

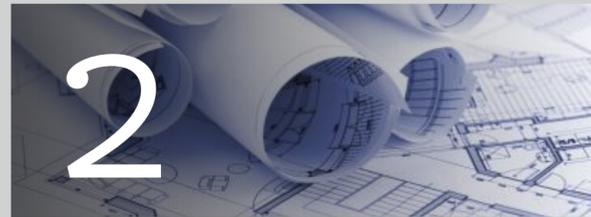
THE RED LINE

A BIENNIAL PUBLICATION FROM COUGHLIN PORTER LUNDEEN
REVIEWING ALL THINGS AEC AND PACIFIC NORTHWEST

TABLE OF CONTENTS

ED. NO. 5 | SUMMER 2019

FEATURED



FEATURED ARTICLE

THE PACIFIC NORTHWEST'S LATEST CODE UPDATES

We breakdown some of the region's most important code changes, summarizing the new requirements, providing insights into how these changes will affect the industry, and recommending how our AEC partners can be prepared.

Each edition, we dive into some of AEC's most compelling topics, featuring content that reveals what's inspiring us, exciting us, and keeping us on our toes.



ESTELITA'S KIOSK: A TINY CULTURAL SPACE DREAMED, DESIGNED AND BUILT BY STUDENTS

Local non-profit Sawhorse Revolution helps foster confident, community-oriented youth through the power of making.



PIKE PLACE PICKS

Back by popular demand, we've assembled our resident foodies' favorite establishments in Pike Place Market.



FROM THE FIELD: EXTRAORDINARY RESEARCH SPACES

Highlights from projects that showcase creative programming for research facilities. Featuring UW Life Sciences Building, WSU Troy Hall and the VA Mental Health and Research Facility.



ON THE CALENDAR

A snapshot of upcoming industry events, AEC conferences, and PNW happenings.

COUGHLINPORTERLUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

THE PACIFIC NORTHWEST'S LATEST CODE UPDATES

Codes affect all that we do as engineers. Designed to regulate methods, materials and processes, code is essential to keeping communities safe and ensuring practical, well-counseled industry growth.

While essential, code can also be confusing, especially as it's nuanced and constantly changing. However, significant code changes are on the horizon in the Pacific Northwest, and all need to pay attention. Projected changes will influence the way we build in the region, particularly in three categories: seismic, unreinforced masonry (URM) and wood.

In the following Q+A, our in-house experts help break down some of the most important code changes in the region, summarizing the new requirements, providing insights into how these changes will affect the industry, and recommending how our AEC partners can be prepared.

PART 1 - SEISMIC CODE CHANGES

PART 2 - URM CODE CHANGES

PART 3 - WOOD DESIGN CODE CHANGES

1 SEISMIC CODE CHANGES BRYAN ZAGERS

Contributing Authors: Zach Whitman & Carson Baker



Bryan is one of the firm's foremost experts in seismic retrofits, providing flexible, creative, and visionary designs for facilities that exceed life-safety standards. He contributes to seismic code development as chair of the SEAW State Existing Buildings Committee. He brings a collaborative approach to design that consistently delivers thoughtful structural solutions that address an owner's goals, budget, and schedule requirements.
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In the last 30 years, seismic codes have been trending toward higher requirements, evolving by tiny percentages at a time. But next summer (July 2020) the building code for new construction will change drastically, increasing seismic requirements by 30 to 100 percent. It's an unprecedented jump that goes far beyond the standard changes (that only us code nerds find fascinating). The updates are significant and will be felt industry-wide, especially here in the Pacific Northwest.

1. What's driving these changes? Why such a great jump in requirements?

And why now? These are national changes driven one hundred percent by geology and ground motion. Because of our geology and location, the new requirements have a huge impact here. Not only does our region have some of the most unique seismic geology in the country (Its proximity to the Cascadia Fault off the Washington coast, as well as the deep glacial deposits of the Seattle Basin which amplify seismic waves from Tacoma to Everett), but new research has yielded findings that weren't considered in previous code cycles. Additionally, the current code cycle is especially unique as it coincides with the major seismic code evaluation that occurs every five to ten years. It's a double whammy of sorts.

