



The City of Seattle

International Special Review District

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ISRD 119/18

MINUTES FOR THE MEETING OF TUESDAY June 26, 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

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

062618.1 APPROVAL OF MINUTES

April 24, 2018 Minutes approved, as proposed.
MM/SC/SH/SLT 5:0:0

062618.2 BOARD BRIEFINGS

062618.21 Neighborhood lighting study

Presenter: CJ Brockway, SparkLab Lighting Design

Briefing on neighborhood lighting study.

CJ Brockway, SparkLab Lighting Design, presented via PowerPoint (full report in DON file). She explained her firm was hired by SCIDPDA to do a lighting assessment of the district. She said the suggested guidelines, included in the presentation, are intended to improve visual acuity (faces visible from 30' away), comfort, and contribute to a sense of place. She provided photo examples from around the district. She said lighting should provide accurate color rendering, uniform distribution of light and avoid glare. She said landmarks should be well-lit and prominent. She said that repeated decorative elements

enhance identity as do colorful awnings and signage. She said the consensus is that lighting is not consistent in the neighborhood. The more unifying the lighting, the brighter it feels. She said the handout reflects results from several community walks and discussions with SPD, City Light, SPU. She said participants: like the red lanterns; believe that the City could do a better job of maintaining lights and that light from storefronts has significant value; parks are dark at night - providing hiding places; elders need lighting to see well and avoid uneven sidewalks; community landmarks should be illuminated.

Ms. Brockway presented a mapping tool that highlighted observations and conditions around the neighborhood. She outlined the top ten suggestions:

1. Expand King luminaires to where they are missing and expand to Little Saigon to help to unify district.
2. Maintain infrastructure and upgrade old technology.
3. Replace high sodium flood lights.
4. Seattle City Light – replace under-canopy lighting
5. Overgrowth of trees blocks light.
6. Sidewalk level building canopies are good.
7. Leave retail lights on at night.
8. Lighted signage is good.
9. Light in layers: street level and further up façade.
10. Celebrate neighborhood history.

She noted the complexity of multiple players and said the action strategy should include a list of connections:

- Seattle City Light has responsibility for arterial street lights. Will install King luminaires but have to come up with money to pay for the installation.
- SDOT has responsibility for roadway lumens, based on street type.
- WSDOT has responsibility for I-5 underpass.
- Metro Transit has purview over anything happening within 15' of trolley lines.
- Interim has responsibility for parking lot, Danny Woo Gardens
- Seattle Parks has jurisdiction on their properties.

She said she had reviewed the draft design guidelines and offered the following suggestions, including providing information on color rendering and temperature and a best practices document as an addendum to the guidelines.

Mr. Martin disclosed that he participated in the community walks.

In response to a question Ms. Brockway said they did not add recommendations about sign lighting.

Public Comment:

Mike Omura, SCIDPDA, noted the observations about building entries and asked how they should be lit to prevent camping out.

Ms. Brockway said it falls into the street presence realm. She said the report will address this.

Diane King, property owner, asked about pricing of King Street luminaires.

Ms. Brockway noted the fixture head, pole, banner mount, foundation, trenching for power, labor, etc. would likely be around \$7,000-8,000 per fixture. She said 250 lights are proposed.

Mr. Martin said the suggestions are clear and concise.

Ms. Frestedt noted the opportunity to share the information with the Design Guidelines workgroup.

Mr. Martin likes 'layers of light' and 'street wall' where changes can be proposed. He agreed that Guidelines should provide direction without being overly prescriptive.

Mr. Legon-Talamoni said the presentation was comprehensive and said to continue with community engagement.

Ms. Brockway said they will contribute comments and feedback.

062618.22

714 S. King St. – Uncle Bob's Place

Presenters: Leslie Morishita, InterimCDA and Doug Leigh, Mithun

Initial briefing on proposed demolition of a non-contributing building and proposed new construction of a 7-story mixed use building with ground floor retail. The focus of this briefing will be on the historic property report and massing of the proposed new development.

Leslie Morishita, InterimCDA, explained the proposed low-income housing development. She said project is an effort to retain the history and cultural character of the area, through leveraging the site to help sustain the vitality of the community. She said they are partnering with the Chan family, who has run the Four Seas for 4 decades; it will be a long-term partnership. She said Interim will own the housing and the Chan family will own the commercial ground floor space. She said the development will be named for Uncle Bob Santos, to honor his life and legacy. She said his family has whole-heartedly given their blessing to use his name. She said community organizing and activism were at his core and there will be a component here that supports that: community space, place to gather, organize, etc.

Doug Leigh, Mithun, provided an overview of the historic property report. He said they propose to tear down the existing building, which was constructed for the World's Fair by Robert Long, in 1963; it was modified shortly after the original construction. He said it is a non-contributing building within the National Register District and its primary importance to the community is social and functional. He said that past alterations removed the original Asian character features and it now reflects more of a NW modern character.

Casey Huang, Mithun, provided context of the site and neighborhood noting heights, materials, punched openings and colors from which they drew inspiration. She noted the challenge of a sloping site. She said the development objective is to honor the neighborhood's historic and cultural character and to off the maximum amount of affordable housing. She said they propose to create a building compatible in scale with the

district; it will mark the eastern gateway to historic core of district. They will create a strong, activated urban street experience. A seven-story building is proposed; she showed the height in comparison to what is around and how the massing will relate to other buildings in the district, broader area and downtown. She said they will define the urban edge. She said the proposed massing model has some recessed areas, outdoor social space, courtyard space and set back façade for daylight into units. She said it will contain 100% affordable housing units, funded by the Office of Housing. She referred to five development objectives, as noted in the presentation (see slides in DON file).

