



**METROPOLE BUILDING AREAWAY**  
Pioneer Square Preservation Board Briefing 1  
July 18, 2022



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# INTRODUCTION

**NAME** Metropole Building

**ADDRESS** 423 2nd Avenue Extension South

**Building History**

The Metropole Building was built by Henry Yesler in 1892. The architect is identified in the National Register Nomination as Emil de Neuf Sr., but local architecture historian Jeffrey Ochsner has suggested that the building may have been designed by Elmer Fisher. The adjacent building immediately to the south (known as the Busy Bee) was built earlier than the Metropole by an unknown architect. The two buildings are internally connected and were combined into a single tax parcel in the 1960s.

During the 1890s through the 1970s the ground floor housed the G.O. Guy Drug Store. Other retailers, including the Busy Bee Café occupied the ground floor of the southern building. The upper floors of the Metropole building originally housed a hotel and later offices.

The major earthquake of 1949 severely damaged the two upper floors of the southern building, which subsequently were removed in 1950.

The historical areaways have been unoccupied for many years and have fallen into a state of disrepair. Active water leaks can be observed on a regular basis and ponding on the slab is common. The existing steel structure has therefore corroded and is currently supported by temporary shoring. Existing brick at the ceiling and back wall, along the street, is saturated and crumbling in some areas. Existing SDOT and SCL electrical conduits have corroded to the point of failure and have crumbled to leave exposed wiring.

**Project Scope**

The complete renovation and adaptive re-use of both buildings, as well as the reconstruction of the two floors of the southern building which were removed in 1950 received a separate Certificate of Approval and is currently under construction. This project proposes to restore the areaway associated with the Metropole Building to an unoccupied space and to address the structural failures and water leaking in the process. The areaway associated with the Busy Bee Building is being reconstructed to serve as an access point for Seattle City Light to reach the transformer vault located in the basement of the Busy Bee Building.

The project proposes to transform the unoccupied areaway into a series of meeting rooms and amenity spaces to serve the tenants of the office space above. The structure will be brought up to current SDOT loading requirements, which unfortunatley cannot be achieved through repairs to the existing structure. Therefore this proposal is to replace the areaway structure with a new concrete structure. The proposal is to create concrete barrel vaults which match the existing brick barrel vaults. The proposal also includes re-establishing the site prism glass skylights that were removed many years ago. In addition to waterproofing this new structure above, this proposal Includes a new structural concrete wall with waterproofing against the existing walls along 2nd Ave Ext S. and Yesler Way. New power, lighting and mechanical upgrades will also be in the proposed project scope.

