



Washington Park - 68 South Washington Street

June 25, 2026

LMM

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PROPOSED WORK

DESCRIPTION OF PROPOSED WORK | CHANGE OF USE

This project is a tenant improvement involving a change of use from office (4,049 sf) and restaurant (1,469 sf) to craft work (model shop and community space for an architecture firm). The existing previously approved building lobby (1,135 sf) will remain.

The combined 5,518 sf space on the ground floor will be the future location of the LMN Shop while the existing office lobby will provide access to the three upper building levels housing the LMN office.

The current 6000 sf LMN Shop is located within the Pioneer Square Preservation District and was approved in April 2022 for office and craft work (PSB7422). At its heart, the LMN shop is a place where four things intersect: connection, curiosity, collaboration, and creation. It is at once a working studio, a place for designing, building and crafting, a public gallery, a learning and mentoring space for youth organizations and a gathering place for the community.

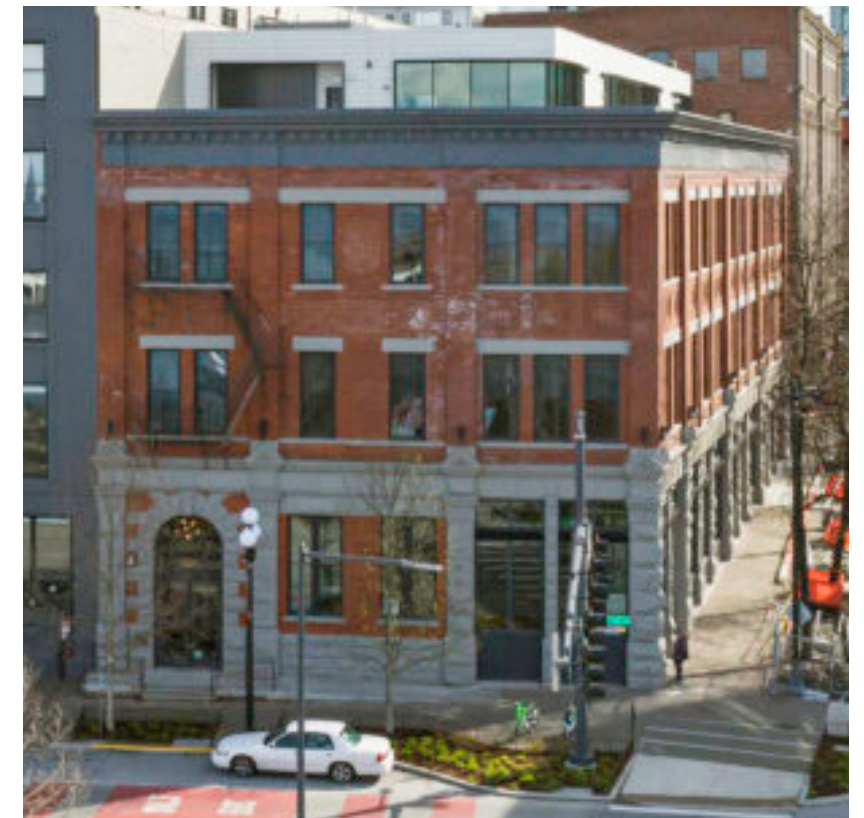


Seattle Arts Fair Youth Mentorship Workshop

DESCRIPTION OF PROPOSED WORK | FACADE

The recently restored historic masonry facade, composed of brick and limestone with punched windows on the upper levels characteristic of Pioneer Square's architectural heritage, will be preserved. We embrace the historic character of the building and the district and intend to celebrate the historic character of the facade.

The proposed scope of work includes enclosing the western entrance. The opening will be infilled with storefront matching the existing adjacent storefront, see pages 20-23 for a drawings and a detailed description. The two remaining entrances will both be accessible from street grade.



DESCRIPTION OF PROPOSED WORK | CRAFT WORK

The proposed “craft work” use is defined as a commercial use in which craft work are produced without the use of a mechanized assembly line. Per Seattle Municipal Code 23.66.122, craft work is not a prohibited use.

By definition, this use includes processes in which nonfood, finished, personal or household items, which are either made to order or which involve considerable handwork, are produced. Examples include, but are not limited to, pottery and candle making, production of orthopedic devices, motion picture studios, printing, creation of sculpture and other art work, and glassblowing.

The activities occurring at the LMN Shop are aligned with the definition of craft work. The proposed use will include a working design studio and model shop, open gallery space, and community programming areas. The studio and model shop will produce custom and handmade architectural models, mock ups, prototypes, and installations. Workshop equipment will include primarily woodworking tools and digital fabrication equipment such as laser cutters and 3D printers, along with limited metalworking equipment. The gallery space will host rotating displays of architectural and artistic work, including participation in the First Thursday Art Walk. The community space will serve as a venue for design lectures, artist talks, student groups, and public events, welcoming neighbors and visitors into the space on a regular basis.



Internal Collaboration Meeting

THE SHOP | A PIONEER SQUARE DESTINATION

LMN has a long-standing commitment to craft, community, and the life of the city. LMN's existing Shop is located in Pioneer Square at 723 1st Avenue and the new Shop location will be an extension of that commitment.

The shop is one of the most visible and vital expressions of who we are as a practice. It is where we build, experiment, display, and gather. It is where the boundary between our internal creative process and the wider community becomes intentionally porous.

Pioneer Square has always been a home for makers, artists, and creative enterprises. We see ourselves as natural participants in that tradition and contributing to the district's character. We bring foot traffic, artistic programming, and genuine curiosity to the street scape. We open our doors because we want people to come in.

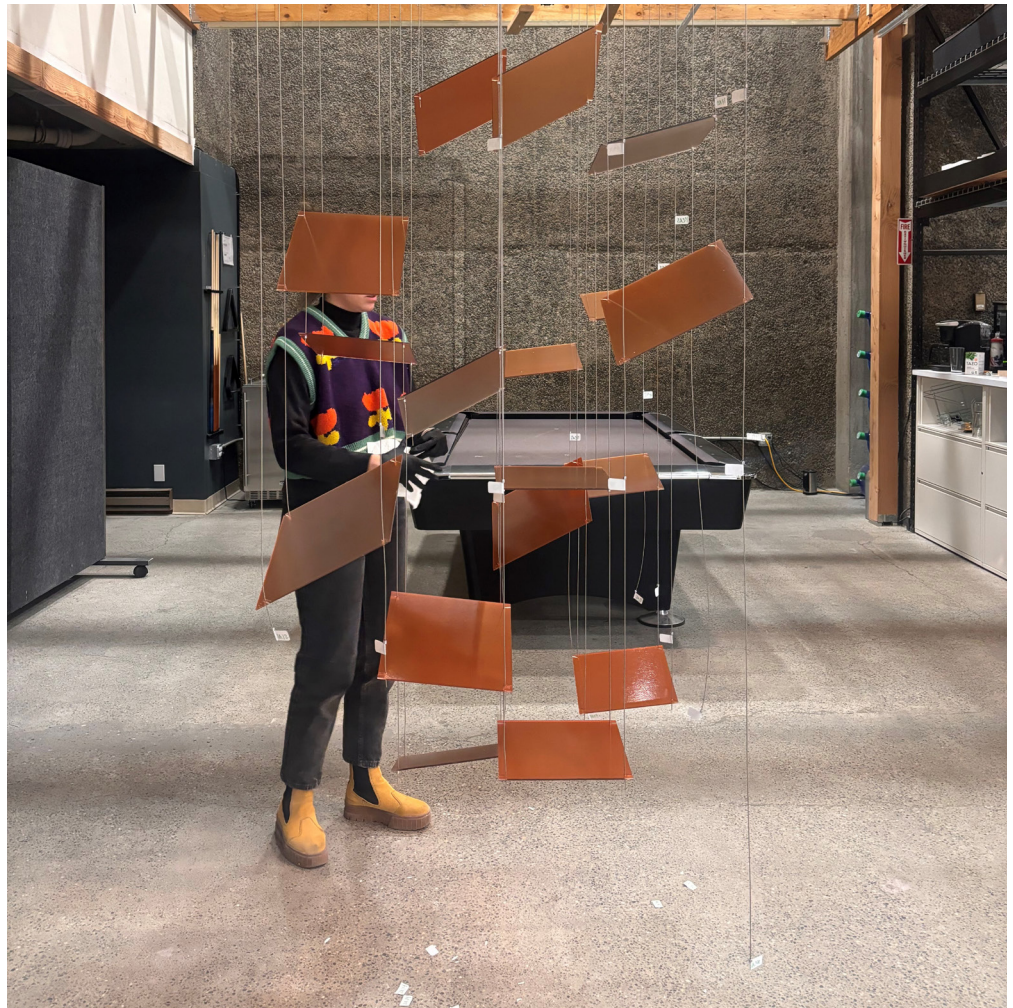
In locating our shop here, we are making a deliberate choice to be part of a place, to invest in its creative identity and to contribute to the kind of street-level vitality that makes Pioneer Square such a special part of Seattle.

