



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISR 130/17

MINUTES FOR THE MEETING OF TUESDAY, June 13, 2017

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
Carol Leong
Tiernan Martin, Chair
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Herman Setijono

Chair Tiernan Martin called the meeting to order at 4:37 pm.

061317.1 APPROVAL OF MINUTES

April 11, 2017
MM/SC/VT/EC 3:0:1 Minutes approved. Mr. Legon-Talamoni abstained.

April 25, 2017
MM/SC/EC/VT 2:0:2 Minutes approved. Messrs. Martin and Legon-Talamoni abstained.

061317.2 CERTIFICATES OF APPROVAL

061317.21 314 6th Ave. S. – Jackson Building
Applicant: Brian Jaeger, Pioneer Barber Shop

Ms. Frestedt explained the request for retroactive approval for installation of a neon sign within the storefront window. Dimensions: 3'4" w x 2'6" h. Exhibits included photographs. The Jackson Building was constructed in 1932 and is a contributing building within the District. The building is located within the Asian Design Character District. The ISRD Board approved installation of a barber pole in February 2017.

Applicant Comment:

Brian Jaeger explained the original Osami sign is deteriorating and will be moved inside. He said that in its place will a neon sign with art deco font, stacked lettering. He said a previously approved barber pole will be installed this week. He said the neon sign has been helpful. He said he will come back later for a blade sign.

Mr. Martin asked if the black band where the Osami sign is at the top will remain.

Mr. Jaeger said they want to remove the sign before it tears anymore. He is not sure what, if anything, will go in its place.

Ms. Frestedt said it is a relatively simple change – in-kind – and she can do administrative review.

Mr. Legon-Talamoni asked if the neon light is static, not blinking.

Mr. Jaeger said it correct.

Public Comment: There was no public comment.

Board Discussion:

Mr. Martin appreciated seeing the neon and said the sign is tasteful and simple.

Ms. Hsie said it is nice that he took the gate into consideration with placement.

Mmes. Tran and Chin appreciated the color choice.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signage.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 13, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed sign meets 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 23.66.338 – Signs

Design Guidelines for Signs

II. Design Guidelines

A. Buildings with Multiple tenants

I. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

Secretary of the Interior’s Standards #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/EC/VT 5:0:0 Motion carried.

061317.22

655 S. King St. – Rex Apartments

Applicant: An Huynh, SCIDPDA

Ms. Frestedt explained the proposed installation of a 2-sided neon cabinet sign to be installed above the entrance. The proposed sign will replicate the restaurant’s original sign. She explained the proposed removal of a non-original shallow, metal awning across the north face of the building. The awning partially wraps the east and west facades. Exhibits included plans, photographs and samples. The Rex Hotel was constructed in 1909 and is a contributing building within the District. The building is located within the Asian Design Character District. She said the ISRD Board received a briefing on the proposed exterior alterations and signage in March 2017. The Board was supportive of the sign design, but some members expressed concern about the history and use of the term “chop suey”. The Board asked the applicants to return with historical and contextual information about of the use of the term. There was also discussion about the size of and color options for the sign cabinet.

Applicant Comment:

An Huynh, SCIDPDA, presented via PowerPoint. (Portions of Ms. Huynh’s report discussing the use of the term ‘chop suey’ are used here. Full report is available in DON file). Ms. Huynh explained the proposed façade alterations – removal of the yellow ‘eyebrow’ awning and addition of the Tai Tung sign. She said the awning is deteriorating and is a safety issue. She said it is not original to the building and has been modified over time. She said Harry Chan, owner of Tai Tung, which the oldest Chinese restaurant in Seattle, wants to install a sign based on historical photos of double sided neon blade sign that was installed around the 1930s.

Excerpts from Ms. Huynh’s presentation:

Ms. Huynh referred to the March 2017 briefing in which the Board asked for more information - history, usage, origin – of term ‘chop suey’. She said the term has multiple potential origins and means different things to different people. She summarized some of the history of the term that was included in the project narrative (see file).

Ms. Huynh said she consulted with Cassie Chinn, Deputy Executive Director at the Wing Luke Museum of the Asian Pacific American Experience, who said ‘it’s all about ownership’ when she inquired about use of ‘chop suey’ on new Tai Tung sign. She said that Chinn talked about the importance of the context in which ‘chop suey’ is used.” She explained they asked people in the community about use of the term and that the term has many meanings for different people. She said that people understand the context in this instance and support it, because Tai Tung has served chop suey since it opened in 1935.

