



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 164/18

MINUTES FOR THE MEETING OF TUESDAY, September 11, 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
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Tiernan Martin

Vice Chair Stephanie Hsie called the meeting to order at 4:30 pm.

091118.1 APPROVAL OF MINUTES
June 12, 2018
MM/SC/EC/STL 4:0:0 Minutes approved.
June 26, 2018 Deferred.

091118.2 CERTIFICATES OF APPROVAL

091118.21 101 6th Ave. S. - Hana
Applicant: Emily Evenson, NK Architects

Mr. Williams recused himself.

Ms. Frestedt explained the application for proposed revision to the previously approved graphics for an internally-illuminated wall sign and proposed revisions to final design. Exhibits included renderings, plans, construction documents and samples. The site is located outside of the Asian Design Character District and the Retail Core. In Sept. 2017,

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

"Printed on Recycled Paper"

the Board recommended approval for revisions to window framing colors associated with Final Design. On March 28, 2017, the Board recommended approval for Final Design, conditioned on returning with design options for: the pattern of the panels on the dark grey residential portion of the building; alternative colors for the dark grey portion of the residential massing and exploring a reduction in the number of colors used in the dark grey residential portion of the building.

Mark Angelillo, Stream Real Estate, explained that minor changes were planned that required a Certificate of Approval.

Emily Evenson, NK Architects, provided context of the site. She said the bottom level of the building is smooth architectural concrete; they proposed adding reveal lines where the floor meets the sidewalk. She said a spandrel had been planned for collared panel at storefront; the color was not good, so they propose a change to powdercoated aluminum panels instead. She said window flashing in concrete will match other red detail on building. She said on the south and west sides window flashing will be set into concrete and reveal lines will be added where deck floors meet wall. She said the exhaust louver is removed, the level 7 deck parapet will be taller, adjust window mullion location to meet accessible height for window, film added to glazing for FAVA privacy needs. She said the white portion of the building is fiber cement. She said the horizontal mullion height is too high for ADA and had to be lowered to provide accessibility. She said red text was removed from Bright Horizons signage.

Public Comment:

Betty Lau said she liked the red on the sign and wished there was more. She asked if the preschool is bilingual.

Mr. Angelillo said it is a national chain and signage reflects their national branding.

A member of the public asked if low income housing was included.

Mr. Angelillo said it is for 60 – 80 % median, for workforce housing.

A member of the public said that does not cater to population that is here.

There were approximately a dozen Cantonese- and Taishanese- speaking elders in attendance. Ms. Frestedt apologized for the communication barrier. She said had not been contacted about the need for interpretation and would have arranged for it had she been notified. She asked if there were any community members who would be available to provide assistance while she explored last-minute interpretation options. Beth Ku volunteered to assist.

Ms. Lau said she was glad it was workforce housing so people like her could live here.

Christine Nguyen asked what type of units would be built.

Mr. Angelillo said studios, one and two bedrooms.

Board Discussion:

Reveal Lines:

Mr. Legon-Talamoni asked about the reason for the design change.

Ms. Evenson said the concrete mix of floor and wall are different and this is a cleaner to break it up.

Ms. Hsie said she did not have concerns about the requested changes.

Powdercoated aluminum:

Ms. Hsie said it matches the day care fins; it is brighter and adds nice pops of color. She said it goes with the window trim and she was supportive.

Mr. Legon-Talamoni cited 23.66.336 B3, noting the preference for non-metallic surfaces, but said he didn't have an issue in this instance.

Board members did not voice objection to the parapet height adjustment and stated that the removal of the louver was an improvement.

Ms. Hsie said the mullion revision makes sense. She said she understands the need and it is important for the children to have privacy. She said film doesn't promote active street life.

Mr. Angelillo said it is proposed for the southwest corner; it is not on the street. He said the space is on an unopened alley and is not really noticeable. He said it provides privacy from the condo building.

Ms. Hsie said that it is in back of the building and not detracting from the street. She said it is 20-30' above ground.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signage and Exterior Alterations at 101 6th Ave. S, 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 September 11, 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:**

SMC 23.66.336 – Exterior building finishes

A. General Requirements

C. Exterior Building Design Outside the Asian Design Character District

SMC 23.66.338 - Signs

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/SLT 3:0:1 Motion carried. Mr. Williams recused himself.

091118.3 BOARD BRIEFINGS

091118.31 Right-of-Way at 5th Ave. S. at S. Jackson St.
Presenter: Wesley King, Sound Transit

Briefing about the removal of the Waterfront Streetcar transit stop and sidewalk restoration.

Wesley King explained the safety / public realm improvement. He provided an overview of the project:

- Remove all elements (shelter, platform, railing)
- Improve pedestrian safety and public realm by removing structure
- Restore curb line consistent with the curb north of the station
- Restore elements consistent with existing sidewalk
- Maintain existing pedestrian bulb-out and potentially expand north

Mr. King went over conceptual demolition plan and said that the grade will match what is there. He said they will remove streetcar tracks in the pedestrian zone. He said they hope to remove it by the end of the year but noted it was a very optimistic goal. He said when they have survey results they will report back; they will be at 30% design in October.

Ms. Frestedt said it is a non-contributing element; it was built later and has no historic significance. She said it is a noted public safety hotspot.

Public Comment:

Betty Lau said Nora Chan couldn't attend. She said seniors are concerned about the bulbout. She said it is an impediment to walkers and canes and they prefer to go around it.

Mr. King said they will look at others.

Mr. Lau said the city put it in against community opposition.

Ms. Frestedt noted that the briefing was informational.

Bee Fong said the traffic lights on Jackson, specifically at Bank of America, are too short and don't allow seniors enough time to cross.

On behalf of a community member, Beth Ku asked about noise during removal. The buildings shake during work. Work should not begin before 9:00 am.

Mr. King said they will bring details about the construction plan back when they return.

Board Discussion:

Ms. Chan asked about demolition.

Mr. King said the bulb out will remain, then they will do the roadway.

Mr. Legon-Talamoni said the building comes out and impedes visibility at the corner. He suggested they explore bulb out options with seating or landscaping so that it's not such a hard edge.

Ms. Hsie noted public comment and said to do community outreach and provide results at next presentation. She said outreach should be in multiple languages.

Mr. King said he would do short briefings throughout the process.

Mr. Legon-Talamoni said that as they move forward, to ground work in Code SMC 23.66.302 E.

091118.32

616 8th Ave. S.

Presenter: Jeff Walls, Studio19 Architects

Design briefing on Use and Preliminary Design (bulk/massing/scale) proposal for new construction of a 16-story mixed-use building, to include 7 levels of hotel, 8 levels of apartments, 1 level of condominiums and 4 levels of below-grade parking. The total building area is approximately 230,000 sq. ft. The proposal includes demolition of a one-story non-contributing commercial building. The briefing will include a presentation of some elements associated with the proposed Final Design (materials and colors). She said the board has no jurisdiction over affordability levels. The site is outside of the Asian Design Character District. She said SEPA is required.

Jeff Walls, Studio 19 Architects, went over previous iterations and subsequent changes, including the elimination of previously requested departures.

Hui Tian, Studio 19 Architects, said the proposed development will include demolition of the two existing buildings on site as well as demolition of all site features. The project will also require excavation of the site for four levels of below grade parking. The project will improve the right of way sidewalks and add street trees in the right of way. The proposed development consists of seven levels of hotel, eight levels of apartments, one level of condominiums, three street level retail spaces and four levels of below grade parking. The total building area including parking is 286,983. The use will be changing from warehouse/storage and lounge into a mixed-use hotel, retail, apartment, and condominium building. She provided a summary of meeting comments for the previous meetings and how those comments prompted changes. She went over 3-D aerial views from different angles showing how the building would fit in the neighborhood now and with future development.

Ms. Tian went over Options A, B, and C. She said at the last meeting they were asked to explore options for the north façade. Option B is their preferred option. She said they reviewed street level use and design with regard to hotel and residential lobby programming. The lower level is now mostly storefront. They have added a community / class room. She said they have reduced the overhang at the roof, in response to past Board comments. They have minimized parking visibility. There is now only one entry. Looking ahead to Final Design details, the lower 4-6 stories would be brick. The upper stories are a more waterfall-design language. They have added street trees and landscaping on 8th Ave S. and S. Lane St. Patterned pavement was added at the residential entry sunken plaza and street furniture was added. She said that the hotel entry is on Lane Street, they have added street plantings and furnishings, parking entry on Lane, and screened trash enclosure. She said that signage options are being explored. A material board was provided.

Ms. Frestedt stated that Preliminary Design review considered ways to break down the mass and scale. Finishes and colors will be part of final design but can provide a sense of design direction.

Ms. Tian showed inspiration gathered from the neighborhood that influenced design. She said the punched windows would feature Asian inspired patterned mullions. She noted the transparency at street level and the window patterning. She said they believe what they propose meets 23.66.324 A and B 1, 2, 3, 4, 5, and 6.

Public Comment:

Ms. Hsie reminded everyone that this was a preliminary design briefing and that the board would not be voting or taking action this evening.

Beth Ku spoke on behalf of a group of seniors who live in the area (interpreting for Cantonese-speaking elders who were in attendance); she said they all support the project. They said when overseas visitors and relatives come, it is good to have a hotel. It helps to balance the community. She said “the more people, the more safe”. The elders said they would prefer 8-10 stories, but since it’s at the boundary, they would support the with proposed height.

Betty Lau appreciated the design team’s work with the community. She said to remove the curb bulb. She said businesses need more and better parking. She supported the project.

Christine Nguyen, resident, said the building is too tall. She asked why two stories were added. She said she wanted to acknowledge that Donnie Chin, neighborhood protector, died across the street; there is no recognition of that. She asked how they have incorporated community, non-profits, events into the building. She noted impacts to Legacy House, seniors, darkness and the vulnerability of elders.

Ms. Tian noted that the zoning had changed. The proposed height of 150-170’ is in response to a Code Change. She said they will contribute to MHA.

Ms. Nguyen was concerned about all the proposed glass in an earthquake.

Mr. Walls said the building will be built to withstand earthquake, per Code.

Steven Sawada expressed concern about the addition of two stories, stating it adds density. He noted the impact to ICHS – shadowing and activation. He also expressed concern about parking impacts. He noted that there is a hotel here – the Panama – and the community doesn't need a corporate chain here; it is antithetical to the district. He questioned the results and accuracy of the applicant's community survey, since they don't reflect what he's hearing from the community.

A community member stated that stories were added because of a zoning change rather than need. He said this is a massive building in the district. Eight to ten stories are the maximum that should be in line with the district. He didn't know anyone who participated in the survey. He urged the team to listen to community concerns.

Joseph Lachman said it is misleading to say there is only one hotel here and noted the American Hotel hostel. He also said that no one he knows was approached about the survey. He said there are fundamental misunderstandings about the impacts on the community. There are many absent voices (not represented on the survey).

Beth Ku said many residents did the survey.

Han Kim, community member, expressed concern that voices are missing from the discussion. The developers should do more for the community.

Abby Lawlor, Unite 8, here with Han, said information is needed to evaluate the impact of this project. She asked about employment, who with partner with hospitality training, wages/benefits, childcare, healthcare, workplace democracy, labor disputes, and can people use their own language. [Note: These issues fall outside of the purview of the ISRD Board's purview. – staff]

A woman who identified herself as a housekeeper spoke in support of good jobs that pay a fair wage.

Til Young, community member and public health nurse, noted health issues in the district and the lack of green space. She asked the number of residents and visitors who will walk, take transit or car. She opposed the plan because it would jeopardize the health of the community.

Mike Omura, SCIDPDA, said they own the Legacy House. He said he's previously expressed concerns about building access for Legacy House. He said there was no mention about Legacy House vans in the traffic study. He said noted are 6 – 8 vans that park along Lane St, bringing seniors to services. With 192 car stalls proposed there will be problems for seniors, Denise Louis, ICHS patient drop off. He said to discuss with SDOT why parking access should be on a green street versus 8th Avenue.

Cynthia Brothers said her grandparents live at Legacy House. She noted the increased traffic on Lane. She noted the proximity of Kin On Health Care Center, Denise Louie Childcare Center, ICHS, library, childcare. She said a study is needed on impacts of shadows, traffic and congestion. People rely on Legacy House; emergency vehicles need access. She said ISRD goals discourage parking for athletic events; this development will attract game goers. She expressed concern about the outreach and survey and said service providers were not invited to complete the survey.

Marlin Herrera, who lives on 12th Ave., nearby, said the metal and fiber cement panels are a Ballardization of the urban form.

Chris Liu, who works in historic preservation, said the development doesn't fit into the character and integrity of the district. He said the team needs to go back to the drawing board.

Marissa Dawson asked if there will be re tail for small local business. How was survey compiled – on foot? On internet? Wants to know methodology.

Liana Woo, Board member of Asia Condominiums, said no outreach had been done at her building; outreach has been terrible. She said this is the first she's heard of it and she's easy to reach. She noted traffic issues and concerns and said she wants a safe place for children and families.

Jacquelyn Wu, OCA Seattle, said the survey is biased and many community members have not had the opportunity to take it. She said it misrepresents the community. She said more senior housing and mom and pop shops are wanted.

Board Discussion:

Bulk

Ms. Hsie: design team has done good job to reduce the scale, especially on back spaces. Now looking at two volumes. Concern about massing remains. The pedestrian experience at the ground floor doesn't speak to the district. It is suburban in the way it bumps out and doesn't have the brick coming all the way down. She said she is not seeing how two levels of brick relates to the datum throughout the district. She said to bring the brick all the way down. She said the design is speaking to industrial stock but unsuccessfully. She said she is seeing lots of metal. She said she doesn't see how two levels of brick relates to the datum seen in the neighborhood. She said more study is needed on how the datum ties to the district. She asked about the setback piece and how the storefront is proud of the building.

Ms. Tian said they want to maximize ground floor use. Don't want to have massing go all the way back to the street.

Mr. Legon-Talamoni said he echoed Ms. Hsie's comments. He commended the decision to relocate the hotel use to the back of house to place retail on the street frontage. He said he sees what they're trying to do relating the brick to the use. He noted the use of brick in the neighborhood, typically 5-story buildings, built to the property line. He asked if there could be more continuity of what they're doing on S. Lane St. He said Lane side is promising. He said the north side seems massive and should be broken down more with the use of brick.

Ms. Tian said they were encouraged to use more brick. She said that the reason they prefer this option is that has less of a wedding cake form; it's more differentiated.

Mr. Legon-Talamoni said there is an imbalance of brick; it is higher on one side than then other.

Ms. Tian said they feel it breaks down the massing better.

Ms. Hsie said continued study is needed in the use of brick. She said to pay attention to the first five to six stories.

Massing and Height

Mr. Legon-Talamoni said the underlying zoning is 170'; it went through legislative process and the board can't change that. He said to take the overarching zoning and then work through design review mitigation.

Ms. Chan said incorporation of glass, referencing downtown examples is not helpful; they should look more to this district for cues.

Ms. Tian said the board requested additional studies and addition of glass above, to lighten the massing of the building.

Ms. Frestedt noted that members of the Board may not agree and that ultimately, the Board does not need to reach consensus.

Mr. Legon-Talamoni commended the team on the effort to scale down the building and remove protrusions, balconies. He said he was concerned with the amount of Hardi Panel.

Ms. Tian said they are Aquetone panels, not Hardi. She said they are a higher quality fiber cement panel.

Mr. Legon-Talamoni noted the amount of solid versus transparent. He noted this is the first building at this scale. He said to explore the perforated middle with more window walls. He said they are moving in the right direction to remove the massive appearing elements. He said more can be done with respect to the middle volume. He said to look at more use of transparency.

Ms. Hsie agreed that they are going in a better direction. She said to be careful when using waterfalls, wave concepts and not to use so much color and themes. She said they are moving in a clean, less visually distracting direction and to explore more of that on opaque walls; reduce visual distraction; focus on pedestrian street level relates to the rest of the neighborhood.

Mr. Legon-Talamoni encouraged exploration of massing and materials.

The Board agreed that the roofline changes were an improvement.

Vehicular Access

Ms. Hsie asked the design team to summarize why SDOT doesn't want parking on 8th Avenue.

Mr. Walls said 8th has more traffic and Lane St. is a dead end, SDOT prefers garage entry on Lane.

Ms. Hsie said the design team is in a unique position to be advocates for the community and asked if they have gone to SDOT with information.

Mr. Walls said they had and SDOT said ‘no’.

Mr. Legon-Talamoni asked if there is a way the traffic study can be revisited.

Mr. Walls said they are not taking away loading.

Ms. Chan said it would be good to see the conversation with SDOT, why it can’t be done. She said it would be helpful to have clear defining points on what SDOT says.

Mr. Legon-Talamoni said SDOT should be invited to meeting to comment.

Ms. Frestedt said she will invite them.

Use

Mr. Legon-Talamoni asked about the use of the “flex room”.

Mr. Walls said it would be open to the community, but access would be through the residential lobby.

Ms. Tian said retail size has been reduced to two spaces at 650 square feet and one space at 900 square feet.

Ms. Hsie commended the design team relocating hotel program off the corner and said to reduce it further. She noted that the dining / lounge may be empty. She said to make it smaller or push that program up a floor to make that space open to retail.

Mr. Legon-Talamoni agreed. He appreciated elimination of two parking stalls and said it allows more opportunity for retail. He encouraged further study to reduce the hotel lobby square footage and to make the garage access as small as possible.

Ms. Hsie asked why the residential lobby is depressed. She said it would be nice if the landing was flush from the street for access.

Mr. Walls said that is due to the grade.

Mr. Legon-Talamoni said it would be good to document the history of hotels within the International District and who they served, to ground the project within the district. He said the district history shows prevalent SRO style hotels that caters to workers who lived and worked in the district. He said this could help demonstrate the reasoning and logic behind having a hotel.

Ms. Hsie cited 23.66.324. She said to demonstrate how the lobby and lounge will be different from any other hotel. She said to move luggage storage. She said to clarify who can use the dining lounge. She said to think about how to make the space inviting to the community. She said to review signage. Make it a departure from a typical chain hotel.

Mr. Legon-Talamoni asked for further development about what the retail space would look like.

Ms. Hsie said it's difficult for the Board to reconcile the differences between the community survey results and the feedback we heard during public comment. There is an opportunity for the design team to reach out to community who was missed and to learn.

Ms. Tian said they had a community member help them and went door-to-door but encountered many buildings that were inaccessible. They will do more outreach.

Ms. Chan said another way to get input is to contact property owners and building managers to reach further into the community.

091118.4 BOARD BUSINESS

Ms. Frestedt went over board appointment update and said the election was coming up for two open positions.

Adjourn

Rebecca Frestedt, Board Coordinator
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