



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 81/22

MINUTES FOR THE MEETING OF TUESDAY, June 28, 2022

Time: 4:30pm
Place: Remote Meeting

Board Members Present

Lizzy Baskerville
Nella Kwan
Michael Le
Ming Zhang
Andy Yip, Chair

Staff

Rebecca Frestedt
Melinda Bloom

Interpreters

Qingci Cai
Yulin li

Absent

Ryan Gilbert
Adrian Lam

Chair Andy Yip called the meeting to order at 4:30 pm.

The meeting began with an introduction and welcome from the Director of the Department of Neighborhoods, Greg Wong.

062822.1 PUBLIC COMMENT

Evan Morris said he currently lives next door to this site in the KODA condos. He's been working and living in downtown Seattle for the past five years. He said the site is an empty parking lot so it kind of detracts from the community. He said the Blossom project would make the area feel more like a community.

Tiernan Martin, resident, spoke in support of the Blossom project. He thanked the members of the board for service to the community. He served on the board for two terms and said it's a lot of work so thank you all for what you do. He said he supports Blossom Apartments project for three simple reasons: one, it will add more homes; two, it will enhance the public realm; and three, it will eliminate a private parking lot. Taking each of those reasons in turn first Blossom Apartments will bring 184 new homes to Japantown.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

More neighbors will mean more people accessing the neighborhood Social Services, enjoying the neighborhoods public spaces and supporting our iconic small businesses. He said the project would demolish a private surface level parking lot in a neighborhood that has long fought against the displacement pressure of sports stadiums. Replacing parking lots with mixed-use apartment buildings is a critical part of the district's preservation strategy. He cited SMC 2366-302 subsections A B C and G and encouraged the Board to review and approve the application as efficiently as possible so that this project can become a reality.

Robin Leong, family owns Seattle Kung Fu Club, which has been on in Chinatown on King Street since 1963. She said she basically grew up in Chinatown it's still a big part of her life. Lived in Singapore for 25 years. The developers have done an amazing job of mixing old and new. The empty lots send a message that Chinatown is uncared for. Urged the Board to approve the project.

Jay Ho spoke in support the Blossom project. He said he lived in Seattle Beacon Hill much most of his life and spends lots of time in Chinatown. He enjoys its diversity and supports the addition of more people and shops and opportunities for cultural exchange. He spoke about safety concerns and noted that eight stories of apartments would bring more people and foot traffic.

Faye Hong said he was a former ISRD board member, twice. He was a board member about 47 years ago and recently the last previous term. He said he is still a community leader in the CID and as a Board member, sat through many meetings on the project. He fully supported it and said Blossom will include Workforce housing which is so needed.

Richard Gee said he lives across the street from Blossom with his family and newborn. He said he really enjoys living in this neighborhood and wants to express support for the Blossom project.

Benjamin Lee said he was the chairman for the Greater China Hong Kong Association for Washington. He has been here for many years used to own A Piece of Cake (bakery) in Chinatown. He served as a community leader for Chinese Chamber for many years. He said he really likes this project and supports bringing more people with mixed income. He encouraged the Board to move this project forward, for our generation and for the future generations.

A technical difficulty prevented a public commenter from being able to unmute and Ms. Frestedt provided her contact information so that the commenter could submit comments by email. Ms. Frestedt said she would share them with the Board and DON Director.

062822.2 CERTIFICATES OF APPROVAL

062822.21 510 6th Ave S. – Fujisada Condominiums/公寓
Presenter: Christopher DeVoist, Technology Associates EC, Inc.

Use and Design: Proposed establishment of use for minor telecommunications utility equipment and construction of a minor telecommunications facility atop an existing

penthouse located at the southeast corner of the building's rooftop. Exhibits included photos, plans, specifications and cut sheets.

Staff said the site is located within the Asian Design Character District and Retail Core. She said the Fujisada Condominiums building is a non-contributing building, due to age. She said it is the staff opinion that location of minor communication utility and mechanical equipment shall be located toward the center of the roof and setback from the parapet to minimize visual impact from the right-of-way. However, she said in this instance, the applicant has explored alternatives and provided justification for the proposed location. While not ideal, she said the fact that the Fujisada is a non-contributing building and the location of the equipment is toward the alley and adjacent to a developable parcel factored into the staff's consideration and suggested proposed motion.

Christopher DeVoist, applicant on behalf of T-Mobile, explained the need for the proposed antenna noting the location is the only one that can effectively provide needed coverage for the southeast area. He said the proposed location is atop a penthouse to get optimal RF coverage to southeast. He said the condo board at the Fujisada Building has approved the proposed location only. He said a screen wall enclosure is proposed for top of penthouse and will remain architecturally consistent with the building. It will match existing stair well core and will appear consistent all the way up. He said horizontal trim will be applied around the transition between existing building and extension. He provided before and after renderings and said they will color match to match what is there now and will verify the color.

Mr. Zhang asked why they didn't want it in the middle of the roof.

Mr. de Voist said while they didn't give a specific reason, the condo board said they would not approve any other location.

Mr. Zhang said what is proposed matches well and is almost invisible.

Mr. de Voist said that is what they strive for, and he hoped that no one would notice it. He said given the height of the building and the surrounding buildings, the penthouse provides best location for signal / coverage. He added it is better structurally and for weather-proofing than the middle of the roof.

Mr. Yip appreciated the care taken to match to existing penthouse color and said it makes it as seamless as possible. He said the building is a non-contributing building in the district and the proposed location is in back corner, toward alley. He said the adjacent lot is buildable and asked what happen then.

Mr. de Voist said the way wireless development they really can't plan long term and this is the best location for now and the foreseeable future. He said they would deal with adjacent building when the time comes.

Mr. Yip appreciated the options explored and said the applicant answered board questions.

Ms. Baskerville appreciated the detailed presentation, studies made, and the deliberations.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and Design at 510 6th Ave. S.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 28, 2022 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:**

- SMC 23.66.030 - Certificates of approval - Application, review and appeals**
- SMC 23.66.302 – International Special Review District goals and objectives**
- SMC 23.66.304 – International District Mixed (IDM) Zone**
- SMC 23.66.320 - Permitted uses**
- SMC 23.66.332 – Height and rooftop features**
- SMC 23.66.336 – Exterior building finishes**

- A. General Requirements.**
- B. Asian Design Character District.**
 - 1. Materials**
 - 2. Colors**
 - 3. Surfaces**

Ms. Frestedt noted code citation in the staff report should be changed from SMC 23.66.306 to SMC 23.66.304 (*corrected for the minutes*)

Ms. Baskerville accepted the amendment.

MM/SC/SC/LB/ML 5:0:0 Motion carried.

Mr. Zhang recommended that when the antenna is removed the building will be put back to original height, form and condition, restoring it to what it looks like currently.

062822.22

214 5th Ave S. - Blossom

Presenters: James Wong, Vibrant Cities; Scott Douglas and Han Beh, LINK Design Group; and, Ellen Mirro, Studio TJP

Project Summary: Proposed Use and Final Design of an 8-story mixed-use residential development consisting of 184 apartments and 4,625 sq ft of commercial space. A loading dock will be accessible off the alley. No parking is proposed. The proposal includes removal of three trees in the right-of-way. A new landscaping plan, including tree replacement, is proposed.

The proposal includes demolition of the existing building, which was constructed in 1968.

See attached historic property report by Studio TJP, arborist report, photos, plans, renderings, specifications and cut sheets.

Ms. Frestedt read from the staff report. Three departures and one alley exception were requested.

The project is located outside of the National Register District. It is inside the Asian Design Character District/Retail Core. The existing building was constructed in 1968. The project does not trigger the SEPA.

Ms. Frestedt referenced the staff report and said that typically , a design team will conduct a series of briefings before the Board to show how the evolution of proposed new construction responds to Board and community input. However, in this instance, the applicants decided to forgo briefings and instead present a complete application to the Board, without Board input and without input from a range of community stakeholders within Japantown/Nihonmachi neighborhood to help inform the final design. Staff expressed concern about the design of the façade composition of the preferred alternative in Correction Notices provided to the applicant, during the review of the application. Those concerns are unresolved.

She said that it is staff's opinion that the Board could benefit from additional discussion and presentation of design studies to show how the façade composition of the final design proposal better meets the intent of SMC 23.66.336 A—specifically, how the proposed final design “retain(s) and enhance(s) the visual order of the District” and, how the design composition of the south façade “respects the architectural and structural integrity...though sympathetic use of colors, materials and style.” Further, she said it is staff's opinion that the proposed window proportions, cornice line, street elevations and other elements of the building's south façade do not relate to the scale and visual order of the existing buildings in the immediate area.

Applicant Presentation:

Mr. Yip said 60 Minutes is allocated for the presentation but given that this project has never had a briefing in front of the board and the amount of material we might need to allocate additional time for a meaningful discussion.

Scott Douglas, Link Design Group, said Ming Fung would give the overview on behalf of the ownership group, Vibrant Cities.

Ms. Fung introduced herself and noted the challenges of design review during COVID and why they were going straight to Certificate of Approval review. She said she is the president of Vibrant Cities, a minority and female-run business with office located in the CID. Vibrant Cities could have built a 27-story building on this empty parking lot but decided to do a mid-rise Workforce housing to provide much needed housing in this community. Vibrant Cities started applying for Blossom project in 2020. She said when COVID shut down in March 2020 all design review meeting in the city of Seattle took a

pause. She said the delay in resuming ISRD Board meeting is a main driver of Vibrant Cities' decision to take this approach and go directly for approval.

She said it was a lot more challenging to complete the community outreach during COVID. She said they hosted virtual Open House events, as well as multiple in-person sessions to collect feedbacks from community members. She said their conversations with individuals were focused on the personal feedback about the project. She said they are sharing with a reflection of input collected over the last 17 months, by working very closely with community members.

Katie Jaeger, Studio TJP provided history of the existing building on the site; it is a single story building constructed in 1968. She said the architectural drawings for the 210 Fifth Avenue South building were signed by Ayer and Lamping; the building is not a significant example of their work. She said the adjacent site, 212-216 has been a parking lot for 50 years and prior to that was site of hotels, retail and a boarding house. She said returning the site to housing use that existed from 1905-1967 meets ISRD goals.

Mr. Douglas said the ultimate goal is to bring back the rich history of the corner.

Ms. Frestedt suggested the board ask clarifying questions, if needed, on the demolition portion, followed by discussion and straw poll.

Mr. Yip said there are three components to the project that board members will review and make decisions on: 1) use; 2) demolition of existing; 3) final design.

Ms. Baskerville disclosed she works at Nakano Landscape Architects and noted the Nakano family managed hotels, including the Belmont, before they were displaced in WWII.

Mr. Yip said there isn't much historical significance to the parking lot and one-story building.

Mr. Le appreciated the presentation. He said as a business owner he hears about safety issues from the public and safety is the goal. He said he had enough information to make a decision on the proposed demolition.

Ms. Baskerville said she had enough information to make a decision.

Ms. Kwan said she had enough information to make a decision and that demolition is logical.

Mr. Zhang said he supported demolition as there was no significant to the site.

Mr. concurred. He said the team has done reasonable due diligence and shown there is no significance to the site.

Mr. Douglas provided context of the site and proposed to build 184 units of workforce housing, street level retail/commercial, and below grade parking. He said that while the

site allows for taller structures, the proposed massing is primarily a result of site location, zoning, and the program to provide a mixed-use structure of 85' accommodating work force housing. He went over project goals and objectives: contribute to the district as a stable residential neighborhood with a mixture of housing types to support the multi-generational community that lives and works in the neighborhood; encourage the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays; and improve the visual and urban design relationships between existing and new buildings, open spaces and improvements within the district.

Mr. Douglas explained community outreach conducted by the team including conversation with community leaders, meetings with SCIDpda, Interim, Chong Wa, and a virtual open house. He said community feedback and design response from virtual open house.

He said several design elements will be used to reflect the character of the Nihomachi area, including Asian inspired landscaping, materials, and design. The use of design elements such as shoji screens and smooth textures, statement lighting and natural accents will also be reflective of Asian character throughout.

He said the goal is to bring workforce housing to the neighborhood, which will require the design to be both economical and efficient. He said they will be participating in the MFTE program, which will support mixed-income residential development and will ensure affordability in the building, and Seattle's Mandatory Housing Affordability (MHA) program, which will help provide affordable housing close to transit and work areas. 20-30% of units will be offered at discounted rates.

He said most of the units are approximately the same size, about 350 sq ft or slightly larger. All are smaller, efficiency dwelling units which aligns with the workforce units demands and the goal of bringing affordable housing to the neighborhood

He said the building's design is inspired by the courtyard gardens, patterns, proportions, and philosophy rooted in Japanese and Asian culture. The building's preferred massing option requires departures but results in creating an active urban plaza space at the corner of 5th Ave. and Main Street.

He said the design team's preferred massing and design breaks down the overall building façade into smaller vertically oriented quarter block expressions that fits in well with both newer and older neighboring buildings.

Han Beh, Link Design Group, provided context and analysis of neighborhood scale. He noted the diversity of building ages. He explained the evolution of the design and noted the amenities of public open spaces. He noted how the ground level uses are organized and how the corner is held back to provide a small plaza. He provided comparison renderings of *Step Dance* and *Wabi Shuffle* designs, with *Wabi Shuffle* preferred. He said the preferred design is asymmetrical, has simplified massing and a public plaza at the street corner. He said "wabi sabi" is the Japanese term for finding beauty in imperfection. He said the design celebrates the passing of time and provides a rich tapestry and a simple

palette. He said design cues are from Japanese architecture and shoji screen with shoji grid the preferred option. He noted the stacked bays, cornice lantern, and shoji grid.

Mr. Beh said the final version is vertically oriented with a notch drawing attention to the lobby. The west wing opens up and creates the plaza. The garage entry is at the front of the alley. He noted the concrete walls at the main entry which anchor the concrete sheer walls. He went over rendering of street detail noting the grade change and flight of steps on the west side. He indicated the operable glass walls to extend the public realm of the plaza. He said impacts to Kobe Terrace are negligible. He said cladding palette is neutral and noted corrugated concrete panel. The east elevation is a simple two-tones design with light color cladding. Alley set back is required. He went over landscaping plan noting pocket garden in lightwell and inspiration of weathered wood.

Mr. Beh noted the concrete sidewalk and planting areas with outcropping of rock and seasonal plantings. He said bamboo would extend into lobby. He went over proposed material palette at ground and roof levels noting teak, wicker furniture, decking, pavers, bamboo, and a wooden bridge. He said lighting types include up lighting, indirect, and recessed. He said building signage would be deferred and would be a separate process once the brand has been determined. The primary building sign would be above the entry.

Mr. Beh went over proposed departures:

Request a departure from the required green street upper-level building setback at 45'-0" along the eastern ½-block of S Main St. to allow the building to be developed within the required setback space.

Request a departure from the required coverage limits of 75% on the 8th floor of the building which is above 65 feet. A departure is requested to exceed the maximum bay length by 10" for two units. A departure is requested to reduce the minimum horizontal separation between 2 bay windows to zero at the Southeast corner of the building.

He said, per SMC 23.53.030.G.5, the director may modify or waive the requirements for dedication if it is determined that the widening would be detrimental to the character and goals of the district.

He said a 2' alley dedication will be provided for the height of the finished level at the alley (L1 to L3), approximately 12'-6" above grade which is less than the recommended 26' but more than the 8' approved for the development to the north (exception granted by the ISRD on 10/27/2020). The alley slopes over 16' from north to south. Above the proposed alley setback heights, the building will project out to the current property line.

