



WASHINGTON STREET BOAT LANDING CONCESSION TENANT IMPROVEMENT

PIONEER SQUARE PRESERVATION BOARD APPROVAL PACKAGE

12.18.2023

GRAHAM BABA ARCHITECTS

SITE MAP



VICINITY MAP - NTS

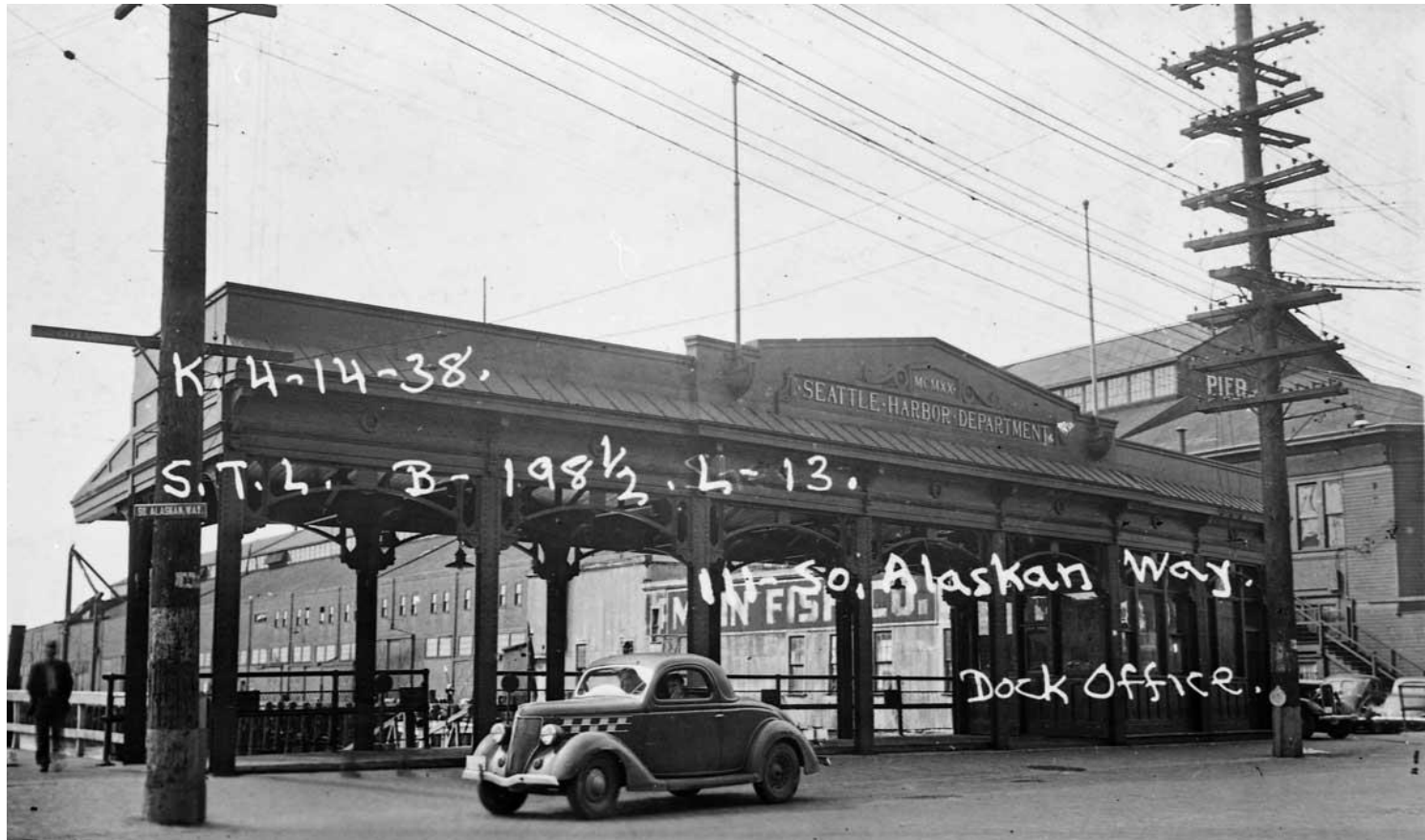


SITE MAP - NTS

HISTORIC PHOTOS



2019



ca. 1937



ca. 1920

Pioneer Square Preservation Board: Approval

EXISTING PHOTOS



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST

EXISTING PHOTOS



INTERIOR FACING NORTH



INTERIOR FACING SOUTH



INTERIOR CEILING



EXTERIOR FACING NORTH



EXTERIOR FACING SOUTH

CONTEXT DIAGRAM



VICINITY MAP - NTS

12.18.2023

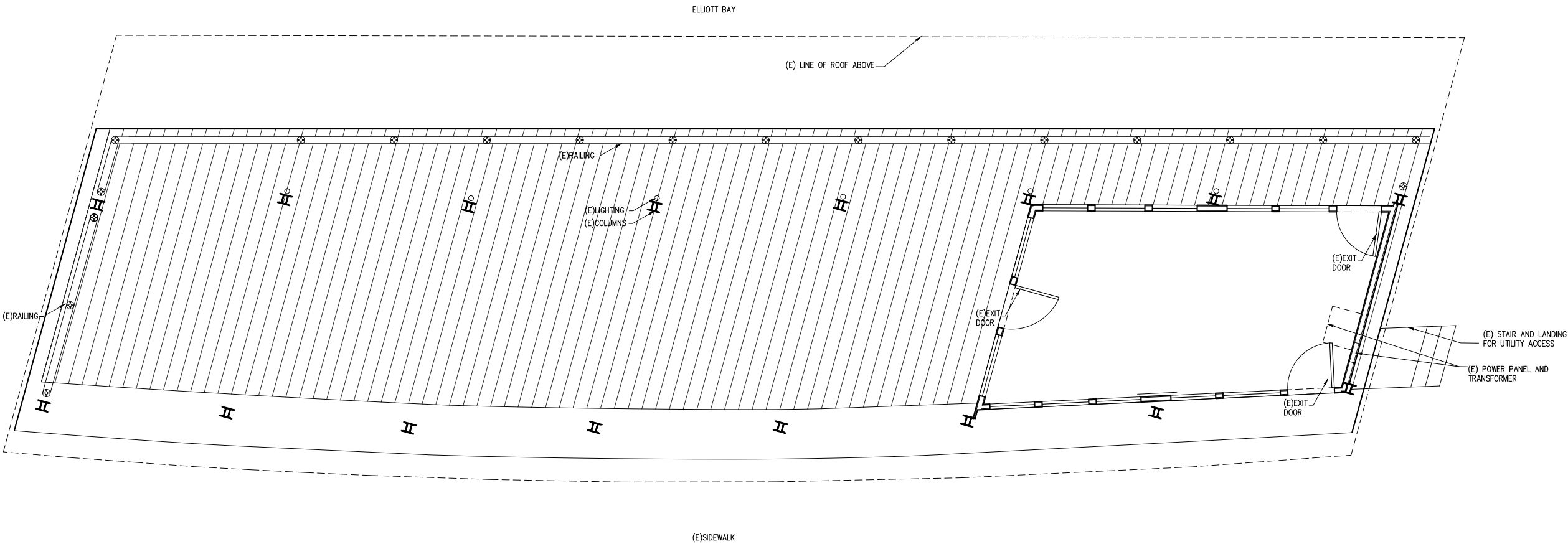
GRAHAM BABA ARCHITECTS



