



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 99/21

### Staff Report

**Address:** 611 12<sup>th</sup> Ave S. – Seattle Indian Health Board

**Applicant Representatives:** Megan Nielsen Hegstad, Jones and Jones

### Summary of proposed changes:

**Site alterations:** Proposed construction of a 10' tall, ~230' long board-form concrete wall running along the southern edge of the property line. A 40' long segment, adjacent to the sidewalk along 12th Ave. S. is 5' tall. The proposal involves removal of one tree, north of the property line.

### Additional information:

- This site is located east of I-5, outside of the Asian Design Character District.

### Staff comment:

It is the staff opinion that the opaque design of the proposed wall is not ideal, due to the lack of visual permeability. Staff appreciates that the applicant has explored options prior to coming up with this proposal. Staff has considered the language in SMC 23.66.302 E and does not believe that this proposal will improve visual and urban design relationships between buildings and open spaces in the District. However, staff recognizes the safety and security concerns presented by the applicant and acknowledges that the work can be reversed without resulting in an adverse impact to the District. It is for that reason that staff is recommending approval.

In reviewing the application, staff also considered the Subsection A. General Requirements of SMC 23.66.336 – Exterior building finishes. She believes that this section may consider structures as well as buildings building finishes. Concrete is a material commonly-used throughout Little Saigon.

(over)

## **PROPOSED MOTION**

I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval based on consideration of the application submittal and Board discussion at the June 22, 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 and District Design Guidelines:**

### **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:

...

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International 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.

### **Secretary of the Interior's 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.

**#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.