Reading from the written response to the Board, Ms. Huynh spoke of a poor example of the use of the term: *“The Chop Suey music venue in Capitol Hill is a racialized American use of this term, the type of caricature that appropriates culture in the service of commerce unrelated to the term itself. Neither the business nor the owners have a relationship to the food dish or Chinese and Chinese American culture – the original owner was Japanese. Tai Tung restaurant has three generations of Chinese American ownership and offers a variety of chop suey dishes on its menu which has not changed much in 85 years of the restaurant’s existence.”*

Ms. Huynh reported that food anthropologist Max Chan was supportive of the initiative to install the sign for Tai Tung; Ms. Chan noting that the sign preserves the heritage of Tai Tung. Both Chan and Chinn recommended adding signage explaining the history of the sign and the ‘chop suey’.

Ms. Leong arrived at 4:50 pm.

Ms. Huynh presented photos of area signs for context and photos of the original sign and placement. She went over color and size details per packet; she noted the 6’ long sign is 13’ from the sidewalk and would have 4’ of clearance for parking and deliveries. Responding to a question that came up during the briefing, she said that the sign edge would be rounded.

Carole Alexander, Western Neon, explained the 6’ x 2’ sign has indents on corners and neon letters. She provided neon sample. She said the light is 4500K white and clear red. She said that old neon, bull-nosed signs used a lot of curved edges.

Ms. Huynh said the top arm will be attached 18” into mortar and the bottom will go into cast iron column with a collar around the bottom attachment. She said they have consulted with structural engineer Robyn Mah, I.L. Gross Structural Engineers. The light will connect to small junction box. She said the awning will be removed as part of this project; the yellow color will remain for now as there are no funds to change it.

Ms. Leong asked if the explanatory signage will be placed outside or in.

Ms. Huynh said the business owner prefers that the interpretive sign is inside. She said they don't have verbiage yet but it will contain the history of the business and sign, how long they have been here and the history of 'chop suey'. She said it would cost more to put something outside and they don't have the funds in this project.

Ms. Tran said she appreciates all the research that has been done.

Mr. Legon-Talamoni noted that the sign reflects the history of the District.

Ms. Hsie said she supported the proposal, citing SMC 23.66.338. She commented on the quantity of signs and asked if they intend to keep all the existing signs.

Ms. Huynh said yes.

Ms. Leong appreciated the preservation of the original sign details. She reiterated that she has some concerns about restoration of the sign without context for visitors and those outside of the community. She said it is important to look at how to relay this information. She said having an interpretive sign on the outside is important. She asked how likely it would be to have a sign on the outside eventually.

Ms. Huynh said a sign on the outside hasn't been dismissed and could be pursued in the future. She noted that there are many connotations and said it's important to understand conflict and connections associated with the term.

Public Comment:

Ms. Frestedt explained there was discussion at the last meeting about the negative connotation and how this term has been used negatively by appropriation.

Ms. Huynh said the term means different things to everyone; for this context, it is used in the appropriate way and is an opportunity to reclaim the word for the community.

Gary Johnson, Office of Planning and Community Development, commended SCIDPDA for their work and said the sign is gorgeous; he appreciated the historical authenticity.

Laura Bernstein, an educator who writes about the neighborhood, said it is an opportunity for education and a plaque is needed to explain completely.

Mike Omura, a long-time community member, said he is a patron of Tai Tung and said it has been a dream of Harry's for a long time. He said the sign honors a legacy business. He supports the proposal.

Board Discussion:

Awning

Ms. Hsie noted that the awning has clearly deteriorated.

Board members had no concerns about removal of the awning.

Sign

Ms. Hsie noted that noted that over-proliferation of signs is discouraged and that the amount of signage here should not set precedent. She said it adds to the mix of signs as was historically done here.

Mr. Legon-Talamoni appreciated the melting pot of sign typologies illustrating the history and culture of the building, showing several stages of growth and development.

Ms. Leong agreed given the context; it is a good reflection of the building and business history.

Mr. Martin said if it were new construction proposal it would not be appropriate; here it is representative of the evolution of a historical business. He said it is good to have a true reflection of history and the evolution of the business and building over time.

Ms. Hsie said the drawings provided were helpful.

Mr. Legon-Talamoni said the awning is 2' high although it is shown 2'6" in drawings.

