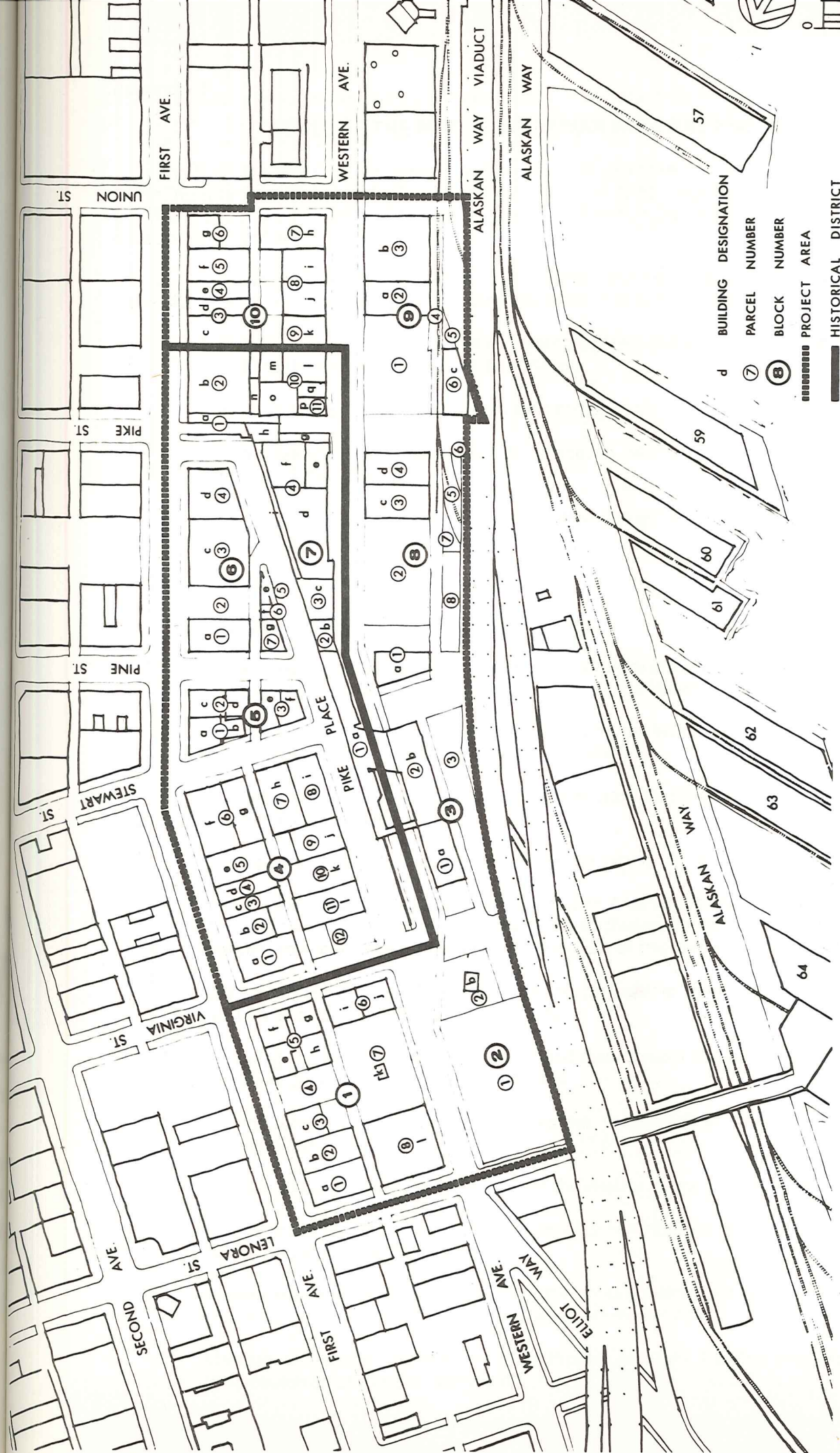
The Commission shall consider and approve or disapprove applications for a Certificate of Approval as contemplated herein not later than 30 days after receipt of any such application, and a public hearing shall be held on each such application. If after such hearing and upon review of the Commission it determines that the proposed changes are consistent with the Criteria for Historic Preservation as set forth in Section 4, the Commission shall issue the Certificate of Approval at this time and after such a decision, the Superintendent of Buildings is then authorized to issue a permit.

In the event of a determination to deny a Certificate of Approval the owner may request a hearing from the City Council within a period of 20 days for the purpose of appealing the Commission's decision. The Council shall then hold a public hearing to determine the appropriateness of the Commission's decision taking into consideration the criteria of Section 4 herein. At the end of this time, the Council shall deny the appeal unless it finds that owing to special conditions pertaining to the owner's specific piece of property, the full denial will cause undue and unnecessary hardship, in which case the Certificate of Approval shall be issued notwithstanding such prior determination.

Section 7. Enforcement. The provisions of this ordinance shall be enforced by the Superintendent of Buildings.

Section 8. Penalty for Violations. Anyone failing to comply with any provisions of this ordinance shall upon conviction thereof be subject to the penalties as provided by the laws of the City of Seattle for failure to obtain a use permit from the Superintendent of Buildings.

Section 9. Severability. If any section, paragraph, subdivision, clause, phrase or provision of this title shall be adjudged to be invalid or held unconstitutional, the same shall not affect the validity of this title as a whole or any part of provision thereof other than the part so decided to be invalid or unconstitutional.



DEPARTMENT OF
COMMUNITY DEVELOPMENT

CITY OF SEATTLE
KING COUNTY, WASHINGTON

PIKE PLACE

REDEVELOPMENT PROJECT
WASHINGTON R-17

BOUNDARIES

GOALS OF THE PIKE PLACE URBAN RENEWAL PROJECT

The five goals and their accompanying statements of objectives below are to be taken as a whole, no single statement of the five is sufficient to stand alone. Together the five goals indicate the intentions of the Project toward historic fabric and function; economic development; people; environmental and aesthetic conditions.

