

02/11/25 ISRD Meeting = Staff project notes

1040 S. King St.

DONH-COA-00220

DPD project #: 6705236-CN

Developer: 668 Investment LLC, property owner

Architect: Chaohua Chang

Zone: DMR/C 75/75-95

Lot area: 6000 SF

S. King Street, east of I-5, is a designated Green Street

This site is located east of I-5 outside of the National Register District.

This site is located outside of the Asian Design Character District/Retail Core.

Mixed-use, residential and commercial (2,612 sq. ft).

Proposed units: 51

Proposed parking spaces: *n/a*

Departures requested: *n/a*

This project does not trigger SEPA.

Background:

An application for a Certificate of Approval was initially submitted in 2017. The application is incomplete and in corrections.

Staff has provided feedback on façade composition and materials on prior application submissions and briefing drafts. In 2018, staff suggested that the applicant submit a context study, showing influence and references from the District and requested a study of façade composition alternatives, noting that some of the materials, such as the stone veneer, and forms are not characteristic of scale, proportions and/or materials found elsewhere in the District.

Relevant Code/Guidelines:

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 23.66.328B – Uses above street level

SMC 23.66.332 – Height and Rooftop Features

SMC 23.66.336 – Exterior Building Design

A. General Requirements

C. Exterior building design outside the Asian Design Character District

Secretary of the Interior’s Standards for Rehabilitation