Ms. Huynh said yes.

Mr. Martin appreciated the presentation of neon.

Ms. Huynh said she talked to Wing Luke Asian Museum about interpretative signage in the context of how to educate.

Ms. Leong said it is an overall fantastic contribution to the neighborhood with a nod to the history and contributions of the restaurant and family. She said her concern is how it gets relayed today in the current social scene and in the future. She said that any potential negative connotation should be mitigated from the beginning. She said that interpretive signage doesn't have to be expensive; it can be simple.

Mr. Legon-Talamoni said he shared the same sentiment. He said that having supplemental signage is an opportunity to celebrate taking back of the phrase. He said signage should explain the term's contentious history.

Mr. Martin noted Ms. Leong's concerns about the negative aspect of the term – that the sign won't completely mitigate that or won't change some people's negative response. He said that reclamation of the term serves the district. He said it is a hurtful term and the applicant has done a good job explaining the

history and the plan to have explanatory signage. He said programming with Wing Luke to provide interpretive statement about racialized language could be a condition for exterior sign. He noted they have done their due diligence.

Ms. Tran supported the sign as it is and said it is not necessary to condition the motion on having a plaque. She said the applicant has done lots of research and will continue to work to educate people. She said she was confident the sign is not the end of it. She didn't want to delay installation.

Ms. Hsie agreed. She said the sign is great and she understands the concern. She questioned if it is within the boards purview to regulate all these other things. She said she would support the application with statement.

Mr. Martin agreed.

Mr. Legon-Talamoni agreed. He said it is beautiful.

Ms. Leong said she is comfortable moving forward, as proposed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage and exterior alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the June 13, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage and exterior alterations 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

SMC 23.66.338 – Signs

Design Guidelines for Signs

II. Design Guidelines

B. Buildings with Multiple tenants

I. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

Secretary of the Interior's Standards #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/SLT/VT 4:0:1 Motion carried. Ms. Leong abstained.

061317.3 BOARD BRIEFINGS

061317.31 450 S. Main St. – KODA Fifth Avenue Flats

Presenter: Yang Lee, KMD Architects (on behalf of Da-Li International)

Briefing on proposed Preliminary Design proposal of a new of a 15-story condominium, mixed-use development with ground floor retail and 3-levels of below-grade parking on the site of an existing surface parking lot.

Jason McLeary, KMD, presented via PowerPoint (full report and details in DON file). He provided context of the site, zoning analysis, prior massing alternatives and sun/shadow studies. He said there will be no view blockage from Kobe Terrace and no impact from sun blockage. He said that two massing options show the evolution of the massing. He said they have yielded to Hirabayashi Place and have continued the datum line of Hirabayashi Place to 5th. He said their intent is to activate the corner. He said the building will anchor the corner. He said they will setback from adjacent building on the north side. He said they propose a roof top garden. He noted the intent to participate in the revival of Nihonmachi; continue the Hirabayashi datum line; connect with historic neighborhood and be a gateway at S. Main Street.

Yang Lee, KMD, said there are small scale approaches and there will be street level retail with small scale store. He said there is front window display and recessed doorway. He provided photos of other buildings in district. He noted they want to continue the expression of Hirabayashi Place. He referred to visual architectural cues that references water, such as the wave on the panels at Hirabayashi Place. He said their considering a window pattern that, when seen from an aerial view, is an expression of the surface of water. He spoke of the importance of corner activation providing a sense of arrival. He said traditional Japanese homes have an entry garden. They want to set back the corner at the street to provide activated space that could be a gathering space for the community. He said the corner setback space will be a community gathering space although there is no final design yet. He said they want board and community feedback.

Mr. Lee noted the stepped storefront at the Panama Hotel and the “kink wall” of the HT Kobuta building represented in their design on a larger scale. He said they did public outreach and heard concerns about retail space being affordable; corner activation; security / safety with setback; and having affordable housing units. He said they have made changes to adapt to Housing Affordability and Livability Agenda (HALA) program and will review to determine which way they will go on that. He said they are looking for two departures: overhead weather protection SMC 23.49.18 and setback of rooftop features SMC 23.60.332.

Ms. Frestedt stated that this is a briefing only and that the Board cannot take action until after SEPA decision has been published. This briefing is to review bulk, massing and scale.

Public Comment:

Rachtha Danh, SCIDPDA, appreciated the community space and small retail. He urged them to consider the reflectiveness of the building itself. He said it seems like an encroachment of Pioneer Square and a change to Nihonmachi.