- DISTRICT BOUNDARY -----
- HISTORIC DISTRICT
- WATERFRONT REDEVELOPMENT

Pioneer Square Preservation Board: Approval

EXISTING CONDITIONS



(E) - FLOOR PLAN
SCALE: 1/8" = 1'-0"



Current Use - VACANT
The Washington Street Boat Landing is currently unoccupied and secured with fencing and plywood.

DESCRIPTION OF PROPOSED WORK

1. ESTABLISH USE AS ICE CREAM CONCESSION. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.



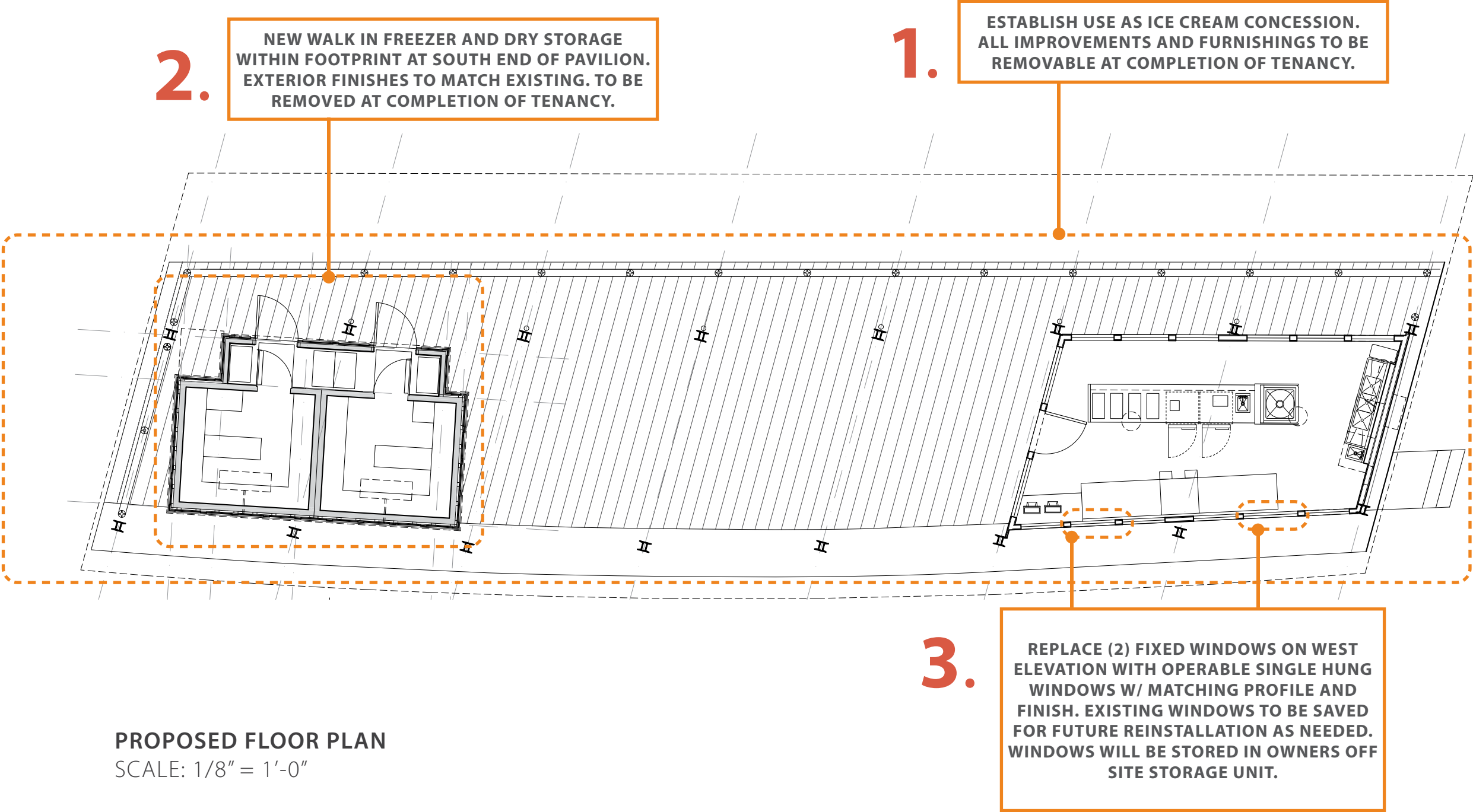
2. NEW WALK IN FREEZER AND DRY STORAGE WITHIN FOOTPRINT AT SOUTH END OF PAVILION. EXTERIOR FINISHES TO MATCH EXISTING. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.



3. REPLACE (2) FIXED WINDOWS ON WEST ELEVATION WITH OPERABLE SINGLE HUNG WINDOWS W/ MATCHING PROFILE AND FINISH. EXISTING WINDOWS TO BE SAVED FOR FUTURE REINSTALLATION AS NEEDED.

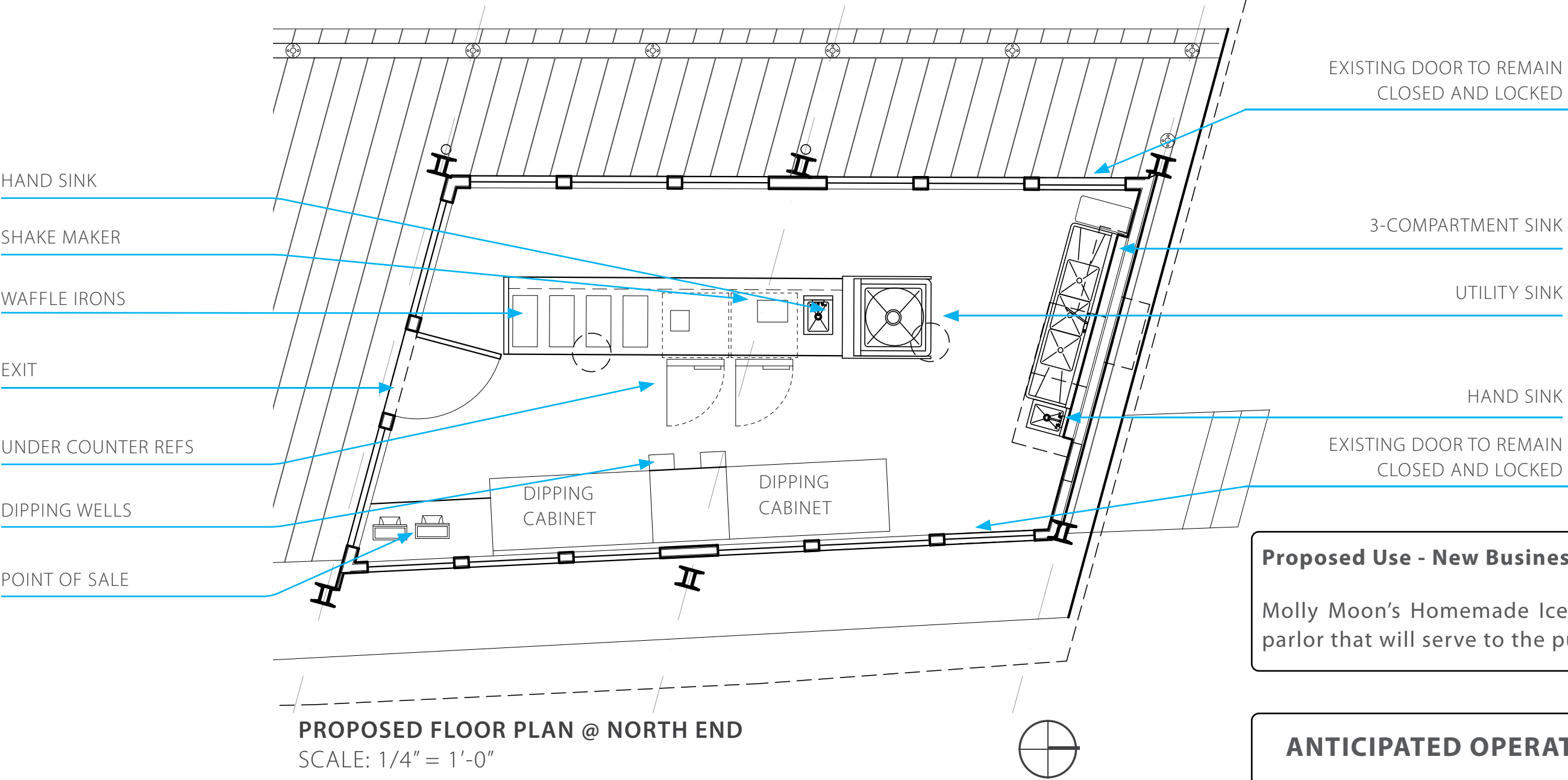


DESCRIPTION OF PROPOSED WORK



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1. ESTABLISH USE AS ICE CREAM CONCESSION. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.



Proposed Use - New Business

Molly Moon's Homemade Ice Cream is an ice cream parlor that will serve to the public all year round.

