



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 178a/22

Staff Report - revised

Address: 701 S. Jackson St.

Applicant Representatives: Anton Dekom, Neiman Taber Architects

Project Summary: Proposed Use, Street Use and Final Design of an 8-story mixed-use residential development consisting of 202 apartments (66 congregate dwellings, 18 small scale efficiency units, and 118 one bedrooms) and ground floor commercial space. Proposal includes: materials/finishes/colors, landscaping and right-of-way improvements.

The proposal includes demolition of the existing buildings, consisting of a 1927 service garage and a 1946 gas station island, which had been relocated to the site. The 1927 garage is listed as a secondary contributing building within the Seattle Chinatown National Register District listing.

Building signage will be submitted under a separate application.

See attached historic property report by BOLA Architecture + Planning, photos, plans, renderings, specifications, cut sheets and sign plan.

Departures/Exceptions requested:

Departure 1 – Street-level Transparency

SMC 23.66.336 B.4– Exterior building finishes, Asian Design Character District, Transparency

The applicant requests a departure to allow a reduction of the required transparent area from 50% to 45% for the 7th Ave frontage.

Departure 2 – Overhead Weather Protection and Lighting

SMC 23.49.018 A – Overhead Weather Projection and Lighting

The applicant requests a departure from the required coverage to allow a reduction of the required overhead weather projection from 100% to 70%.

Departure 3 – Overhead Weather Protection and Lighting

SMC 23.49.018 D – Overhead Weather Projection and Lighting

The applicant requests a departure from the required coverage to allow an increase in the maximum height of the canopy from 15' to 15' 9".

Departure 4 – Structural Building Overhangs and Minor Architectural Encroachments

SMC 23.53.035 C – Canopies

The applicant requests a departure from the required coverage to allow a reduction in the minimum canopy setback from the curb to 5' for three canopies on the 7th Ave S. façade and a reduction to 4' for one canopy on the 7th Ave S. façade.

The applicant has given five briefings to the Board since September 2021. The briefings took place on: September 28, 2021; December 14, 2021; May 10, 2022; October 11, 2022; and November 22, 2022.

Chronology

June 2021	Application submitted for a Certificate of Approval for Demolition, Use and Final Design.
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September 2021	ISRD Board briefing
	Issues/topics: Initial project and team introduction: presentation of historic property report by BOLA; Presentation of massing schemes (applicant’s preferred alternative: Option C); Discussion of massing, modulation; honoring scale of adjacent historic buildings; street level configuration and parking impacts (from lack of parking onsite).
	Feedback/Recommendations: The Board did not raise concerns about proposed demolition; Majority of Board members voiced support for scheme C, however, one member expressed concern about “imposing mass” along S. Jackson, members also mentioned potential “canyon effect” that could result along S. Jackson. Members encouraged incorporating the business and property owner’s stories into the project. Consideration of modulation, scale and character of adjacent buildings; Grade transitions at ground level; Concerns raised about parking and potential community impacts on the business district; Member comments about massing included: importance of respecting the scale of the Republic and Bing Kung Association; exploration of greater variety along the street frontage; incorporation of multi-functional retail space at the street level – connecting indoors and outdoors.
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December 2021	ISRD Board briefing
	Issues/topics: Summary of community outreach; Overview of additions to historic property report discussing significance of Pat Abe and Barry Mar, long-time business and building owners, respectively; Off-site parking alternatives; Refinement of massing options and floor plans; Materials/finishes; Public safety.

Feedback/Recommendations: Members voiced support for massing and design progression, including brick treatment; One member recommended additional color variation at the base to reduce feeling of massing; There was concern about the lack of parking onsite, ADA accessibility and distance to remote parking site; Importance of street access for community space(s); Request for lighting plan.

May 2022

ISRD Board briefing

Issues/topics: Façade modulation; ground floor programming; materials/colors; canopy configuration; presentation of departures; interpretive elements.

Feedback/Recommendations: Board voiced general support for materials/exterior design and most departures; discussion about canopy height and configuration and recommendation to lower canopies on southernmost portion of the west façade.

October 2022

ISRD Board briefing

Issues/topics: Overview of façade refinements and landscaping elements; Crime Prevention through Environmental Design (CPTED) response; lighting plan; discussion of revised departure request regarding overhead weather protection; sign plan.

Feedback/Recommendations: Support for lowering the canopies at the storefront level on west façade. Request for detailed construction drawings and review by the Architectural Review Committee.

November 2022

Architectural Review Committee (ARC) briefing

Issues/topics: Discussion and revised departures and related drawings; Review of construction details; overview of material and color palette and placement; glazing and cut sheets.

Feedback/Recommendations: ARC voiced support for departure requests and Final Design. Appreciation for references to historic materials and design elements.

December 2022

Staff determined that the application is complete.

Additional information

a) General

- This site is located inside the National Register District and inside the Asian Design Character District/Retail Core.
- The existing buildings were constructed in 1927 and 1946, respectively.

- On November 28, 2022, 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.

The Seventh Avenue Auto Service building is identified as a Secondary Contributing building in the Seattle Chinatown National Register listing. It was built within the period of significance for the District, but has undergone several alterations, including in-fill of several service bay openings and replacement of cladding material. It is staff’s opinion that much of the buildings original architectural integrity is no longer intact. The 1948 service station island was constructed in 1948 and is not listed as a contributing building.

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 Residential (IDR) goals and objectives – SMC 23.66.306.

- 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.

B. Asian Design Character District, sections 1-5.

- *Height:* SMC 23.66.332, The zone is IDM (International District Mixed), Maximum height is 75/85'
- *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 – 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 701 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 January 10, 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 Departures/Exceptions, as proposed.

Departure 1 – Street-level Transparency

SMC 23.66.336 B.4– Exterior building finishes, Asian Design Character District, Transparency

Departure 2 – Overhead Weather Protection and Lighting

SMC 23.49.018 A – Overhead Weather Projection and Lighting

Departure 3 – Overhead Weather Protection and Lighting

SMC 23.49.018 D – Overhead Weather Projection and Lighting

Departure 4 – Structural Building Overhangs and Minor Architectural Encroachments

SMC 23.53.035 C – Canopies

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 23.66.304 – International District Residential (IDM) 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

- 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. Asian Design Character District

SMC 23.66.342 – Parking and access

ISRD Design Guidelines for Awnings and Canopies, Façade Alterations and Signs

- I. Awnings and Canopies
- II. Storefront and Building Design Guidelines

Design Guidelines for Signs

- II. Design Guidelines
- III. Procedures

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.

The contributing building has been significantly altered and has lost its original architectural integrity. 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.