

ISRD BRIEFING #4 - APPENDIX

Goals/Objectives	Comments
23.66.302 - International Special Review District goals and objectives	
<i>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:</i>	
<i>A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;</i>	Meets goal and objective. The proposed development is anticipated to include market-rate and affordable residential units of various sizes. The proposed development will comply with all MHA requirements.
<i>B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;</i>	Meets goal and objective. The proposed development is anticipated to include street-level shops to encourage local businesses. The design anticipates generous storefront windows to reflect the scale and character of the surrounding commercial character of the district.
<i>C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;</i>	Meets goal and objective. The proposed development does not include surface parking and will result in the activation of a currently vacant parking structure.
<i>D. Encouraging the rehabilitation of existing structures;</i>	Partially meets goal and objective. After extensive evaluation, the project structural engineer and construction manager have determined that the existing structure at 614 Maynard is seismically compromised and cannot be rehabilitated. The proposed development will result in the demolition of the existing buildings on the site. However, the proposed development will incorporate key cultural legacies from the existing building and its historical uses and function. Overall, the new development meets the spirit and intent of SMC 23.66.302.
<i>E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;</i>	Meets goal and objective. As will be further described as the design evolves, the proposed development considers visual and urban design relationships between nearby buildings and open spaces, including Hing Hay Park, Donnie Chin International Children's Park, and Kobe Terrace. Existing and future buildings are addressed through the ground-level façade treatment and upper-level massing.
<i>F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and</i>	Meets goal and objective. The proposed development will include below-grade parking and result in the demolition of an existing above-grade parking area. This is a net reduction in auto-oriented use.
<i>G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.</i>	Meets goal and objective. The proposed development does not include stadium event space or other significant traffic-generating uses.

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Goals/Objectives	Comments
23.66.304 - International District Mixed (IDM) Zone goals and objectives.	
<i>The IDM zone designation shall recognize and promote the area's unique social mix and urban design character. This area is the core of the International District which exemplifies Asian culture. A wide range of uses, including street-level retail, housing development above street level, and the rehabilitation of existing buildings, shall be encouraged. New residential uses and the rehabilitation of existing structures shall be encouraged to provide a diversity of residential opportunities. Specific objectives include the following:</i>	
<p><i>A. To maintain and protect the International District core as an Asian cultural, retail and residential center;</i></p>	<p>Meets goal and objective. The proposed development is designed to recognize the importance of Asian cultures in the district. Street-level retail uses are anticipated to support small, local businesses. Consistent with the community priorities heard throughout our voluntarily outreach, residential dwellings are proposed for upper levels and will include a mix of market-rate and affordable levels. A community gathering space is proposed on the first and second levels to provide an informal opportunity to gather, a function the Bush Garden provided until closing in early 2021.</p>
<p><i>B. To allow flexibility and discretion in land use controls, regulations and guidelines to address present conditions and those which may develop in the future;</i></p>	<p>Meets goal and objective. Project will comply with applicable code, including any departures requested demonstrating how it better meets intent of the IDM zoning and District guidelines.</p>
<p><i>C. To protect, preserve and promote small retail and commercial businesses;</i></p>	<p>Meets goal and objective. The proposed development anticipates promoting small retail and commercial businesses by replacing an existing building used for storage and another building that is structurally compromised. The new commercial and retail spaces are proposed to be micro-retail spaces that will allow small, local businesses, especially those with an Asian product, service or trade emphasis, to operate with minimal overhead.</p>
<p><i>D. To encourage development of housing above street level;</i></p>	<p>Meets goal and objective. The proposed development includes housing above street level, which will add activity in the district and additional customers for existing businesses.</p>
<p><i>E. To encourage the rehabilitation of existing buildings; and</i></p>	<p>Partially meets goal and objective. After extensive evaluation, the project structural engineer and construction manager have determined that the existing structure at 614 Maynard is seismically compromised and cannot be rehabilitated. The proposed development will result in the demolition of the existing buildings on the site. However, the proposed development will incorporate key cultural legacies from the existing building and its historical uses and function. Overall, the new development meets the spirit and intent of SMC 23.66.302.</p>

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<p><i>F. To assure new development compatible in scale and character with existing buildings.</i></p>	<p>Meets goal and objective. The proposed development – including the ground floor - will be compliant with the height and scale allowances of the IDM zone and take cues from surrounding historic and new development. The proposed development will draw from the techniques proposed in the ISRD’s updated design guidelines for tall buildings, including the use of integration with existing datums; four-sided architecture for the tower; and unique massing moves for the tower.</p>
<p>23.66.336 - Exterior building finishes</p>	
<p><i>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.</i></p>	<p>The proposed development will result in demolition of the existing buildings on site. The proposed development will be scaled to relate to the block relationships of adjacent structures with opportunities for finely grained pedestrian-level design, such as micro-retail.</p> <p>The exterior building façade will consist of two components: a podium base and a tower. The podium base is proposed to be 4 stories in height to reflect the scale of adjacent historic New Central building and provide a consistent pedestrian experience. The tower component will be set back from the street minimizing its visibility from the pedestrian level and will draw from the techniques proposed in the Board’s updated design guidelines for tall buildings, including the use of integration with existing datums; four-sided architecture for the tower; and unique massing moves for the tower. The material palette will incorporate sympathetic use of colors, materials and styles to be compatible, but differentiated from the surrounding historic structures. The scale and exterior building façade design – including window proportions, floor height, cornice line, and street elevations relationships – will be further refined and discussed in additional briefings to Board and will be considered in the context of immediately adjacent buildings.</p>
<p><i>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</i></p>	<p>The site is outside of the Asian Character District. The material palette will incorporate sympathetic use of colors, materials and styles to be compatible, but differentiated from the surrounding historic structures.</p>

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Goals/Objectives	Comments
<i>a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.</i>	

Standards	Comments
23.66.318 – Demolition approval	
<p>A. <i>To discourage the unnecessary demolition of useful existing structures that contribute to the District's cultural and social character, an assessment of the structure proposed to be demolished shall be prepared and circulated to the Board prior to its consideration of a certificate of approval. Among other factors, the economic, social and physical consequences and benefits of the requested demolition and any alternatives to demolition shall be assessed. Except as provided in subsection 23.66.318.B, a certificate of approval may be granted only if the requested demolition will not adversely affect the District and no reasonable alternatives to demolition exist, and if:</i></p>	<p>An assessment of the two structures on site has been prepared by Johnson Partnership and has been submitted with this briefing packet. This assessment, supported by the briefing packet, addresses the economic, social, and physical consequences and benefits of the requested demolition. The briefing packet also addresses alternatives to demolition, including full rehabilitation (which requires partial demolition due to the level of structural instability present in the 614 Maynard building), partial demolition, and full demolition.</p> <p>The project structural engineer and construction team have determined that no reasonable or possible alternatives to demolition exist. As such, the revised massing studies submitted with this briefing packet have been revised to reflect removal of these buildings.</p> <p>Economic consequences of the proposed demolition are minimal. The buildings are vacant and do not currently provide any retail, office, or residential activities. The 614 Maynard S building can't be occupied by another business without significant improvements.</p> <p>Economic benefits of the requested demolition include additional retail space to serve the community, additional housing to address the ongoing housing shortage in the City and to further activate the neighborhood, and the opportunity for local businesses to establish or grow.</p> <p>Social consequences of the requested demolition initially included the loss of a community gathering place, Bush Garden. However, the owner of Bush Garden declined to renew the lease on the restaurant</p>

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Standards	Comments
	<p>earlier this year and has vacated the space and removed much of the décor from the interior.</p> <p>Social benefits of the requested demolition include replacing the community gathering space previously provided by Bush Garden with a publicly accessible space at the ground level and the second level. This space will be even more inclusive than Bush Garden as it will be open to community members of all ages, whether or not they are eating, drinking, or singing.</p> <p>Physical consequences of the proposed demolition include the loss of historic fabric in the International District. While the project team recognizes the value of the existing fabric and the history of the 614 Maynard Ave S building, its current state prevents it from contributing positively to the physical environment.</p> <p>Physical benefits of the proposed demolition include activating Lane St and Maynard Ave with retail and community spaces at the ground floor, and improvements to the adjacent street frontages to meet ADA requirements and City infrastructure requirements.</p>
<p>1. <i>The Director of Neighborhoods, after receiving a recommendation by the Special Review Board, determines that the building or structure has no important architectural or historic significance; and</i></p>	<p>The Johnson Partnership evaluation of the two buildings has determined that neither building has architectural or historic significance.</p>
<p>2. <i>Use and design of a replacement structure have been approved by the Director of Neighborhoods; and</i></p>	<p>The applicant has provided conceptual massing studies at the Board's request. The applicant has submitted an application for a Certificate of Approval to replace the existing structures and anticipates approval after additional Board briefings and direction.</p>
<p>3. <i>Proof acceptable to the Director of Neighborhoods of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Director of Neighborhoods may accept a bond, letter of credit, or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and</i></p>	<p>This proof will be provided as required.</p>

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Standards	Comments
4. <i>Satisfactory arrangements have been made for retention of any part of the structure's facade that the Director of Neighborhoods and Special Review Board determine to be significant; and</i>	The project structural engineer has determined that the only façade of the 614 Maynard S building that could be retained is the western façade. In that scenario, the façade would need to be deconstructed and reconstructed to allow for seismic upgrades to the building's walls, floor, and roof. The Board has indicated that retaining the western façade is not satisfactory, and has not indicated that any other facades warrant retention.
5. <i>Satisfactory assurance is provided that new construction will be completed within two years of demolition.</i>	This assurance will be provided prior to COA approval.

Guideline/Standard	Comments
Secretary of the Interior's Standards	
<i>The Secretary of Interior's Standards for Rehabilitation (Secretary of Interior's Standards) are referenced in the District's design guidelines and serve as an additional "guideline" for new construction in the District. The Secretary of Interior Standards apply to projects on a case-by-case basis and not all Standards apply to a specific project. In event of a conflict with the Seattle Municipal Code, the Code standards shall govern over the Secretary of Interior</i>	
1. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	The 614 Maynard Ave building was originally constructed in 1910 as a one-story building which was used for commercial/retail use. The second and third floor were added in 1913, creating a mixed used building with residential uses over commercial and retail uses. Given the structural insufficiency of the building, demolition is proposed. The replacement building will continue to be used for mixed use residential and retail uses.
2. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i>	As noted in the December 2016 Johnson Partnership report, most of the potentially SRO-character-defining features of the existing brick building at 614 Maynard Ave have been removed: <ol style="list-style-type: none"> 1. Demolition of the original wood and plate glass storefront in 1956-1957 2. Replacement of original wood sash double-hung upper level windows with fixed glazing 3. Removal of the sheet metal parapet cornice after 1937 The brick exterior and the sheet metal band separating the lower floor from the upper level additions are the only potentially character-defining features still in place.

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Guideline/Standard	Comments
<p>3. <i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>The proposed development will avoid historicist design and will be compatible but differentiated from surrounding structures in District.</p>
<p>4. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p>As noted in the Johnson Partnership report, the existing building of 614 Maynard Ave is not unique or historically significant.</p>
<p>5. <i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</i></p>	<p>The 614 Maynard Ave building is a vernacular commercial building built in two stages. The construction methods are traditional, and the building was designed and constructed with minimal ornamentation. There are no distinctive features, finishes, or construction techniques or examples of craftsmanship that are unique to this property.</p>
<p>6. <i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i></p>	<p>As proposed, the development will include demolition of the existing buildings on site. The new building on the site will incorporate references to the adjacent New Central historic landmark through interior curated historical exhibits.</p>
<p>7. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i></p>	<p>N/A.</p>
<p>8. <i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i></p>	<p>N/A.</p>
<p>9. <i>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.</i></p>	<p>The proposed development will comply with this Standard as applied to new construction in a historic district. The proposed development includes a new, mixed-use project.</p> <p>The proposed design differentiates the old from the new by providing a physical separation (or gasket) between the New Central building to the west and the proposed new podium, as well as a setback for the tower addition above. The proposed podium treatment responds to the</p>

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	massing, size, and scale of the adjacent New Central Building to the north as well as the Asia Condominiums to the east. The proposed development will rely on the updated Design Guideline techniques for tall buildings to ensure that the structure is compatible but differentiated from historic structures and be compatible in massing, size and scale with its adjacent historic and non-historic structures within the vicinity.
<p><i>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.</i></p>	<p>The proposed development would be new development within a historic District. The proposed new construction will not have any physical impact on the adjacent historic New Central Building to the north.</p>