ANTICIPATED OPERATING HOURS

PRE PARK COMPLETION:
SUMMER HOURS:
noon - 10pm every day

POST PARK COMPLETION:
SUMMER HOURS:
noon - 11pm every day

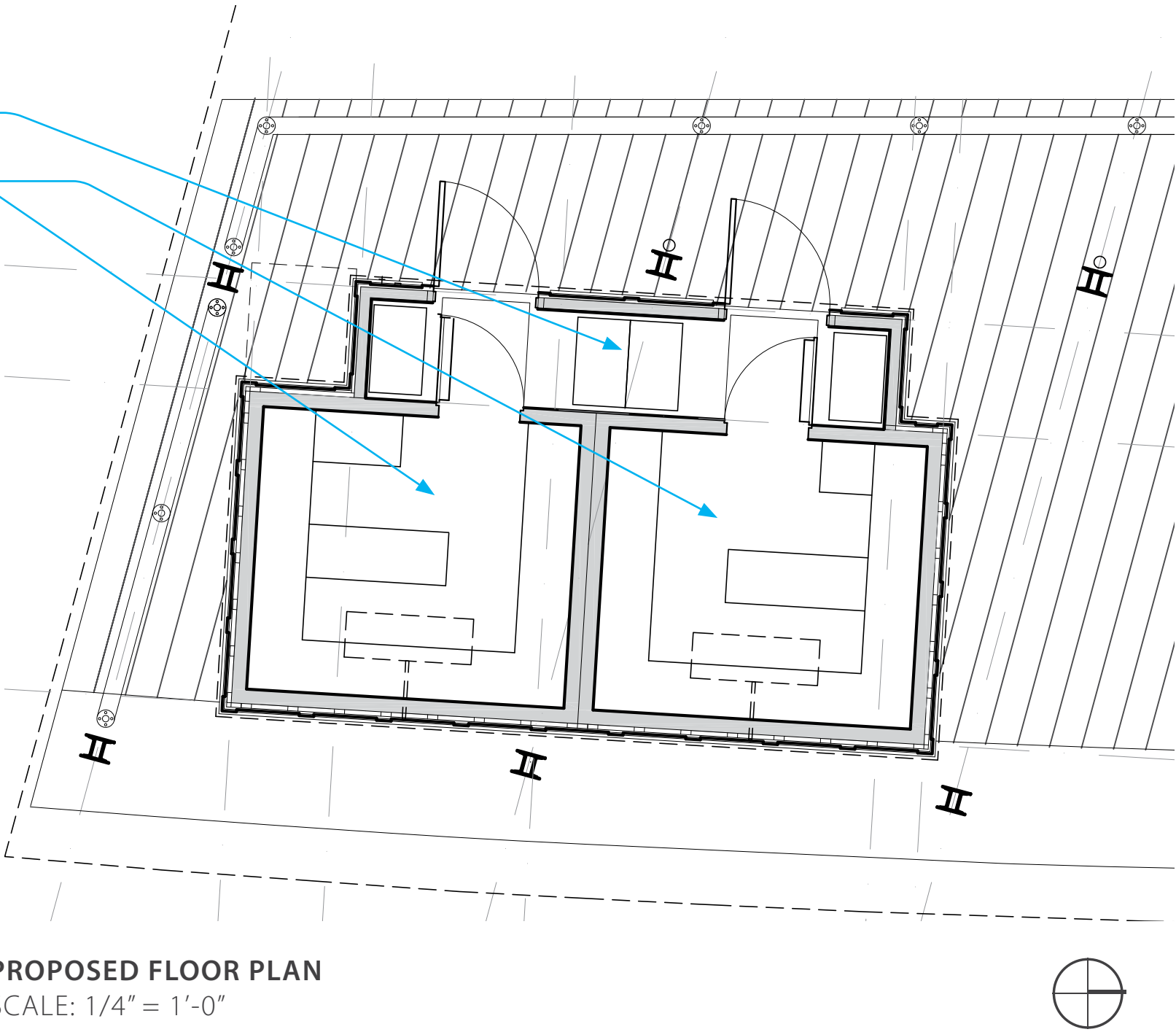
WINTER HOURS
2pm - 9pm friday - sunday
2pm - 5pm tuesday - thursday

WINTER HOURS:
1pm - 10pm every day

DESCRIPTION OF PROPOSED WORK

2. NEW WALK IN FREEZER AND DRY STORAGE WITHIN FOOTPRINT AT SOUTH END OF PAVILION. EXTERIOR TO MATCH EXISTING. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.

DRY STORAGE
WALK-IN FREEZER STORAGE



Projected Freezer Requirements

The existing footprint of the space is 320 sf. A maximum of 2 dipping freezer cabinets can fit in the shop and minimal dry storage space is available. The dipping cabinets can hold a total of 60 tubs of ice cream (4 tubs per flavor).

Two additional 10'x9' freezer units and dry storage are required for the projected volume of business in this location.

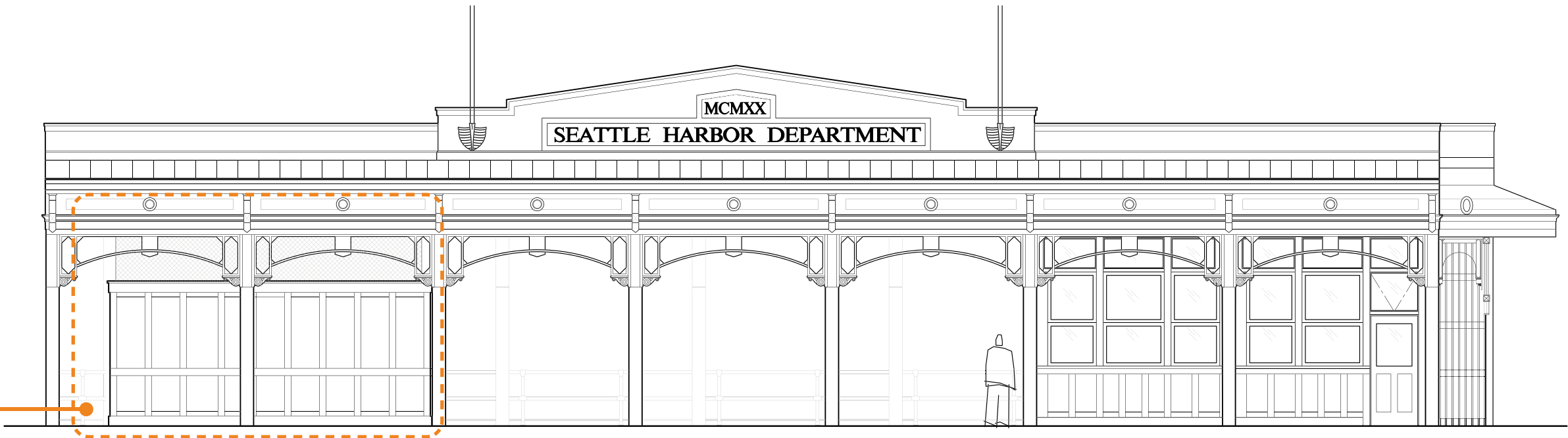
The proposed storage size, delivery vehicle size, and menu change frequency dictate that Molly Moon's will need 5 deliveries per week in the summer and two deliveries in the winter.

Freezer inventory capacity to meet summer needs is at least 320 2.5 gallon tubs.

Without this quantity of freezer storage at this site, this tenant will not be able to operate.

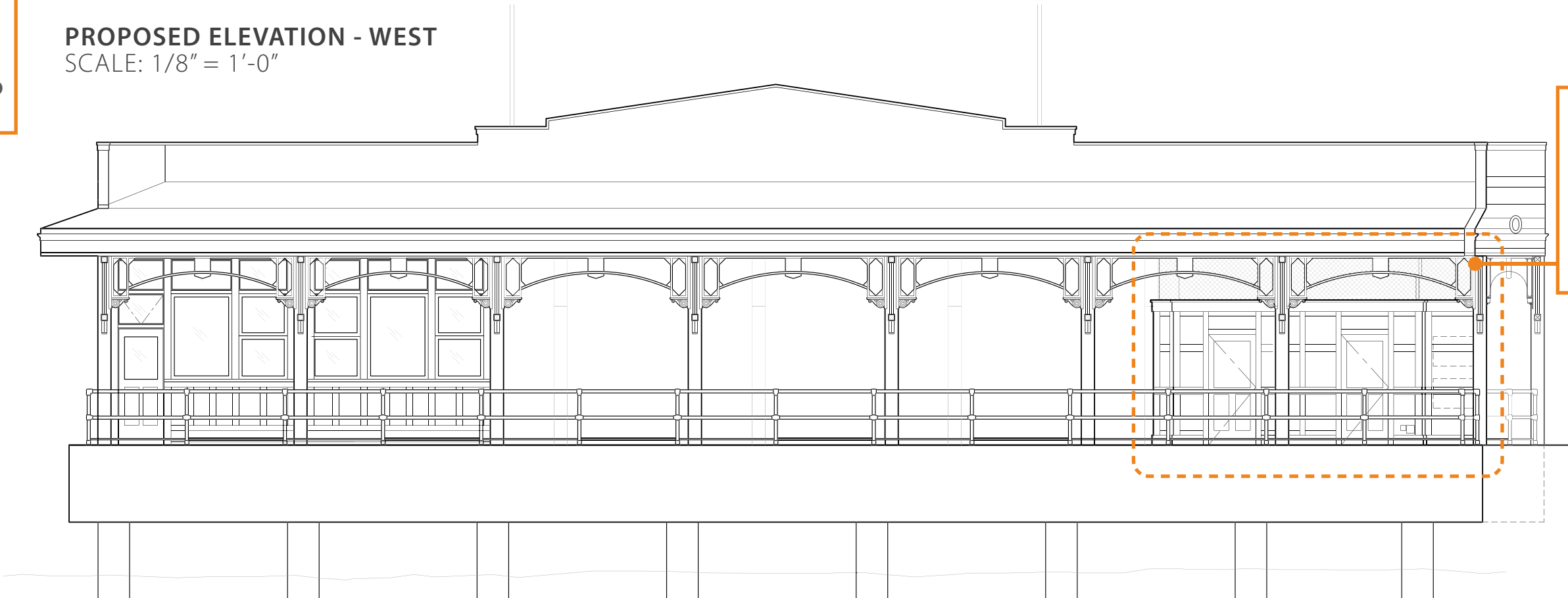
DESCRIPTION OF PROPOSED WORK

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NEW WALK IN FREEZER AND DRY STORAGE WITHIN FOOTPRINT AT SOUTH END OF PAVILION. EXTERIOR FINISHES AND CLADDING PROFILE TO MATCH EXISTING

PROPOSED ELEVATION - WEST
SCALE: 1/8" = 1'-0"



NEW WALK IN FREEZER AND DRY STORAGE WITHIN FOOTPRINT AT SOUTH END OF PAVILION. EXTERIOR FINISHES AND CLADDING PROFILE TO MATCH EXISTING

PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

PROPOSED FINISHES

2. NEW WALK IN FREEZER AND DRY STORAGE WITHIN FOOTPRINT AT SOUTH END OF PAVILION. EXTERIOR TO MATCH EXISTING. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.



