



The City of Seattle

## International Special Review District

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ISR 19/18

### MINUTES FOR THE MEETING OF TUESDAY, January 9, 2018

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

#### **Board Members Present**

Eliza Chan  
Tom Cheng  
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.

#### **010918.1 APPROVAL OF MEETING MINUTES**

October 10, 2017 4:0:3 Minutes approved. Messrs. Williams, Chin, and  
MM/SC/EC/SLT Leong abstained.

October 24, 2017  
Deferred.

November 14, 2017  
MM/SC/EC/TM 2:0:5 Minutes approved. Ms. Hsie, Messrs. Williams,  
Chin, and Leong abstained.

#### **010918.1 CERTIFICATES OF APPROVAL**

010918.2 450 S. Main St. – KODA Fifth Avenue Flats  
*Applicant:* Yang Lee, KMD Architects (on behalf of Da-Li International)

Briefing on proposed Preliminary Design (bulk/massing/scale) new of a 17-story condominium development, featuring ground floor retail and 3-levels of below-grade parking on the site of an existing surface parking lot. The focus of this briefing will be on the design and patterning of the windows and the design of the building's base (floors 1-6).

Ms. Frestedt provided an overview of the project to date. She reported that the developer is Da Li International, LLC; architect is KMD Architects; landscape design is Brumbaugh & Associates. She said that SEPA is required. The site is in zone IDR/C 125/150-270. The lot area is 14,400 square feet. Main is a Class II Pedestrian Street; 5<sup>th</sup> Avenue S. is a Class I Pedestrian Street. The proposed development is 17 stories, comprised of 203 residential units (condo); ~5750 SF commercial space; 75 Parking stalls (3 stories below grade). Departures requested is overhead weather protection and rooftop features. Past briefings were held on November 28, 2017, September 12, 2017, June 13, 2017, February 14, 2017. She noted that the materials are in the Department of Neighborhoods files and available for review by interested community members. She cited the relevant guidelines and code sections for this project:

**Relevant Guidelines/Code**

SMC 23.66.302 – International Special Review District Goals and Objectives  
SMC 23.66.306 – International District Residential (ISRD) Zone goals and objectives  
SMC 23.66.320 – Permitted uses  
SMC 23.66.328B – Uses above street level  
SMC 23.66.332 – Height and Rooftop Features  
SMC 23.66.336 – Exterior Building Design  
A. General Requirements  
C. Exterior building design outside the Asian Design Character District  
SMC 23.66.342 – Parking and access

Secretary of the Interior's Standard #9

Presentation materials are in DON files; following are board and public questions and comments.

Jason McCleary, KMD, explained the presentation would focus on four items:

1. Define datum line with Hirabayashi Place
2. Strengthen vertical alignment throughout the building
3. Optional design approaches for the base
4. Hybrid retail circulation and management

Ryan Stevens, KMD, showed comparison of solid panel at the podium versus fin options and explained the intent to create continuity between upper and lower parts of building. He noted how the base comes to the ground and verticality comes all the way down. He showed how both options related to Hirabayashi Place.

Mr. McCleary noted they increased the density of the cornice line. He added that the fins, when looked at obliquely, given the impression of a solid façade.

Mr. Stevens presented a video showing perspectives of the two options, from different vantage points around the building.

Mr. McCleary spoke about the function of the proposed retail space. He noted the desire for ground floor retail businesses connected to one another on interior. He said the residents will support retail and be part of the community. He explained how the space will function.

Dean Jones, Realogics Sotheby's representative for sales and marketing, said the use for the hybrid lobby would be defined as a "limited common element." He said each retail bay could overlap into the hybrid lobby. He said they envision the larger bay as a destination restaurant and the smaller bay as a café, potentially. He said the shared space will have an 18-hour operational use and that after businesses close, the area would be inaccessible to the storefront spaces. Residents will have access 24-hours. He said use could be written into the bylaws to include pop up shops, merchants, managed by the homeowners' association (HOA). He expressed concern about failed retail being a "black tooth".

Mr. McCleary noted the two entrances, for residents and public. He noted the Via6 development as a similar example. He went over the proposed floor plans and programming – three level of parking, 3 retail bays on 5<sup>th</sup> Ave. S. and noted the location of residential amenities.

Mr. McCleary went over the proposed departures, associated with roof coverage, street trees/canopy and the elevator penthouse height, which will require a code amendment through an omnibus bill.

Public Comment:

Marvin Herrera, CID Coalition, was not in support of the project. He said what is proposed is out of place in Japantown; it is for the white and wealthy. He said the retail is privately owned space, not public. He said it is gentrification.

Cynthia Brothers provided a public comment card (in DON file).