The design team from Mithun presented a physical model, showing the proposed site and massing.

Ms. Huang went over site plan and noted the recess for commercial space and entry and Uncle Bob's community room, the 8th Avenue residential entry near streetcar and public transportation.

First Floor

Commercial space that will wrap around the corner and have lots of windows, visual connection inside and out. Multiple entry points; break commercial into smaller space to relate to neighborhood. Slope issue: ramp down would be needed, community room, bike storage.

Residential stories (2-7th floors)

Family-size units – 3-bedroom units stacked two corners, then 2-bedroom and studio units.

Ms. Huang said a roof terrace element is proposed for tenants. A vertical recessed area with balconies is proposed to reinforce the corner. She said canopy will announce residential entry and brick veneer is being explored for street facing façade.

Ms. Frestedt said that typically a series of massing studies are shown; there are not a lot of massing options available and the Board reviews each application on a case by case basis. She said the building is listed as a non-contributing building in the National Register.

Ms. Hsie noted the Historic Property Report and cited 23.66.318. She said the non-contributing building has been altered. She said at first glance, she had no problem with demolition due to condition of the building but to complete the due diligence. She asked if a structural engineer has considered the existing condition of the building.

Mr. Leigh said it is a wood frame building with a foundation that wouldn't support what is proposed. He said the building is sited back on the lot and it will need to come down to do the development.

Public Comment:

Mike Omura, SCIDPDA, said that there are alternatives to this massing and that the indent on the west side could go on any side. He said one view steps back; it breaks up the façade and provides light and ventilation. He said the recessed frontage is not common to historic buildings and he wants to see more rationale on how this will work along S. King St.

Ron King, property owner, noted the main entrance on 8th Avenue and if bus service will return to 8th Avenue.

Mr. Leigh said there as a preliminary site assessment, but Metro wasn't part of that discussion. The space is used for bus layover now.

Mr. King said it used to be a stop and asked if it could be reactivated.

Mr. Leigh said there have been no conditions or direction to do anything there.

CJ Brockway asked how the recessed street front might connect to Canton Alley.

Ms. Huang said the alley was vacated in 1953 and doesn't continue through. The alley adjacent to this site is more of a service alley. She said they are trying to establish a strong base with residential. She said the indentation is one way of dealing with the site slope.

Ms. Frestedt said it provides egress for buildings to the west.

Ms. Chan asked if they have gotten community input on massing.

Ms. Morishita said the use is grounded in what is needed in the community. Their priority is to maximize the number of units.

Ms. Hsie said there a lot of good things including the massing breaks on the west facade. She appreciated the proposed use of brick on two primary façades noting the texture and earthen material. She asked if they will do more traditional approach to a top, middle and base and wondered how they will further break up the building.

Ms. Huang said they will do lots of studies to find the right balance. She said Asian architecture is organized, disciplined. This is the inspiration. Want to have a contemporary spin while related to adjacent elements.

Mr. Legon-Talamoni said he appreciated that they are not copying language of the district verbatim. He said to explore how texture and material can delineate intention to define tope, middle, and base. He encouraged the team to continue exploration and to be intentional about bring back brick vocabulary to retail level. He said he would like to see other strategies for defining the first two floors.

Ms. Frestedt stated that the building is within the Asian Design Character District; 23.66.336 A & B will apply.

Mr. Martin said it is compatible with other structures and responds to SMC 23.66.336A. General requirements. He said the elements presented today are on that path. He is interested in seeing how they will treat the openings along the street face and relate it to the massing of the District. He said to see where else in the District they see vertical articulation rather than the "portal" approach. He noted across the street is commercial and retail and to reflect the character of that part of 8th Avenue.

Mr. Legon-Talamoni appreciated how the balconies move to break up horizontal façade with a vertical element. He said to explore something like that on 8th Avenue.

Ms. Huang said they thought about it, but need the square footage.

Mr. Legon-Talamoni noted comments about recessed entries and said to provide examples of other recessed entries at ground floor in district and to report if there is precedent.

Mr. Leigh said the recess is also driven by change in Code about door swing not being able to swing out to right of way.

Ms. Huang said there are also ADA requirement that dictate that.

Mr. Martin said the inclusion of an “al fresco space” is special and it is good they are building that into the plans; he noted that special insights such as this into the neighborhood are important.

There was discussion about public safety concerns with recessed spaces and questions about how the recess would function.

Ms. Hsie said with the recessed space, help us to understand how the ground floor recess space will be used, how it will be active and to imagine the use down the line. She said railing along ramp edges will be needed. She asked if ramp could be diminished. She wants more information on the community room and how it will be used, how the corner space will anchor the building.

Mr. Legon-Talamoni welcomed affordable housing for families and said although the Board doesn't have specific purview of this type of housing, the inclusion is welcome.

Ms. Hsie said with demolition of old building, any relics or artifacts could be incorporated into the project.

The applicants stated that the Board's comments were helpful.

061218.3 BOARD BUSINESS

Ms. Frestedt provided an update on: The Boards and Commissions reception at City Hall; Interviews for first board vacancy and deadline for submission for second board vacancy.

Adjourn

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