



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISRD 82/18

### MINUTES FOR THE MEETING OF TUESDAY, May 8, 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  
David Leong  
Tiernan Martin, Chair  
Russ Williams

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

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

#### **050818.1 APPROVAL OF MINUTES**

March 27, 2018

MM/SC/EC/SH 4:0:1 Minutes approved. Mr. Leong abstained.

#### **050818.2 CERTIFICATES OF APPROVAL**

##### **050818.21 522 7<sup>th</sup> Ave. S. – Chong Wa Hall**

*Applicant:* Faye Hong, Vice President, Chong Wa Benevolent Association

Ms. Frestedt explained the installation of a statue of Dr. Sun Yat Sen and the installation of brick pavers, to installation in the front lawn. Exhibits included plans, photographs and samples. Chong Wa Hall is a contributing building located within the Seattle Chinatown National Register District and within the Asian Design Character District.

*Mr. Legon-Talamoni arrived at 4:35 pm.*

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Applicant Comment:

Faye Hong explained the statue will be placed on the south side of building in the front landscaped area, where a tree trunk is located. They will remove tree trunk, add 6' diameter of concrete, 9" deep; install 52" high marble base; install 7' high bronze statue; and, fill in with sand for drainage. He explained that Dr. Sun Yat Sen is considered the father of modern China; died 152 years ago. He said Dr. Sen is revered by mainland and nationalized Chinese people. They want to provide the statue for future generations.

Public Comment: There was no public comment.

Board Discussion:

Board members had enough information to make a decision.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design, 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 May 8, 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 23.66.336 – Exterior building finishes**

- A. General Requirements**
- B. Asian Design Character District**

**Secretary of the Interior's Standards #9 & #10**

MM/SC/SH/EC            5:0:1    Motion carried. Mr. Leong recused himself.

**050818.3            BOARD BRIEFING**

050818.31            500 S. Jackson St.  
*Presenters:* Chris Amonson, Freiheit Architecture, and Zack Moreland, Shigeru Ban Architects America (*on behalf of Fujimatsu, LLC*)

Briefing on proposed Preliminary Design (bulk/massing/scale) and Use for a 24-story mixed-use development, to include approximately 200 apartments, a 150-unit hotel, ground floor retail and below-grade parking, on the site of an existing surface parking lot.

Presentation via PowerPoint (full report in DON file). Following are board and public questions and comments.

Tomio Moriguchi said he has been in the district for 70 years and has history and involvement in the community, including past membership on the ISRD Board. He spoke

about the history and origins of his family's business, Uwajimaya. He said the proposed development will provide housing, hotel, retail and employment in the district. He introduced the design team.

Arthur Chang, Freiheit Architects, said they are the local support for Shigeru Ban architects.

Zack Moreland, Shigeru Ban, introduced the design firm and explained they have three offices: Tokyo, Paris, and New York. He said the firm has a history of community and humanitarian projects.

Mr. Moreland provided further history of his firm, including past projects. See presentation materials (in DON file) for further details. He went over context and conditions of the site. He explained the zoning envelope: height limit is 150' for base residential use and 270' for bonus residential use; height limit for commercial use is 125'. He noted that it is in the retail core and the Asian Design Character District. Main Ave. S. is a Green Street, requiring setbacks. He said they plan an open space amenity and to contribute to affordable housing through MHA.

### Massing Concept

Mr. Moreland went over three concept massing plans and noted the preferred option is Option 3. Details about options 1 and 2 in presentation (DON file). He said the residential tower massing is moved north; base volume for floors 3 – 11 is aligned with Jackson Street to define the corner; there is connection between at 5<sup>th</sup> & S. Jackson Street and Union Station; a courtyard and open space will be oriented to the south/southeast, allowing for smaller scale retail adjacent to the open space and street. He said the residential base faces Main Street; hotel entrance faces 5<sup>th</sup> Avenue. He provided view studies from Kobe Park and noted that in massing concept 3 the townhouse is behind the International House and allows more solar exposure to the proposed open space. He said the slope of the site is 26 ½' from corner to corner. He said the primary structural core is at the north end. There will be alley access to parking. The hotel drop-off is proposed mid-block on 5<sup>th</sup> Ave. S. He confirmed that the project team is working with SDOT and SDCI on parking for the hotel and off-street drop-off to reduce congestion. He said that hotel use will be in the tower – approximately floors 4 – 10, with residential apartments above.

