



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISRDR 243/19

MINUTES FOR THE MEETING OF TUESDAY, November 12, 2019

Time: 4:30pm
Place: Bush Asia Center
442 S. Main St.
Donnie Chin Community Room

Board Members Present

Stephanie Hsie, Chair
Yuko Kunugi
Russ Williams
Tanya Woo
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Sergio Legon-Talamoni

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

111219.1 APPROVAL OF MINUTES
May 28, 2019 and June 11, 2019 Deferred.

111219.2 SPECIAL TAX VALUATION

111219.21 Louisa Hotel
669 S. King Street

Ms. Woo recused herself.

Matthew Gee went over the scope of the work performed and presented before and after pictures.

There was no public comment.

MM/SC/YK/RW 3:0:1 Ms. Woo recused herself.
Motion to recommend approval, as proposed, carried.

Ms. Hsie arrived at 4:49 PM.

111219.3 CERTIFICATES OF APPROVAL

111219.31 101 6th Avenue S – Hana Apartments
Applicant: Marcus Tabert, Greystar

Ms. Frestedt explained the proposed leasing signage to be installed in the windows on the east and north facades. Exhibits included plans, photographs and samples. The building is a non-contributing building based on its age. It is located outside of the Asian Design Character District and Retail Core.

Marcus Tabert said they slimmed the sign down and added clear backing so only lettering will be visible. He indicated placement on renderings noting leasing office windows on the north side and entry way windows along 6th Avenue. He said the window graphics are vinyl clings. Attachment can be interior or exterior application.

In response to a question, Gia Conklin, Graphics NW, said that the lettering will be individual pieces, rather than cover the entire window. She said they are easy to remove.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, with condition that vinyl color samples be submitted to staff.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 12, 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 23.66.338 – Signs**
- H. Miscellaneous signs**
- 4. Temporary signs**

ISRD Design Guidelines for Signs

Secretary of the Interior’s Standards #9 & 10

MM/SC/AY/YK 5:0:0 Motion carried.

111219.4 BRIEFING

111219.41 Revitalization of Maynard Alley
Presenters: An Huynh, SCIDpda, and Lisa Chun and Josh Brevoort, Zeroplus

Ms. Woo recused herself.

Presentation in DON file.

An Huynh stated there are lots of alley activation projects in the District. She said a Maynard Alley Partnership (MAP) community group was formed to focus on this site. She provided a historic overview of the project noting a Fall 2018 partnership between SCIDPDA and the UW Landscape Architecture Studio. She said community engagement was done in 2019 and a series of ideas were presented to gauge the community's interest. She said that waste/sanitation was most important. She said there was interest in art and murals, with a thematic overview of history and culture, lighting, plantings and a visual connection to a King Street crossing. She said the next steps include fundraising, community engagement, research and pilot projects. She said it is a concept plan at this point, no funding has been identified.

Josh Brevoort, Zero Plus Architecture, provided context of the site and noted historically it was at the water's edge.

Lisa Chun, Zero Plus, said the idea of the use of red thread comes from a proverb that people are connected through time and space by a red thread. She said it is a way many ideas and cultural elements could be expressed. She suggested that the Board consider this as a master plan with elements that can be implemented as funding becomes available.

Mr. Brevoort went over the graphics and components for "moveable pieces" that could allow for closure of the alley during events. He presented a raised crosswalk that could connect sides of the alley. He said they have had conversation with SPU, SDOT regarding garbage and what opportunities there are.

Ms. Chun and Mr. Brevoort presented the concept of an augmented reality experience that would physically place large digital images that could be seen through a phone or tablet, as a placemaking experience.

Ms. Chun added that murals would take into consideration whether historic or non-historic materials, such as brick, were involved and the guidance would provide options.

Public Comment:

Robert Lowman, resident, asked about funding and timeline.

Ms. Huynh said they haven't secured funding yet. They would prioritize "low-hanging fruit" such as lighting and murals over larger projects, like the crosswalk.

Ms. Hsie said the recommendations are great and are based on community outreach and show there are multiple ways to achieve outcomes. She asked what they heard from the community, specifically. She said board would be interested in seeing comments/concerns led to virtual art, etc. and in seeing survey used.

Ms. Huynh said sanitation issues were included in survey. Zeroplus went door to door and heard about smell, and that trash was too easy get into by birds etc.

Ms. Chun said they met with SPU and Waste Management to explore alternatives.

Ms. Huynh said they will provide what they heard from the community and how that influenced their priorities.

Ms. Kunugi said she loved the project and is interested in hearing how it will tie together.

Ms. Hsie asked if there is an introductory piece that explains the concept of the red thread as being the driver.

Mr. Brevoort described a project in Taiwan – Snail Alley – used a snail as icon that was an inspiration. An abstract concept that ties elements together.

Mr. Williams said it will be a great addition to the community.

Ms. Hsie said there is lots of latitude, but it is important to understand that community is well-integrated into the project. She said it looks good thus far.

111219.5 BOARD BUSINESS

Election update: Ms. Frestedt reported that candidates were announced on website for the three positions. She said the major has decided on an appointee and they are awaiting determination.

Adjourn Board meeting was adjourned at 5:45 pm.

The Architectural Review Committee convened at 5:50 PM.

111219.6 ARCHITECTURAL REVIEW COMMITTEE

111219.61 714 S. King Street – Uncle Bob’s Place
Presenters: Doug Leigh, Mithun

Review of construction documents associated with proposed Final Design of an 8-story mixed use apartment building

Doug Leigh and Casey Huang, Mithun, walked the Committee members through the architectural and construction documents. Detailed packet and drawings in DON file.

Mr. Leigh said that two departures will be requested. He said the briefing will respond to questions board members had at an earlier meeting.

Ms. Hsie asked the team to walk through the underside soffits, materials from top to bottom and details such as the parapets, louvers, transitions and alignment.

Ms. Huang started with the street-facing façade. She said the building will be six residential stories over a two story base. Soldier coursing with mission brick for a little texture at two locations to reference traditional buildings. Smooth surface brick in running bond pattern to fit into neighborhood. There will be a slight recess at the windows to allow the dark color to set in. She noted south elevation vents will be flush within brick pattern and will be flush with brick face, as much as possible. She said red balconies will be projected out on S. King St. and 8th Ave. S. balconies will be Juliet style. Signage will be in red to tie in.

Ms. Huang went over storefront articulation inspired by Wing Luke Museum across the street, where two floors are expressed with brick veneer piers coming down (4' wide); window system is infilled. She pointed out parapet and soffit pieces, ¼" Hardi soffit panel, color to match the brick. She said the solar panels will be well below the parapet height.

There was a discussion and clarification about balcony design and elements.

Ms. Huang said soldier coursing detail will reference cornice. Parapet – upper two tiers project out ½"; can't do more than that lower two tiers project in ½". Metal cap on top will be prefinished metal coping will match brick color.

Ms. Huang said that brick used to be a structural element; but given the current requirements, they've expressed windowsills and jambs as best as they can. The sill will be CMU block, cut to the profile needed. Cast stone sill comes in 16" modular pieces; there will be a joint every 16". Window flashing will be below sill.

Ms. Hsie: northeast corner – how does brick transition into Hardi.

Ms. Huang: wrap around brick 4'; a vertical joint ¾" to 1" reveal profile.

Mr. Yip asked about how much of the first floor is accessible by the public.

Ms. Huang presented two commercial spaces on S. King, with flexible space at the corner.

Leslie Morishita, Interim (developer), said that the community room on 8th Ave. S. could be used similar to the Donnie Chin Community Room at Hirabayashi Place. The corner space could be open to the broader community.

Public Comment:

Brien Chow read from letter (in DON file) expressing frustration with what he perceived as a lack of community outreach and requested to see community outreach report provided to the Board.

Tomio Moriguchi asked about loading dock. He asked if parking is included and how community space will be accessed by the community.

Ms. Frestedt said the proposal does not include parking.

Mr. Leigh said no loading dock is required. Commercial space has access to front doors to support back of house.

Ms. Morishita said it will have residential common space similar to Hirabayashi Place and the Bob Santos Community Room. She said they haven't worked out the details yet; a committee is being formed and they are in coordination with the business owner next door.

Assunta Ng asked about the size of the community spaces.

Matt Sullivan, Hewitt, said the northeast corner is 750 square feet; the lower is 350 square feet.

Jay Ho said he lived in the community for a long time and grew up going to the Four Seas. He asked how they would honor Four Seas.

Ms. Morishita said there is a community process to honor the historic interpretive elements of the project. She said the Chan family are involved.

Mr. Ho asked if the team has done any outreach in the community.

Rie Shinanti, InterimCDA, went over the outreach to date. She noted the CID Kick off and a happy hour at the Dynasty room. She said that an outreach letter was sent to property owners within 500' radius, approximately a block and a half, which includes many family associations. She said this is an ongoing process.

A community member, whose comments were in Taishanese and interpreted by another community member, said that she didn't want so many low-income projects in the District.

Ms. Frestedt said affordability is outside the board's jurisdiction. She added that questions have been noted and suggested members of public talk with Ms. Morishita about outreach concerns after the meeting.

Ms. Kunugi confirmed that signage and art will be separate.

Mr. Leigh said yes; art and signage will have locations identified, but the design will have separate review.

Ms. Kunugi said details about transition has been well-explained. She said window treatment in units should look intentional.

Mr. Leigh said shades will be provided in units.

Mr. Yip appreciated that a lot of information has been provided. He noted that community members are seeking a community outreach report.

Ms. Woo said the design is intentional and well thought out. She said she was aware of community outreach plan.

Ms. Hsie read comments submitted by Mr. Legon-Talamoni via email (email in DON file). He said, "The applicant has addressed the previous concerns of the board. Thank you for the thorough documentation of the project. Looking forward to hearing more about the first floor commercial spaces and community room(s)."

Ms. Hsie, speaking for herself, added that it is rare to get two- and three-bedroom units. She said it doesn't look like an affordable housing project. She asked the team to provide details about the community room spaces and how they will operate. She asked them to go over opportunities to provide a nod to history and character and to identify artwork locations. She said the details are nice. She appreciates the reveals at the material changes.

Mr. Yip said they have done a good job. He said to explore making space accessible to the public. He said they are taking down a beloved space and to honor that.

Ms. Hsie asked the applicants to explain community outreach plan. Show where you have reached out, who you've talked to and what you've heard.

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