



The City of Seattle

Pioneer Square Preservation Board

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PSB 170/22

Staff REPORT for Board August 17, 2022

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.

081722.31 **Salmonberry Lofts**
224 S Washington St

Nicole Lew/Frances Nelson

Change of use from co-working facility to human services on the ground floor.
Residential lobby to remain. Change of use from residential to supportive housing on the upper floors with 4 residential units being changed to offices for human services.
Alterations include a new louver and installation of a bike storage locker on the roof.

Staff report: This project was not seen at an ARC review as it is primarily change of use.
Project background: The building formerly called Canton Lofts was approved by the Pioneer Square Preservation Board in 2018 for residential use with a gallery and residential lobby at ground floor street frontage. In December of 2020 the building owners applied for a change of use for the gallery space to be a co-working space. Construction of the shell was finished in 2021, but the building remained vacant. The building was then sold to King County, Health through Housing Initiative. Chief Seattle Club will be the operator.

All uses on floors above street level are allowed unless they are prohibited, therefore supportive housing and human services office floors 2-6 are allowed uses.

Street level uses are divided in the code into preferred uses and discouraged uses. Uses which do not fit into either category can also be allowed, but all uses must meet the conditions for street level uses. The proposed human services use is not a preferred use but is less than 50% of the square footage of the blockfront and the square footage of the street level use is less than 10000 square feet total, so it does not fall into the category of discouraged use. Conditions for Street level approval say that human services has to be less than 25% of the street-level frontage of any block front.

*A blockfront is defined as the area of a block surrounded on three sides by a street and another street or alley on the 4th side.

Louver is proposed to match existing approved louvers installed in transom windows. The bike locker is 4 feet tall and installed more than 15 feet from the edge of the building and not likely visible. It appears to comply with the requirements for rooftop features.

Draft Motion: I move to recommend granting a Certificate of Approval for: Change of use from co-working facility to human services on the ground floor. Residential lobby to remain. Change of use from residential to supportive housing on the upper floors with 4 residential units being changed to offices for human services. Alterations include a new louver and installation of a bike storage locker on the roof.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 20, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- A. 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.

23.66.120 - Permitted uses

- A. All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124.

23.66.130 - Street-level uses

- A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- B. Preferred Street-level Uses.
 - 1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:
 - a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

- b. Theaters.
- 2. Accessory parking garages that serve preferred street-level uses on streets or malls, parks or alleys designed for pedestrian uses are also preferred.
- C. Discouraged Street-level Uses.
 - 1. 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 percent of any block front;
 - b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
 - c. All other uses with gross floor area over 10,000 square feet;
 - d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
 - e. Parking garages that are not accessory to preferred uses.
 - 2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.
- D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:
 - 1. 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;
 - 2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

Issued: August 10, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator