

Suyama Peterson Deguchi

Dynasty Room - 712 S King Street – Narrative for the ISRD Certificate of Approval

Date December 12, 2025

This memo has been prepared to present the proposed use for the Dynasty Room Commercial Space at 712 S. King St. in Uncle Bob's Place, adjacent to the new Bush Garden Restaurant space.

Project Background:

The proposed tenant space is on the ground floor of the existing 8-story mixed-use building, Uncle Bob's Place. This space has been vacant since the completion of the shell and core construction in 2023. An interior tenant improvement Building Permit and a Certificate of Approval from the Department of Neighborhoods were issued in April 2025 for use of this space as a restaurant. After construction began for this restaurant, the prospective tenant unfortunately chose not to move in. As a result, the Owner (Landlord) has decided not to build the kitchen and dining space that were specific to that tenant.

The Owner intends to complete the remaining permitted build-out (bathrooms and the mechanical equipment platform), so the space can be used as an event space until they find a permanent tenant. This is the most expedient way to activate the space, which will benefit the neighborhood. Because the current permit is based on restaurant use, we understand we must submit a permit revision to establish a new use for the space.

Proposed Use:

The Owner proposes to use this space as an event space. The types of events may include - fundraising activities, lectures, community meetings, and private catered gatherings. The Owner anticipates that the space will be used 3 to 4 times a week. The space will contain (2) bathrooms. The existing/main entrance is on S. King Street – this is the only public access into the space. The back door inside the space leads to a shared hallway that provides access to the building's trash room. The rest of the space will remain a 1,500sf open plan to allow maximum flexibility for different types of events.

We understand that "event space" is not listed as an approved street-level use in SMC 23.66.326 for the International Special Review District, and is therefore subject to special review. However, we believe that the proposed use meets the intent of the code by activating the space and the streetscape.

We also understand that an "event space" use is not specifically defined in the zoning code. The zoning reviewer has suggested classifying the use as a "Lecture and Meeting Hall" under the "Entertainment" section within the definition in SM 23.84A.010. A "Lecture and meeting hall" is defined as *"a theater and spectator sports facility intended and expressly designed for public gatherings such as but not limited to commercial spaces available for rent or lease for the purpose of holding meetings or the presentation of public speeches."* The zoning reviewer understands that this space is not proposed to be used as a spectator sports facility, but feels that this definition is still appropriate because the space will be available to rent for events or used to hold meetings. This interpretation is acceptable to the Owner, provided the ISRD agrees and allows the space to be used as proposed.

While we believe the proposed use is consistent with the intent of the code, we understand the neighborhood's concern about activating the streetscape outside the space during times when the space is not in use. The Owner proposes a few design elements to address this concern.

1. Apply semi-transparent graphics to the exterior windows along S. King Street. These graphics would include images representing the rich cultural history of the neighborhood, as well as depict imagery related to the building's

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spirit. The graphics would be installed on the interior side of the glazing, and their coverage of the window area would comply with the transparency requirements in SMC 23.66.336. The graphics would be composed such that the clear area of glass and graphics are woven together such that you can still see into the space through the graphics. We have also had discussions about applying graphics to the adjacent street-front windows at the Bob Santos Community Room and the Bush Garden Restaurant - we would like to coordinate the graphics for all three spaces such that this is a cohesive design along the entire street-front elevation of the building. We believe these window graphics would help activate King Street and create a positive visual and cultural engagement with the community. We have not selected the graphic images yet, but attached a few images suggesting meaningful cultural assets of the community and a composition including figurative cutouts to make it engaging from the street. We could use the Wing Luke Museum as a resource for the graphics.

2. Install roller shades with charcoal colored woven fabric with 5% openness on the interior side of the street-front windows to provide a neutral backdrop for the window graphics. We attached a photo of the shades in the Bob Santos Community Room to represent the level of transparency the proposed shades have.

3. Install dimmable track lighting on a timer switch at the window front and back wall of the space to create some ambient light in the space that activates the streetscape.

4. Paint the back wall of the event space a deep red color that complements the color of the building's entry doors and balconies. This would provide additional visual interest when pedestrians look into the space.

We look forward to hearing your feedback on this proposal.

Sincerely,

Yuko Kunugi
Suyama Peterson Deguchi

Attachments:

Proposed Floor Plan

Proposed Storefront Elevation

Photo of Proposed Window shades

Proposed Window Graphics Imagery

PROJECT INFORMATION

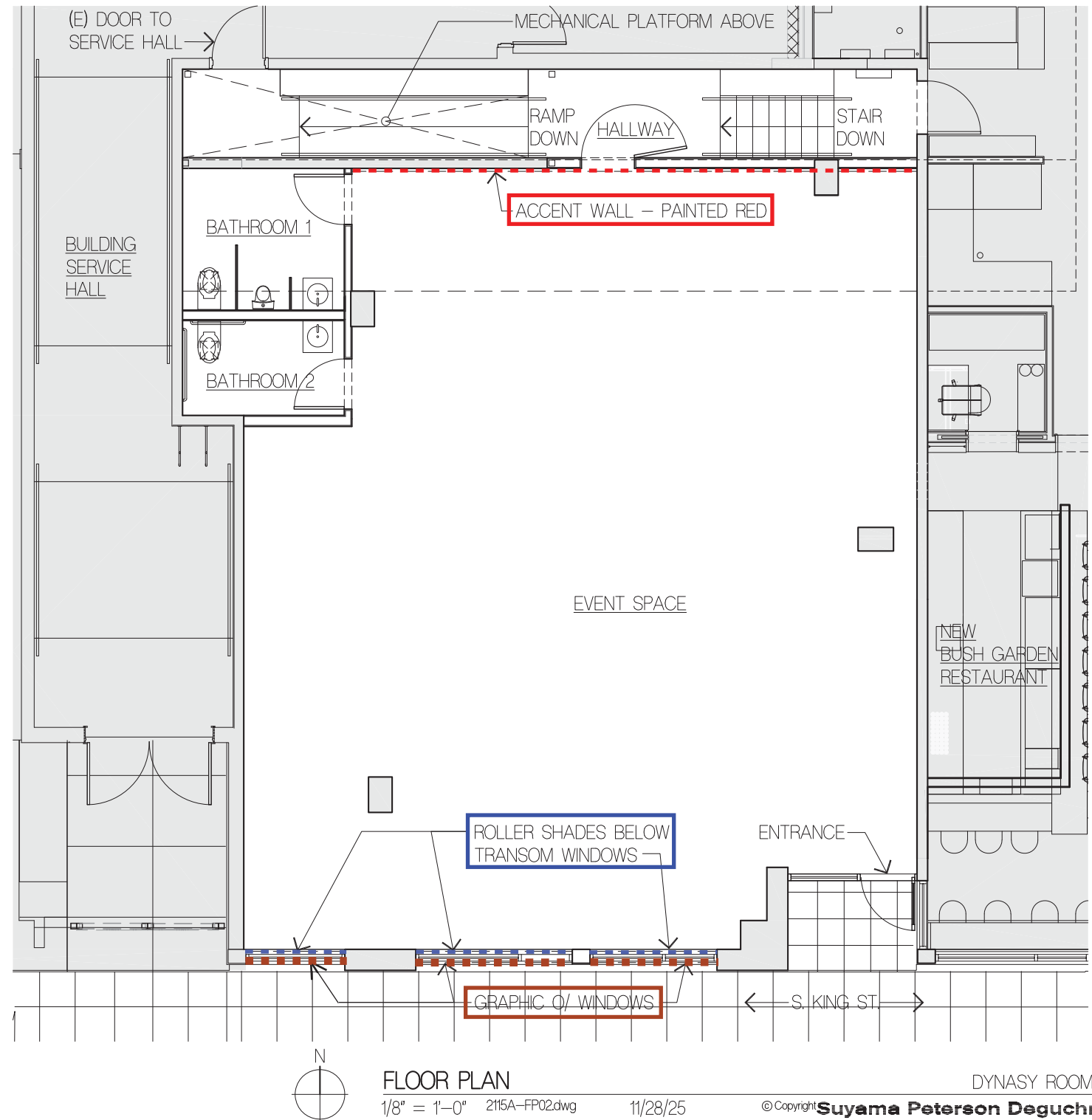
SDCI BUILDING PERMIT#:
6961100-CN

PROJECT ADDRESS:

712 S KING ST.
SEATTLE, WA 98104

PROJECT DESCRIPTION:

INTERIOR TENANT IMPROVEMENT FOR AN
EVENT SPACE ON GROUND FLOOR OF AN
EXISTING 8-STORY MIXED-USE BUILDING
"UNCLE BOB'S PLACE".



