

Dear Pioneer Square Preservation Board,

I have been working as a commercial real estate broker, specializing in retail/restaurants, in the Pioneer Square market since 2008. I've been listing the Gridiron Commercial Condo with my partner, Scott Blankenship SVP of Kidder Mathews, since February of 2020. We would be happy to assist English Cap and/or their brokerage team in their pursuit to find a restaurant Tenant after their successful purchase of the commercial unit.

<https://gridironretail.com/>

Below are some of the buildings and restaurants I've worked with in Pioneer Square over the years:

- 200 Occidental – Listing broker
 - MOD Pizza Flagship
 - Cherry Street Public House
 - Mr. Saigon
- Interurban Building – Listing broker
 - Tat's Deli
 - Nirmals (Eater Restaurant of the Year 2016)
- Marathon Building – Listing broker
 - Altstadt Bierhalle
- Crown Building – Listing broker
 - Counter Culture Coffee
- Good Arts Building
- Lowman Building
- Florentine Condo Building
- Provident Building

- Cherry Street Coffee House – Exclusively represented Cherry Street Coffee House (owned by Ali Gambari) in various expansions inside and outside of Pioneer Square.

In conclusion, I feel that if English Cap's proposal is approved the remaining restaurant space with slightly reduced square footage, facing Occidental Ave, with two large outdoor patios, and the restaurant infrastructure in place will be highly valuable in a post-pandemic Pioneer Square market. English Cap is not only making a large economic investment into Pioneer Square but will be the catalyst for attracting a new restaurant to this building.



Jason Miller
Vice President
Kidder Mathews

As the current Listing Broker for the commercial unit for the Gridiron here is an outline of how I see the Leasing strategy moving forward for English Cap.

- Assemble the Right Team – All Landlords big or small, experienced or inexperienced rely on the expertise of professionals in the real estate industry.
 - Architect/Design Firm that specializes in restaurant design. Hiring **Atelier Drome**, which specializes in restaurant design, is a great first step in assembling the right team to attract a restaurant Tenant in Pioneer Square. Architects provided assistance with the following:
 - Space planning
 - Renderings
 - Construction bids
 - Brokerage Team that specializes in restaurants in the Pioneer Square market. **Kidder Mathews** is the current listing team on the project and is willing to continue to assist English Cap in any way possible moving forward (see attached). Until now the property has only been listed For Sale not For Lease. If English Cap is allowed to move forward with the purchase of the property a brokerage team would be selected to provide assistance with the following:
 - Tenant Contact
 - Marketing
 - Tours
 - Lease Negotiations
 - Supporting Condo Co-Ownership – **Daniels Real Estate**
 - Since this is a condo building Daniels Real Estate will continue to be an owner in the residential portion of the building for some time and will be a supportive member in the HOA.
- Access to Investment Capital – The owner's investment does not end at buying the property. A successful Landlord needs to have access to a large amount of investment capital to further invest in the property and fund Tenant improvements which English Cap does have.
 - Tenant Improvements
 - Restaurant Tenants (especially local ones) can require substantial investment from the Landlord.
 - Pride of ownership

- English Cap will be occupying part of the commercial space so they will have even more reason to invest in the “right” restaurant Tenant since they will also be neighbors.
- Setting the right conditions for a Restaurant in the Building
 - Delivery Conditions of Space
 - Daniels Real Estate has already put in hundreds of thousands of dollars in restaurants infrastructure into the space (including the hood shafts, plumbing, drain lines, grease traps, etc.) which is key requirement for any restaurant Tenant
 - Reduced Square Footage
 - All restaurants are downsizing their square footage. Reducing the size of the restaurant space from approximately 10,767sf to 7,632sf and possibly creating one restaurant and a second small bar space in the “tip” will be much more desirable in today’s market.
 - Outdoor Patio Highly Valued
 - Outdoor seating is highly valued in the post-COVID restaurant environment. The majority of the outdoor seating is on the east side of the building making it the most desirable side for a restaurant Tenant.

Jason Miller

Vice President
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GRIDIRON

590 FIRST AVENUE S

COMMERCIAL CONDO FOR SALE

9,605 SF Retail Space at the Apex of Seattle's
Vibrant Stadium District, Historic Pioneer Square
Neighborhood, and Seattle's New Waterfront

GRIDIRON
RETAIL

GRIDIRONRETAIL.COM

km Kidder
Mathews

GRIDIRON

590 FIRST AVENUE S

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Property Highlights

107 condos in building
with parking

Five, on-site dedicated
retail parking stalls

Abundant outdoor seating

Full-service restaurant
infrastructure in place

Type 1 shaft and ductwork

Plumbing stubbed for
bathrooms and drains



**NEIGHBORING SPORTING
EVENTS BRING TENS OF
THOUSANDS OF ON-FOOT
VISITORS PAST GRIDIRON
RETAIL'S FRONT DOOR**

IMAGE SOURCE: CITY OF SEATTLE & JAMES CORNER FIELD OPERATIONS

KIDDER MATHEWS GRIDIRON RETAIL OFFERING MEMORANDUM

\$5.25M
LIST PRICE

9,605 SF
COMMERCIAL CONDO

17,000+
CARS DAILY ON
1ST AVE S & S KING S

An aerial night photograph of the Seattle Center stadium district. The large, white, curved roof of the stadium is prominent, with a green field visible underneath. Below the stadium, several modern buildings with glass and metal facades are illuminated. A white callout box with the text "GRIDIRON RETAIL" points to one of the buildings. In the background, the Olympic stadium is visible, and the city lights of Seattle are in the distance.

