



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 61a/21

Staff Report

Address: 450 S. Main St. – KODA Condominiums

Applicant Representatives: Yang Lee, Da-Li International

Use: Proposed change of use from commercial to residential amenity space (696 sq. ft.)

See attached plans.

Additional information:

- The zone is IDR/C.
- The site is located outside of the Asian Design Character District, the Retail Core and the Street-Level Use Requirement overlay within SMC 23.66.
- The Board received a briefing on the proposed use on March 9, 2021. The Board voiced a preference for a commercial use, as originally presented, and encouraged the developers to work with community organizations to locate a tenant.
- Staff has confirmed that the proposed use is allowed within a residential building, pursuant to SMC Chapter SMC 23.66.

Recent approvals related to the site:

- A Certificate of Approval for installation of artwork was approved in March 2021.
- 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 use 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 April 27, 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 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

F. Outside the Retail Core, development on lots abutting S. Jackson Street east of Interstate 5 and/or 12th Avenue S. as shown on Map B for 23.66.326 shall comply with the street-level use requirements set forth in Section 23.49.009.

G. To promote street-level activity in commercial structures outside the Retail Core, street level uses identified in subsection 23.66.326.B are required along a minimum of 50 percent of each street frontage of any structure that contains no residential uses and that is in an IDR zone or is in an IDM 75/85-150 zone. This standard may be waived by the Director of Neighborhoods, after consultation with the Board, if it is determined that the proposed uses and design of the structure at street-level are compatible with the character of the surrounding neighborhood and the goals and objectives of the International Special Review District and of the zone in which the structure is located.