Mr. Yip said the Board expressed support for demolition of existing building and asked for questions to the applicants regarding the proposed uses.

Ms. Baskerville said she didn't need any more information.

Mr. Le commended the team on the thorough presentation and said no more information about use was needed.

Mr. Zhang said he supported the project.

Ms. Kwan asked about the ten parking spots.

Mr. Douglas said the underlying zone does not require parking. He noted being in the vicinity of the tunnel and other geo technical issues that limit parking to ten spaces only.

Mr. Yip appreciated the proposed use and said housing is needed.

Mr. Zhang said the design respects the context of surrounding buildings. He said he was glad eight stories are proposed rather than 20. He appreciated the retail plaza and that it is open to the public and it is an important part of the green street. He said it is a huge contribution to the street language. He said he doesn't see the shoji concept architecturally, except for maybe in retail corner. He said the corner should be more 'shoji' and noted the intent is there but not the result.

Ms. Kwan supported the design, noting that it celebrates Japanese culture, although she wondered why on only one side of the building. She said there isn't much lighting in the garden. She asked if living rooms stare into each other.

Ms. Baskerville said it is a lot to take in. She said she was pleased the design fits in height-wise with surrounding buildings. She said the departure request on green street should have more of a discussion later. She noted the southwest orientation and said she would like to see a more intended character of shoji, passing of time expression on the elevation facing Main Street. She preferred the lighter color scheme over the dark. Regarding tree removal, she said the neighborhood needs a large tree canopy and more shade to provide a more pleasant experience. She said community engagement was done during a tough time and that it would be better to have more. She heard positive comments today. She said the presentation to Interim was to the board, not staff. She said the views from Kobe Terrace were helpful; it would be helpful to have seen more photos.

Mr. Le supported the green street area, plaza and retail. He said more pedestrians will bring a livelier experience. He asked about plaza safety and maintenance.

Mr. Yip thanked the team noting they had worked with staff for 19 months to bring forth a complete application. He said he would like to have seen briefings but understood the difficulty of the time. He said he was in favor of the shoji design and could see it manifest in southwest corner. He appreciated the street corner plaza and said there are not enough of those in the CID. He said lighting, safety and signage will be discussed at future time. He said the plaza on 5th and Main provides good visibility for cars and he likes the setback there. He said departure number 1 allows for opening of corner plaza to gain space on east side. He said more is being given up in plaza than gained from this. He said it is not out of place, he prefers plaza over keeping height same as 206 Plaza. He said it gives a nice continuous pedestrian feeling. He said while it is not within Board purview, he appreciates 20-30% being discounted units.

Mr. Zhang asked why the shoji screen concept wasn't used more.

Mr. Beh said it was used as a way to modulate the 5th Avenue façade. He said they used grid breakup as a way to identify each dwelling unit and be a little more playful. He said it is a rigid grid but there is also more playful grid articulation to create a sense of rhythm. He said the use of shoji overlay as it turns the corner on Main is randomized and creates pattern. He said it breaks up the façade as is replicated as it turns the corner. He said it is driven by uses. He said at ground level they strive to keep transparency and said the shoji grid pattern is evident on operable walls.

Mr. Zhang suggested highlighting the shoji concept at the corner of 5th and Main.

Mr. Douglas noted Ms. Kwan's comment about why the retail and shoji concept didn't wrap the building. He said the design provides maximum retail coverage on 5th and runs to the front doors. He said the elevation becomes more solid because there are back of house elements there. Responding to clarifying questions he said the building type is wood frame with allowance to go to 6/2, wood over concrete. He said rooftop is limited to 750 square feet usable area so they consolidated rooftop to one side to a prominent place where people would want to be.

Ms. Baskerville asked how the concept came through with use of material and if the passage of time could connect to histories rather than patina.

Mr. Beh said it relates to impermanence of things, things change and that is captured in the landscape with seasonal color and wood and wicker furniture that will weather. He said the architectural philosophy is that the building is contemporary, and it will age from this point.