**CENTRALLY LOCATED IN SEATTLE'S STADIUM DISTRICT
HOME TO THE SEAHAWKS, MARINERS, AND SOUNDERS**

**GRIDIRON
RETAIL**

**ABUNDANT OUTDOOR SEATING PROVIDING
COVETED OPEN-AIR DINING & IDEAL FOR
SOCIALIZING ON GAME DAYS & EVENTS**

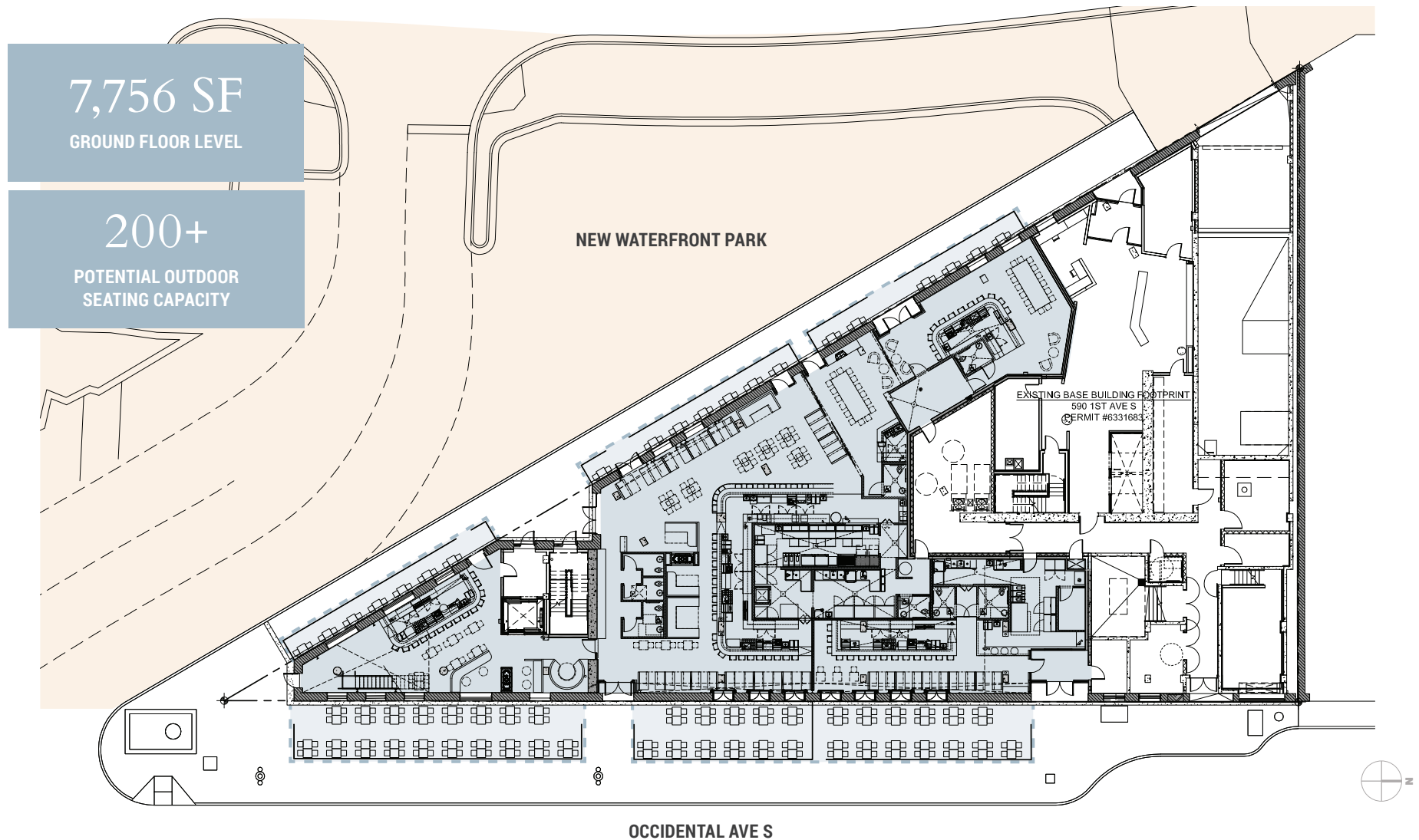


THE INDOOR SPACE IS DESIGNED FOR A FULL-SERVICE RESTAURANT & BAR



Floor Plans

MAIN FLOOR | SAMPLE RETAIL BUILD OUT



Floor Plans

UPPER FLOOR | 1,849 SF

707 SF

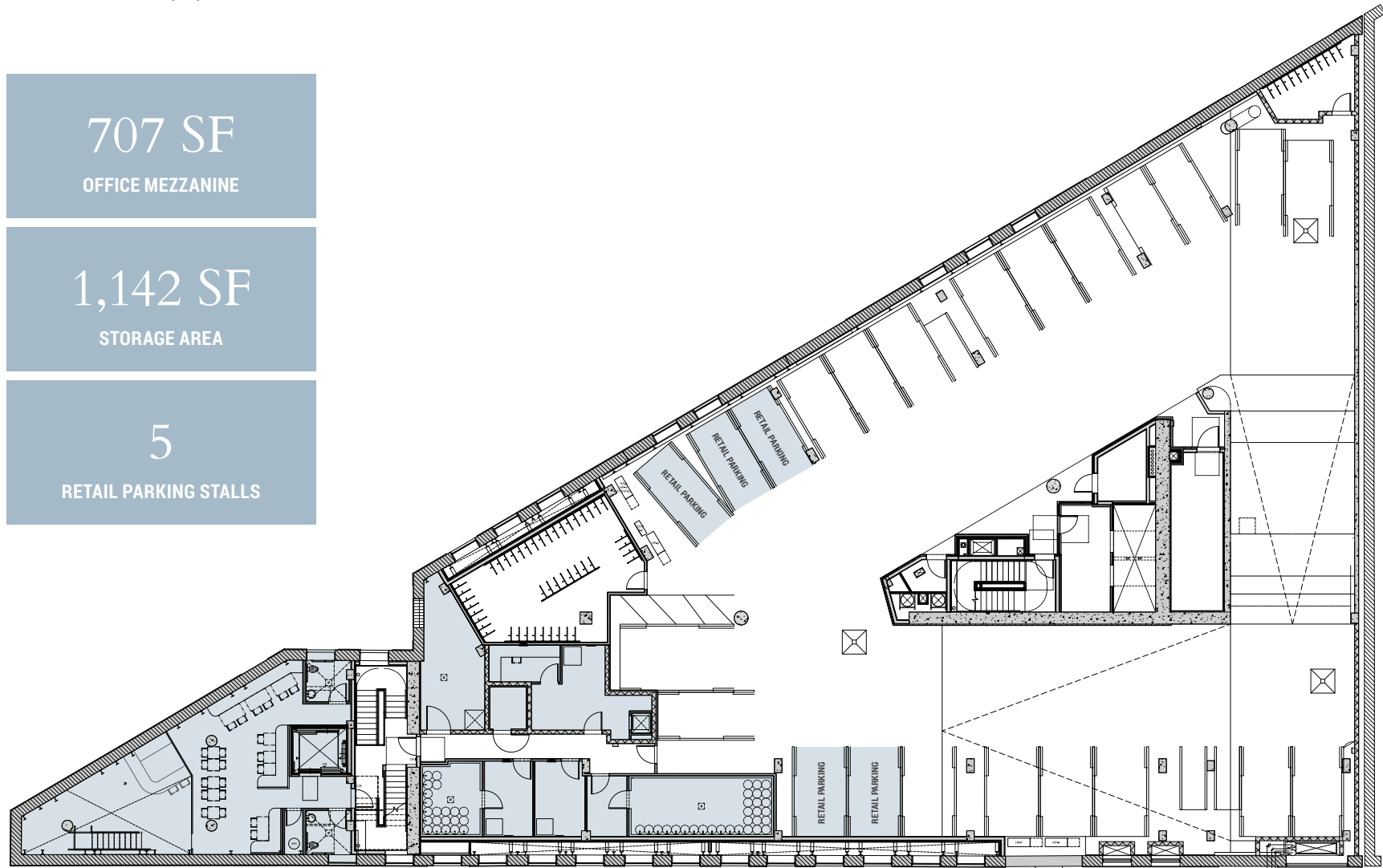
OFFICE MEZZANINE

1,142 SF

STORAGE AREA

5

RETAIL PARKING STALLS



OCCIDENTAL AVE S

Market Overview

OVER 200 EVENTS HELD ANNUALLY IN GRIDIRON RETAIL'S NEIGHBORHOOD

Seattle is currently the fastest growing big city in the U.S., and the Pioneer Square submarket is one of the city's most buzzworthy and desirable neighborhoods to set up shop. The neighborhood was recently recognized as one of 'the best food neighborhoods in America' by Thrillist.

