



## International Special Review District

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ISRD 63/19

### MINUTES FOR THE MEETING OF TUESDAY, March 26, 2019

Time: 4:30pm  
Place: Bush Asia Center  
409 Maynard Avenue S.  
Basement meeting room

#### **Board Members Present**

Stephanie Hsie, Chair  
Yuko Kunugi  
Tim Lee  
Sergio Legon-Talamoni  
Russ Williams  
Andy Yip

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

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

Ms. Frestedt started the meeting by acknowledging that it is taking place on Native Duwamish and Coast Salish land.

**032619.1      APPROVAL OF MINUTES**  
October 9, 2018      Deferred.

**032619.2      CERTIFICATES OF APPROVAL**

032619.21      Right-of-Way at 5<sup>th</sup> Ave S. and S. Main St.  
*Applicant:* Yang Lee, KMD Architecture

Ms. Frestedt read from the staff report and explained that this application is an extension of the application for Final Design for KODA Condominiums at 450 S. Main St. She said the application for work in the right-of-way was not part of the Final Design application for these corners and the Board had deferred consideration pending a return from the application with full details about the proposed right-of-way work.

Yang Lee, KMD Architecture, oriented board members to site and existing conditions. He said SDOT asked them to restore what they demolish in the project and upgrade the ADA ramps to current federal standards so that they align across the intersection. He said existing brick pavers are no longer available. He provided option 1, replacing brick with three colors mixed to replicate the existing pattern with soldier header at edge and running bond inside. Option 2, their preferred option, would be to repave to Seattle current standard concrete.

*Tim Lee arrived at 4:46 pm.*

Mr. Lee said SDOT directed them to match existing conditions.

Mr. Williams asked if they have done community outreach.

Mr. Lee said they have not; SDOT requires they restore to previous condition which here, is varied.

Public Comment: There was no public comment.

There was discussion about past ADA ramp applications and Board preferences for retaining the brick treatment. Ms. Frestedt said Mutual Materials has made samples available with three different colored bricks in the past, but the approach here is different; a variegated colored-brick.

Mr. Lee said that are slight variations in color.

Mr. Yip asked if the southwest corner concrete was reviewed by ISRD?

Ms. Frestedt said it was part of the 5<sup>th</sup> and Jackson project.

Ms. Kunugi said durability was mentioned. She asked if colored concrete was considered.

Mr. Lee said a real paver would have to be thick, this is a tile. He said they are trying to match what is there now.

Ms. Hsie said concern was expressed about brick color and slipperiness and noted that the Board has previously approved retaining brick as the standard.

Mr. Legon-Talamoni said his preference was for keeping the brick and retaining the current language in the District.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations including revision to the brick pavers and curb configuration at three corners of the intersection at 5<sup>th</sup> Ave. S. and S. Main St., as listed above, to accommodate updated ADA ramps. Proposed work includes restriping the crosswalks.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 26, 2019

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 23.66.334 – Streets and sidewalks**

**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/SLT/AY          6:0:0    Motion carried.

**032619.3          BOARD BRIEFINGS**

032619.31          206 5<sup>th</sup> Ave. S. – 206 Place  
*Presenter:* Eli Hardi, Hewitt

Briefing on proposed new construction of an 8-story mixed use development (condominiums). The focus of the briefing will be on revisions and refinements to the design of the building exterior and site. Project includes proposed demolition of the existing one-story commercial building.

Mr. Williams recused himself.

Ms. Frestedt introduced the second briefing on this project and provided an overview of the Dec. 11, 2018 briefing. She said this is a small-scale infill project and confirmed that the Board had not voiced objection about the proposed demolition. The applicants have requested to go straight to final design approval.

Eli Hardi and Julia Nagele, Hewitt, presented.

Mr. Hardi went over outreach to date and said that there were still some organizations or groups they want to meet with. He revisited the barbell scheme and noted the desire to maximize the lightwells and the building size. He went over the studies that they had done. He said Option C received general support at last briefing; there is a summary of that briefing on page 7. He went over buildings chosen in urban design analysis and buildings explored for inspiration in fenestration.

Ms. Nagele went over the development of the primary facade. She explained the alignment with the Ascona cornice line, with spandrels across and punch through openings. She described the double soldier coursing of brick at the head and sills of windows and noted the variety of horizontal and vertical woven elements. She said doors are set at the corners. She went over the landscape concept to enhance the lightwells and pass-through.

Ms. Frestedt asked how the south end façade would be treated.

Ms. Nagele said it will be fiber cement board; it is a party wall so there are all kinds of ways to approach it.

Public Comment: There was no public comment.

Ms. Hsie said it was a thorough presentation; they had done a great job of addressing the studies. She asked board members to discuss massing scheme, look at composition of elevation, storefront, middle, and top levels and for materiality options.

### Massing

Ms. Hsie appreciated the hybrid exploration.

Mr. Legon-Talamoni appreciated looking at future use. The second floor is now residential but could be an extension of storefront use; he liked the flexibility. He said the cap on top relates to the language below so there is less concern with second floor deviation. He was concerned about how busy the middle residential portion was. He appreciated where it relates to existing building, where cornice of adjacent building relates to floor line of the top floor. He appreciated the order of what the Alps scheme provides but said there is some translation lost when combining Alps with Hirabayashi Place schemes.

Ms. Nagele said they were exercises; they looked at the spectrum – new and old. She asked board members if there were issues with fenestration. She explained there are four units and they are trying to get natural light inside.

Ms. Hsie cited SMC 23.66.336 Exterior building design A. General Requirements, particularly the last sentence regarding the importance of window proportions. She appreciated the studies and asked board members to discuss how they relate to adjacent and other buildings in the district. She noted a great job of modern interpretation and that they have provided a strong case.

Mr. Yip said they had done a great job of studies. He said there is more window than brick but that is a current trend. He supported the window to brick ratio and said it did not conflict with the code.

Ms. Kunugi noted how narrow and tall the fenestration is and that it makes the building feel tall. She said the design seems evolved and feels lighter and less like a mass. She said it is more linear; she supported the approach and appreciates the studies and exercises. She said the middle portion feels disconnected to upper and lower and maybe it is the window pattern. She said the center feels more vertical.

Ms. Hsie said the storefront is successful. She said it feels intimate and small commercial / human scale. She said the board will want to know storefront color and that it is not aluminum. She said the middle is busy and vertical and she suggested they do a couple studies tying the entire building together with structural lines would be helpful. She said there is some refinement and study to do.

Mr. Legon-Talamoni supports the venting and encouraged the team to find ways to tie the building together with structural lines.

Ms. Hsie said the board is opening to buildings that aren't punch openings.

Mr. Lee said to look at proportion of the width of the brick in relation to the width of the windows.

Ms. Hsie said symmetry is helpful. She expressed concern about the sidewalls being painted white.

Mr. Legon-Talamoni said it is a light color but noted it was just until adjacent building is developed.

Ms. Frestedt read from SMC 23.66.336 C. She suggested a mural or patterning to break it up; if the site isn't developed for 10 years, that is a long time.

#### Alley façade

Ms. Hsie earthen colors are preferred.

Mr. Hardi said they want to make the alley better; they have maximized glazing for eyes on the street. He said there will be lighting in the alley.

Ms. Hsie said durable materials should be used in alley, lighting is huge, and materiality or something of interest so that graffiti is not an issue. She said the front residential entry with inset is very interesting. She asked if there will be public access to indoor residential lobby.

Ms. Nagele said there is no tenant set and visibility into lightwell is undecided; it is not for general public access.

Ms. Kunugi asked about the slotted gate.

Ms. Nagele said it won't be bars, it will be a design element.

Ms. Kunugi said it is great to have visibility into the landscaped area.

Ms. Hsie agreed.

#### Retail Configuration

Ms. Nagale said there are two retail space, one on north and one on south.

Ms. Hsie noted if entry was moved to the front it would have to be recessed.

Mr. Hardi said it would.

Mr. Legon-Talamoni asked about departures.

Mr. Hardi said they would ask for one related to weather protection and the street tree dripline.

Ms. Frestedt said the board has been supportive of street trees.

Informational briefing on 501 Rainier, a mixed-use affordable housing development. This project, currently under construction, was permitted prior to the expansion of the ISRD boundaries. It was reviewed by the Southeast Design Review Board. The development features 105 units of supportive housing, with ground floor retail. The briefing is informational only; no action is required by the ISRD Board.

Bo Scarim, Plymouth Housing, provided background on Plymouth Housing. She said there is retail along King and they are hoping for existing businesses who have been or will be displaced. She provided context of the site, and indicated ground floor retail, support and social services located on Rainier, main entry plaza will be a community space. She explained that the six-story building will have 105 units on double corridor organization. She went over façade composition, end wall treatment, loading, material palette. She said they have a community art committee.

*Ms. Hsie recused herself and departed at 6:00 pm.*

Ms. Scarim said windows are ganged, steel planter stair steps down Rainier. She said end walls and windows break up blank elevation; accent color will be used. She said lap siding will be used as textural element. She said window at corridor brings in natural light. She said screened loading with bio retention planter at either side and an ornamental fence is on the west elevation. She said the community-oriented space is accessed off the main entry; there are common rooms, staff offices and lounge. She said landscaping provides a vegetative buffer along Rainier and between sidewalk and building. She said they are working on art selection for entry court and they are continuing to refine space in concert with art. They will have seating and encourage use of the space. The curb bulb expands the space. She said they requested two departures: 1) the blank wall length; the frontage drops on Rainier; at the south end they will develop landscape to serve as a screen; and 2) overhead weather protection waiver in favor of street trees. She said exterior lighting is seen as important for security.

Ms. Scarim said the art work selection is still in process. They solicited proposals with three artists in neighborhood selected. She expects proposals in April. She said design goals were for interactive kinetic, acknowledge history of the site and neighborhood, and connect to other art in neighborhood.

Mr. Legon-Talamoni said the project strikes a positive chord on many levels - housing is provided. He noted the intentional detail at the periphery with programmatically activating spaces. He said the project is very much welcomed by the community. He said it is hard to offer much outside of affirmation – great job.

Public Comment: There was no public comment.

Mr. Yip asked if the community room has a separate entry.

Daniel Goddard said yes.

Mr. Yip asked about the south side elevation.

Mr. Goddard said the back side will have smaller units, so the windows are smaller.

Mr. Legon-Talamoni asked about the dark recess on ground floor.

Mr. Goddard said the entry is on the north; it is not preferred but other factors governed that placement.

Ms. Scarim said they hope to do arrival marker.

Rie Shintani, InterimCDA, asked the retail space size.

Mr. Goddard said retail is under 1200 square feet.

Dave Lohman asked about retail use.

Ms. Scarim said it could be coffee shop, restaurant; they have designed it to be a restaurant.

Mr. Goddard said they have included provisions for exhaust up to roof, utility stub outs for water, electric, and gas.

Tim Parham, Plymouth Housing group, said the community will tell them who will go there; there is lots of displacement happening.

Ms. Scarim said ten people are part of the art committee – business owners, Little Saigon board, restaurant owners, landscape architects, Seattle Neighborhood Group employee.

Mr. Parham said the units are small efficiency dwelling units (SEDU) that are just under 350 square feet. There will be less than typical tenant turnover. Tenants will pay what they can; they have been homeless.

Ms. Kunugi appreciated the presentation and said it is exciting. She noted that corner is one of the least pedestrian-friendly corners and she hopes it will improve.

#### **032619.4 BOARD BUSINESS**

#### **Adjourn**

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