All images shown in this application are of the projects and events at the existing LMN Shop in Pioneer Square.

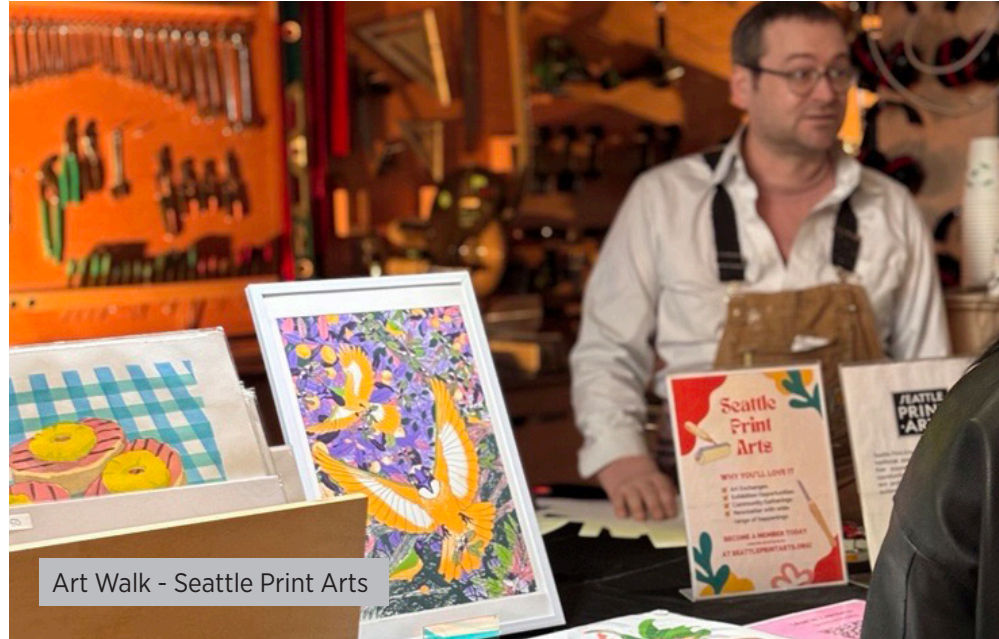


THE SHOP | A CREATIVE STUDIO

The Shop is a working design studio where ideas become physical. We produce custom, one-of-a-kind objects, architectural models, material explorations, prototypes, and craft objects through hands-on making. There is no assembly line, no repetitive production. Every piece is the result of design inquiry and skilled handwork.



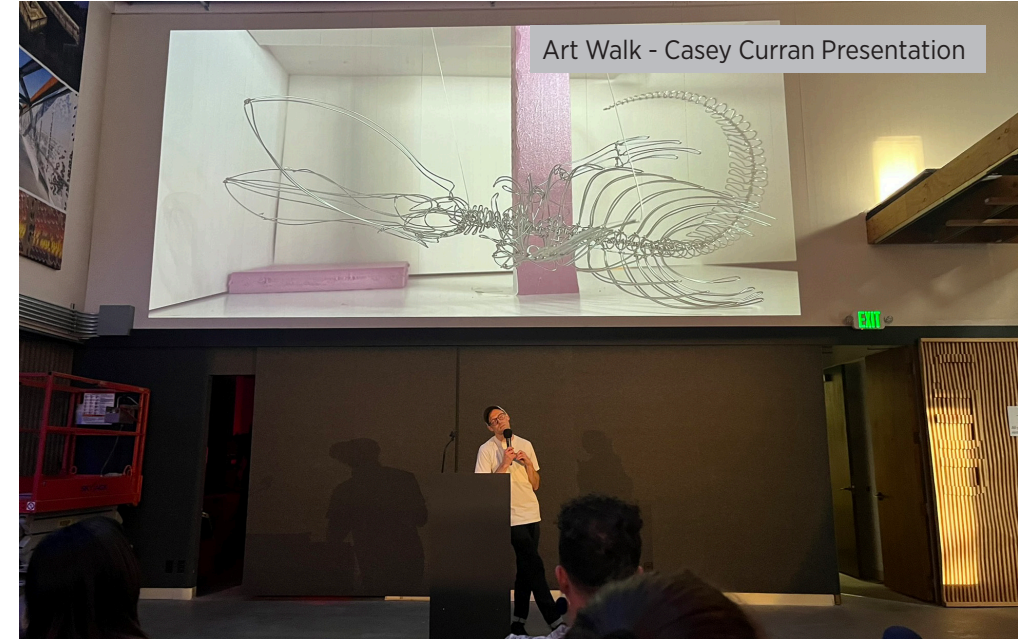
THE SHOP | A LIVING GALLERY



Art Walk - Seattle Print Arts



Art Walk - Stone Carving Workshop

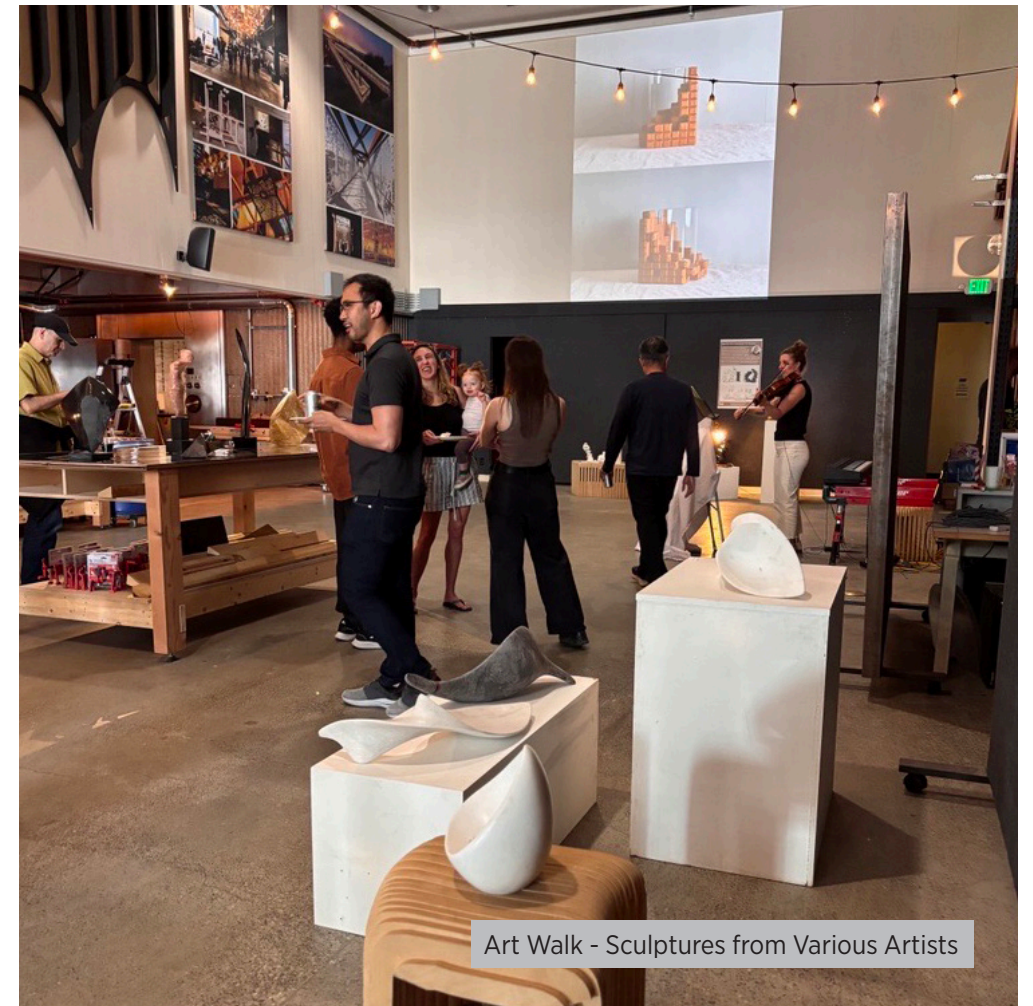


Art Walk - Casey Curran Presentation



Art Walk - Stone Carving Workshop

The Shop is an open gallery space, rotating displays of architectural work, material research, and curated art exhibits. We are active participants in First Thursday Art Walk, opening our doors as a platform for local and emerging artists. The space is designed to be visible, legible, and inviting from the street.



