



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 121/23

### Staff Report

**Address:** 913 S. Jackson St.  
**Record #:** DONH-COA-01025

**Applicant Representatives:** Yen Nguyen, The Alley

**Use:** Proposed establishment of the commercial space for a bubble tea shop ("The Alley"). This is a use subject to special review, in accordance with SMC 23.66.324.

Signage and window treatments are not part of this proposal.

See attached plans.

### Staff Comment:

- In accordance with the land use code (SMC 23.84A.012), The Alley is a "fast food restaurant, formula" which is defined as:

*Fast food restaurant, formula" means, for purposes of application within the International Special Review District, an establishment required by contractual or other arrangements to offer some or all of the following:*

- 1. standardized menus, ingredients, food preparation, decor, external facade and/or uniforms;*
- 2. prepared food in a ready-to-consume state;*
- 3. food sold over the counter in disposable containers and wrappers;*
- 4. food selected from a limited menu.*

- It is the staff opinion that this proposed business is responsive to the criteria to be considered under SMC 23.66.324 – *Uses subject to special review*, and would not have an adverse impact on the District.

## PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use for a bubble tea shop (The Alley) at 913 S. Jackson Street, per the attached plans.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the September 12, 2023 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 23.66.324 – Uses subject to special review**

A. Uses subject to special review require approval of the Department of Neighborhoods Director after review and recommendation by the Board. Approval may be granted, conditioned, or denied based on consideration of the recommendation and the criteria in this [Section 23.66.324](#) and in [Section 23.66.326](#), if applicable. The following uses are subject to special review by the Board:

1. Formula fast food restaurants;
2. Hotels;
3. Planned community developments;
4. Flexible-use parking garages;
5. Street-level uses subject to special review as provided in subsection [23.66.326.C](#); and
6. Accessory surface parking areas, if located in a Downtown Mixed Residential zone within the International Special Review District.

### B. Nature of review

1. The evaluation of applications for uses subject to special review shall be based upon the proposal's impacts on the cultural, economic, social, historical, and related characteristics of the International District, particularly those characteristics derived from its Asian heritage; existing and potential residential uses; the pedestrian environment; traffic and parking in the District; noise and light and glare.

### **Secretary of the Interior Standard #9**