**Project Goals and Program**

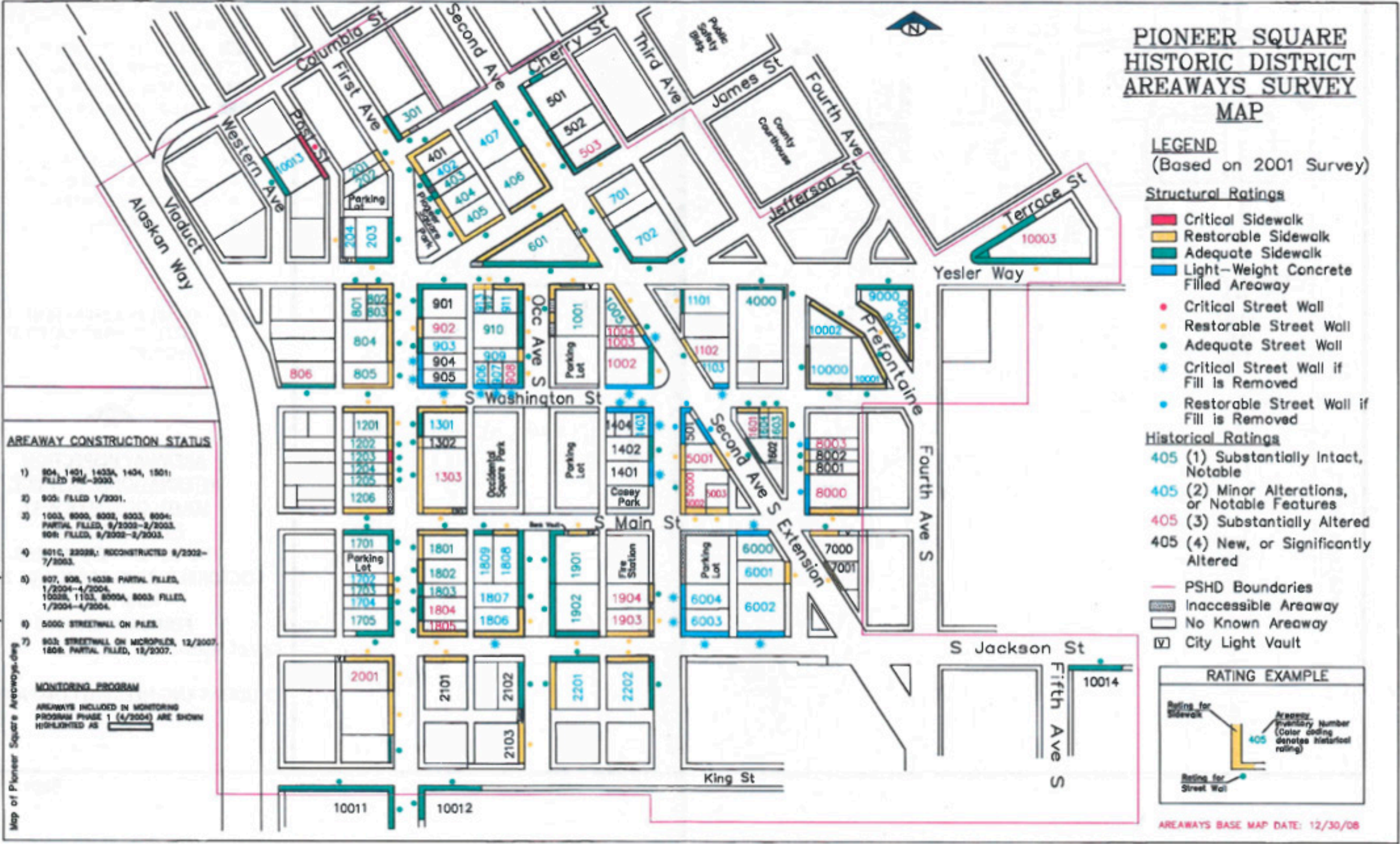
The owner is the Satterberg Foundation, a Seattle philanthropic organization that funds and supports a wide range of not-for-profit organizations that work on social justice, equity, and environmental stewardship.

The completed Metropole building will provide a mix of community-oriented, not-for-profit uses including small office space, event and meeting space, a community kitchen, a child care center, and small-scale retail. The tenants of the building will be a not-for profit organizations that work directly in support of communities of color in Seattle, including the Native American, African-American, Latino, and Asian American Pacific Islander communities. This project aims to provide meeting spaces necessary for the building tenants to have areas for private meetings and collaborative gatherings. Provision of these amenities helps to deliver desirable office space and insure the success of the overall building as part of a resurging neighborhood.

**Project Summary and Goals for this PSPB Meeting**

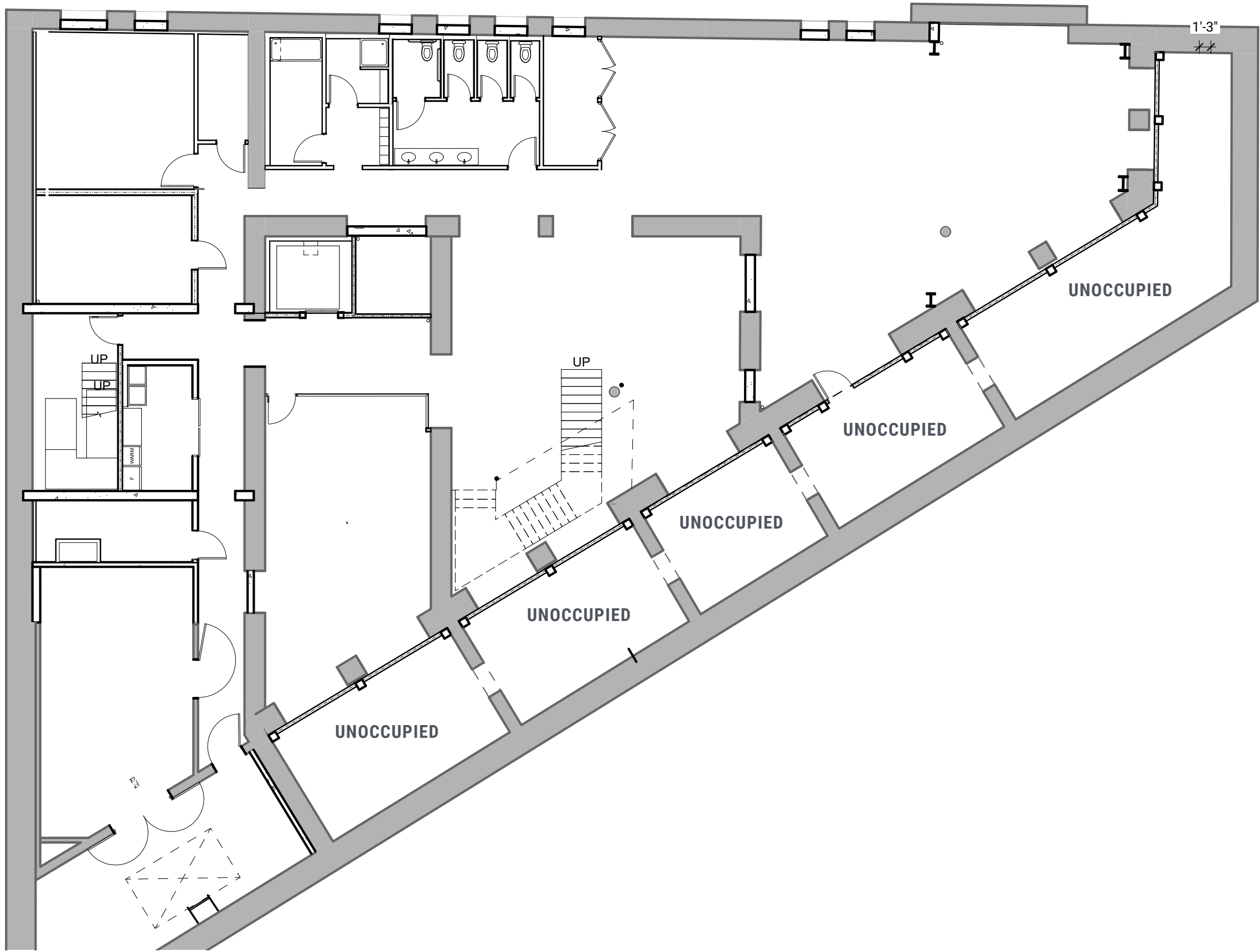
The previously approved renovation of the Metropole building is an important opportunity to preserve, restore, and return to use this significant historic building. This project proposes to enhance the functionality of the building for its tenants, while preserving the unique history of the areaways of Pioneer Square.

PIONEER SQUARE AREAWAYS SURVEY MAP





CURRENT BASEMENT PLAN WITH AREAWAY WALLED OFF



SCALE: 3/32" = 1'-0"



CURRENT CONDITIONS PHOTO SURVEY



View into Areaway at South end of Metropole, taken from future conference room.



View into Areaway near North end of Metropole



CURRENT CONDITIONS PHOTO SURVEY



View of existing vaulted brick ceiling.



View of infilled skylights and temporary shoring supporting failing beams.



View of back wall of Areaway, against 2nd Ave Ext S, with



View into Areaway



View down individual rooms of Areaway



# 3.5 STRUCTURES WITHIN THE RIGHT-OF-WAY

*Last Updated: 3-20-2020*

**Areaways:** Use the IBC for structural design with 250 lbs/sf live load for sidewalk top or HS20 whichever governs. Include curb ramps in the surface of the areaway to mimic [Standard Plan 422](#) at intersections (including “T” intersections).

## Project Requirement

HS20 is the governing requirement in this case and requires that the structure supporting the sidewalk can support a 16,000lb load from the rear wheel of a semi-trailer. The existing brick structure cannot be improved to meet this requirement , which necessitates replacement of the areaway roof structure with concrete.



