



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB59/25

### Staff Report

Board meeting March 19, 2025

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

**030525.31 118 S Washington St**  
The Meyer

Proposed sidewalk café on new East West Streets amenity wood decks and change to existing sidewalk cafe.

Staff report: The Board approved the East West Streets project in July 2022 after a series of briefings. While the design included extensions of sidewalks with wood platforms as part of the public amenity there was no discussion at the time for guidelines for their use. After receiving the first application to use a wood deck by a business as a sidewalk café, staff called a meeting with the Alliance for Pioneer Square who was a stakeholder in the design the Office of the Waterfront and SDOT street use, it was discussed that there were not other expectations as part of the project planning, and that use by a business was welcome and subject to other sidewalk café regulations. However because this is a different condition and materials the use of the space that may require additional consideration. Therefore the proposal is being brought to the Board as an opportunity for special consideration of unique factors about the space. The Board may want to adopt specific guidelines for the use of these spaces at a later date.

Business that have a liquor license will also be required to comply with any regulations set by the Liquor Control Board. For example it is assumed that they would be required to have a railing next to the street and not be eligible for a fenceless café and the they would have to have the café area at least partially in front of the business. In this case the proposal meets those two requirements. Because this is a new surface made of wood there was a desire for the railing installation to not make holes in the wood. The application was amended to be a clamp on railing. The wood bollards are considered art

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work and there is a desire for the bollards to not be used as tables, not have attachments or otherwise be damaged. There was a desire to protect the surrounding planting. Another consideration about this proposal is that the application shows that an existing sidewalk café what installed with a different design and material color than was previously approved. The previous approval was for a dark black brown color but a silver railing was installed. The change from what was approved has to be considered for this proposal. The proposal is to keep the existing café area with the silver railing. Since the ARC review the applicant has changed the proposed railing on the wood deck to also be silver.

At the Feb 26 ARC meeting the Board members asked for a rendering so it is more clear how the sidewalk café would look and more details about the location and number of clamps but generally supported the proposal. Members where okay with the change to the existing sidewalk café from what was previously approved including the silver color rather than the black brown and the change to the design.

**Draft Motion:**

I move to recommend granting a Certificate of Approval for installation of a sidewalk café with railing clamped on to the wood decks and modification to the of the previously approved sidewalk café for approval as installed. All per the applicant's submittal.

Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved prior to implementation.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 19, 2025 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

**Seattle Municipal Code**

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Rules for the Pioneer Square Preservation District**

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

**Secretary of Interior Standards for Rehabilitation 10**

**Issued: March 12, 2025**

Genna Nashem

Pioneer Square Preservation Board Coordinator