2. With the code dropping next summer (July 2020), what should owners, architects and AEC professionals expect? First, it's important to understand the timeline for projects starting now that may be permitted under new code. Vesting

varies by jurisdiction, so it's important for the project team to discuss. This means something different for each stakeholder. Owners should be prepared for increased building costs. Architects should expect impacts on lateral system layouts. Some previously acceptable offset core layouts may need to be supplemented with additional perimeter elements or replaced with a centered system. As structural engineers, we're preparing for increased structure cost by exploring solutions that we believe can mitigate negative impact through creative layouts and advanced analytical techniques. Additionally, we'll use new approaches with time-tested technologies like seismic dampers - shock absorbers for earthquakes.

3. What's an example of a new requirement? A site-specific geotechnical analysis will now be required for most buildings on softer soils which are common place in

the Puget Sound. Previously, only buildings on liquefiable soils required such analysis. This may mean working with the geotechnical engineer earlier in the design process.

4. What's happening behind the scenes on seismic code committees? What are the challenges you anticipate? Recent local research, like [UW's M9](#) project, has given seismic committees like SEAW's Earthquake Engineering Committee, new data to evaluate and contend with. As the national and local code cycles merge this year, the greatest challenge is timing. Committees must make sure research is correctly represented both locally and nationally.

We're looking forward, working on proposals which refine the seismic code and doing our best to infer where ongoing research will lead us.

5. What can teams do to prepare for the July 2020 code change? Engage your structural engineer early! We'll help determine if/how your project will be impacted by the local geologic research and national code changes.

You can also schedule a presentation with us! The presentation we created to prepare our internal team for the coming code changes has been adapted so it's a fit for your project team. We'd be happy to host you or coordinate an office visit.

2 URM CODE CHANGES
REBECCA HIX COLLINS

Contributing Author: Tyler Weinbrecht



As a firm, Coughlin Porter Lundeen has an extensive URM resume and has evaluated and retrofitted countless Pacific Northwest buildings. Leading many of these programs is Rebecca Hix Collins, a Senior Structural Project Manager. Her resume includes retrofits of the King County Courthouse, Palladian Hotel, and State Hotel, and alongside Terry Lundeen, she's been involved in writing national provisions for evaluation and retrofitting.
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Seattle is considering a mandatory ordinance demanding the retrofiting of all unreinforced masonry (URM) buildings. California adopted a similar mandate a decade ago, and Portland followed a few years later. In a way, Seattle is behind the times compared to other major West Coast cities. But the implications of such a rule are widespread, as a study identified more than 1100 Seattle-area buildings requiring retrofits. Balancing safe buildings with manageable requirements for building owners is a challenge that will take the efforts of the entire community.

1. For those who may be unfamiliar, why are URM buildings so dangerous? URM buildings are dangerous as a class because the brick is brittle in an earthquake. It's also heavy, so all of its mass is prone to move and fall. Not only are the brick, load-bearing walls a recipe for full collapse, but often these walls aren't attached to the floors, leading to wall-to-floor separation.

2. You talk to clients and partners about this topic all the time. What is the URM item you find yourself explaining most often? I do have a URM conversation about once a week! Currently, in Seattle, all seismic upgrade requirements are triggered. This means if a building

owner decides to alter a building, that alteration "triggers" a series of seismic upgrades intended to bring the building up to current standards. There are five different triggers, called the Substantial Alterations Provisions. The city's interpretation is always evolving so it's best to partner with a firm who understands both the city and the provisions very well.

3. What are the biggest challenges presented by this ordinance? As structural engineers, we know URM buildings are dangerous; we know what the issues are, we know how to fix them. But we also understand the complexities of this brand of ordinance. The ordinance will make building upgrades mandatory,

not triggered, so building owners will face increased costs (financing a retrofit and construction) as well as potential loss of revenue as they relocate tenants. The city is challenged with supporting so many different owners, and accommodating Seattle's many historic buildings. For this reason, this ordinance has been slow, even stalled, for some time.