While viewing the proposed Ume and Sakura material palette options, Ms. Baskerville said she preferred the lighter palette.

Mr. Yip said he initially leaned to the Ume lighter color but was undecided.

Mr. Douglas discussed the color choices and noted they want the contrast of white with the dark.

Mr. Beh said they want to delineate the corner. The contrast of darker and lighter detailing creates depth in the façade. He said in the Ume palette, the white is toned down.

Mr. Yip asked what it would look like over time.

Mr. Zhang said it looks more cohesive and more human scale. He said the Sakura offers a chance to be more unique and to highlight the southwest corner. He said he likes this approach and doesn't want to break the building into too many pieces. He said with the horizontal dark and maybe some white to anchor the west façade. He said now it is almost like two different buildings. He said it might be too much. He suggested shoji design for massive grey wall and said the texture helps rather than plain corrugated metal.

He said the massive grey façade is too plain. He said contrast would help the building stand out.

Ms. Kwan asked if the inverted section is a living area and said she thought it was too dark for a living area.

Mr. Beh explained how the units are stacked and the lightwell units are darker which he said has been a challenge.

Ms. Kwan asked if it could be pushed out.

Mr. Beh said the ability to stack the units the way they have allows the most efficient use of the site.

James Wong, Vibrant Cities said bamboo and gardens would fill the lightwell. He said they are creating a workforce housing product that makes it possible to live in the city. He noted the great location.

Ms. Frestedt said lighting is included in this application and board should ask questions today and focus on what clarifying questions needed to determine if there is enough information to make a decision and if it responds to the Code and Standards.

Mr. Yip asked about proposed lighting as it relates to safety.

Mr. Douglas said SIP is 90% complete and decisions regarding trees were coordinated with SDOT. He said providing photo views from Kobe Terrace is easy.

Mr. Beh explained proposed lighting: high lumen at canopy, benches illuminated from below, uplights at landscape elements and bamboo area. He said proposed lighting levels are adequate. He said that maintenance of the plaza will be shared by commercial and retail users of the space.

Mr. Zhang said it would be better to keep the upper plaza slightly recessed from the west so the corner won't seem pinched.

Mr. Beh said the terraces are stepped with two activity zones; there is a slight division in privacy

Mr. Zhang said the concept is great but maybe step back a bit further east.

Mr. Yip asked board members if there was enough information to make a decision.

Messrs. Zhang and Le said yes.

Ms. Baskerville said she wants to understand the material more and asked if there was a way to make the gray sides less blocky. She wanted more discussion and digestion.

Ms. Kwan said she has enough information.

Mr. Yip said 19 months of work was presented in one meeting. He said he has enough information but wanted more about colors.

Mr. Wong said they heard that the community wants heritage and rich history of the area honored. He said they wanted to make a statement, so it pops and why they chose the color scheme they did. They added as much retail as possible with ground level on 5th almost all retail. He said the area is scary now and the new development will create vibrancy and enliven the area.

Mr. Beh said they want the project to be bold, are taking risks and asking for departures. He said they have looked beyond the immediate context and thought about what would be attractive. He said they want to create an icon and color helps to contribute to that. He spoke of the desire to create an iconic corner and provide multi-family housing. He said Hardi board is common, but they wanted a textural panel and chose one with a ceramic coating that mimics ceramic/masonry. He said they wanted a variety of materials from board form concrete to highly textured panels.

Ms. Baskerville said the explanation was helpful.

Mr. Douglas said up close one can see the textural quality of the panels.

Mr. Yip said the Board would move to deliberation and noted that the Board has voiced support for demolition and use. Board would deliberate design.

Ms. Baskerville said noted that the design is thoughtful and it fits in. She said she was uncomfortable with the lack of engagement during the process and that ISRD wasn't more involved in the process. She said it didn't sit well with her as there is so much to take in at once; it wasn't an ideal process.

Mr. Yip said it is an uncommon precedent to provide review an entire project in one meeting. He said it has been 19 months for the team and questioned whether additional community engagement would have been beneficial. He asked if Board members were ready to vote.