Art Walk - Sculptures from Various Artists

THE SHOP | A LIVING GALLERY

- **Active participants in the Pioneer Square Art Walk** since 2023, hosting 20+ events and booked through the end of 2026
- Unique monthly programming dedicated to **engaging the neighborhood** through independent local artists and established arts organizations
- **Hosted 50+ artists from diverse ethnic and cultural backgrounds** and across a wide range of media — from first-time exhibitors to recognized names in the Seattle arts community including Dan Friday, Romson Bustillo, Casey Curran, and Timea Tihanyi
- **Partner organizations** have included Seattle Print Arts, Sawhorse Revolution, Pratt Fine Arts Center, Seattle Architecture Foundation, Sound Transit, Moxie Fine Arts, and Space.City
- Programming has spanned collage nights, makers markets, artist talks, screen printing, film screenings, ceramic 3D printing demonstrations, musical performances, and stone carving workshops
- Space is provided free of charge; **artists retain 100% of their sales**



THE SHOP | A SPACE FOR COMMUNITY



Art Walk - Arcade Magazine 45th Birthday Party



Art Walk Showcasing Equipose Pavilion

The Shop is a community resource. We regularly host design lectures, student groups, artist talks, and public events — inviting the neighborhood and the design community in. Curious passersby are welcomed in daily. We are not a back-of-house operation. We are an active, open, street-facing presence that contributes to the life and character of Pioneer Square.



ACE Mentorship Program



Photo credit: Sawhorse Revolution



Seattle Arts Fair Youth Mentorship Workshop

THE SHOP | A SPACE FOR COMMUNITY

The shop is provided as an assembly space at no cost, with all ticket revenue going directly to the host organization — many of which are nonprofits.

- **Long-term partnerships** with UW College of Built Environments, SAAS, Seattle Architecture Foundation, and ACE Mentorship, each hosting annual events and programs 3+ years running
- **Youth-focused programming** with Sawhorse Revolution, ACE Mentorship, and the Open Window School — bringing young people into the design community through workshops and mentorship
- **Recurring lecture and speaker series** with Space.City, hosting 20+ events featuring nationally and internationally recognized designers and thinkers including Joshua Ramus, Jennifer Bonner, Nader Tehrani, and Michael Bierut
- **Industry events** including the Thornton Tomasetti ACE Hackathon and the Pioneer Square Alliance annual holiday party
Ongoing support for Sawhorse Revolution through fundraising events



Art Walk - Artist Presentation

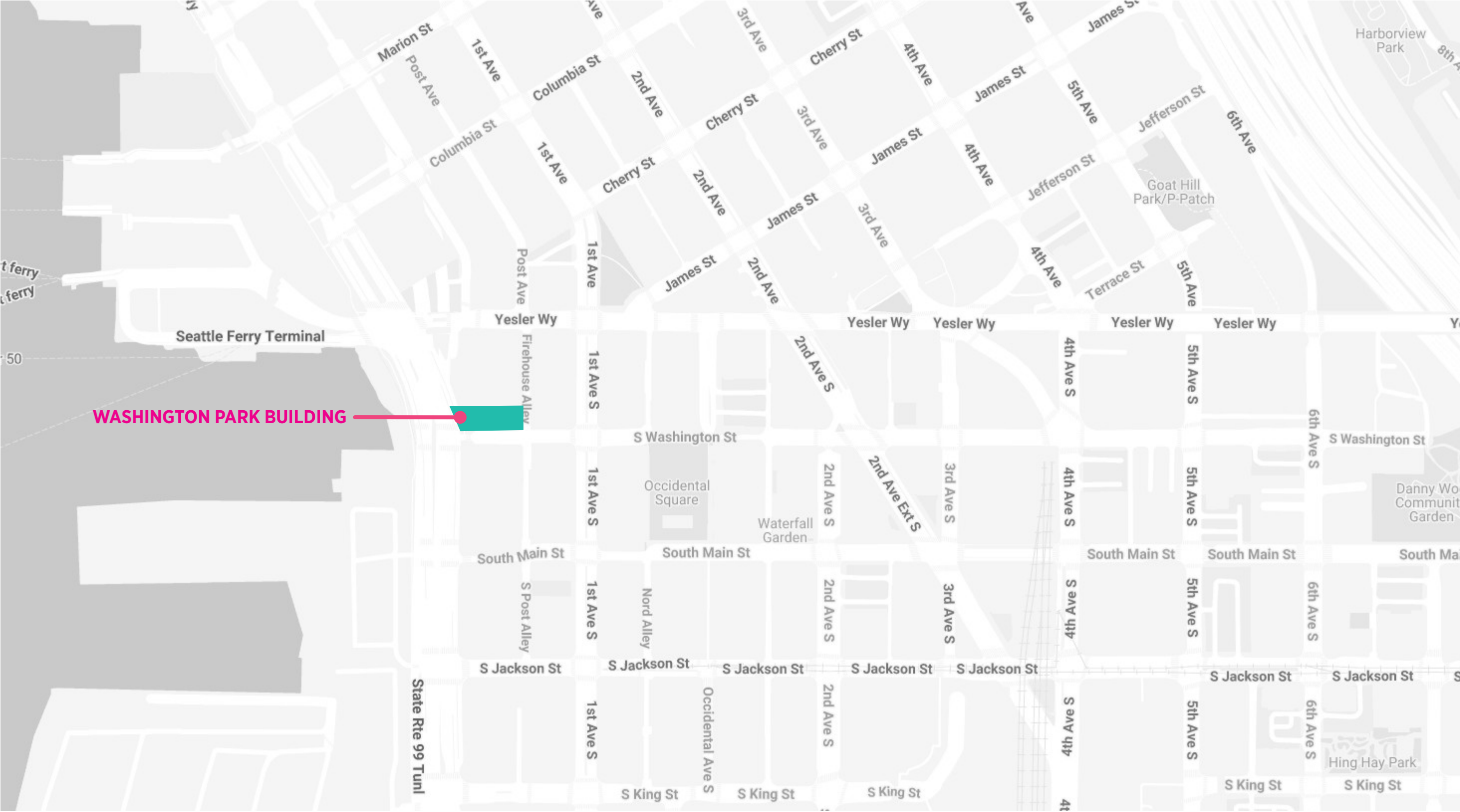
THE SHOP | ACTIVATING THE STREET

From Seattle Design Festival to partnerships with neighborhood organizations like Little Saigon, we have a long history of community engagement. We are eager to work with the community and the City to explore how the Washington frontage can be activated in ways that are meaningful, inviting, and reflective of the character of the district.