Mr. Moreland said the primary design rationales for massing are: 1) street corner definition; 2) scale at three levels – streetscape, base, and tower; 3) activate open space oriented to retail. He referred to a physical model presented at the meeting.

1. He said they explored the scale of district streetscape and noted stepping and terracing; He said that the 1<sup>st</sup> and 2<sup>nd</sup> stories are characterized by small scale retail, with stepped storefronts along the sidewalk. The datum line is held at the 2<sup>nd</sup> or 3<sup>rd</sup> story, across the façade. He said there are many lightwell conditions in the district, specifically noting the Governor and HT Kubota buildings. He added that at the Wing Luke Asian Museum where the lightwell has been opened to the public. He said there is adjacent open space at Union Plaza that has a distinctive quality and role given the public prominence to an important transit hub. He said at this site there is not a prominent public building but smaller spaces around the building.
2. He said each level of the development will be treated differently, through materials - streetscape, base up to 11<sup>th</sup> floor; tower from floor 12 and above. District examples

were provided: East King Yick Building, Panama Hotel, Governor Apartments, among others.

3. He noted the goals for open space are strong visual connection to Union Station Plaza; contrasting and complementary quality of space; and, strong identity and connection to retail uses.

### Street Level Conditions

Mr. Moreland said the green space is proposed to fulfill part of their Open Space requirement and that there is additional open space provided that is not required. He indicated that the open space could be enclosed and developed in a different configuration; he went over four site plan layouts, with #4 preferred due to the orientation to Union Station. They provided study of direct and indirect sunlight into the open space. He went over the three retail pavilions to the SE, NW at the corner of Main & 5<sup>th</sup> Ave. S., and a mid-block pavilion for the hotel. He noted the pavilions will be transparent, made of glass; the spaces would be less than 30' deep. He said the facades facing the open space would have large, sliding doors help create indoor / outdoor space. He said the pavilions could be extended into the courtyard to create indoor/outdoor continuity; there could be micro retail, kiosks, carts, pavilions and possibly a seasonal market. He said there is a skylight that views down into below-grade retail. He showed precedent images from France and Berlin that are similarly proportioned spaces and illustrate the indoor/outdoor activation.

He said the view from Union Station Plaza is intended to invite people into the space.

The meeting was paused while board members and members of the public looked at the 3-D model provided.

### Public Comment:

James Wong, works and owns property in the CID, said he loves the architectural thinking and very brave design. He noted lifting of the base and applauded matching to adjacent corner. He said the keep it open and wide and to invite people to use the space. He was interested to see how the retail will work. He liked the open-ness and wide-open space. He said market rate residential and affordable residential is a good mix; it will support the vitality of neighbors and businesses. He said more people are coming in and he said hotel guest should be invited to enjoy the district. He said 27,000 square feet of retail is a lot and is good. He said micro retail is good for immigrants.

Beth Ku, said she has worked and been living in the neighborhood for 10 years. She said more business and hotel is good for the community. She worried about safety and noted there were more homeless in area. She said she worried that the building is tall and will block views and be dangerous in an earthquake. She said her preference is that there be no more than 12 floors.

Jacqueline Wu said the building is too high and will dwarf the historic area. She asked if there will be affordable housing on site.

Mr. Moriguchi said they haven't made that decision yet but most likely they will have some affordable housing.

Ms. Wu spoke to affordability issues and one to two-bedroom units not being adequate for families. She said to create 3-4 bedroom units for families to keep them here. She wanted a traffic study and expressed concern for elders and children. She said she wanted more tree canopy.

Gei Chan, community volunteer, asked how space will be allocated between public, hotel and residential. She asked about the parking breakdown.

Mr. Chang said they have done a parking study, but haven't determined that the split yet.

Ed Elchico, physician at ICHS, was concerned about affordable housing and how the hotel and businesses will impact businesses and services in the community now. He encouraged the team to think holistically.

Yin Yu, resident, asked for a traffic study and expressed concern about elders' safety and ambulances. She said the project, with roots in the community, should be held to a higher standard. She said low income housing should be included; the design should be reflective of the community and should serve the community.

Board members read written public comments, the topics covered are included below:

1. H. T. Kubota Building owners – opposed site configuration; want vehicle access design. [Ms. Frestedt said that the Code gives preference to alley access for garages.]
2. Affordability, sustainability.
3. Affordability.
4. Affordability. Wants MHA contribution on site. Need for family size units. Concern about traffic and congestion. Asked if a corporate chain and bank were coming in. Asked about micro retail. Asked about benefits to existing community.
5. Bicycle safety on 5<sup>th</sup> and if alternates for bikes lanes are being thought of.

Mr. Chang said they met with SDOT and noted plans for a planned protected bike lane.

Board Comments:

Ms. Hsie said the diagrams and packet were well prepared and appreciated. She asked about programming along S. Main St., site slope and pedestrian level treatment.

Mr. Moreland said that the residential entry is center block and is the main feature. There will be retail at the corner oriented more toward 5<sup>th</sup> and south toward open space. Loading and services will be screened.

#### Street Corner Definition, Mass and Uses

Mr. Martin commented on the amazing activated courtyard space which is on the interior of building and how it can relate and enhance the historic district. He noted board purview is limited to exterior. He asked how the spaces that abut Jackson and 5<sup>th</sup> reinforce the pedestrian experience.

[Staff has confirmed since the meeting that the ISRD Board will have purview over the design of any portion of the building and site that meets the Open Space requirements, including the interior courtyard.]

Mr. Moreland said that what is proposed has depth and is not just occurring at the interface of the sidewalk. He said one of the primary aims of pavilions is to address pedestrian scale in their form. He said there is a limit on street frontage and they will balance between creating activity and creating access.

Mr. Martin asked for clarification on lightwell idea.

Mr. Moreland said that large retail will be on level below grade. He said one idea is to limit the size of pavilions but to allow visibility into the below grade space, through 3-4' clerestory window into the lower level.

Ms. Hsie said this is a "bold gesture". She read from SMC 23.66.336 which states the ISRD board is to retain and enhance the visual order. She said it is clever how they lifted the building two floors. She asked how the pavilion will be treated, and how the underside of the roof and escalator can be designed to be welcoming and not looming. She said that retail will have natural light. She said the district is not real clean and to rethink all the glass.

Mr. Martin asked what the street-level open space-oriented retail at 5<sup>th</sup> and Jackson corner would look like in preferred option massing. He read SMC 23.66.302 B and said that street level, pedestrian-oriented retail is encouraged, citing SMC 23.66.326 Street-Level Uses. He said there is no structure on the corner. He said it is open and asked how they will open the porous pavilions; he asked how they will physically hold the corner. He wanted to see different options of this.

Ms. Chan asked if it is their intention to leave open space open 24/7 and asked about how they will address security.

Mr. Moreland said it is. He said they heard concerns raised about security and that it would be an operational response, perhaps security services on site. He said density is being created, with more eyes on the space and more activation. He said they're still developing this.

Mr. Legon-Talamoni said, building off this, it's really important to pay attention to the pedestrian programming of interior courtyard design, how retail spaces look, the number of kiosks, sizes. He said landscape architect will be important and visuals are important.

Mr. Moreland said they have a landscape architect and there will be greenscaped areas; he said there is more to come.

Mr. Martin noted the prominence of the escalators, and stated that escalators surrounded by glazing is not seen elsewhere in the District. He said this is a noticeable divergence from historic elements of district with no precedent. He asked how the escalators would activate the streetscape and how this design challenge can enhance the building.