Leslie Morishita, Interim, expressed concern about the project. She did not support the vertical expression and said that the "ABC" patterning is not perceived by pedestrians. She supported an emphasis on the podium.

Steve Sawada said the commercial space is all conjecture and promises with no accountability. He can't see how the public space will be accessible. He expressed concerns about the cost of the units and referred to the adjacent Hirabayashi Place as a successful example of what community development should look like. He said this project is unprecedented and it is nuts to accept this with open arms.

Christina Chung said the community that the developers are referring to is different from the community referred to in public comments. Community is more than building residents. She said this is gentrification.

Ms. Frestedt read a public comment letter, dated January 8, 2018, from Shanti Breznau (in project file).

Board Discussion:

Mr. Martin noted 4 points that the applicants are seeking feedback on: Datum line with Hirabayashi; verticality; design approach to the base (fins vs. solid) and the hybrid lobby space.

### Datum Line

Ms. Hsie said they have moved in the right direction and that the solid podium that breaks up the base helps. The fin is creative, but the solid is contextually more in line with buildings in the area. She said cleaning up the jogs helps. She noted the way the solid version carries down in to the columns is nice.

Mr. Legon-Talamoni agreed that the solid is more successful and fits with what is happening above. He said it is simpler and more streamlined. He said the introduction of new fin elements is too busy and moving backwards. He said the transition to the street level is successful and the datum acknowledges Hirabayashi Place presence by carrying that over to 5<sup>th</sup>.

Mr. Martin agreed with the points raised by Ms. Hsie and Mr. Legon-Talamoni.

Mr. Stevens said they were trying to give a sense of solid. He said there is no other building in the area like this. He noted scale issues and the interpretation of the idea of a base element that can be translated. It is a modern element and gives perception of base and solidity without going completely solid. He said the windows are a good thing. He said they struggled to marry the base middle and top. He said the podium is flat with the building on top; the building reads as continuous surface. He said the fin is more interesting and is a translation versus literal adoption.

Mr. Martin noted the move away from the wave and teahouse inspiration. He said he sees no teahouse inspiration.

Mr. Stevens noted the patterns in a shoji screen and woodblock as varied and multiple patterns have been put together. He said the upper and lower have a bit of random patterning that reflects on Japanese teahouse. He said they are picking elements and trying to translate them.

Ms. Hsie noted the strict adherence to base, middle and top in the Pioneer Square Preservation District. She said it gives continuity to the entire district and you know you are in the district. She said the solid option gets away from a modern glassy building, not characteristic of the District. It is important that the pedestrian experience remains continuous.

Mr. Stevens said verticality is a means to an end and it was introduced as a way to merge things back together.

### Southeast Corner Use

Mr. Stevens noted the grade change issue, 8' between 2 floors.

Mr. McCleary said the grade 8' lower on main; it is flat at the lower grade.

Mr. Stevens said the lower portion is considered the residential lobby.

Mr. McCleary noted the fireplace concept as a gathering spot and to draw people in from outside. He said that the undulating seating is a nod to seating in Danny Woo Community Garden. He pointed out the bar seating area as a place to sit and look out the windows. He said the upper area could host art installations and group gatherings. He noted the food service and seating areas. He said there will be a security door and card access for residents. He noted the ramp connecting the upper and lower areas.

Mr. Stevens noted the ability to pass through the space and the encouragement to walk through,

Mr. McCleary said the planning landscape commission suggested to tie in/out space. He said the lower vestibule is a tall space.

Yang Lee, KMD, noted the accessibility of space and the Japanese tea house concept of sitting on the floor. He said they create large steps where you can sit on the steps as in the Japanese was of sitting on the floor. He said that everyone is welcome; there is no class issue.

Ms. Frestedt asked if the seating will be like Hing Hay Park assembly seating.

Mr. McCleary said no; there will be places for tables.

Mr. Legon-Talamoni asked if non-residents can use the space.

Mr. McCleary said yes.

Mr. Legon-Talamoni asked if community groups can rent out the space.

Mr. Jones said it will be handled in Rules and Regulations; HOA Board will make decision and would create allowed hours and would be approved by board.

Mr. Legon-Talamoni asked if there was an opportunity to have the community give input on the rules.

Mr. Jones wasn't sure.

Mr. Martin said the board has no purview over operation but does have purview over how the building is constructed. He noted the blend of public/private and the visibility of being on a corner. He said it is a risk and the potential to be vacant depends on how the HOA decides to use it. It poses a risk either way. He cited 23.66.302 B and noted the encouraged uses at street level.

Mr. Jones said it comes down to hours available. A destination restaurant would activate the space and bring people in.

Mr. Martin said the potential co-use of the space is not reflected in the design.

Mr. Stevens said it is a symbiotic relationship in use of spaces and quality vendors.

Ms. Hsie said there is nothing in the code about hybrid space and noted that the proposed uses are permitted. She encouraged activation that is not so controlled by HOA / Condo Association. She said local business could curate who is coming in. She said cross-circulation is great.

Mr. Leong asked if a built-in shaft for exhaust is considered.

Mr. McCleary said they are looking for larger retail and made a two-story volume to allow for intake and exhaust; the shaft doesn't go up to roof, but they can go horizontal.

There was discussion about the cost and options for ventilation.

Ms. Chan asked how residents who are largely seniors/elders will know about space and how they might fit in. She asked about accessibility. She noted the letter from Shanti Breznau and the importance of being able to see in/out for safety.

Mr. Williams noted the difficulty of understanding hybrid retail concept. He asked how the public will know it is available to them. He asked the square footage of the space.

Mr. Stevens said there are two entry points: upper level on 5<sup>th</sup> Avenue and lower level access at the building entrance. He said they would brand the 5<sup>th</sup> Avenue entrance that identifies is as such. He said it will be a challenge because of the grade change to navigate the continuous space and said the space is not that big.

Mr. McCleary said the stairs create a transition and eliminates a blank wall. He said they will integrate the gathering space into the grade changes.

Mr. Stevens said signage will march along the route.

Mr. McCleary said the southwest corner will be retail; the lobby will be flanked by retail.

Ms. Chang asked if the public can go in and just hang out.

Ms. Frestedt noted the difference between a space open to patrons versus the public. She referred to a building she visited in San Francisco, which turned out to be LinkedIn offices, that is much like this concept and had pop up bike retailer. She said it showed what a busy, well-occupied space could be. She said it felt, as a community member, she could use the space. It was publicly available, and anyone can use it – elders, homeless. She said one didn't have to be a patron. She said the vision for this space isn't as clear. She said the board will look at individual uses. She said the board will weigh in on form and massing as part of the Preliminary Design. She said the issues of how the hybrid space will function are integral to how it relates to the corner.

Mr. Legon-Talamoni said to think about the population that lives here; not all will feel a sense of entitlement to walk in and use the space. He said to make the distinction clear that it is also for the public, not just residents.

Mr. Martin suggested providing renderings that show how the space animates the streets and how community could use it, and how hybrid concept and security work.

Ms. Hsie asked about a live-work model.

Ms. Frestedt said there are live-work spaces in Thai Binh.

Mr. Legon-Talamoni said they are permitted commercial within the typology.

Mr. Martin summarized Board comments and noted board was supportive of the datum line, vertical elements, and preferred the panel approach at the base as most compatible. He said there is still uncertainty about the corner hybrid space and how it will be used. He suggested providing more information about public use; uses that could happen there; how they will activate the corner; how the space will look; how the space will invite pedestrians in; and how the space will interact with retail.

Mr. McCleary asked if they can move into one massing concept.

Mr. Martin said there was support for the solid version of the massing concept as shown here.

Jim Lee, community member, asked what happens if the HOA cuts off public use of the space.

Ms. Frestedt said clarification is needed on how the use is defined. If there is a retail component, then it could be closed off and become only a lobby; the board has purview over that.

### **010918.3 BOARD BUSINESS**

Ms. Frestedt provided updated material for board binders. She explained the boundary expansion that will include Little Saigon into the District. She said the police precinct boundaries are changing and will incorporate Little Saigon into the West Precinct.

She reported that Mr. Martin and Ms. Hsie are willing to continue as Chair and Vice Chair respectively. The board unanimously approved them as Chair and Vice Chair, respectively. She said that Ms. Hsie will be seek reappointment for another two years.

She explained the Community Advisory Committee for issues related to the neighborhood. She said there are five work groups: Charles Street Maintenance facility future use; public realm – open space, right of way, streets, Little Saigon; commercial stabilization – support businesses and address gentrification concerns; capital improvements – Sound Transit, second tunnel; ISRD Design Guidelines workgroup – write new construction guidelines for neighborhood – joint group; Mr. Martin is part of the group.

Mr. Leong asked who is on the committees.

Ms. Frestedt said the work groups were established by members of the advisory committee of which there are 18 members who were identified as community stakeholders. She said the Office of Planning and Community Develop convened the group. She said it is the outcome of Public Safety task force and noted the proliferation of safety and security issues. She said she would provide names of members on the advisory committee.

Ms. Frestedt said that briefings for IntraCorp and Acme Poultry are upcoming.

**Adjourn      6:45 pm.**

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