



The City of Seattle

## International Special Review District

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

ISRD 61/26

### Staff Report

**Project address:** 1040 S. King St

**Record #:** DONH-COA-00220

**Architect:** Chaohua Chang

**Developer:** 668 Investment, LLC

**Project Summary:** Proposed final design for new construction of an eight-story mixed-use apartment building consisting of 51 apartments above ground floor commercial (2,612 sq ft) on a vacant lot. Proposal includes: materials/finishes/colors, landscaping and right-of-way improvements. No parking is proposed. Building signage and artwork will be submitted under a separate application.

See attached photos, plans, renderings, specifications, cut sheets.

The applicant briefed the Board on the final design of the project on February 11, 2025.

### Chronology

September 2017 –Application for a Certificate of Approval for Design of a mixed use building submitted.

February 11, 2025

Final Design briefing. Chaohua Chang provided an overview of the proposed project and presented briefing materials.

**Issues:** Presentation of neighborhood context, massing approach and proposed uses. Discussion of proposed materials and finishes. Street level uses, entrance locations. Trash and service access. Transitions between materials on the primary façade.

**Comments/Recommendations:** Questions about relationship of the development to the entrance to the adjacent “market passageway” at the Beam Apartments, to the west., particularly scale and height of grade and landscaping. Questions about the design context of the neighborhood and how it influenced this project in the early design stages. Interest in

placement of lighting on the exterior. Support for podium massing. Recommendation to explore design enhancements on the east façade, since the vacant lot could remain vacant for a while.

April 2026 – The application was determined to be complete.

#### Additional information

- This project is not subject to SEPA.
- S. King east of I-5 is classified as a Green Street
- This site is located east of I-5, outside of the National Register District and outside the Asian Design Character District/Retail Core.

#### Use Analysis

Criteria for Review: The board must review applications based upon the consistency of the proposed action with the requirements of the ordinance, the district use and development standards and the purposes for creating the district. Please review the District goals and objectives, SMC 23.66.302 and International District preferred uses east of Interstate 5 - SMC 23.66.308.

Since the ISRD ordinance SMC 23.66 is a zoning overlay, the underlying downtown zoning code SMC 23.49 still applies unless the ISRD ordinance specifically addresses that issue. The ISRD Board reviews for compliance with SMC 23.66; SDCl reviews for compliance with SMC 23.49 – Downtown Zoning, as well as other code requirements such as ADA.

#### What does the Board review:

*Type of use:* Uses are permitted, prohibited or subject to special review. Please review SMC 23.66.320, 308 and 322. The applicant is seeking use approval for housing on the upper levels and commercial and institutional use at the ground floor. Since the applicant has not defined specific retail tenant uses, the board can grant approval for retail commercial uses that are neither prohibited or subject to special review.

*Public Rights of way (ROW):* Location of access to the site and building. This site also includes landscaping. Please review SMC 23.66.334.

#### *Exterior Design Review*

- *General Requirements 23.66.336 A.* The Board reviews proposed design including window proportions, floor height, and cornice height for compatibility of scale, bulk, height, and style of buildings in the immediate area, surrounding structures.
- *23.66.336 C. Exterior Building Design Outside the Asian Design Character District*  
The Board reviews colors, materials, finishes and consideration of uninterrupted blank façade.
- *Height:* SMC 23.66.332, The zone is DMR/C (Downtown Mixed Residential/Commercial), Maximum height is 75/75-95'
- *Rooftop features:* SMC 23.66.332 including rooftop mechanical equipment.
- *Views:* Shadows on Kobe Terrace Park and Garden are not anticipated.

**Staff note:** The following motion has been drafted by staff, based on prior Board review and discussion of the project at the February 2025 public meeting and upon staff's determination of completion of the application. The Board may deviate from the proposed motion below, if members of the Board feel that revisions are needed following consideration of public comment, the applicant's presentation and the Board deliberations on the application.

**PROPOSED MOTION– APPROVAL OF USE AND FINAL DESIGN with Conditions**

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use, Final Design and right-of-way alterations at 1040 S. King St., per the submitted application materials. This application does not include signage or artwork.

*This application is conditional upon submission of an application for a Certificate of Approval for for design of artwork and signage and design enhancements to the east façade.*

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the April 28, 2026 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following applicable sections of the **International Special Review District Ordinance, Design Guidelines and the Secretary of the Interior's Standards:**

**Seattle Municipal Code (SMC)**

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

**SMC 23.66.302 – International Special Review District goals and objectives**

**SMC 23.66.308 – International District preferred uses east of Interstate 5**

**SMC 23.66.320 - Permitted uses**

**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.

**B. Exterior building design outside of the Asian Design Character District.**

**SMC 23.66.342 – Parking and access**

**Design Guidelines for Awnings and Canopies, Façade Alterations, Security and Signs**

**I. Awnings and Canopies**

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.

**10.** New additions and adjacent or related new construction shall be undertaken 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.