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STOREFRONT VIEW

NTS

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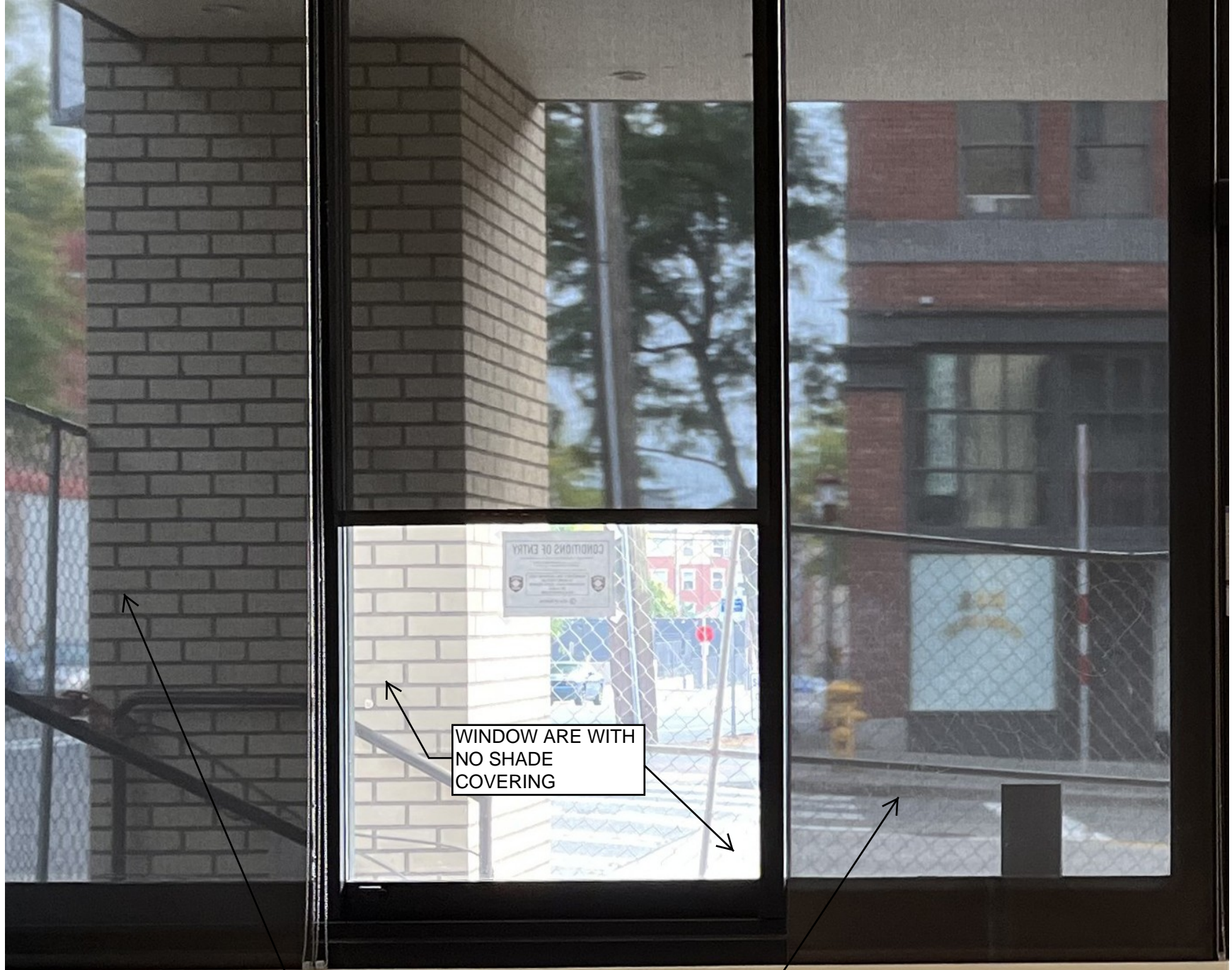
11/28/25

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DYNASTY ROOM



CONCEPT FOR GRAPHICS ON WINDOWS



WINDOW ARE WITH
NO SHADE
COVERING

PROPOSED SEMI-
SEE-THROUGH
ROLLER SHADES

WINDOW SHADES IMAGE