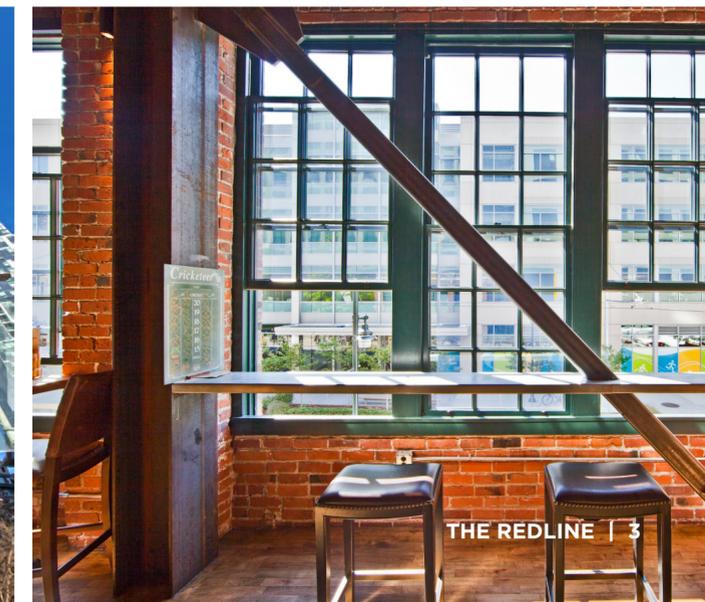
4. What advice can you provide to owners and architects? Most importantly, hire a contractor experienced in URM retrofits — it will save you money and time in the long run. It's also important to evaluate buildings early, allowing time to identify issues, plan as a full project team, and find creative solutions.

5. What do you consider the biggest misunderstanding when it comes to Seattle's URM buildings? We often hear that a building must be fine because it has been through earthquakes before — this is not the case. Past Pacific Northwest earthquakes have been smaller, deeper underground, and farther away than the potential big earthquakes that can hit the Seattle region.

You can learn more about Seattle's upcoming URM changes here:

seattle.gov/sdci/codes/changes-to-code/unreinforced-masonry-buildings

Images: Michael Walmsley Photography, LLC, William Wright



3 WOOD CODE CHANGES
JASON WHITNEY



Coughlin Porter Lundeen sets the bar when it comes to both light frame and mass timber engineering in Seattle. We are the first to successfully permit Seattle's first six-story wood building and repeatedly help projects navigate jurisdictions using mass timber products/systems that are not currently codified. Jason and staff are active in the industry as strong proponents of mass timber, educating peers, owners, contractors and architects as well as being active members of the AIA Mass Timber Committee. Jason leads our internal Mass Timber Task Group ensuring the office is on the cutting edge to find opportunities to integrate the latest technology into our projects.
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As new wood technology gains traction, especially here on the West Coast, codes are emerging to guide local projects. Recent updates encompass two major changes. The first: Seattle City Council approved the construction of Type III-A buildings up to six stories. The second: Washington State Building Code Council (SBCC) approved new code provisions for "Tall Wood Buildings", expanding Type IV into four categories that allow up to 18 stories.

1. For those unfamiliar, what does the new 6-over allowance mean?
 Six-over buildings typically integrate two or three levels of concrete construction (Type IA), then stack wood framing above. Permitting a sixth level of wood allows developers to replace one level of concrete with a much more economical option: wood.

It's important to have some context around the decision, which is a result of Housing Affordability and Living Agenda (HALA) and Construction Code Advisory Board recommendations to provide developers a method to cost effectively utilize the 85-foot upzoning happening throughout Seattle. Prior versions of the code allowed wood-framed buildings up to five stories (utilizing construction type VA or IIIA). Currently only the City of Seattle has adopted this code and it's unknown if neighboring jurisdictions will follow suit.

2. And what about the 18 stories?
 The new code provisions organize Tall Wood Buildings (Type IV) into four categories, each with its own restrictions around number of stories, amount of exposed wood framing, and fire resistance rating. This is exciting to the industry because these tall wood code updates open a lot of design doors. We're able to expand the use of wood materials into new building types that previously would have been off-limits per code.

3. What do you consider the biggest benefits of wood products?
 There are many! From a design standpoint, products like mass timber and Cross Laminated Timber (CLT) allow owners and architects to introduce combustible building materials into taller buildings. Also, with the ability to expose some or all of the wood, architects can tap into the desired human response to wood material. From an engineering standpoint, wood is an appealing and viable building material that can be efficiently utilized in tall building heights — well beyond 85 feet. It provides a framing alternative to concrete and steel, which to us, is exciting.

There's also a kind of universal appeal. Mass timber is good for the environment and the local economy. We have numerous active projects utilizing mass timber products and we're witnessing the reduced construction time and cost firsthand. We know that mass timber products

support carbon sequestration and when responsibly-harvested, can positively affect forests. And we know that a higher demand for mass timber products has, and will continue to, stimulate local manufacturing production and reinvigorate the industry.