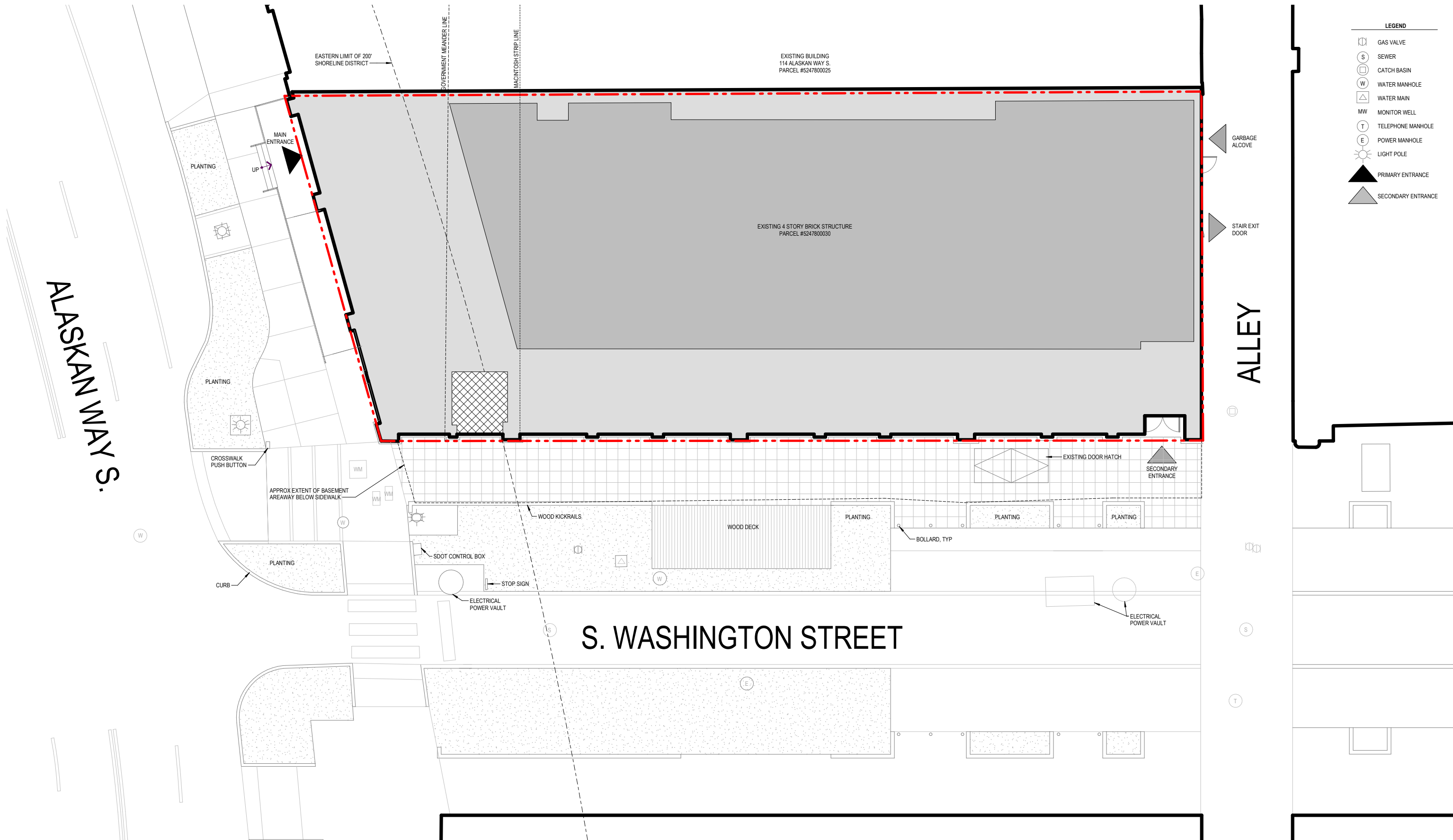


PLAN SET

VICINITY MAP

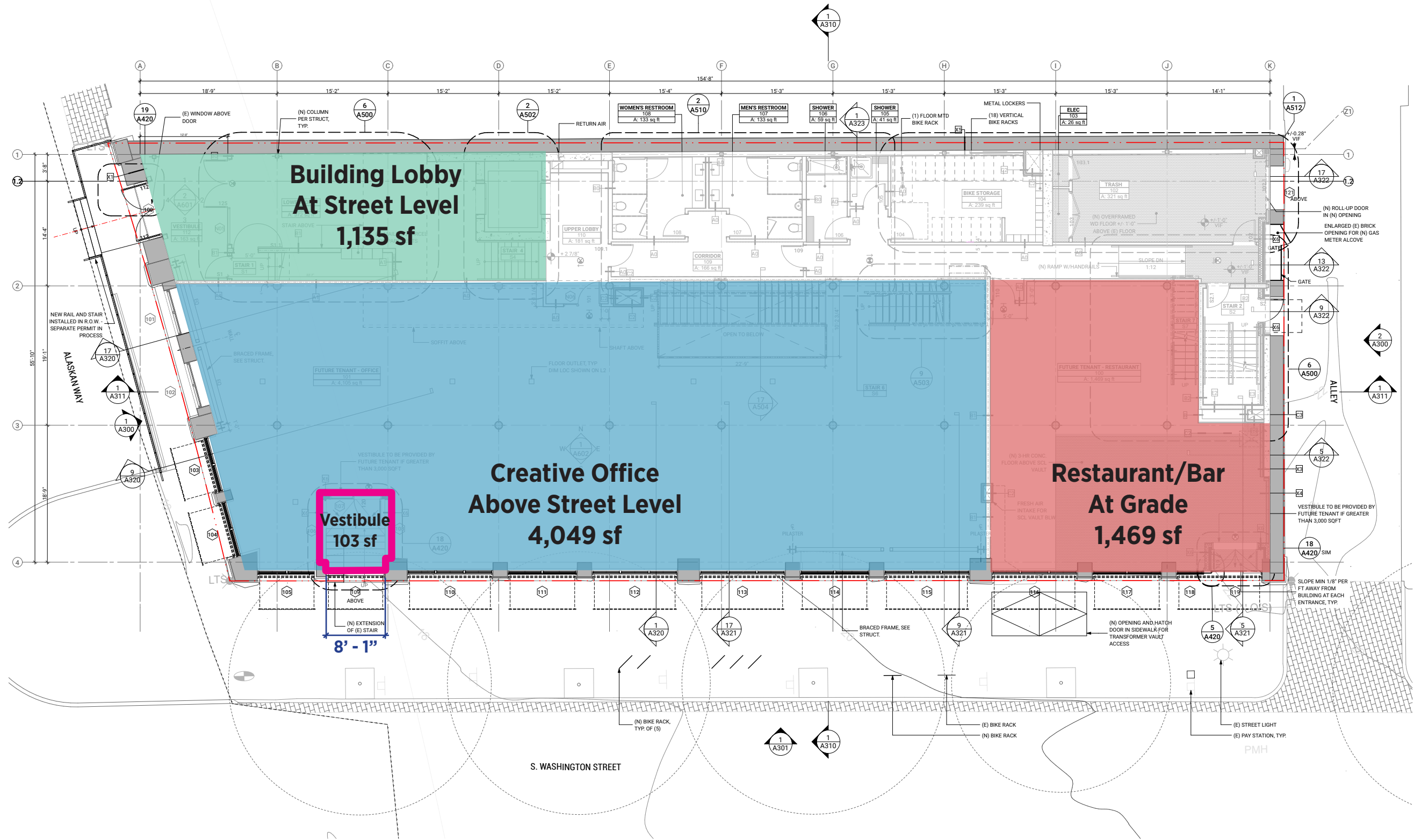


SITE AND LANDSCAPE PLAN | APPROVED EXISTING

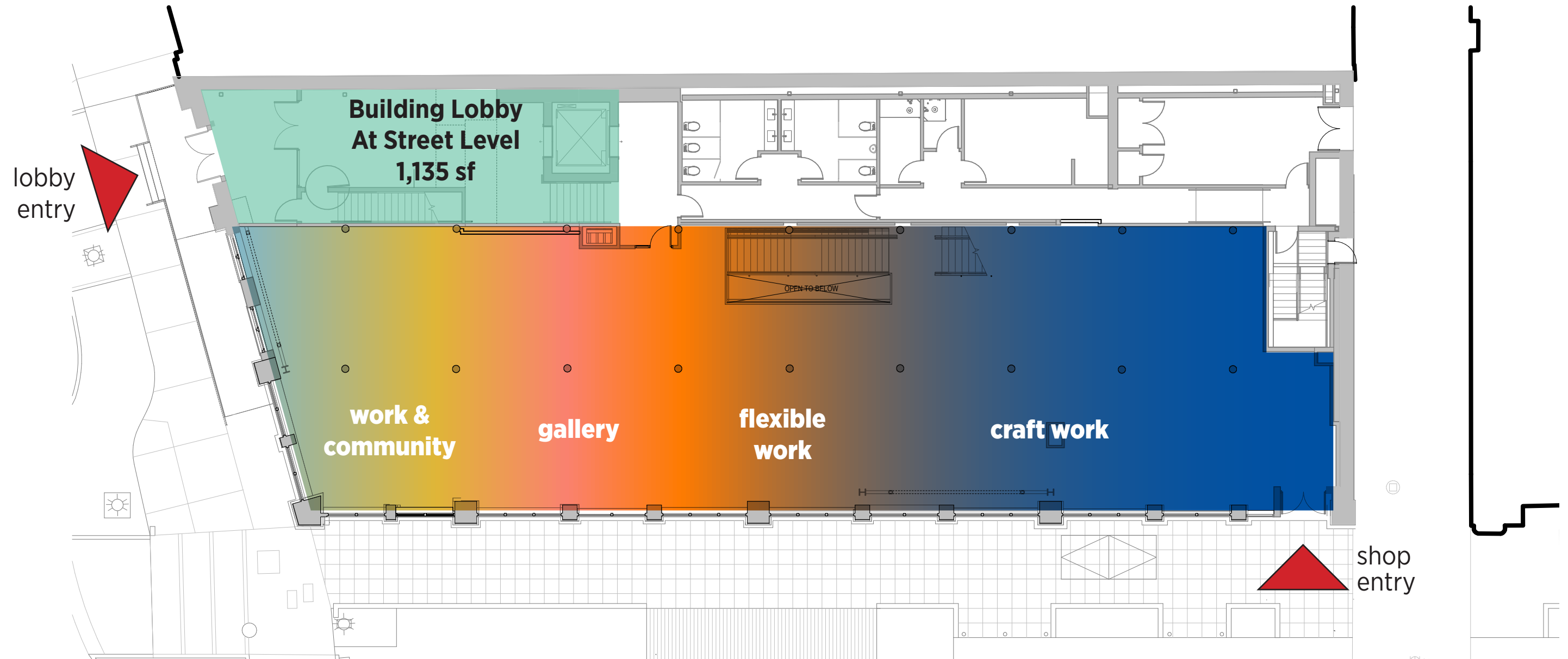


** This proposal will not modify the existing site or landscape*

LEVEL 01 FLOOR PLAN | APPROVED EXISTING



LEVEL 01 FLOOR PLAN | PROPOSED



GROUND LEVEL USES



work & community



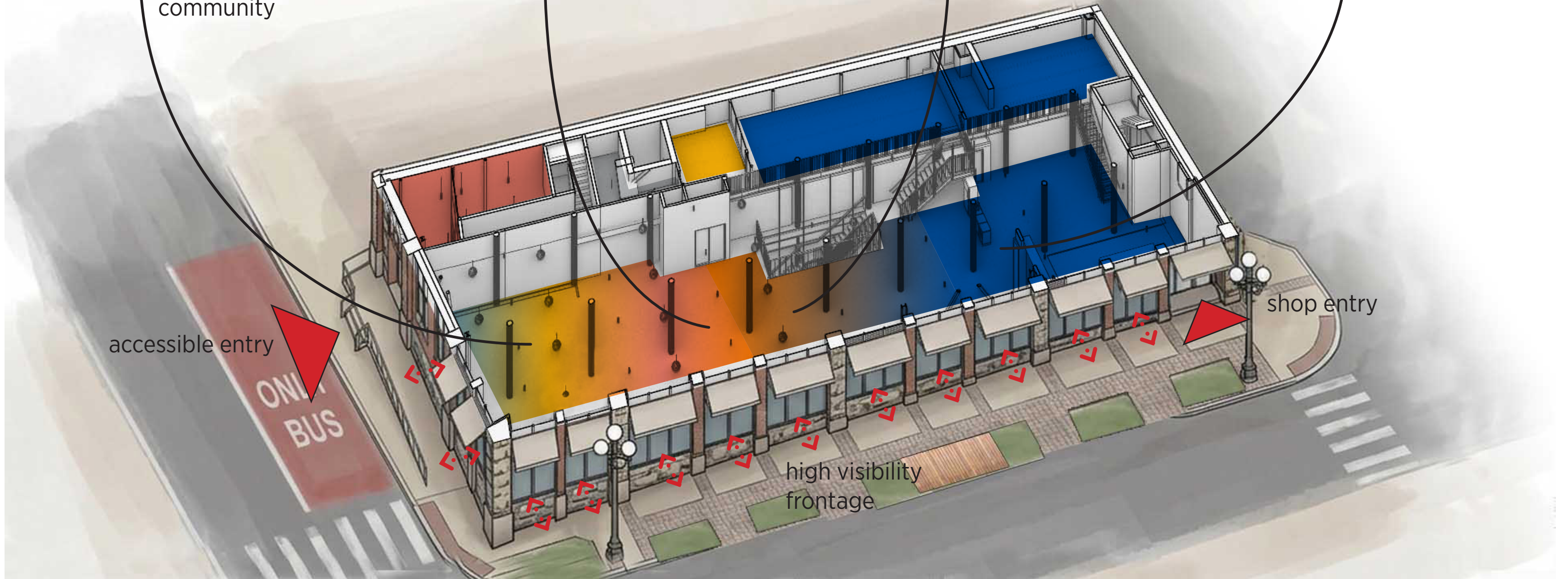
gallery



flexible work



craft work

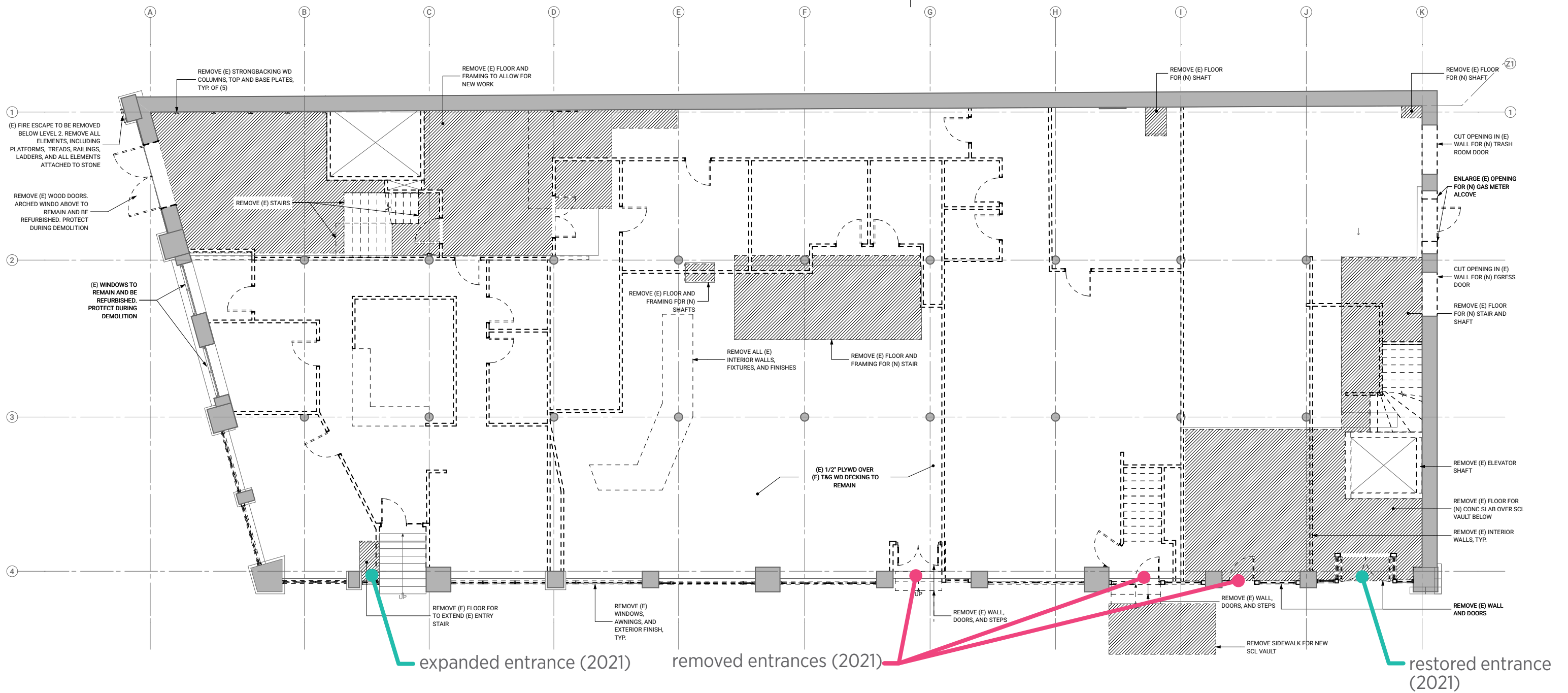


BUILDING ELEVATION | CURRENT



The storefront glazing system between structural masonry piers at street level was replaced as part of a 2021 renovation. The renovation widened the southwest entrance and included the removal of three entrances along the south facade.

GROUND LEVEL | PRIOR TO 2021





HISTORICAL PHOTOGRAPH | CIRCA 1914



This historical photograph demonstrates the facade, while recently restored and historically aligned with its context, has been modified from its original condition.

Printing Plant & Bindery
Washington & R.R. Ave.

-  modified entrances
-  removed entrances

BUILDING ELEVATION | PROPOSED



Our proposal includes enclosing the western entrance. The newly poured stairs will be preserved and the existing structure will be framed over. The storefront that jogs into the building interior will be removed and stored in the basement for future reinstallation, if desired. The opening will be infilled with storefront matching the existing adjacent storefront.

STREET LEVEL STOREFRONT | EXISTING PHOTOS

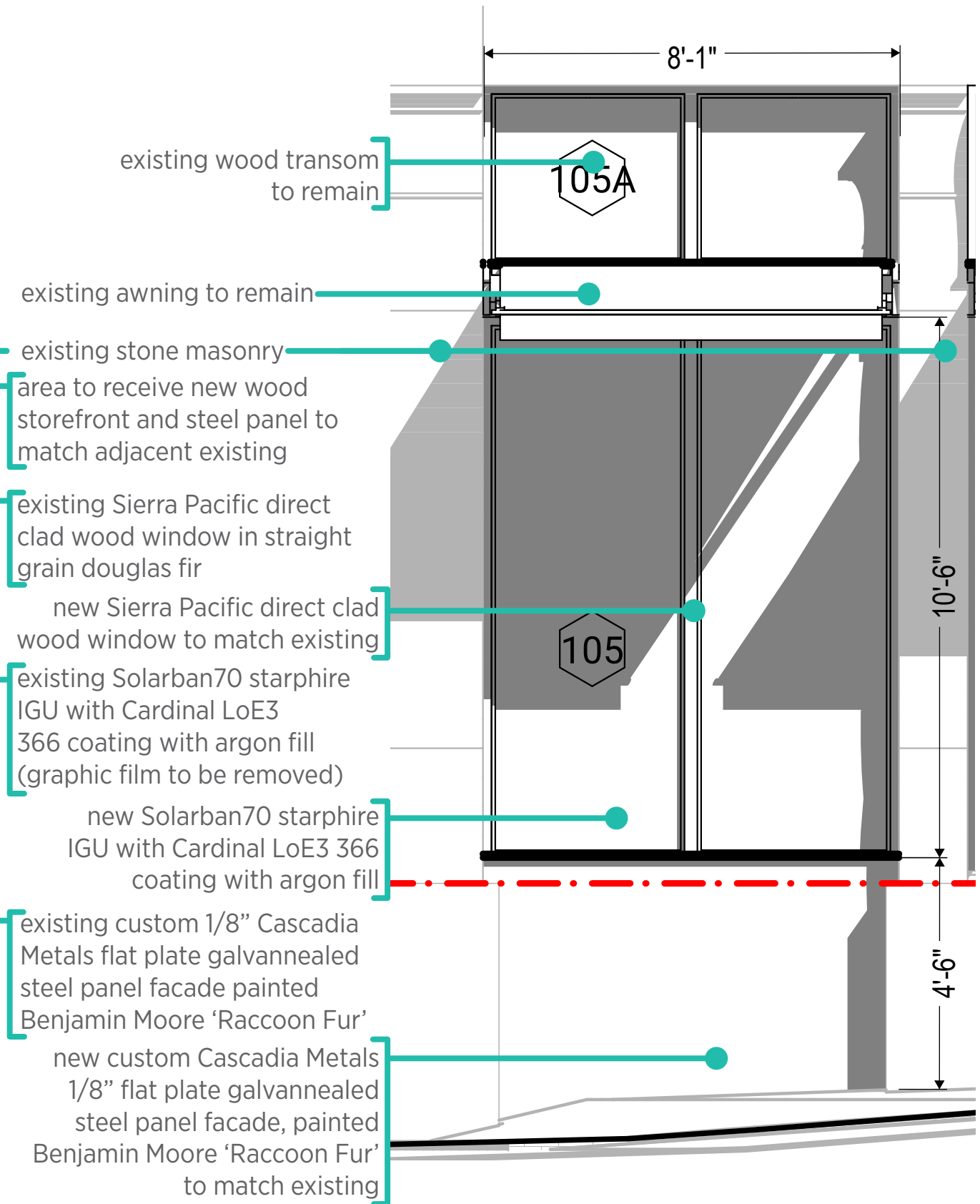
- 1.) Interior view of the entry to be filled in
- 2.) View of the entry stairs. The stairs would be over framed keeping the stairs intact. The new exterior steel facade will abut the existing stone wall.
- 3.) View of the area to be filled in with storefront. The new storefront will abut the existing stone wall.



STREET LEVEL STOREFRONT | EXISTING PHOTOS



adjacent existing wood window and steel panel facade



STREET LEVEL STOREFRONT | DETAIL PHOTOS



storefront jam at stone masonry



intermediate wood mullion



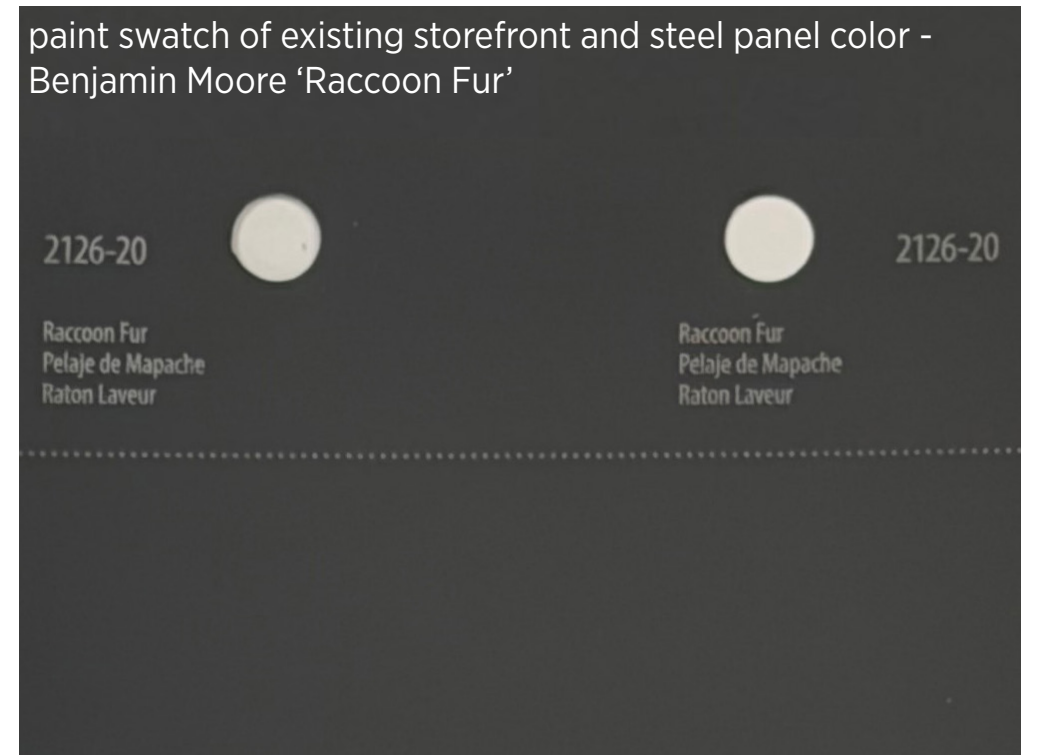
storefront jam at stone masonry



steel panel at stone masonry

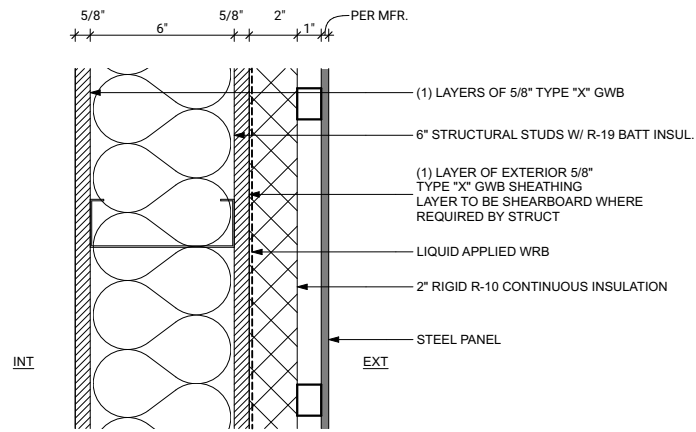


steel panel at storefront sill



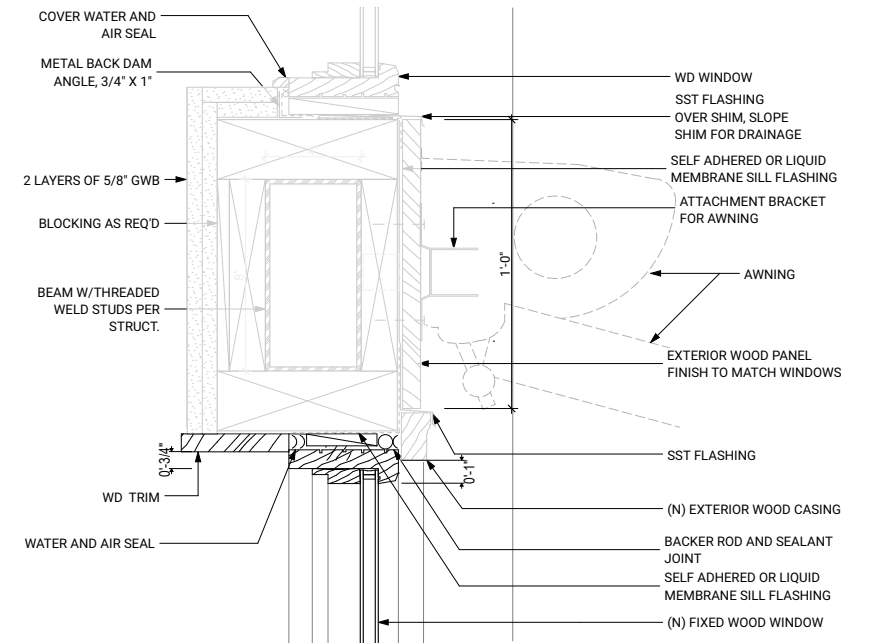
paint swatch of existing storefront and steel panel color - Benjamin Moore 'Raccoon Fur'

STREET LEVEL STOREFRONT | DETAILS



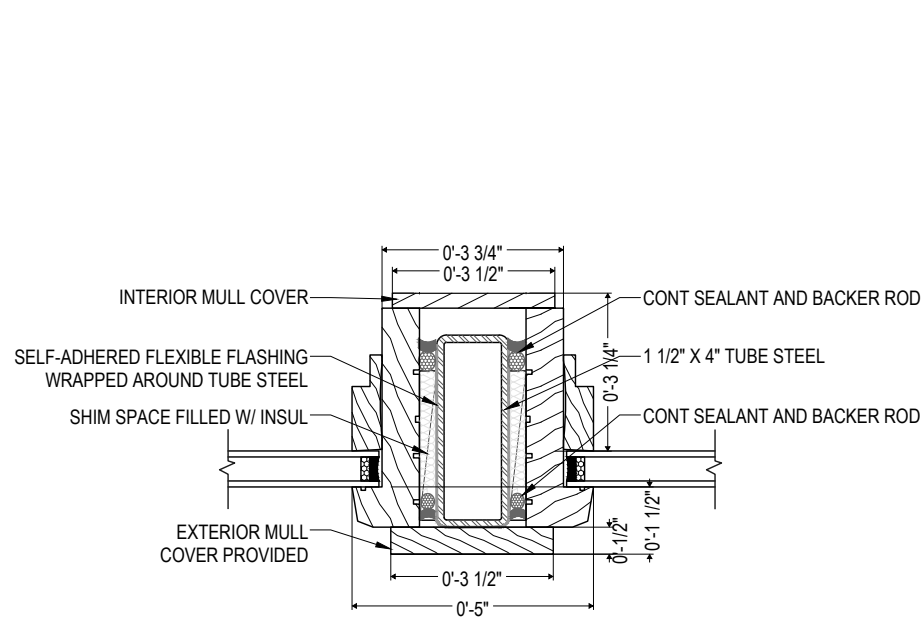
steel panel wall assembly

** note: this detail is from the construction drawings for the existing building, the new steel panels are to match*



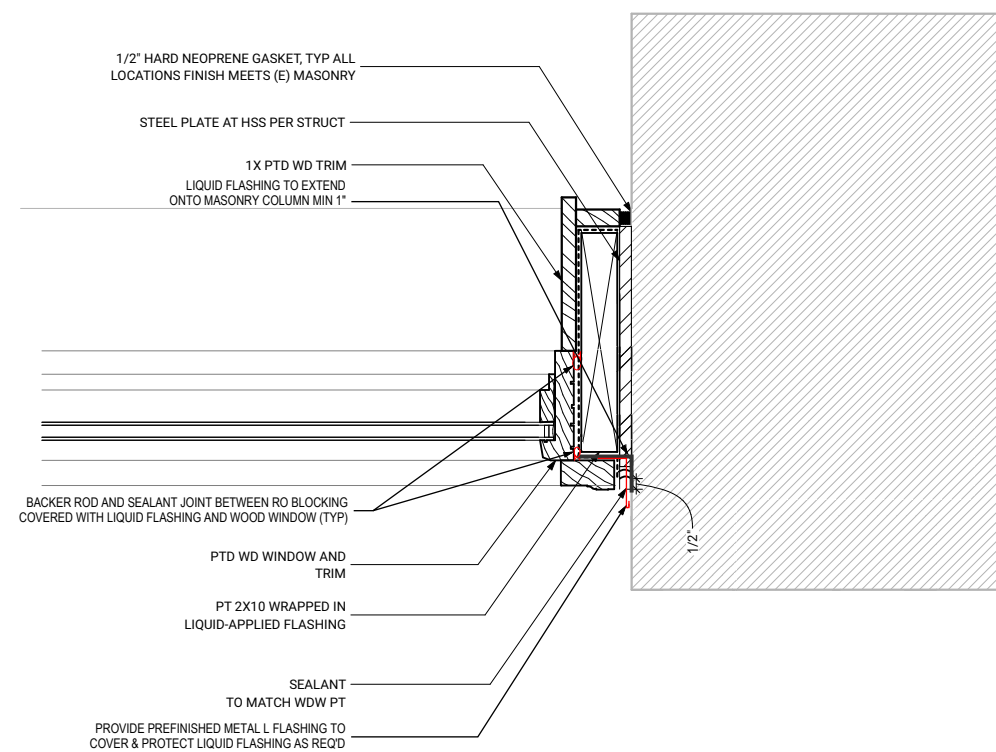
wood storefront head at existing transom

** note: this detail is from the construction drawings for the existing building, the new windows are to match*



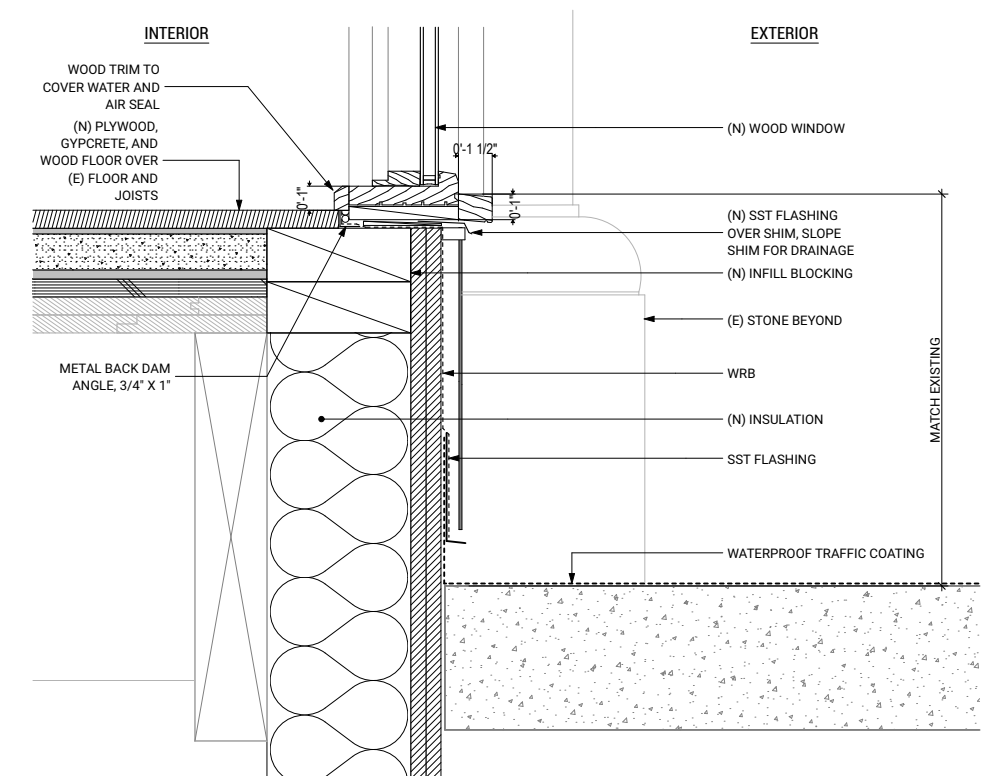
wood storefront internal mullion at tube steel

** note: this detail is from the Sierra Pacific shop drawings for the existing building, the new windows are to match*



wood storefront jamb plan detail

** note: this detail is from the construction drawings for the existing building, the new windows are to match*



wood storefront sill at steel panel section detail

** note: this detail is from the construction drawings for the existing building, the new windows and facade are to match*

**ADDITIONAL
CONTENT**

CONSTRUCTION VALUE

The construction valuation for the Level One modifications and build out is \$31,316.

LAND USE ANALYSIS | STREET LEVEL USES

Our proposed use is most similar to “craft work” use. Craft work is not a prohibited use, or a prohibited street-level use. Although it is not specifically noted as a preferred street-level use, our shop space does not meet the criteria of a discouraged street-level use.

Per SMC 23.66.130.C.1.a -

The following are discouraged at street level in the area designated on Map B for 23.66.130:

- a. Any use occupying more than 50% of any block front

The proposed craft work use occupies: 33% of the block front

Per SMC 23.66.130.D -

No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area.

Our block is approximately 43,000sf in area and the proposed craft work use occupies 17% of the block area.

Block Front Calculations:

Full Block Front:	approx 560LF	
Office:	162 LF	29%
Craft work:	185 LF	33% of block front
Restaurant:	60LF	11%
Hotel:	35LF	6%
Art Gallery:	15LF	3%
Residential:	N/A	
Personal Services:	30LF	5%
Parking Access:	58LF	10%
Vacant:	15LF	3%

Block Area Calculation (craft work):

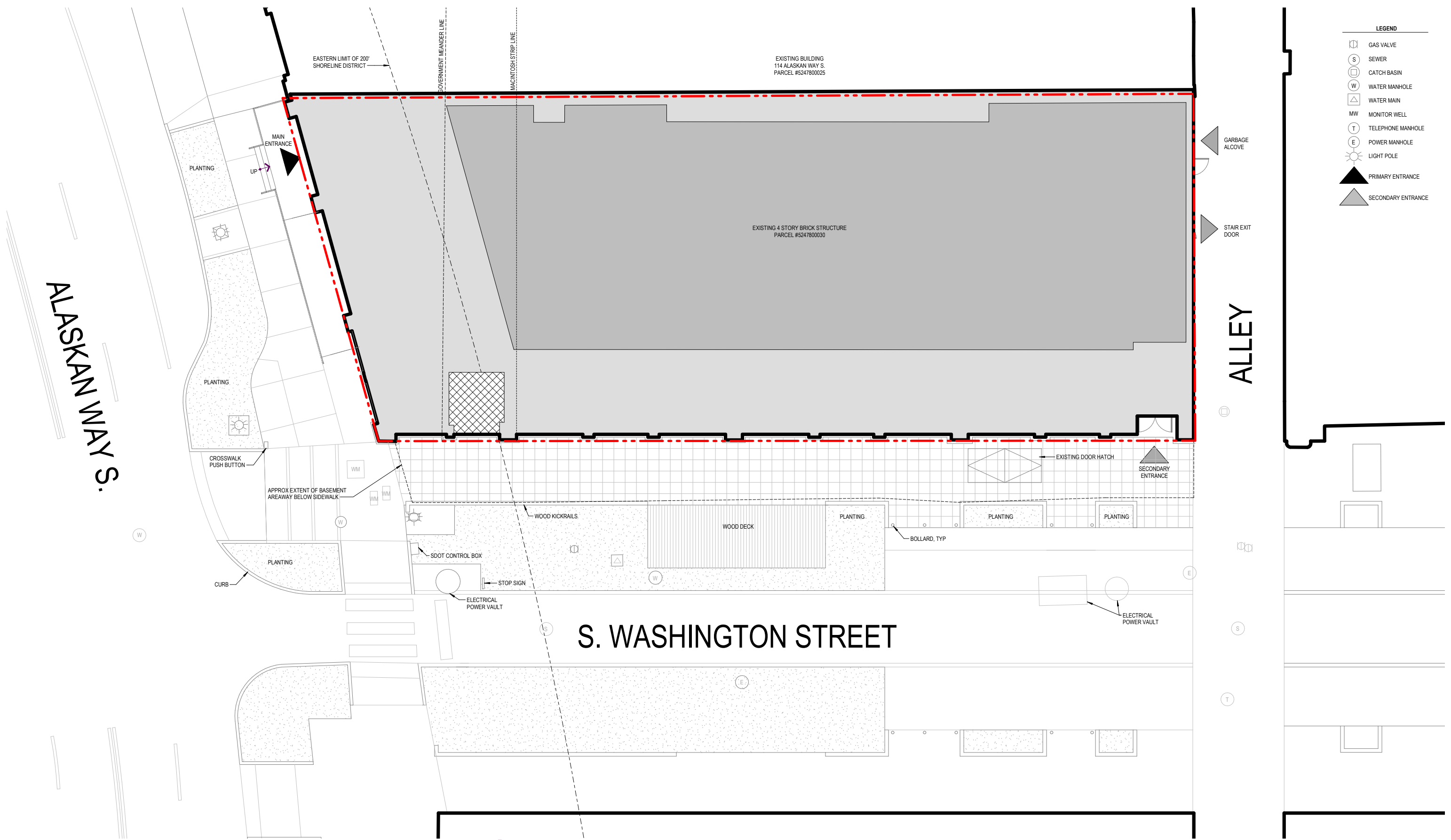
Full Block Area:	approx 43,000sf
Craft work:	7,300 sf
Total Block Use:	17% of block area



LEGEND

■ Office	■ Art Gallery
■ Office Lobby	■ Residential
■ Craft work	■ Personal Services
■ Restaurant	■ Parking Access
■ Hotel	■ Vacant

SITE AND LANDSCAPE PLAN | APPROVED EXISTING



*** This proposal will not modify the existing site or landscape**

THANK YOU