



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISR 72/18

MINUTES FOR THE MEETING OF TUESDAY, April 24, 2018

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Sergio Legon-Talamoni
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

David Leong

Chair Tiernan Martin called the meeting to order at 4:30 pm.

042418.1 APPROVAL OF MINUTES

February 27, 2018

MM/SC/SH/SLT 4:0:1 Minutes approved. Ms. Chan abstained.

March 13, 2018

MM/SC/SH/EC 5:0:0 Minutes approved.

042418.2 CERTIFICATES OF APPROVAL

042418.21 607 Maynard Ave. S. – International House

Applicant: Erick Alvarez, Ross Deckman + Associates

Ms. Frestedt explained the modifications to the entrance canopy (new mullions and the addition of stonework around the columns) and construction of two planter boxes, one on either side of the entry. She said that application includes new paint to be applied to the first story/commercial level of the building for greater definition of the base (Color: Dunn-Edwards Paints - “Cover of Night”

LRV 7); and, new building name and addressing signage. Exhibits included plans, photographs and samples. She said the International House was constructed in 1979. It is a non-contributing building located within the Asian Design Character District.

Applicant Comment:

Erick Alvarez proposed to paint the lower level of the building a darker gray tone up to the second level. He said the new color will wrap around the entire structure; on the south side it will go down to basement level. He said that planter walls will be added at main entrance and will be clad in stone. The courtyard fence will be painted dark gray to match.

Ms. Hsie asked what prompted the alteration.

Mr. Alvarez said the building interior was remodeled and they decided to revitalize the exterior as well. He said the existing mullions are thin and make the canopy feel light; the modification will bulk it up a bit. He said they will increase the size of font and letters in the sign. He said there are no structural changes.

Public Comment:

Christina Nguyen, resident in the area, asked about the resident demographics.

Ashley Radke, district resident, said the residents are a mix of 62 and older and disabled.

Board Discussion:

Mr. Legon-Talamoni said the location of the paint at the datum line makes sense for this building.

Mr. Martin agreed.

Ms. Frestedt said the proposal does not conflict with the guidelines; however, she said that the material and configuration may not be appropriate on a historic building. In this case it is simple. She said applications are reviewed on a case by case basis.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design and Paint Colors, as proposed.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the April 24, 2018 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 and District 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**
 - 1. Materials**
 - 2. Colors**
 - 3. Surfaces**

Secretary of the Interior’s Standards #9 & #10

MM/SC/EC/SLT 5:0:0 Motion carried.

042418.3 BOARD BRIEFING

042418.31 450 S. Main St. – Koda
Presenter: Yang Lee, KMD Architecture

Mr. Martin recused himself.

Design briefing on proposed Use and Preliminary Design (bulk/massing/scale) new of a 17-story condominium development, featuring ground floor retail and 3-levels of below-grade parking on the site of an existing surface parking lot. The focus of this briefing will be on the use and detail for ground floor retail and site design. The applicants will also brief the board on their traffic study.

Briefing presented via PowerPoint and handouts (available in DON file). Mr. McCleary, KMD Architecture, provided an overview of the changes made since the last briefing. He said that there will be retail along 5th Ave S. They are proposing an open concept for retail at the corner – likely a kiosk for food service or retail sales. In regards to the retail space; he said that the spaces have not yet been leased. He went over the proposed departure requests: Overhead Weather Protection and Rooftop Coverage.

In reference to the existing site conditions, the existing cherry trees would be removed. Kristin Lundquist, landscape architect, stated that they were planted when the parking lot went in, likely to meet screening requirements, and that they are not exceptional or heritage trees. She said they are planning five new street trees on 5th Ave. S. and two on S. Main St. with a planter at the base.

In response to a question from staff, architect Yang Lee summarized the basic findings of the traffic study. He said that the quantity of parking they’re proposing is sufficient. He said the garage will be accessed from the alley. He noted that a couple of parallel parking spaces on Main St. would need to be removed to accommodate street trees.

Following are public comments and Board comments and questions.

Public Comment:

James Lee, district resident, explained that he has reserved a spot in the building. He said that as a potential resident he is concerned about the hybrid public space concept and how it would be used. He said it is well-intentioned, but as a resident, it feels insecure. He said

that opening it up as a public space would raise security issues. He raised issues that occur within the public spaces at Uwajimaya Village, where he lives. He said this part of the proposal is impractical and problematic. He would like to see the retail spaces manage their own access.

Christina Nguyen, neighbor, asked to have more research done on the trees; they may have been gifted by Japanese government. She expressed concern about bus routes, parking issues; impacts to Hirabayashi Place, elders, immigrants. She said drop off for day care will be impacted and there is already a parking dilemma. She said they need to pay homage to Nihonmachi; this is a historical neighborhood that has gone through so much and history is being wiped out. She expressed concerns about the height of the building and shadow impacts. She said this building does not belong in this neighborhood; they should build elsewhere or build to fit in with the community. She asked how the developer is paying homage to history and the ancestors of the area.

Ms. Frestedt noted appreciation for community member comments. She noted that the underlying zoning is not determined by the ISRD or DON. She said that the Board reviews projects in light of the existing land use code and zoning. She said comments about zoning and maximum heights would be more appropriately directed to the City's policy makers so they can hear that feedback.

Ms. Hsie asked community members to root comments in the Code and the Guidelines, which are the jurisdiction of the board. She said the board wants to hear from the community.

Steve Sawada, CID Coalition, asked about the origins of the hybrid space. He said at the beginning of the process it was described as public space or community public benefit space. He asked if the traffic analysis took into consideration flows of public transportation, pedestrians, and bikes in the area.

Mr. McCleary said they are way under market with parking stalls – they have 75 stalls for 203 units. He said they are bound by the bus tunnel under their site. He said there will be significant use of public transit to/from building. He said the amount of traffic flow will be reduced. He said the project is paying up to \$6 million into low income housing fund as part of HALA.

Mike Omura, SCIDPDA, said that as of January, DON can approve departures; he asked how that will work and if this project will fall under that.

Ms. Frestedt said that DON and SCDI are working out the MOU to spell out the process. It is dependent on when the project was vested; she will check the status of this project.

Mr. Omura said the massing analysis shows a lost opportunity. He said that he is disappointed that other massing options weren't explored. He added that 900 sq ft for retail is very small. The original idea for retail was to connect all retail spaces but now the idea is just one isolated space. He spoke to the desire to activate the corner and said this proposal does not achieve that.

Jaelyn Wu, Organizations of Chinese Americans (OCA)- Greater Seattle, asked if child care and impacts to elderly were considered in traffic study. She noted the loss of defining community space in the retail corner. She said that she is concerned about the retail space.

There's a loss of definition in what is community space. She expressed concern about the lack of affordability for commercial spaces. She asked about policing and security. She noted that The Addison, across the street, serves the homeless and mentally ill; she asked if people here will be treated with compassion.

Ria Shinanti, Interim, said she was concerned that their marketing brochure shows the hybrid retail space as a lobby.

Board members read from the written comment cards (cards in DON file). The following is a summary of comments on the cards:

- Negative affect on Hirabayashi Place
- Oppose project; Don't want to see neighborhood become a playground for rich; lack of family-size units
- Oppose project; concern about luxury units; unhoused communities
- Predatory development will displace culturally red-lined people of color in the community. View disruption; want to see community benefits.

Dee Chan, community volunteer, asked if there will be a clause that requires owner-occupied units versus Air BNB?

Richard Jee, Da Li International, said the HOA will determine Air BNB and rentals; the intent is for residents.

Sonny Nguyen, Public Safety Coordinator, echoed many of the comments about traffic and asked if traffic study was on impacts now or if the trolley, protected bike lanes and bus layover figured into the analysis.

Board Discussion:

Mr. Legon-Talamoni asked for elaboration on retail space being connected to other retail spaces to the north.

Mr. McCleary said that they have provided the flexibility to connect them if retailers choose to do so. He said there are accessibility issues because of the grade changes. Larger space can be created as well. He said they have heard feedback to anchor the corner and they've heard the desire for small spaces. He said they have allowed flexibility for both. He said they have struggled with accessibility issues to access retail.

Ms. Hsie asked if there is any difference in spatial planning for retail.

Mr. McCleary said they are calling it retail.

Ms. Chan asked if the intent is to still have open space for residents who live outside of the building, to allow them access or will it only be open to patrons and customers.

Mr. McCleary said that will depend on the proposed tenant.

Overall massing

Ms. Hsie noted that the podium was further developed. She invited board questions and comments.

Ms. Frestedt said the board previously stated support for overall massing conditional on podium revision; she said the corner use/configuration is not resolved.

Mr. McCleary said they want to know if they are moving in the right direction.

Mr. Legon-Talamoni noted the slight setback above the datum is moving in right direction.

Ms. Hsie agreed. He said that she is interested in learning more about the color and materials for the podium and said to look at how it draws from neighboring buildings. Regarding programming on corner, she said that they've left the corner really open space that the Board does not have control over what HOA decides. She said it would be good to understand about public activation and security will work; hours of operation, and where lighting will be.

Mr. Legon-Talamoni said the Board's preference is retail on the corner because activation is desired. He said an empty lobby would result in empty space throughout the day.

Mr. McCleary said it is hard to develop without knowing who the retailer will be.

Ms. Frestedt said the ambiguity of the intended use makes is difficult to understand. She said the board has jurisdiction over use.

Mr. Williams asked how signage would work without canopy.

Mr. McCleary said there are three entries; signage for retail will happen at point of entry.

Mr. Williams said he isn't seeing the connectivity of a double door drawing people in; the flow through a double door is off – not aligned.

Mr. Lee referenced the past presentation showing different retail configurations. He said this option has the greatest floor coverage. The glass will be clear and won't have reflection.

Mr. McCleary said they are drawing references from historical photos in the neighborhood. He said the double door is code-driven for spaces over 3,000 square feet.

Ms. Hsie asked about access from entry on east façade. She said that the Board needs is for the team to make a decision about the configuration and put walls in or come back when you have a tenant.

Mr. McCleary said resident will have card access. He said they have the right intention to create a seemingly active space; they need to come back when a tenant is known.

Ms. Hsie said there is consensus that the Board wants it to be an active space; it is hard to discuss this with so many unknowns. She said to come back with a lighting plan, details about where the key fob-protected entries will be, etc.

Departures

- 5' Awning:

Board members had no issue with a 5' awning. Mr. Legon-Talamoni said it is a good compromise.

- Elimination of an awning at the corner:

Mr. Legon-Talamoni said it allows for more light and alleviates security issues.

Ms. Hsie said it is tied to what happens inside.

There were no objections to proposed Departure #1.

- Roof:

Ms. Hsie questioned why 34" roof coverage is needed instead of 15%.

Mr. McCleary said the stairs and elevators will take 1,270 square feet – 13.6% of the roof area and leave only 1% for the rooftop mechanical equipment, which is not adequate. The screen at the north edge location will not be visible to the public from the street level.

There were no objections to this proposed Departure.

Landscape

Ms. Hsie said she would like to see an arborist's report.

Mr. Legon-Talamoni asked if they could be saved.

Ms. Lundquist said due to their age and the utilities it would be difficult to dig them up and save them; she said she will ask an arborist.

Mr. Legon-Talamoni said due diligence should be done and to include this information in the arborist report.

Ms. Hsie said if these were part of the trees donated from Japan, and they can't be saved, there needs to be acknowledgement. She noted the wide planting zones and said there are lots of opportunities.

Mr. Jee said the previous owner planted the trees for aesthetics; he said they will provide an arborist report.

Ms. Hsie said to show the trees and said it will change the streetscape. She noted sidewalk improvements and bulb outs.

Mr. McCleary said sidewalk improvements were required or strongly recommended by the City; the City wouldn't allow a pickup / drop off zone.

Ms. Lundquist said they tried to propose Ginkgo trees to match next-door, but the City said no.

Ms. Frestedt said she would contact SDOT to learn more about their direction. The Board supported the addition of a parking space and the reduction of a tree, if possible, to allow for drop off.

Traffic

Mr. Legon-Talamoni asked if future development factored into traffic study.

Mr. Jee said no.

Ms. Hsie asked for clarification on bus stop, green street.

Mr. Lee said that this is a pedestrian-designated street, so they have to follow City codes. He said there is no bus stop; it is a holding stop for buses.

Mr. Williams noted that some source data is 5 – 6 years old; he asked if there is more current data available.

Mr. McCleary said he will check.

Ms. Hsie said they need to understand why the sidewalk parking space are gone. She asked where people will load and wait.

Mr. McCleary said they don't want the extended curb and would love a departure; he said the day care needs a load/unload space.

Ms. Hsie said the landscape concepts were helpful. She said the first couple stories and the streetscape are critical. She said that natural materials are preferred, and she recommended the design team go through the Guidelines.

Mr. Legon-Talamoni said the pedestrian experience is important in maintaining a livable neighborhood; he said landscaping is important.

042418.4 BOARD BUSINESS

Ms. Frestedt reported that Tom Cheng resigned from his board position. She said the community resident/tenant position will be filled by Mayoral appointment; applicants not elected during the last election will be considered.

Ms. Frestedt said that Ms. Hsie's reappointment is complete. She explained the process to appoint a new member for Mr. Cheng's replacement.

Adjourn

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