4. What do you see as mass timber's role in the future of Seattle buildings? What roadblocks still exist to owners/developers/architects?
 Mass timber is a natural fit for Seattle and the Pacific Northwest. As mass timber technology is relatively new to the area, it comes at a premium for a number of reasons. However, given the new tall wood code updates, mass timber should be very cost competitive material to concrete/steel when applied in buildings over 85 feet. Current roadblocks include the following:

a. Seismic Codification: There has been a lot of recent lateral testing of mass timber shear walls; however, they will not be codified for some time. In the meantime, traditional systems, like steel frames or concrete shear walls, can be combined with mass timber to create hybrid systems for taller structures.

b. Owner/contractor product familiarity: In order to determine actual cost of mass timber projects, the pricing needs to reflect the advantages of this system when comparing to steel and concrete systems. It's also important to limit

the unknown contingencies due to unfamiliarity with the product.

5. You visit offices regularly to present on wood design. What are common topics you find yourself fielding? There is still a need for education in much of the field. We help designers and contractors understand how to best utilize mass timber products and how the inherent panelization of the product will save on time, construction cost, and specialized labor. We often get asked to convert current projects to mass timber, which we do happily!

Want to know more? Be a stop on our Mass Timber Road Show! Addressing the structural code changes, we've built a presentation especially for architects, developers and contractors who want to further explore wood design. We review the six-story wood code updates and requirements and share design practices and learnings for mass timber systems.

Projected code changes will influence the way we build in the region, particularly in three categories: seismic, URM and wood.

Schedule a presentation with Coughlin Porter Lundeen to learn more about how these changes will affect you.



Sawhorse Revolution is a Seattle-based nonprofit teaching high school youth to dream, build and change their worlds. Through carpentry and craft, they strive to foster confident, community-oriented youth.

ESTELITA'S KIOSK:

A TINY CULTURE SPACE DREAMED, DESIGNED, AND BUILT BY STUDENTS

Image by: Lindsay Kunz



ESTELITA'S KIOSK

Of participating youth enrolled in Sawhorse Revolution, half are women, two-thirds are students of color, and more than three-quarters come from low income neighborhoods. The projects teach practical skills, grant a dignified working experience, and even yield [better performance in school](#). Overseen by volunteer AEC professionals, students design structures for neighboring nonprofits, everything from tree forts to tiny homes. Or, in this case, their biggest ever in-city project and Seattle's first tiny cultural space, Estelita's Kiosk.

Why Estelita's Kiosk?

In 2018, Sawhorse Revolution partnered with Seattle's [Office of Arts & Culture](#) to issue an RFP encouraging local nonprofits and arts organizations to submit their ideas for a "Tiny Culture Space." The city of Seattle donated a vacant lot in Capitol Hill, giving students free creative reign to design and construct an inspired, community-oriented structure. The all-female design-build team ultimately selected [Estelita's Library](#) as the client for the site. Located in Beacon Hill, Estelita's Library is home to an assortment of social justice literature, housing thousands of books and the nation's largest collection of Black Panther newspapers. The new Estelita Kiosk will offer a satellite home for the collection.

Mentorship of experienced AEC professionals

Coughlin Porter Lundeen structural engineer Kelly Lowe recently became a mentor in Sawhorse's Womxn Design-Build program, the all-female group responsible for Estelita's Kiosk. Currently, women make up just nine percent of the U.S. construction workforce — and most of these positions are administrative roles. Pervasive misconceptions and barriers that hinder female involvement in physical or technical pursuits is precisely what Sawhorse aims to tackle in assembling this all-female design-build team.

Mentorship of experienced AEC professionals is a cornerstone of Sawhorse Revolution's philosophy, as it arms these future architects, engineers, and builders with grounded skills in design and construction.

We're thrilled to join forces with [Sawhorse Revolution](#), a Seattle-based nonprofit positively impacting the lives (and potential careers!) of local high school students. The organization's mission: to foster confident, community-oriented youth through the power of making. Sawhorse Revolution programs teach students to think like designers, arm them with carpentry and building skills, then emphasize a hands-on approach as they help their ideas come to life on real community projects.

"If our girls just walked away with anything from this, [I hope] one is the sense that any profession is open to them, even if they need to work a little bit at it, because there might be doors that aren't as easy to open, but they really can walk into any profession in any place in the world. They have the skills to be there." — Sarah Smith, Executive Director of Sawhorse Revolution in an article for KCTS.

Introduced to the project by [Katherine Ranieri](#) of [Olson Kundig](#), who is spearheading the project's architectural design, Kelly is helping permit and construct the kiosk. Sawhorse Revolution's nearly all-female staff has led this group of students on an enriching journey. The team's first task was acquiring permitting and land-use fees, and Kelly worked closely with the group to facilitate the process, guiding the team through the intricacies of permitting and document production. Construction permit, land-use fees, electrical, mechanical...check! The students are seeing STEM applications come alive outside the classroom and getting a true feel for the world of AEC.

"There's a unique kind of knowledge that comes through hands on experience. It's the physical discovery of a confidence grounded in skill and self-reliance." — sawhorserevolution.org

Completely designed and constructed by students, the 200-square-foot kiosk will offer a new satellite home for Estelita's library collection. Not only does the partnership support students interested in AEC, it creates opportunities for Seattleites to gather, educate, and exchange ideas about matters of social justice, race, class, and politics. *"I just love the idea of building community through knowledge."* — Edwin Lindo, Founder & Owner of Estelita's Library.

"The new library will be in a cozy and accessible space aimed to honor revolutionary and courageous people of past and present. With custom, moveable bleacher-seats, multiple entrances, and a special display case for the Black Panther newspapers, our students' design will be a new hub for equity work in Seattle." — Sawhorse Revolution

The project received a grant from the state, and an additional \$5,000+ through Seattle's annual [GiveBIG](#) 2019 fundraiser, to help permit and construct the library. Dependent on after-school efforts of the students, the volunteer time of professionals, and material and monetary donations, the endeavor has inspired many in the community to get involved. Some of the companies involved include: *Olson Kundig, LMN Architects, JAS Design Build, Dunn Lumber, Simpson, Valley Electric, Reider Facades, Metis Construction, Huus Construction, and Schultz Miller.* The library is scheduled to open in the Fall of 2019.

To learn more about the Estelita's Kiosk or to get involved, visit [sawhorserevolution.org](#).

"We thank you from the bottom of our sawdusty hearts."



Hailing from a small rural community in Nebraska, Kelly is extremely proud to be pioneering a path for women in engineering. "Being a woman in engineering means everything to me. I couldn't be prouder to be

building a future where women in STEM is the new normal, not the exception." As an engineer, she takes pride in guiding projects all the way from design to completion and loves seeing the positive and lasting effects of large-scale projects up close.

Kelly looks forward working on future projects with Sawhorse Revolution.

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FROM THE FIELD: EXTRAORDINARY RESEARCH SPACES

Highlights from projects that showcase creative programming for research facilities

ON THE CALENDAR

upcoming industry events, conferences and Seattle favorites.

AIA HAPPY HOUR SERIES WITH DESIGNERS + BUILDERS

Second Thursday of every month through December
5:30-7:30 p.m., Rotating Venues - [Event Info](#)

GLAZIER'S CAMERA PHOTOGRAPHY ESSENTIALS PART 1

Multiple Dates Available, 811 Republican Street - [Event Info](#)

DBIA YOUNG PROFESSIONAL PROPERTY TOUR WRAP-UP HAPPY HOUR

Aug 15, 4:30-7:00 p.m., Lease Crutcher Lewis - [Event Info](#)

DSA FIRST THURSDAY (OPEN AIR MARKET)

Aug 1, 11:00 a.m. - 8:00 p.m., Occidental Square - [Event Info](#)

SEAFAIR AIRSHOW & HYDROPLANE RACES

Aug 2-4, Genesee Park - [Event Info](#)

OBLITERIDE BIKE RIDE AND 5K WALK

Aug 10 - [Event Info](#)

SUNSET SUPPER AT PIKE PLACE MARKET

Aug 16, 7:30 p.m. - [Event Info](#)

SEATTLE DESIGN FESTIVAL 2019: BALANCE

Aug 16-25, Various Seattle Locations - [Event Info](#)

3RD ANNUAL AEC CHARITY KICKBALL TOURNAMENT BENEFITING CONSTRUCTION FOR CHANGE

Aug 24, 9:00 a.m. - 4 p.m., Lower Woodland Park Playfields (Greenlake) - [Event Info](#)

BIKE MS: DECEPTION PASS CLASSIC 2019

Sep 7-8, Starting in Mount Vernon - [Event Info](#)

CAUSE / EFFECT: THE ONE-DAY CONFERENCE FOR UX, PRODUCT, AND MARKETING PROFESSIONALS

Sep 10, 9:00 a.m. - 6:00 p.m., Create 33 HQ - [Event Info](#)

FREE NATIONAL PUBLIC LANDS DAY

Sep 28, All National Parks - [Event Info](#)

BREW AT THE ZOO

Oct 3, 5:30-8:30 p.m., Woodland Park Zoo - [Event Info](#)

