



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 100/21

Staff Report

Address: 1001-1005 S. King St.

Applicant Representatives: Matt Driscoll, d/Arch LLC

Project Summary: Proposed Demolition, Use and Preliminary Design of an eight-story mixed-use building consisting of 100 apartments, ground floor commercial (approx.. 3673 sq ft) and one level of underground parking (77).

The proposal includes demolition of the existing building at 1001-1005 S. King St.

The applicant requests the following two Departures (see sheet CS06 of plan set for details):

Departure #1 – SMC 23.54.030G Site Triangles

Request departure to allow structural column and portion of structure in the vertical spaces between 32 inches and 82 inches from the ground on one side of the garage entry ramp in order to shift garage ramp closer to the south property line.

Departure #2 – SMC 23.49.162 Street Façade Requirements

Request to reduce the setback from 10' to 4' above 45' h podium.

The applicant has given two briefings to the Board since January 2019. The briefings took place on January 22, 2019 and October 8, 2019.

Chronology

November 2018	Application for a Certificate of Approval for Demolition, Use and Preliminary Design submitted.
January 2019	ISRD Board briefing. Matt Driscoll, Steven Leahy and Bree Bauer, d/Arch LLC, presented updated briefing materials.

Issues: Site context; Demolition and history/context of the existing buildings; underground contamination; Massing studies/vehicular access; avoiding large unbroken surface areas

Comments/Recommendations: Recommendation to consider views from multiple perspectives and recognition of the proximity to the Seattle Chinese Southern Baptist Church; recommendation for a context study along S. King and 10th Ave S.; Board members commented on the value of outreach to help inform uses and form; Importance of design at the first 3-4 stories; Discussion of massing and breaking up the upper level massing of massing studies presented; Consideration of how uses relate to form; Security at ground floor level.

October 2019

ISRD Board briefing. Stephen Lekan, d/Arch LLC, presented updated briefing materials.

Issues: Site and context analysis; Overview of alterations to extant property; Presentation of three massing options; Reduction of verticality; Importance of street level scale; Overview of outreach plan and initial feedback; Presentation of departure requests; Design of plaza at the entry.

Comments/Recommendations: The Board did not voice any objections or concerns about proposed demolition or findings of historic significance; Recommendation to consider appearance from I-5 due to visual prominence; The Board spoke about the importance of the ground floor and its relationship to the neighborhood; The Board expressed concerns about the proposed verticality at the corner reinforcing the tower massing; Board support for the Code compliant option (not the applicant's preferred option); Recommendation for further refinements to the preferred option with the pedestrian experience in mind. Preliminary discussion of materials and architectural detailing. The Board voiced support for proposed departures.

June 2021

The application was determined to be complete.

Staff comments

- This project is not subject to SEPA.
- S. King Street is a designated Green Street.
- Although the new Design Guidelines for the District have not yet been adopted, the applicant has incorporated guidance from the draft guidelines into the proposed building design.

Demolition Analysis

When reviewing a proposal for demolition of building or buildings located outside of the Seattle Chinatown National Register District, the board and DON must make a determination as to whether or not a building is a contributing structure by reviewing a historic property report and taking into account the provisions outlined in SMC 23.66.032 – Contribute structures; determination of architectural or historic significance and SMC 23.66.318 – Demolition.

Use Analysis

Criteria for Review: The board must review applications based upon the consistency of the proposed action with the requirements of the ordinance, the district use and development standards and the purposes for creating the district. Please review the District goals and objectives, SMC 23.66.302 and International District preferred uses east of Interstate 5 - SMC 23.66.308.

- Since the ISRD ordinance SMC 23.66 is a zoning overlay, the underlying downtown zoning code SMC 23.49 still applies unless the ISRD ordinance specifically addresses that issue. The ISRD Board

reviews for compliance with SMC 23.66; SDCI reviews for compliance with SMC 23.49 – Downtown Zoning, as well as other code requirements such as ADA.

What does the Board review:

- *Type of use:* Uses are permitted, prohibited or subject to special review. Please review SMC 23.66.320, 308 and 322. The applicant is seeking use approval for housing on the upper levels and commercial use or uses accessory to the upper-story residential use at the ground floor. Since the applicant has not defined specific retail tenant uses, the board can grant approval for retail commercial uses that are neither prohibited or subject to special review.
- *Public Rights of way:* Location of access to the site and building.

Exterior Design Review

- *General Requirements 23.66.336* – The Board reviews proposed preliminary design including window proportions, floor height, cornice height, for compatibility of scale, bulk, height, style of buildings in the immediate area, surrounding structures. **This application is for Preliminary Design. Colors and materials may be considered during this review, but will be included in a separate application for a Certificate of Approval for Final Design.** The applicant must submit a materials board for Board consideration with that application.
- *Height:* SMC 23.66.332, The zone is DMR/C (Downtown Mixed Residential/Commercial) 75/75/170 (up to 170' with a non-residential use included)
- *Rooftop features:* SMC 23.66.332(C) including rooftop mechanical equipment. **Some of these elements may be addressed in the applicant's Final Design application.**
- *Views:* - shadows on Kobe Terrace Park and Garden are not anticipated.
- *Departures:* The Board may recommend granting a departure where an applicant demonstrates that departure would result in a development that better meets the requirements of Chapter 23.66, the district use and development standards, and the purpose for creating the district.

PROPOSED MOTION – Demolition, Use and Preliminary Design

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use and Preliminary Design at 1001-1005 S. King St.

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 virtual public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This recommendation includes support for two requested departures:

Departure #1 – SMC 23.54.030G Site Triangles

Request departure to allow structural column and portion of structure in the vertical spaces between 32 inches and 82 inches from the ground on one side of the garage entry ramp in order to shift garage ramp closer to the south property line.

Departure #2 – SMC 23.49.162 Street Façade Requirements

Request to reduce the setback from 10' to 4' above 45' h podium.

This application does not include: Exterior building materials, colors and finishes, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop, right-of-way improvements, signs or a building sign plan.

As a *condition of approval*, the applicant will submit an application for a Certificate of Approval for Final Design details. As part of the Final Design review process the applicant shall explore alternative detailing and design treatments that reduce the building's verticality at the northwest corner.

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 23.66.032 – Contribute structures; determination of architectural or historic significance

SMC 23.66.050 – Departure from Land Use Code requirements

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.318 - Demolition

SMC 23.66.320 - Permitted uses

SMC 23.66.332 – Height

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.

C. Exterior building design outside of 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 a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

SMC 23.66.342 – Parking and access

Secretary of the Interior 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.