



The City of Seattle

International Special Review District

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ISRD 202/15

MINUTES FOR THE MEETING OF TUESDAY, October 27, 2015

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Ben Grace
Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Joann Ware
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

102715.1 CERTIFICATES OF APPROVAL

Applications reviewed out of agenda order.

102715.12 Far East Building
620 S. Jackson St.
Applicant: Bob Hale, Rolluda Architects

Ms. Frestedt explained the proposed replacement of the sidewalk and associated areaway on the northeast portion of the block along S. Jackson Street and installation of 3" square metal mesh welded to the interior of the guardrail fence. Exhibits included photographs, plans and samples. She said this building is located in the Asian Design Character District and the National Register District. The Far East Building (historically referred to as the Havana Hotel) was constructed in 1900 and reconfigured after the regrade in 1908. The building has since undergone substantial alterations, including changes to the storefronts. A Certificate of Approval for Exterior Alterations, Signage and Street Use was approved in January 2010. This work included paint colors and the installation of canopies and leaning rails.

Applicant Comment:

Bob Hale, Rolluda Architects, explained the need to replace the sidewalk and noted the area way is not in great shape; it is leaky and not ventable. He said there was a restaurant in the basement at one time. He explained the need to replace the areaway and noted there are seven businesses that need the areaway to access their businesses. He said this is a complicated site due to the bus stop.

Juan Antonio Calaf, Rolluda, said they are staging now and will only work on one-two bays at a time.

Ms. Rogers asked the applicants to highlight street-level changes.

Mr. Hale said that they will expand the sidewalk into the bus lane. He said they will replace concrete beams with steel and he noted that the new concrete will look cleaner. He said the new scoring will be done to SDOT standard. He said the stairs will remain and be repaired in-kind. He said that all light poles will stay.

Mr. Grace asked if the alley will be closed and if businesses have been notified.

Mr. Hale said he didn't know if notification had been given. He said that the dumpster will be moved out of the alley. He said that it is anticipated that work will be completed by year's end. He showed detail of structural slab on steel deck and said there will be a waterproof membrane. He said there will be no change to retail, the storefronts remain, brick quarry tile will remain and the steel will match existing.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt said that most work is in-kind, but due to the scope of the project and public impacts within the right-of-way she thought it best that the proposal come before the Board.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use & Design.

The proposed Street Use & Design meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

SMC 23.66.334 – Streets and sidewalks

SMC 23.66.336 – Exterior building finishes

A. General requirements

B. Asian Design Character District

Secretary of the Interior's 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.

#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.

MM/SC/JW/BG 5:0:0 Motion carried.

102715.11

Publix
504 5th Ave. S.
Applicant: Kiki Gram, Spectrum

Ms. Moriguchi recused herself due to her affiliation with the property.

Ms. Frestedt explained the proposed replacement of the garage door along 5th Ave. S. and revised window colors for the new construction portion of the project (former Uwajimaya Warehouse). Exhibits included plans, specifications and samples. She said the building is located in the Asian Design Character District. She said a Certificate of Approval for construction banners was issued Sept. 30, 2015. A Certificate of Approval for Use and Final Design for rehabilitation of the building was issued in August 2014. She noted that vinyl windows are not a preferred material on primary facades within the Asian Design Character District; however, given that white vinyl windows were previously approved by the Board, the move toward a warmer color window may soften the contrast between materials.

Applicant Comment:

Kiki Gram said the proposed new door is a dark color gate with wide space verticals. She said the original plan was to refurbish existing but it is in bad condition and doesn't meet code so they propose new door and motor. She said the new gate will be a mill aluminum sliding door – the same finish as the storefronts on the warehouse. She said that it will have different grid work and she included shop drawings. She said there will be a small bumper at the leading edge. She said the hardware and motor will be concealed. She said the location is in the warehouse building and is adjacent to new storefronts. Responding to questions she said there will be no change to the person door egress; the wing wall remains.

Ms. Gram said they considered options for the windows and determined that the “putty” color was not an appropriate fit. She said the extreme contrast with the previously approved white window was too great and that finish colors have been changed to Adobe for the windows and Alpaca for the adjacent panels to minimize the color contrasts. She said the Alpaca color is already being used on the Publix.

Public Comment: There was no public comment.

Board members indicated support for the changes.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for revisions to final design, including window colors (Adobe for windows and Alpaca for adjacent siding panels) and installation of a new garage door.

The proposed revisions meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.336- Exterior building finishes

A. General Requirements

B. Asian Design Character District

Secretary of the Interior Standard #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.

MM/SC/BG/JW 4:0:0

102715.13

Right-of-Way

Work within the sidewalk right-of-way along S. Jackson St. at the intersections of 5th Ave. S. and Maynard Ave. S.

Applicant: Jonathan Dong, SDOT

Ms. Frestedt explained the request for retroactive approval for installation of two wayfinding signs. Exhibits included plans, specifications and samples. She said that both posts are located within the boundaries of the Asian Design Character District and Retail Core. She provided background and explained that a Certificate of Approval for Street Use and Signage for the installation of five (5) wayfinding or directional sign posts was approved in 2007. She said this proposal deviates from the 2007 approved plans. She said a few of the previously approved poles are pictured in the applicant's submittals. The previously approved signs were color-coded by neighborhood. The newly installed sign blades are uniformly blue (identified as: RAL 5007, Pantone 647C), the color that had been identified for South Lake Union in the 2007 proposal.

Applicant Comment:

Jonathan Dong and Erin Harris, SDOT, presented.

Mr. Dong provided context for the purpose of the sign and why the model – which is standard for the larger citywide system – was chosen.

Ms. Harris said that existing signs are prone to failure and are expensive to maintain. She said that the finials on top are routinely stolen and expensive to replace. She said that maintenance crews are unable to repair the welded parts on the 2007 signs. She said they will use the same telespar post – which is painted red in this district - as the rest of the city. She said the sign blades are thinner materials and will bolt on to post. If they come down they can be reinstalled. She said that it is a new assembly type with fewer maintenance problems.

Ms. Ware asked where the other signs like those recently installed exist.

Ms. Harris said Downtown, S. Lake Union, Denny Triangle, and Rainier Valley.

Mr. Dong said they are consistent with the rest of the city.

In response to a question about the color coding by neighborhood, Ms. Harris said the ones outside of downtown are just blue.

Ms. Grace asked how the updates would be done.

Ms. Harris said that as they need maintenance they will replace with new style.

Mr. Grace asked about color options and noted the use of reddish brown for this district.

Ms. Harris said to revise the current proposal would require a public process and would be a larger project than just this district. She said SDOT has a couple of different wayfinding plans. She said it is ever evolving and through maintenance they are trying to keep it uniform.

Ms. Ware asked if more signs are planned.

Ms. Harris said not that she is aware of.

Mr. Dong said that the locations were selected for high transit volume and noted that Little Saigon has the same sign at 12th and Jackson.

Ms. Frestedt said that DON is working with SDOT to increase coordination between departments and to minimize variation of sign types within the district. She noted the signs were already installed and said the board should consider the proposal as if the work had not yet been executed.

There were comments about the footing looking out of place with the red pole and suggestions to paint the footing to match the pole. Applicant stated that it could look worse – the paint would be chipped off the base and leaving it unpainted was a more feasible solution than going back to touch up.

Public Comment: There was no public comment.

Board Discussion:

Ms. Wong asked about color difference from 2007 plans.

Ms. Frestedt said the 2007 colors had the blades in different colors based on what they pointed to. She distributed a copy of the approved plans from 2007.

Ms. Rogers noted that the new blades are all the same blue.

Mr. Grace said it would be nice to have the existing signs switched to match the new design; he said the blue is not ideal.

Ms. Moriguchi agreed with Mr. Grace, but said that since it is part of a bigger citywide project and it makes sense to stay consistent with that. She suggested painting the foot red to soften the impact to the neighborhood.

Ms. Ware agreed but said she didn't mind the lighter base because it blends in to the sidewalk but was okay with painting it as well.