UNIVERSITY OF WASHINGTON LIFE SCIENCES BUILDING



Photo: Kevin Scott

UW's new Life Science Building provides a world class facility for the Department of Biology to expand its innovative research. Flexible, high-density labs are perfectly suited for collaborative, interdisciplinary research. The building features state-of-the-art undergraduate research and teaching labs, imaging facilities, offices, conference and collaboration spaces, a vivarium, growth chambers, and a 20,000 square foot greenhouse. The facility opened its doors to students in the Fall of 2018 and was recently awarded "Project of the Year" by Seattle's *Daily Journal of Commerce*

We leveraged our deep experience with both private sector and other university labs to help the university determine economic construction solutions to minimize vibration and maximize floor-to-floor heights (including the first use of flat plate post-tensioned slabs in a UW lab facility!). Strategically placed steel beams support a glass curtain wall that envelops the west façade, allowing natural light to flow throughout the building. Focal to the design, behind the glass curtain wall, hangs a five-story illuminated staircase suspended from the ceiling truss. Striking protrusions and cantilevers give the modern feature a unique prominence on campus (especially from the Burke Gilman Trail when it's lit up at night!).

Innovative site designs include a cistern for rainwater collection, a vital resource for greenhouse irrigation. Extensive multi-disciplinary coordination accommodated above- and below-grade infrastructure that serves the 700-acre campus.

THE TEAM: Owner: [UW](#) / Architect: [Perkins&Will](#) / General Contractor: [Skanska USA Building](#) / Structural + Civil Engineer: Coughlin Porter Lundeen / Landscape Architect: [Gustafson Guthrie Nichol Ltd.](#) / Mechanical & Electrical Engineer: [Affiliated Engineers NW](#)

WASHINGTON STATE UNIVERSITY TROY HALL



Photo: Benjamin Benschneider

The adaptive reuse of this 1920s dairy building accommodates robust floor uses associated with chemistry laboratories and teaching suites on WSU's campus. One of the first design-build adaptive reuse preservation projects delivered in Washington, the project took 30 percent less time to finish than it would have with a traditional delivery model.

All historic exterior masonry facades were preserved along with the original terracotta entryway. Temporary bracing of the nearly 100-year-old building allowed the team to fully transform the interior and support a 10,000 SF glass-encased addition. The result: a modern, rejuvenated facility that celebrates the building's history and character.

Troy Hall received AIA's 2018 Award of Merit and the 2017 Civic Design Award of Citation celebrating, "The best examples of what can be realized when architects and civic clients work together to achieve quality design. The projects represent the finest standards in innovation, sustainability, building performance and overall integration with the client and surrounding community."

THE TEAM: Owner: [WSU](#) / Architect: [Perkins&Will](#) / General Contractor: [Lydig Construction](#) / Structural Engineer: Coughlin Porter Lundeen / Civil Engineer: [Taylor Engineering, Inc.](#) / Landscape Architect: [Swift Company](#) / Mechanical & Electrical Engineer: [PAE Consulting Engineers](#)