49
CONCERTS

29
EXPOS

7
FOOD FESTIVALS

4
MUSIC FESTIVALS

	1 Mile	3 Miles	5 Miles
Population	26,356	230,159	465,297
Households	14,351	129,688	231,525
Average Income	\$89,092	\$121,274	\$125,631

100+ SPORTING EVENTS ANNUALLY IN STADIUM DISTRICT



10

SEAHAWKS NFL GAMES



81

MARINERS MLB GAMES



17

SOUNDERS MLS GAMES



Eat & Drink

- 1 Thai Curry Simple
- 2 Jade Garden
- 3 The Lodge Sports Grille
- 4 Flatstick Pub
- 5 Casgo Antiquo
- 6 Red Bowls Restaurant
- 7 Fado Irish Pub
- 8 Ivar's Fish Bar
- 9 Elliott's Oyster House
- 10 The Crab Pot
- 11 Quality Athletics
- 12 The People's Burger

Companies/Employers

- 1 Getty Images
- 2 Qualtrics
- 3 Payscale
- 4 Bizzible
- 5 Blink - UX Research & Design
- 6 Indeed, Inc.

Shopping

- 1 Uwajimaya
- 2 Division Road, Inc.
- 3 Velouria
- 4 Swift Industries
- 5 Lids
- 6 Bartell Drugs



Location Overview

VIBRANT STADIUM DISTRICT, HISTORIC PIONEER SQUARE & SEATTLE'S NEW WATERFRONT CONVERGE AT GRIDIRON RETAIL – THIS IS THE ULTIMATE LOCATION.

Stadium District is just south of the historic Pioneer Square district. It is generally cited as Cherry Street as its northerly border, King Street as its southerly border, and runs easterly from the Seattle waterfront on Elliott Bay to Interstate 5. It was once the heart of the city: Seattle's founders settled there in 1852, following a brief six-month settlement at Alki Point on the far side of Elliott Bay. The first industry in the neighborhood was the Yesler Sawmill, built in 1859. In fact, the term today for less-than-desirable locales – Skid Road (not Row) – originated on what is now Yesler Way where logs were “skidded” down Yesler to the sawmills in the Pioneer Square area.

Many of the historic buildings located in Pioneer Square were built in part to support the Yukon Gold Rush which started around 1897 and proved to be a boon to early Seattle business owners in the neighborhood. Today the district's Renaissance-Revival, Beaux-Arts architecture is on display in the dozens of preserved and restored buildings in the district, which is now home to scores of restaurants and bars, shops, and other entertainment venues.

Immediately adjacent to Pioneer Square is Seattle's principal Stadium District including Lumen Field,

home of the Seattle Seahawks NFL team and the Seattle Sounders MLS soccer club. Next to Lumen Field is T-Mobile Park, home to the Seattle Mariners MLB team. In addition to these entertainment destinations there are several new multifamily (494 Unit The Wave; 163-unit Nolo, both adjacent to Lumen Field), condominium (Gridiron Condo on 1st Avenue South), hotel (282 room Embassy Suites on King Street), and office (486,000 Avalara Hawk Tower at Stadium Place) developed adjacent to the District and other projects springing up around Pioneer Square.

Pioneer Square is also next to the region's primary transportation hub at King Street Station, where the Link Light Rail System has a major station, as well as the Sounder heavy rail commuter line connecting Seattle to as far south as Lacey and as far north as Everett, and the AMTRAK station that travels North to Vancouver, BC, and South to Portland, OR and beyond. The District is also in close proximity to the Washington State Ferry System's (the largest in the nation) Coleman Dock, which docks ferries to and from the Kitsap Peninsula via the City of Bremerton, and to Bainbridge Island across the Puget Sound from Seattle.



SEATTLE'S NEW WATERFRONT

After six decades of disconnect between the Seattle urban core and its waterfront, a bold vision and partnership is transforming 26 city blocks along Elliott Bay. Waterfront Seattle is a \$1.07 billion project (and just a portion of the \$3.3 billion larger transformation which included the viaduct removal). It represents a partnership between the City of Seattle and its citizens to remedy the disconnect. With over 10,000 community members weighing in on the ambitious project, it is truly a collective effort.

Since completing the demolition of the State Route 99 viaduct, a psychological and physical barrier to the waterfront has been removed and shepherded in a great opportunity for improvements. Upon completion in 2024, Seattle will have a unified downtown district with open spaces, bike and running lanes, an updated ferry terminal, and seismic seawall.

As it evolves, with most of the projects underway by 2021, Seattle is enjoying a civic rebirth. This new transformation will have a massive positive effect on the leaseability of future development projects.

Accessibility

Transforming Seattle's waterfront is a welcome boost for accessibility in many ways. Replacing the viaduct with an underground tunnel and an overlook pedestrian bridge integrates districts like Pioneer Square and the iconic Pike's Place Market with the waterfront. In addition, the visionaries have paid special attention to providing state of the art ADA accessibility. Curb ramps, elevators and detectable pavers will provide a safer waterfront. Improved street connections will ease vehicle congestion and offer more accessibility to ferries, SeaTac airport, and Union Station.

GRIDIRON RETAIL WILL HAVE A LANDSCAPED PROMENADE AT ITS DOORSTEP, OFFERING AN ENRICHED EXPANSE OF ICONS THAT WILL QUICKLY RIVAL SAN FRANCISCO'S EMBARCADERO AS THE NEW MUST-SEE.

2019

START
DATE

\$1.07B

REDEVELOPMENT
PROJECT

4.5M

ANNUAL
VISITORS

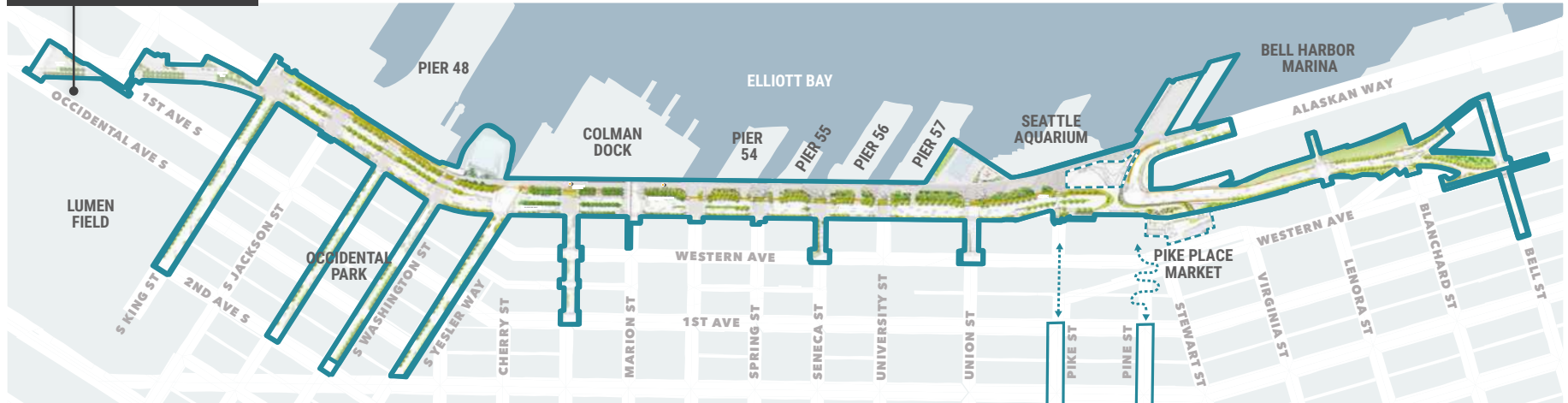
\$400M

ANNUAL BUSINESS
REVENUE

CONCEPTUAL RENDERING OF POTENTIAL FUTURE DEVELOPMENT WITHIN THE PORT OF SEATTLE



GRIDIRON RETAIL



Connected Growth

At the core of the waterfront project is the Park Promenade which is a linear park providing a new pedestrian connection meandering from Gridiron Retail to the Seattle Aquarium, which will enjoy an ambitious makeover in the last phase of the project. The promenade, which is at the front door of the Gridiron, will feature permanent art exhibits while highlighting existing attractions like the Seattle Great Wheel, Miner's Landing, and rebuilt Pier 62.

The 20 acres of open space will attract cultural events and visitors year-round. Additionally, the unification of the waterfront and downtown district makes cultural destinations like Benaroya Hall, T-Mobile Park, and Lumen Field more accessible. Undoubtedly, the Seattle waterfront will be a civic gem when the project reaches completion in 2024.





Join Gridiron and start a
new chapter to a classic story.

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**Kidder
Mathews**



ATELIER DROME Architecture + Interior Design is a full-service design studio based in Seattle specializing in residential, hospitality, commercial, and workplace environments. Founded by Michelle Linden and Henry Walters in 2012 on the belief that good design can truly improve lives, we carry forward a philosophy that never loses sight of the fact that uncomplicated, robust solutions are the most effective for fostering a connection between space and the human scale.

Firmly rooted in modern design, Atelier Drome embraces collaborative efforts with clients and puts enormous emphasis on understanding and embracing each owner's unique vision, desires, and needs. The result is a cohesive spatial experience formed as an embodiment of each client's individuality.

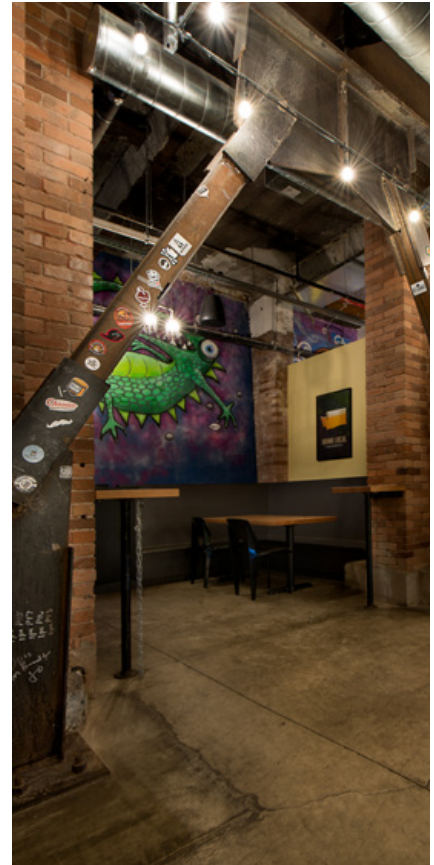
It's through years of successful collaboration that we know restaurants require a special vision. Restaurants are a unique space, and all restaurateurs seek to provide a memorable experience that takes guests beyond just the menu and turns dining into a personal moment. Sharing a meal brings people together, and a space to nourish that is just as important as the food. From the unique considerations of planning, flow, technical requirements, and team space, our collaborators can walk you through every step of the vision you want to create for your patrons.

Our team views each new project, regardless of physical size and complexity, as an opportunity to foster and build a connection. We believe design incorporates multiple levels of experience — forms, textures, light — each of which has the power to positively impact individuals and strengthen their connection to a space.

Intelligent solutions. Integrated design. Lasting impact.

FLATSTICK PUB, PIONEER SQUARE

Seattle, WA



Flatstick Pub resides in the basement of the Pacific Commercial building, a 120-year old historic gem now connecting with the Corgiat Building with the Furuya Building through the interior after a 2006 rehabilitation and historic preservation project. Built in 2016 as their second location, the Flatstick Pub has established itself as a vibrant part of the Pioneer Square neighborhood in only a short time.

Located in the historic district, with extensive input from the historic board, Flatstick Pub was designed to merge their original brand with the historic and industrial nature of this unique space. The design team wanted to celebrate the original character of the building and create a space that felt as though it had been there for decades while reflecting the type of environment where you might hang out with your friends in your favorite basement to play games over a beer. Showcasing 30 Washington beers and ciders in a constantly rotating supply, a Seattle native muralist, and food by a local neighborhood chef, Flatstick aims to promote everything local.

In preparing the core and shell for the new concept, the floor had to be leveled with a new concrete slab, and the stair up to the sidewalk needed to be reconstructed. Additionally, there was only a single stair and elevator connecting the two sides of the basement. A new opening in the 25" thick brick wall was required to improve access to connect the bar with the golf and party areas.

PHNOM PENH

Seattle, WA



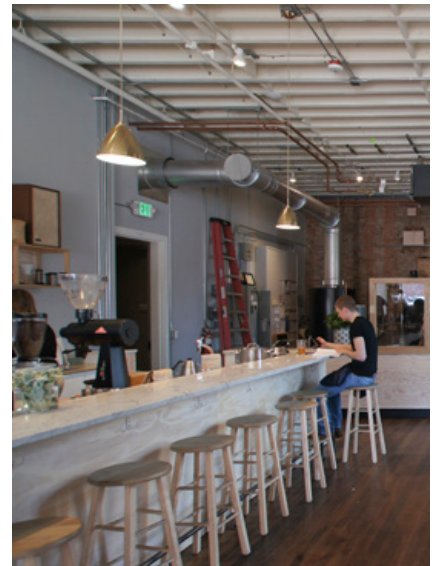
Phnom Penh has been an International District staple and community gathering place ever since owner Sam Ung opened the restaurant in 1987. Ung's three daughters, Diane, Dawn, and Darlene, have been running the restaurant since 2013 and when they envisioned reopening the restaurant they wanted to create a new era of the restaurant.

We sought to create a warm and optimistic gathering place for the community that is characterized by simple elegance and sincere family hospitality. The design emphasizes modern elements and natural materials to create a refined, warm palette. The wood cloud and wall defines the dining area as the anchor of the space. Art walls and object display shelves add a sense of personality while telling the history of the restaurant and their Cambodian culture.

Custom lighting throughout the space was designed and built by Bradley Sweek, with Amiga lighting, who was a frequent customer of the original restaurant and became a family friend over the years. The lighting ties into the modern aesthetic and simple materials, though gives each dining area a special and unique element.

ELM COFFEE ROASTERS

Seattle, WA

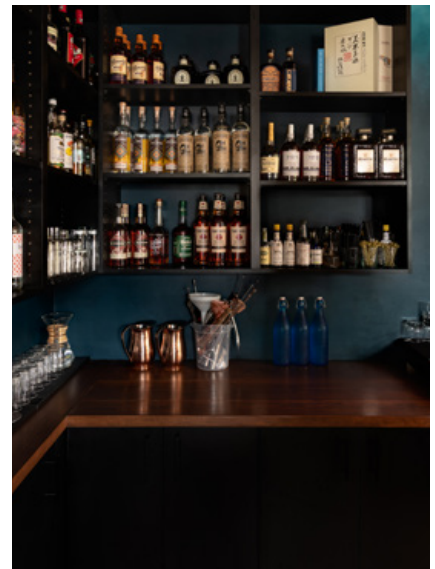


Nestled in a prime spot in Seattle's Pioneer Square, Elm Coffee was designed with a bright, minimalist interior to be the go-to spot for both neighborhood residents and people who work in the area looking for a good location for a break or to accommodate a low-key, creative meeting. Another important element of the design was incorporating enough space to display the in-house roasted coffee, as well as the roasting process itself. Patrons are able to remain comfortable while witnessing the custom roasting process happening behind a large wall of windows — separating the two spaces, but allowing them to enjoy the connection to the brews they enjoy.

To complement and achieve this socially inspiring environment, a bar-like seating area was designed to encourage interaction. Varying textures of wood, marble, and brick along with the neutral palette and exposed beams harken to the Pioneer Square aesthetic bustling just outside. They're small touches that pay homage to the neighborhood while also creating respite for those who've ducked inside to refocus. Each element, from the inclusion in the process, to the warm, open plan work to create a clean space that has clearly set Elm apart as a destination coffee shop, and made it a staple among the community.

COMMUNION RESTAURANT & BAR

Seattle, WA



This new brick and mortar restaurant and bar from chef Kristi Brown and Damon Bomar of That Brown Girl Cooks! resides on the main floor of the new Liberty Bank Building. Communion is a manifestation of the community that Chef Kristi Brown has been building for some time. The space conveys the approachable, welcoming, and community-oriented sentiment for which Chef Kristi has become known. At the same time, the design includes pops of bright colors and luminescent materials that introduce a level of sophistication and polish. The restaurant combines cozy tufted leather banquette seating with slick touches like copper-plated bar top and ceiling tiles and bright teal accents inspired by bar manager Damon Bomar's favorite jazz clubs in Atlanta and Washington D.C. The result is an approachably swank environment designed to foster community.

Communion's mission of "fostering a sense of closeness that attends a sense of belonging through culinary exploration" is expressed through the design. Particular emphasis is given to the concept of the restaurant being home which is literally expressed in elements such as a floor inlay just inside the entrance which reads "I Am Home," and more subtly in the oversized bar chairs which were selected for comfort and to encourage patrons to linger.

FRANKIE & JO'S, UNIVERSITY VILLAGE

Seattle, WA



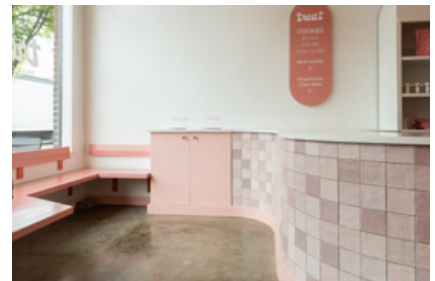
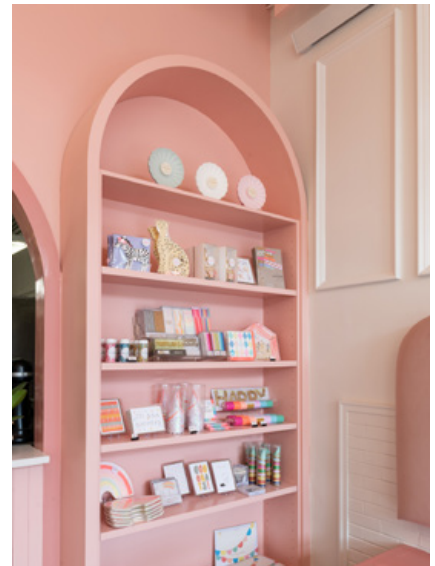
The third location of this plant-based ice cream shop opened with a few new touches to the design to create an elevated look for University Village. The storefront included a sculptural awning that would take advantage of the changing sunlight in the location to create interesting shadow patterns on the building and sidewalk, creating interest for passersby. Terrazzo acts as an accent at the base of the storefront and a hint of what's to come inside. The Frankie and Jo's logo has also taken on a new look on the front of the building as one horizontal line that lights up with a soft white neon as the light fades.

Inside, the familiar concrete blocks that make up the counters in the first two locations in Capitol Hill and Ballard, have been moved to the back wall as an accent pattern and the counter itself is a new pattern for a more refined look. Also new is the addition of the familiar deep green tone seen in their merchandise and now a part of the scoop shop. The terrazzo outside hints at the new material making up the walk-up counters by the windows and in the center of the shop.

The feature of the design is the custom-designed triple archway with cleanly integrated wood shelving backed by a soft pink background to highlight the shop's merchandise. The feature is echoed in the arched doorway separating the front and back of house, the rounded edges on all the counters and rolling texture of the counter front. The signature Frankie and Jo's bold wallpaper features palm leaves and tropical flowers that amplifies the Palm Springs vibe throughout.

TREAT COOKIES

Burien, WA



Located behind a historic brick storefront in the heart of Old Burien, Treat Cookies' new space is a treat for all the senses. The design strikes a balance between playful and modern, creating a unique gathering space for Treat Cookies to serve their delicious baked goods and connect with their local community.

The initial space was dark, dated, and lined with wood paneling – a far cry from the bright and inviting space it is today. Our team removed the exterior awning and interior walls, and were surprised to find the original storefront windows mostly intact. With the space suddenly filled with natural light, we were able to heighten the connection between interior and exterior, melding the historic Old Burien façade with a modern, bright, and activated retail space.

FLATSTICK PUB, SOUTH LAKE UNION

Seattle, WA



The third and largest location encompasses 11,000 square feet within the historic façade, now a part of the Allen Institute for Brain Science, in the South Lake Union neighborhood. The remodeled space houses a restaurant and bar, private party spaces including a room with its own private bar, a mini-golf arena and areas with the Pub's own proprietary games. The construction within the historic space posed its own set of challenges. In addition to reconstruction within the space itself and restrictions to the shell of the building, the construction schedule and machinery were limited due to any potential vibrations that could disrupt sensitive science experiments happening on the floors above.

Materials within the space include warm and refined white oak horizontal planes with custom steel elements inside the concrete building shell along with a modern selection of light fixtures create an elevated palette that makes the popular hangout feel integrated with the style of the neighborhood while showcasing and preserving the historic renovation. Custom steel room dividers help to split up the massive space and create a myriad of comfortably sized rooms where people can gather while at the same time maintaining an open feel to the layout with a variety of seating options.

CAFFE LADRO, RAVENNA

Seattle, WA

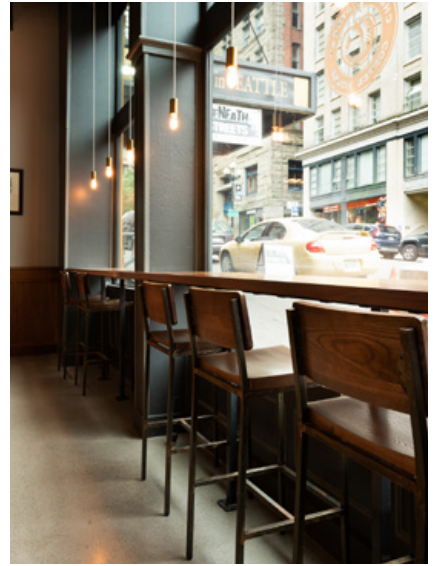


Located at the base of a new apartment building in Ravenna, the cafe was designed to engage the neighborhood and provide a spot for visitors to gather, hang out or just drop in while passing by. This new location wraps around the corner on 65th and offers a variety of both indoor and outdoor seating along with large sliding windows along the counter seating area to further open up the space on nicer days.

The tall ceilings and vertical planes are enhanced by the floor to ceiling windows, tall cabinetry and patterned tile floor that runs up the front counter from the floor, leading the way from the door to the pastry case and point of sale. In addition to counter seating that wraps around the corner along the windows, there is an area with a couch and lounge chair for casual gatherings as well as a group table suitable for business meetings or families. On both sides of the patterned tile zone that runs straight through the space like a large run, concrete style tile adds both elegance and a touch of industrial quality for nice contrast with the warm golden woods of the cabinetry and tables.

CHERRY STREET COFFEEHOUSE, 1ST & CHERRY

Seattle, WA



As part of a renewal and expansion, the flagship location that was originally across the street on 1st & Cherry moved to the corner spot at the street level of the historic '57 Biscayne Building. This prominent location was more fitting for their largest coffeehouse space by combining 3 tenant spaces with multiple levels into one grand space.

Custom walnut cabinetry paired with white stone tops greet visitors upon walking into the space while a glossy green subway tile accent at the point of sale helps to indicate where to begin. Above, a lowered ceiling with decorative tiles and brass pendants, along with an oversized mirror on the back wall, reminds regular customers of the original location across the street. All of these carefully thought out details work together to make the open kitchen the main focal point.

A large tile rug creates an atmosphere reminiscent of the building's history, while smaller tile mosaics at every exterior door act as welcome mats, recalling similar tile patterns unearthed during construction. Historic masonry walls are left exposed throughout, while a bold red ceiling provides an unexpected punch of color. Stairs lead up to two upper levels of seating, including a balcony style section with tables and a small lounge space that all overlook the lower levels. No space is overly secluded from the rest, preserving the sense of community togetherness that embodies the Cherry Street mission.

SUPER BUENO

Seattle, WA



The new 4,000 square foot space from Ethan Stowell Restaurants sits at the ground level of The Hayes, a new apartment building along Stone Way. Built by Dovetail General Contractors, the large space features a café for the morning crowd along with a restaurant and bar offering Mexican-style food and drinks along with a mezzanine featuring a children's play area and two heated and covered outdoor patios spaces.

With a large footprint and two concepts under one roof, the key to achieving a cohesive and comfortable space is in the carefully planned design. Several distinct elevation levels help separate the space and define the different programs of the café and restaurant. The overall floorplan is split up into "rooms" of various sizes for flexibility in dining that maintains the feel of a smaller restaurant. The dining room has seating for 100 with an additional 16 seats at the bar and a private space for 30. The outdoor patio can accommodate 20 on the upper level and 24 on the lower one while the mezzanine can seat 26.

The architecture and design evoke a seaside atmosphere of southern latitudes with rustic materials like whitewashed rough wood, beachy tones and minimal but punchy colors. A unique palette for the Seattle area, the soft whitewashed wood alongside rustic materials throughout the restaurant feel bright and clean while creating an ambiance that is both light-hearted and comfortable and encourages visitors to sit, relax and enjoy a culinary getaway.

CAFFE LADRO, KIRKLAND URBAN

Kirkland, WA



Caffe Ladro's new location in downtown Kirkland provides lovers of Seattle coffee a modern and inviting outpost to the North. Ladro is nestled on the central promenade of Kirkland Urban, a brand-new mixed-use development featuring a variety of retail, housing, and office uses. Caffe Ladro is designed to engage its surroundings, with a large glass storefront that welcomes passing pedestrians (as well as abundant natural light) into the space.

Our design maximizes the potential of Ladro's 800-square-feet, managing to make it feel both like a cozy neighborhood coffee shop and a gracious and airy urban oasis. The interior façade opens to the adjacent office lobby and seating area, inviting access and activation. The material palette is sleek, tactile, and approachable, warmly contrasting the surrounding glass and steel building. Geometric planes of birch and walnut shelving and cabinets stretch behind the back bar, and a freestanding birch and walnut stepped retail display orients visitors through the center of the space. The front bar is monolithic white quartz, providing a clean horizontal emphasis. Ladro's walls feature subtle two-tone paint, while green and blue subway tile brighten the bar backsplash. The interior's warm wood tones are continued into the ceiling, where a trellis of floating beams breaks up the space's verticality and creates a more comfortable sense of scale for the café's visitors.

COYLE'S BAKESHOP

Greenwood, Seattle, WA



Popular local baker Rachael Coyle had been running a pop-up shop at the Book Larder for quite some time before she found the perfect location in the vibrant Greenwood neighborhood of Seattle. This corner commercial space was completely gutted and remodeled to build the perfect first home for Rachael's first brick and mortar. Counter seating along the front windows was designed to allow views of the beautiful neighborhood and to provide a space for customers to linger and enjoy their time in the shop, creating a more substantial connection to the rest of the community.

Coyle's handmade pastries are beautifully showcased behind a glass display. With rotating seasonal pastry offerings, this glass display ensures every customer can catch a glimpse of the changing menu. The shop's open kitchen spills out into the lobby area, providing customers with an inside look at the loving care that goes into each pastry. The bright and beautiful design reflects the elegance in the pastry selection offered at Coyle's Bakeshop.

TAVOLATA - CAPITOL HILL

Seattle, WA



On the corner of East Pike and Summit Avenue in the Capitol Hill neighborhood, the second location of Tavolàta welcomes visitors with its warm yet industrial charm. With lighter wood, a pallet of gray hues and exposed mechanical systems, the newest branch of this Italian eatery from chef and restaurateur Ethan Stowell is a modern interpretation of the original location in Belltown.

An open floor plan makes the space feel big and bright while the layout of bars, tables and custom booths, made of ash and raw steel framing, subtly break up the footprint for a variety of seating options in a mere 2,600 square feet. The restaurant centers around a beautiful 16-foot-long maple slab table with live edges, handmade by Dovetail in their workshop. Bare bulbs hang over the full length of the communal table from the reclaimed Douglas fir trellis, which hides the ducting in the ceiling. The wall behind the 22-foot-long Douglas fir bar top is paneled in reclaimed redwood and covered in mirrors, a nod to the original location. Sliding window walls made of Douglas fir along both sidewalk edges in addition to a double-tiered patio take full advantage of the ground floor location.

BELLDEN CAFE

Bellevue, WA



Nestled within the ground floor of a new apartment building on main street in downtown Bellevue, the community-oriented coffeeshop Bellden Café features an open floorplan with a fresh, clean palette that is designed to transport you to a place of comfort. With seating options intended to offer something for everyone, customers can choose from bar seating along the window to watch passersby or several different sizes of tables whether their looking for the more intimate conversation or the larger group meeting.

Everything about Bellden Café is geared towards supporting groups of people coming together. The main space features a large community table in the center featuring a large slab tabletop with a live edge and just off the main dining area, there is a room that can be closed off for community events and meetings with a sliding barn door. Two tables, each seating 6, can be put together for large conference style seating.

CAMDEN FOOD CO.
SeaTac Airport, Seattle, WA

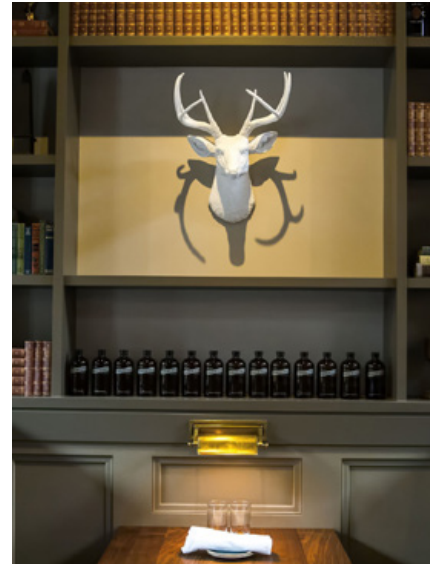


The concept for this grab & go deli and salad bar was designed to look fresh, clean and vibrant with a healthy edge. Reclaimed wood throughout the space reflects both the northwest sense of place and also the farm to fork values of the brand. Bright white tiles help to illuminate the space, offering an inviting atmosphere.

By opening the sidewall, travelers are encouraged to enter the space from multiple sides, engage with the salad bar, and have clear wayfinding towards the point of sale.

BRAMLING CROSS

Seattle, WA

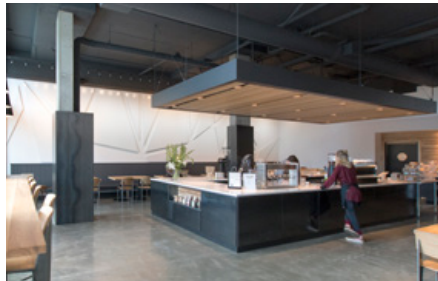


In the historic neighborhood of Ballard, evidence of the old fishing town still shows between the new housing, shopping, and restaurants like Bramling Cross. With a local chef Ethan Stowell as the client, the desire was to create the perfect gastropub to celebrate his work alongside an extensive selection of local beer. This long and narrow space came with a number of challenges, including a very unique ceiling structure that spans between the walls of the two neighboring buildings. While adding new skylights to brighten the space, new structural posts were added along both masonry walls to create a rhythm for a series of two and four seat booths punctuated by display units and brass fixtures.

The generous bar and service counter are all Claro Walnut, the highlight of the space, which ties into the warmth of the brick. With a combination of traditional and modern details against the rough texture of the masonry walls and exposed structure above, Bramling Cross is designed to embrace the rich character of the historic neighborhood.

SUGAR BAKERY AND COFFEEHOUSE

Seattle, WA



Celebrating the relationship between the barista and the guest is at the heart of the design. An innovative 360-degree counter puts the barista at the center of the coffee experience, while the customer is engaged with the brewing process with views from any angle, including high seats at the counter itself. To hide a busy ceiling and provide a place for services and lights to drop down while adding a more intimate feel to the space, a dropped ceiling structure was designed over the coffee counter. A clean white and blackened steel aesthetic harmonizes with ash wood furniture and accents, all soaked in natural Northwest light thanks to a wall of windows out to the patio and the activity of Seattle Center.

CAFE HITCHCOCK

Seattle, WA



Tucked inside the Exchange Building, Café Hitchcock offers an interpretation of the all-day café in the heart of downtown Seattle. From a morning coffee to a business lunch and casual dinner, the open nature of the space provides a welcoming atmosphere for everyone. The raw nature of the café with the concrete floor, exposed brick and exposed duct work mixes beautifully with the refined wood of the seating, walls and counters.

The overall design is clean and modern with understated details like the angle on the counter created to fit seamlessly with the espresso machine and the simple form of the angled seating backs of the booths that slide perfectly into the low surrounding. With multiple dining options from intimate booths, café tables and bar seating along the windows, any number of people can find a comfortable spot within the 2,000-square-foot space.

SOURCED MARKET

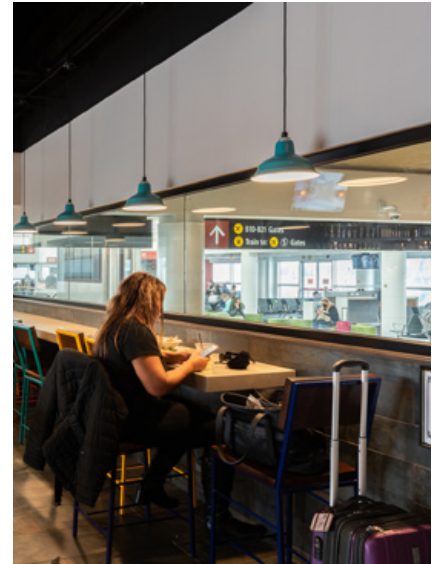
SeaTac Airport, Seattle, WA



Sourced Market is a new space that brings a much-needed dining option located outside the security gates in the public area at SeaTac Airport. The grab-and-go restaurant with bar features food and drink from the Pacific Northwest in a fresh space with light wood, clean white tile and marble surfaces along with splashes of soft green tones and matte black accents. There are a variety of seating options from tables to counters that will accommodate anyone including the ability to grab some items just passing through whether you're waiting for a family member to arrive or you're a passenger passing through.

MI CASA CANTINA

SeaTac Airport, Seattle, WA



The concept for this casual restaurant pulls from the materials and colors of a traditional Mexican cantina. A wood ceiling with festoon lights extends into the walkway with inviting, illuminated signage to provide a welcoming atmosphere for travelers. Classic Mexican tiles are used throughout the space, adding texture with a playful design that begins on the floor and runs up the front wall of the bar counter. Rustic metal panels surround the bar, adding warmth to the space and giving it a sense of permanence. Bright and colorful seating throughout the dining space add to the fun character.

A custom-designed and painted mural wraps around the exterior of the restaurant and into the seating area below permeated only by a window from the counter seating inside where guests can enjoy their meals while watching the passersby.

NO ANCHOR BEER BAR

Seattle, WA



Warm hospitality mixes with humor at this new world-class beer bar in Belltown from owners Chris and Anu Elford. A drink here is meant to be savored and enjoyed more like a glass of wine, and the friendly walnut-paneled environment encourages you to sit, stay a while and enjoy community conversation. Pacific Northwest-style fresh and local ingredients complement the wide variety of craft brews on offer in their taproom. The kitchen was carefully designed with sustainability, re-usability and both energy and water efficiency at the forefront. While most seating is at bar height, options of lower seats and seating at a banquette table are available. Built-in glass cabinets hold various knick-knacks picked up by the owners over the years, adding to the cool, casual character of No Anchor.

NAVY STRENGTH

Seattle, WA



Navy Strength is the fun and whimsical sibling to the cool, casual beer bar, No Anchor, that resides on the same Belltown block from Chris and Anu Elford. Where No Anchor offers a no-nonsense, slick and clean wood-dominated space, the cocktail bar lives it up in full tropical flair with a tiki bar feel. The space is much bigger than No Anchor with the ability to seat 95 between the tables and brightly colored bar stools.

The main feature, the curvilinear bar welcomes visitors with colorful stools and weathered wood while being surrounded by a wide-variety of seating from tables and banquettes to a counter that wraps the large sidewalk window for people watching along 2nd Avenue. Details like decking-style wood slats and heavy ropes create a feeling of being aboard a ship at sea with bright colors of tropical islands and pendant lights purposely spread out like a field of stars in the night as you sail along at sea.

CAFFE LADRO, FAIRVIEW

Seattle, WA

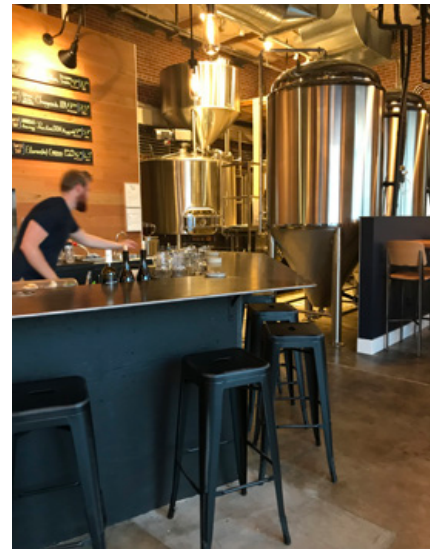


Located in the 400 Fairview building which is designed as an open market concept, the new addition to the Caffe Ladro family was designed to promote a vivid and bright space to suit their lively brand. A corner spot was selected for the cafe that would need to engage with people both on the street as well as inside the market hall. Additionally, the owners planned to up the ante in their new shop, with new coffee technology including a mod bar instead of a traditional espresso machine.

Design cues were taken from the modern coffee taps as well as the company's bold black and orange branding. The front coffee bar and center bar, which doubles as bean display and seating, guide customers through the space. The palette of materials was kept minimal with clean lines balanced with textural elements. The front bar is made up of laminated plywood and the center bar made of hickory planks. Chrome accents are a nod to the mod bar elements at the front counter, and the custom-designed mural behind the bar adds a final splash of color and excitement to the bright and cheery space.

MAGNUSON CAFE & BREWERY

Seattle, WA



Located in the old “Torpedo Shop” building within the historic Sand Point Naval Air Station, Magnuson Cafe and Brewery will bring a much-needed restaurant to the area along with a full working brewery. Materials used in the design like metal and wood are intended to blend with the original space. Inside the oversized original historic front doors, visitors are greeted by an angular front counter backed by a reclaimed Douglas fir wall. Here they can casually order food and drinks before then seeking out the perfect spot to sit and enjoy a meal or drinks with friends, family or just enjoy the view of beautiful Lake Washington.

Central to the design is the creation of a strong connection to the neighborhood and its surrounding landscape. The addition of an approximately 2,400 square foot deck to the front will provide a variety of seating for everyone from large gatherings to couples, including the enjoyment of a cold beer crafted right on site. With a family-friendly atmosphere, the café and brewery aim to bring a welcoming space to anyone visiting the park and to grab beer along with a view of Lake Washington.

BARQUE BRONTES

Seattle, WA



The name “Barque Brontes” refers to a ship, the Bark Brontes, which sailed between Seattle and San Francisco, carrying lumber for trade during the 1850’s. This also lends to the maritime inspiration for the space. The function of the space is threefold: first, offering passersby the opportunity to stop in to the cafe space for pre-made items or a cup of coffee; second, as a catering kitchen serving a diverse clientele around the Seattle area, and lastly as an educational space offering baking and barista classes to the community.

The cafe space, which is open to the general at the Pike Place Market, was intentionally designed to be a smaller size and cozy with primarily counter seating either looking out onto the sidewalk, at the barista or through the window into the baking area where visitors can watch beautiful creations being made like their custom cakes and desserts for catering. The main design element is the curved countertop which was designed in a way to display baked goods to be viewed right as a customer walks in and have a low “open” countertop to house and display the ModBar coffee machines. The intent was to have the making of the coffee drinks be seen and interactive with the customers.

FRANKIE & JO'S, CAPITAL HILL

Capital Hill | Seattle, WA



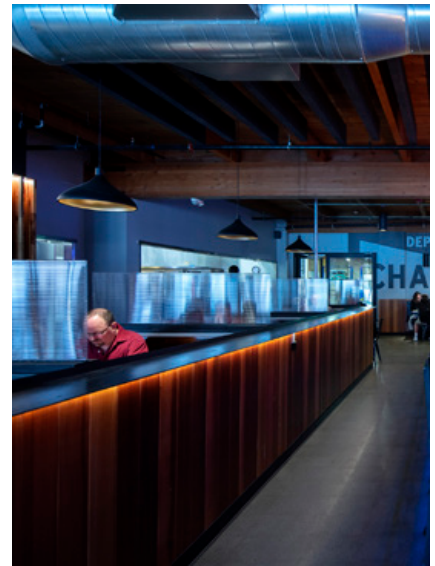
Frankie and Jo's first brought their delicious and vibrant colored plant-based ice cream to Seattle with their Capitol Hill flagship on Union right between the Broadway core and Seattle University. The cozy shop itself is a blend of industrial materials and tropical décor where concrete meets palm trees for a delightful Palm Springs feel. The washes of colors amidst the bright and bold patterns create an aesthetic that gives a nod to mid-century design.

The front door opens right into an open area that allows customers the ability to queue up while deciding on their flavor of choice and admiring the merchandise and pints in the fridge. Seating areas on either side of the front door, both inside and out, offer space to briefly mingle with cones.

Keeping the space light and bright, it was important to have the open counter to allow for interaction between the staff and customers as they try and order from the continually rotating seasonal menu of flavors. At the same time, the back of house remains out of view to house the operations side of ice cream shop.

THE SHOP / DERBY

Seattle, WA



The Shop is a country club for car enthusiasts in the SODO district that includes a member's only garage parking with storage areas, full mechanic shops around the perimeter with vehicle lifts available where members can hire work for their vehicles or do the work themselves with help from on-staff specialists. The exterior of the building was re-imagined with all new paint colors, railings and signage. The entry lobby features a display area for car/truck/ motorcycle of the month.

A members-only club lounge was designed with video games, private game / club room for exclusive events and all leather seating with metal pin detailing and a darker color palette for a luxurious feel. The areas by the windows include more modern living room style sets for group seating. A full restaurant and bar, open to the public as well as members features custom bench and banquette seating throughout. Atelier Drome selected all furniture, finishes, finishes, floor and wall coverings. With a focus on reuse, elements were incorporated from local architectural salvage sources such as the vintage push cars that are used for tables and repurposing wooden crates from local industry for the wood slat walls and countertops.