- I. Preserve and perpetuate the cultural, economic, and historical qualities related to the Pike Place Market and the surrounding area, as set forth in the Historical District Ordinance.
 - * Rehabilitate and restore structures to meet code requirements, Project Rehabilitation Standards, and Historical District Guidelines.
 - * Attract farmer-sellers and support their continued role in the Market.
 - * Induce diversity among market-related businesses, while maintaining the food supply function of the Market.
 - * Regulate uses, modifications and new construction within the Historical District to maintain its character and function.
 - * Enhance the Market as a regional attraction.
 - * Improve support facilities for the Market users.
 - * Ensure that public improvements in the Project Area are compatible with and sympathetic to the historical character and function of the Market.
 - * Ensure that development within and surrounding the Historical District is compatible with and sympathetic to the existence of the Market.
- II. Execute the work of the Project with the least possible disruption to the activity and quality of the Pike Place Market.
- III. Stabilize and renew the economic and physical vitality of the Project Area.
 - * Adopt definitions and standards for the Project Area which encourage a balance between the need to realize economic viability and the achievement of development complementary to the historical character and function of the Market.
 - * Make improvements which will stabilize and tie together the Project Area, and will link it with other activities in the downtown area.
 - * Encourage types of property ownership and management programs which ensure continued productivity of the Project Area.
 - * Provide access to the Central Business District, the Waterfront, and other downtown activity areas.
- IV. Develop a community which will sustain the vitality of the Project Area.
 - * Provide maximum opportunity for community contribution to the planning and redevelopment of the Project Area.
 - * Provide relocation and other services to the present residents, merchants, and property owners to sustain them through the redevelopment period.
 - * Maintain and expand the features of the Project Area which appeal to a cross-section of the population of the City and region.
 - * Rehabilitate and replace housing units for low income persons, as a part of the residential population of the Project Area.

- * Expand the residential base in and around the Project Area for varied income groups.
- * Develop social services necessary to the community within and around the Project Area.
- V. Develop amenities which capitalize on and utilize the features unique to the Project Area.
- * Identify the historical character of the Project Area for maximum appreciation by the City's residents and visitors.
- * Maintain and extend the elements of the Project Area which provide a diversified urban experience.
- * Emphasize the natural and man-made features of the Project Area which achieve a well balanced, pleasant urban space.

Appendix C.

PROPERTY REHABILITATION STANDARDS FOR THE PIKE PLACE URBAN RENEWAL PROJECT

All existing properties within the Pike Project - Wash R-17 - shall comply to all applicable statutes, codes, and ordinances and any amendments to said statutes, codes, and ordinances, regardless of the cost or amount of alteration and repairs to be done. When it is determined that a property meets all requirements of the Pike Project Property Rehabilitation Standards, a certification shall be issued by the Director of Community Development or his designee.

The following codes are hereby incorporated by reference and made part of the Pike Project Property Rehabilitation Standards:

Building Code	City of Seattle
Electrical Code	City of Seattle
Housing Code	City of Seattle
Plumbing Code	City of Seattle
Fire Prevention Code	City of Seattle
Health Code	City of Seattle
Elevator, Escalator and Dumb-Waiter Code	City of Seattle

In addition to the regulations and standards set forth in the above mentioned statutes, codes, and ordinances, properties within the Pike Project — Wash R-17 — shall comply to the following standards:

I. Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property. Rehabilitation work shall be performed in accordance with the established standards of trades. Structural modification and improvements shall be performed under supervision of qualified and experienced personnel.

II. Appurtenances

All appurtenances, accessory structures, or equipment which serve no useful purpose, have no visual or historic value, or those in a deteriorated condition which are not repairable shall be removed. Such appurtenances, structures, and equipment includes porches, terraces, entrance platforms, gargages, walls, fences, miscellaneous sheds, signs, water tanks, and obsolescent mechanical and electrical equipment.

III. Exterior and Interior Finishes

1. Exterior walls, roofs, marquees, doors, windows, trim and all exterior exposed surfaces, shall have a suitable water-tight and reasonably durable covering — i.e., free of holes, cracks, excessively worn surfaces, deterioration or other defects.

2. Interior walls, partitions, floors, ceilings, doors, windows, trim, and all other interior surfaces shall be in sound condition and in good repair. All serious defects, cracks, splits, excessively worn surfaces, deterioration or other defects shall be repaired, refinished or replaced.

3. Alterations and Repairs — All alterations, repairs, and other improvements shall be harmonious with existing materials. All exterior surfaces, whether painted or not, shall be clean.

IV. Design

The design for rehabilitating all exterior and those interior areas open to the public shall be subject to review and recommendations by the Design Review Board. The rehabilitation of existing

structures and the design of new structures shall be coordinated to avoid aesthetic conflict. Where practical and permitted, columns, capitals, incandescent lighting, windows, doors, and other familiar and identifying characteristics shall be retained. Modifications of internal planning resulting from use and occupancy requirements (additional stairs, elevators, corridors, exits, environmental system, etc.) shall be provided with minimum disturbance to the structure as a whole and with materials characteristic to the immediate area. Alternate design solutions not specifically presented by these Standards are acceptable if approved by respective code officials.

V. Pike Place Market Historical District

All existing structures in the Pike Place Market Historical District shall comply with Guidelines set forth in the Historical District Ordinance No. 100475 which is hereby incorporated by reference and made part of Pike Project Property Rehabilitation Standards. Areas, components, fixtures, etc., designated for restoration shall be rebuilt to their original condition. Repairs shall be carried out with materials matching existing surfaces, textures, and ornaments. Replacement of fixtures, hardware, and other applicable features shall be accomplished by salvage material if available.