VETERAN'S ASSOCIATION MENTAL HEALTH AND RESEARCH FACILITY



Photo: Benjamin Benschneider

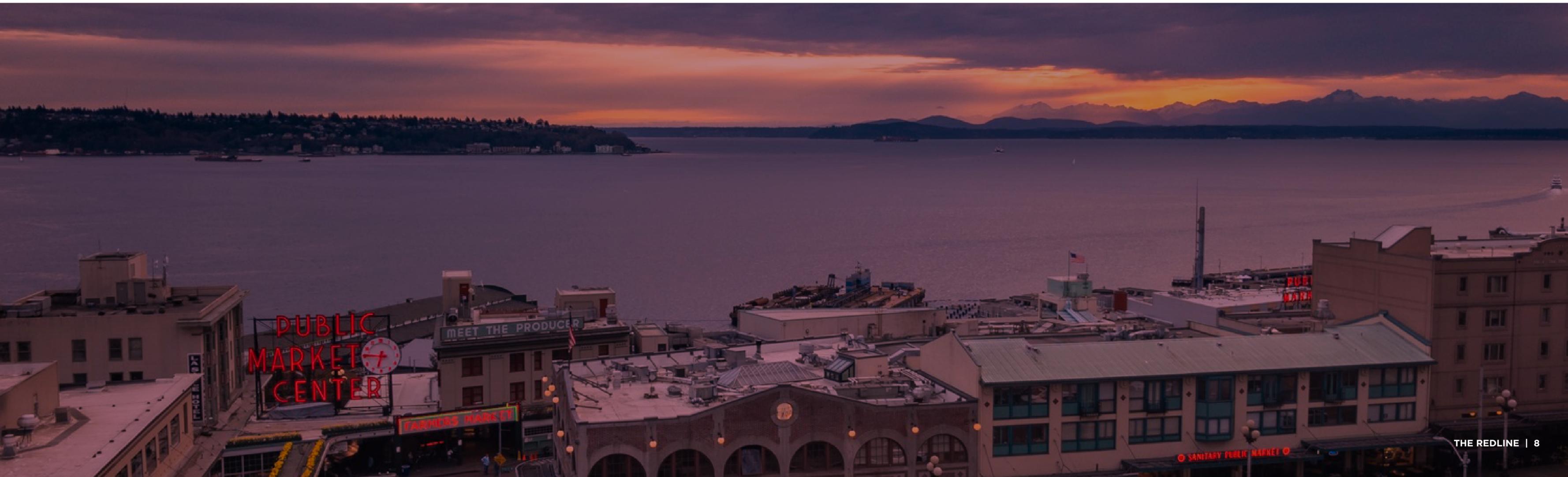
Seattle's 51-acre Veteran's Association campus offers veterans the highest level of patient care, respite, dedicated research, and administrative support. With more than 600 active research projects, it is the fifth largest research program in the national Department of Veterans Affairs system. The team studied the Veteran Affairs standards (which are different than Seattle codes) and presented project designs in Washington DC, ultimately constructing a seven-story 203,000 SF outpatient facility dedicated to mental health services. The cutting-edge research and laboratory space is primarily dedicated to understanding traumatic brain injuries.

Due to the critical service the facility provides and high seismic risk, the design adheres to strict disaster relief standards and is capable of functioning in isolation for three full days. A unique challenge for our team, the entire utility infrastructure of the hospital was re-routed to more practical locations.

THE TEAM: Owner: [US Department of Veteran Affairs](#) / Architects: [Stantec](#), [The Design Partnership](#) / General Contractors: [Absher Construction Co.](#), [Swinerton Builders](#), [Clark Construction Group](#) / Structural Engineer: [Gregory P. Luth & Associates, Inc.](#) / Civil Engineer: Coughlin Porter Lundeen / Landscape Architects: [Nakano Associates](#), [The West Studio](#) Mechanical Engineer: [Stantec](#)

Pike Place Picks.

In each edition of The Red Line, we crowdsource recommendations from our team to feature Pacific Northwest favorites, everything from hikes and local happenings, to road trip destinations. This edition, we've rounded up our resident foodies' top restaurant picks in Pike Place Market.





OLD STOVE BREWING

Recommended By:
Marie Ternes,
Structural Project Engineer

Why I Love It: You can't beat the location. It's set just behind Pike Place Market overlooking Elliot Bay and the Olympic Mountains. The beer is excellent, and they have a full kitchen serving PNW favorites.

Pro Tip: I really like this spot in the winter because it's a little less crowded, and the large glass windows and fresh flowers brighten up even a rainy day.

[More Info](#)