Lisa, an employee of International Community Health Services (ICHS), asked about affordability and HALA.

Mr. McLeary said that HALA is voluntary and a developer can provide 7% of the units as low-income housing or pay a fee, and get an additional 20 feet.

Mr. Lee said they don't know what they will do at this point. They are talking with the City to determine the affordable housing price and to determine if they can achieve that.

In response to a question about the breakdown of unit types, Mr. Lee said 50% studio; 35% one-bedroom; and 15% two-bedroom.

Mike Omura, SCIDPDA, said he would like to see more retail on S. Main Street. He said the residential lobby takes up almost 2/3 of the space and doesn't reflect activation on street. He said the upper level setback on the west could be used on the south to create less canyon effect. He said visibility from Nihonmachi into Pioneer Square is important. He hoped units would be adapted for affordable home ownership.

Shanti Bresnau, Retail Recruiter, SCIDPDA, said the corner location is strong, important and should activate. She said she didn't see activation in the public space setback and said retail is needed with entrance into space adjacent to lobby.

Board Discussion:

Massing

Ms. Hsie said that they did a great study of different building typologies and asked why the 'book end' scheme is preferred.

Mr. Lee cited two primary reasons: building prominence and creation of an anchor at the sloping corner.

Ms. Hsie cited SMC 23.66.302, noting that it speaks to urban design relationships. She said she appreciated the detail in the presentation package and the desire for a minimalist aesthetic. She said she finds it hard to relate to visual connections and said it is harsh for that corner. She noted how Dexter is a canyon of buildings pushed to the property line. She asked how bookstand massing can relate more to the district. She noted Slide 14 and said all buildings shown have strong vertical read and this building has a broken weave. She said she is struggling with the language; it doesn't integrate well.

Mr. McLeary said by pulling it back from the street it wouldn't relate to others in the block. He said it was like a wedding cake, pulling it back to break up massing; you don't see it from 5th and Main but you do in interior block.

Ms. Hsie said it currently looks like one big mass. She said it may partially be the rendering of all glass.

Mr. Martin agreed. He said that holding down the corner is a good concept but this building is a very different scale. He said they need to find balance with size and structure. He said that with the wedding cake massing we don't see 5th and Main but we do in the

interior block. He said to keep the datum line with Hirabayashi Place but flipped and stepping back from that as potential massing.

Mr. Lee said they are proud to be the tallest at the corner and want to keep the corner to make place-making statement; he said they want to be bold, be a beacon. He said he preferred they hold the corner. He said the kink wall is a way to break up the massing.

Mr. McLeary said if they pulled back they'd have to do so on both sides, to give light to the neighbor to the north, once that side is developed.

Mr. Martin noted the use of the kink wall to modulate as ineffectual in breaking up the canyon effect. He said exploration is needed with different strategy. He said mirroring of Hirabayashi Place datum is successful.

Ms. Hsie said it loses potency because the window pattern is so similar to Hirabayashi Place and the ends at the corner. She said to continue to think about the canyon effect and its impacts on the pedestrian experience. She said to break up the datum between the way they have and give more consideration to how to hold the corner. She said being the first here will have prominence and to well visually organize buildings with emphasis on subtle detailing. She noted the backside activation and said to push amenities to front; activation up high is good. She said to break up the building again at 5-7 stories and explore other ways to hold the corner.

Mr. Lee said amenity space will be bright at night with all the glazing, which will further activate the area. He said that retail will have open/closed hours but lobby will be open 24/7. He said he wants residents to gather in the lobby.

Mr. McLeary said that the lobby will be lit up and there will be activity and a security guard.

Mr. Martin asked if the lobby will be shared with community members.

Mr. Lee said it will.

Mr. Martin said that retail is the activating source; people don't go into lobbies to hang out but they go into shops to browse. He noted the importance of small business and that the community is rooted in small business; it is a big part of this area. He said to explore alternatives so the board can see other strategies.

Ms. Chan agreed with Mr. Martin. She noted the canyon effect makes the building non-accessible. She said to explore other ways to contribute to the community and to look at ways to activate and invite community to inset. She asked if the top amenity space will be open to public.

Mr. Martin said to explore other options.

Ms. Frestedt noted that this site is located in the International District Residential (IDR) Zone. She read through the goals and context of design character in SMC 23.66.306 and SMC 23.66.336. She spoke to the the importance of the pedestrian realm and suggested that the Board not get too stuck on retail in light of the IDR zone.

