



International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 76/22

Staff Report

Address: 510 6th Ave S. – Fujisada Condominiums

Applicant Representatives: Christopher DeVoist, Technology Associates EC, Inc.

Project Summary:

Use and Design: Proposed establishment of use for minor telecommunications utility equipment and construction of a minor telecommunications facility atop an existing penthouse located at the southeast corner of the building's rooftop.

See attached photos, plans, specifications and cut sheets.

Additional information:

- This site is located within the Asian Design Character District and Retail Core.
- The Fujisada Condominiums building is a non-contributing building.
- The proposed minor communication utility equipment does not exceed 15 percent of the rooftop area.

Staff analysis:

It is the staff opinion that location of minor communication utility and mechanical equipment shall be located toward the center of the roof and setback from the parapet to minimize visual impact from the right-of-way. In this instance, the applicant has explored alternatives and provide justification for the proposed location. While not ideal, the fact that the Fujisada is a non-contributing building and the location of the equipment is toward the alley and adjacent to a developable parcel factored into the staff's consideration and suggested proposed motion.

PROPOSED MOTION TO APPROVE – Use and Design

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and Design at 510 6th Ave. S.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 28, 2022 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 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.306 – International District Residential (IDR) Zone goals and objectives

SMC 23.66.320 - Permitted uses

SMC 23.66.332 – Height and rooftop features

SMC 23.66.336 – Exterior building finishes

A. General Requirements.

B. Asian Design Character District.

1. Materials

2. Colors

3. Surfaces