



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 36/21

Staff Report

Address: 450 S. Main St. – KODA Condominiums

Applicant Representatives: Lesley Bain, Framework and artist Gerard Tsutakawa and Erin Shigaki

Exterior alterations: Proposed installation of artwork by Gerard Tsutakawa and Erin Shigaki, respectively, to be located at street level near the south residential entrance and incorporated into the façade near the southeast corner of the building on S. Main St.

See attached plans, renderings, specifications and cut sheets.

Additional information:

- The zone is IDR/C.
- The site is located outside of the Asian Design Character District and the Retail Core.
- The ISRD Board received a briefing on the proposed artwork on December 8, 2020.

Recent approvals related to the site:

- A Certificate of Approval for Final Design of the building was issued in January 2019.

PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Exterior Alterations at 450 S. Main St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 9, 2021 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 23.66.302 – International Special Review District goals and objectives

The International District is the urban focal point for the Asian American community. The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage, by:

- A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;
- B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;
- C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;
- D. Encouraging the rehabilitation of existing structures;
- E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;
- F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and
- G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

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 Building Design Outside the Asian Design Character District.** Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

Secretary of the Interior's Standards

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

#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.