Appendix D

EXCERPTS FROM THE ANDERSEN, BJORNSTAD, AND KANE BUILDING SURVEY CONDUCTED DURING 1971 AND 1972

Part I. Rehabilitation Proposals

1. 4-1-a Livingston Hotel

Exterior walls are unreinforced brick masonry full height except the East wall which has two stories of brick masonry supported on steel beams and cast iron columns in first story above grade. The West wall is extensively damaged with cracks extending full height (5 stories above grade) through all spandrels between windows. The North wall has a limited number of cracks which do not seriously affect the gravity load capacity of the wall. This building does not have an adequate seismic load resistive structural system. Interior wood framing is partly joist on beams and posts, and partly joist on stud bearing walls. The post and beam framing does not qualify as heavy timber per Seattle Building Code because of various construction deficiencies. All joists for roof and floors plus stud walls do not qualify for minimum fire resistive standards. Floors are uneven and indicate shrinkage and permanent deflection of wood framing. Wood framing is not tied to exterior masonry walls. The stud bearing walls at 1st and 2nd stories in west half of building have undersize studs per Seattle Building Code. Floor framing at west half of basement and east half of first floor requires partial replacement and is over unventilated crawl space. Walls, ceiling and floor of an approximately 1,200 square foot shop in east half of 2nd floor have been damaged by fire. The roofing is blistered and cracked and is not fire retardant.

Code compliance requires covering interior framing with ½" G.W.B., providing kitchens in housekeeping rooms, adding toilets and baths, replacement of wood cornices and bay windows with non-combustible construction, new fire retardant roofing, new doors to living units and completing correction of transoms over doors, rebuilding and enclosing two existing stairs, and adding one stair through one story to grade.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

2. 4-3-c Smith Block Building

Exterior unreinforced brick masonry walls have numerous cracks, areas with deteriorated mortar, broken sections of wall and are not adequate for seismic loads required by Seattle Building Code. Exterior concrete foundation walls on three sides of building have a number of cracks extending full height indicating foundation settlement. Roof is not fire retardant. Roof construction is not adequate for required roof live load or as a horizontal diaphragm. Floor construction is not 1 hour fire resistive and has excessive deflection for required loading. Floors are not adequate horizontal diaphragms.

Roof and floors are not adequately connected to exterior masonry and concrete walls and joist ends are not properly supported at walls. Exit stairs do not comply with Seattle Building Code for a four story building and compliance will require considerable structural alteration and addition. Code compliance requires replacement of existing stair with new, noncombustible, enclosed stair, a new noncombustible enclosed stair exiting to the alley, a new roof and refurbishing of windows and masonry on east and West walls. Portions of this building have recently been refurbished and received new installations of mechanical and electrical systems. Additional work required in this area is considered minimal.

3. 4-4-d Butterworth Building

4. 4-5-e Alaska Trade Building

5. 4-6-f Fairmount Hotel

6. 4-6-g Veterans Thrift Shop

Building analysis of these buildings are not available at this time. Superficial surveys have indicated that these structures are substantially sound and definitely rehabilitatable. Butterworth and Alaska Trade Buildings have recently been refurbished to some extent.

7. 4-11-l Champion Building

Exterior walls are reinforced concrete at three sides and reinforced concrete frame at West wall. Two floors and roof are reinforced concrete slab, beam and girder framing system. First floor is concrete slab on grade. The waterproof membrane and wearing surface on roof parking area are deteriorated. The roof slabs and also slab of ramp to roof are extensively cracked and have corroded reinforcing where water leaks through cracks. A limited number of cracks exist in the second floor slabs. Bottom reinforcing in slabs at two floors and roof level was specified to be placed with ½ inch concrete cover per design drawings; in some places the reinforcing is exposed or has a maximum of ¼ inch cover. Exterior walls exhibit some cracks and North wall has numerous areas of rock pockets with exposed reinforcing on exterior face of wall.

Code deficiencies include deteriorated roofing and building exterior and inadequately maintained exits. Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

8. 4-10-k Soames Building

Concrete frames at four exterior walls of original building have numerous cracks and spalled areas with exposed reinforcing. Tile filler walls in lower two stories of frame at South wall do not comply with required fire rating. Concrete blockwalls of building addition on East have many shrinkage cracks on interior face. The laminated roof deck is extremely flexible and has been damaged by a water ponding at low point of roof. First and second floor beams were improperly installed and have caused ridges in flooring and floor decking over girders. All flooring on first and second floors has been laid in wrong direction to qualify floor for heavy timber or 1 hour construction and is also worn and split. The first floor 3 x 6 decking has been damaged by wheel or other concentrated overloads and has some rotted areas adjacent to exterior walls. Code deficiencies include non-fire retardent roofing, deteriorated marquee and windows at West wall, windows at party wall, add new stair from basement to alley and adding landing area at existing stairs.

Mechanical systems require replacement. Electrical nonconformance is limited to existing lighting and light fixture connections.

9. 4-9-j Dunn Seed

Concrete foundation walls on three sides of building have a limited number of minor cracks. The North wall is a reinforced concrete frame (basement plus two stories above first floor) with 8 inch tile filler walls common with Building 4-10-k. Concrete spandrels and columns of this frame have cracks. The East wall is a concrete frame at first story. The East wall at first story is nonbearing structural tile with minor cracking. This building does not have a South wall for two-thirds of its length and the remainder of South side is unreinforced masonry with poor mortar. Roof and first floor framing is heavy timber with a few badly checked post and beams and requires addition of ties to walls and at columns. The first floor will require 1 inch flooring over entire area for code compliance.

Code compliance requires: correcting non-complying roof surfacing; restoring dilapidated roof marquee; adding rain leader; adding exterior stairway as means of egress in exit court; correcting existing stair and adding new stair to provide 2 means of egress; correcting 1st floor means of egress to grade; and blocking up basement window openings. Additional toilet is required and minimal work on existing mechanical and electrical systems.

10. 6-4-d Corner Market

Exterior concrete walls and columns show deterioration as evidenced by cracks and spalling of concrete. Columns on three sides of building do not have capacity for minimum seismic load required by Seattle Building Code. Interior heavy timber framing has numerous split beams and columns, some damaged connections, dry rot and damaged finish flooring. Timber framing is not adequately tied to exterior walls. The second floor framing slopes, has a number of framed in openings and additional framing superimposed to provide level floor areas. Roofing is badly cracked and leaks. Timber roof decking appears sound from inside of building but could possibly have extensive rot on roof side. Marquee on three sides of building is beyond repair.

The building exterior must be repaired including sash units and should be re-furnished to resemble the original finish including replacement of the marquee. Exit and stairs are inadequate.

Mechanical and electrical systems require replacement.

