



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISR D 90/23

MINUTES FOR THE MEETING OF TUESDAY, June 27, 2023

Time: 4:30pm

Place: Remote Meeting

Board Members Present

Ryan Gilbert

Heather Hargesheimer

Nella Kwan

Adrian Lam, Chair

Michael Le

Andy Yip

Ming Zhang

Staff

Rebecca Frestedt

Melinda Bloom

Absent

Chair Adrian Lam called the meeting to order at 4:30 pm.

062723.1 APPROVAL OF MINUTES

May 9, 2023

MM/SC/HH/AY

4:0:3 Minutes approved. Messrs. Gilbert, Le and Zhang abstained.

May 23, 2023

MM/SC/AY/NK

4:0:3 Minutes approved. Messrs. Gilbert, Le and Zhang abstained.

062723.2 PUBLIC COMMENT

There was no public comment.

062723.3 CERTIFICATE OF APPROVAL

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

062723.31

1032 S. Jackson St. (DONH-COA-00443)

Applicant: Bill Barton, Tiscareno Associates

Record number: DONH-COA-00443

Project Summary: Proposed Use, Street Use and Final Design of a 6- to 7-story mixed-use residential development consisting of 397 apartments and ground floor commercial space (6,900 sq ft). Parking for 236 cars and 314 bicycle stalls will be provided. Proposal includes: materials/finishes/colors, landscaping and right-of-way improvements.

Ms. Frestedt noted there are two buildings on the site that are proposed to be demolished. Building 1 was constructed in 1960 with a 1967 addition. Building 2 was constructed in 1900 and underwent alterations in the 1950s-1960s.

Exhibits included historic property report by Studio TJP, photos, plans, renderings, specifications, cut sheets, arborist report and sign plan. Building signage will be submitted under a separate application.

Ms. Frestedt said a departure was included in the request and that the applicant would summarize that proposal. She said that the applicant has given four briefings to the Board since February 2022. The briefings took place on: February 8, 2022; July 12, 2022; November 22, 2022; and May 23, 2023. She provided a chronology of past meetings, as referenced in the staff report.

She said the site is located east of I-5, outside of the National Register District and outside the Asian Design Character District/Retail Core. She noted that S. Jackson east of I-5 is a Class 1 Pedestrian Street. She said on June 5, 2023, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No Environmental Impact Statement (EIS) was required.

Bill Barton, Tiscareno Associates provided context of the project within the site and neighborhood. He virtually shared the design packet and noted elements found in the neighborhood to root this design into its place. He said the only change made since last briefing was a change in earth tone material to a smooth lap siding instead of wood like texture. He said the material palette and elevations were updated to reflect that change. He walked the board through the street improvements including tree palette, sidewalk, and lighting plans. He said one departure is requested for a continuous façade across the site and referenced the proposal in the presentation.

Mr. Lam appreciated that the design and development team have taken to heart the feedback and comments from the Board and the changes are reflected in the application.

Mr. Gilbert echoed Adrian's comments and said he appreciated the prompt responsiveness of the team. He looks forward to continuing progress of the project.

Ms. Hargesheimer said the presentation covered everything and although she was not present at the last two meetings she had reviewed prior materials and minutes. She had no questions.

Mr. Zhang had nothing to add.

Mr. Le said the team did a great job.

Mr. Yip said he agreed with fellow Board member comments.

Ms. Kwan said that lighting has been her biggest concern and the applicant has responded to those concerns.

Mr. Lam asked if use would be reviewed.

Ms. Frestedt said the ground floor of new construction is identified as general commercial; prior to occupancy board will review application to establish use, add signage, alterations etc. She noted the consistent pattern of response to issues raised by board.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use, Street Use and Final Design at 1032 S. Jackson St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 27, 2023 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The Board has also reviewed the proposed the following departures and recommends that the Director of the Department of Construction and Inspections approve the Departure, as proposed and detailed above.

Departure – façade widths

SMC 23.49.164.D Downtown Mixed Residential, maximum width, depth and separation requirements

As a condition of this approval the applicant shall submit to staff, in accordance with SMC 23.66.318, proof acceptable to the Director of Neighborhoods of a valid commitment for interim and long-term financing for the replacement structure has been secured.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.032 – Contributing structures; determination of architectural or historic significance

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.318 - Demolition

SMC 23.66.320 - Permitted uses

SMC 23.66.326 – Street level uses

SMC 23.66.328 – Uses above street level

SMC 23.66.332 – Height

SMC 23.66.336 – Exterior building finishes

- A. General Requirements.** To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.
- C. Exterior Design outside the Asian Design Character District**
SMC 23.66.342 – Parking and access

This action is also based on the **following applicable sections of the Secretary of the Interior Standards:**

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Here, the new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the surrounding environment, because the Board has determined that the scale, massing, materials/colors and proportions respond to the surrounding context and do not adversely impact the character of the International Special Review District.

MM/SC/RG/HH 6:0:0 Motion carried. Mr. Yip had technical problems and dropped off the meeting.

Meredith Holzemer, Mill Creek Development, appreciated the unanimous approval and said it was a high compliment. She said she is excited to move forward.

062723.4 STAFF SUMMARY and BOARD BUSINESS

Administrative approvals since May 23, 2023

Ms. Frestedt went through administrative approvals considered since the last meeting.

Discussion ensued about possible ways to provide information – including past projects, when last presented, if in corrections etc. Having broader view of what is going on the district and phases would be helpful. It is important to keep messaging simple and separate from agenda and a simple matrix was suggested, much like the administrative approval matrix. Translated headings would be helpful and easy to do; Ms. Frestedt will talk to Communications team.

Mr. Yip rejoined the meeting at 5:13 PM. He said he would have voted yes to support the project.

Update on the status of the [Draft Design Guidelines](#)

Ms. Frestedt said the SEPA Determination of Non-Significance was published and there were no appeals. She explained the next steps in the process and said she is working on a one- to two-page summary which speaks to what the document is and how it is used. She said the summary document would be translated into Chinese and Vietnamese and accompany the guideline draft. She said a public notice will be posted 30 days prior to board meeting where they will be discussed and voted on. She said the goal is to have the meeting within the next 1-2 months, she needs to line up interpreter and translator availability for meeting. She said changes made were not substantive and more just clarification and clean up. She said the guidelines were crafted by the board and community members.

Adjourn 5:35 pm

Rebecca Frestedt, Board Coordinator
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