MESH SCREEN



CLADDING
AND PAINT

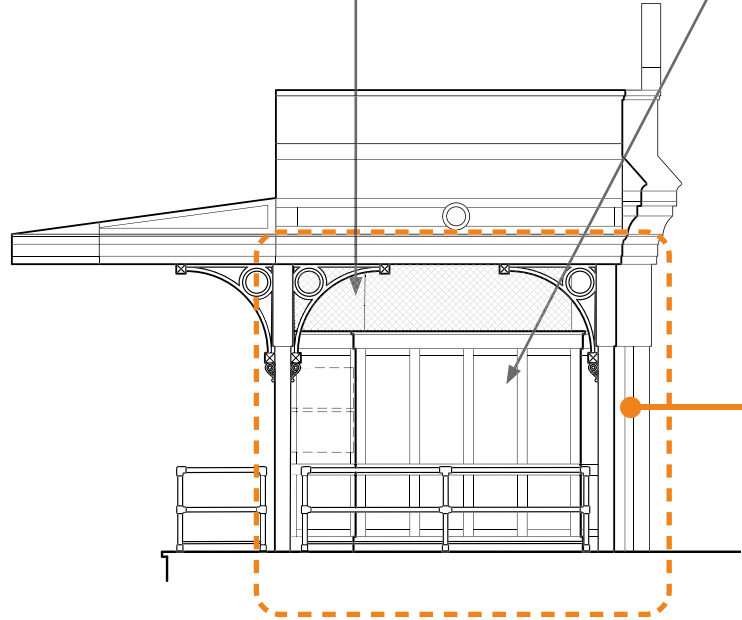


CLADDING
AND PAINT

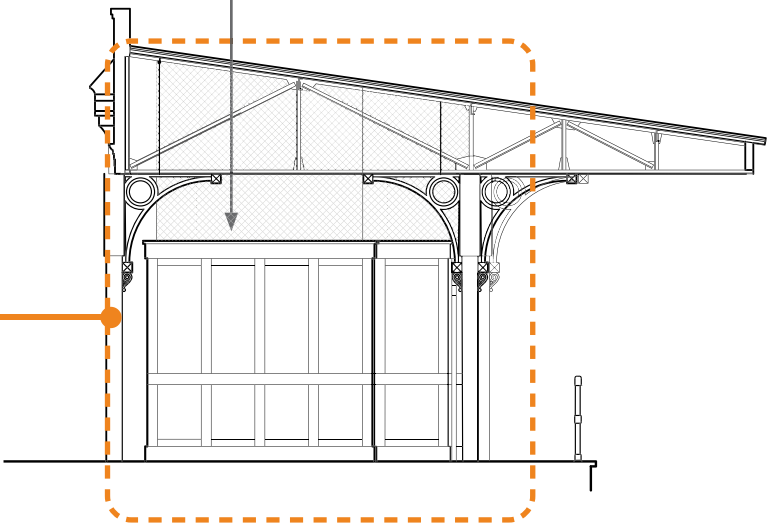


STORAGE
DOOR STYLE

NEW WALK IN FREEZER
AND DRY STORAGE
WITHIN FOOTPRINT
AT SOUTH END OF
PAVILION. EXTERIOR
FINISHES TO MATCH
EXISTING



PROPOSED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



PROPOSED SECTION (NORTH ELEVATION)
SCALE: 1/8" = 1'-0"

PROPOSED FINISHES

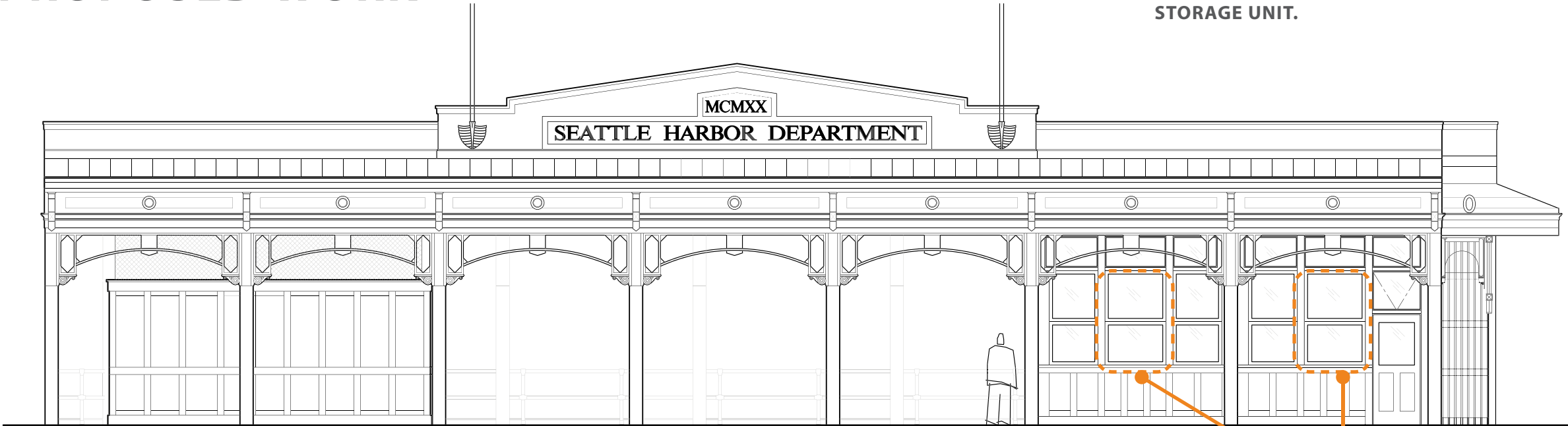


Paint Color

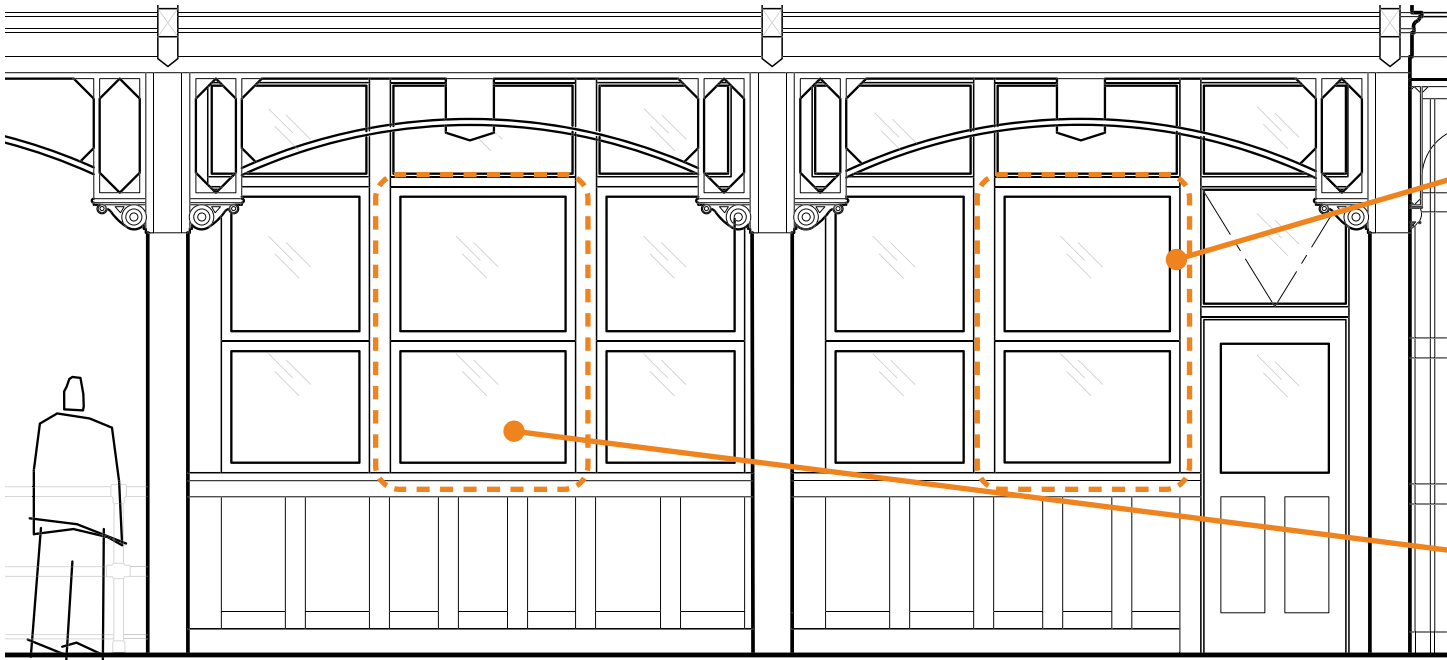
The new addition will be painted in a color to match the existing building and pergola. This custom paint color was supplied by the previous architect and team. Photos show a drawdown of the color next to existing structure.