Responding to clarifying questions Ms. Harris said that the signs point to points of interest in neighborhood and not to private marketing or advertising. She said that with a matching fund project or other source of funding signs could be changed out to keep consistency. She said that if SDOT were to fund it would have to be put into the budget.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use and Signs as proposed.

The proposed revisions meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.334 – Streets and sidewalks

MM/SC/JW/BG 5:0:0 Motion carried.

102715.2 BOARD BRIEFINGS

102715.21

525 – 537 Yesler Way

Presenter: Paul Hanson, NK Architecture

Informational briefing on proposed new construction of a 7-story mixed-use building with underground parking.

Briefing materials dated October 20, 2015 in DON file. Following are board questions and comments.

Paul Hanson said the briefing was for guidance and for the board to review massing strategies. He acknowledges the context within the District, but noted the transitional nature of the surrounding area, including downtown and Yesler Terrace.

Ms. Frestedt noted the unique circumstances of the alley, steep slope and vehicle access.

Mr. Hanson explained that there is an existing retaining wall and not enough space for an alley. He said they are not sure of the property line at this point and there is no curb cut. He said there is a childcare facility proposed for the ground floor.

He reviewed the massing strategy and highlighted elements of two alternate schemes:

Scheme A: East-facing courtyard (preferred).

- Courtyard activity
- Morning light
- Moments of interaction
- Massing breaks at street

Scheme B: West-facing courtyard.

- More traditional
- Afternoon light
- Grading challenges

Public Comment:

Diane King, property owner, asked how many stories are proposed.

Mr. Hanson said there will be six or seven above grade and one story of parking below grade

Mike Omura said that childcare is great and the ground floor is good for activities. He asked if a tenant has committed to a lease.

Mark Angelo said they are waiting to hear about the viability of their preferred east face option.

Ms. Leong arrived at 5:55 pm.

Mr. Omura asked about the open courtyard and safety issues.

Mr. Angelo said it will not be open to the public although they want it to be visually interactive. He said it will be gated somehow. He said that the east courtyard will create pedestrian interaction and activity.

Tiernan Martin, resident, stated that he preferred the east facing option; he said there is residential across the street and it adds eyes on the street. He asked about programming on the roof.

Mr. Angelo said they have to pull the roof deck back on the 7th floor but they will provide an indoor / outdoor amenity space. Jill Burdeen, NK Architects, stated that a departure may be required.

Ms. Frestedt noted that the zoning at this site is 240'.

Board Discussion:

Ms. Rogers said how the east facing courtyard interfaces with the street is key. She said the childcare program is a challenge. She said you want that interaction with the street but not 'zoo-like' through the fence. She said it is hard to envision that space without seeing the windows indicated. She said an interesting example is Chiyo's Garden behind Kobo at Higo, because it's a surprise when coming down the alley.

Mr. Angelo said they can create a dynamic visual to help with that.

Ms. Moriguchi agreed with Ms. Rogers. She said they are moving in a good direction and noted that the steep grade breaks up the massing. She said the stepdown makes sense so there's not a blank façade. She asked what the in-between/courtyard space will look like.

Ms. Wong appreciated the east courtyard from a pedestrian perspective and noted the sweetness of seeing children play. She said she liked the historic reference of 'life in the alley'.

Mr. Grace agreed and supporting breaking up the building on 6th Ave. S.

Ms. Ware asked if it was possible to position the courtyard at grade. She said it looks sunken and may not have much of a connection to the street. In many courtyard typologies the courtyard is the entrance.

Mr. Angelo noted the challenge of the slope.

Mr. Hanson said where they are showing the residential entry now is where it would work best. He went over options for creating a gate into the courtyard and a door to the childcare space. Landscaping can help transition between upper and lower courtyard and the street. He said a mid-level second entry to the residential at the high end.

Ms. Leong supports the comments by follow board members and noted the importance of lighting.

Ms. Moriguchi said it should be porous and that it can be urban and open.

Ms. Ware said that they should reference and study Nihonmachi history – bathhouse, theater – to draw inspiration from.

102715.22

616 8th Ave. S.