Mr. Moreland said he understand the comments from an historic standpoint and noted that the escalator is not resolved at this point and they have looked at elevator as kiosk concept. He said that because of the size of the space and the lobby is on the 3<sup>rd</sup> level above, functional connectivity is needed.

### Massing/Scale at Three Levels

Ms. Hsie agreed with the decision to put the tower on the north edge. She asked about notch on 5<sup>th</sup> Avenue side.

Mr. Moreland said it is a response to zoning requirement for façade articulation.

Mr. Legon-Talamoni asked about parking entrance on 5<sup>th</sup> Avenue and if SDOT OK'd it.

Mr. Moreland said SDOT will require a traffic study; they will analyze what will occur with and without drop off there. He said it is beneficial to have a drop off there. He said it is not the primary entry to parking – that is in the alley.

Mr. Chang said that exception is allowed for mid-block drop off for hotel; it gets queuing off the street, so it won't block traffic.

Ms. Hsie cited SMC 23.66.328 – Uses above street level and said she was happy most of hotel use is off the ground floor and that the entry is more subtle. She said the treatment of the curb cut into the courtyard is going to be critical; think about accessibility and elders crossing. She said that she knows the notch is in the code and there may be another subtle way to do it. Explore the depth & textures (windows, deep bays). She said “We can be open-minded, if you can be open-minded.”

Mr. Martin noted that a departure was requested for Main Street frontage to be aligned rather than set back. He requested further study of the departure. He reiterated Ms. Hsie's comment and said the preferred mass model makes sense. He cited SMC 23.66.306 C. He supported the upper level massing to maintain views from Kobe Terrace Park.

### Activation of Open Space

Mr. Martin said right-of-way design should support activating the pedestrian realm. He noted that the preferred alternative has the courtyard spill out on to 5<sup>th</sup> and Jackson.

Ms. Chan requested they do an exploration about transparency and to think about visibility from all sides. She said with three entrances it would feel walled off if glass wasn't used.

Mr. Legon-Talamoni asked how topography of the courtyard has impacted design.

Mr. Moreland said they are exploring options. He said disabled access has to be managed. He said the pavilion is set back from sidewalk edge. He said that exploring how the grade change occurs is a design challenge.

Mr. Martin said he would like to see more development what is happening at the building edge and along S. Main St.

Mr. Legon-Talamoni said the skylight concept is intriguing. He said he'd want to see more information about materiality. He suggested exploration of Pioneer Square's sidewalk prisms and underground network.

Ms. Hsie said to think about the courtyard and observe what is successful about Hing Hay Park and what is not: entry gate, ample seating, variety of programming, accessibility. She

said the team did a good job of walking through their thinking and said to continue to do that as they move forward. She noted there was support for preferred overall massing; however, wants to see the schemes that they're not using and understand why those were not proposed. Show iterations as you refine massing.

Mr. Legon-Talamoni appreciated that they showed precedence of what they are doing elsewhere in the world. He said to continue to show development, particularly retail, while referencing the region and this city. He noted the mixed use of retail in neighborhood and said to build relationship to rest of neighborhood.

Mr. Martin said to make sure you're not putting all of the design into the courtyard at the expense of the exterior.

Ms. Hsie said to do community outreach; there are lots of organizations that will give good feedback.

Mr. Chang said they have done outreach and will continue to do so.

Public comments reiterated: concern about impacts to existing residents; requested traffic study, shadow study; want affordable housing for families (3-4 bedrooms); impacts to elders; want tree canopies; why is western design referenced, this is the CID.

Ms. Frestedt advised the design team to refine materials and respond to comments before next briefing is scheduled. She said there is support for upper level massing. She said to look at operation and design at street level, entrances and movement around the site, and how grade changes impact street level and below grade space.

Mr. Chang thanked the board.

#### **050818.4 BOARD BUSINESS**

Ms. Frestedt said notice about board vacancy was posted.

Mr. Martin asked if new construction should be reviewed at ARC first.

Ms. Hsie said that massing and refinement can be reviewed at ARC.

**Adjourn** 6:37 pm.

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