



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 132/20

Staff Report

Address: 206 5th Ave S. – 206 Origins

Applicant Representatives: Rosa Folla, Hewitt, and Edge Development

Project Summary: Proposed Use, Street Use and Final Design of an 8-story mixed-use development consisting of 66 apartments and 1,356 sq ft of commercial space. No parking is proposed. The proposal includes planting one street tree on 5th Ave S. and regrading a portion of the alley.

The proposal includes demolition of the extant building.

See attached historic property report, photos, plans, renderings, specifications and cut sheets.

Proposed Alley Exception:

As part of this proposal, the applicants are asking for ISRD Board support for an Alley Exception application to SDOT, to allow a waiver of the alley width requirement under SMC 23.53.030F.1. – Minimum width for existing alleys. A 2’ dedication will be provided up to a height of 8’ at grade. The alley is unimproved on the north end of the block and unlikely to be approved due to the severity of the grade.

The following items have been deferred and will be part of a future application: building signage, design of the residential entry gate and final materials/color treatment on the south façade.

The applicant has given four (4) briefings to the Board since June 2018. The briefings took place on: December 11, 2018; March 26, 2019; October 22, 2019; and, December 10, 2019.

Chronology

June 2018	Submittal of an application for a Certificate of Approval for Demolition, Use and Design.
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December 2018	ISRD Board briefing by Eli Hardi, Hewitt
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Issues: Presentation of historic property report; massing studies for an 8-story building, use and overview of alley and sidewalk improvements.

Comments/Recommendations: The Board did not find any historic, architectural or cultural significance regarding the extant building at this time; The majority of Board members preferred Option C, noting the compatibility of the ground floor expression and materiality to the character of the District. A couple of Board members supported elements of Option A, which had a strong datum line that related to the adjacent Ascona Apartments. Members recommended activating the ground floor and alley and avoid blank façades.

March 2019

ISRD Board briefing by Eli Hardi, Hewitt

Issues: Summary of outreach conducted to date; Refinement of massing option C; Fenestration; Preliminary material exploration

Comments/Recommendations: Board appreciated fenestration studies within the District and relationship of proportions to buildings in the District; Relationship of the middle portion of the massing to the base; Recommendation to tie building together with structural lines (proportion of bricks to windows); Interest in approaches to securing residential entry; Importance of lighting in the alleys; Support for the addition of street trees, where possible.

October 2019

ISRD Board briefing by Julia Nagele and Eli Hardi, Hewitt

Issues: Summary of updates to the façade design and fenestration; Presentation of alley exception proposal related to 2' dedication; South façade activation including proposed artwork (design: TBD); landscaping.

Comments/Recommendations: Board members voiced support for façade design changes and operable windows. Support for alley exception proposal. Members expressed concern about proposed color contrast on the alley façade and asked for exploration of options to soften the contrast. Request for reduction of Flexipave in right-of-way and exploration of optional treatments. Support for proposed mural or artwork on south façade.

December 2019

ARC briefing by Eli Hardi, Hewitt

Issues: Review of construction documents. Discussion of gate design at the residential entry, lighting at grade, paving treatments on 5th Ave S. and color options for the alley-facing façade. Confirmation of change from condo units to apartments.

Comments/Recommendations: ARC members voiced support for design direction; Members restated a preference for a reduction of Flexipave in the right-of-way. Members requested additional information about proposed lighting for the alley.

Additional information

a) General

- This site is located outside the National Register (NR) District and outside the Asian Design Character District/Retail Core. The existing building was constructed in 1924.
- This project does not trigger the SEPA.

b) 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 a building is a contributing structure by reviewing a historic property report and taking into account the provisions outlined in SMC 23.66.032 – Contributing structures; determination of architectural or historic significance and SMC 23.66.318 – Demolition.

c) 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 ISRD goals and objectives - SMC 23.66.302 and International District Residential (IDR) goals and objectives – SMC 23.66.306.

- 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 address a particular 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, 322, 326 and 328. 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 (RoW):* Location of access to the site and building. This site also includes landscaping and decorative paving in the RoW.

Exterior Design Review

- *General Requirements 23.66.336 A.* 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.
C. Exterior Building Design Outside the Asian Design Character District.
- *Height:* SMC 23.66.332, The zone is IDR (International District Residential), Maximum height is IDR 45/125-270 feet.
- *Rooftop features:* SMC 23.66.332(C) including rooftop mechanical equipment.
- *Views:* shadows on Kobe Terrace Park and Garden are not anticipated.

PROPOSED MOTION – Demolition, Use and Final Design

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use, Street Use and Final Design at 206 5th 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 October 27, 2020 virtual public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The Board has also reviewed the proposed Alley Exception and recommends that the Director of the Department of Transportation approve the Exception, as proposed.

- Minimum width required for existing alleys – SMC 23.53.030 F1

The Board acknowledges the conditions on the north end of the alley make it unlikely that the alley connection to S. Washington Street will be restored due to the steep grade. Granting this exception will not alter spatial relationships or the historic character of the district

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 – Contributing structures; determination of architectural or historic significance

SMC 23.66.302 – International Special Review District goals and objectives

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

SMC 23.66.318 - Demolition

SMC 23.66.320 - Permitted uses

SMC 23.66.326 – Street level uses

SMC 23.66.328 – Uses above street level

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 the Asian Design Character District**

SMC 23.66.342 – Parking and access

This action is also based on the **following applicable sections of the Secretary of the Interior Standards:**

- 2.** 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.

The Board determined that the building lacks the historic and architectural significance and architectural integrity required for a contributing building. Removal will not adversely impact the integrity of the International Special Review District.

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.

Here, the new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the surrounding environment, because the Board has determined that the scale, massing, materials/colors and proportions respond to the surrounding context and do not adversely impact the character of the International Special Review District.