



The City of Seattle

International Special Review District

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ISRD 64/23

MINUTES FOR THE MEETING OF TUESDAY, May 23, 2023

Time: 4:30pm
Place: Remote Meeting

Board Members Present

Heather Hargesheimer
Nella Kwan
Adrian Lam
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Interpreters

Howard Chou
Tammy Dang
LeVinh Tran
Lillian Young

Absent

Ryan Gilbert
Michael Le
Ming Zhang

Chair Adrian Lam called the meeting to order at 4:30 pm.

Roll call

052323.1 PUBLIC COMMENT
There was no public comment.

052323.2 BOARD BRIEFINGS

052323.21 1032 S. Jackson St. (DONH-COA-00443)
Applicant: Bill Barton, Tiscareno Associates

Briefing on Final Design proposal for new construction of a mixed-use development

(6-7 stories) on a portion of what is now the Asian Plaza site. The application includes demolition of the extant building. This briefing will include an overview of proposed departures and responses to the November 22, 2022 Board briefing and discussion of construction documents.

Ms. Frestedt provided a summary of briefings to date (details in DON file).

Bill Barton, Tiscareno Associates reported what he understood to be board comments from November 2022 meeting. He said the Board supported the "staggered" option of the windows at the southwest corner. The Board suggested a handrail going up 10th would be a welcome public benefit to help people with the steep grade. The Board supported the use of tile below the storefronts to accentuate the different uses along Jackson. A Board member asked that a lighter grout color in the frames be considered. A Board member encouraged the use of more lighting around the garage entry on 10th Ave for pedestrian safety. A Board member asked about adding some small lights near the Main Street curb where people residents might wait for cars. The Board was supportive of proposed landscaping. He said they added a 4th retail entry on the east side of Jackson and updated the project to include a handrail, proposed along S. Main St. In response to Board comments, they also selected a different mortar color to reduce contrast with brick. They also revised lighting on 10th.

Mr. Barton said a departure is requested to break up the continuous façade along Jackson, with a large break to help it reach as separate buildings. He said building types within Little Saigon are very eclectic and include warehouse, commercial, civic, multi-family and religious. He went over the proposed sign plan and said they are working with the community on potential rooftop artwork (part of a separate application).

Mr. Barton said materials in Little Saigon are frequently painted panel, painted masonry, and stucco. Recent projects have made more use of brick and wood-like materials. He went over proposed colors and materials. To fit into the neighborhood and contribute to the sense of place, the proposed design features color throughout, primarily yellow and red. He said storefront glazing appears up and down Jackson Street and bilingual signage will be provided. The design also supports the extensive use of wood as a means of reinforcing its use on recent projects as a neighborhood defining material. He proposed rooftop art elements and said a call for community feedback would be put out. He proposed an element that would speak to the neighborhood at large rather than be specific to this project.

Mr. Yip appreciated the incorporation of so many of the board comments into changes.

Mr. Lam concurred.

Ms. Hargesheimer said she looked through the old package and said she appreciated the thoughtfulness of the applicant's responses. Regarding the departure, she agreed the massing was commendable and she supported it.

Ms. Kwan asked if the roof would provide outdoor space for tenants.

Mr. Barton said the top of the building is too high as an occupiable space.

Mr. Lam asked Mr. Barton if he had all the information he needed to move ahead.

Mr. Barton said the application is complete and he has been working with Ms. Frestedt to make sure the application is complete and thorough.

Mr. Lam asked how they chose the textured faux wood siding and wondered if using a non-wood product made to look like wood is the best solution, given the prominence of the material. He asked if there are alternatives or other studies done. He said in other projects the use was not as extensive.

Ms. Hargesheimer said she was glad this issue was raised. She was not opposed to lap siding in an earthen color, but not supportive of a textured project because it feels like faux wood. She said a smooth product would work well.

Mr. Barton explained while looking through the neighborhood for unifying elements they referenced faux wood panels used at Beam and Thai Binh. He said that An Loc used it, as well and it came after Beam. (*Staff note: An Loc was developed prior to incorporation into the ISRD.*) He said they looked at lap in an earthen color. The difference is texture vs. no texture.

Meredith Holzemer, Mill City Trust Residential, said they would be happy with a lap alternative; she noted the maintenance advantage of a painted product.

Ms. Frestedt said faux wood was allowed on the Beam project because of its location on the building. Thai Binh has just a small amount of faux wood and it is not prominent, it is more of an accent. She said An Loc was done before it was part of the historic district. She cited Secretary of Interiors standards #3.

Mr. Lam said that the earthen color scheme is encouraged in the District. Not opposed to the colors. The concern is the texture.

Ms. Hargesheimer agrees.

Board members noted a preference for non-faux wood product and suggested a lighter neutral or earthtone color to provide a nice accent to the red entrance.

There was some discussion about the design of the proposed rooftop element, noting it was not part of the current application.

Vietnamese interpreters departed. Cantonese interpretation began.

052323.22

616 8th Ave S. (DONH-COA-00086)

Applicant: Jeff Walls, Studio19

Design briefing on Use and Preliminary Design (bulk/massing/scale) proposal for new construction of a 13-story mixed-use building, to include 12 levels of apartments, ground floor retail and two levels of parking. The previously proposed hotel has been eliminated. The briefing will provide an update on further revisions to the building massing and a preview of some elements associated with the proposed Final Design (materials and colors) and an overview of the traffic study.

Ms. Frestedt provided a summary of briefings to date (details in DON file).

Jeff Walls, Studio 19, provided context of the sloping site. While 170' height is allowed, only 13 stories are planned. He said the project involves demolition of existing structures. He noted community outreach including a letter, virtual open house, website. He said community feedback included concerns about construction impacts to Lane Street, affordable housing, and commercial space. He said the developer is committed to advance a construction outreach plan earlier than usual and will directly engage with ICHS and Legacy House to minimize community impact. The developer will continue to engage with neighborhood community groups.

Mr. Walls said the goal was to obtain comments from the Board and support for their massing direction and then work on Master Use Permit (MUP) drawings with Seattle Department of Construction and Inspections (SDCI). He summarized board comments from an earlier meeting and provided the design team's response to those comments. He said the reduces the NE and SW corners by one floor and added outdoor spaces. They added modulation to reduce massing above the podium. They added a community plaza in the SW corner, which would "spill out" for commercial uses. Decks and balconies were added with common spaces on top. Colored shadow boxes were added to extend past windows to provide shadow lines and access colors. Balconies both solid and glass. Fenestration was modified to add punched windows. They tried to reflect other buildings in the District, with distinct base/middle/top. Other approaches include a plan to incorporate other elements to "pay tribute to history and culture". He went over rendering of east façade to show relationship of the bottom portion of the building to the right-of-way, referencing past safety concerns. He said there would be different unit types, including 2- and 3-bedrooms. He went over the traffic study (see file). He noted garage access on Lane as "back of house", to allow more transparency on 8th. He provided a preview of colors/materials.

Mr. Lam noted the primary focus of the briefing was bulk, mass and scale.

Ms. Frestedt said this project is further along and has done a lot of design work already. She said feedback today will give the team an opportunity to move forward with final design as they submit for Preliminary Design. She said feedback will give the team the board's general sense of the project so they can work on further refinements.

Mr. Walls said they still must get the MUP and will then go back to do final; they want to get massing locked in.

Ms. Hargesheimer appreciated the massing was developed to respond to the neighborhood. She said it is a more traditional form but works with modern buildings. She said it is great to see the base, middle and top coming through.

Mr. Yip appreciated the use of brick at the base to contribute to the neighborhood character and feel. He acknowledged the team's response to earlier comments.

Ms. Kwan appreciated the thoughtfulness of public spaces.

Mr. Lam appreciated the team's response to board comments, and he noted the separate massings and heights. He asked about the podium plane on Lane.

Mr. Walls said currently it is one plane, but they could look at breaking it up a little.

Ms. Hargesheimer agreed and recommended breaking up the canopy, noting that long canopies are not typical in the CID.

Mr. Lam asked the team to elaborate on the window systems and the recessed entry. He noted that the scale of windows in the masonry portion look larger than the tower. He said the massing is sensible. He referenced open spaces and "nooks" in the district and the importance of public safety.

Mr. Walls said they want to get as much pedestrian interest at the retail level as possible. He said they don't want the parking entrance to impede retail or gathering spaces. He said they want to keep it transparent and open to the street with plaza space and art installation at ground. He said if the entry is not recessed enough, it would be a hazard, but he said they would look at it. He said there will be enough light and security, it shouldn't be an issue with shops and restaurants open at night.

Hui Tian, Studio 19, said the canopy would be different at the residential entry.

Ms. Hargesheimer wanted to see the explorations and options about how public space could be used.

Ms. Tian said senior residents from adjacent buildings could utilize the seating. She said they have included lots of seating and this corner could become a very active corner for the whole neighborhood.

Mr. Lam said it is a commendable vision and he noted the successful mix of the grid. He mentioned the interplay of the different balconies and rails and said the balconies on the white portion don't have the same delicateness. He said to blend the corners a little better. He said the white element drops down to the entry and he suggested finding a way to bring the dark elements down. He said the initial gestures are right; there is more to explore once they are beyond the massing.

Ms. Hargesheimer concurred. She said it may be lovely in 3-D but in elevation the entrance doesn't tie to white. She supported the courtyard design. Regarding the west

façade, she suggested increasing the width of the break and exploring having the dark portion come down. She said they are missing the connection with white down to the door.

Mr. Lam said the team has done a commendable job in breaking down the bulk, mass, and scale into lean elements.

Mr. Yip said he had no problem with the massing.

Ms. Kwan said the building is next to the freeway and said the white material will get dirty fast. She expressed concern that the 2-4 floors facing the freeway would be a “fishbowl”.

Ms. Tian said big windows bring in natural light and nice views. She said window treatments can provide privacy if desired.

Ms. Hargesheimer suggested including a section showing the distance to the freeway, with dimensions and a diagram with the height of the road and ramp.

Mr. Yip noted there is a lot of homeless activity on the freeway side. He said he hopes the activity will deter safety and security issues.

Mr. Walls said there will be increased lighting.

Mr. Lam appreciated the interplay of the four masses. He said he needs to understand how the masses resolve at ground level.

052323.3 STAFF SUMMARY and BOARD BUSINESS

Administrative approvals since May 9, 2023

Update on the status of the [Draft Design Guidelines](#)

Ms. Frestedt went over administrative approvals.

Ms. Frestedt provided an update on the status of Draft Design Guidelines and said notice has been emailed to ISRD subscribers and posted on the Department of Neighborhoods website, and determination of non-significance was published. She said public comment on the EIS will be accepted through June 1, 2023. She clarified that this is not the deadline for receiving public comment on the guidelines themselves. She said most updates were eliminating repetition or clarifying terminology, adding photos, table of contents; there were no substantive changes.

Adjourn 7:00 pm

Rebecca Frestedt, Board Coordinator
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