DESCRIPTION OF PROPOSED WORK

3. REPLACE (2) FIXED WINDOWS ON WEST ELEVATION WITH OPERABLE SINGLE HUNG WINDOWS W/ MATCHING PROFILE AND FINISH. EXISTING WINDOWS TO BE SAVED FOR FUTURE REINSTALLATION AS NEEDED. WINDOWS WILL BE STORED IN OWNERS OFF SITE STORAGE UNIT.



PROPOSED ELEVATION - WEST
SCALE: 1/8" = 1'-0"

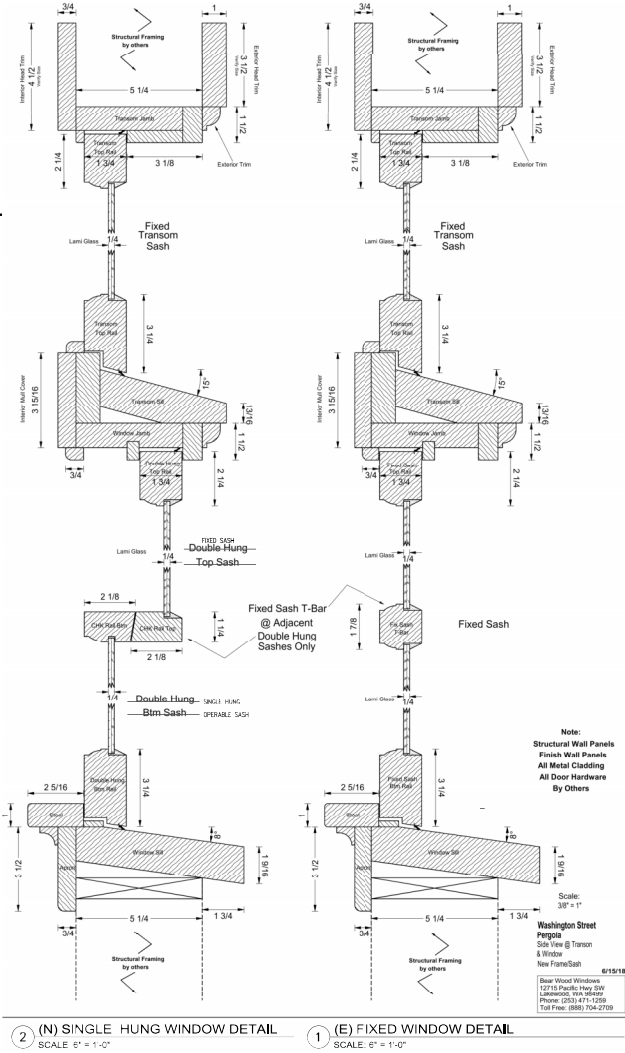


PROPOSED ENLARGED ELEVATION - WEST
SCALE: 1/4" = 1'-0"