Ms. Hsie said to be creative with circulation – access retail through corridor like they have done at the Publix Hotel. She said a lobby is not an activating feature. She asked if they have thought about live-work units.

Ms. Lee said they had.

Departures

The board was generally supportive of no continuous canopy and the coverage of rooftop features and setback needed.

Window Patterning

Ms. Frestedt said window patterning is relevant to how it breaks down and is tied to massing.

Mr. Legon-Talamoni noted how it expresses itself differently.

Mr. McLeary said there is a reflective coating that creates a subtle change in tinted glass.

Mr. Lee said that outside you can see the pattern and wave.

Ms. Hsie asked if there is a fin.

Mr. McLeary said the rest is clear and there is a purple fin.

Ms. Leong asked if the windows will be operable.

Mr. Lee said they will be the awning type.

Mr. Martin noted the mass and location on prominent corner and the building as gateway to district. He summarized what he had heard, including: community concern about opening up of space and its use; the canyon wall effect on Main; activating uses as seen on north; difference between community living room and retail; general support for both departures.

Mr. Legon-Talamoni said they should explore the ground floor – street level use and to pair the outdoor area with retail.

Ms. Hsie said if they choose B to consider the impact of landscaping; she asked if the design team had specific examples and design ideas of what the activated space would look like at night. She encouraged them to look at massing and continue to work where making pushes and pulls and clean up where jumps happen.

Mr. Martin agreed with Ms. Hsie's comments and said the board wants to see strategies to mitigate canyon effect.

Ms. Hsie cited SMC 23.66.302 and to look at the right sized spaces for smaller retail.

Mr. McLeary said steep sidewalks impact flexibility.

061317.32

1029 S. Jackson St.

Presenter: Bill Barton, Tiscareno Associates (on behalf of IntraCorps)

Informational briefing on proposed development of a new 6-story mixed-use development, with one level of below grade parking, on the Acme Poultry site.

Bill Barton, Tiscareno, noted that there were no objections raised at the last briefing regarding the proposed demolition of existing buildings on the site. He said the project goals are to establish stable residential in neighborhood – market rate apartments with 20% affordable units; street level – double the amount of retail required. He said they did a neighborhood study and 9-block analysis; he said he believes the building is in scale and compatible with others in this area. He explained community feedback and survey methods indicate there is support for mid-rise building with mid-block connector; exterior landscaping and pedestrian environment. He said there is precedence in the district regarding massing options. He said they held an open house in May at the Nisei Veteran’s Hall. He said people wanted pedestrian level retail and affordable units. He discussed the topography; S. King is a green street; the area is a retail hub. S. Jackson is high traffic and transit corridor. He said the use will reflect the diverse mix of uses and the character of the street.

Mr. Barton went over massing options explored and indicated their preference was Scheme 4 “C”. He noted mid-rise massing precedents: Hirabayashi Place, Thai Binh, ICON, Publix. He noted the clean façade, broken up by singular vertical expression. He said the overall scale will have frontage on Jackson – 6 stories; and on King – 6 stories, upper story setback at 7th level. He said the mid-block crossing would have a kink at one end and double sided retail that will provide an interesting experience all the way and will connect to the retail hub on Jackson. He said the façade will push back 20’ to create a ‘C’.

David Reddish, Tiscareno, said they are under the zoning height limit on S. Jackson St. by two stories with upper story set back slightly from the retail base. He said the windows and materials will clearly delineate functions. He went over the renderings. He said the retail will be highly visible with clear identification of entrances. The market passage will have five stories on King; the rest will have six stories with the upper story setback. He said the building will present as base, middle, and top. He said on King there is a 120’ edge with setback of two-story residential. He said steps, terraces, stoops activate the street.

King Street Experience

Green Street; Mixed function as residential, commercial. Planter strips, raised stoops, steps with terraces. Variation makes it resident-friendly.

Mid-block Market Passage

Community enthusiasm for small micro-retail. Enhanced landscaping, sidewalk setbacks for retail, outdoor seating and display. Seat walls. Unique element that community can own. Reflection of community.

Public Comment:

James Wong, Vibrant Cities, said he owns a couple of buildings in the District. He said he loves the concept for micro-retail. He said it is refreshing, vibrant, and a great place for on

weekends. He is looking forward to it. He said it will make for a safer neighborhood and will provide lots of activation.