Presenter: Hui Tian, Studio19 Architects

Informational briefing on proposed demolition of a one-story building and new construction of a 14-story mixed-use building, featuring a hotel, apartments, condominiums and 3-levels of underground parking. Staff noted that the site is located outside of the Asian Design Character District and the extant building is a non-contributing building, based on age.

Briefing materials dated October 27, 2015 in DON file. Following are board questions and comments.

Hui Tian and Jeff Wong, Studio19 Architects, presented. They provided context of the site and neighborhood. Proposed is a 14-story mixed use building with hotel, apartments and two levels of market-rate condos. The development goals are to revitalize and activate the area and promote safety. Three massing options were provided: A) one tower on top of four-story podium, multiple green spaces, vehicle access off 8th, recessed top two floors of condos; B) courtyard facing to north, terraced / stepped façade (reduce massing and still seen as one tower), multiple green levels, parking entry off 8th and, hotel access off 8th; C) – Preferred. Courtyard along Lane – a green street, perception of two towers, courtyard facing south, podium level green roof, top level green roof, parking entry on Lane, apartment / hotel access off 8th.

Design cues will be taken from the neighborhood, drawing from Asian Character, but more abstract. Materials from surrounding buildings, façade is an opportunity for artwork, lattice work, colors. Layered façade/window pattern.

Public Comment:

Tiernan Martin, resident, asked the massing and requested clarification about programming at each level. .

Ms. Tian said the top two floors are set back.

Mike Omura, SCIDPDA, asked if retail beyond the restaurant is planned.

Ms. Tian said no, but restaurant will face 8th & Lane.

Responding to questions applicants there will be 160 parking spaces, 2 levels of hotel parking and 1 level that's open. There will be a concierge for hotel located internally.

Ms. Frestedt confirmed that the project will trigger SEPA review; there will be no action by the Board until SEPA is published.

Cara Bertron, SCIDPDA, said she is particularly interested in the impact to Legacy House and asked the team to show perspectives from the north and south in future presentations; She noted that the courtyard is not open to the public.

Mr. Omura expressed concern about the location of the garage entrance on Lane and noted there is a lot of van activity there for Legacy House and Denise Louie childcare facility. He said a traffic analysis will be important. He referenced the problem with Lane as a dead end and buses needed turn around space.

Ms. Tian said there are only two opportunities for garage entry and that 8th is busier than Lane.

Ms. Bertram reminded that the street car will use 8th as well.

Ms. Frestedt talked about code requirements for use and said that hotel use is "subject to special review".

Ms. Moriguchi asked if the building is set back from the property line. She said more study is needed about the public spaces and how they will be used. She asked, how does this interaction with an urban street edge?

Mr. Grace asked if there will be a green roof.

Ms. Tian said they are still studying that.

Ms. Ware said that what's nice about options A and B is that they're set back and allow for plantings and green space; breaks up massive façade and introduces green element. She noted that S. Lane is a Green Street.

Ms. Leong said that a traffic study will be important as well as a lighting study.

There was discussion of the massing. One member recommended setting back the condos to help break up the massing. Another suggested playing on the vertical massing, as well as the horizontal.

Ms. Rogers asked the team to include mechanical units in the massing along with street view.

Ms. Ware noted there should be transparency and interaction at street level and to engage the pedestrian experience.

Ms. Tian said there will be a restaurant / bar that will be open to public.

There was a question about whether or not there will be rooms available for community use.

Ms. Wong noted the history slides had numerous errors and omissions. She said accuracy about the history is important. She suggested looking in to Doug Chinn's book, *Seattle's International District*.

Ms. Moriguchi said it is great to draw inspiration the district and noted the importance of a avoiding a false sense of historicism.

Ms. Bertron asked the team to define goals – clear lines about who they are serving, who is there, and how they will connect to the community.

Ms. Ware said this will have a huge impact on the area. She recommended they reach out to neighbors including ICHS, Legacy House, Library, and others.

Mr. Grace said having condos is positive.

102715.3 BOARD BUSINESS

Adjourn at 7:10 PM

Rebecca Frestedt, Board Coordinator
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