



International Special Review District

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ISRD 214/16

MINUTES FOR THE MEETING OF TUESDAY, September 13, 2016

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

Board Members Present

Stephanie Hsie
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Herman Setijono

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Valerie Tran
Marie Wong

091316.1 APPROVAL OF MINUTES

July 26, 2016
MM/SC/TM/HS 4:0:0 Motion carried.

091316.2 CERTIFICATE OF APPROVAL

091316.21 1042 S. Weller St. – Seattle Nichiren Buddhist Church
Applicant: Shane Townsend, National Sign Corp.

Ms. Frestedt explained the application for proposed installation of non-illuminated wall sign to be located above the entrance. Exhibits included plans and photographs. She reported that the masonry building was constructed in 1928. And noted that this building is located in Little Saigon, east of I-5, outside of the National Register District.

Applicant Comment:

Shane Townsend, National Sign Corporation, explained that the earlier sign was set back and allowed bird roosting. She said that the sign will now be brought

out in line with building elevation. She noted attachment details and confirmed that screws will be in the mortar joints – not masonry – and will be flush.

Ms. Setijono asked about the tube frame.

Ms. Townsend said it is part of the sign mounting.

Mr. Martin asked if the design of the sign brackets relates to the culture or heritage of the temple.

Ms. Townsend said it is decorative and was the preference of the church members.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it is straight forward.

Board members determined they had enough information to make a decision.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 13, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.338 – Signs

Secretary of the Interior Standard #10

MM/SC/HS/TM 4:0:0 Motion carried.

091316.4 BOARD BUSINESS

Board business was conducted out of agenda order.

Ms. Frestedt said that the ISRD election will take place November 15, 2016. She said two positions are up for election: #3 and #5. Mr. Martin and Ms. Wong are both eligible to run again. She explained that Rules and Regulations were updated. She said that registered voter information and forms are in Hing Hay CoWorks.

091316.3 BOARD BRIEFINGS

091316.31

608 6th Ave. S.

Applicant: Ed Linardic, architect

Briefing on proposed mixed-use infill development, consisting of one level of retail (3,830 sq ft), one level of administrative office (4,710 sq ft), 5-levels of residential (54 apartment units), one level of below-grade parking (6 stalls). Development includes exterior modifications to the south façade of the adjacent property, 609 S. Weller St.

Tim Lee, property owner, said that his family has owned the property since 1983. He said it is a good time to do the project and there is a need for rentals. He said this will be an asset for the community and will provide housing for working people and families.

Ed Linardic presented via PowerPoint handouts (available in DON file). He provided context of the site - a surface parking lot adjacent to a two-story commercial building. He said the new building will be a mixed-use development with retail, office and residential – 85'h with no setbacks. He went over survey of the site and views of adjacent properties. He said that proposed massing will be similar to the apartment building east of site. He went over photos of neighborhood buildings studies of which will inform the design. He noted the variation in architecture and said that he was drawing inspiration from the American Hotel and Eastern Hotel. He explained that exterior stairs on the existing building would be removed and internalized; they would demolish the fence and concrete wall on 6th Ave. S. at the sidewalk. He said there will be addition of street trees on 6th Ave. S. Dumpster service will be off the alley.

He said that 2nd floor will be administrative office space with windows on east and west sides. He said the offices will range from 100 – 150 square feet. He said the third floor level will be the first level of residential and will have decks on the east side. He said the fourth floor will cantilever over the existing building and floors 4 – 8 will be identical. He said they plan for a green roof and amenities deck. He said the American Hotel is the inspiration for fenestration and the Eastern Hotel is the inspiration for retail space. He said they propose Juliet balcony for residential space on the west. He said there will be no windows on the south because the building is at the property line, but reveals will be added to break up the massing. Elevator and stairs will be on the west and windows to units will be facing east. He said they will minimize solid walls. He went over north, west and south wall sections.

Mr. Linardic said that they propose to use brick at ground level and windows will be aluminum. He said that the scale of the building will be similar to adjacent buildings. He said a 6' wide canopy is proposed at street frontage.

Ms. Frestedt said that an early proposal was configured with setback storefront with pillars; concern was raised about safety issues and the changes made to the storefronts are an improvement.

Board questions:

Ms. Moriguchi stated that it is a small in-fill site without a lot of options for configuration. She said that Preliminary Design may not be necessary and suggested moving to Final Design details.

Ms. Hsie asked about property line to adjacent building and if a building could be built right up to that.

Mr. Linardic said there is a 7'2" setback at the south façade.

Mr. Martin asked if the overhang on to the north impedes development of building.

Mr. Linardic said it is a double loaded corridor. He said there are two separate lots but the same owner. He said they have applied as if this is one site.

Ms. Moriguchi said that it is structurally independent from the other building. She said it nicely consolidates entrance requirements. She said the south-facing units make sense, for light and encouraged the exploration of options to mitigate the blank wall on the north façade.

Mr. Linardic said he wants some modulation and it also allows for more units. He said that per code they have to have a vent in the bedrooms. Responding to questions he said that the first three floors are concrete and the top five will be wood.

Ms. Moriguchi asked about retail level height.

Mr. Linardic said it will be 13'.

Mr. Martin said only one alternative was provided and asked if others were looked at.

Ms. Frestedt said there are no other viable massing options.

Board members agreed that the application could move to final design.

Ms. Hsie noted that two buildings influenced Mr. Linardic's design and asked why.

Mr. Linardic said the American Hotel is his favorite building in this neighborhood. He noted the solid components, the vertical solid elements with windows in between. He said he liked the vertical elements on the retail level of the Eastern Hotel. He liked the 45° entrance and said it is more inviting.

Mr. Moriguchi asked about the vertical members.

Mr. Linardic said the transoms stay consistent and go all the way through.

Mr. Martin noted the west façade where the stair is and asked about the floor to ceiling window.

Mr. Linardic said the northern most window on the west façade is the staircase; he said that all heads are the same height and half of the last bay is bathroom.

There was discussion about location of the interior stairwell in relation to the windows and the symmetry of buildings within the District.

Ms. Moriguchi she said she would like to see a night time rendering of how the floor to ceiling bathroom window will look and noted it will be covered.

Ms. Hsie said she would like to see elevation options with relation to program so you can readily understand what is solid and what isn't. She said she wants to understand the relation to interiors and design intent.

Ms. Moriguchi noted how features of old buildings were related to program. She said she wants to understand how the applicant will pull together the building design to be cohesive.

Mr. Linardic said noted vertical elements and different material at retail level.

Ms. Moriguchi noted the proposal to use brick at the retail level and that the second floor will have different programming from floors 3 – 8. She asked if options were explored to tie 1st and 2nd floors together or show that there is different programming at the second floor. She said that there is a mezzanine level on one building but it reads as a single solid base.

Ms. Hsie cited the Design Guidelines and said that earthen materials are encouraged. She said she would like to see exploration for window materials.

Mr. Linardic said he can do that.

Ms. Hsie said this is a great start. She cited 23.66.336, which references "enhancing visual order". She said to have this in mind when looking at materials and patterning of windows.

There was a discussion about the proportions of the bays in relation to other mixed use buildings in the district.

Mr. Martin said that there aren't a lot of balconies in the district and said to carefully choose materials and colors that will enhance the visual order.

Mr. Linardic said they will help add modulation.

Ms. Moriguchi referenced the balconies and deck of the Chinese family association buildings. She said that ornamental qualities add to character of the buildings and this could perpetuate the character.

Public Comment: There was no public comment.

091316.32

913 S. Jackson St.

Applicant: Chris Olson, Nystrom + Olson

Design briefing on Preliminary Design of a new 6-story mixed-use building. Briefing will cover changes to vehicular access, ground level design and façade composition.

Preliminary design consists of the bulk, height and scale of the proposed development. The proposed development includes approximately 247 apartment units and 88 parking stalls.

Chris Olson, Nystrom + Olson, presented via PowerPoint (full report in DON file) said that garage access has been moved to 10th Ave. S. and there is still one residential access on King. He said that the storefront levels now step down and follow the grade along S. King St. He said they've been working to have the project fit more contextually into the neighborhood.

Keith James, Inland Real Estate, explained that SDOT wanted to protect access for the Green Street to minimize conflicts between vehicles and pedestrian activity.

Mr. Olson compared earlier and new plans and explained changes that have been made since last meeting; he went over lower level programming. He said that the vertical break in the middle of the building is now more subtle. He said they have added recessed wood vertical elements. He noted the influence on the storefronts and transom elements that are a nod to SROs and historic buildings. He said they propose a brick and concrete base with composite material above. He said there appear to be smaller buildings within the building and he noted the more historically gridded windows. He said on the southeast side of the building the large sidewalk will become a plaza. He said they have done fenestration studies and noted the influences from the district.

Public Comment:

Diane King, property owner, said she was unclear about who the housing is for.

Mr. James said it is 100% affordable, at 60% median income. He said it is workforce housing.

Ms. Moriguchi said the strengthened corners helps and they have started to modulate the building which is a good change.

Mr. Martin said he was impressed with the commercial stepping happening and noted that they took the board's feedback; he said you can find similarities from across the freeway and the team deserves strong accolades for that. He noted the strong datum. He said he likes that all the commercial units on Jackson are accessible. He said that an area of concern is that with the garage entry on 10th Avenue now the auto court seems un-necessary now. He said that would make two areas of building program on 10th with cars coming in an out; he said it is not urban savvy or pedestrian friendly. He asked why the auto court is important to the building.

Mr. James said that they preferred access on King Street for many reasons. He said that while not ideal the auto court is important as an operational issue. He said that it could be handled by street but the biggest reason is ADA.

Mr. Setijono said that the parking is bad here already.

Mr. Martin said that having an auto court in this part of the neighborhood sets that pattern.

Mr. Olson said that security and control of garage impact this as well. He said that it is not so much a court it is really just an upper garage; he said there is no court around it and it is not permeable.

Ms. Moriguchi said it would be nice to consolidate it.

Mr. James said there were going to be seven curb cuts to the site and now there will be two. He said it is a full block site and the second one is so specialized.

Ms. Frestedt suggested that they document the rationale and use of the auto court and the requirements they're trying to meet. She asked how it would be signed to alert people of different types of access.

Mr. Olson said it will have to be delineated.

Mr. James said residents will have their key fob.

Mr. Martin said the board needs to understand the specific circumstances of this site the led to this need.

Ms. Hsie said that what was presented was an improvement and the corridor windows are a great addition that help to break down the massing. She noted the emphasis on the street edge.

Mr. Olson said they toned it down quite a bit to fit it into the neighborhood so that it will feel like it is in the district.

Ms. Hsie said it is nice ornamentally and noted the window patterning; she said it really makes a great character building. She asked what is going on next to the highway at grade.

Mr. Olson said it is closed off where they are integrating the green screen; it will be landscaped and will keep people out of the back area. He said that the ground level datum is pulled up for the transom.

Ms. Moriguchi said she supported the detailing and rhythm of the design and the opportunities for spillage out onto the sidewalk are great.

Ms. Hsie said the streetscape is next and to look at how to soften that. She said she is curious to see how the design of the plaza moves forward.

Mr. Olson said there will be continual plantings around the perimeter.

Ms. Moriguchi said she agrees with the comments and is pleased that retail will open on to Jackson St.

Ms. Frestedt said from the staff perspective the design of the storefront level is a huge improvement. She noted Board support for preliminary design. She said next is color palette and material palette review.

Ms. Hsie suggested including diversity of people in future renderings.

Adjourn 6:20 pm.

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