



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 80/23

### Staff Report

**Project address:** 1032 S. Jackson St.  
**Record #:** DONH-COA-00443

**Applicant Representatives:** Bill Barton, Tiscareno Associates

**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.

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.

See attached 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.

#### Departure requested:

CODE CITATION: **23.49.164.D:** Facade width limits and separation requirements in South Downtown  
a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 250 feet.

**DEPARTURE REQUEST** a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is **350** feet.

The applicant has given four briefings to the Board since September 2021. The briefings took place on: February 8, 2022; July 12, 2022; November 22, 2022; and May 23, 2023.

#### Chronology

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January 2022	Application submitted for a Certificate of Approval for Demolition, Use and Final Design.
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February 2022

ISRD Board briefing

**Issues/topics:** Initial project and team introduction: presentation of historic property report by Studio TJP; Presentation of two massing schemes – Frame (Departure(s) needed) and Eclipse (Code compliant); Programming overview, with the retail on S. Jackson and residential access on Main and 10<sup>th</sup>; Discussion of massing, grade and building configuration; vehicular access.

**Feedback/Recommendations:** The Board did not raise concerns about proposed demolition; Majority of Board members voiced support for the applicant’s preferred alternative (Frame); Discussion about vehicular access and interest from a Board member in exploring whether service access could be moved from Jackson to 10<sup>th</sup>. A Board member expressed interest in seeing cultural elements. Request for a section showing the elevation difference from east to west. Staff recommended discussion of construction staging at a future meeting, given adjacent businesses.

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July 2022

ISRD Board briefing

**Issues/topics:** Design Team summarized outreach, proposed programming, massing and floor plans; Color scheme options; vehicular access (residential off of 10<sup>th</sup> and service access off of S. Jackson), including overview of considerations from a SDOT planner; Presentation of two alternate design schemes for SW corner; Retail design and configuration; Summary of breaks in the façade to break down massing; Landscaping/tree health and replacement plantings.

**Feedback/Recommendations:** There was Board discussion about vehicular access and concerns about impacts to pedestrian traffic from the Hill Climb and Yesler Terrace; Two Board members expressed interest in a traffic study; Board members voiced support for massing, preferred color scheme and retain design. There was a discussion about the prominence and significance of cherry trees and encouragement for retaining at least a couple on S. Jackson.

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November 2022

ISRD Board briefing

**Issues/topics:** Materials and colors and context within Little Saigon; Update on outreach and engagement; Addition of balconies; landscaping and street trees; Overview of proposed lighting and concepts for signage.

**Feedback/Recommendations:** Board support for staggered window design at the corner; Board support for option 2 and addition of glazed tiles; Discussion of safety measures along 10<sup>th</sup> Ave S. including transition between the sidewalk and the building and garage design on 10<sup>th</sup> Ave S; Recommendation to add a handrail for pedestrians traveling to/from Hillclimb and improve lighting at garage entry on 10<sup>th</sup>; Discussion of brick and grout colors and clarity on wood grain material; The Board supported revisions to the street trees on Jackson.

May 2023

ISRD Board briefing

**Issues/topics:** Overview of façade refinements and landscaping elements; lighting updates; sign plan; discussion of departure request regarding façade width; cladding materials/finishes; sign plan. Preliminary discussion of a rooftop art and placemaking element (part of a future application).

**Feedback/Recommendations:** Support for the proposed departure request; overall support for project direction with a recommendation for smooth finish of earthen-colored cladding.

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June 2023

Staff determined that the application is complete.

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### Additional information

#### a) General

- This site is located east of I-5, outside of the National Register District and outside the Asian Design Character District/Retail Core.
- S. Jackson east of I-5 is a Class 1 Pedestrian Street
- 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.

#### b) Demolition Analysis:

When reviewing a proposal for demolition of building or buildings located outside of the Seattle Chinatown National Register District, the Board and DON must make a determination as to whether or not a building is a contributing structure by reviewing a historic property report and taking into account the provisions in SMC 23.66.032 – Contributing structures; determination of architectural or historic significance and SMC 23.66.318 – Demolition.

#### c) 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 ISRD 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 address a particular issue. The ISRD Board reviews for compliance with SMC 23.66; SDCI reviews for compliance with SMC 23.49 – Downtown Zoning, and other code requirements such as the ADA.

#### What does the Board review:

- *Type of use:* Uses are permitted, prohibited or subject to special review. Please review SMC 23.66.320, .322, .326 and .328. The applicant is seeking use approval for housing on the upper levels and

commercial use or uses accessory to the upper-story residential use at the ground floor. Since the applicant has not defined specific retail tenant uses, the Board can grant general approval for commercial uses that are neither prohibited or subject to special review. Specific proposed uses for individual commercial spaces shall come back before the Board before occupancy.

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

#### *Exterior Design Review*

- *General Requirements 23.66.336 A.* The Board reviews proposed preliminary 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*
- *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:* - The Board considers impacts on views from Kobe Terrace Park.

### **PROPOSED MOTION TO APPROVE, WITH CONDITIONS – Demolition, Use, Street Use and Final Design**

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.*