



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 80/24

### MINUTES FOR THE MEETING OF TUESDAY, April 23, 2024

Time: 4:30pm

Place: Hybrid Meeting

#### **Board Members Present**

Ryan Gilbert  
Heather Hargesheimer  
Nella Kwan  
Adrian Lam

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Kyle Jacobson  
Gary Lee

Chair Adrian Lam called the meeting to order at 4:30 pm.

#### **ROLL CALL**

**042324.1 PUBLIC COMMENT**  
There was no public comment.

**042324.2 CERTIFICATES OF APPROVAL**

**042324.21 510 Maynard Ave S.**  
Applicant: Hannah Estrich, SKL Architects

Ms. Frestedt explained the proposed change of use from restaurant/cafe to office, for SKL Architects. "Office" is not a preferred use within SMC 23.66.326 – Street-level uses. Therefore, it cannot be reviewed administratively. She said that this use may be appropriate, so long as the transparency requirements of SMC 23.66.336 are met and there is pedestrian activity into/out of the storefront.

Gladys Ly-Au Young, SKL Architects, said they intend to use the space not just for their office but also to build a platform for art, cultural development, and neighborhood transformation, including space provided for community events. She provided a brief history of the Eastern Hotel, one of the earliest buildings in the district, and its early use. She noted the many partner organizations working in the area now.

Hannah Estrich provided proposed layout with gallery, community gathering space and their books and samples on the first floor.

Ms. Frestedt said the building is a contributing building in the district, as well as an individual designated city landmark.

Mr. Lam said the proposed use is not a preferred use, under SMC 23.66, but he commended the applicant for inclusion of additional program of gallery space.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the April 23, 2024, 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 relevant Standards:

- Seattle Municipal Code (SMC)
- SMC 23.66.320 – Permitted uses
- SMC 23.66.326 – Street-level uses
- SMC 23.66.336 – Exterior building finishes
  - B. Asian Design Character District
  - 4. Transparency Requirement

MM/SC/HH/SW  
4:0:0  
Motion carried.

Ms. Frestedt noted that any signage, window treatment, activation in storefront would require review.

**042324.3 Staff Summary and Board Business**

Ms. Frestedt reported that Paul Lee resigned from his board position due to scheduling and work conflicts. She said notice of vacancy will be shared with the community. The position will be filled by Mayoral Appointment. The term runs through November 30, 2025. She said the category for this position is for a property owner, business owner, or tenant.

Ms. Frestedt went over administrative approvals.

Ms. Frestedt said that briefings for past meetings are available on the website. She said she will set up a briefing with Sound Transit to go over the status of the project and the evolution of decision-making.

Rebecca Frestedt, Board Coordinator  
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