Josh Verboort, architect/business owner, said it would be nice to have power underground. In schemes, there are two spaces – one is pass through and one is a courtyard. He said they are two types of public spaces, one is quasi-public. He noted success of open courtyard spaces like Chophouse Row. He said it is interesting that SDOT wants car access on S. King rather than Jackson. He said that residences on S. King could be live / work spaces. He said he didn't want the high wall higher than someone's head and suggested stepping the floor plate. He commended the design team for the micro retail and pass through.

Ms. Frestedt noted that the project would also be going through the Southeast Design Review Board for consideration of proposed departures.

Board Discussion:

Massing

The Board supported the applicant's preference for Scheme C.

Mr. Legon-Talamoni asked if the courtyard is private for residents.

Mr. Barton said yes, the courtyard is.

Mr. Legon-Talamoni noted public comment and said there is value in inward facing retail in courtyard with more public aspect to the courtyard.

Mr. Reddish said the concern is that if retail is spread out it is not as vibrant.

Ms. Hsie noted the concerns with the visibility of an auto court on the Inland Construction ("Thai Bihn") project led to several rounds of discussion about the design of the opening; She said there may be opportunities to make the courtyard a visual amenity.

Ms. Frestedt noted that board purview is exterior shell and streetscape and how the openings relate to that.

Mr. Martin commented on the great level of community engagement and incorporation of that feedback into the project. He noted enthusiasm for the market passage idea, King Street uses and how pedestrians and residents interact. He said the southwest corner height of the wall is concerning and suggested a step down may be useful. He suggested exploring ways to break up the west façade visually. He said to not be strictly residential on the east side but to have a gradient of uses. He said to explore ways to address safety at King St.; eyes on the street makes the community feel safer.

Mr. Barton said SDOT has a list of preferred street-uses for vehicle entrance. He said that Jackson has a high amount of potential conflicts (street car, high traffic volumes) so the parking entries were pushed to King. He said that a garage is a hole and they want to keep uses on Jackson. He said they wanted to keep it away from the mid-block crossing. He noted it could be a problem when King is closed for community events.

Mike Omura, SCIDPDA, noted the inconsistent direction of SDOT – conflicts with cars versus green street.

Ms. Frestedt offered to request a statement from SDOT about street hierarchy.

Mr. Legon-Talamoni asked about pedestrian pass-through closer to 12th.

Mr. Barton said they did explore that and noted the 12' grade change.

Mr. Brevoort asked why there is separation of courtyard and retail passage.

Ms. Soldano said making a courtyard open to the public creates security issues.

Mr. Barton said they want maximum housing and maximum retail. He said they are doing a lot of retail. He said the pass-through is a risk and they don't want to make it more so. He said connecting to courtyard makes the passage less viable and safe. He said a customer is more likely to be drawn through the passage.

Shanti Breznau, SCIDPDA, said a courtyard is much more internal to the building. Having it open at the front allows for farmers' market, pop ups, music etc.

Ms. Frestedt asked about hours of operation and what is visible from outside.

Ms. Soldano said it will always be lit but will be closed after business hours; there will be a gate that hasn't been designed yet.

Mr. Barton said hours depend on the businesses that are there; hopefully it will remain active into the evening.

Ms. Hsie appreciated the work. She said if the market is successful it will encourage the next developer to follow. She said she sees the ground floor and wondered what the upper floors will look like. She said the front elevation is clean with the verticals. She said to work on getting light into the building and cited what was done at Thai Binh with materials and color. She asked about the angle at the roof deck.

Mr. Barton said that they have 120' maximum street facing façade; one departure is to set back and not make the side angle so steep.

Mr. Martin summarized the Board's support for Option C with the mid-block passage, which he said was an interesting activation strategy.

Ms. Hsie said to watch out for blank facades on King and to provide options for that.

Ms. Frestedt said the next briefing will address what is driving design and options explored.

Mr. Martin said he would like to see more vertical breaks that reflect uses and provide texture.

Mr. Legon-Talamoni said this is the first impression of breakup of retail; he would like to see more about the definition and size of retail uses.

Mr. Barton said C is preferred; they will study King and how the building relates to the street; and Market Passage size.

Ian Morrison, McCullough Hill Leary, said they will continue working with Design Review and SDOT.

061317.4 BOARD BUSINESS

Adjourn

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov