



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 103/22

MINUTES FOR THE MEETING OF TUESDAY, July 12, 2022

Time: 4:30pm
Place: Remote Meeting

Board Members Present

Lizzy Baskerville, Vice-Chair
Ryan Gilbert
Nella Kwan
Adrian Lam
Michael Le
Ming Zhang

Staff

Rebecca Frestedt
Melinda Bloom

Interpreters

Tammy Dang
LeVinh Tran

Absent

Andy Yip, Chair

Vice Chair Lizzy Baskerville called the meeting to order at 4:30 pm.

071222.1 PUBLIC COMMENT

There was no public comment

071222.2 BOARD BRIEFING

1032 S. Jackson St.

Applicant: Bill Barton, Tiscareno Associates

Briefing on Use and Design proposal for new construction of a mixed-use development (6-7 stories) on a portion of what is now the Asian Plaza site. The project will include 400-450 apartments, two levels of parking and ground floor retail. The proposal includes demolition of two 1-2 story commercial buildings. This briefing will provide an update on the building massing and design and discussion of vehicular entrance locations.

Bill Barton provided context of the site noting boundaries, topography, prior meeting summary, massing and design precedents and community outreach. He said they spoke with Viet Wah, SCIDpda, Friends of Little Saigon and Summit Sierra school and there was widespread support for the 2-building concept and a big interest in public safety. He said they're now in phase II of outreach and design. He said retail spaces are planned for

1000-1500 square feet with parking on two levels, mostly underground. He went over massing and floor plans.

Mr. Barton presented proposed color scheme options. He noted the proposed use of color to root the building in the neighborhood. He said the main building entry would be on Jackson Street with the secondary entrance on S. Main Street. He noted the stepped configuration of the building in response to the steep topography. He said service dock and trash would be out of public view. He presented "Corners" Scheme and "Frames" Scheme. He noted community preferences of retail space identity, bolder color, Main Street side topography and landscaping. He proposed use of frame, or grid, is a simple means of creating an ordered façade. Within the frame, color and material can be varied to create diversity in the overall façade. The expression of the grid can also vary such that on one building it is bold, but on a neighbor, it is subtle. Such measures are important in creating three distinct buildings that are also cohesive parts of a whole. The design uses similar, high-quality materials to those on neighboring buildings - including brick, wood, cement panels and concrete. Proportions, modulation and colors are compatible to buildings in the immediate area. He said colors are defining to the district.

Mr. Barton noted the flat roof, simple form rectangular windows, masonry construction, translucent windows and door transoms, canopies over entries and high storefront bays in comparison renderings of proposed design and district example. He noted red metal panels at Jackson entry, courtyard and plantings that spill into the street. He proposed retail identity for planned retail spaces with canopies, down lighting, and room on sidewalk for retail displays. He noted support of Friends of Little Saigon and inspiration taken from the Little Saigon 2030 Action Plan. He pointed out a break in the mass combined with meaningful changes in materiality and color to create a varied streetscape. He said the 10th Ave façade would give the perception of different buildings.

He spoke about vehicle access on Jackson and 10th streets and said service access would be at Jackson and 10th. He noted the desire for less vehicle traffic on 10th and said that SDOT would present further on this. He said the code prefers 10th and that the Board will weigh in on vehicular access to help advise SDCI and SDOT. He explained how they used terraced steps to stabilize the base and allow for patios. He said plants would be used to stabilize the slope. He said new sidewalk and street trees would be on Main Street.

Mr. Barton said board had supported massing scheme and departures at prior briefing.

Jackson Keenan-Koch, SDOT, explained how SDOT prioritizes vehicle access and said they push for non-arterial streets whenever possible. He said where there is a high volume of pedestrian activity, they reduce the opportunity to have pedestrian – vehicle conflict. He noted the streetcar line on Jackson and the multi-modal uses on Jackson as well as the grade challenges. He said truck access – solid waste and UPS is off Jackson because of the difficulty of having large vans going up the steep slope. SDOT recognizes conflicts with the steep grade on 10th. He said SDOT prefers all residential access of 10th, and service vehicles will be accessed from Jackson.

There was discussion of use and peak hours.

Mr. Lam asked if limited use / sharing access was considered.

Mr. Keenan-Koch said SDOT traffic engineers are not supportive of splitting access or having passenger vehicles access the building off Jackson Street.

Mr. Zhang said it makes sense to reduce volume on Jackson Street access. He asked how vehicles would turn around on 10th.

Mr. Barton said they are working to create a turnaround at the top of the street.

Mr. Keenan-Koch said parking on the east side of the street would have to be removed to provide a turnaround but was confident it could be done.

Ms. Frestedt said it was an important discussion to have and noted the ISRD board does have a voice in vehicular access and impacts. She said the application is still incomplete and asked design team to identify what information is still needed from board.

Mr. Barton said they heard a lot about the connection on Jackson to Yesler Terrace being important and looked at a pedestrian thoroughfare like this not addressed in Code; it would give additional flexibility.

Ms. Baskerville noted there was concern about pedestrian safety and congestion along 10th as well as access to Yesler Terrace. She said understanding SDOT perspective was helpful and clarifying.

Mr. Le noted heavy pedestrian traffic on Jackson and steep grading on 10th that would make it harder for service vehicles to access. He asked for clarification on how access would work.

Mr. Barton said entry and exit would happen from same access at both locations. He clarified that private vehicles enter and exist on 10th and service vehicles enter on Jackson. He said a curb cut out for retail lot is not controlled by this project. He said because this is an urban environment it is likely people would leave cars and take public transportation; peak period trips 7-9:00 am and 4-6:00 pm would be around 80 vehicles. He said there would be 230 parking stalls.

Ms. Frestedt said at February meeting concerns were expressed about having access off 10th because of pedestrian activity and looking to minimize vehicular activity.

Mr. Zhang said vehicle access on 10th is more important and minimum interaction between pedestrians and cars is desired. He said access should be located further up 10th. He said he supported two access points, 10th for passenger vehicles and Jackson for service.

Mr. Zhang said a traffic study would be helpful. Mr. Lam agreed.

Following Board discussion of options, Ms. Frestedt said there is consensus for original proposal with residential access off 10th and service only access off Jackson.

In response to a question from the Board, Mr. Barton confirmed there would be 230 parking stalls.

Discussion of overall design:

Mr. Gilbert said the team did an excellent job taking community feedback, great job on retail space and color palette.

Mr. Le said agreed, noting the design massing, retail accessibility and visibility.

Mr. Lam said it is a handsome building and the team has responded well to community comment. He expressed concern that the modulation on 10th doesn't have the same finesse as the other elevation.

Mr. Barton said they have tried to show how Main Street slopes up and it is a challenge. He said they are using the same wood and frame but making it a different building.

Mr. Zhang said the back of the building is intentionally different from the front. He said Jackson is an important façade for the district and the team has done a good job. He noted the challenge of retail space and how to respect the context of Little Saigon; he suggested more color or materiality to reflect that. He said now the building could be anywhere and to think how it could reflect Little Saigon. He said the building should have a highlight at the southwest corner at the retail street level. He said the building is so flat and noted the corner; he said they have started, but not done enough.

Ms. Baskerville said she supported the preferred design and suggested it be made more context responsive. She was pleased to see how many meetings the team has had with Little Saigon community.

Mr. Barton said right of way improvements to Main, Jackson and 10th are all taken out of the city's SDOT standards.

Ms. Baskerville asked if existing trees would be removed.

Mr. Barton said yes and noted the arborist did not want flowering trees and met with the CDA.

Ms. Baskerville said cherry trees have cultural significance but do not offer much shade and asked if that is why they are being removed.

Lara Normand, part of the landscaping architecture team, said cherry trees are prone to disease. She said one is in good health but most have not done well.

Ms. Frestedt said cherry trees were planted in the late 1970s as part of a community beautification project. When removal was recommended, she thought the board should discuss. She noted SDOT concerns about monolithic planting of one species and the need for species diversification. She said interspersing different species but retaining those that

flower – especially at Tet and other special times is important and why she asked for an arborist report. She said it is helpful and good to have on file.

Ms. Kwan said it is great when they are in bloom but if too many leaves fall off it is dangerous and slippery.

Ms. Normand said new trees must have root barriers to prevent sidewalk lift. She said deciduous trees will drop leaves and there are only two to choose from.

Mr. Lam asked about the Hillclimb trees and when the trees bloom.

Ms. Normand said they bloom in April, the rest of the time they are green with fall color.

Ms. Baskerville noted the benefit of flowering blossoms in spring and that it is important to the community.

Mr. Barton said it would make sense to do what was done at Beam – green deciduous interspersed with flowering trees to imitate cherry without cherry drawbacks.

Ms. Normand said they can look at that as precedent.

Ms. Frestedt said it could be discussed today or a later meeting and said SDOT would benefit from hearing it.

Mr. Le said Beam sounds good.

Ms. Barton said Main Street is straightforward.

Ms. Baskerville asked about the extension of the Hillclimb.

Mr. Barton said they will make the hillside stabilization as appealing as possible.

Ms. Normand said they looked at the existing palette and built off that with brighter colors and transition to larger scale, drought tolerant plantings with seasonal change.

Ms. Baskerville said it would be such an improvement.

Ms. Frestedt said it is helpful to understand what is happening at the ground plane. She said she heard that board wants a traffic study and retail with a sense of place; find a way to break up the flat massing of residential stories on south façade; bring in color or design on north façade to add interest and bring detail and sense of place. She noted support for residential entry on 10th and service entry on Jackson.

071222.3 STAFF SUMMARY and BOARD BUSINESS

The Board Coordinator will provide a summary of administrative approvals issued or pending since June 28, 2022.

Ms. Frestedt went over administrative approvals.

Adjourn

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