PROPOSED AREAWAY PLAN

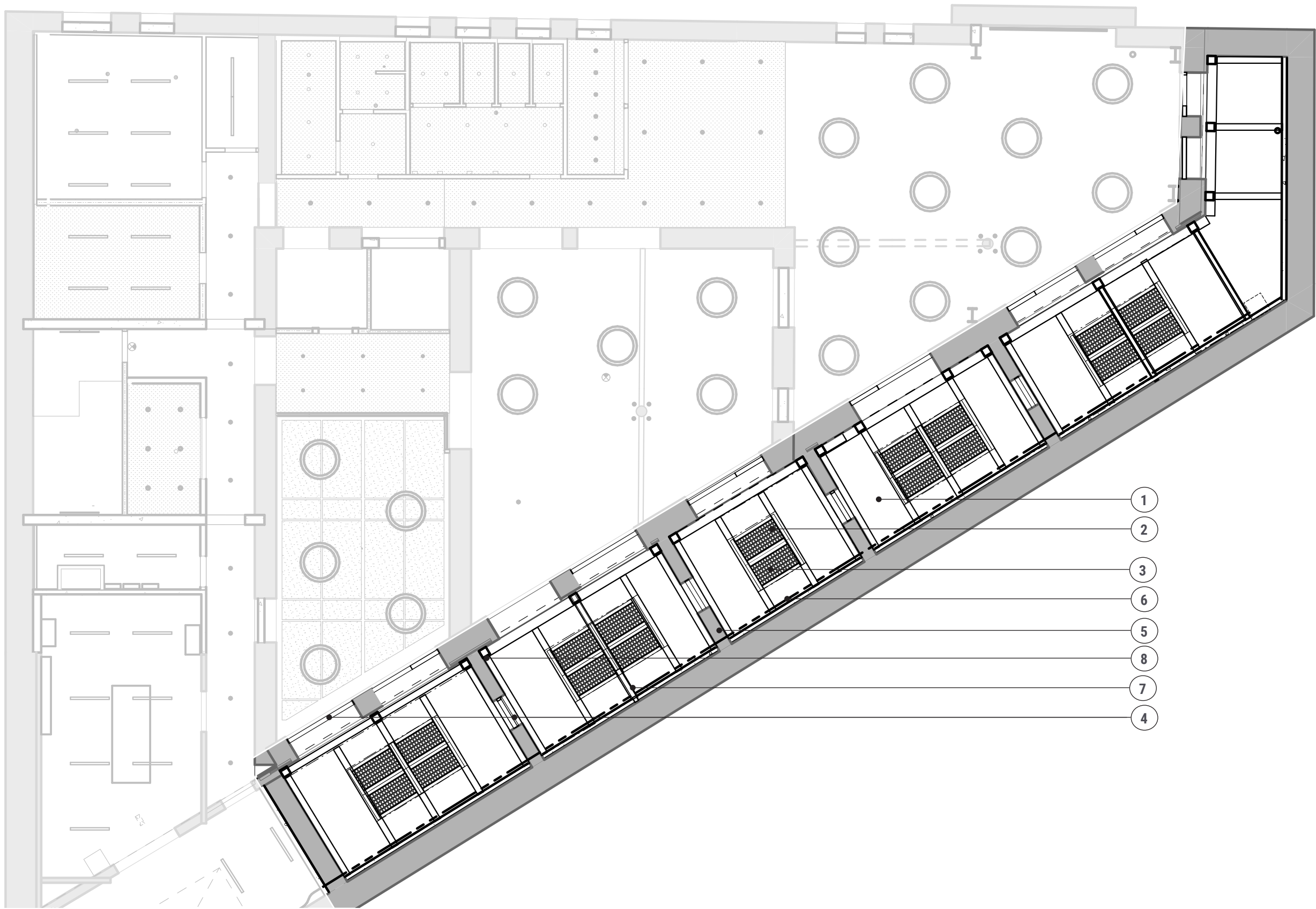


- Legend**
- 1. new board-form, vaulted concrete lid
  - 2. new shotcrete wall with waterproofing
  - 3. new skylight prism panel
  - 4. new dHive partition system
  - 5. existing brickwork to remain
  - 6. new SCL/SDOT conduit
  - 7. new concrete beam
  - 8. new concrete column



SCALE: 3/32" = 1'-0"

PROPOSED AREAWAY REFLECTED CEILING PLAN



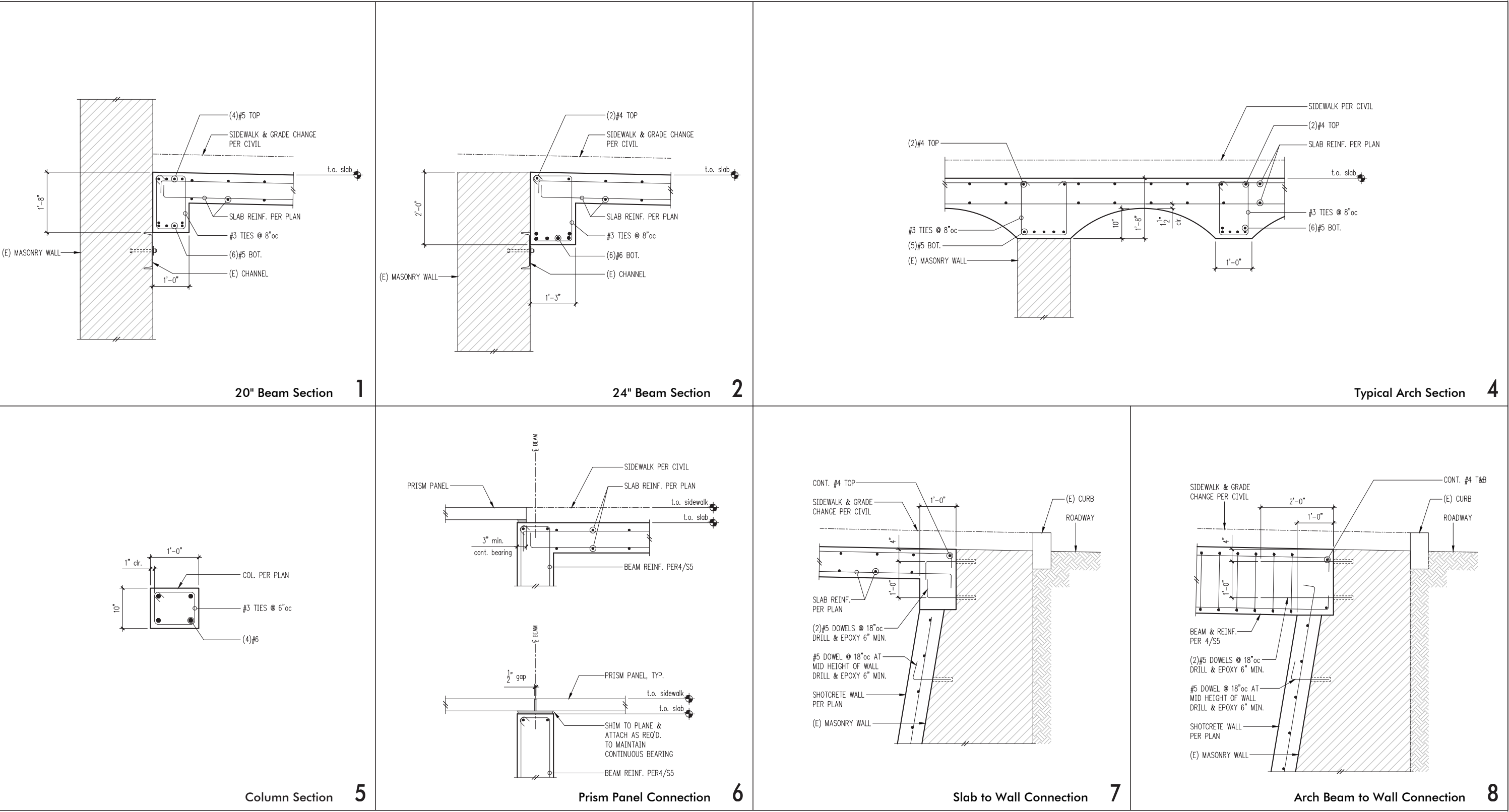
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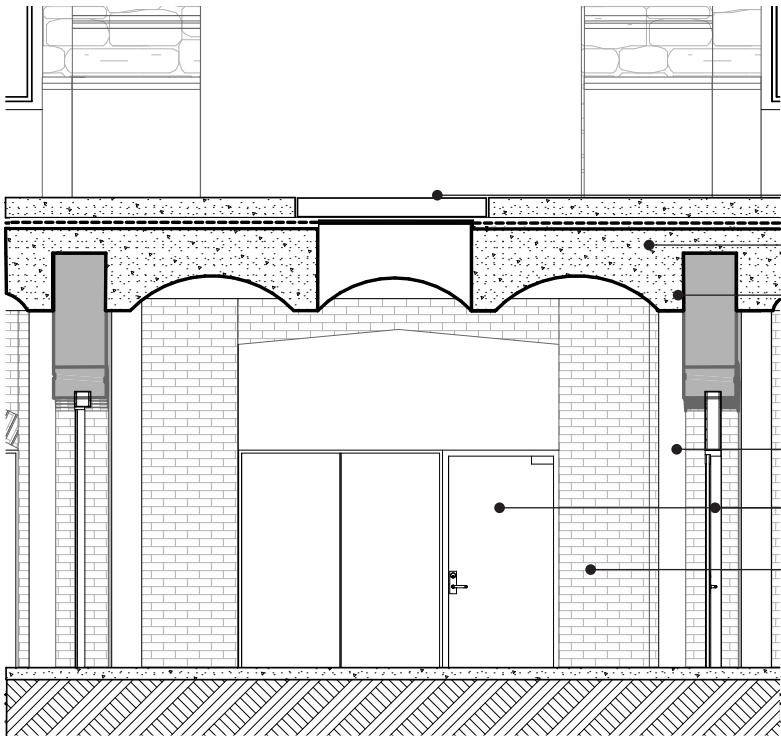
SCALE: 3/32" = 1'-0"



STRUCTURAL UPGRADE DETAILS

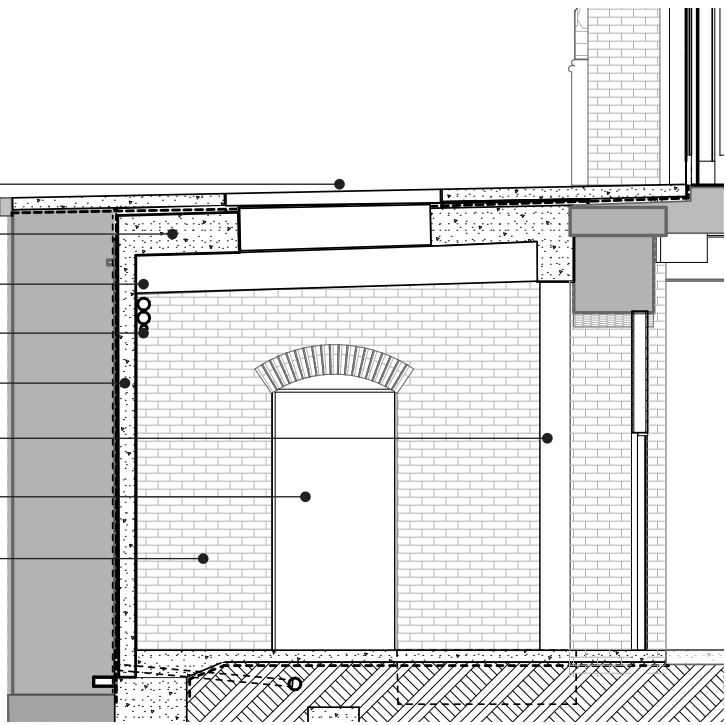
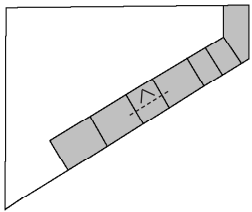


PROPOSED AREAWAY SECTION - ELEVATIONS



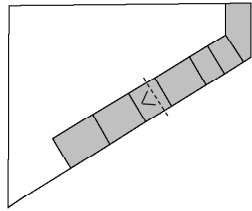
MEETING ROOM SECTION  
LOOKING AT PARTITION  
AT BUILDING LINE

SCALE: 3/16" = 1'-0"

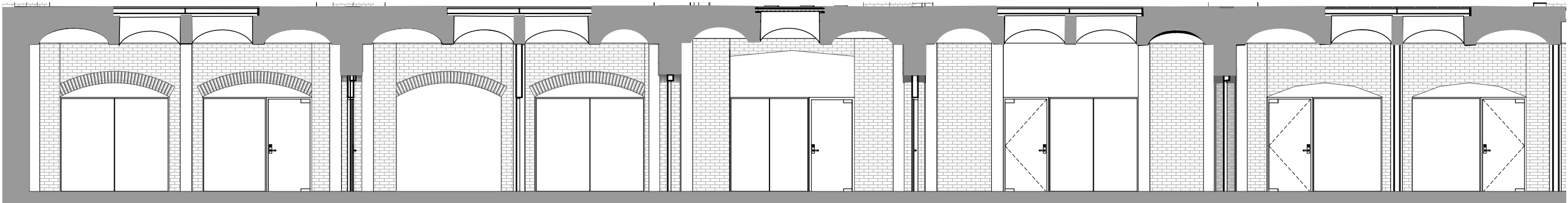


MEETING ROOM SECTION  
LOOKING AT EXISTING BRICK  
PARTITION

SCALE: 3/16" = 1'-0"

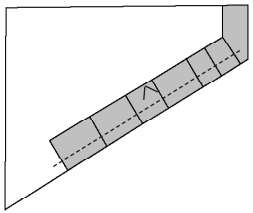


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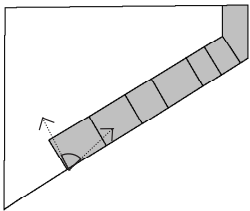
SECTION - ELEVATION - LOOKING TOWARD BUILDING

SCALE: 1/8" = 1'-0"





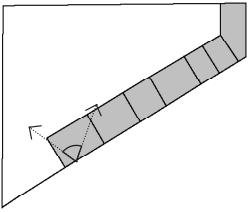
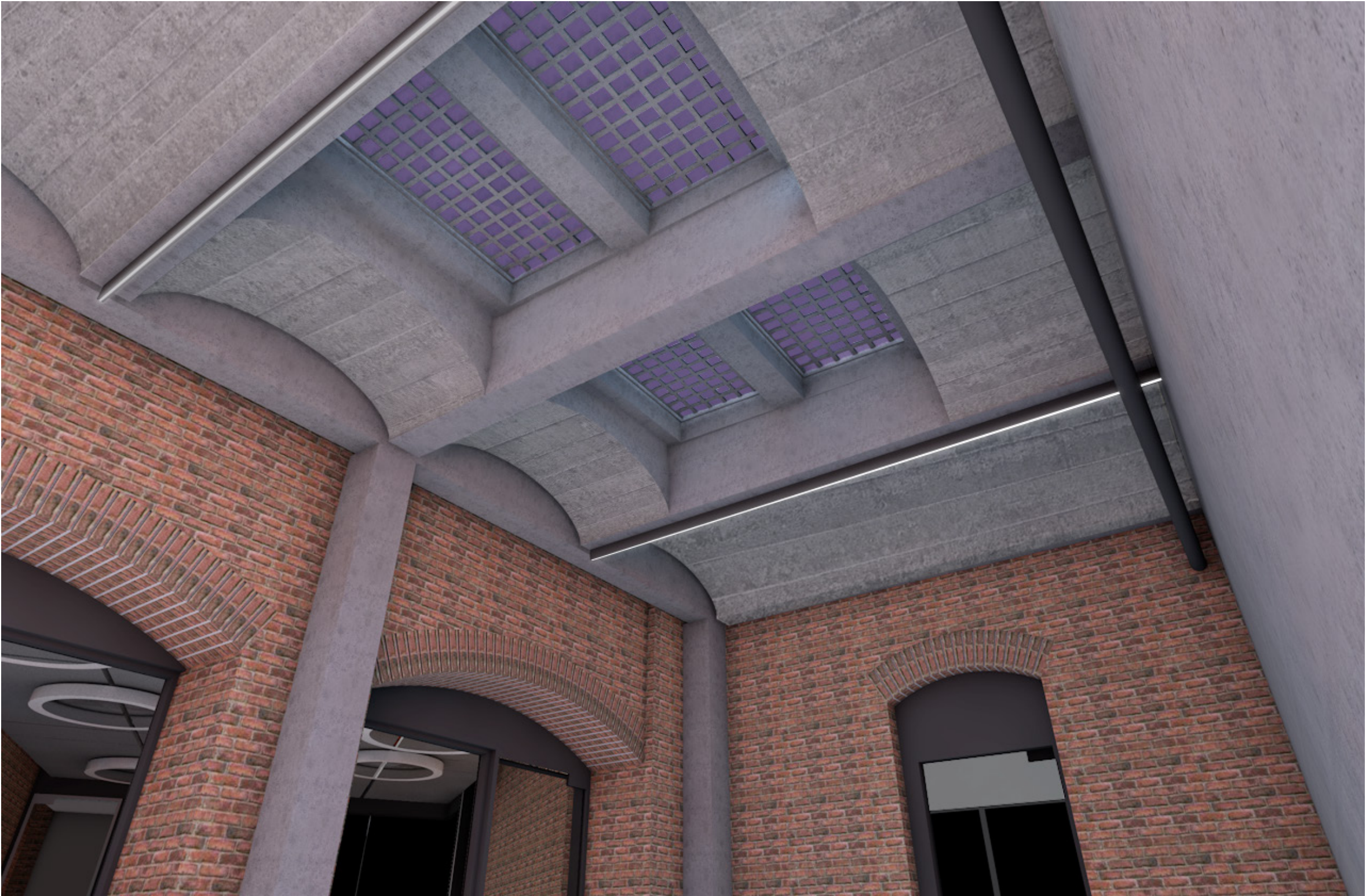
INTERIOR PERSPECTIVES



PERSPECTIVE VIEW OF AREAWAY ADJACENT TO THE BUILDING CONFERENCE ROOM



INTERIOR PERSPECTIVES



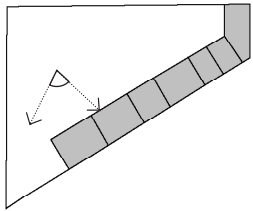
PERSPECTIVE VIEW OF VAULTED CEILING MIMICKING ORIGINAL SHAPE WITH NEW PRISM PANELS



INTERIOR PERSPECTIVES



PERSPECTIVE VIEW OF AREAWAY FROM BUILDING CONFERENCE ROOM

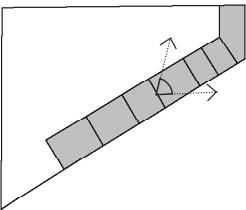




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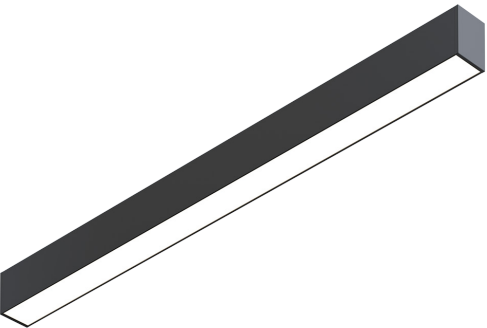


PERSPECTIVE VIEW OF TYPICAL AREAWAY MEETING ROOM





PROPOSED PRODUCTS



Features

- Magnetically held and easily repositioned on site
- Available in lengths up to 8' (5.5" increments)
- Extruded, recycled, premium aluminum housing
- Specifiable color temperature. CRI > 90, R9 >50
- 5 Year, 50,000 hour warranty

GLASS PRISMS PER THE PIONEER SQUARE PRISM GLASS DESIGN MANUAL

dHIVE GLASS PARTITIONS AND DOORS  
INFILL EXISTING BRICK ARCHES LEADING TO AREAWAY

NEW LIGHT FIXTURES TO BE MOUNTED TO BOTTOM OF  
CONCRETE BEAMS