LOCATION OF WORK

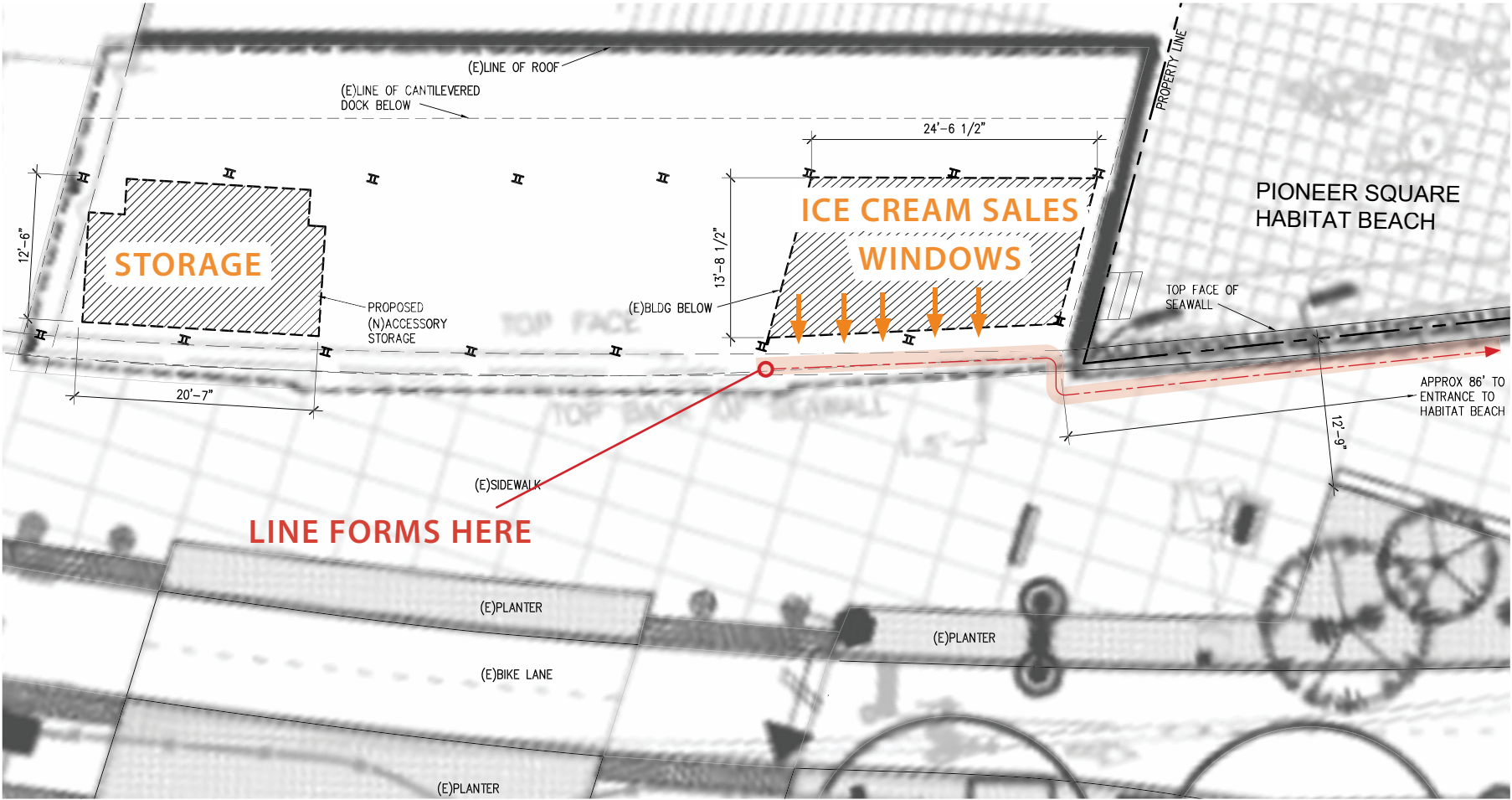


INTERIOR VIEWS



WINDOW DETAILS (SEE A8.02/
A8.03 FOR ENLARGED VERSION)

MISC INFORMATION



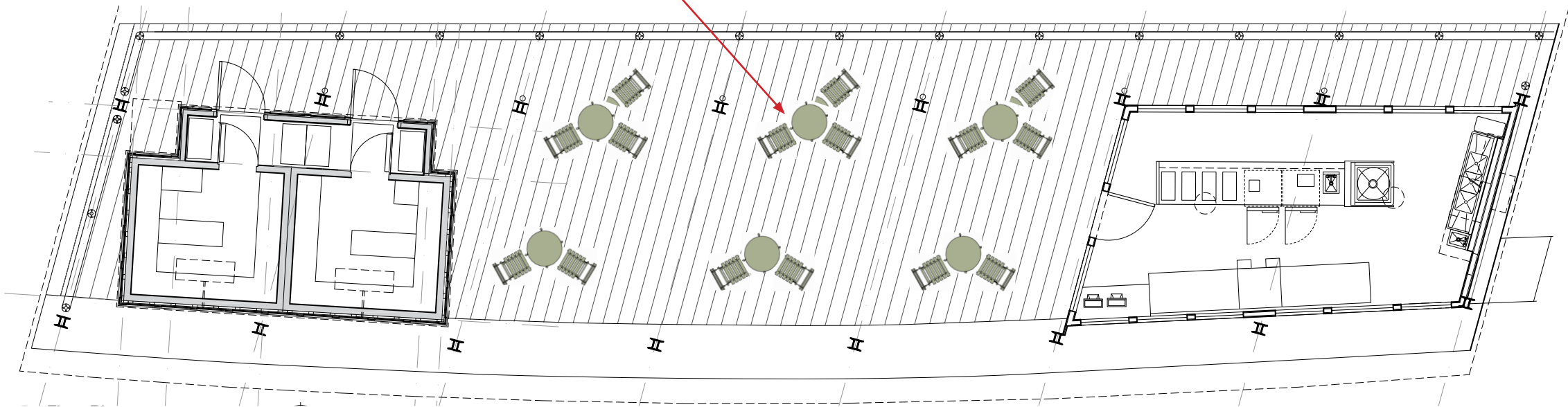
SITE PLAN

Queue Management

During peak hours of service, a queue can form along the fenced seawall overlooking Habitat Beach and the Puget Sound. The narrowest width of the sidewalk is 12'-9".

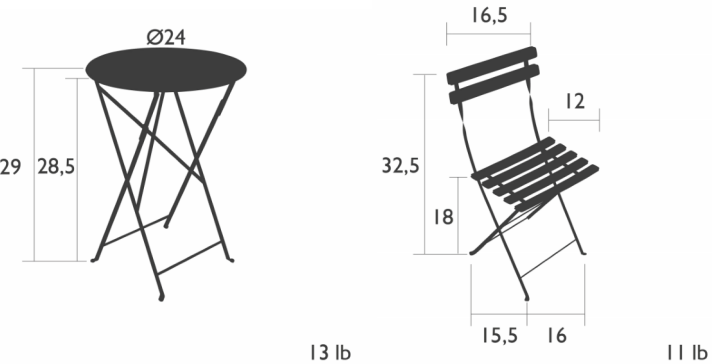
MISC INFORMATION

TABLES AND CHAIRS



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

FURNITURE DIMENSIONS



Proposed Seating : Bistro Chair and Round Folding Table

Manufacturer: FERMOB

Color: Willow Green

Moveable bistro chairs and tables will be located under the pergola for public use.

LETTER OF SUPPORT

1. ESTABLISH USE AS ICE CREAM CONCESSION. ALL IMPROVEMENTS AND FURNISHINGS TO BE REMOVABLE AT COMPLETION OF TENANCY.



Seattle
Department of
Transportation

Memorandum:

Date: **October 20, 2023**

To: **Seattle Department of Constructions and Inspections**

From: **Kit Loo, PE (Interim Director – Roadway Structures)**

Subject: **Washington Street Boat Landing Concessionaire – Letter of Approval & Support**

To whom it may concern,

This letter serves to express that Roadway Structures—as the underlying asset owner of the Washington Street Boat Landing (WSBL)— is fully aware and supportive of the proposal to establish a Food & Beverage concessionaire at the WSBL. In 2018, SDOT led the renovation of the WSBL with the intention for the structure to host a concessionaire to complement the larger Waterfront Seattle Project. This proposal is the culmination of that renovation effort. The proposed additions to the structure to support the concessionaire’s operation will not damage or modify the character of the building, but rather fulfill its intended use and benefit the surrounding area.

Kit Loo, PE
Roadway Structures (SDOT), Interim Director

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THANK YOU!