

JASMINE | ISRD BRIEFING NO. 4

AUGUST 12, 2021 | PROJECT 19135



AGENDA

1. INTRODUCTION
2. OVERVIEW OF PREVIOUS ISRD BOARD DIRECTION & QUESTIONS
3. CULTURAL HISTORY OF 614 MAYNARD
4. COMMUNITY OUTREACH OVERVIEW
5. CHALLENGES TO SAVING THE EXISTING BUILDING
6. PRELIMINARY MASSING OPTIONS
7. QUESTIONS FOR THE BOARD

APPENDIX

- STOLLER REPORT
- DCI REPORT
- JOHNSON PARTNERSHIP MEMO

PROJECT TEAM

- VIBRANT CITIES [SITE OWNER / DEVELOPER]
- OTAK [PROJECT ARCHITECT]
- DCI ENGINEERS [STRUCTURAL ENGINEER]
- STOLLER [CONSTRUCTION MANAGEMENT]
- THE JOHNSON PARTNERSHIP [HISTORIC RESOURCES]

BOARD COMMENTS

1. Provide a report that addresses the cultural history of the property.
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CULTURAL HISTORY REPORT OF 614 MAYNARD



Summary of the Bush Garden Event Space

The second-floor banquet and event space at Bush Garden operated from 1957 until approximately 1997. Kaichi Seko and his sons Roy and Bob Seko moved their restaurant Bush Garden from the Bush Hotel to the subject building in 1957. In the four decades of its operations, the event and banqueting space was the site of countless significant family-oriented events, including wedding receptions, anniversary parties, birthday parties, memorial and post-funeral events, prom celebrations, graduations, as well as numerous public meetings, events, and organizing efforts.

Significant Private Events

- Rene & Zelma Roth, 50th anniversary party, November 1967
- Mr. & Mrs. Yasuji Suyematsu, 50th anniversary reception, May 1, 1969
- Mr. & Mrs. Harry Kurimoto, 50th anniversary, March 10, 1974

Public Meetings & Events

During the 1950s, 1960s, and 1970s, a wide variety of clubs and groups hosted meetings and events at Bush Garden. Some specific groups and events are as follows:

- Bon Vivants club, dinner with music by Japanese orchestra, February 1958.
- Reception for master flower arranger Houn Ohara of Kobe, August 1958.
- Women's Auxiliary of the Washington State Dental Society, annual convention reception included a banquet featuring children performing Japanese dances, classical Japanese dance by Fred Ito, and a band headed by Robert Sakoda.
- White Center Lady Lions, meeting and cultural program, January 1963, and fundraiser, October 1965.
- Delegation from sister city Bergen, Norway, including mayor of Bergen, dinner, May 1967.
- Ikebana International, Seattle Chapter, lunar new year celebration, January 1975.
- Mary C. Pentland Unit of the Spastic Children's Clinic and Preschool held an annual sukiyaki benefit dinner from at least 1959 until at least 1978.

*See attached Johnson Partnership reports for comprehensive list of events at 614 Maynard.

Yoshiharu Takeno (Consul-General of Japan 1957 to 1960)

- Mr. and Mrs. Takeno's first official reception upon arriving in Seattle, October 1957
- Fete in honor of Takashi Komatsu, of the America-Japan Society of Tokyo, also hosted by the Japan Society of Seattle, June 1958
- Reception for Vice-admiral Hidemi Yoshida and officers of the maritime Self Defense Force of Japan, August 1958.
- Japanese navy officials were feted at a reception with 400 people, August 1958

Politics & Organizing

Bush Garden served as both a small- and large-scale space for political organizing and events.

- Bush Garden is closely associated with community leader Bob Santos ("Uncle Bob"). In his memoir *Humbows, Not Hot Dogs*, Santos mentions Bush Garden nine times.
- The political "guru" Ruth Woo was also closely associated with Bush Garden. Known as an influential behind-the-scenes political organizer, "Auntie Ruth" Woo began her political career working for Seattle mayors Gordon S. Clinton and Dorm Braman. Woo was a fixture at Bush Garden, where much of her "wheeling and dealing with influential politicians" took place. A *Seattle Times* profile of Woo from 1996 described Woo as "central to the emergence of Asian Americans as a political force in the state." In an article by Assunta Ng in *Northwest Asian Weekly*, Ng states, "[t]he late political guru Ruth Woo used to have a regular spot at the restaurant, wheeling and dealing with influential politicians."

Educational and Artistic Performances

- Exhibition and demonstration of Sumi painting by artist Ryo-un Watase, hosted by Ikebana International, January 1959.
- Lecture by Dr. Seiko Wada of the World Brotherhood of the White Temple, titled "Science & Religion World of Today," May 1966.
- Classical music performance by Michiko and Toshiko Tsuda, hosted by Ikebana International, March 1967.



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COMMUNITY OUTREACH EVENTS



- 5 Vibrant Cities open houses and cultural history meeting
- One on one outreach to 63 businesses and 324 community members

DATE	ORGANIZATION
01.25.2018	CID Kickoff Event
02.13.2018	Meeting with Chinese Association Representatives
02.20.2018	Meeting with Chinese Chamber of Commerce
02.26.2018	Meeting with Uwajimaya
03.01.2018	Meeting with Wing Luke Museum Director
03.12.2018	Meeting with Chong Wa Boardmember
03.13.2018	Meeting with SCIDpda Staff Leadership
03.19.2018	Meeting with Interim CDA Staff/Board Leadership
03.22.2018	Meeting with CID Coalition Representatives
03.28.2018	CID Forum Group Meeting
03.29.2018	Meeting with ICHS Leadership
04.21.2018	Wing Luke Museum Auction
04.24.2018	Meeting with Chong Wa Representatives
04.20.2018	Meeting with former Bush Garden building Owner
04.27.2018	Meeting with Denise Louie Education Center Leadership
05.09.2018	Vibrant Cities Community Open House #1
05.10.2018	Vibrant Cities Community Open House #2
05.22.2018	Meeting with Asia Condo Board
06.07.2018	Annual Chinese Elderly Dinner meeting
07.17.2018	Meeting with SCIDpda Board
07.19.2018	Meeting with Interim CDA Staff
12.18.2018	CID Community History Institute with Seattle Police
02.07.2019	CID Kickoff Event
03.20.2019	Vibrant Cities Open House #1
03.21.2019	Vibrant Cities Open House #2
03.27.2019	CID Forum Meeting
03.27.2019	DLEC MMP Tour
04.01.2019	Chinese Family Associations/Community Leaders Lunch meeting
05.29.2019	Chinese Seniors Dinner meeting
06.10.2019	SCIDpda RED Committee Meeting
06.22.2019	CID Public Safety Dinner meeting
06.26.2019	CISC Board Meeting
07.18.2019	Meeting with ICHS
10.01.2019	Jasmine Project Briefing with Chinese Community Leaders
10.10-18.2019	One on one outreach to businesses and individual community members (63 businesses and 324 individuals)
11.11.2019	Meeting with DON
12.04.2019	Meeting with State Representative Tomiko Santos
12.16.2019	Vibrant Cities cultural history meeting

Community Support for the Jasmine Project to Move Forward

CONFIRMED WITH SIGNED LETTERS OF SUPPORT: 63 CID BUSINESSES (PARTIAL LIST SHOWN)

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Ho Ho Seafood Restaurant• Honey Court Restaurant• Purple Dot Café• Ocean Star Restaurant• Szechuan Noodle Bowl• 663 Bistro• Seoul Tofu House• J Sushi• Ambrosia Café• Cake House Café• Dim Sum King Restaurant• Golden Hong Market/Gom Hong Restaurant• Dong Hing Market• Gan-Shon Co (Grocery)• Dong Sing Market• Little Sheep Hot Pot• Homestyle Dim Sum | <ul style="list-style-type: none">• Yummy House Bakery• Mikes Noodle• Seattle Best Tea• Musahi restaurant• Ping's Dumpling House• Chengdu Memory Restaurant• New Star Restaurant• Henry's Taiwan Kitchen• Fortune Garden Restaurant• Sizzling Pot King restaurant• Jackson Auto• Vital Tea Leaf• Ho's Herbs & Massage• Saeteur Garage• Hair to You Salon• Asian Pacific Travel• JTM Construction | <ul style="list-style-type: none">• Kobo at Higo• Global Travel• Great Store• Global Wireless Station• Bing Kung• New Country Gallery• Jade Holiday Travel• Sing Lam, MD• Young House (Gift shop)• Pacific Herb & Grocery• New An Dong (Chinese Medicine)• Amasia Acupuncture• Beauty Shop• Moksha Clothing• Colors Abloom Flower Shop• Luke's Pharmacy• One Plus Kitchen & Home |
|--|--|--|

CONFIRMED WITH SIGNED LETTERS OF SUPPORT: 324 CID RESIDENTS

*Met with each business individually and received signed letters of support.

CULTURAL HISTORY MEETING 12.16.2019



WHAT WE HEARD FROM THE COMMUNITY :

KEY COMMON THEMES WE HEARD

- Mixed housing - market rate & affordable
- Community safety
- Mixed incomes
- Neighborhood investment
- Affordable retail spaces
- Support small local businesses
- Community benefits agreement
- Asian aesthetics in building design
- Building design to bridge between old and new
- Legacy of place
- Diversity in ethnicity and generations
- Community space

HONORING CULTURAL HISTORY

- Physical acknowledgement of space by incorporating some elements from inside the Bush Garden in the new development
- History/art plan to be incorporated throughout the building
- Multi-model history/art works
- Preservation
- Honor history through work that can educate 24/7
- History/art that is both internal and external facing
- Public process for history/art projects

COMMUNITY SPACE

- Active community space – don't want empty event space
- Intentional programming/curation of community space
- Welcoming and safe community space
- Business that can serve as a community/social space
- The right operator is essential
- Curation of space

MEETING ATTENDEES

- | | |
|---|--|
| • Dre Say <i>CID Coalition</i> | • Miye Moriguchi <i>Uwajimaya</i> |
| • Nina Wallace <i>Densho, CID Coalition</i> | • Elaine Ishihara <i>APICAT for Health</i> |
| • Faye Hong <i>Yick Kong Corporation</i> | • Erin Shigaki <i>Minidoka Pilgrimage Planning Committee</i> |
| • Tomio Moriguchi <i>Fujimatsu, LLC</i> | • Maria Batayola <i>FANHS, Pinoy Words Expressed, Kultural Arts</i> |
| • Stan Shikuma <i>JACL</i> | • Karen Yoshitomi <i>Japanese American Community Cultural Center of WA</i> |
| • Maiko Winkler-Chin <i>SCIDpda</i> | • Marie Johnston <i>Minidoka Pilgrimage Planning Committee</i> |

ACKNOWLEDGING THE PAST



STORY TELLING THROUGH THE ARCHITECTURE

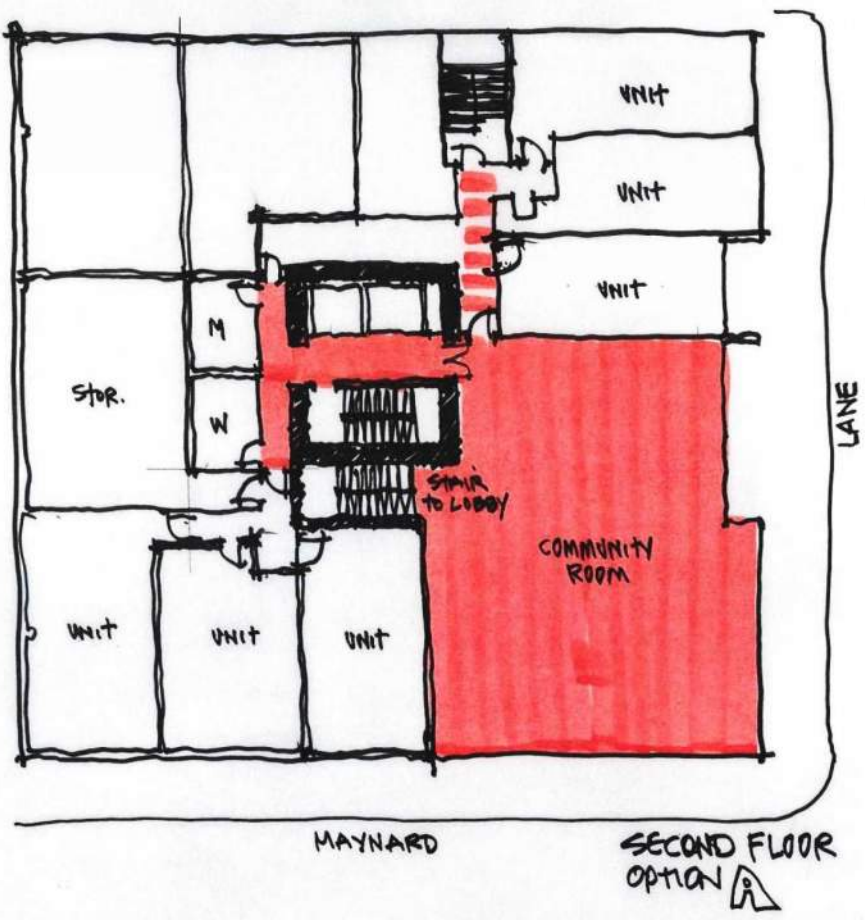
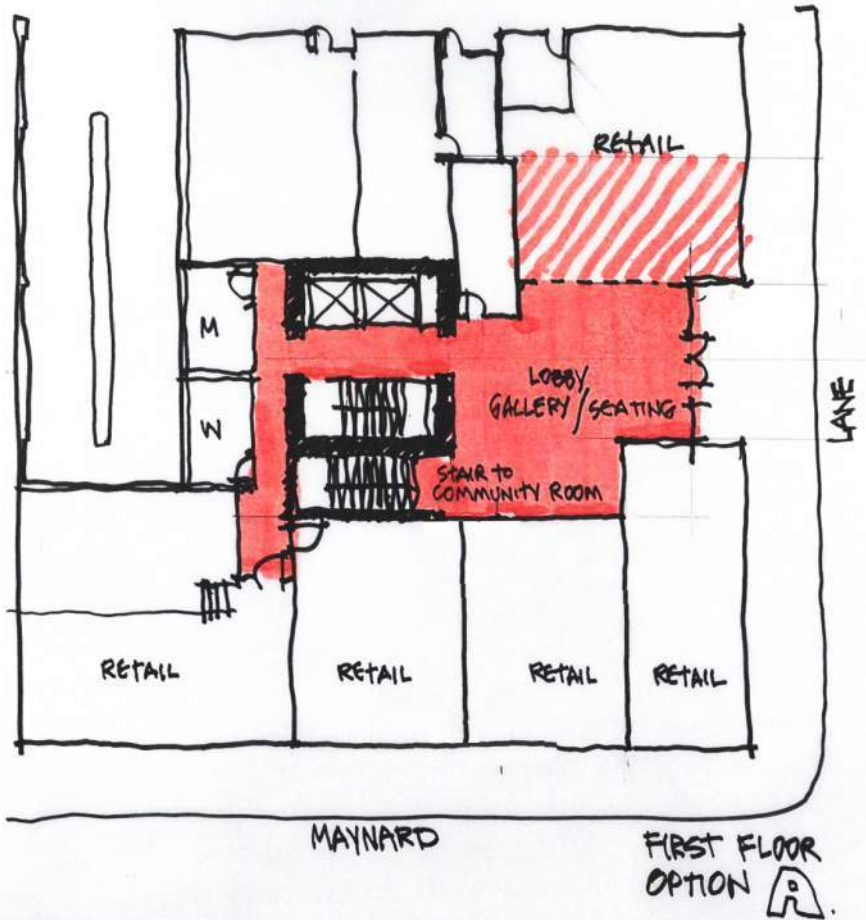
- ASIAN AESTHETIC
- NEW LEGACY GATHERING SPACE FOR COMMUNITY
- DIVERSITY OF COMMUNITY
- HISTORICAL AND ART
- ACTIVE DAY AND NIGHT
- PAST AND FUTURE



INCLUSIVE SPACES



LARGE MULTI-USE GATHERING SPACES



BOARD COMMENTS

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REVIEW OF COMPARABLE PROJECTS

FOUR COMMON VARIABLES

- Condition of existing masonry wall
- Condition of existing building structure
- Condition of below grade bearing soil
- Condition of the below grade perimeter walls

ENGINEERING TEAM

- Structural Engineer
- Shoring Engineer
- Geotechnical Engineer
- General Contractor
- Shoring Contractor

PREVIOUS SUCCESSFUL MASONRY FACADE REHABILITATIONS



Sunset Electric Apartments



Cue Apartments

EXISTING BUILDING CONDITIONS

- + Existing masonry facade was in good condition**
 - Did not require any additional masonry reinforcement.
- + Existing building structure was in good condition**
 - Roof and building envelope were intact.
- + Soil bearing for foundation was adequate for building structure**
 - Did not require any special foundation supports.
- + Below grade walls were structurally sound**
 - Basement did not pose any safety risk to construction workers.

PREVIOUS UNSUCCESSFUL MASONRY FACADE REHABILITATION

EXISTING BUILDING CONDITIONS



Cannery Apartments

- + Existing masonry facade was in decent condition**
 - Did not require any unique masonry reinforcement.
- Existing building structure was in poor condition**
 - Roof and building envelope were not intact. Structure was compromised and exposed to the elements.
 - Required temporary exterior structural bracing and permanent interior structural bracing.
- Soil bearing for foundation was not adequate to support building structure**
 - Building was built on a very deep ancient peat bog.
 - Required extensive foundation supports.
- Below grade perimeter walls were not structurally sound**
 - Exterior perimeter walls posed a serious risk of collapsing on construction workers.
 - Soil freezing design was utilized to stabilize below grade walls.

614 MAYNARD BUILDING

EXISTING BUILDING CONDITIONS



614 Maynard Building

- **Existing masonry facade is in poor condition**
 - Requires a 12" thick concrete wall to create a shear wall, which will also glue the bricks back together from the back side.
- **Existing building structure is in poor condition**
 - Roof is not intact. Structure has been compromised and exposed to the elements.
 - Requires exterior structural bracing.
- **Soil bearing for foundation is not adequate to support building structure**
 - Building was built on 20+ feet of structural fill
 - Foundation was designed for a 1-story structure.
 - The addition of the second and third story did not include any upgrades to the structure to support those upper stories.
 - Requires extensive micropile foundation supports.
- **Below grade perimeter walls are not structurally sound**
 - Exterior perimeter walls pose a serious risk of collapsing on construction workers.

614 MAYNARD BUILDING

MASONRY WALL

Condition of existing masonry wall

- Masonry walls will need to be reinforced with 12" of concrete to create the necessary shear wall for the structure. This will also help glue the bricks back together from the back side.



Existing 614 Maynard Masonry Facade

614 MAYNARD BUILDING

SOIL, FOUNDATION

Condition of below-grade bearing soil

- Existing foundation is built on top of 20+ feet of bad fill material.
- Over 120 micro piles would have to be installed in order to provide foundation support.



Example of a Micro Pile

614 MAYNARD BUILDING



Existing 614 Maynard Wood Structure

EXISTING STRUCTURE

Condition of existing building structure

- DCI structural report notes that building envelope (roof) has been compromised. Rotting of the structural wood members.
- The 2nd and 3rd levels are built on top of a structure that was originally only 1-level high. This is one of the main issues that touches all the challenges we are facing with this structure.
- A compromised building structure requires exterior steel bracing to stabilize the exterior facade, which could limit the amount of brick facade that could be salvaged to just the west elevation.
 - North, east and south elevations create challenges for exterior steel bracing
- This will also require extensive interior shoring/bracing to support each floor level while workers work inside.

614 MAYNARD BUILDING

BASEMENT WALLS

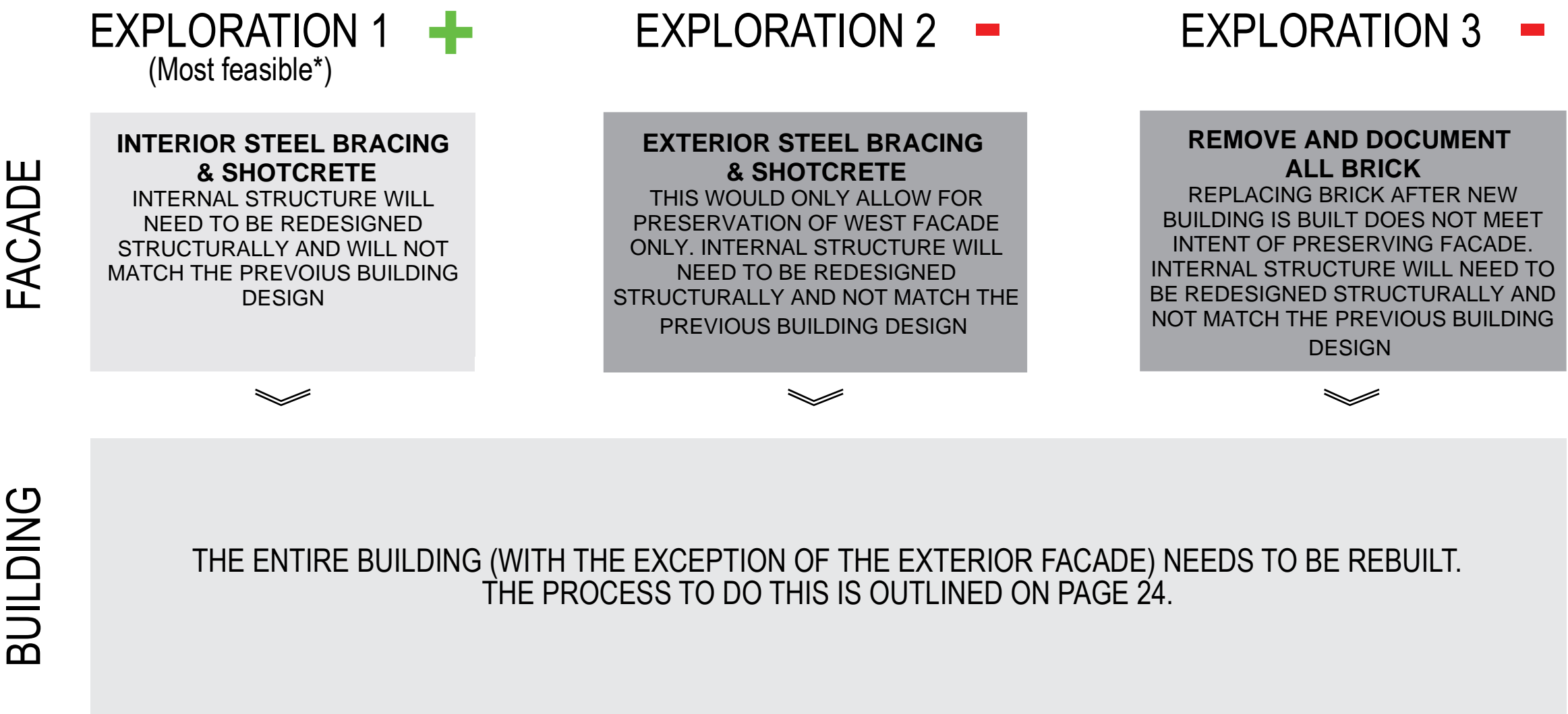


Existing 614 Maynard Foundation

Condition of the below grade perimeter walls

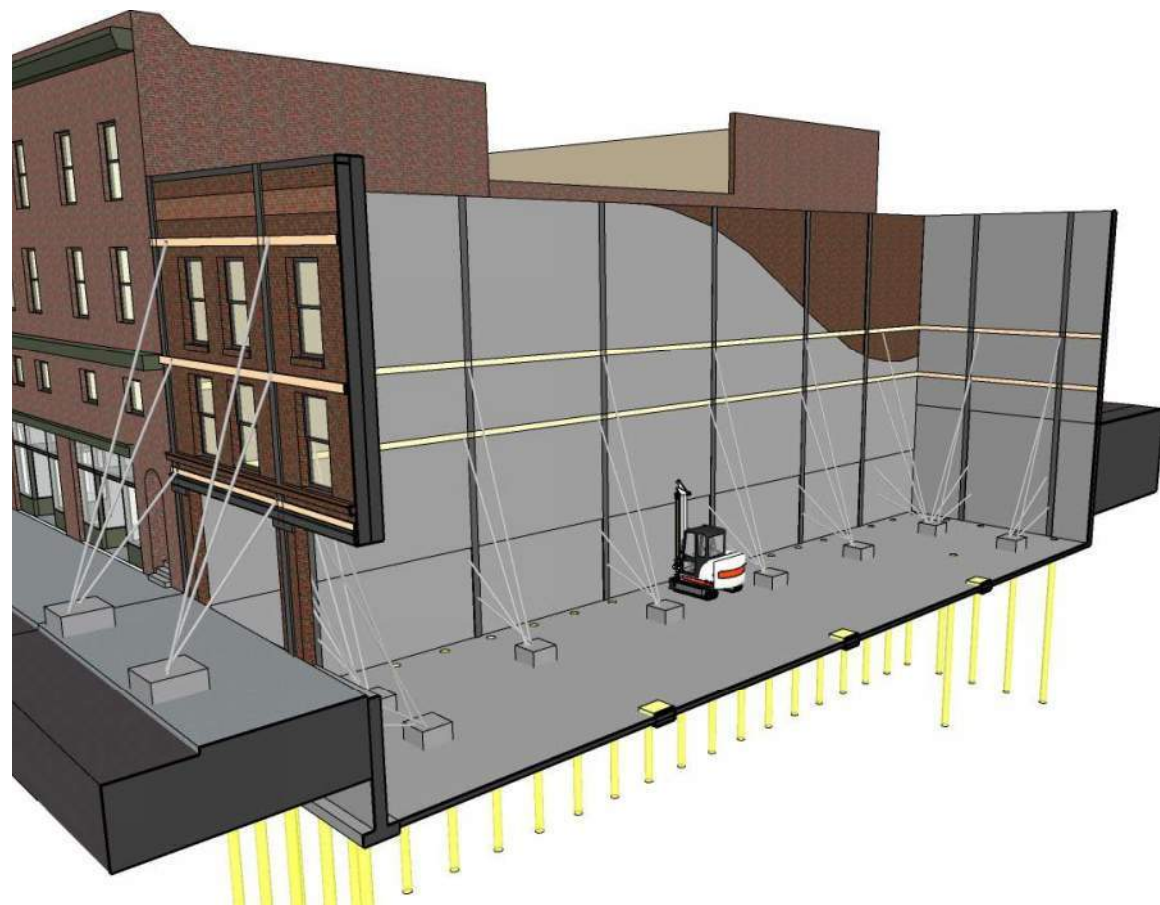
- The below grade walls are compromised, creating an unsafe environment for construction workers.
 - Options to mitigate the safety risk
 - Soil freezing
 - Not a viable option due to proximity of adjacent buildings, impact on alley access and underground utilities
 - Gravel fill
 - Not a viable option due to surcharge load on neighboring buildings
 - CDF fill (only viable option)
 - Would require filling the whole basement with CDF

REHABILITATION EXPLORATION



*See DCI Report for structural recommendation.

614 MAYNARD BUILDING

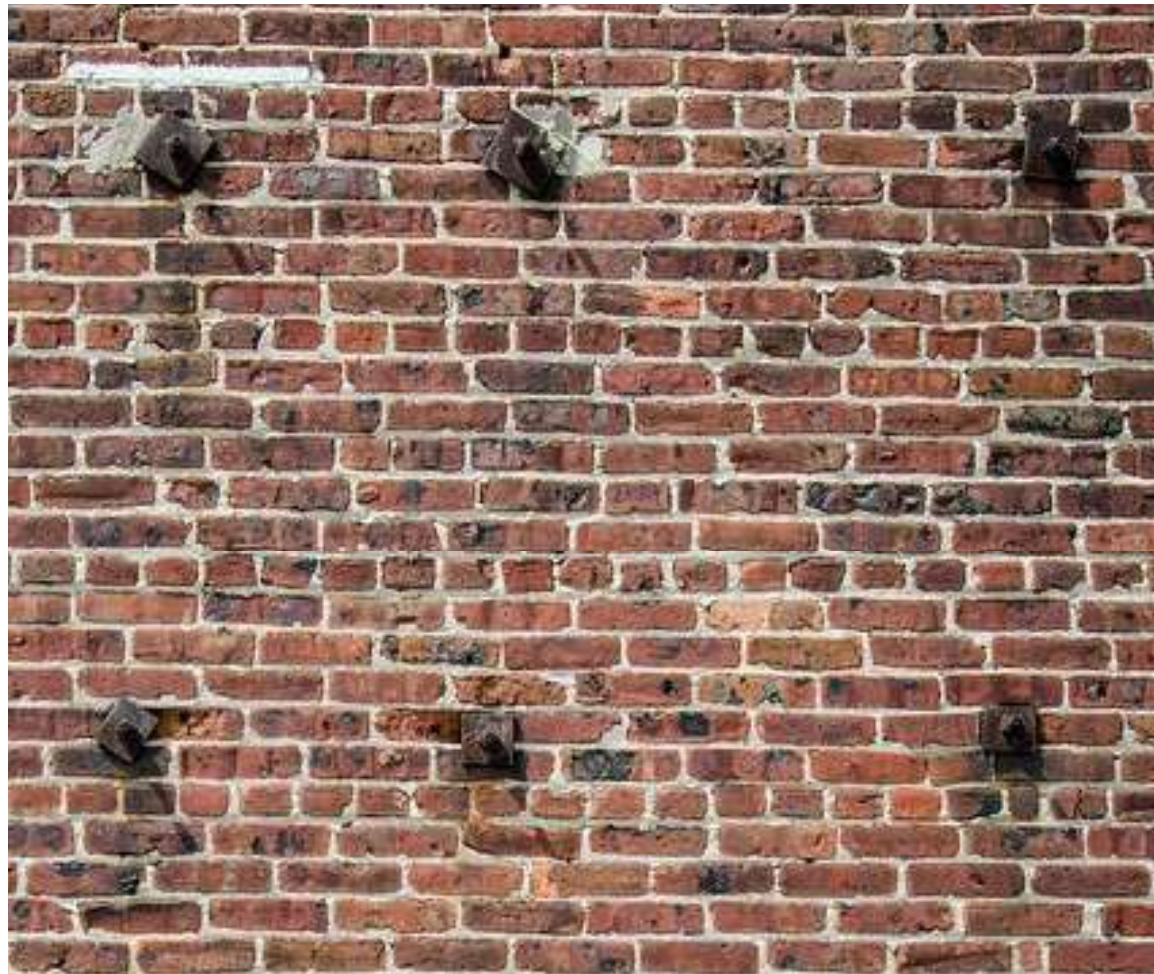


Existing 614 E. Maynard Ave Masonry Facade

Nine Steps to Salvage the Masonry Facade

1. Fill the entire basement with CDF to approximately 6.5' to stabilize the basement level foundation and exterior walls
2. Demolish the first floor to give access to construction equipment
3. Install micropiles for foundation support
4. Install temporary shoring/bracing to stabilize the upper levels and roof
5. Selective demolition (36"x 36" holes) in floors and roof to allow installation of structural steel support system
6. Install structural steel support system
7. Place concrete on the backside of brick to create a shear wall and "glue" the failing brick back together
8. Demolition of 100% of the existing interior structure
9. Install brick ties, tuck point and repair brick

614 MAYNARD BUILDING

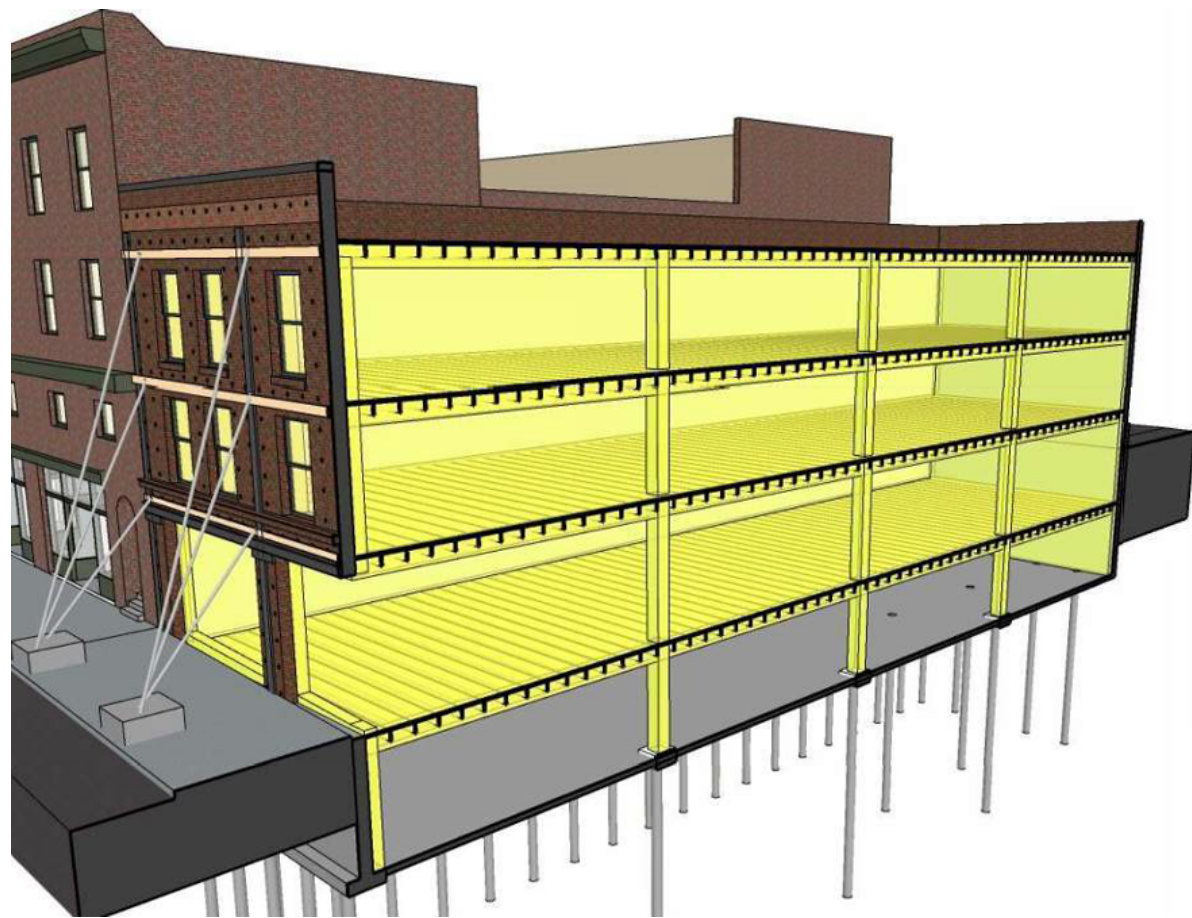


BRICK TIES WILL BE ON ENTIRE FACADE



POURING CONCRETE BACKING WALL

614 MAYNARD BUILDING



Rebuild interior structure of building

Five Steps to Reconstructing the Building after Salvaging the Masonry Facade

1. Construction of new floor framing
2. Construction of new walls and shear walls
 - Note that upper floor structural walls were not originally aligned with lower floor per DCI report. Building was originally a 1-story structure. This will change the upper floor layouts.
3. Construction of new roof
4. Installation of the new building systems (plumbing, electrical, fire sprinkler, HVAC)
5. Construction of new interior build-out (finishes)

SO, WHAT IS THE END RESULT?

ECONOMIC

- Cost/return analysis
- Market feasibility

LOST OPPORTUNITIES AT THIS LOCATION

- Adding 200+ residences to neighborhood
- Activation of the corner of Lane and Maynard
- Active community gathering space and indoor history gallery
- Below-grade public parking
- Restoring vibrancy to the sidewalk on both street frontages
- Increased local small business commerce

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MASSING VARIATIONS



OPTION 1:
TALL BASE



OPTION 2:
SHORT BASE



OPTION 3:
BASE ALIGNS W/
NEW CENTRAL BLDG



OPTION 4:
BASE ALIGNS W/
BUSH GARDEN



OPTION 5:
BASE ALIGNS W/ BUSH GARDEN
& DEEPER SETBACK TOWER

OPTION 1-3: Podium does not align

OPTION 1-4: Tower setback at corner of Maynard is only 5' deep

BOARD COMMENTS:

- Board supports aligning new podium datum to 614 Maynard facade
- Board supports 20' setback on Maynard

BASE: 3-story masonry base, aligns with Bush Garden Facade

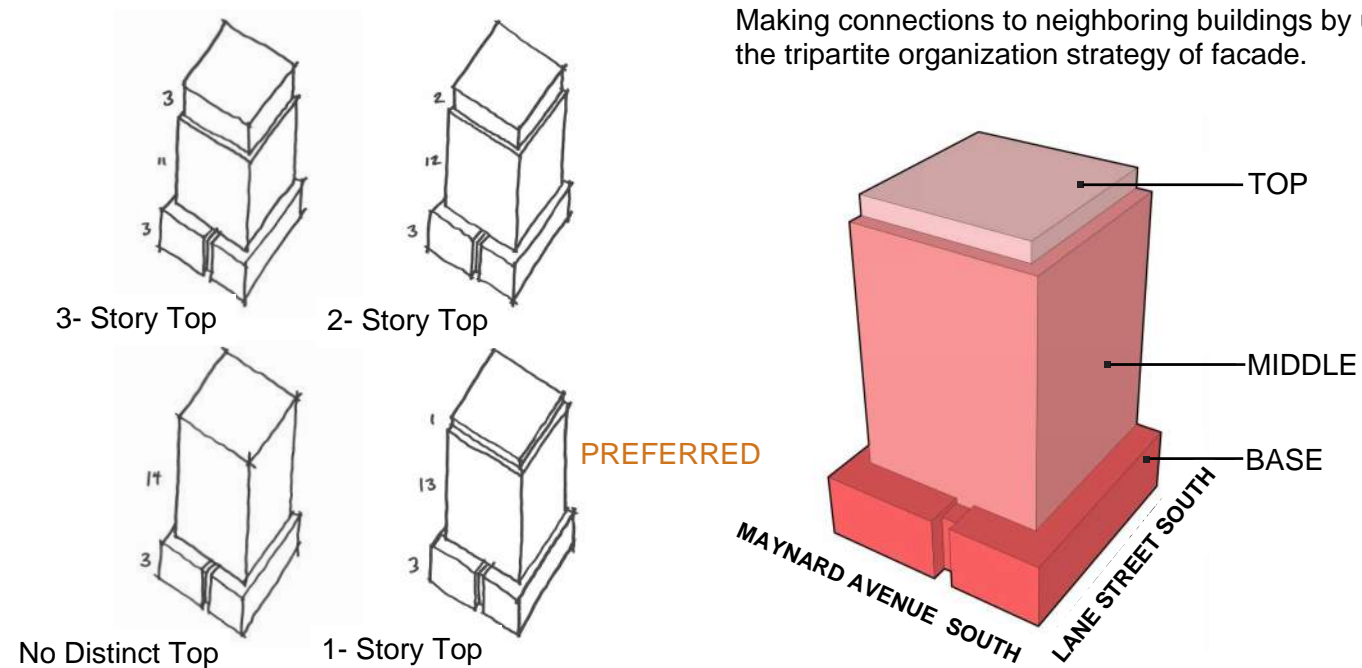
GASKET: Spacious glassy gasket that is part of base

TOWER: Compact square tower with deeper setbacks

1 REQUESTED DEPARTURE:
Code Summary: Above 45', continuous 20' upper-level setback required along Maynard Ave
Departure: Request reduction of Lane Street 20' setback to be 14'

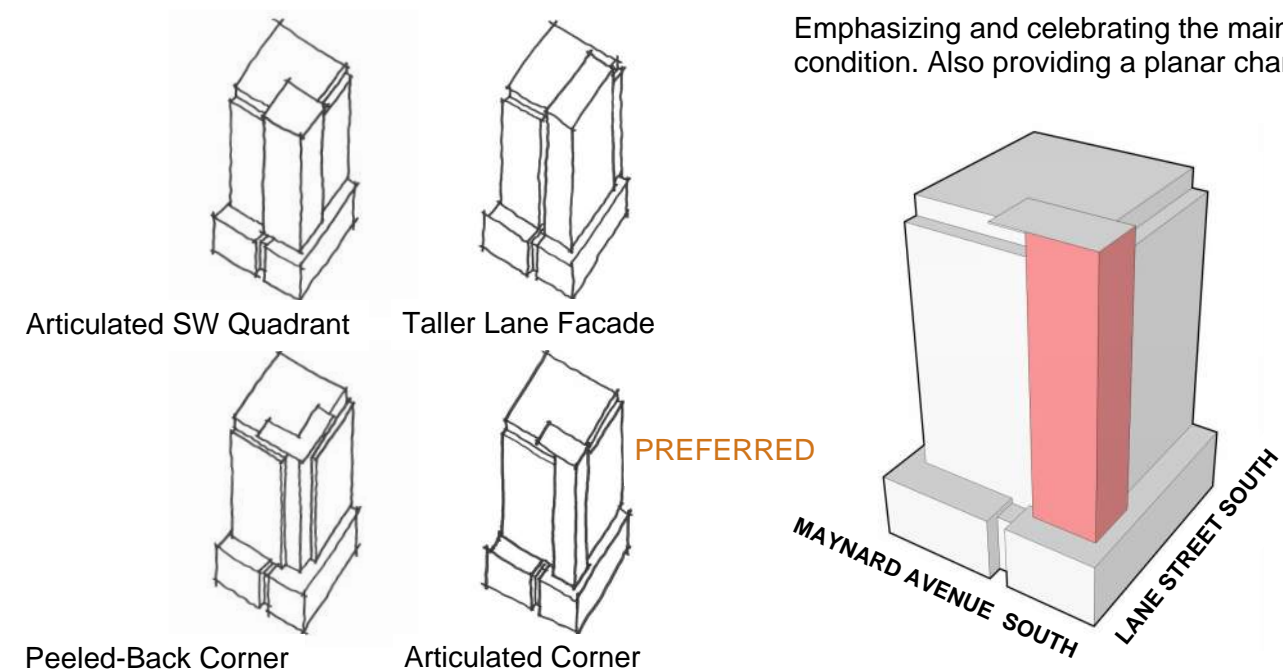
STRATEGY 1: TRIPARTITE ORGANIZATION

Making connections to neighboring buildings by utilizing the tripartite organization strategy of facade.



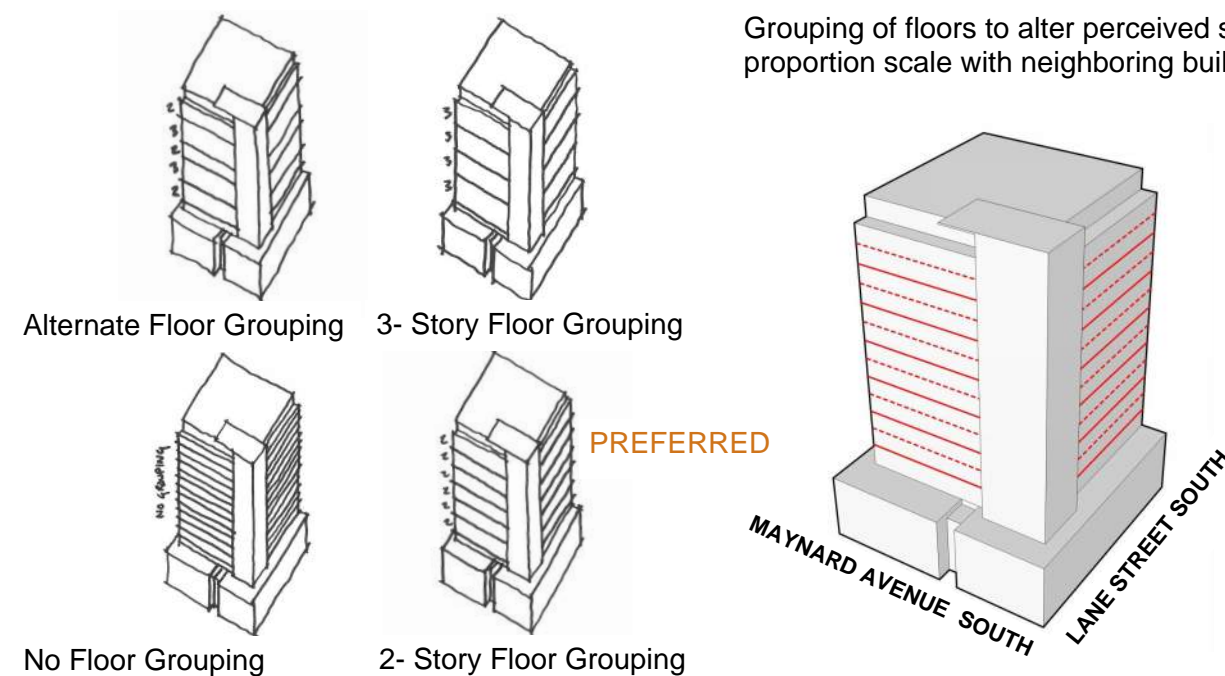
STRATEGY 2: ARTICULATED CORNER

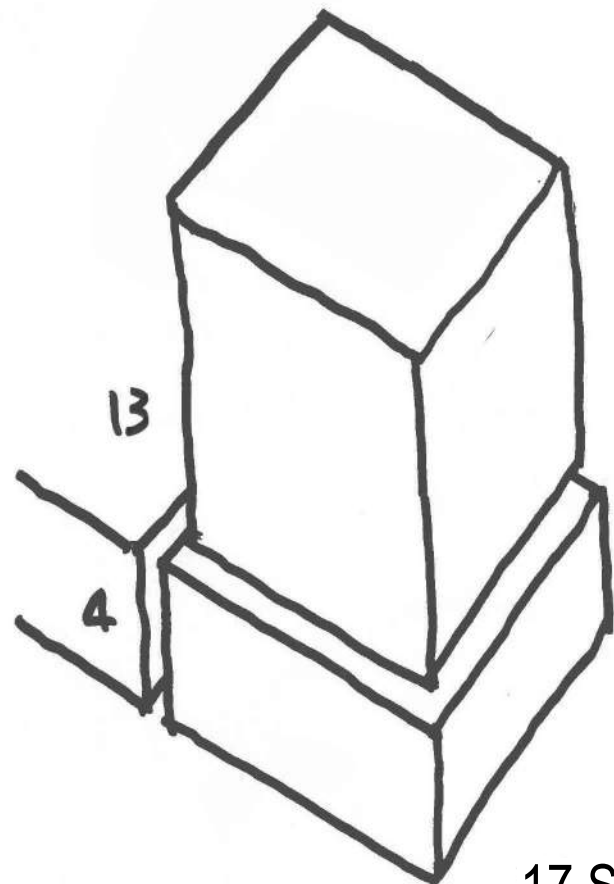
Emphasizing and celebrating the main-street corner condition. Also providing a planar change on the facade.



STRATEGY 3: GROUPING FLOORS TO ALTER SCALE

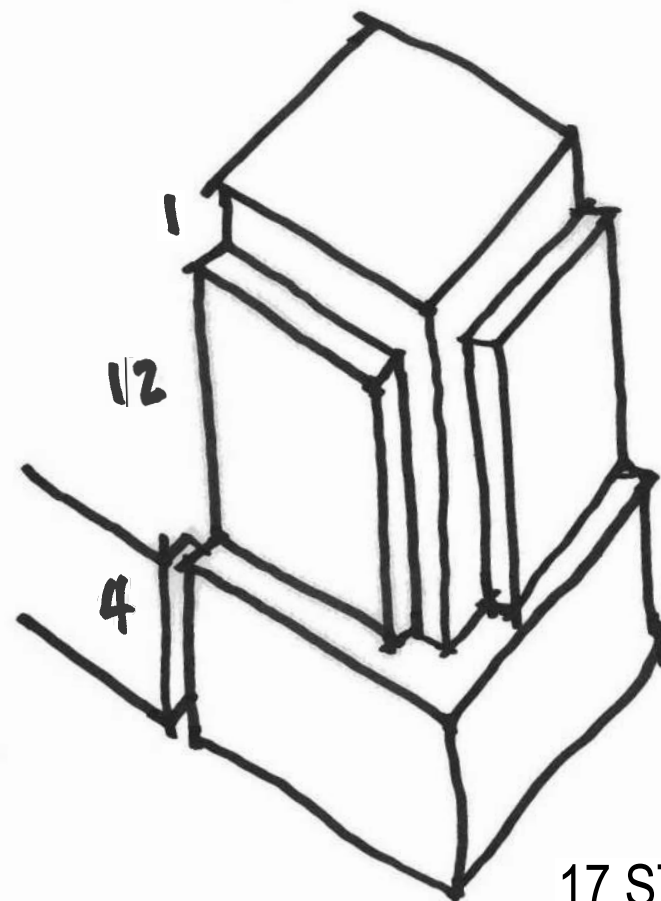
Grouping of floors to alter perceived scale and improved proportion scale with neighboring buildings





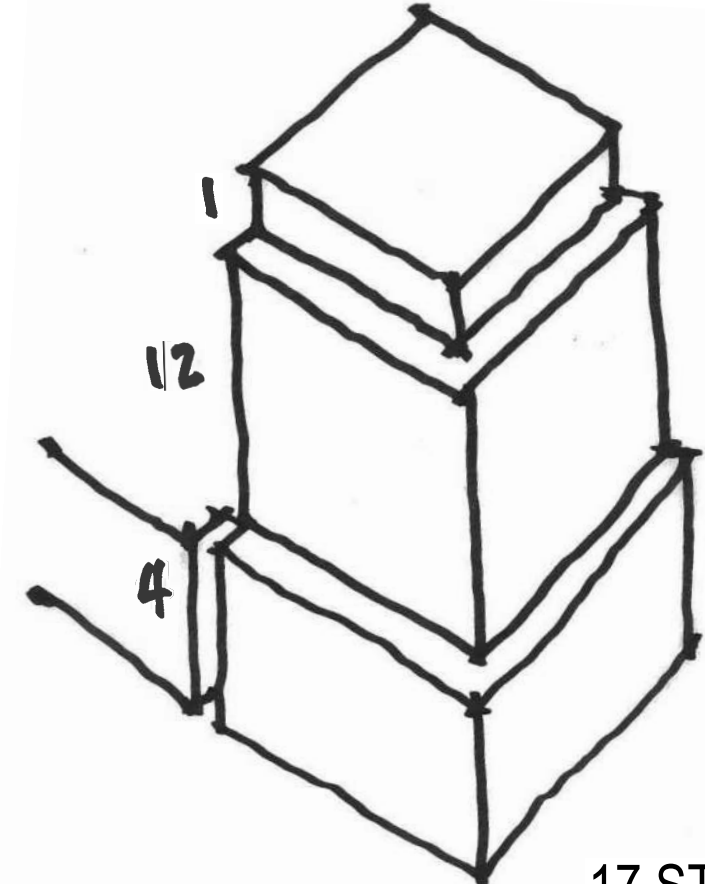
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SCHEME 1



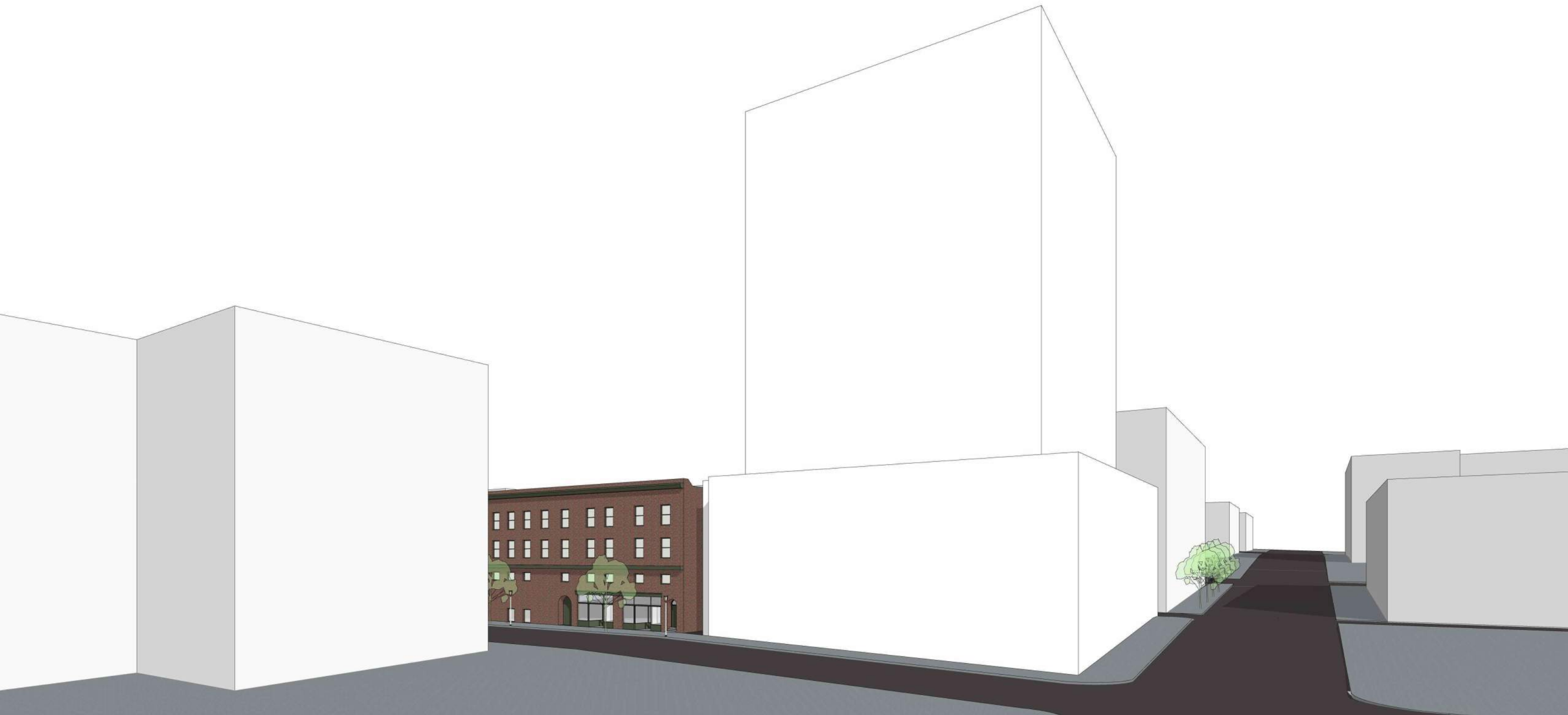
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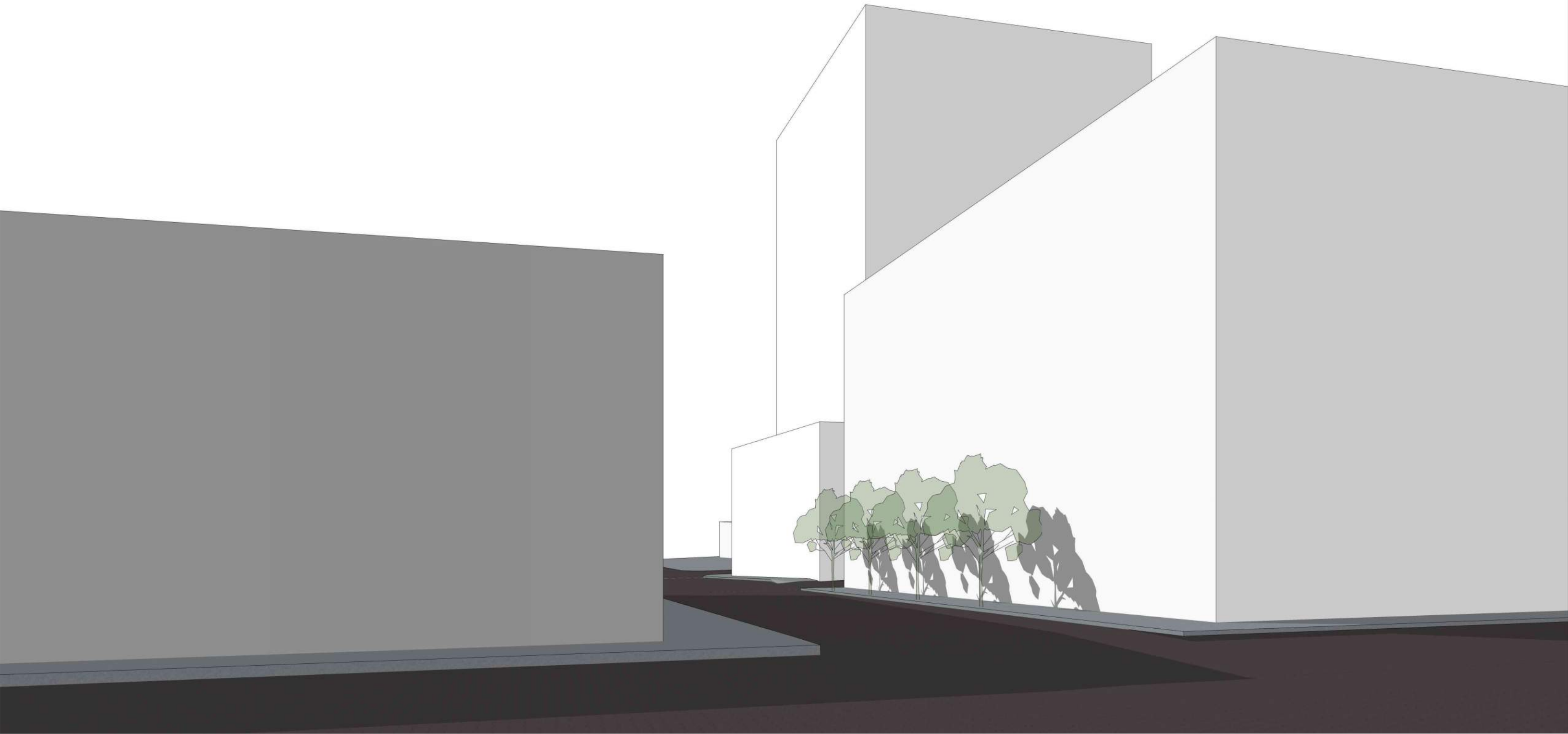
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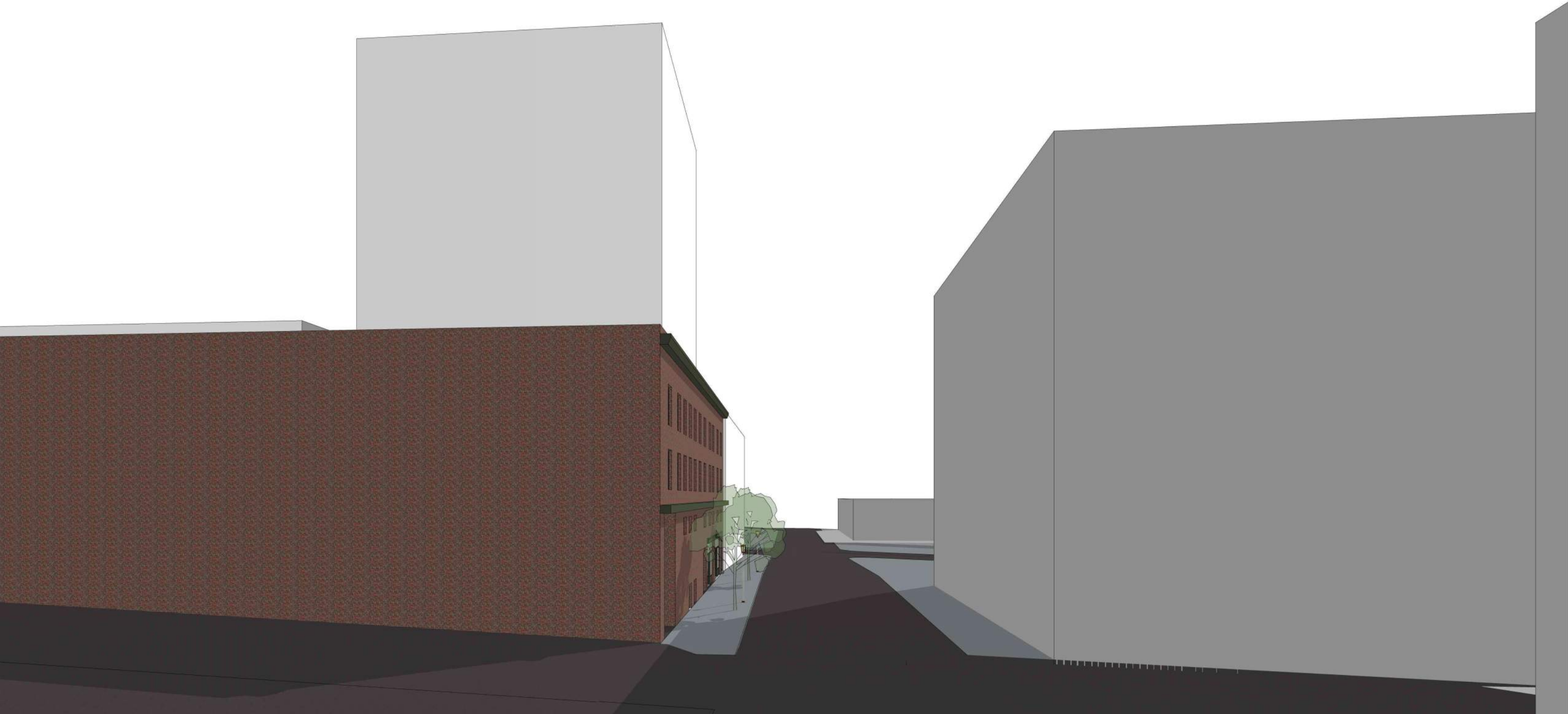


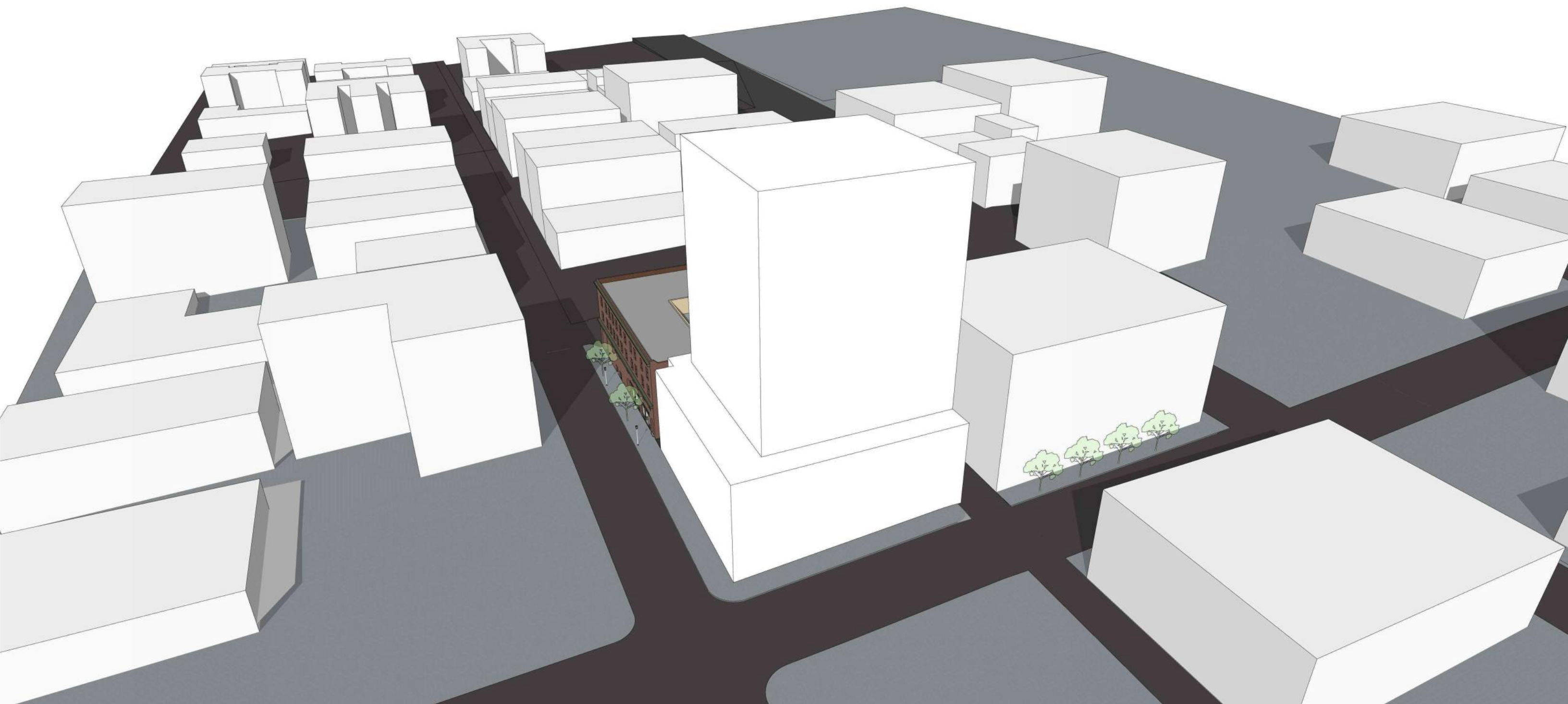
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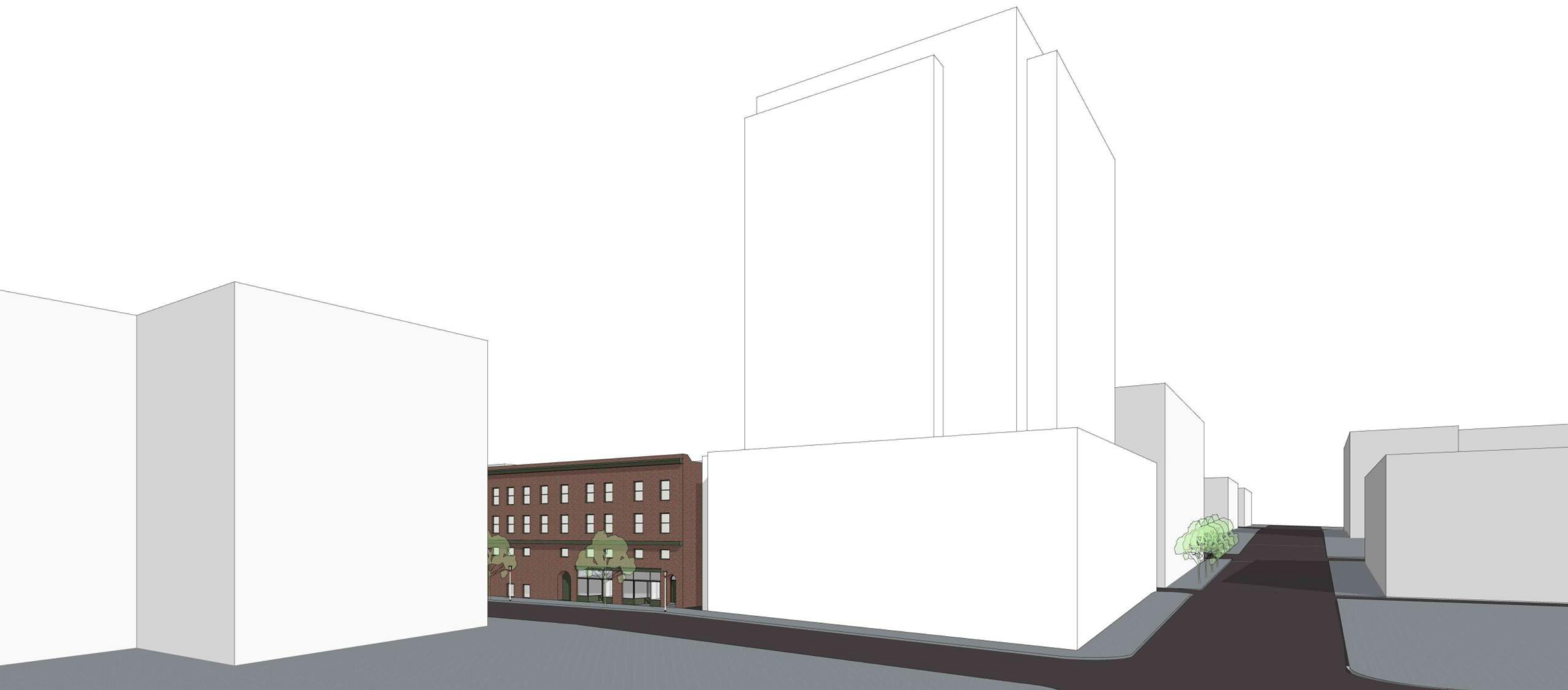
SCHEME 3

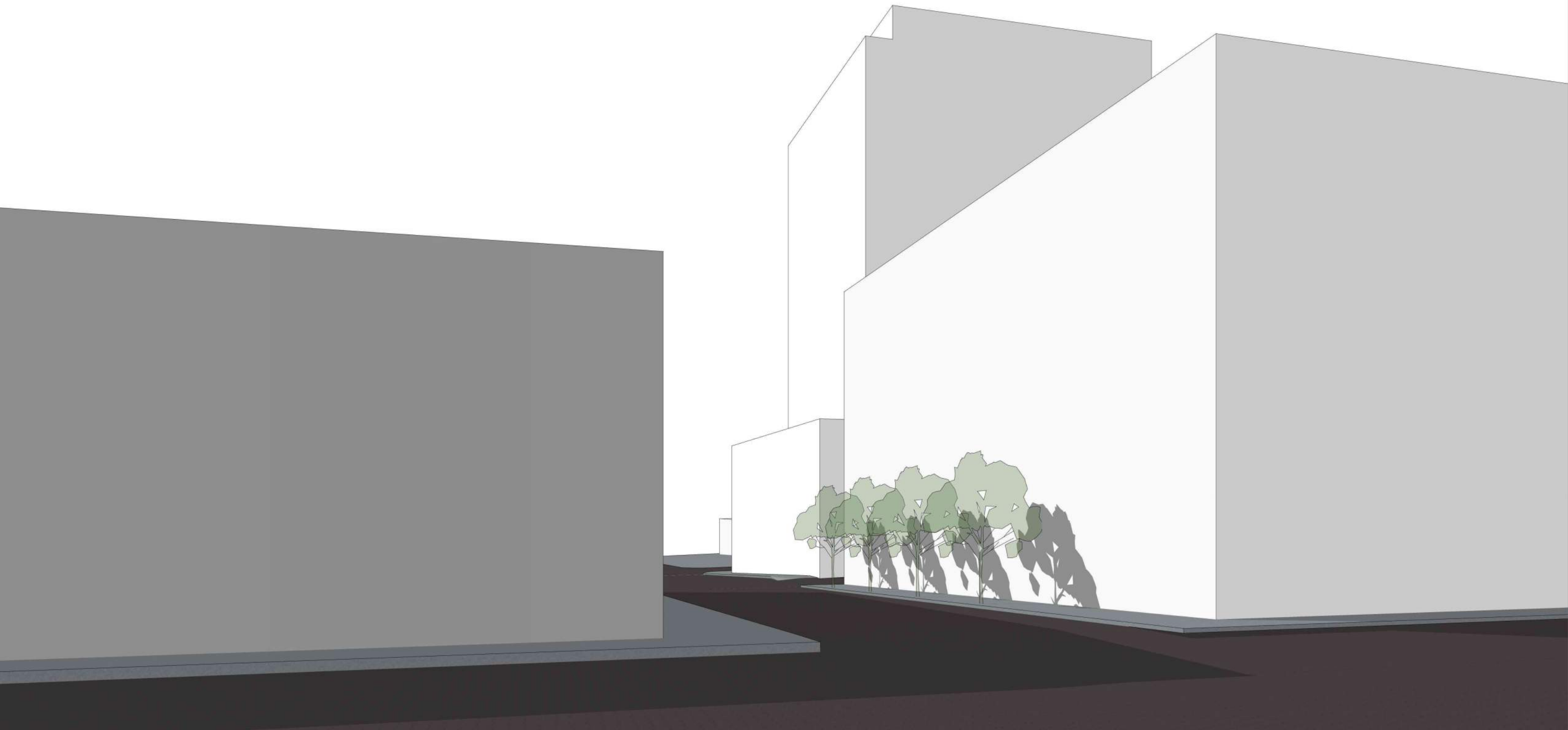


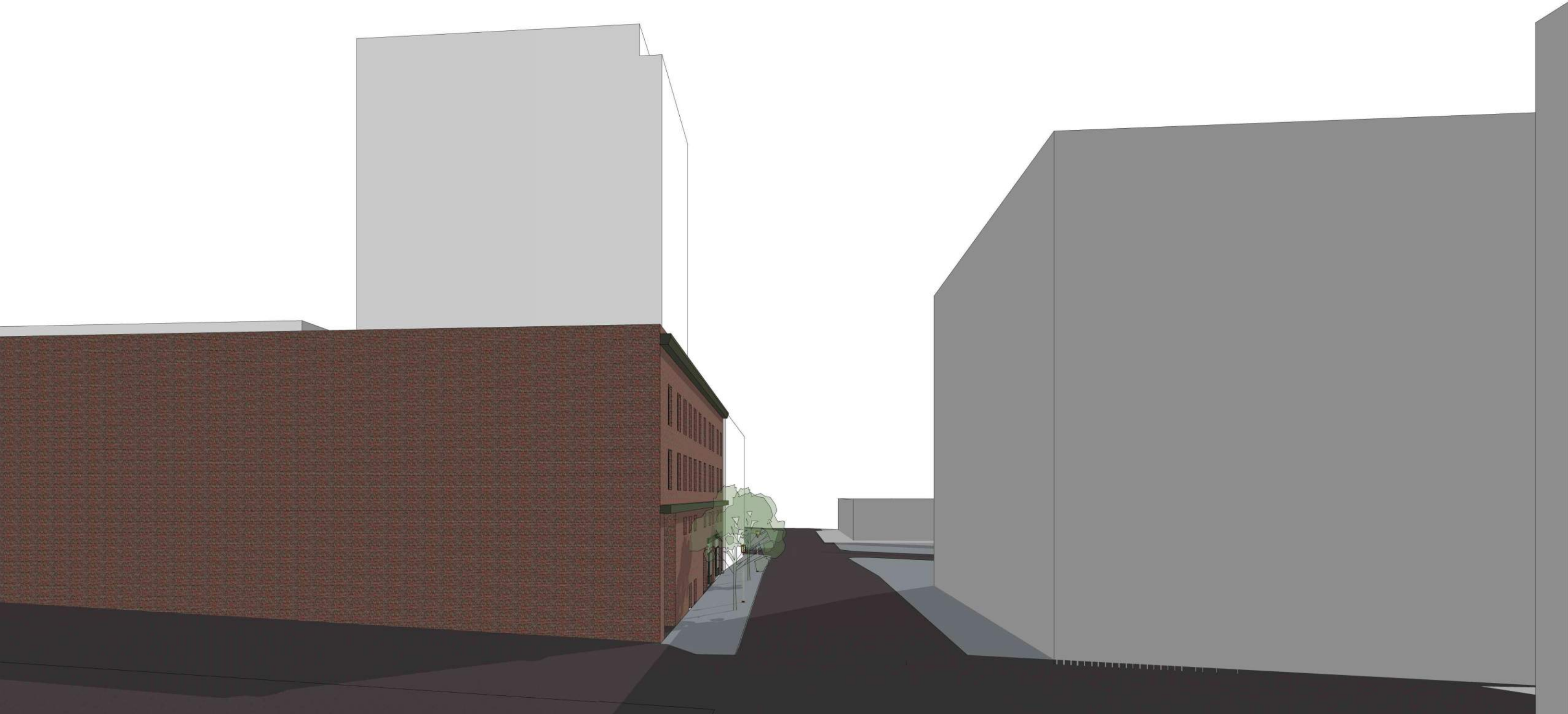


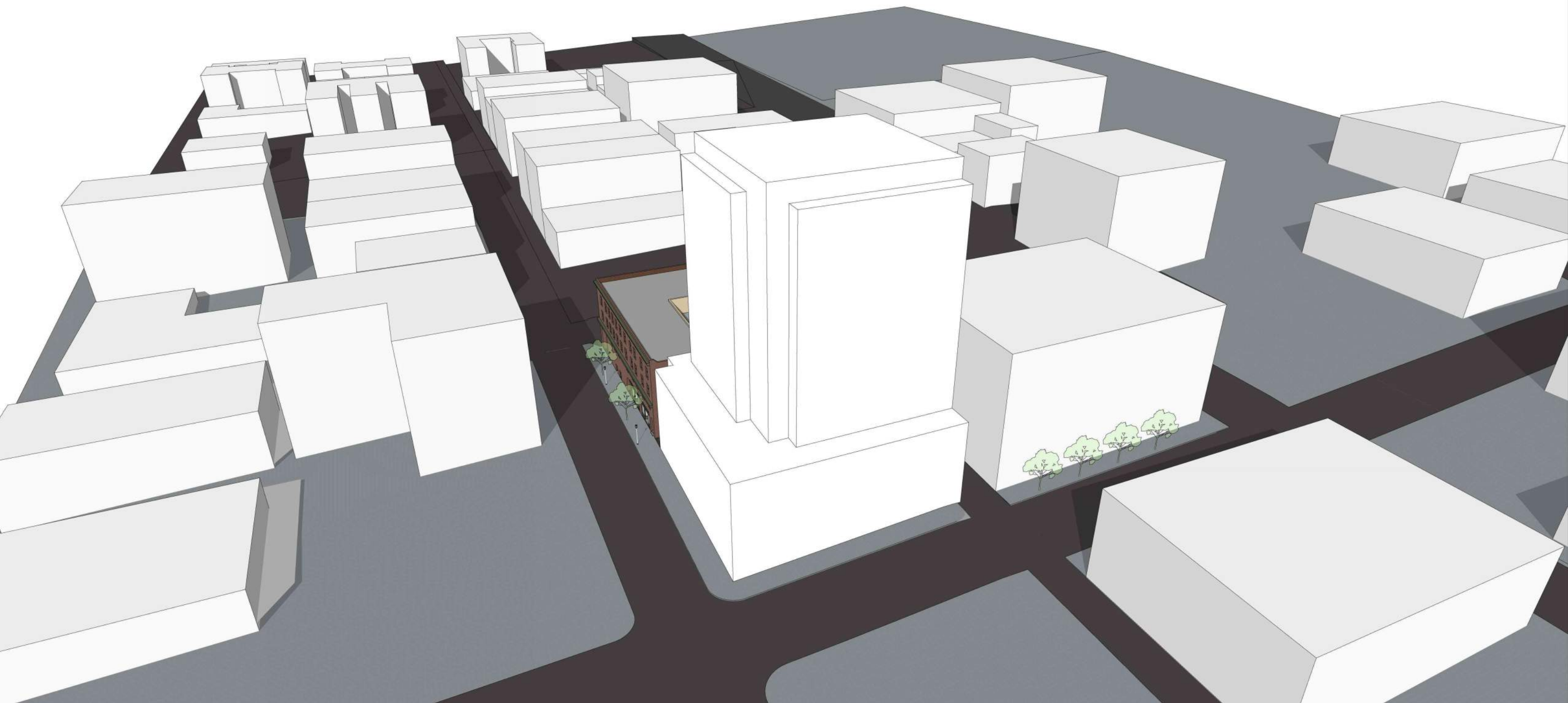


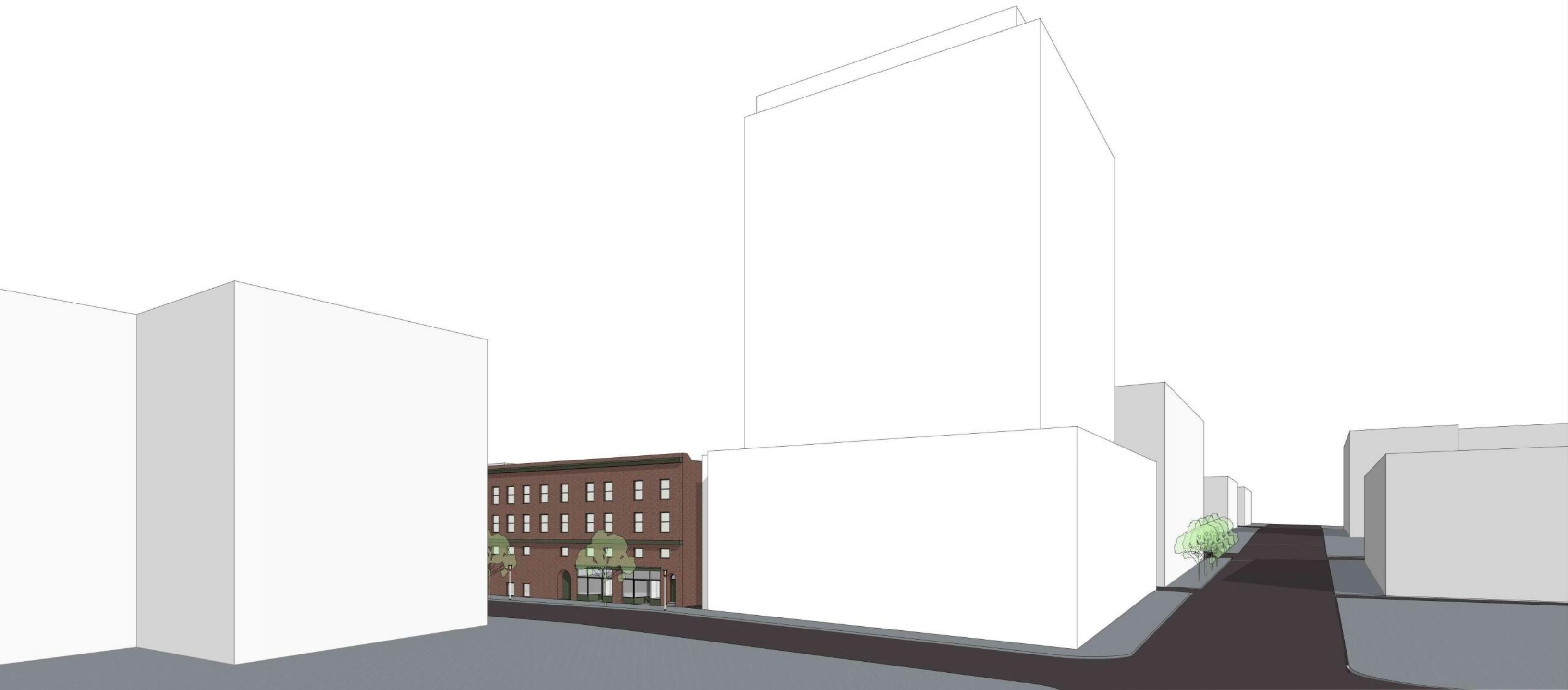


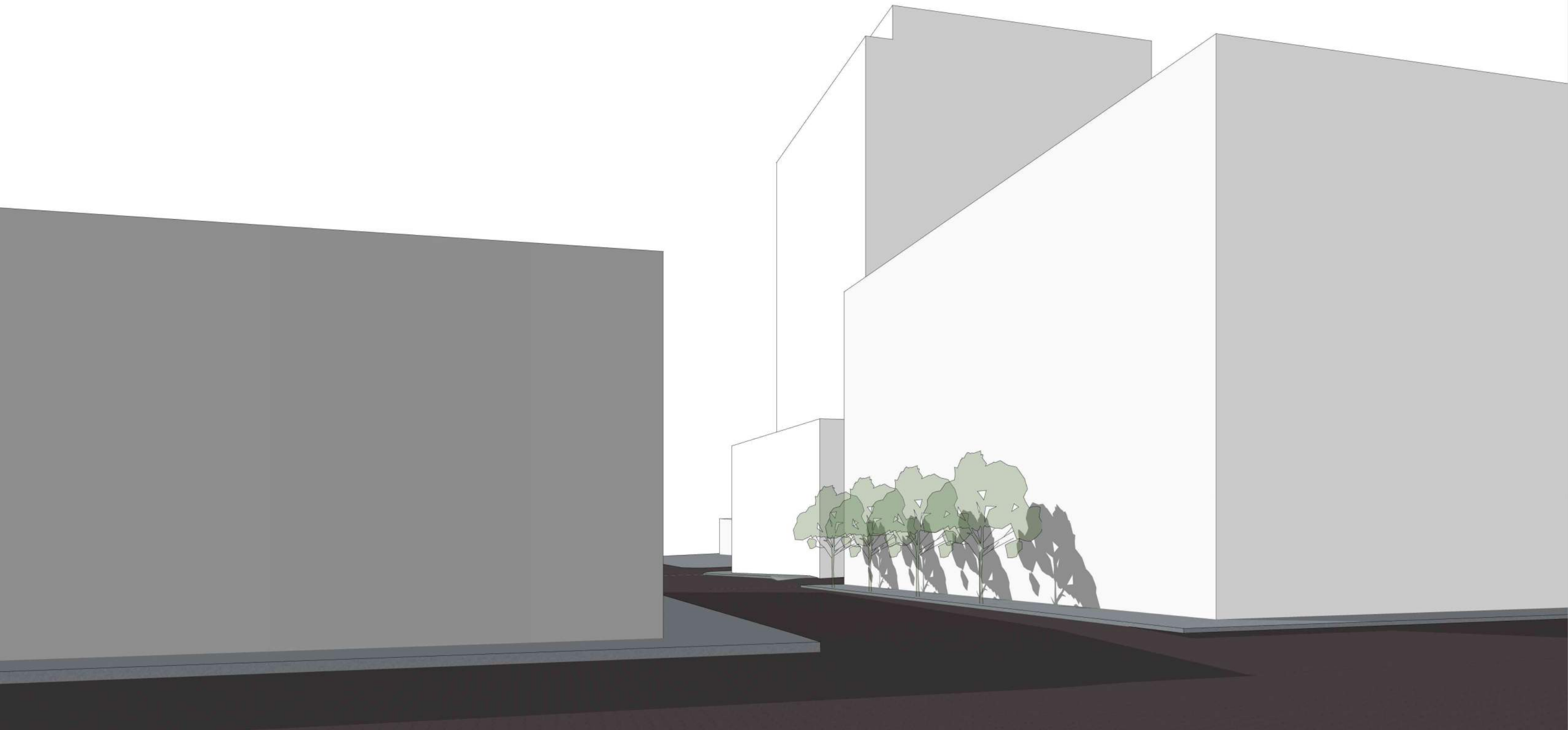


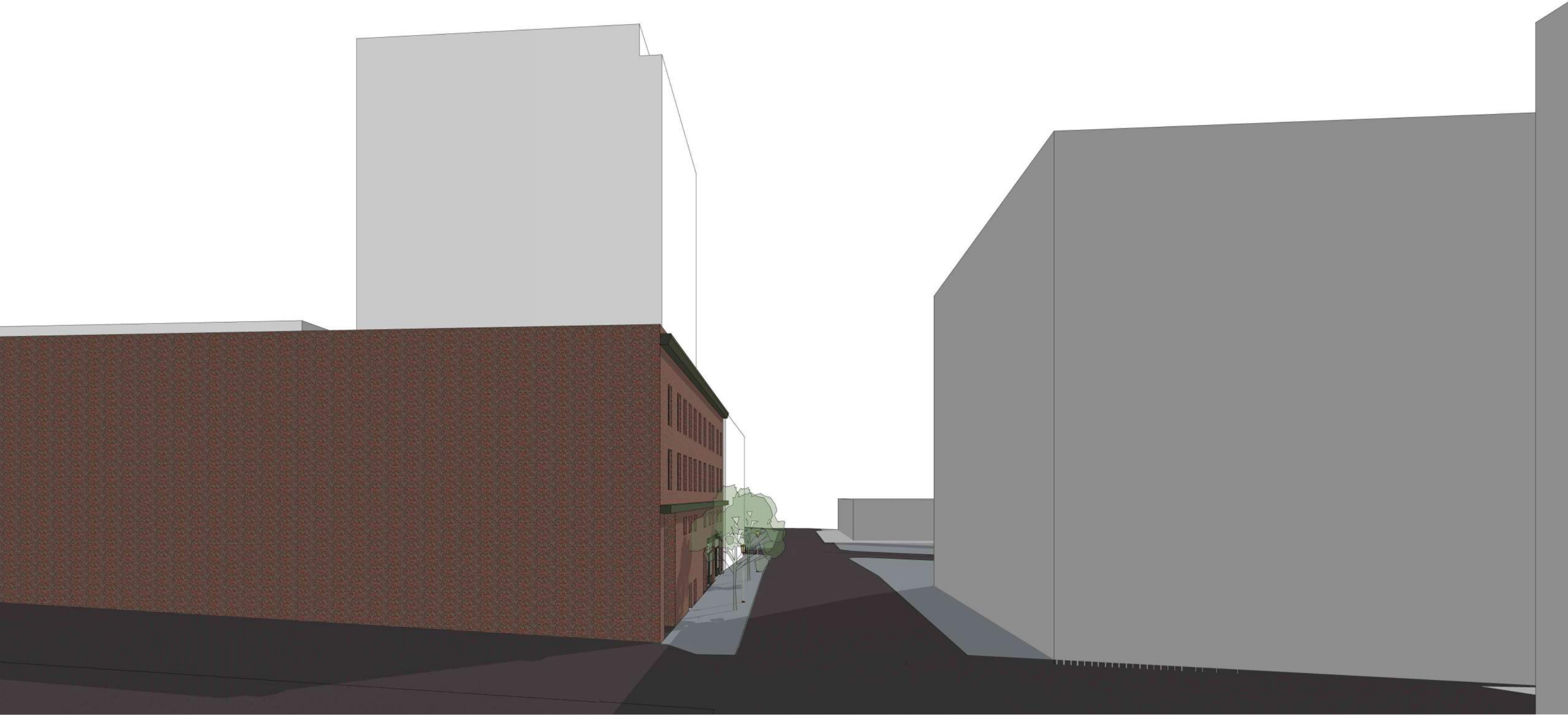


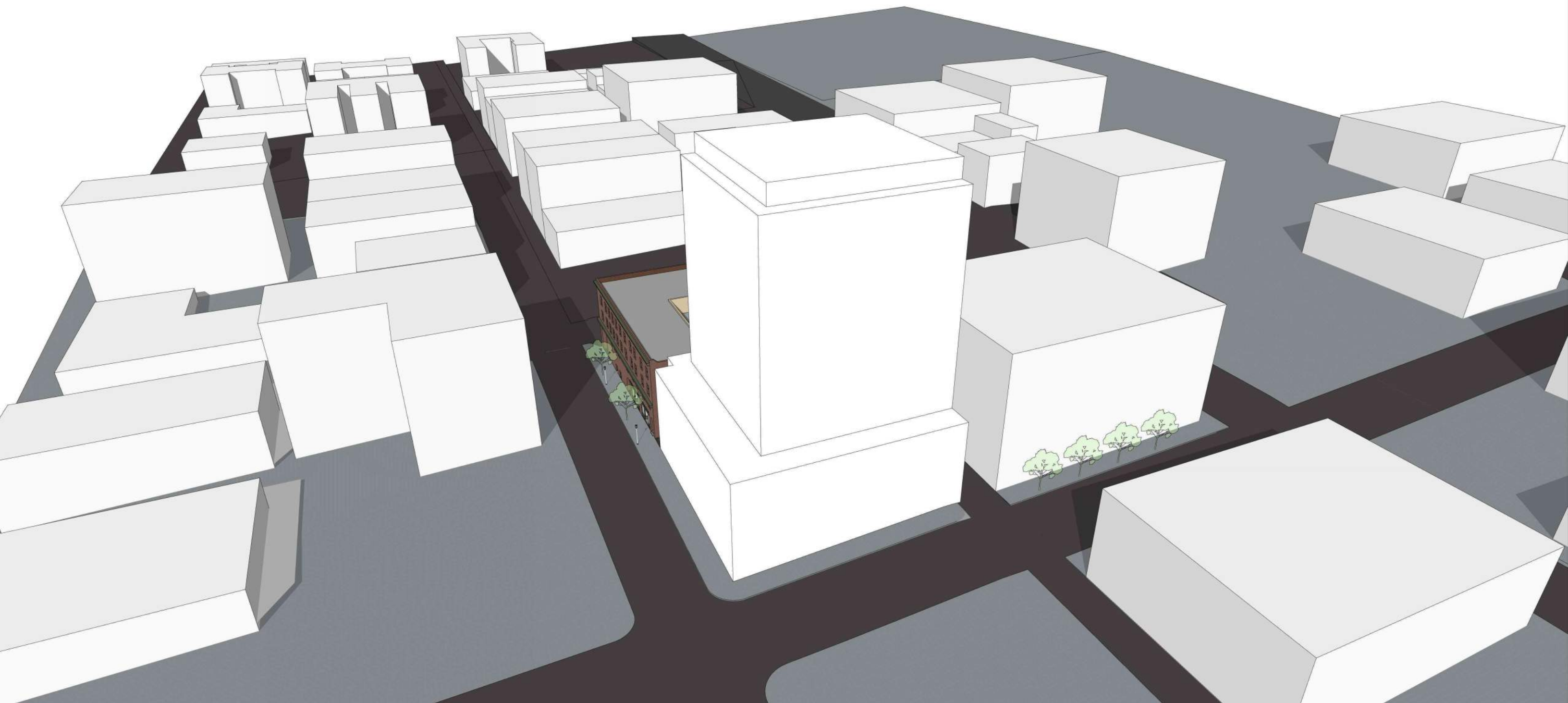






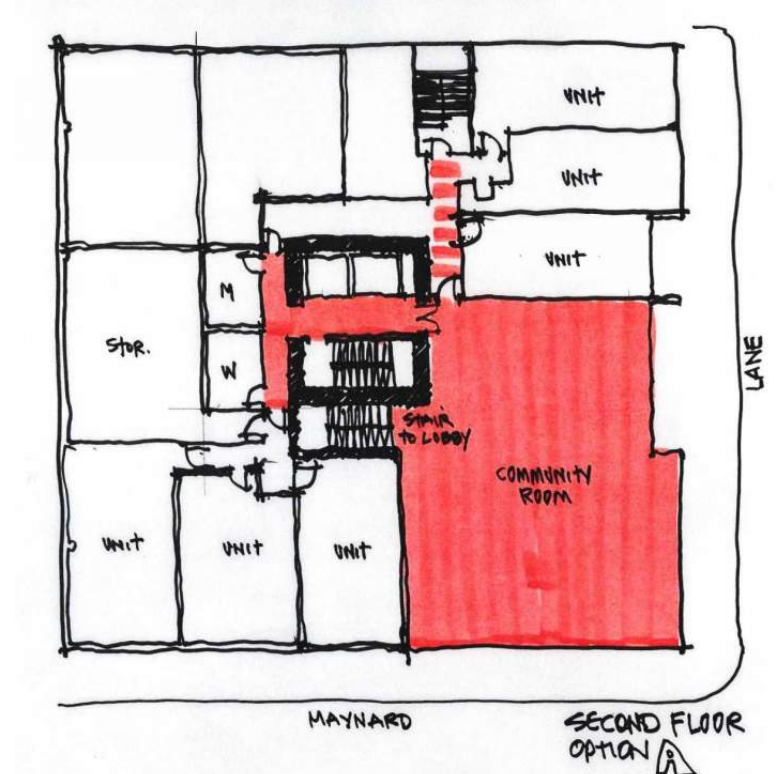
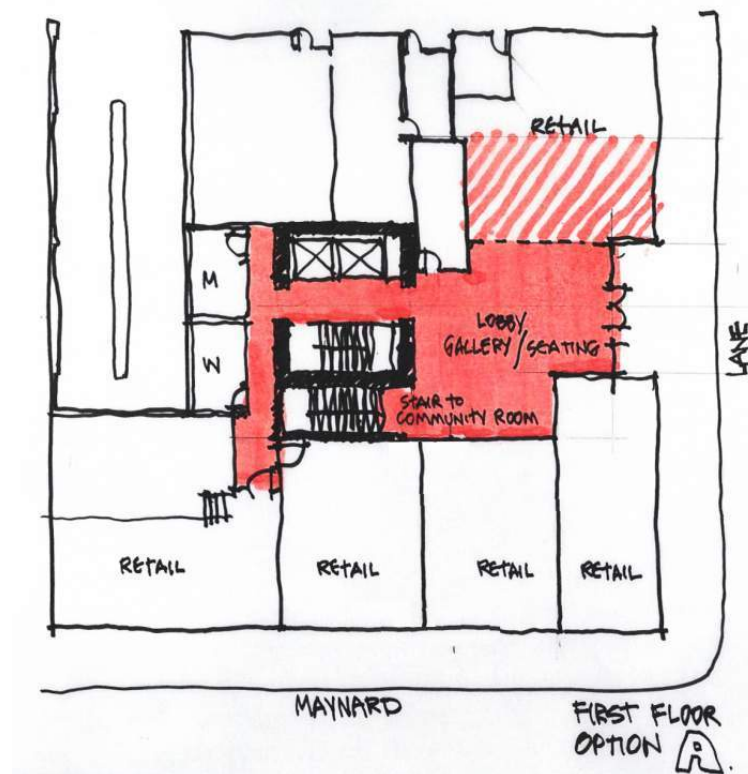






QUESTION FOR THE BOARD

Given the challenges and outcomes outlined in rehabilitating the existing building, does the board support: a new housing/retail development that necessitates the removal of the 614 Maynard Building and is centered around a legacy-driven community space at the ground and 2nd floors?



DESIGN PROCESS

