



The City of Seattle

International Special Review District

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ISRD 179/22

MINUTES FOR THE MEETING OF TUESDAY, May 10, 2022

Time: 4:30pm

Place: Remote Meeting

Board Members Present

Lizzy Baskerville
Ryan Gilbert
Adrian Lam
Michael Le
Ming Zhang
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Nella Kwan

Chair Andy Yip called the meeting to order at 4:30 pm.

051022.1 APPROVAL OF MINUTES

February 8, 2022

MM/SC/LB/ML 6:0:0 Minutes approved

051022.2 PUBLIC COMMENT

There was no public comment.

051022.3 BOARD BRIEFING

051022.31 701 S. Jackson St.

Presenter: Anton Dekom, Neiman Taber Architects

Briefing on Use and Design proposal for new construction of an 8-story mixed-use building, to include approximately 202 apartments, 66 congregate dwellings, 18 small scale efficiency units, 118 one bedrooms and ground floor retail. No parking is proposed. The lot size is 13,439 sq. ft. The proposal includes demolition of a one-story non-

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contributing commercial building and related service station island. The focus of this briefing will be on evolution of the proposed massing and building design.

Ms. Frestedt said the main building is a contributing building located within the Seattle Chinatown National Register District, adding that it has been substantially altered. A small service island was moved to the site at a later date and is non-contributing. She said the Board received a presentation on the historic property report by BOLA Architecture. She said the Board expressed willingness to consider demolition given the circumstances and alterations to the building. She said two other briefings on this project have been presented one in September 2021 and one in December 2021.

Brad Padden, Housing Diversity, introduced the team and thanked the board for its time and commitment to the community.

Lisa Nitze, Nitze Stagen, said she is on the SCIDPda board. She said her firm has had a longtime involvement in the Chinatown International District.

David Neiman, Neiman Taber, provided a recap of the prior briefings provided to the board. He noted the general board support for removal of the existing building with the proviso the team explore ways to incorporate the history of the site into the work. He said the Board supported proposed massing and the general approach to the building design. He said the Board encouraged continued community outreach as well as efforts to document the history of the site and reflect that history in the work. He said they have entered into an agreement with Wing Luke Museum to use artifacts and photographs in the new building to honor the history of the site and the people associated with it.

Mr. Neiman provided context of the site and said the site was a former repair garage and filling station. The site is contaminated with petrochemicals from past uses and will have to be cleaned up meaning that the buildings must be removed. He said no onsite parking is included; it is expensive to building and the cost would be passed on the rent and would displace affordable units. He said they have secured 50 stalls in the Union Station Parking Garage. He noted the CID is rich in multi-modal transportation options. He said they have gotten approval for a shared loading dock plan, and two short term loading spaces, in front of the building. He said they are seeking support for proposed departures.

He said all utilities, bike storage and back of house spaces will be in lower level and noted proposed uses. He identified housing from level three and up, made up of one-bedroom units and congregate units. An outdoor amenity space is on the top level and a second roof deck . He said that small congregate units were changed to one-bedroom units so the project can participate in the Multi-Family Tax Exemption program. He said that in addition to market rate units that are priced in the 50-80% range this program will ensure that a quarter of the units are rent stabilized at a price set by the Office of Housing and reserved for income qualified applicants. He said the unit count has dropped from 238 to 202 units which allows the project to reach a deeper level of affordability for 51 of those units.

Anton Dekom, Neiman Taber, walked through views of the project that show how the architecture continues to develop and how board feedback has been incorporated into

design. Window openings are grouped in pairs with brick pilasters continuing down to grade and created a distinct base that helps to define the commercial spaces. He noted the slot between the two masses was expanded a bit to give the slot more prominence following board comments. He said they will add visual interest with lighting. He said color and design details have been added to the bottom tier of the building and he provided renderings showing color, and horizontal bands incorporated into pilasters, for more intricacy and playfulness. He said the ideas and patterns are rooted in masonry tradition and the woven textures give the building a subtle almost tactile presence that feels appropriate to the district. He showed a stem wall below the storefronts which is consistent with the district. He said they plan to come back to board to discuss signage and canopy. He showed how they have integrated unit intake and exhaust into the openings for the windows which allows them to retain the purity of the brick cladding.

Mr. Dekom said the goal is to establish contextual elements that nod to historic buildings. He provided graphics of how the proposed design ties into the district and datum lines that are established by neighboring buildings. He indicated residential entry and commercial parts of the building. He said they have started the Master Use Permit (MUP) process that is running in tandem with the Certificate of Approval process. He said they are at a point where they need to show board support for departures related to storefronts and canopy. He went over the departure and right-of-way exception requests:

- Reduce required transparent area from 50% to 45% for 7th avenue frontage.
- Reduce required overhead protection from 100% to 70%.
- Increase the maximum height of canopy from 15' to 18'6".
- Allow residential entry lobby on S. Jackson Street. He said the residential lobby will help activate the sidewalk and will complement the commercial use.

Mr. Gilbert appreciated the presentation and the modifications to the recessed areas between the two masses.

Mr. Yip said the team mentioned that the north side of the building has a room with residential access that could also be accessed by public for community event. He asked for more information.

Mr. Dekom said it is a fairly flexible space that can be opened up to the public for community programming. He explained the space has windows that look into the Atrium and could serve as a kind of boardroom and community as well. He said the intent is to preserve uses at street level for retail.

Mr. Zhang appreciated the glazing that allows borrowed light between the spaces.

Mr. Le appreciated the presentation and noted the amenities for the community are important. He expressed concern about community access to the space.

Mr. Yip concurred with Mr. Le about access issues to community space.

Mr. Dekom said the intent is to preserve as much of the uses directly adjacent to the street for the commercial. He said having access from shared commercial lobby would have a public feel to it.

Ms. Frestedt noted Crime Prevention through Environmental Design (CPTED) and safety issues that have arisen with projects regarding access and use of the lobby. She noted the importance of CPTED techniques are being incorporated into design.

Mr. Dekom said they have gone through design with Seattle Police Crime Prevention officer and had discussions about how to maintain a sort of barrier between residential and commercial. He said that will be addressed by architecture of the building with doors and retail access.

Mr. Lam asked about residential and retail corridors.

Mr. Dekom indicated on plan the exercise room and restrooms which would serve it would be a residential only amenity. He identified what would be accessible by public / community.

Mr. Yip appreciated the increase in affordable housing units which he hoped would serve the community well.

Ms. Baskerville appreciated the presentation and noted the clarity. She supported all of the departures and said the design is fitting in with other buildings in the district. She appreciated the level of detail and the brick patterning. She said she liked the pedestrian experience. She said the design team has thought it through and she said the patterning really fits in very nicely.

Mr. Zhang spoke in support and said the design is well-integrated into the district.

Mr. Gilbert said he fully supported the changes and departures presented.

Mr. Le echoed his colleagues' comments and noted importance of safety which will be helped by having more foot traffic.

Mr. Yip supported the departures.

Responding to questions about canopy heights Mr. Dekom said they tried for a consistent height.

Mr. Zhang said he supported 75% coverage as it is well integrated with the design. He asked if the team had thought about aligning the canopy with the loading dock canopy height. He said it would be more friendly to the pedestrian level. He suggested that the canopies at the corner be higher, but lower the remaining canopies to more human scale.

Mr. Yip agreed and said lowering the canopy would make it a more pedestrian focused experience. He noted that Board members are in support of the departures and the lobby

entrance location and the general massing. He said he heard no objections or additional comments from the Board.

Mr. Gilbert agreed with the canopy direction. He noted concern about recesses where homeless may occupy and if a decorative gate had been considered. He reiterated safety issues for public and building occupants.

Mr. Yip said it is a valid point coming from a place of experience.

Mr. Dekom clarified that all departures are contingently supported with understanding that the design team is going to come back with options for canopies.

Ms. Frestedt said she didn't hear any opposition to the proposed departures aside from recommendations about further expression. She said the board will need to weigh in on as part of final application.

Ms. Baskerville noted the next briefing's focus on landscaping, lighting and art partnership with Wing Luke. She asked about the process.

Ms. Nitze said the study being done involves looking at the historical context for the site, how it might fit into Wing Luke tours and how they can use artifacts to honor the history of the area. She said it could relate to both inside and out, but they don't know yet.

Ms. Baskerville asked about proposed landscaping and trees.

Mr. Dekom said the right of way is very busy with parking, planters, bike parking, required setbacks that there isn't much space left. He said they have maximized the amount of landscape they can provide.

051022.4 BOARD BUSINESS

Discussion about future hybrid meetings and administrative approval during Covid. Members supported continuing with a hybrid approach, but expressed interest in future in-person opportunities.

Mr. Yip recommended scheduling a Board retreat after the election.

The meeting adjourned at 6:28 PM.

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