



The City of Seattle

## Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB 313/23

### Staff Report

for Board meeting December 20, 2023

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.

**122023. 51 Johnson Plumbing (Stadium Lofts)**

**589 Occidental Ave S**

Applicant: Graham Baba

Briefing regarding proposed sidewalk café with a detached overhead covering and alternative street lighting

Staff report: The proposal is for a sidewalk café with overhead covering that is not attached to the building rather than a more traditional canopy. The guidelines were written before COVID had an impact on outdoor dining make it more of a year-round amenity. Several years ago there was a proposal for a roof (not a canopy) and walls for outdoor seating proposed and it was denied because it was built in to the building making it appear as an addition in front of the storefront. We have not had a proposal for free standing covered sidewalk cafes in Pioneer Square previously so this would be asking use to consider if times have changed and the rules should be amended to accommodate sidewalk café with overhead covers other than built in canopies. The proposed sidewalk café on the south west façade abuts the South Plaza.

The proposal also includes a proposal to add additional lighting. The lighting proposed is not the standard street lighting. Considering the location of the proposed lighting is on the public right of way Seattle City Light will have to approve the lighting as well. The Board should discuss if this is viewed as lighting for the public right of way or building/sidewalk café lighting and how the lighting is compatible with the building and the District.

## 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.

## 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)

### XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

### Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old

and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be taken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Issued: December 13, 2023

Genna Nashem  
Pioneer Square Preservation Board Coordinator