Rachel's Ginger Beer



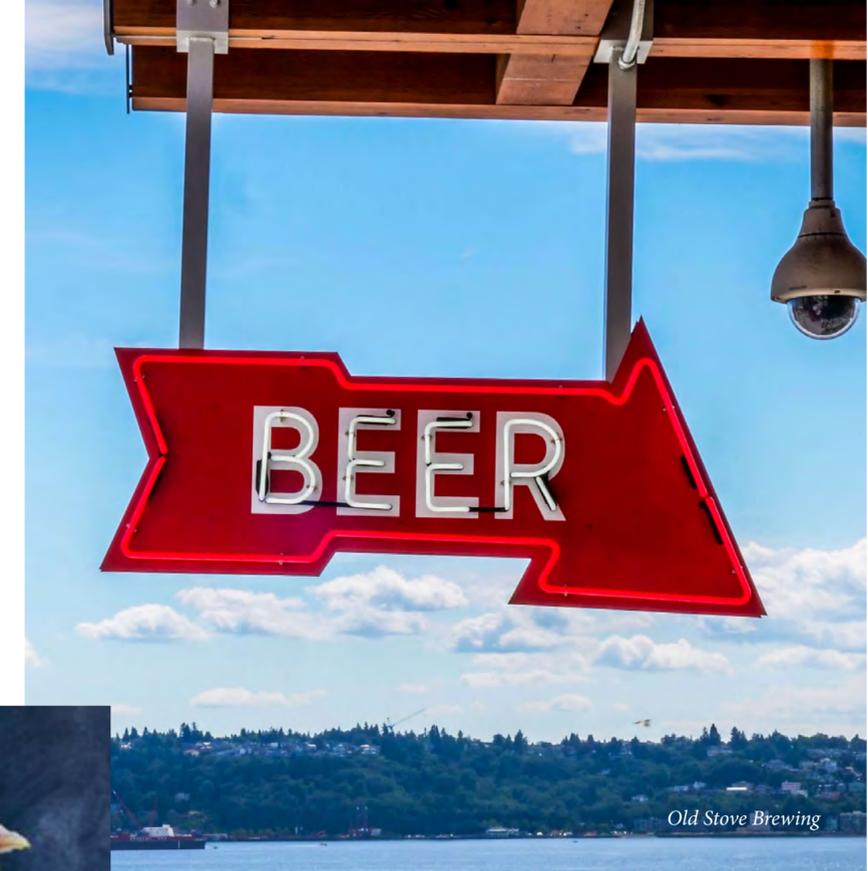
MICHOU DELI

Recommended By:
Bonnie Hollon
Civil Engineer

Why I Love It: Michou is an affordable and quick place to grab lunch. Offering à la carte items and minimal wait times, they have delicious sandwiches, sides, desserts and vegetarian options. My personal favorite is the grilled teriyaki tofu sandwich!

Pro Tip: The deli is right across from Victor Steinbrueck Park at the end of Pike Place, so if you bring a waterproof coat to sit on (grass always seems to be wet in Seattle), you can have a lovely picnic with a view of the water.

[More Info](#)



Old Stove Brewing



Le Panier



DELAURENTI'S, LE PANIER, BEECHER'S, RACHEL'S GINGER BEER, AND THREE GIRLS BAKERY

Recommended By:
George Theo
Human Resources and Business Manager

Why I Love It: Pike Place Market is one of the most iconic locations in Seattle! I highly recommend making your visit an adventure, don't limit yourself to trying just one place. Stop at DeLaurenti's for meats and olives (they also have more than 250 cheeses to choose from), then head to Le Panier and grab a loaf of the Pain au Levain (sourdough) or a banquette. Then, on to Beecher's for squeaky cheese (cheese curds) or a block of Beecher's Flagship (or the Flagship Reserve). I'd also suggest stopping at Rachel's Ginger Beer (make sure to take advantage of the free samples before placing your order), and for a "little dessert" head to Three Girls Bakery for a chocolate chip cookie. For the history buffs out there, Three Girls Bakery was founded in 1912 and was the first business licensed to a woman in the city of Seattle. It's the longest continually operating business in Pike Place Market!

Pro Tip: If you're looking for a little something sweet, but don't want to commit to a baked good, Fran's Chocolates is for you. It's adjacent to the market and they're very generous with free samples! But be sure to pick something up to take home.

[DeLaurenti's, Le Panier, Beecher's, Rachel's Ginger Beer & Three Girls Bakery](#)



De Laurenti's



PIKE BREWING COMPANY

Recommended By:
Jordan Taylor
Civil Technician

Why I Love It: I like to wander The Market and find new places and hidden gems. I found Pike Brewing Co. one sunny day about a year ago. Not only is it an awesome place to enjoy a nice beer brewed in the heart of Seattle, but you also get to check out the massive brewing machines while you're there. It feels very personal drinking an IPA from Seattle right next to the person who actually brewed it. The owner of the company is incredibly nice and treated us to a tour of the entire operation!

Pro Tip: Pick a sunny day, grab a beer, sit on a keg by the open garage door, and watch all the tourists fascinated by the gum wall in Post Alley. People watching and an ice-cold beer go hand-in-hand!

[More Info](#)

ABOUT THE RED LINE

Published by Coughlin Porter Lundeen, The Red Line is a biannual collection of the firm's news, perspective, and commentary on AEC industry topics. All content is curated and written in-house.

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ABOUT COUGHLIN PORTER LUNDEEN

Coughlin Porter Lundeen is a civil and structural engineering firm. Focused in the Pacific Northwest, we partner with clients across markets to bring unique project visions to life. We were founded with the goal of exceeding the standards and services provided by engineering firms, and today, more than twenty years later, that vision continues to guide all that we do.