Ms. Frestedt said it would be helpful to hear from Board members who haven't spoken.

Mr. Le said hearing Ms. Baskerville's concerns helps with perspective. He said the deliberation process takes time and what has been provided is community oriented. He said he had all the information needed.

Ms. Kwan said she isn't familiar with Japanese style. She said the design is functional and the purpose is to provide housing. She said it is the right decision with the information provided. She said maybe she doesn't love the design but it is a method of fixing the community. She said to fix the lighting especially in alley. She said she has all the information she needs.

Mr. Zhang said the design is appropriate for the community and the solution sophisticated. He said he had enough information. Regarding the departures, he supported departures 1 and 2. Regarding departure 3, he said it is not clear what they are trying to do to west façade. He said it could be solved without departure. He said it is an iconic corner where they can use the gap.

Ms. Baskerville agreed with Mr. Zhang.

Mr. Beh reiterated the alley exception request and referred to the request made by the adjacent 206 5th Ave S. project.

Ms. Kwan had no questions.

Mr. Le agreed especially regarding corner.

Mr. Yip supported departures 1 and 2 and alley exception.

Ms. Baskerville said after explanation of alley way departure she supported it.

Mr. Yip said he could make do with departure 3.

Mr. Douglas said they wouldn't argue that.

Ms. Frestedt asked Board members to consider if there is enough information. If there isn't support, what information is still needed?

Mr. Zhang said he was sure the team could address departures. He said it would not prevent him from approving with condition and suggested administrative review of revision related to eliminating the departure.

Ms. Frestedt said because this is part of a new construction project, Code does not allow administrative review. Ms. Frestedt said submission of revised plans would be needed if modifications are proposed. She said the Board could consider tabling the application until option is provided.

Ms. Baskerville more information is needed so the application should be tabled until all relevant information is provided, and community outreach could be addressed as well.

Mr. Yip said there are two routes, one is to table and come back with adjustment to eliminate need for departure 3; and second is to approve the application with condition that the design team come back with design so that the west facing façade does not need departure 3.

There was a straw poll, with Ms. Baskerville stating that she would table and other members supporting approval with conditions.

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 214 5th Ave. S. *with a condition* that development team to come back with revised plan for elimination of departure 3.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 28, 2022 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 Departures, as proposed.

Departure 1 – Upper Level Setback

SMC 23.49.242.D.1a – International District Residential, Development Standards – Setbacks

Departure 2 – Upper Floor Lot Coverage

SMC 23.49.242.C.1 – International District Residential, Development, Development Standards – Coverage Limits

SMC 23.49.242.C.2. – International District Residential, Development Standards Coverage Limits

The Board has also reviewed the proposed Alley Exception and recommends that the Director of the Department of Transportation approve the Exception, as proposed.

Alley Setback Exception

SMC 23.53.030 F1 - Minimum width required for existing alleys

The Board acknowledges the conditions on the north end of the alley make it unlikely that the alley connection to S. Washington Street will be restored due to the steep grade. Granting this exception will not alter spatial relationships or the historic character of the district

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 23.66.306 – International District Residential (IDR) Zone goals and objectives

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

C. 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.

D. 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:**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

This is a non-contributing building. Removal will not adversely impact the integrity of the International Special Review District.

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.

Mr. Yip added an amendment for the development team to submit packet to clean up copies.

MM/SC/ML/MZ 4:0:1 Ms. Baskerville voted to deny. Motion carried.

Ms. Frestedt said to submit revised set of drawings with elimination of departure 3 and remove additional sheets.

062822.3 STAFF SUMMARY and BOARD BUSINESS

Administrative approvals since June 14, 2022

Ms. Frestedt provided summary of administrative approvals since the June 14th meeting: One for awning and sign replacement on existing frame at Hong Kong Bistro. One pending

decision to install pedestrian light fixture adjacent to 925 S. King, consistent with red lantern style in district.

Adjourn 9:00 pm

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov