

PSB DESCRIPTION OF PROPOSED WORK

- ESTABLISH USE OF EXISTING STRUCTURE AS ICE CREAM CONCESSION.
- APPROVE DESIGN OF 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.
- 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.

PROJECT TEAM

CLIENT
 MOLLY MOON'S HOMEMADE ICE CREAM, LLC
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 SEATTLE, WA 98122
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GENERAL CONTRACTOR
 TBD

VICINITY MAP



NOT TO SCALE



PROJECT SITE

1507 Belmont Ave, Suite 200
 Seattle, Washington 98122
 206.323.9932

GRAHAM BABA ARCHITECTS

PROJECT DESCRIPTION

INTERIOR RETROFIT OF EXISTING STRUCTURE TO ESTABLISH ICE CREAM SCOOP SHOP PER PLAN. SELECTIVE REPLACEMENT OF EXISTING REPLICA FIXED WINDOWS WITH OPERABLE SINGLE HUNG WINDOWS. ADDITION OF FREESTANDING WALK-IN FREEZER AND DRY STORAGE. NEW SIGNAGE FACING EAST AND NORTH PER PLAN.

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BUILDING CODE INFORMATION

2018 SEATTLE BUILDING CODE, 2018 SEATTLE EXISTING BUILDING CODE

CODE AUTHORITY:	CITY OF SEATTLE
PROPOSED TENANT SPACE OCCUPANCY:	B
STORIES:	1 STORY
BUILDING AREA:	EXISTING BUILDING: 321 SF± (B), PROPOSED ADDITION: 240 SF± (TBD)
TENANT SPACE AREA:	561± SF



SDCI Approval Stamp:

PSPB DESIGN & USE APPROVAL

MOLLY MOONS WATERFRONT

199 ALASKAN WAY
 SEATTLE, WA 98104

Project No. 2327
 SDCI Building P No. 005530-23
 Land Use P No. 3041449-LU

Date: 12/18/2023

Revision:

Scale: AS NOTED

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GENERAL INFORMATION

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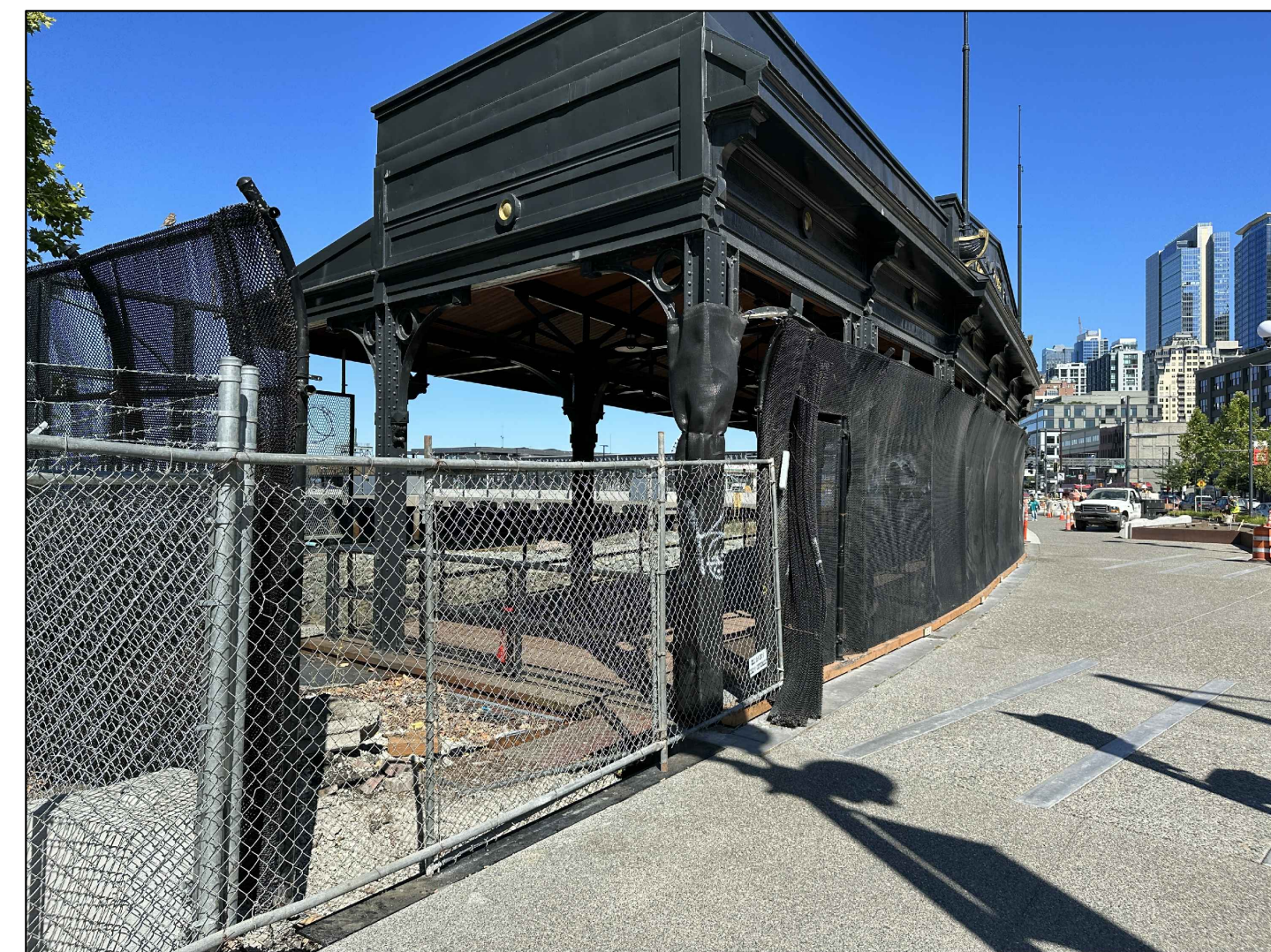
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NTS



8 INTERIOR - FACING SOUTH
NTS



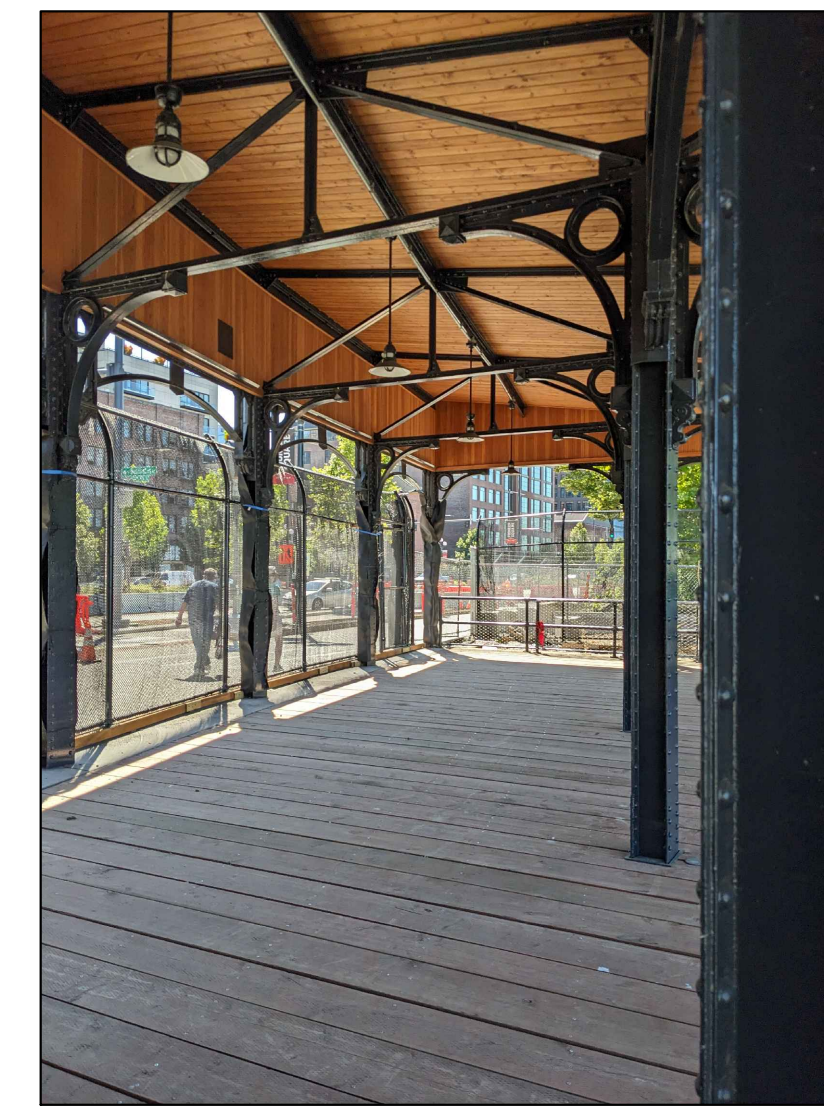
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4 EXTERIOR - SOUTHEAST APPROACH
NTS



5 EXTERIOR - FACING NORTH
NTS



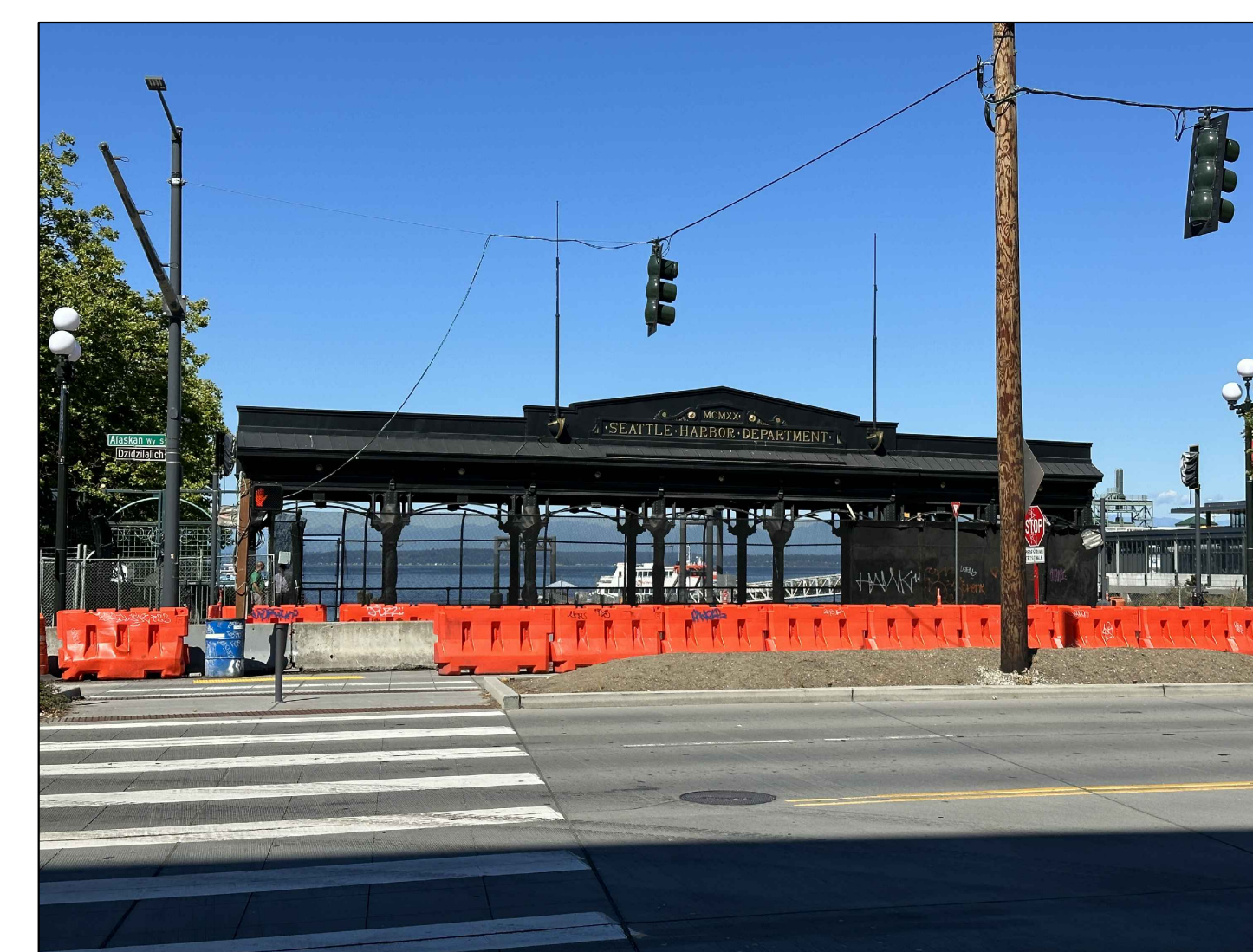
6 EXTERIOR - FACING SOUTH
NTS



3 EXTERIOR - NORTHWEST
NTS



2 EXTERIOR ELEVATION NORTH
NTS



1
NTS

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WATERFRONT**

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**EXISTING
PHOTOS**

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4 EXTERIOR ELEVATION EAST - WINDOW REPLACEMENT
NTS



5 INTERIOR - WINDOW REPLACEMENT (typ)
NTS



6 INTERIOR - WINDOW REPLACEMENT (typ)
NTS



3 HISTORIC PHOTO - ca 1937
NTS



2 HISTORIC PHOTO - ca 1920
NTS



1 HISTORIC PHOTO - 2008
NTS

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GRAHAM BABA ARCHITECTS

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WATERFRONT

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LAND USE Notes

ATTACHMENT 1 - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION, PROJECT DESCRIPTION, AND SUPPLEMENTAL INFORMATION

1. PROJECT BACKGROUND

THE WASHINGTON STREET BOAT LANDING (WSBL) IS LOCATED AT 199R ALASKAN WAY S ON THE WEST SIDE OF ALASKAN WAY BETWEEN PIER 48 AND PIER 50 (COLEMAN DOCK). THE STRUCTURE WAS ORIGINALLY BUILT IN 1920 TO SERVE THE SEATTLE HARBOR DEPARTMENT. OVER THE YEARS THIS BUILDING HAS FULFILLED A NUMBER OF USES: AS A LANDING FOR FERRIES AND OCEAN-GOING SHIPS, AS THE HEADQUARTERS OF THE SEATTLE HARBOR PATROL, AND AS THE U.S. NAVY'S OFFICIAL SHORE-LEAVE LANDING AND DEPARTURE POINT. IT WAS ADDED TO THE PIONEER SQUARE HISTORIC DISTRICT IN 1973 AND THE NATIONAL REGISTER OF HISTORIC PLACES IN 1974. SINCE THE 1960s, HOWEVER, THE FACILITY HAS BEEN LARGELY VACANT. BETWEEN 2014-2018, THE WSBL WAS RENOVATED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION BUT CONTINUED TO SIT EMPTY WITH CONSTRUCTION FENCE SURROUNDING THE SITE IN PREPARATION FOR FUTURE ACTIVATION.

THE WSBL LIES WITHIN THE WATERFRONT PARK BOUNDARY, WHICH EXTENDS APPROXIMATELY FROM S CHARLES ST. TO PINE ST., ALONG ALASKAN WAY. IN AUGUST 2014, SEATTLE VOTERS APPROVED THE CREATION OF THE SEATTLE PARK DISTRICT, AND, IN 2021, THE WATERFRONT PARK AREA WAS DESIGNATED AS A PARK BOULEVARD (ORDINANCE 126444) GRANTING RESPONSIBILITY FOR MAINTENANCE AND OPERATIONS TO SEATTLE PARKS AND RECREATION. THIS F&B PROPOSAL IS CONSIDERED AN ACCESSORY USE TO WATERFRONT PARK.

2. PROJECT DESCRIPTION

PROPOSAL ADDRESS: 199R ALASKAN WAY S, SEATTLE, WA 98104

DESCRIPTION OF PROPOSAL LOCATION: S WASHINGTON ST.—STNO 89910, AKA POR OF S-T-R NE-6-24-4; LYING BTWN INNER HARBOR LINE AND THE MOST WSTLY LINE OF ALASKAN WAY S (WASHINGTON STREET BOAT LANDING).

PROPOSAL AND REQUESTED PERMIT DURATION: THE PROPOSED TENANT IMPROVEMENTS WILL TAKE PLACE FROM FEBRUARY - MAY 2024, AND THE F&B CONCESSIONAIRE WILL OPEN IN MAY 2024. THE CONCESSIONAIRE IS EXPECTED TO OPERATE YEAR-ROUND.

FRIENDS OF THE WATERFRONT (FWS), IN CLOSE COORDINATION WITH SEATTLE PARKS AND RECREATION (SPR), SEATTLE CENTER (CEN), THE OFFICE OF THE WATERFRONT (OWCP), IS PROPOSING TO HOST A FOOD AND BEVERAGE (F&B) CONCESSIONAIRE WITHIN THE INTERIOR OF THE WASHINGTON STREET BOAT LANDING (WSBL), AS ENVISIONED DURING THE 2018 RENOVATION AND AS PART OF THE LARGER WATERFRONT SEATTLE, THE WSBL WILL BENEFIT AS A F&B VENUE WITH A POPULAR, LOCAL CONCESSIONAIRE SELECTED THAT WILL PRODUCE HIGH LEVELS OF FOOT TRAFFIC YEAR-ROUND. FWS RAN A PUBLIC RFP PROCESS IN JANUARY-MARCH 2023 TO SELECT A CONCESSIONAIRE, AND IN OCTOBER 2023 PUBLICLY ANNOUNCED THAT MOLLY MOON ICE CREAM HAD BEEN AWARDED THE PROJECT. OPERATIONS ARE EXPECTED TO BEGIN IN MAY 2024.

THE IMPROVEMENTS TO THE STRUCTURE WILL INVOLVE THE INSTALLATION OF STANDARD F&B EQUIPMENT IN THE INTERIOR OF THE SPACE (IN THE NORTHERN SECTION OF THE BUILDING), FREEZER STORAGE, AND EXTERIOR SIGNAGE AFFIXED TO THE STRUCTURE. THE TENANT IS ALSO EXPECTED TO UPGRADE THE ELECTRICAL SERVICE. ALL CHANGES AND/OR IMPROVEMENTS TO THE STRUCTURE WILL BE TEMPORARY IN NATURE; NEITHER THE TENANT NOR THE CITY WILL BE PERMANENTLY ALTERING THE WSBL FOR THIS PROPOSAL. WORK INVOLVED IS AS FOLLOWS (SEE PLANS FOR FULL LIST):

- INSTALL SINKS, CABINETS, SHELVING, COUNTERS, AND POINT-OF-SALES SYSTEMS
- INSTALL EXTERIOR SIGNAGE ON EAST AND NORTH FACING EXTERIOR EDGES OF BUILDING IN COMPLIANCE WITH SMC AND PIONEER SQUARE PRESERVATION DISTRICT'S STANDARDS.
- SITING OF AN EXTERIOR FREEZER AT SOUTHERN PORTION OF BUILDING.
- UPGRADE THE ELECTRICAL SERVICE (WITH COORDINATION WITH SCL)

WORK IS LIMITED TO THE WSBL STRUCTURE, NO ADDITIONAL ALTERATIONS TO THE SITE, ADJACENT ROW, OR PROPERTIES WILL OCCUR.

3. EXISTING CONDITIONS

THIS SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION IS TO AUTHORIZE TENANT IMPROVEMENTS AND ASSOCIATED DEVELOPMENTS THAT WILL OCCUR AT THE WSBL TO SUPPORT A F&B CONCESSIONAIRE. THE STRUCTURE CURRENTLY HAS NO USE NOR TENANT AND HAS BEEN VACANT SINCE THE REMODEL IN 2018. THE HISTORY OF THE STRUCTURE IS DETAILED ABOVE (SEE PROJECT BACKGROUND).

THE WSBL IS LOCATED IN WASHINGTON STREET RIGHT-OF-WAY, CANTILEVERED OVER THE NEWLY REBUILT SEAWALL AND ELLIOT BAY. THE STRUCTURE CONTAINS APPROXIMATELY 350 SF OF INTERIOR SPACE AND 850 SF OF COVERED EXTERIOR SPACE. PER THE CITY'S GIS DATABASE, THE STRUCTURE IS LOCATED IN THE URBAN HARBORFRONT SHORELINE ENVIRONMENT (UH) AND SITS WITHIN THE OVERLAY DISTRICT OF THE PIONEER SQUARE PRESERVATION DISTRICT. DUE TO ITS PROXIMITY TO ELLIOT BAY, THE SITE HAS BEEN IDENTIFIED AS A FLOOD PRONE AREA (2020 FEMA FIRM), WILDLIFE HABITAT (ELLIOT BAY), AND A LIQUEFACTION PRONE AREA - ECAS. ALL CONSTRUCTION ACTIVITIES ARE SUBJECT TO THE APPROPRIATE Bmps AND APPLICABLE PROVISIONS OF THE CITY'S ECA ORDINANCE (SEATTLE MUNICIPAL CODE (SMC) CH. 25.09).

4. PROJECT VICINITY

THE WSBL IS BORDERED ON THE WEST BY ELLIOT BAY AND ON EAST SIDE BY THE NEWLY REDESIGNED ALASKAN WAY WHICH INCLUDES STREETS, SIDEWALKS, BIKE PATHS, ON-STREET PARKING, AND STREET TREES. DIRECTLY TO THE NORTH IS A NEWLY OPENED BEACH RIPARIAN AREA ASSOCIATED WITH THE ELLIOTT BAY SEAWALL PROJECT, AND COLMAN DOCK IS LOCATED 700 FEET NORTH OF THE STRUCTURE. TO THE SOUTH IS PIER 48, WHICH SUPPORTS THE WSDOT & KING COUNTY FERRY OPERATIONS. THE WSBL AND SURROUNDING AREA HAVE HISTORICALLY BEEN INCLUDED IN THE LARGER WATERFRONT SEATTLE PROJECT, WHICH IS CREATING OVER 20 ACRES OF NEW PARK AND PROMENADE SPACE ALONG ALASKAN WAY IN THE FOOTPRINT OF THE OLD VIADUCT.

5. COMPLIANCE WITH SEATTLE SHORELINE MASTER PROGRAM REQUIREMENTS

THE SEATTLE SHORELINE MASTER PROGRAM (SMP), SMC CHAPTER 23.60, WHICH IMPLEMENTS THE SHORELINE MANAGEMENT ACT (SMA), CHAPTER 90.58 OF THE REVISED CODE OF WASHINGTON (RCW), REGULATES DEVELOPMENT IN THE CITY'S SHORELINE ENVIRONMENTS. SMC 23.60A.030 PROVIDES THAT THE DIRECTOR OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MAY ISSUE A SUBSTANTIAL DEVELOPMENT PERMIT IF THE APPLICANT DEMONSTRATES THAT THE DEVELOPMENT:

1. IS CONSISTENT WITH THE POLICES AND PROCEDURES OF RCW 90.58.020;
2. IS NOT PROHIBITED IN ANY SHORELINE ENVIRONMENT, UNDERLYING ZONE AND OVERLAY DISTRICT IN WHICH IT WOULD BE LOCATED, AND
3. MEETS THE STANDARDS IN THIS CHAPTER 23.60A AND ANY APPLICABLE DEVELOPMENT STANDARDS OF THE UNDERLYING ZONE OR OVERLAY DISTRICT.

OTHER REQUIREMENTS APPLY TO SHORELINE MODIFICATIONS, SPECIAL USE APPROVAL, CONDITIONAL USE OR A VARIANCE, BUT ARE NOT APPLICABLE TO THE CURRENT PROPOSAL.

CONSISTENCY WITH RCW 90.58.020

UNDER THE SMA, IT IS THE POLICY OF THE STATE TO PROVIDE FOR THE MANAGEMENT OF THE SHORELINES BY PLANNING FOR AND FOSTERING ALL REASONABLE AND APPROPRIATE USES. THIS POLICY SEEKS TO PROTECT AGAINST ADVERSE EFFECTS TO THE PUBLIC HEALTH, THE LAND AND ITS VEGETATION AND WILDLIFE, AND THE WATERS OF THE STATE AND THEIR AQUATIC LIFE, WHILE GENERALLY PROTECTING PUBLIC RIGHTS OF NAVIGATION AND COROLLARY INCIDENTAL RIGHTS.

PERMITTED USES IN THE SHORELINES SHALL BE DESIGNED AND CONDUCTED IN A MANNER TO MINIMIZE, INsofar AS PRACTICAL, ANY RESULTANT DAMAGE TO THE ECOLOGY AND ENVIRONMENT OF THE SHORELINE AREA AND ANY INTERFERENCE WITH THE PUBLIC'S USE OF THE WATER. PREFERRED USES IN SHORELINES INCLUDE THE PRESERVATION OF THE NATURAL CHARACTER OF THE SHORELINE, LONG TERM OVER SHORT TERM BENEFIT, INCREASED PUBLIC ACCESS TO PUBLICLY OWNED AREAS OF THE SHORELINES, AND INCREASED RECREATIONAL OPPORTUNITIES FOR THE PUBLIC IN THE SHORELINE. DEVELOPMENT THAT WILL PROVIDE AN OPPORTUNITY FOR SUBSTANTIAL NUMBERS OF THE PEOPLE TO ENJOY THE SHORELINES OF THE STATE IS PREFERRED. THE CONCESSIONAIRE AT THE WSBL IS INTENDED TO PROVIDE PUBLIC ACTIVATION FOR A CURRENTLY UNDERUTILIZED SECTION OF THE SHORELINE ENVIRONMENT WHILE PRESERVING THE NATURAL CHARACTER OF THE SHORELINE (NO PERMANENT CHANGES ARE PROPOSED), ALL CONSISTENT WITH RCW 90.58.020.

THE PROPOSED CONCESSIONAIRE AT WSBL IS ALSO CONSISTENT WITH ALL APPLICABLE USE AND DEVELOPMENT STANDARDS IN THE CITY'S SHORELINE MASTER PROGRAM, AS DISCUSSED IN MORE DETAIL BELOW.

USE PERMITTED IN THE SHORELINE ENVIRONMENT, UNDERLYING ZONE, AND OVERLAY DISTRICTS

THE PROPOSED CONCESSIONAIRE AT WSBL IS RELATED TO PARK AND OPEN SPACE USE, WHICH IS A PERMITTED USE ON WATERFRONT AND UPLAND LOTS IN THE UH SHORELINE ENVIRONMENT. SMC 23.60A.932 PROVIDES THAT PARK AND OPEN SPACE MEANS "LAND AND/OR WATER AREA PREDOMINANTLY UNDEVELOPED THAT IS SET ASIDE TO PROVIDE PARK AND RECREATIONAL OPPORTUNITIES, CONSERVE NATURAL RESOURCES, OR STRUCTURE URBAN DEVELOPMENT AND FORM." AS A DESIGNATED PARK BOULEVARD, THE WSBL IS SET ASIDE TO PROVIDE PARK AND RECREATIONAL OPPORTUNITIES CONSISTENT WITH THE "PARKS AND OPEN SPACE" USE. THE PROPOSED CONCESSIONAIRE IS AN ACCESSORY TO AND CONSISTENT WITH THIS USE.

SMC 23.60A.442, USES IN THE UH ENVIRONMENT, PROVIDES THAT ALL USES ARE ALLOWED, ALLOWED AS A SPECIAL USE, ALLOWED AS A SHORELINE CONDITIONAL USE, OR PROHIBITED AS SHOWN IN TABLE A FOR SMC 23.60A.442. ALL PARK AND OPEN SPACE USES ARE ALLOWED ON THE DRY PORTION OF UPLAND LOTS IN THE UH ENVIRONMENT AND ARE ALLOWED ON WATERFRONT LOTS IF THEY ARE WATER-ORIENTED (SMC 23.60A.442(B)(1)). A WATER-ORIENTED USE MEANS A "USE THAT IS WATER-DEPENDENT, WATER-RELATED, OR WATER-ENJOYMENT USE OR A COMBINATION OF SUCH USES" (SMC 23.60A.944). THE PROPOSED DEVELOPMENT IS A WATER-ORIENTED USE, BECAUSE IT IS A WATER ENJOYMENT USE, WHICH MEANS:

"...A RECREATIONAL USE OR OTHER USE THAT FACILITATES PUBLIC ACCESS TO THE SHORELINE AS A PRIMARY CHARACTERISTIC OF THE USE; OR A USE THAT PROVIDES FOR RECREATIONAL USE OR AESTHETIC ENJOYMENT OF THE SHORELINE FOR A SUBSTANTIAL NUMBER OF PEOPLE AS A GENERAL CHARACTERISTIC OF THE USE AND THAT THROUGH LOCATION, AND OPERATION ENSURES THE PUBLIC'S ABILITY TO ENJOY THE PHYSICAL AND AESTHETIC QUALITIES OF THE SHORELINE. IN ORDER TO QUALIFY AS WATER-ENJOYMENT USE, THE USE MUST BE OPEN TO THE GENERAL PUBLIC AND THE SHORELINE ORIENTED SPACE WITHIN THE PROJECT MUST BE DEVOTED TO THE SPECIFIC ASPECTS OF THE USE THAT FOSTERS SHORELINE ENJOYMENT."

EXAMPLES OF WATER ENJOYMENT USE INCLUDE EATING AND DRINKING ESTABLISHMENTS AND RECREATION THAT PROVIDES VISUAL ACCESS TO THE WATER.

THE PROPOSED F&B USE OF THE WSBL WOULD BE OPEN TO THE GENERAL PUBLIC AND INTENDED TO PROVIDE OPPORTUNITIES FOR A SUBSTANTIAL NUMBER OF PEOPLE TO ENJOY THE SHORELINE ENVIRONMENT. THE WSBL IS CURRENTLY CLOSED, FENCED OFF, AND INACCESSIBLE TO THE PUBLIC FOR SAFETY AND SECURITY REASONS. THIS PROPOSAL WOULD PROVIDE A LEVEL OF ACTIVATION TO ALLOW THE STRUCTURE TO BE USED AND ENJOYED BY THE PUBLIC. THEREFORE, THE USE IS PERMITTED IN THE UH ENVIRONMENT.

THE WSBL IS ZONED DOWNTOWN HARBORFRONT 1 (DH1). USES PERMITTED IN DH1 ZONES ARE IDENTIFIED IN CHAPTER 23.60A, THE SEATTLE SHORELINE MASTER PROGRAM, DESCRIBED ABOVE.

MEETS ALL APPLICABLE DEVELOPMENT STANDARDS

A PROPOSAL MUST BE CONSISTENT WITH THE GENERAL DEVELOPMENT STANDARDS OF SMC 23.60A.152, THE SPECIFIC STANDARDS OF THE APPLICABLE SHORELINE ENVIRONMENTS AND UNDERLYING ZONING DESIGNATION, DISCUSSED BELOW. SHORELINE STANDARDS

SMC 23.60A.152 - GENERAL DEVELOPMENT

RESPONSE: THESE GENERAL STANDARDS APPLY TO ALL USES IN THE SHORELINE ENVIRONMENTS. THE STANDARDS GENERALLY REQUIRE THAT DESIGN AND CONSTRUCTION OF ALL USES BE CONDUCTED IN AN ENVIRONMENTALLY SOUND MANNER, CONSISTENT WITH THE SHORELINE MANAGEMENT PROGRAM AND WITH BEST MANAGEMENT PRACTICES (BMP) FOR THE SPECIFIC USE OR ACTIVITY.

COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES WILL REDUCE OR ELIMINATE POTENTIAL ADVERSE LONG-TERM IMPACTS OF THE WSBL CONCESSIONAIRE TO THE SHORELINE ENVIRONMENT. THEREFORE, **THIS STANDARD IS MET.**

SMC 23.60A.158 - STANDARDS FOR MITIGATION SEQUENCING

RESPONSE: THE WSBL CONCESSIONAIRE WOULD NOT AFFECT OR LEAD TO A NET LOSS OF ECOLOGICAL FUNCTIONS, SO MITIGATION SEQUENCING IS NOT REQUIRED. THEREFORE, **THIS STANDARD IS NOT APPLICABLE.**

SMC 23.60A.154 - STANDARDS FOR REGULATED PUBLIC ACCESS

RESPONSE: REGULATED PUBLIC ACCESS MUST BE PROVIDED AND MAINTAINED ON ALL PUBLICLY OWNED AND PUBLICLY CONTROLLED WATERFRONT DEVELOPMENT SITES. THE WSBL CONCESSIONAIRE WILL MAINTAIN AND ENCOURAGE PUBLIC ACCESS. THEREFORE, **THIS STANDARD IS MET.**

SMC 23.60A.166 - STANDARDS FOR DEVELOPMENTS IN PUBLIC RIGHTS-OF-WAY

RESPONSE: THE WSBL CONCESSIONAIRE PROPOSAL IS ENTIRELY WITHIN CITY RIGHT-OF-WAY (ROW) AND DESIGNATED AS PARK BOULEVARD. THE MAXIMUM HEIGHT OF STRUCTURES ALLOWED IN THE ROW IS 15 FEET. THE PROPOSAL DOES NOT INCLUDE A MODIFICATION OR ADDITION OF THE HEIGHT OF THE STRUCTURE, AND THEREFORE **THIS STANDARD IS MET.**

SMC 23.60A.446 - HEIGHT IN THE UH ENVIRONMENT

RESPONSE: THE MAXIMUM HEIGHT IN THE UH ENVIRONMENT IS GENERALLY 50 FEET ON WATERFRONT LOTS AND IS DETERMINED BY THE UNDERLYING ZONE OR SPECIAL DISTRICT FOR UPLAND LOTS. THE PROPOSAL DOES NOT INCLUDE A MODIFICATION OR ADDITION OF THE HEIGHT OF THE STRUCTURE, AND THEREFORE **THIS STANDARD IS MET.**

SMC 23.60A.448 - LOT COVERAGE IN THE UH ENVIRONMENT

RESPONSE: ON WATERFRONT LOTS, LOT COVERAGE MAY NOT EXCEED 50% AND THE LOT COVERAGE REQUIREMENTS OF THE UNDERLYING ZONE APPLY TO UPLAND LOTS. THE PROPOSED PROJECT WILL NOT MODIFY OR ADD ANY ADDITIONAL LOT COVERAGE TO THIS PREEXISTING STRUCTURE. THEREFORE, **THIS STANDARD IS MET.**

SMC 23.60A.450 - SHORELINE AND SIDE SETBACKS IN THE UH ENVIRONMENT

RESPONSE: WORK RELATED TO THE WSBL CONCESSIONAIRE WILL OCCUR WITHIN THE UH 25-FOOT SHORELINE SETBACK ESTABLISHED BY SMC 23.60A.450(A) BUT IS CONSISTENT WITH THE REQUIREMENTS OF SMC 23.60A.450(A)(1-2). SPECIFICALLY, THE WSBL CONCESSIONAIRE WILL IMPROVE PUBLIC ACCESS TO PUBLIC OPEN SPACE FROM UPLAND AREAS BY CONTRIBUTING TO AN ACTIVE AND INVITING PEDESTRIAN ENVIRONMENT ALONG ALASKAN WAY. ADDITIONALLY, THIS PROJECT IS CONSISTENT WITH SMC 23.60A.450(C) AS THE WSBL IS AN EXISTING STRUCTURE AND NO EXPANSION OF THE FOOTPRINT IS PROPOSED. THEREFORE, **THIS STANDARD IS MET.**

THE WSBL CONCESSIONAIRE IS ALSO CONSISTENT WITH REQUIREMENTS IN SMC 23.60A.167 TO MINIMIZE VEGETATION LOSS, ADVERSE IMPACTS TO HABITAT, DISTURBANCE TO NATURAL TOPOGRAPHY, AND THE ADDITION OF IMPERVIOUS SURFACE, BECAUSE ALL PROPOSED ADDITIONS OR MODIFICATIONS TO SUPPORT THE CONCESSIONAIRE'S OPERATION WILL OCCUR ON EXISTING IMPERVIOUS SURFACE AND WILL NOT IMPACT ANY VEGETATION. ALL OF THE WATERFRONT PROGRAMMING COMPONENTS PROPOSED ARE CONSIDERED ALLOWED USES WITHIN THE SETBACK, AND THEREFORE **THIS STANDARD IS MET.**

NONE OF THE OTHER GENERAL PROVISIONS OF CHAPTER 23.60 (SEATTLE SHORELINE MASTER PROGRAM REGULATIONS) ARE APPLICABLE TO THE WSBL CONCESSIONAIRE.

UNDERLYING ZONING STANDARDS

THE WSBL CONCESSIONAIRE IS ZONED DH1/4S. PER SMC 23.60A.016 (C)(2), ANY SHORELINE MODIFICATION OR USE IN THE SHORELINE DISTRICT SHALL MEET THE DEVELOPMENT STANDARDS OF CHAPTER 23.60A, THE UNDERLYING ZONE AND ANY OTHER OVERLAY DISTRICT IN WHICH IT IS LOCATED.

SMC 23.49.019 - PARKING QUANTITY, LOCATION, AND ACCESS REQUIREMENTS

RESPONSE: NO PARKING, EITHER LONG-TERM OR SHORT-TERM, IS REQUIRED FOR USES ON LOTS IN DOWNTOWN ZONES, AND NO VEHICLE PARKING IS PROPOSED. THEREFORE, **THIS STANDARD IS MET.**

SMC 23.54.015K - BICYCLE PARKING

RESPONSE: THE PROPOSED CONCESSIONAIRE, WHILE AN EATING AND DRINKING ESTABLISHMENT, IS NOT A PRIVATE, COMMERCIAL DEVELOPMENT BUT RATHER AN ACCESSORY USE OF THE GREATER WATERFRONT PARK PROJECT—WHICH IS INSTALLING OVER 50 SHORT- AND LONG-TERM BICYCLE PARKING SPACES IN THE VICINITY. FURTHERMORE, THE STRUCTURE IS LOCATED ON CITY RIGHT-OF-WAY AND NOT PRIVATE PROPERTY. THEREFORE, **THIS STANDARD DOES NOT APPLY.**

SMC 23.60A.446 - MAXIMUM HEIGHT

RESPONSE: THE WSBL IS ZONED DH1 WITH A MAXIMUM HEIGHT OF 45 FEET, BUT IN THE UH ENVIRONMENT, THE SHORELINE HEIGHT LIMIT CONTROLS (SMC 23.60A.016(C)(2)). THE PROPOSED PROJECT DOES NOT MODIFY THE EXISTING HEIGHT OF THE STRUCTURE, AND THEREFORE **THIS STANDARD DOES NOT APPLY.**

NONE OF THE OTHER GENERAL PROVISIONS OF CHAPTER 23.49 (DOWNTOWN ZONING) ARE APPLICABLE TO THE WSBL CONCESSIONAIRE.

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SDCI Approval Stamp:

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& USE
APPROVAL

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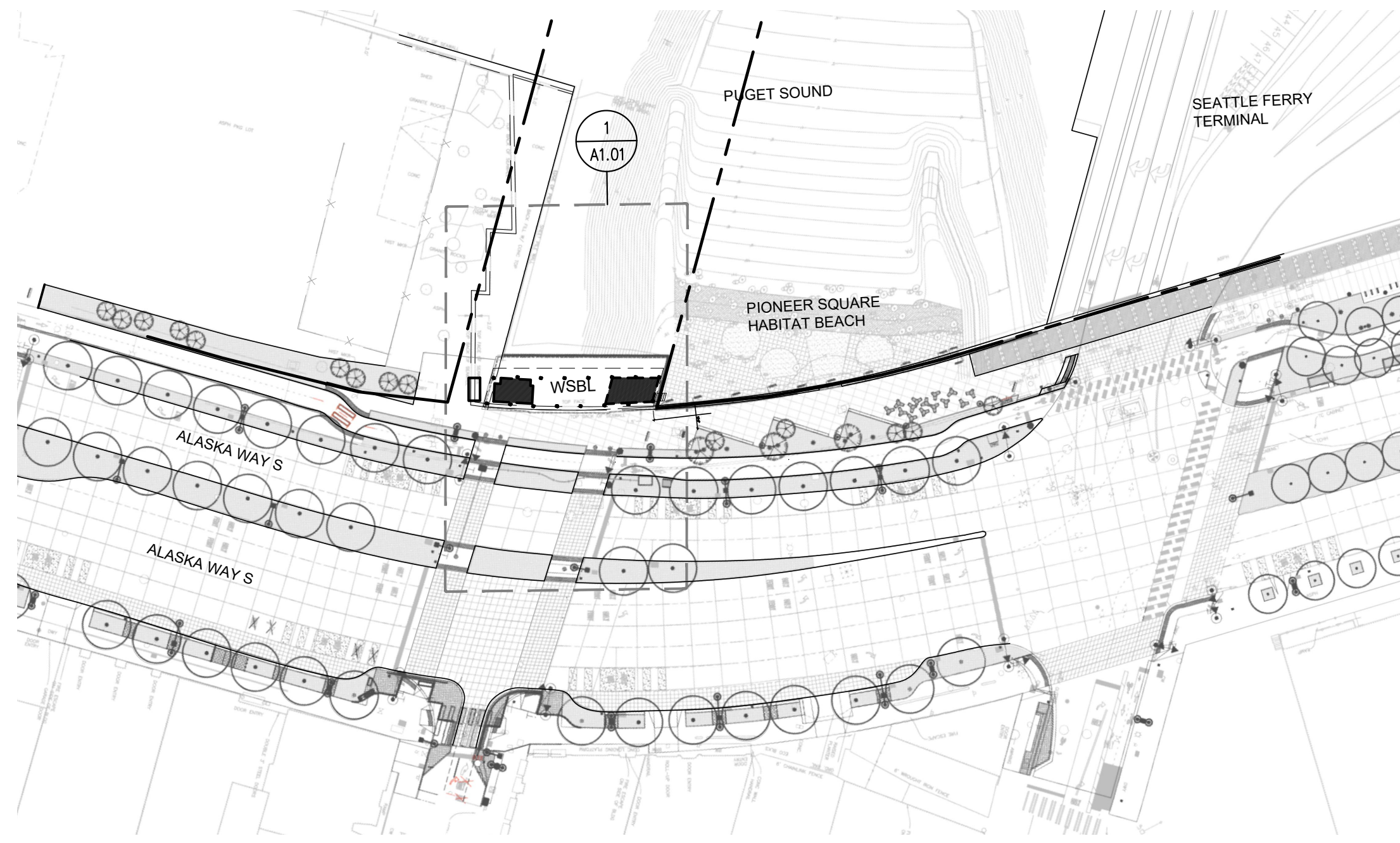
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LAND USE
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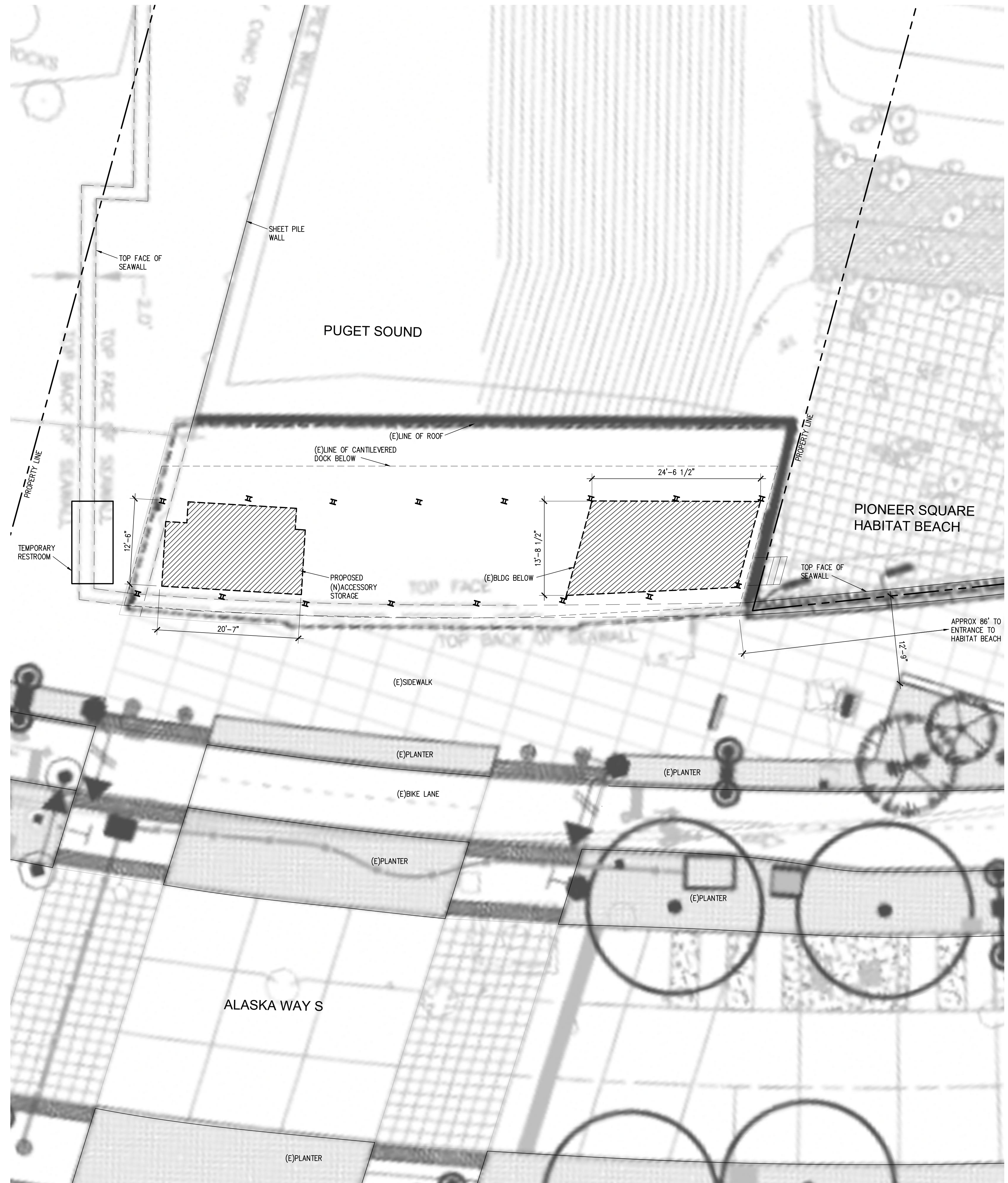


1 VICINITY PLAN
Scale: 1/64" = 1'-0"

GENERAL NOTES:
THE ORIENTATION AND LOCATION OF THE TEMPORARY RESTROOM ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITHIN THE CORRIDOR SPACE.

Site Development Notes

ADDRESS: 199R ALASKAN WAY S, SEATTLE, WA 98104
 OWNER: SEATTLE DEPARTMENT OF TRANSPORTATION, ROADWAY STRUCTURES
 LEGAL DESCRIPTION: S. WASHINGTON ST - STNO 89910, AKA POR OF S-T-R NE-6-24-4; LYING BTWN INNER HARBOR LINE AND THE MOST WESTLY LINE OF ALASKAN WAY S (WASHINGTON STREET BOAT LANDING).
 PARCEL NUMBER: N/A
 PROPERTY NAME: WASHINGTON STREET BOAT LANDING
 ZONING: DOWNTOWN HARBORFRONT 1
 PARCEL SIZE: N/A (RIGHT OF WAY)
 PROJECT DESCRIPTION: FRIENDS OF THE WATERFRONT (FWS), IN CLOSE COORDINATION WITH SEATTLE PARKS AND RECREATION (SPR), SEATTLE CENTER (CEN), THE OFFICE OF THE WATERFRONT (OWCP), IS PROPOSING TO HOST A FOOD AND BEVERAGE (F&B) CONCESSIONAIRE WITHIN THE INTERIOR OF THE WASHINGTON STREET BOAT LANDING (WSBL). AS ENVISIONED DURING THE 2018 RENOVATION AND AS PART OF THE LARGER WATERFRONT SEATTLE, THE WSBL WILL BENEFIT AS A F&B VENUE WITH A POPULAR, LOCAL CONCESSIONAIRE SELECTED THAT WILL PRODUCE HIGH LEVELS OF FOOT TRAFFIC YEAR-ROUND. FWS RAN A PUBLIC RFP PROCESS IN JANUARY-MARCH 2023 TO SELECT A CONCESSIONAIRE, AND IN OCTOBER 2023 PUBLICLY ANNOUNCED THAT MOLLY MOON ICE CREAM HAD BEEN AWARDED THE PROJECT. OPERATIONS ARE EXPECTED TO BEGIN IN MAY 2024.
 ARCHITECTURAL CONTACT INFO: NOREEN SHINOHARA (360) 788-4456 NOREEN@GRAHAMBABA.COM 1507 BELMONT AVE, SUITE 200, SEATTLE, WA 98122
 CITY CONTACT: OWEN HARRANG (206) 475-2259 OWEN.HARRANG@SEATTLE.GOV



1 SITE PLAN
Scale: 1/8" = 1'-0"

1507 Belmont Ave, Suite 200
Seattle, Washington 98122
206.323.9932

GRAHAM BABA ARCHITECTS

SDCI Approval Stamp:

PSPB DESIGN & USE APPROVAL

MOLLY MOONS WATERFRONT
199 ALASKAN WAY
SEATTLE, WA 98104

Project No. 2327
SDCI Building P No. 005530-23
Land Use P No. 3041449-LU

Date: 12/18/2023

Revision:

Scale: AS NOTED

Sheet contents:

SITE DEVELOPMENT PLAN

Sheet:

A1.01

FLOOR PLAN KEY

- (E) EXISTING
- (N) NEW
- (N) WALLS
- (E) WALLS

FLOOR PLAN NOTES

Door & Hardware Schedule

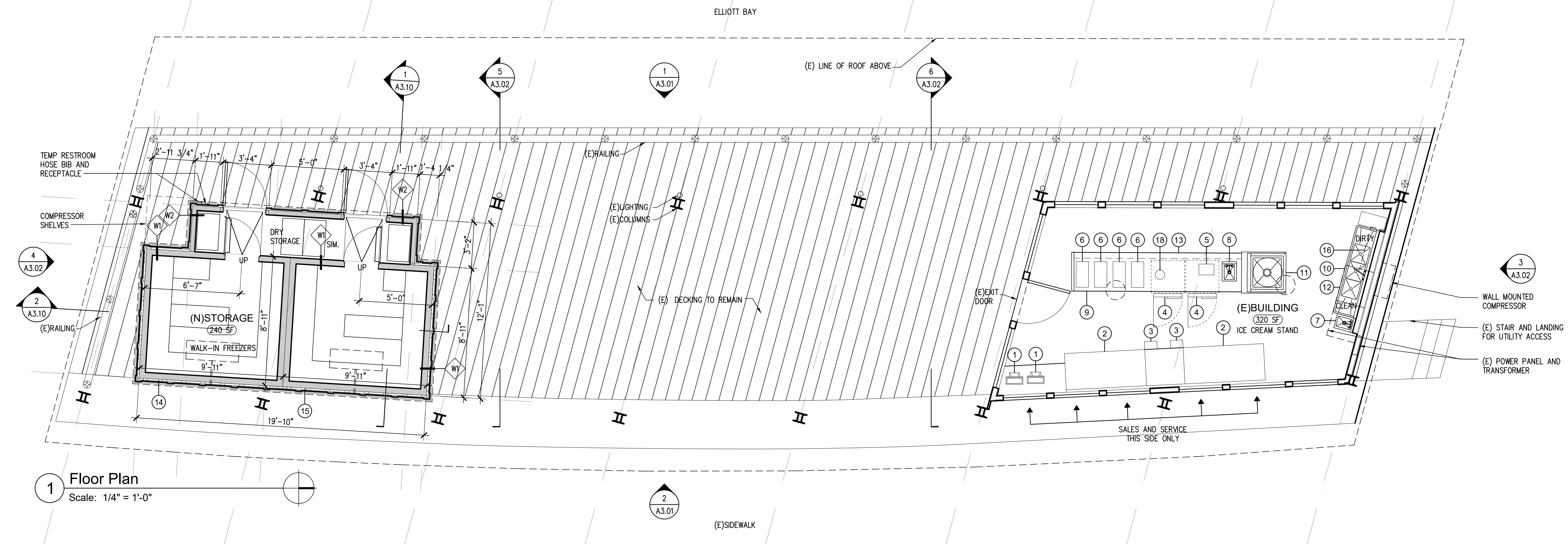
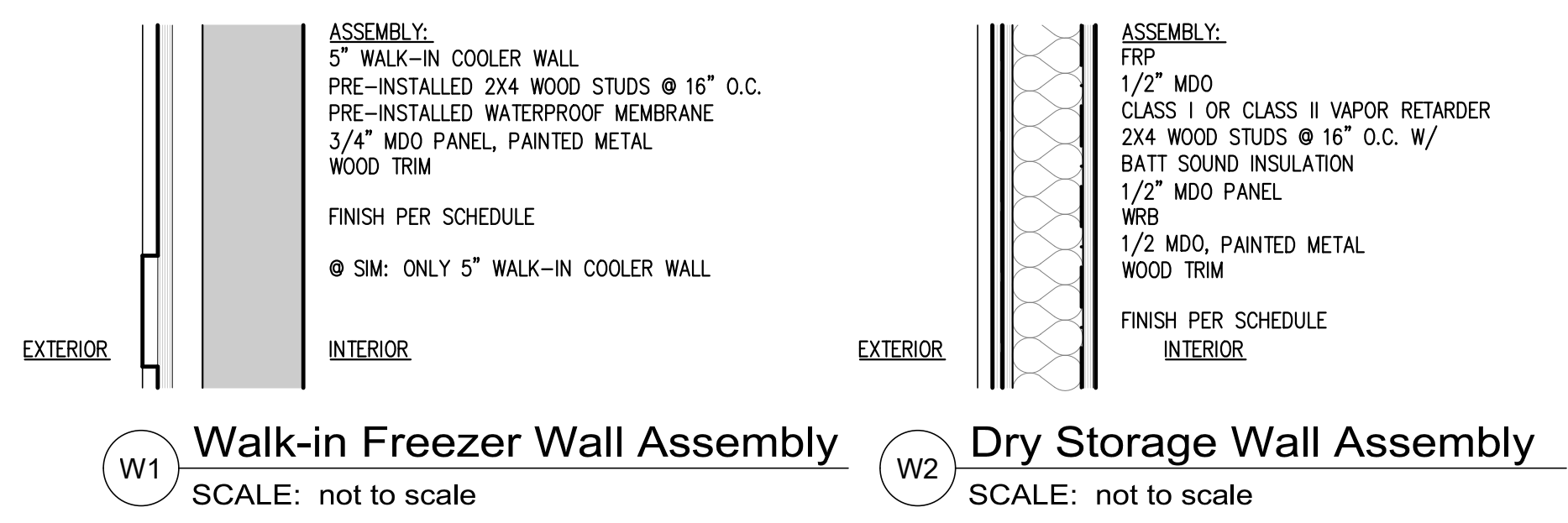
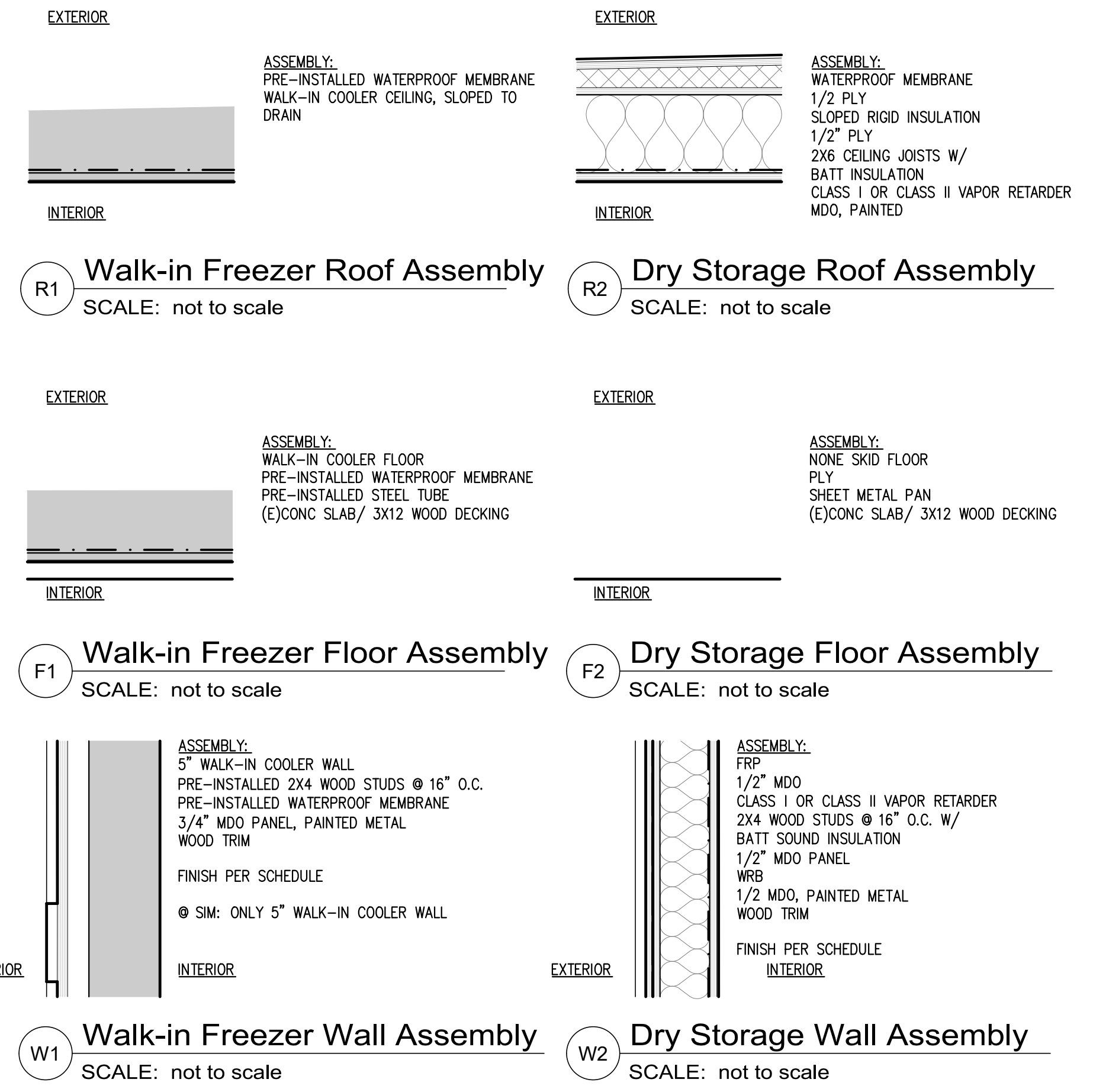
LOCATION	QTY	WIDTH	HEIGHT	TYPE	HARDWARE	MATERIAL	NOTES
ENTRY DOOR							EXISTING
EXTERIOR TO DRY STORAGE	2 EA	3'-0"	7'-0"	EXT. SWING	LEVER PER NOTE 4	MTL	MATCH HISTORIC PROFILE
WALK-IN	2 EA	2'-6"	6'-7"	EXT. SWING	LEVER PER NOTE 4	MTL	PRE-INSTALLED, INSULATED

Door & Hardware Notes

- GLAZING NOT MORE THAN 60" ABOVE THE FLOOR AND WITHIN A 24" ARC OF THE EDGE OF ANY SWINGING DOOR OR GLAZING WITHIN 18" OF A FLOOR SURFACE MUST BE APPROVED SAFETY GLASS PER IBC SECTION 2406.3.6
- EACH DOOR MUST HAVE AT LEAST AN 18" CLEAR FLOOR SPACE BEYOND THE STRIKE JAMB ON THE SWING SIDE OF THE DOOR, MEASURED PARALLEL TO THE CLOSED DOOR POSITION. THE CLEAR AREA MUST EXTEND OUT 5' PERPENDICULAR FROM THE CLOSED DOOR POSITION (PER IBC SECTION 1101.2.1/ANSI A117.1-2003, SECTION 404.2.3)
- EACH DOOR WITH A LATCH AND CLOSER MUST HAVE AT LEAST A 12" CLEAR SPACE BEYOND THE STRIKE JAMB (FLOOR TO 29" AFF) OPPOSITE THE SWING SIDE, MEASURED PARALLEL TO THE CLOSED POSITION. THE CLEAR AREA MUST EXTEND OUT 4' PERPENDICULAR FROM THE CLOSED DOOR POSITION (PER IBC SECTION 1101.2.1/ANSI A117.1-2003, SECTION 404.2.3)
- DOOR HARDWARE MUST BE ACCESSIBLE (LEVER RATHER THAN A KNOB) FOR NEW OR RELOCATED DOORS (PER IBC SECTION 1101.2.1/ANSI A117.1-2003, SECTION 404.2.6)

Equipment Legend

NO	QTY	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL				WATER		WASTE		GAS		EQUIPMENT NOTES	
					VOLTS	PH	AMPS	KW	HP	CONNECTION	HOT	COLD	DIRECT	INDIR		CONN SIZE
1	2 EA	POINT OF SALE	SQUARE STAND	N/A												
2	2 EA	DIPPING CABINET	C. NELSON	BP - 10	115											
3	2 EA	DIP WELL	MEMCO	7796 - 10												
4	2 EA	UNDERCOUNTER REFR	TRUE	TK-24-HC	115/60/1		2	1/6								
5	1 EA	MILKSHAKE MAKER	HAMILTON BEACH	HMD400	120		7.5	1/3								
6	4 EA	WAFFLE CONE MAKER	GOLD MEDAL	503E	120		2.2									
7	1 EA	HAND SINK	JOHN BOOS	PH15-N-140-SSLR-X					1/2"	1/2"	1/2"					
8	1 EA	HAND SINK							1/2"	1/2"	1/2"					
9	1 EA	MICROWAVE	ACP	RMS101S	120		1.3									
10	1 EA	3 COMPARTMENT SINK - 15"	JOHN BOOS	E358-15-1415-X					1/2"	1/2"	1/2"					
11	1 EA	WASH OUT SINK	PACIFIC STAINLESS PRODUCTS	NME-5					1/2"	1/2"	1/2"					
12	EA	50 GAL. WATER HEATER	BRADFORD WHITE	WB50S6092	120		25(20)		FIELD WIRE							
13	EA	EMPLOYEE STORAGE														
14	EA	WALK IN FREEZERS	POLAR KING	CUSTOM 12X9	208/230		2.0	2.5	FIELD WIRE							
15	EA	WALK IN FREEZERS	POLAR KING	CUSTOM 12X9	208/230		2.0	2.5	FIELD WIRE							
16	EA	HEAT PUMP														
17	EA	RESTROOM TRAILER	READY2GO RESTROOM TRAILERS	HH-4101-A S/C	120		2.0									
18	EA	FUDGE WARMER		81500	120			5								



GRAHAM BABA ARCHITECTS

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Project No. 2327
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Land Use P No. 3041449-LU
Date: 12/18/2023
Revision:
Scale: AS NOTED
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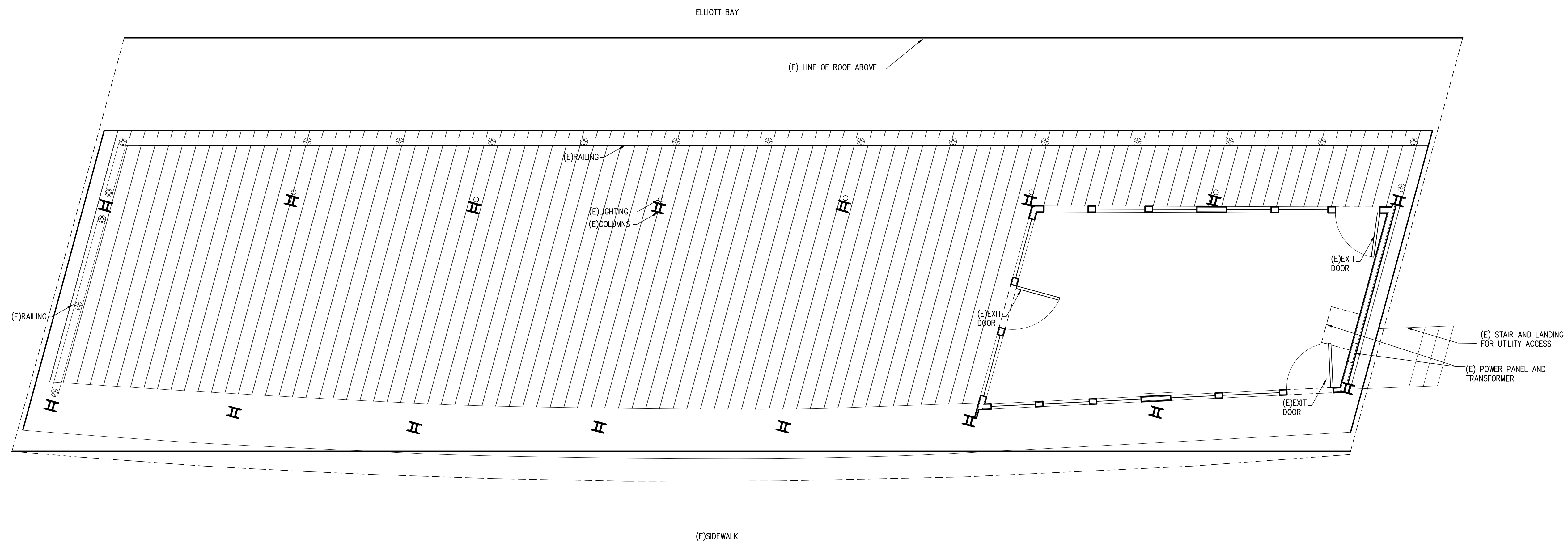
FLOOR PLAN
Sheet:

A2.00

FLOOR PLAN KEY

- (E) EXISTING
- (N) NEW
- ==== (N) WALLS
- ==== (E) WALLS

FLOOR PLAN NOTES



1 Existing Floor Plan
Scale: 1/4" = 1'-0"

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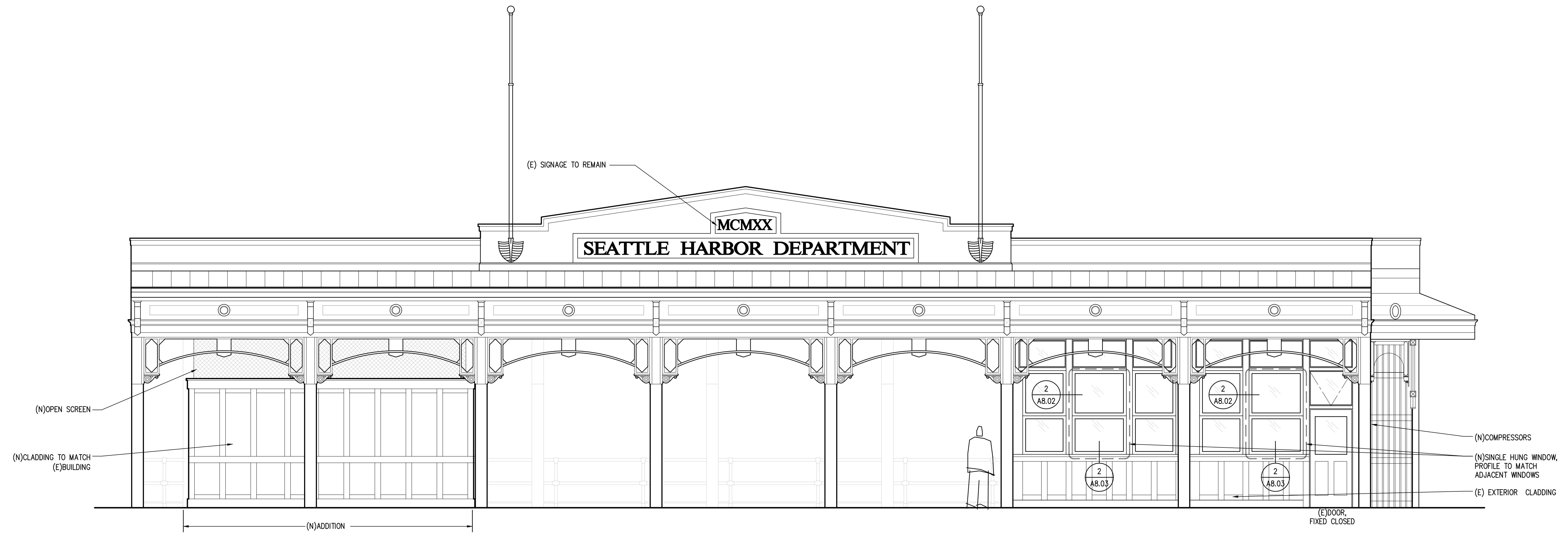
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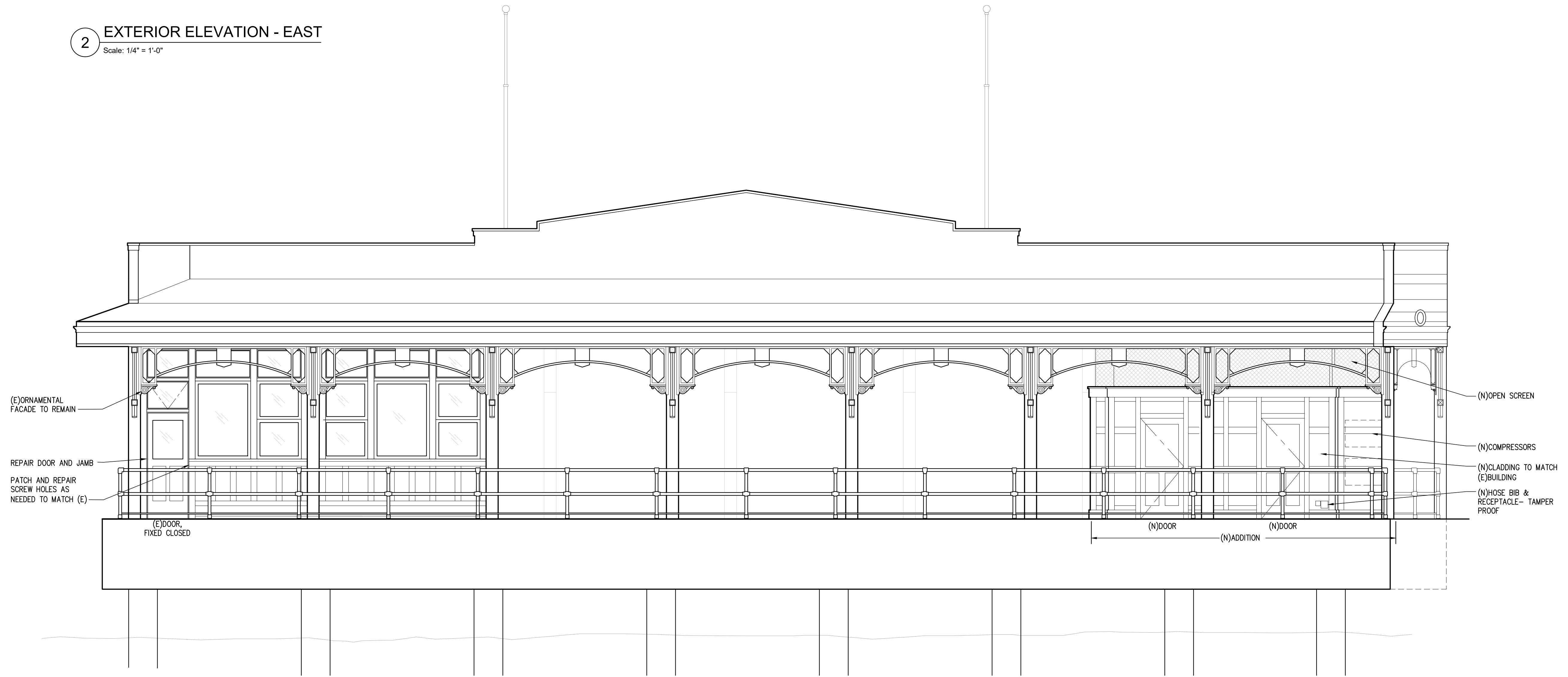
EXISTING
FLOOR PLAN

Sheet:

A2.01



2 EXTERIOR ELEVATION - EAST
Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
Scale: 1/4" = 1'-0"

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Sheet contents:

EXTERIOR
ELEVATIONS

Sheet:

A3.01

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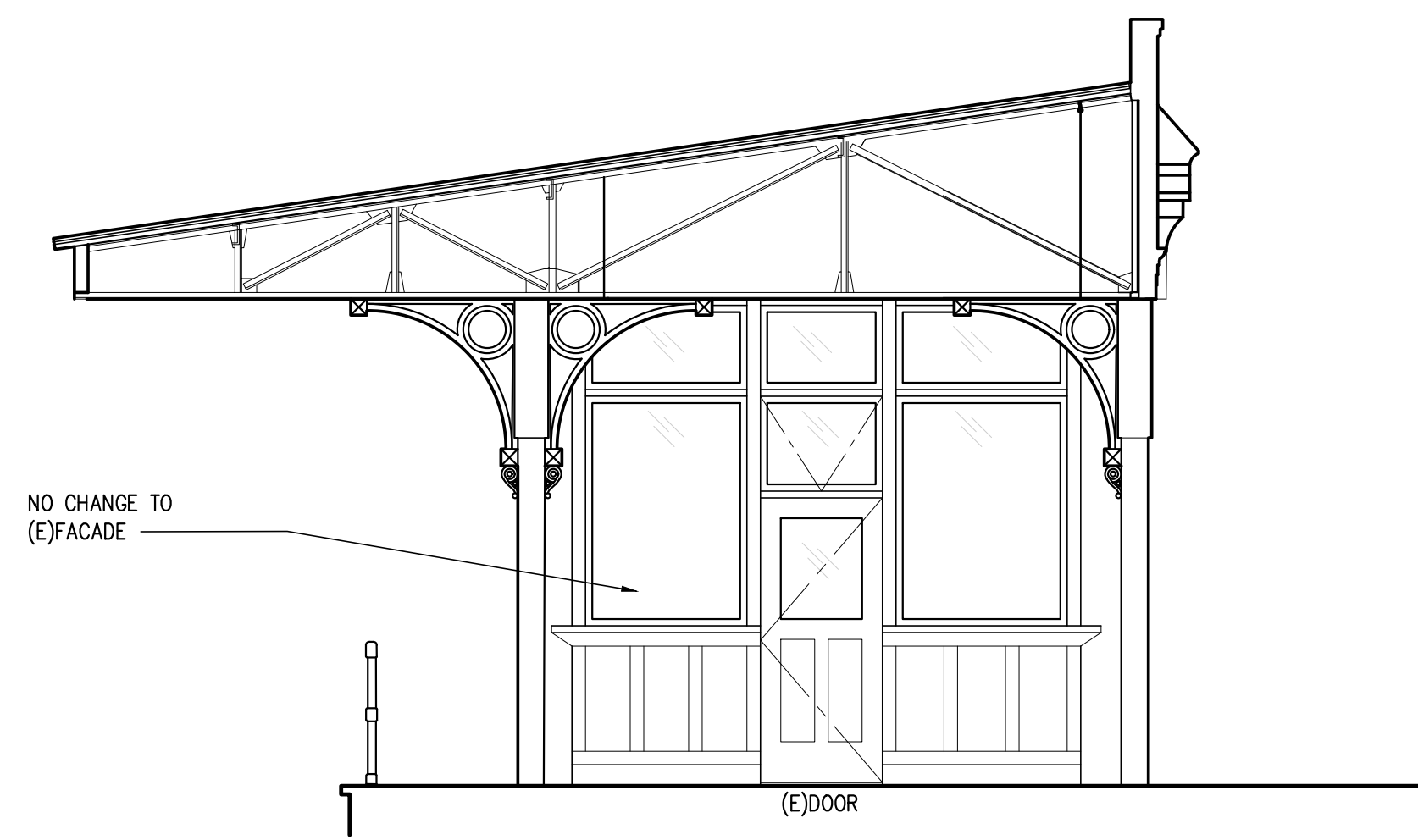
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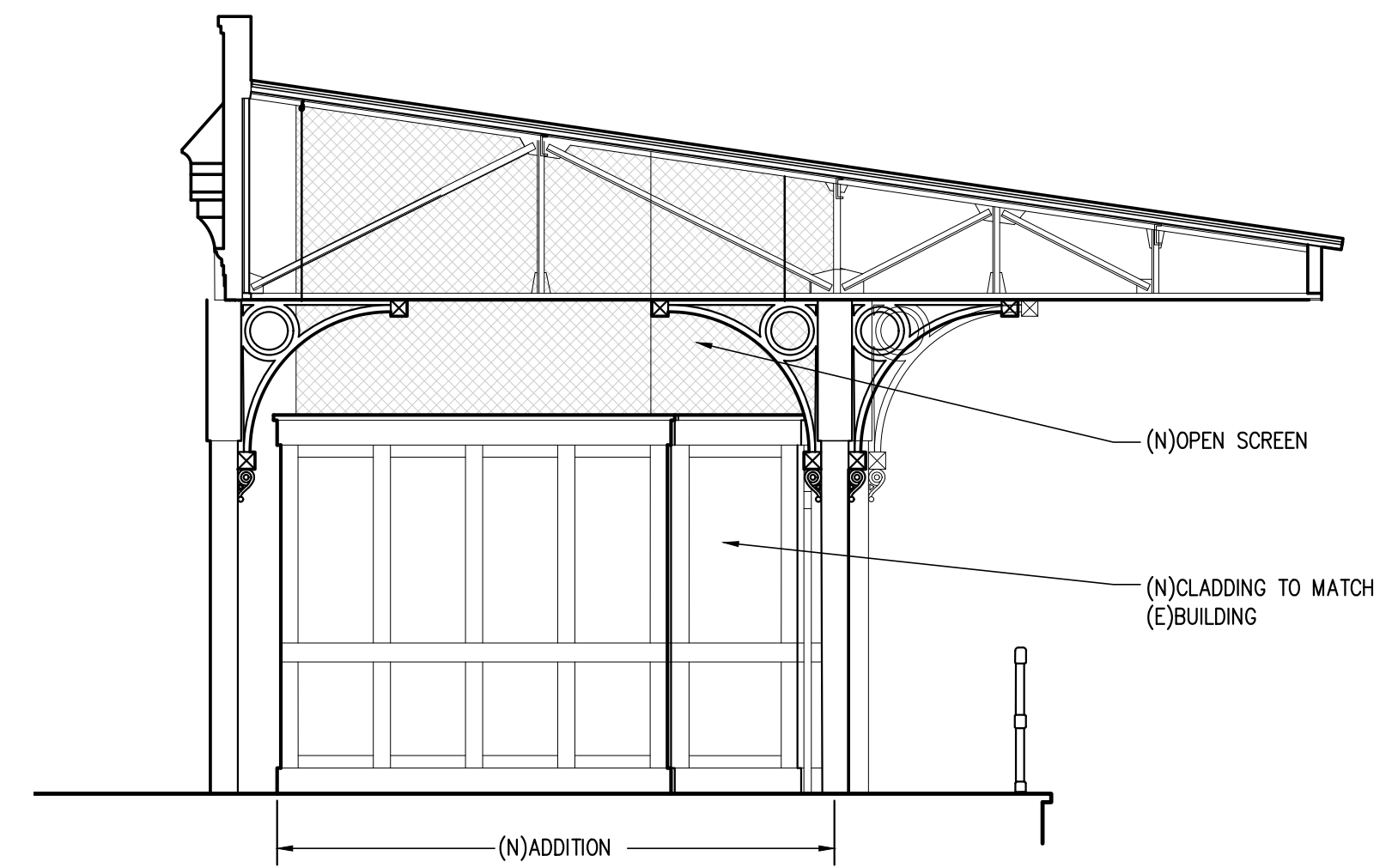
**EXTERIOR
ELEVATIONS &
SECTIONS**

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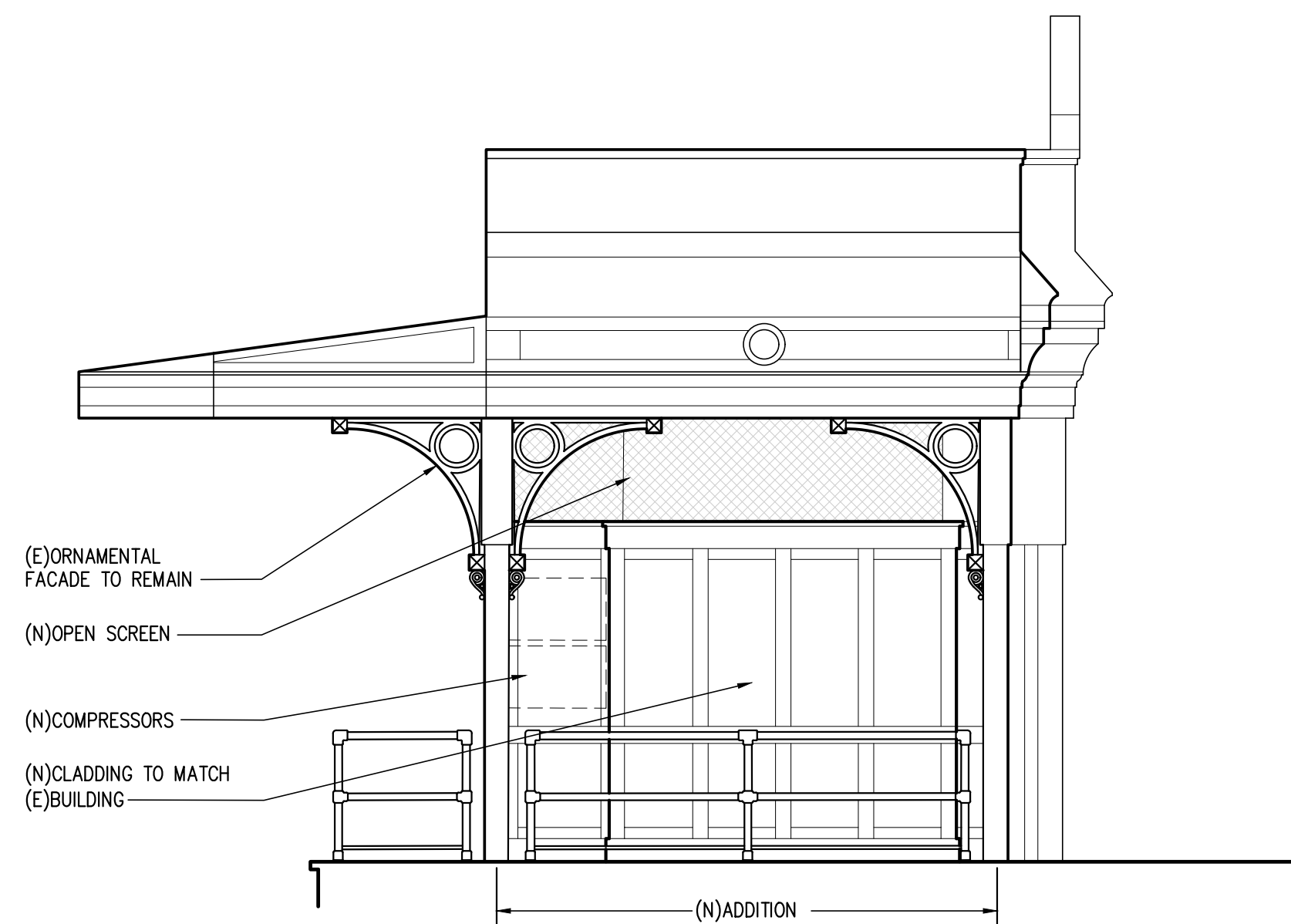
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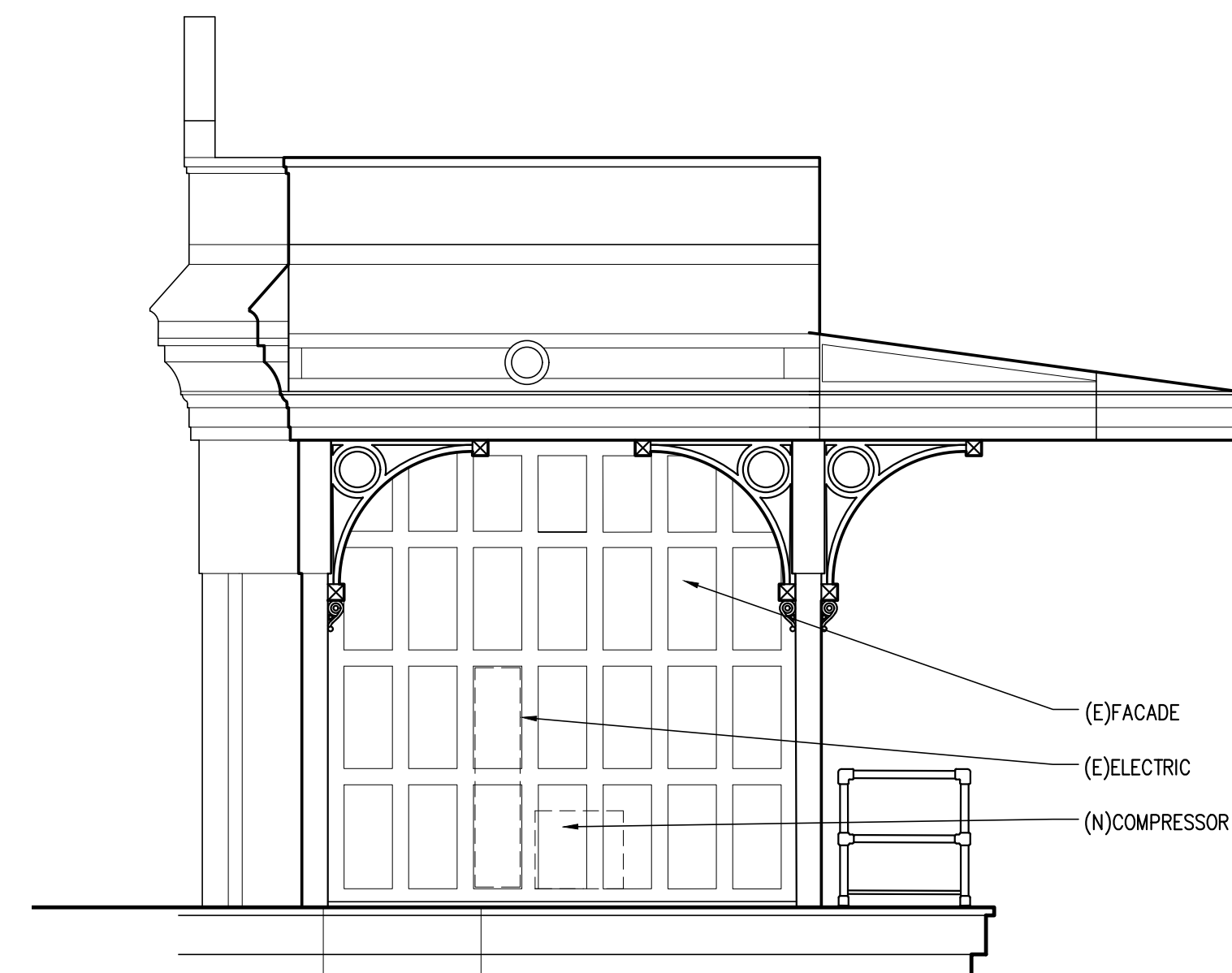
6 SECTION
Scale: 1/4" = 1'-0"



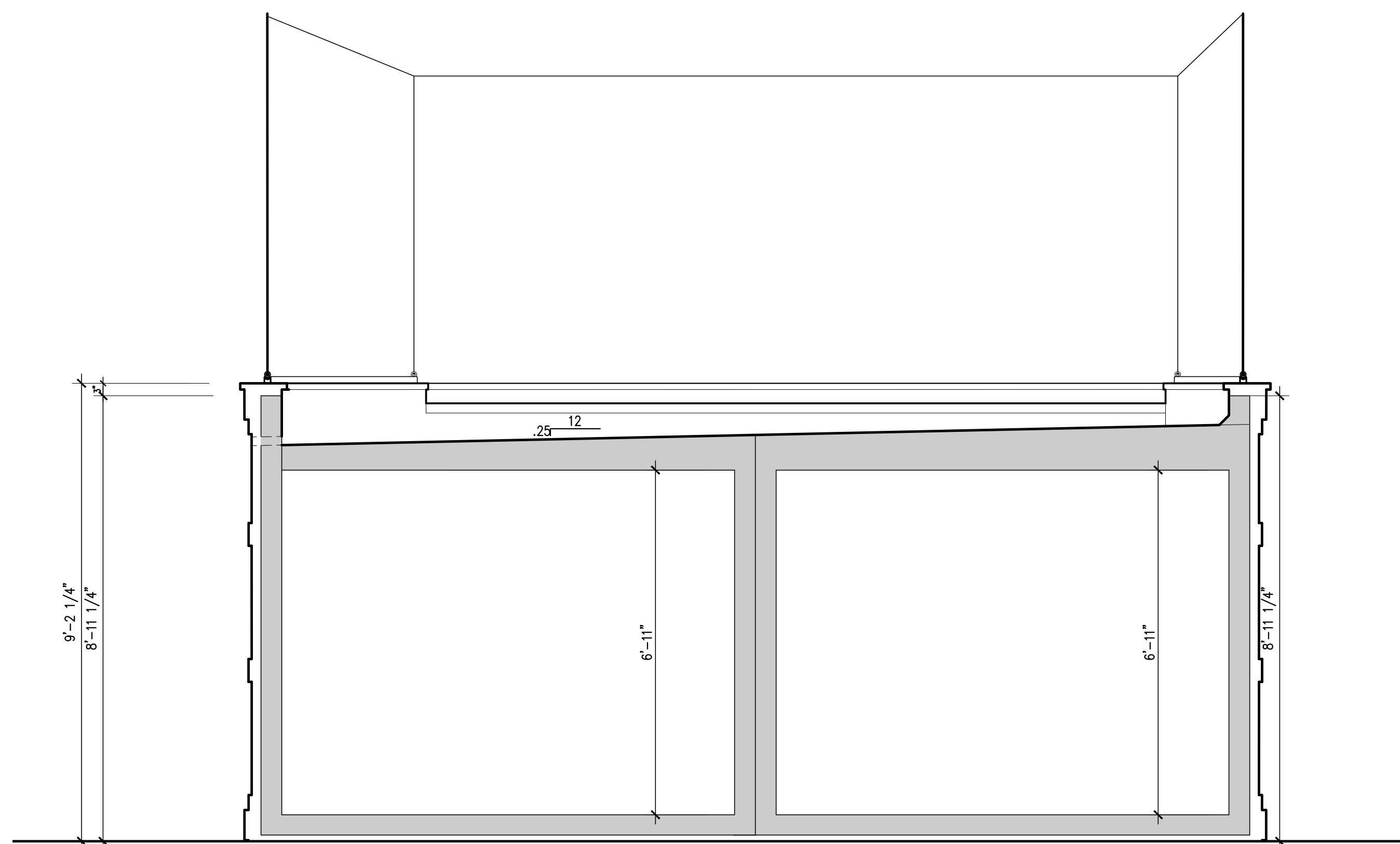
5 SECTION
Scale: 1/4" = 1'-0"



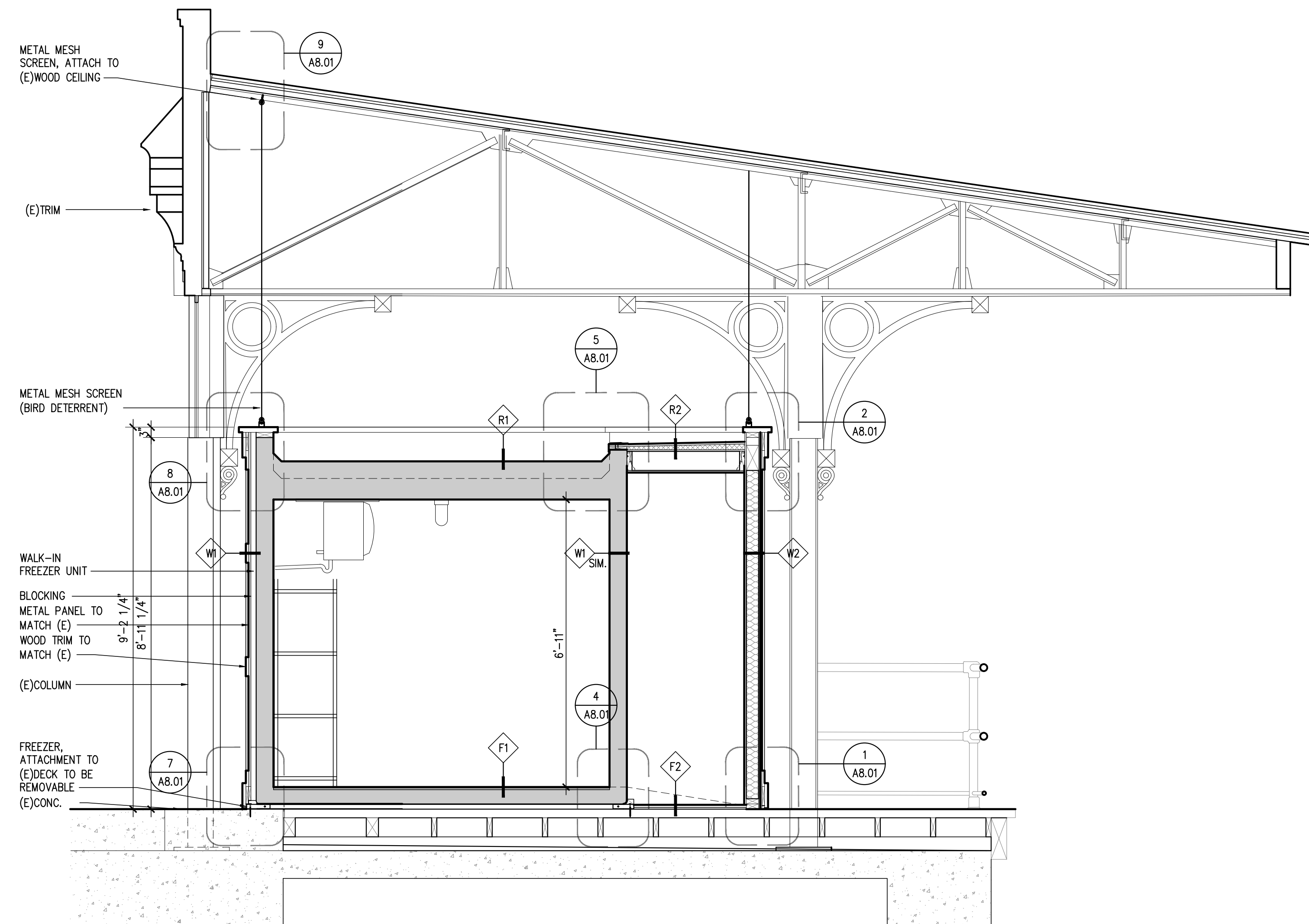
4 EXTERIOR ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/2" = 1'-0"



1 BUILDING SECTION
Scale: 1/2" = 1'-0"

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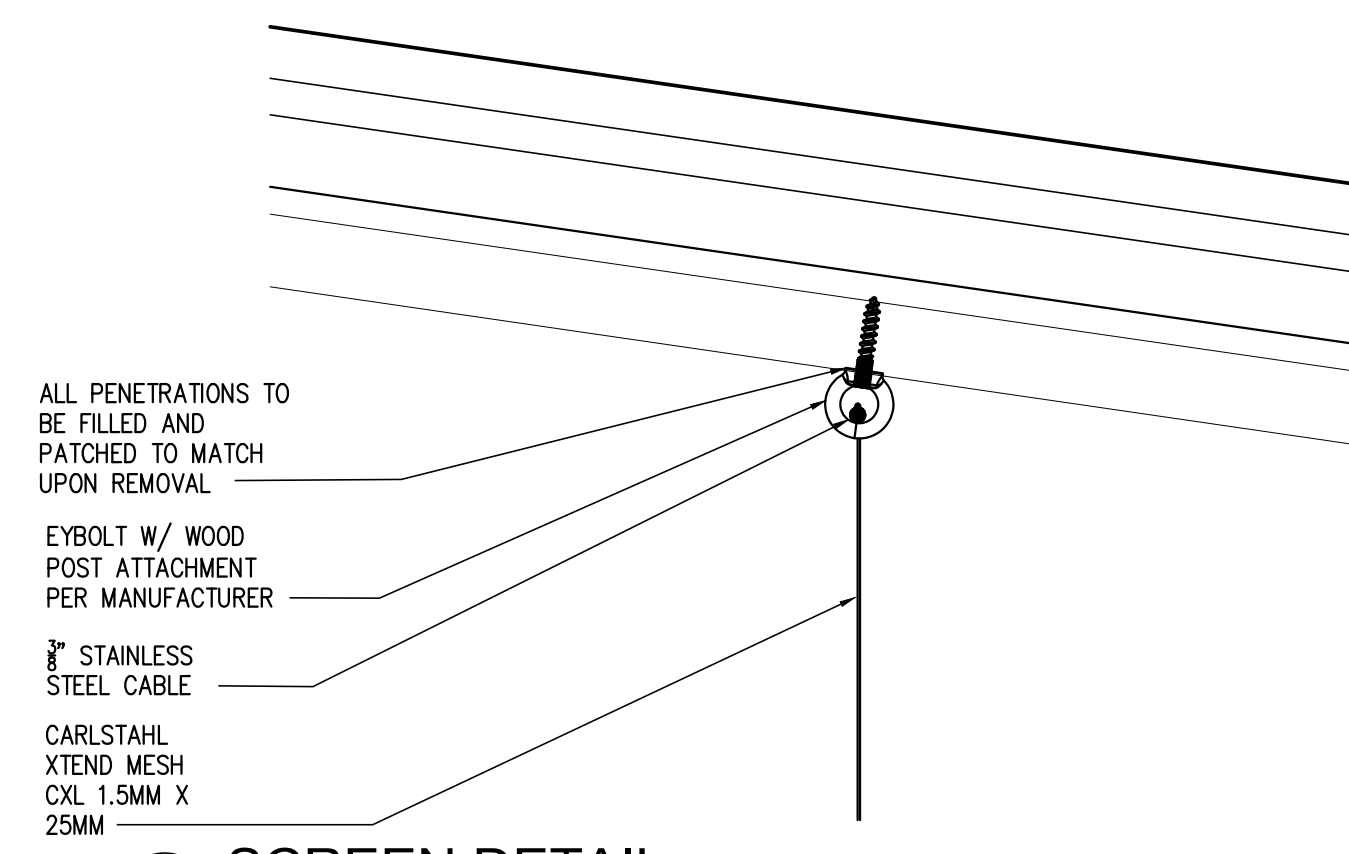
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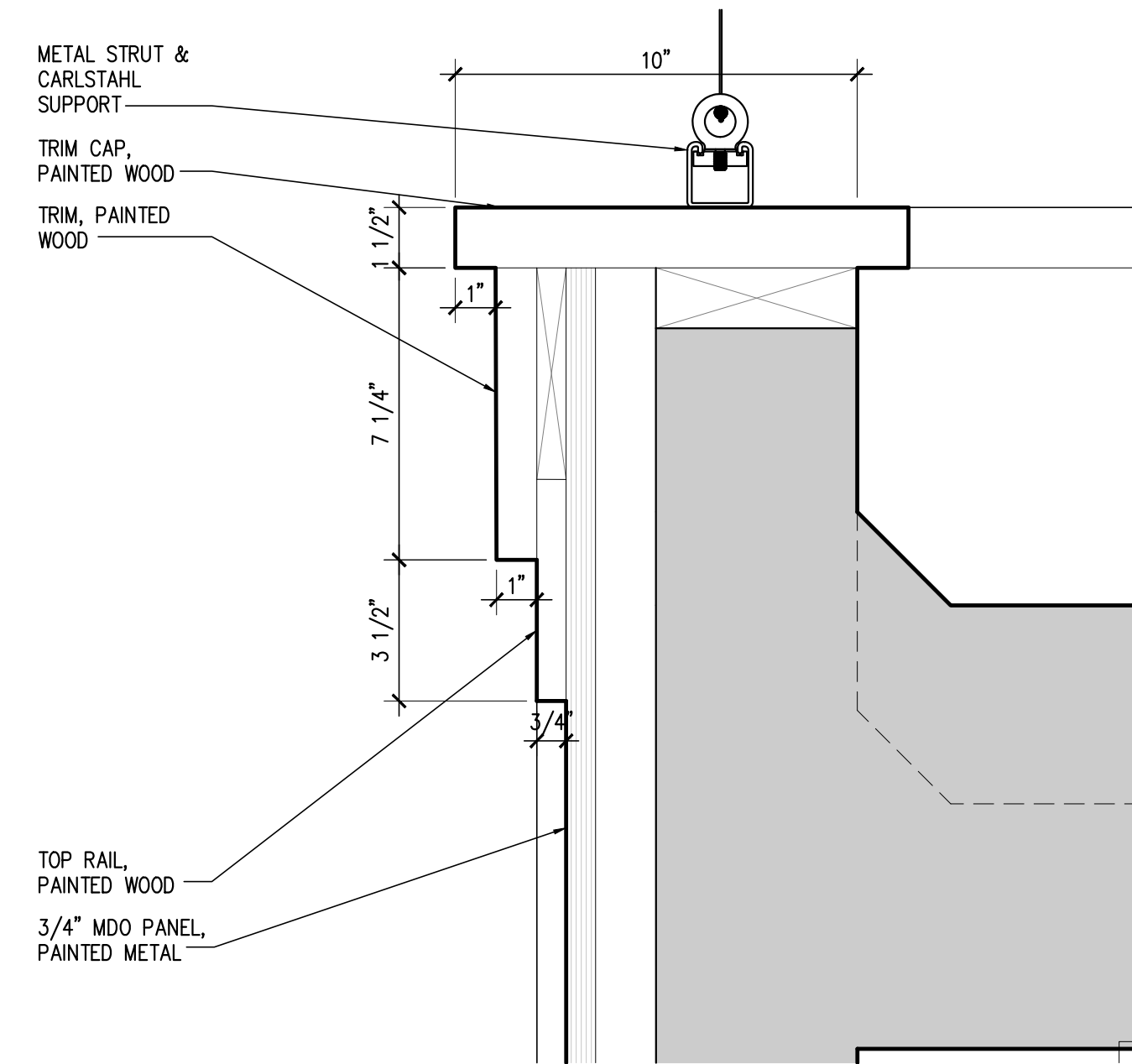
**BUILDING
SECTION**

Sheet:

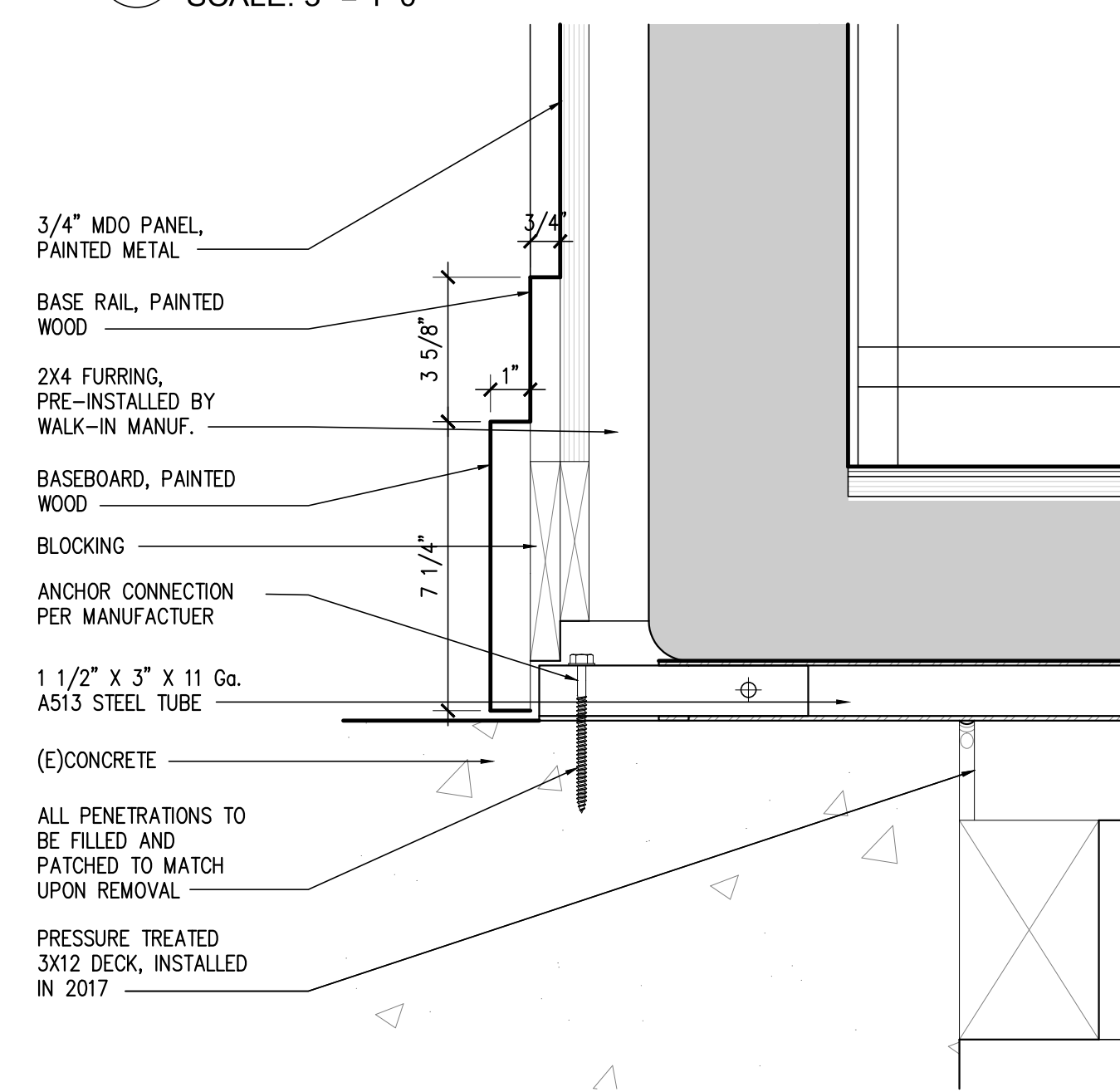
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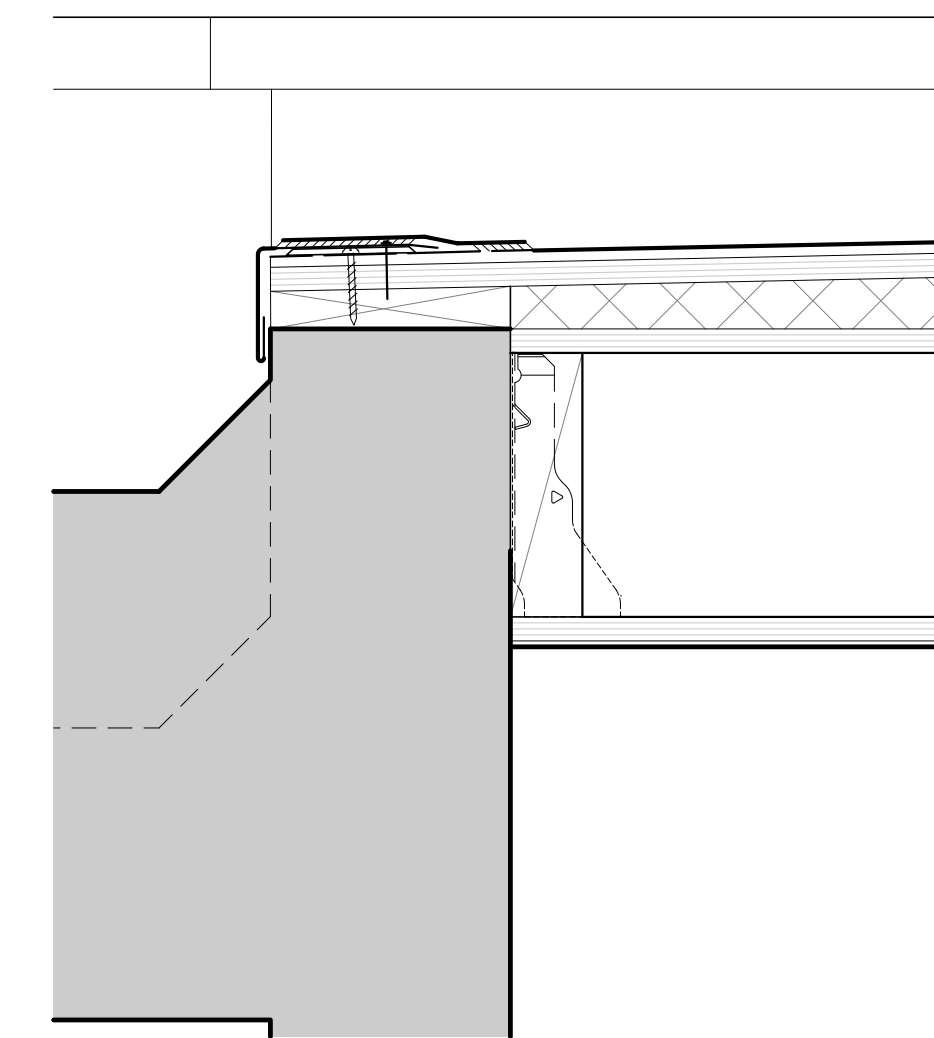
9 SCREEN DETAIL
SCALE: 3" = 1'-0"



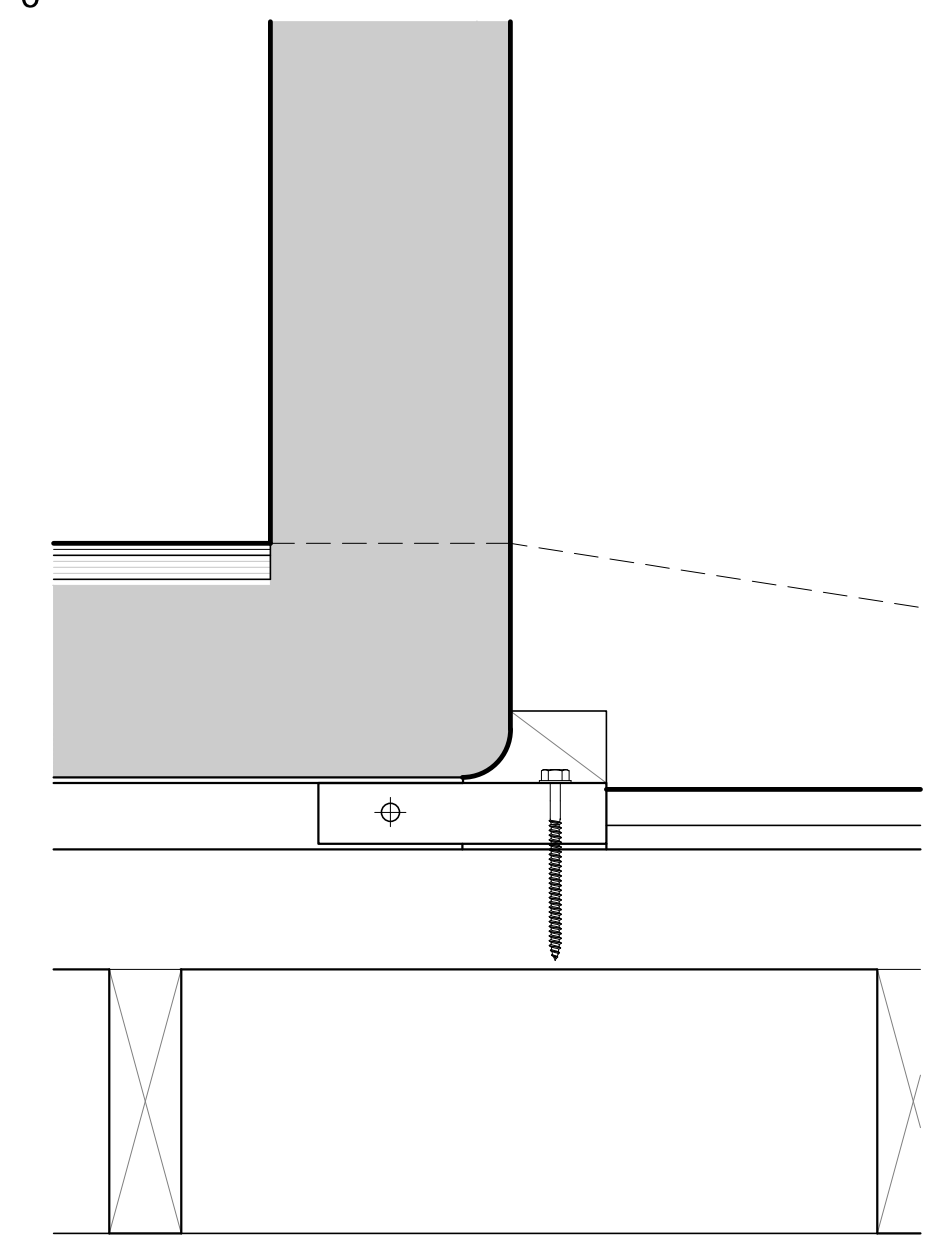
8 WALK-IN UPPER TRIM/SCREEN DETAIL
SCALE: 3" = 1'-0"



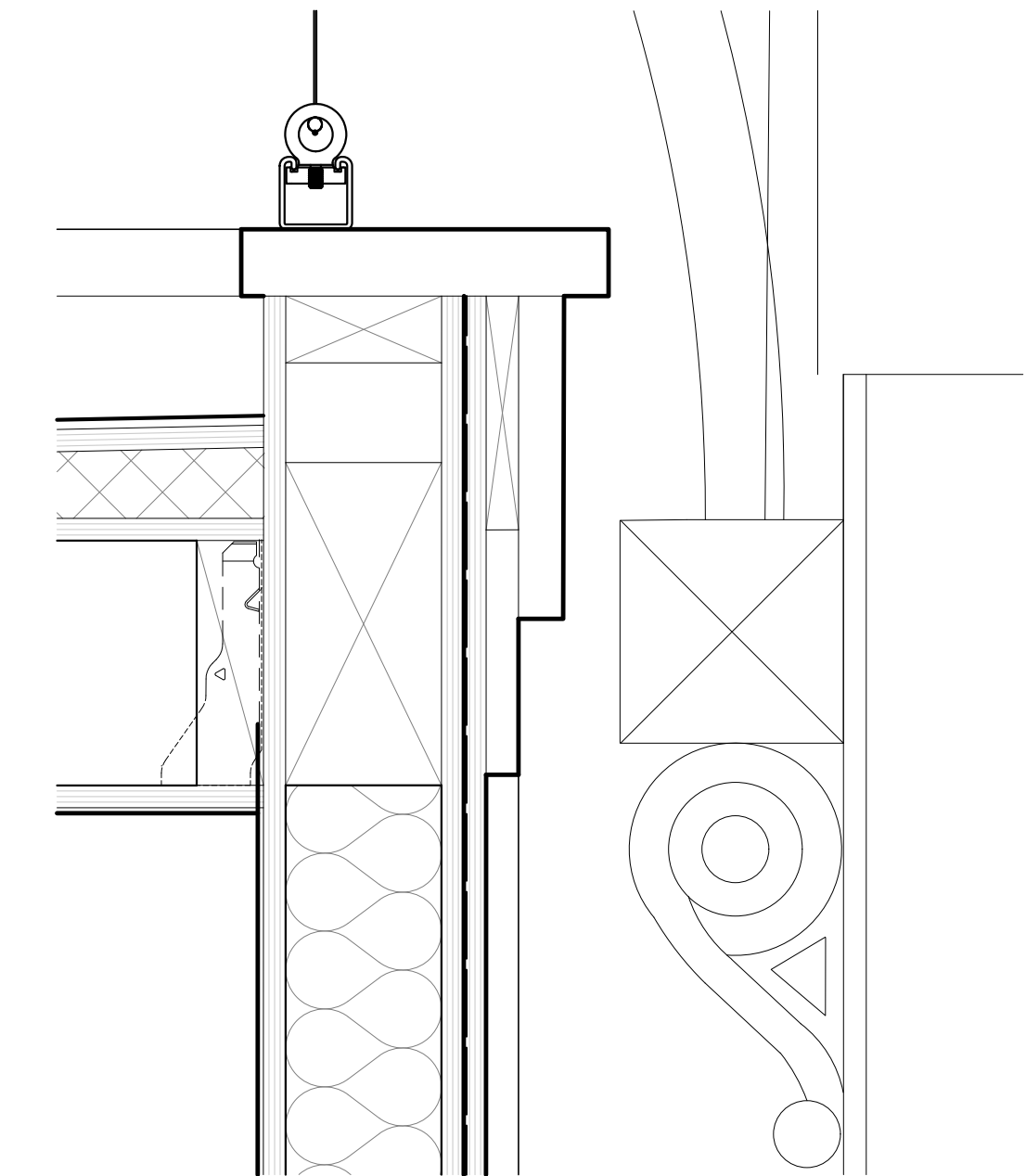
7 WALK-IN BASE TRIM DETAIL
SCALE: 3" = 1'-0"



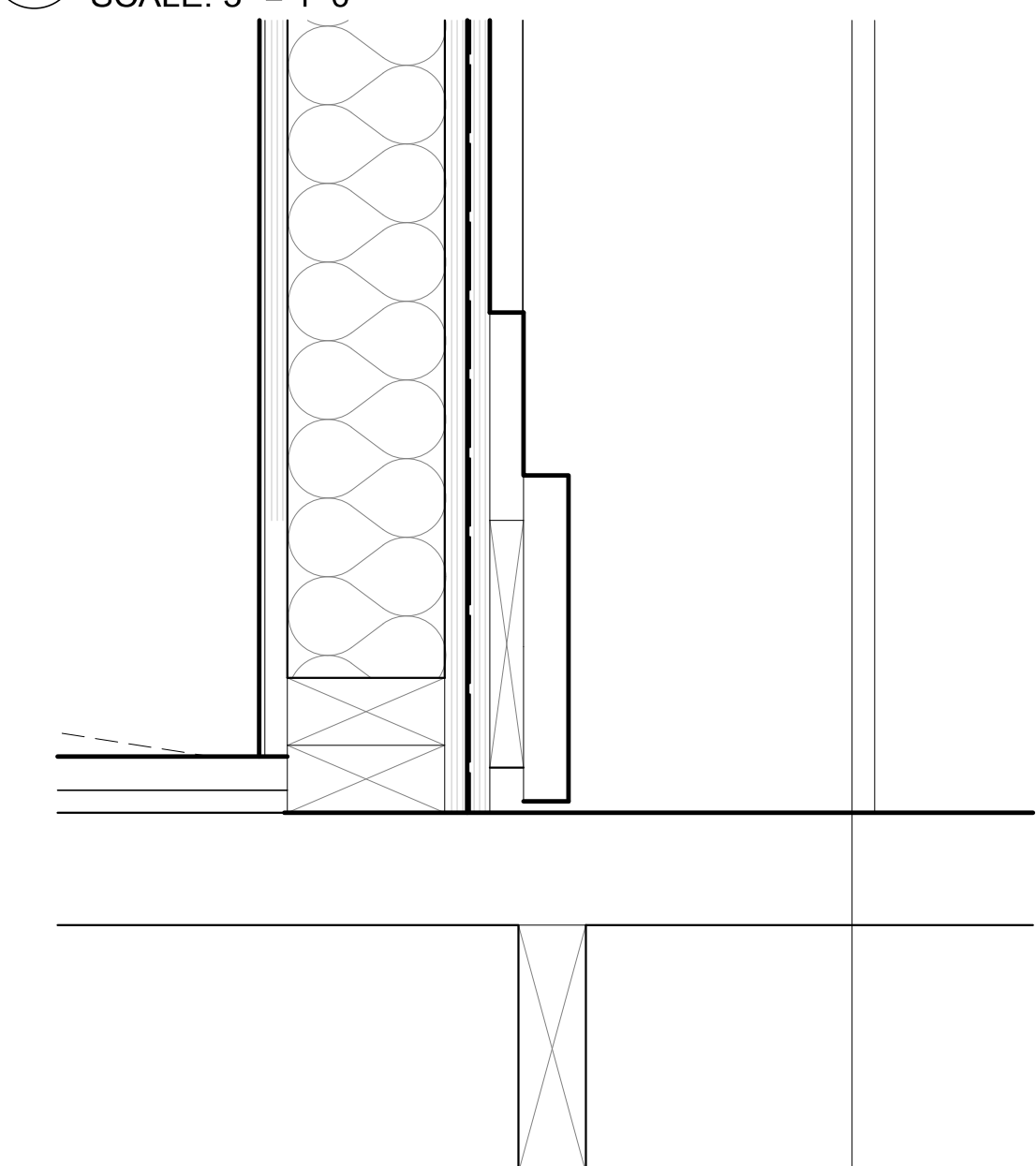
5 WALK-IN UPPER TRIM/SCREEN DETAIL
SCALE: 3" = 1'-0"



4 WALK-IN BASE TRIM DETAIL
SCALE: 3" = 1'-0"



2 DRY STORAGE UPPER TRIM/SCREEN DETAIL
SCALE: 3" = 1'-0"



1 DRY STORAGE BASE TRIM DETAIL
SCALE: 3" = 1'-0"

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Revision:

Scale: AS NOTED

Sheet contents:

DETAILS

Sheet:

A8.01

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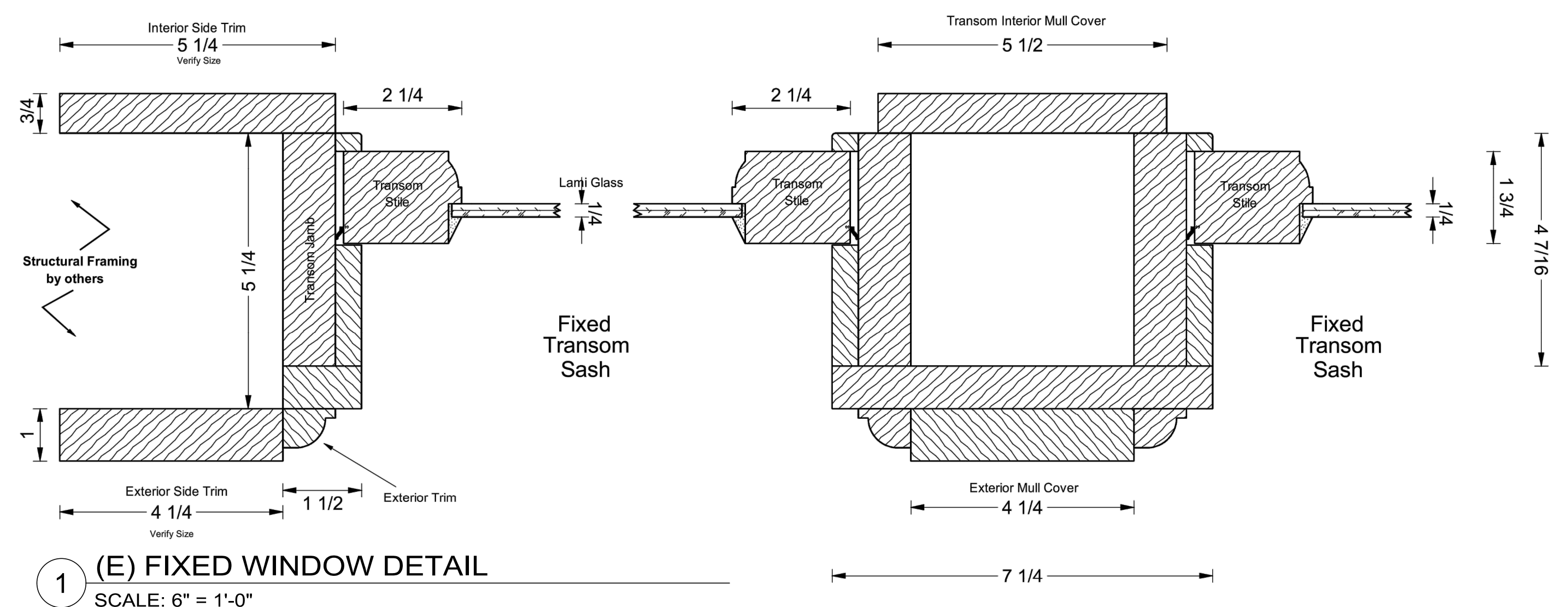
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**WINDOW
SHOP DRAWINGS**

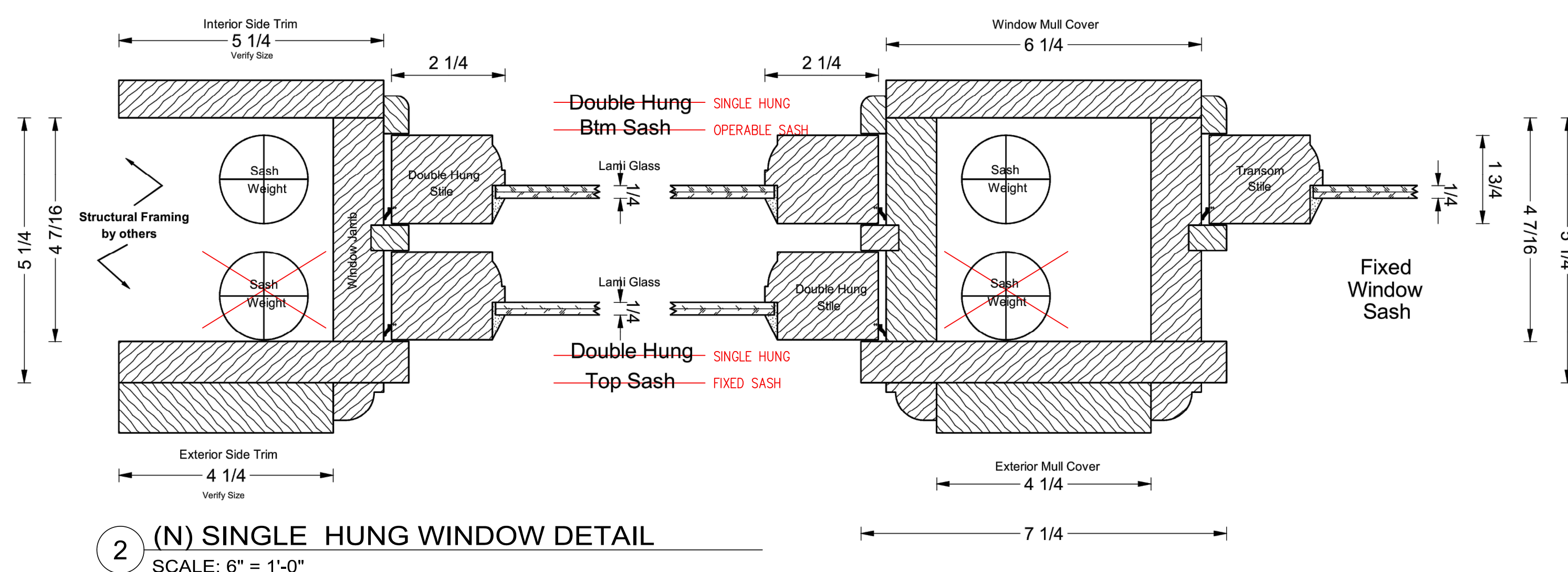
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A8.02

NOTE: SHOP DRAWINGS FROM 2018 RESTORATION. DOUBLE HUNG WINDOW DETAILS HAVE BEEN MODIFIED FOR THE SINGLE HUNG WINDOWS PROPOSED.



1 (E) FIXED WINDOW DETAIL
SCALE: 6" = 1'-0"



2 (N) SINGLE HUNG WINDOW DETAIL
SCALE: 6" = 1'-0"

Note:
Structural Wall Panels
Finish Wall Panels
All Metal Cladding
All Door Hardware
By Others

Scale:
3/8" = 1"

Washington Street
Pergola
Top View @ Transom
& Window
New Frame/Sash

6/15/18
Bear Wood Windows
12715 Pacific Hwy SW
Lakewood, WA 98499
Phone: (253) 471-1259
Toll Free: (888) 704-2709

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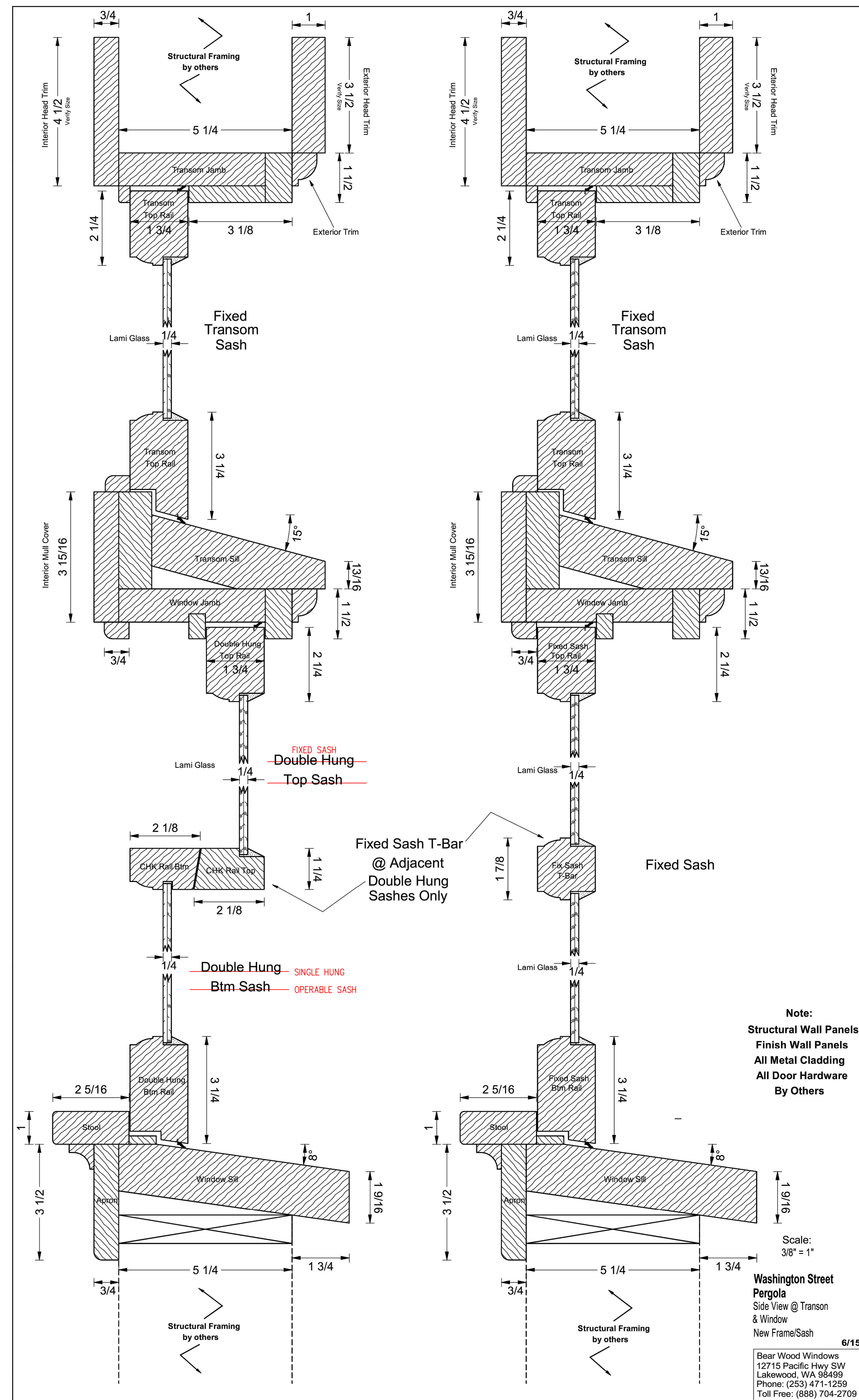
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Sheet contents:

**WINDOW
SHOP DRAWINGS**

Sheet:

A8.03



NOTE: SHOP DRAWINGS FROM 2018 RESTORATION. DOUBLE HUNG WINDOW DETAILS HAVE BEEN MODIFIED FOR THE SINGLE HUNG WINDOWS PROPOSED.

2 (N) SINGLE HUNG WINDOW DETAIL
SCALE: 6" = 1'-0"

1 (E) FIXED WINDOW DETAIL
SCALE: 6" = 1'-0"

Note:
Structural Wall Panels
Finish Wall Panels
All Metal Cladding
All Door Hardware
By Others

Scale:
3/8" = 1"
Washington Street
Pergola
Side View @ Transom
& Window
New Frame/Sash
6/15/18
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