11. 10-1-a Pike Arcade

Concrete slab at second floor has excessive depth of very uneven fill. Both fill and slab are cracked and leak. Steel framing in North wall and columns below floor slab are unprotected and badly rusted. Roof is unprotected sheet metal and steel framing.

Area west of East wall of Post Avenue must be fire sprinklered for area requirements. The 4 hour fire separation in line with the West wall of the Economy Market must be continued to the North wall by double Class "A" fire doors and concrete wall. An appeal should be made to the Seattle Building Department for consideration of water deluge fire separation in lieu of fire doors.

New electrical wiring is required. Existing conduit may be reused.

12. 10-2-b Economy Market Building

The building lacks a dependable system to resist seismic motion, particularly along the East and North exterior walls from the roof down to the 2nd floor, or street level. A recommended system is utilization of the wood floor and roof framing as diaphragms and the exterior walls as shear walls and/or rigid frames. The North and East walls from the third floor down to the second floor, street level, would incorporate the new reinforced concrete encasement around the steel beams and columns supporting the third story masonry walls as rigid frames. All masonry walls reinforced full height with continuous vertical steel straps on each side of openings. Because of the varying height and discontinuity in the North-South direction of the floors along the South wall it is recommended that a horizontal steel truss be installed below the street level floor, spanning from the East to the West exterior walls, to support the South wall for seismic, and wind, loading in the North-South direction.

Interior heavy timber and one hour wood framing (Type IIIH.T. or 1 hour) has a limited number of rotted, broken or otherwise damaged members. Flooring is worn and cracked on most of two floors. Wood floor and roof framing is not adequately tied to exterior masonry walls or cross-tied at wood columns. Second floor arcade area has nonwaterproof concrete fill on partially rotted wood framing. Penthouse attic space is over area without divisions and has combustible exterior walls. North and east masonry walls are supported with unprotected steel beams and C.I. columns. Masonry for four exterior walls in unreinforced brick with some cracks and many openings in East, West and North walls.

This building, along with the East portion of building 10-1-a (South arcade) is considered one building for fire separation and area limitations. A fire separation along the West wall is required. The door to the Post Street stair is to be protected by two Class "A" fire doors. The concrete roof structure of the Post Building provides required separation for the third story windows on the West. Rated openings to Post Street under building 10-10-n are required. Also the opening to the third floor to the South must be closed. A new stair serving basement, second and third floors and exiting to First Avenue is required. Divide the attic spaces and provide one hour protection for wood joist and frame construction.

Mechanical system can be brought up to code by some replacement and modification. Replacement of electrical system is required throughout.

13. 10-10-n Post Building

The structure is supported by buildings on East and West sides, buildings 10-2-b and 10-10-o respectively. Most support points are located between floor levels. In order to minimize possible damage to the supporting building walls caused by differential seismic motion of the two buildings, it is recommended the walls be bolstered with vertical steel beams placed approximately 14 feet o.c.

Concrete floor slab and beams have limited number of cracks and areas with reinforcing exposed at spalls. South half of floor at third floor (lowest level) and South wall at lower story are wood construction with plaster and gypsum board on exterior face. Wood will have to be exposed for inspection during repair phase. Wood stairs and flooring at upper story are worn. Roof flashing is rusted.

Automatic fire sprinklers must be installed for area requirements. Combustible South exterior wall must be replaced. Provide fire separation at door to the Economy Market.

14. 10-10-m Outlook Market

This building has four story unreinforced brick masonry walls on three sides, no wall on the North side and heavy timber interior floor and roof framing. North side of building is the South wall of the LaSalle Hotel. The building does not have an adequate seismic resistive system of its own and is not tied to the building on the North. In addition to the very soft lime mortar in the masonry walls makes it impractical to install an acceptable reinforcing system. Exterior masonry walls exhibit distress indicative of foundation settlement.

Roofing is not qualified fire retardant type. Roof and basement laminated decking is excessively flexible, indicating partial deterioration. Other floors have laminated decking not complying with Seattle Building Code for layup of boards and should be limited to a 50 psf live load capacity. Increase in live load capacity for storage would require replacement of laminated floors. The existing system of reinforcing the third floor decking with additional beams and post does not comply with heavy timber construction details. Code compliance requires adding one stairway, correcting existing stairway to provide two means of egress and correcting inadequate and deteriorated finishes.

Mechanical and electrical systems require replacement.

15. 10-10-o LaSalle Hotel

The building does not presently provide an adequate level of resistance to earthquake forces. A recommended system to resist seismic motion is utilization of the wood floors and roof framing as diaphragms and the exterior walls as shear walls. In order to accomplish this system there are added requirements which must be installed in this building; mechanical fastenings between diaphragms and exterior walls and a reinforced concrete wall between the third and fourth floors in the orth exterior wall extending from the West edge of the East bay windows above to the East edge of the West bay windows above. Filling of all openings with reinforced concrete in the North exterior wall between third and first floors except for a door opening. Continuous vertical steel strapping from fourth floor to roof on each side of bay windows and structural steel ties between concrete walls at bay windows, at fifth and sixth floors, in the North exterior wall. Repair of deteriorated concrete in all exterior walls.

Interior framing does not comply to Type III H.T. or 1 hour. Nonconforming wood joist floors are supported on wood beams and columns. Wood beams have noticeable permanent deflection. Roof and all floor framing systems lack steel cross-ties, and ties and shear connection to exterior walls. Most wood flooring is worn or loose. Exterior concrete walls have exposed, rusted reinforcing and spalled concrete over a large percent of their exterior surface. Concrete walls also have numerous cracks. Openings in West wall at five stories are used for passage to adjacent building and are unprotected. North wall has no lateral load resisting elements in third story and requires additional reinforcement and strengthening at other stories.

The building must be fire sprinklered to meet allowable area requirements. Exiting shall continue to lower floors. Fire separation must be provided from existing building on South and West.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

16. 10-10-q Outlook Hotel

Exterior walls on three sides of building are six story reinforced concrete frames with 4 inch thick concrete filler walls for part of height at North and South walls. The West wall of LaSalle Hotel provides wall for East side of building. Area of reinforcing in concrete columns and spandrel beams of exterior wall frames is very minimal and in most cases less than code specified minimums. This building does not have adequate seismic resistive capacity as an independent structure. Cracked and spalled columns at West wall with some exposed reinforcing are additional deficiencies. The 4 inch thick concrete North and South walls do not comply with fire resistive requirements.

Interior framing is heavy timber with nail laminated roof and floor decking. There is some deterioration of decking at roof and floor areas exposed to water or high humidity. The moisture damage has been aggravated by existing wood lath and plaster ceilings which are not required for fire resistive compliance.

This six story building has no vertical circulation and only the first floor has exterior access. Remaining stories connect with LaSalle Hotel to East.

Code compliance requires adding one smokeproof stair and one additional enclosed stair serving all floors, general refurbishing including correcting inadequate and deteriorated interior and exterior finishes. Provide automatic sprinkler system at floor with B occupancy and replace windows in West wall.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

17. 10-11-p Cliff House

This building has six story reinforced concrete exterior walls on four sides and a reinforced concrete interior wall at first story which supports five stories of steel columns and floor beams. Floors and roof are wood joist framing between interior line of steel beams and exterior walls. Concrete wall deficiencies include surface spalls at exposed and corroded reinforcing and cracks at windows and columns. The first story of West wall is not adequate to resist code specified seismic loads. The interior steel columns and beams require fire protective covering.

Wood floor framing at first floor and first floor supports in unventilated crawl space are rotted. Plaster interior partitions are cracked and water damaged with some areas of ceiling completely removed. Code compliance requires changing function of inner courts; adding one smokeproof stairway with egress and one regular stairway and providing egress; and correcting inadequate sanitary facilities and deteriorated finishes interior and exterior.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

18. 7-4-d Main Market

The lateral force analysis assumes one structure composed of buildings 7-4-d, 7-4-e, 7-4-f, 7-4-g, portion of 7-4-h, 7-4-i, and 7-3-c to minimize construction and cost impact. All buildings are working together to form one large structure for resistance to seismic motion. The primary lines of resistance to motion in the orth-South direction are the wall along Western Avenue (West side) and the steel pile bulkhead along Pike Place (East side). Additional resisting walls are located as follows: a masonry wall on the East side of building 7-4-f between third and second floor levels and a masonry wall on the West side of building 7-4-f between second and first floor levels. At the first and basement floors the lines of resistance are concrete bulkheads located West of the steel sheet piling at various distances. The tributary floor area contributing to the seismic forces along the Western Avenue wall decreases at first and basement floors. Primary lines of resistance to motion in the East-West direction are as follows: concrete and masonry walls on the South and North sides of buildings 7-4-e and 7-4-f, a new reinforced concrete stair shaft located in the southwest corner of building 7-4-d (to extend from Western Avenue street level to penthouse roof), the sheet pile bulkhead along Pike Place and a concrete wall at North end of building 7-3-c.

The concrete frame wall on West side of building has numerous cracks and areas of spalled concrete with rusted and exposed reinforcing steel and does not have capacity for minimum seismic load required by Seattle Building Code. Exterior walls on two sides of penthouse above main roof are nonconforming combustible framing. Roof framing on East side of building is supported by unprotected steel pipe columns. Floors and roof are a mixture of heavy timber and 1 hour wood construction. Many floor areas have rotted wood framing beneath concrete wearing courses. Excessive asphalt concrete fill on public concourse of third floor limits live load capacity to levels below minimum code (S.B.C.) requirements. Finish wood flooring and plaster ceilings on most floors require repair to maintain fire resistive requirements. Roofing is damaged and not fire retardant type. Wood column and beam framing has many rotted and broken elements and poorly executed column splices and beam connection repairs.

Main Pike Place Market complex, from the Fairley Building South to the public toilets and between Western Avenue and Pike Place (buildings 7-4-d, 7-4-e, 7-4-f, 7-4-g, 7-4-i, and a portion of 7-4-h) is computed as one building for allowable area purposes.

This building requires fire separation at the public toilet building for area purposes. This separation involves a 4 hour concrete wall at the Pike Place level from the Southeasterly bay of building 7-4-g to the arcade, and extended from there to Pike Place by means of an overhead fire door or deluge sprinklers. Separation at the orth is not required since the Fairley Building is considered a portion of the same area.

A new smoke stair is required, serving all floors and exiting at Pike Place and Western Avenue.

Additional new stairs from the Leland Hotel will exit to the smoke stair and to Pike Place. Egress from the basement, first and second floors to the south at grade are required.

Existing wood joist floor construction is required to be one hour protected.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

19. 7-4-e Bakery Building

Exterior West and South concrete walls have numerous cracks and areas of spalled concrete with rusted and exposed reinforcing steel. Concrete frame on West is continuous with building to the North and also needs modification for required seismic resistive capacity. The North wall is unreinforced brick masonry below the fourth floor with a reinforced concrete addition for fourth story. Exterior east wall at fourth story is a nonconforming combustible wall. Roofing is damaged and not fire retardant type. Floors have rotted areas, worn flooring and some areas with concrete fill which limits live load capacity below code requirements. Wood columns and beams have some rotted elements and show extensive checking. Concrete ramp on South side of building needs cover for reinforcing and repair of spalled areas. Refer to building 7-4-d for seismic analysis.

Provide for second means of egress through adjacent building to the North at basement, first, second and fourth floors. Replace ramp at South side, provide new exterior stair on grade to exit basement, first and second floors at the South side.

Repair and refurbish building exterior and roofing. Refer also to building 7-4-d for fire separation analysis.

Mechanical systems require extensive modification. Electrical systems require replacement. Some terminal equipment of both above may be reused.

20. 7-4-f Leland Hotel

The North wall of the building is unreinforced brick masonry from foundation to roof. South, East and West walls of building are unreinforced brick masonry below third floor and wood frame from third floor to roof except for East wall which is replaced by three unprotected steel columns at third story. Wood frame exterior walls South, West and East for fourth and fifth stories are noncomplying combustible. Roofing is damaged and not fire retardant type. Roof, fourth and fifth floors and all interior partitions in fourth and fifth stories do not comply with one hour construction.

Mezzanine floor and third floor wood beams are not adequate size for required code minimum live load. Finish wood flooring on four floors and ceiling on mezzanine and third floor require replacement or repair to qualify floor for required one hour construction. Wood floor framing is rotted at some areas. Exterior wood ramp and stair are not H.T. or one hour construction. Refer to building 7-4-d for lateral force analysis.

The Leland Hotel must have interior corridors shortened, internal stair re-built and approved kitchen facilities installed. In addition, a second means of egress must be provided through the adjacent building to North and South at all floors. Refurbish the entire building interior and exterior. Refer to building 7-4-d for area separation computations.

Mechanical and electrical system requires replacement. Some terminal equipment may be reused.

21. 7-4-i Main Market Arcade

Unprotected steel roof framing and pipe columns in East wall are noncomplying for one hour construction. East wall has noncomplying combustible wood siding. Excessive uneven fill on third floor slab does not provide a waterproof seal. Third floor slab joints with waterstops require repair. Refer to building 7-4-d for seismic analysis.

Mechanical systems require replacement. Electrical systems require replacement, but fixtures may be reused.

22. 7-3-c Fairley Corporation Building

Exterior concrete walls have numerous cracks and areas of spalled concrete with rusted and exposed

reinforcing steel. Concrete framing along West wall does not have capacity for minimum seismic load required by Seattle Building Code. Floors and roof are a mixture of heavy timber and 1 hour construction. Many floor areas have rotted wood framing beneath concrete wearing courses. Wood flooring on second floor and plaster ceilings in all floors require repair to maintain fire resistive requirements. Framing at openings in West wall below first floor and in East wall does not qualify as noncombustible per S.B.C. requirements. Roofing is damaged and not fire retardant type. The roof framing at East edge of building is light gage metal on unprotected steel framing and does not comply with 1 hour construction required.

Present exiting is inadequate, hence, a second means of egress is required to the South at the basement, first and second floors. Openings on the North wall must be protected at the City-owned stair to grade. The building should be considered a part of a larger building for area, height and exiting purposes.

Mechanical and electrical systems require replacement. Some terminal equipment may be reused.

23. 7-2-b City Fish Building

This is a one story structure above Pike Place level built over a concrete retaining wall along the East side of Western Avenue. The southerly portion of the retaining wall is offset for a stairwell which provides access between Pike Place level and Western Avenue. From the stairwell there are doors into a partial basement area under the Pike Place level and to different floor levels in the adjacent building on the South property line. The one story portion has unprotected metal framing in the South part and nonconforming ceiling. The North portion of the retaining wall has numerous vertical and horizontal cracks, some showing stains from water leakage, and portions of stucco coating is loose or missing. Concrete stair slabs and columns in stairwell are undersized, cracked and worn.

Code noncompliance includes inadequate roofing, combustible interior partitions, unprotected roof members and roof, combustible and deteriorated exterior wall materials, broken glass and boarded up windows.

Existing mechanical and electrical systems require repair.

24. 7-1-a Open Arcade

The Arcade is a one story structure along Pike Place level built over a concrete retaining wall along the East side of Western Avenue. A major portion of the arcade is cantilevered out over Western Avenue and is supported by concrete slabs, beams and columns. In addition there is a vehicle bridge and an abandoned foot bridge spanning from the Arcade to the west side of Western Avenue. The one story portion is of steel framing with wood roof decking. Portions of the ceiling and partitions do not comply with the required fire resistive construction. The concrete retaining wall has numerous vertical and horizontal cracks, many of which show stains from water leakage, and portions of the stucco coating is loose or missing.

Code noncompliance includes inadequate roofing, combustible partitions, inadequate exit door, deteriorating materials and broken windows.

Part II Rehabilitation/Replacement Proposals

1. 4-2-b Salvation Army Store

A three story wood frame building with partial basement. Exterior wood windows and wood sidings. Occupancy: retail store on second floor (at First Avenue level). All other floors including second floor mezzanine unoccupied. Code noncompliance includes: combustible exterior walls, unprotected openings at South wall, non fire retardant roofing, inadequate fire protection, interior doors, wall and ceiling finishes, flooring. Inadequate stairways and means of egress, inadequate floor covering and sanitary facilities.

Exterior walls are combustible wood full height, extensively weathered and rotted and do not meet fire resistive requirements. Interior wood partitions in upper two stories and beam and post in lower stories do not comply with one hour or heavy timber construction requirements. Wood floors are not one hour construction and joists are not adequate for minimum practical live load. All floors and both exterior and interior walls are warped and out of plumb due to excessive footing settlement. The entire foundation systems consist of rotted wood post supported on brick masonry footings which have deteriorated mortar and are partially broken. Wood retaining walls on three sides of building are rotted and broken.

2. 4-7-h Stewart House

A three story frame building with basement, fully sprinkled. Hotel occupancy. Code compliance requires enlarging of and fire rating of windows, addition of two enclosed stairs, enclosures of two existing stairs, removal of cooking facilities of West wing, enlarge certain rooms, adding kitchens to east wings, adding toilets and bath tubs, and providing fire retardant roof coating. Exterior walls are combustible wood frame and do not meet fire resistive requirements. Interior partitions, roof and floor construction are not one hour construction but can qualify with existing sprinkler system. Framing supporting lowers floor does not qualify for heavy timber due to size and construction deficiencies. Floor framing in basement on east half of building is unsound and built over unventilated crawl space. Footing of concrete foundation wall on north is partially above grade. Minor cracking exists in all foundation walls.

3. 5-1-a, 5-1-b Harborview Hotel and Related Structures

A two story wood frame building with partial basement. Wood siding and boarded up and broken windows. Occupancy: cafe, tavern and laundry pick-up at First Avenue level; warehouse for Maytag and abandoned at Stewart Street level; abandoned at partial basement at alley level. Code non-compliance includes combustible exterior walls, unprotected openings at the property line, non fire retardant roofing, combustible interior frame, partitions and finishes, not one hour construction, inadequate floor coverings and sanitary facilities, no fire protection, not rodent proof.

Exterior walls are combustible wood full height above grade, extensively weathered, deteriorated, out of plumb and do not meet fire resistive requirements. There is extensive settlement of the westerly building half and in the southwesterly corner of the easterly building half. Interior wood columns do not comply with 1 hour or heavy timber construction requirements. Interior partitions do not comply with 1 hour construction.

4. 5-2-c Rogers Clothing Store

A one story wood frame building with partial basement, and partial crawl space. Stucco ceramic tile exterior finishes, brick at basement exposure on Pine Street. Occupancy: retail store, cafe and tavern. Code noncompliance includes exterior openings at property line not permitted, inadequate exterior walls for fire zone I, combustible mazzanine and mezzanine partition. Inadequate headroom at mazzanine and mezzanine stairway, deteriorating roof and interior paint and plaster, inadequate sanitary facilities.

Exterior walls are combustible wood framing except for small area of brick wall at basement in Southwest corner. Combustible wood walls do not comply with fire resistive requirements for fire zone 1 per Seattle Building Code. Roofing is not fire retardant and is not sloped for proper drainage. Roof framing is wood with wood lath and plaster ceiling and does not comply with required 1 hour construction. Wood finish flooring on first floor is excessively worn and cracked. Floor joist over crawl space at East part of building are less than minimum distance above ground. Foundation system is minimal with unbraced wood post supported on unreinforced brick piers.

5. 5-2-d Tavern and Shop

A one story building, brick and clay tile exterior walls. Occupancy: tavern, shops, and apartments. Code noncompliance includes inadequate roofing flashing, inadequate exterior walls, unallowable openings at North court, unprotected openings at North court (over 5' wide), inadequate number of windows for housing occupancy, combustible partitions, wall coverings, screens, deteriorating and cracking plaster and wall coverings. Locked gate at North court exit, unsafe court surfacing.

Four exterior tile masonry walls are extensively cracked and tilted out of plumb due to settlement of an inadequate foundation. Unreinforced tile masonry walls are not adequate for seismic loading and are not in compliance with fire resistive ratings at private property lines. Interior wood columns are undersize and not qualified heavy timber construction. Roof framing complies with code requirement except for ponding due to foundation settlement and lack of ties to exterior masonry walls. First floor is a concrete slab on grade with a limited amount of cracking.

6. 5-3-e, 5-3-f Garden Center and St. Vincent de Paul Thrift Shop

A two story building with crawl space. Concrete and brick masonry exterior walls with metal marquee. Occupancy: retail stores. Code noncompliance includes inadequate roofing and flashing, inadequate marquee, inadequate means of egress, combustible interior partitions and construction, insufficient interior finishes, inadequate sanitary facilities, deteriorated interior and exterior finishes.

All walls and columns of this building are a maximum of 8 to 10 inches out of plumb. Movement of building has been caused by failure of retaining walls at three sides of building. Exterior walls are primarily unreinforced masonry and inadequate concrete frames, all extensively damaged by settlement and lateral earth movement. This building does not have an adequate seismic resistive bracing system. The roofing is blistered and cracked and is not fire retardant. Roof and floor construction is nonconforming for 1 hour construction because of ceiling or subfloor and flooring assembly. Framing below the first floor and second floor framing over unventilated crawl space is extensively rotted.

7. 4-8-i Tavern and Retail Shops

A two story building with basement (second floor is partial only), brick masonry and concrete exterior walls with a metal marquee. Occupancy: retail stores, tavern and barber shop. Code noncompliance includes: inadequate roofing and flashing, inadequate marquee cover. Inadequate means of egress, inadequate and insufficient number of basement stairs, combustible interior partitions, unprotected joists in basement, insufficient interior finishes, unallowable mezzanine, unallowable window openings at exterior court, inadequate sanitary facilities, deteriorated interior and exterior finishes.

Exterior walls are typically unreinforced brick masonry above grade supported on concrete foundation walls. Mortar in masonry walls is deteriorated. All walls have extensive cracks due to foundation settlement. Basement concrete slab is uneven and cracked. First floor and roof framing is in poor condition with rotted subfloor, flooring and joists have sagging spans and corroded connections. Floor and roof construction is not qualified 1 hour or heavy timber construction and generally has nonconforming construction details. The story above grade does not have an adequate seismic resistive framing system.

8. 6-3-c Sanitary Market

A three story building (including roof-top parking) with partial basement. Brick masonry and concrete exterior walls, metal marquee at 1st Avenue level, wood arcade and marquee at Pike Place level, interior combustible partitions with relites and interior gypsum board partitions and ceilings at some shops. Occupancy: tavern, retail stores, cafes, barber shop. Code noncompliance includes: combustible arcade and marquee, combustible interior partitions, excessive area, inadequate stairs and stair enclosure, inadequate fire protection, inadequate means of egress, inadequate sanitary facilities.

The third floor framing, presently used for roof top parking, has rotted wood decking and beams over most of the area. Wood decking under fill at first and second floors has many rotted areas. Wood floor beams and columns are also damaged with excessive checking and have some rotted sections. Exterior unreinforced masonry walls have cracks and are not adequate seismic resistive per

Seattle Building Code. North masonry wall has been damaged by fire in former adjoining building. Exterior concrete walls have numerous cracks, poor paint and West wall has spalled areas due to corroding reinforcing. All mechanical and electrical systems require replacement.

9. 6-1-a Drugstore and Thrift Shop

A two story building, brick, tile and concrete block, masonry and concrete exterior walls. Metal marquees at 1st Avenue and at Pine Street, unfinished interior partitions and plaster on wood lath at walls and ceilings. Occupancy: retail stores and cafes. Code noncompliance includes: insufficient wall and ceiling finishes because of cracked plaster, inadequate second exit at Thrift Store. Leaking roof and marquees. No second exit at Drugstore. Inadequate sanitary facilities, combustible interior partition construction.

Exterior walls are reinforced concrete below first floor (basement story) except West wall which is a reinforced concrete frame. These walls and frame have minor settlement cracks. First story exterior walls are unreinforced brick masonry on north and west unreinforced hollow brick on south and framed store fronts on east. Unreinforced brick and tile walls are not adequate seismic resisting elements per Seattle Building Code. The brick wall on South property line must be improved to comply with fire resistive requirements. Floor framing at basement mezzanine, first floor and first floor mezzanine comply with code except first floor should have additional shear connections to exterior walls. Roof sheathing is not adequate for diaphragm and roof joints are not tied to exterior walls.

10. 6-7-g Market Hotel

A three story building with basement, ordinary masonry and concrete exterior, frame interior. Occupancy: hotel and retail shops. Code compliance requires addition of a stairway, coating interior surfaces with $\frac{1}{2}$ " G.W.B., combining rooms to provide larger living units, adding kitchen and toilet facilities, and providing fire retardant roof coating.

Exterior unreinforced brick masonry walls at upper stories have numerous deficiencies including cracks full height, deteriorated mortar and surface spalling. Unreinforced masonry walls are not adequate for seismic loads required by Seattle Building Code. Masonry is supported on protected steel framing at West wall and for 15 feet at North wall. Concrete foundation walls on four sides of building have settlement cracks. The most extensive damage to foundation and masonry walls is due to approximately 6 inches settlement at northwest corner of building. Wood framing for roof, floors and interior partitions does not qualify for minimum fire resistive standards. Floors are not level and 2nd floor joist which support the roof, 3rd floor and two stories of bearing partitions do not have adequate capacity for imposed loads. Wood framing is not adequately tied to masonry walls. Roofing does not qualify as fire retardant and has some ponding of water which could be an indication of damaged roof joist.

11. 6-5-e Triangle

A two story building with basement, brick masonry, concrete and wood stud with plaster exterior walls and a wood arcade. Occupancy: retail stores with an apartment over. Code noncompliance includes: combustible arcade and north wall at stair, inadequate stairs, inadequate means of egress, inadequate roof covering, inadequate kitchen and sanitary facilities and floor coverings.

The building is triangular in plan, approximately 3 feet wide at South end, and is the South portion of a single structure including Building 6-5-e and 6-6-f. Exterior unreinforced brick masonry wall at 3 sides of basement and two stories above grade on East wall have numerous deficiencies including cracks full height, deteriorated mortar and surface spalling of brick. West wall is a two story concrete frame with unreinforced brick masonry parapet. Concrete members have numerous cracks, and spalling of concrete has begun due to corrosion of reinforcing. Wood stud interior partitions are only separation above grade from Building 6-6-f on North. Wood framed roof and floors are not tied to exterior walls and do not comply for one hour or heavy timber construction. Wall cracks and voids below basement slab indicate foundation settlement.

12. 6-6-f

A two story building with basement. Brick masonry, concrete and wood stud with plaster exterior walls and a wood arcade. Occupancy: retail stores with an Art Studio over. Code noncompliance includes: combustible arcade and wall construction at exterior stair, inadequate stairs and means of egress, inadequate roof covering, inadequate sanitary facilities.

This building is the North portion of a single structure including both Building 6-5-e and Building 6-6-f. Basement walls and North and East walls above grade are unreinforced brick masonry. West wall is concrete frame with brick parapet. South wall above grade is wood stud common to Building 6-5-e. Exterior unreinforced brick masonry walls have numerous deficiencies including cracks full height, deteriorated mortar and surface spalling of brick. West wall is a two story concrete frame with unreinforced brick masonry parapet. Concrete members have numerous cracks, and spalling of concrete has begun due to corrosion of reinforcing. Wood study interior partitions are only separation above grade from Building 6-5-e on South. Wood framed roof and floors are not tied to exterior walls and do not comply for one hour or heavy timber construction. Wall cracks and voids below basement slab indicate foundation settlement.

13. 7-4-g Flower Row

Concrete slab and beam third floor and concrete columns braced by concrete struts exhibit poor original construction plus extensive deterioration. Roofing on wood roof is not fire retardant type. Exterior walls are noncomplying combustible construction.

14. 7-4-h

Concrete walls and third floor slabs have minor cracks and spalled areas. Fill on third floor is excessive and has varied slopes. Existing third story exterior walls are nonconforming combustible framing. Roof is framed partly in wood, with damaged roofing, and partly with unprotected steel sheathing and beams. Refer to building 7-4-d report for seismic analysis.

15. 10-10-1 Market Garage

A two-story building without basement. First floor consists of reinforced concrete structure and fronts on Western Avenue. Second floor consists of heavy timber structure with ordinary masonry exterior walls erected at later date over first story. Occupants are scrap metal sales in first floor and parking garage; Code compliance requires adding one enclosed stairway and enclosed corridor; removal of nonconforming light and ventilation shafts serving adjacent building and sealing party wall; and correcting deteriorated finishes both interior and exterior.

This building is a two story structure with a heavy timber parking floor and roof constructed over a one story reinforced concrete building. Framing on South property line supports roof and parking floor of building on South. Building does not have second story walls on East and South and has unreinforced masonry walls in second story on orth and West. First story walls are concrete frame on North, South and West with unreinforced brick filler walls on North and South. Reinforced concrete counterfort retaining wall on East supports the West wall of Building 10-10-m. A closed space approximately 3 to 5 feet high exists between the timber parking floor and concrete roof of original building.

The building does not have an adequate seismic resistive system in the second story and has an inadequate concrete frame at west wall of first story. The concrete frames and masonry walls indicate distress from foundation settlement and weather damage caused by reinforcing corrosion at exterior surfaces. The brick masonry wall at second story on West is out of line and requires extensive repointing. Parking floor framing is not accessible for inspection but could be expected to have some deterioration due to water and lack of ventilation. Finish flooring on parking floor and second story columns have been damaged by auto traffic. Roof decking is extensively water stained and could reasonably be expected to have rotted areas. Neither the roof nor floor framing is properly tied to walls.

The rehabilitation cost of this structure is \$15.14/sq. ft. and not out of reach. Replacement of this structure is recommended on basis of a tradeoff. That is, that the site may be used to provide services, necessary exits and structural stability to the building complex including the LaSalle Hotel, Cliff House, and the Outlook Hotel.