



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 38/20

MINUTES FOR THE MEETING OF TUESDAY, February 11, 2020

Time: 4:30pm
Place: Hirabayashi Place
442 S. Main St.
Donnie Chin Community Room

Board Members Present

Matt Chan
Faye Hong
Stephanie Hsie, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Sergio Legon-Talamoni
Andy Yip

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

021120.1 APPROVAL OF MINUTES

June 25, 2019

MM/SC/RW/SH 2:0:2 Minutes approved. Messrs. Chan and Hong abstained.

July 9, 2019

MM/SC/RW/SH 2:0:2 Minutes approved. Messrs. Chan and Hong abstained.

July 23, 2019

MM/SC/RW/SH 2:0:2 Minutes approved. Messrs. Chan and Hong abstained.

August 6, 2019

MM/SC/RW/SH 2:0:2 Minutes approved. Messrs. Chan and Hong abstained.

021120.2 CERTIFICATES OF APPROVAL

021120.21 913 S. Jackson St., Suite D

Applicant: Sonia-Lynn Abenojar, La Union Studio

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Ms. Frestedt explained the application to establish use as “restaurant/café” for Phin (coffee shop); the space is 640 sq. ft. Exhibits included plans. The Thai Binh Apartment building is located east of I-5 outside the Asian Design Character District.

Applicant Comment:

Bao Nguyen, said he is a long-term community member and resident. He said he is proposing a Vietnamese- style coffee shop to add to the diversity of coffee. He said it is inspired by Vietnamese coffee; it will promote culture and community of Vietnam.

Ms. Hsie confirmed this is for use only and signage will come later.

Mr. Williams asked if they would do food as well.

Mr. Nguyen said there will be no alcohol. Pastries from Macrina are planned.

Public Comment: There was no public comment.

Board Comment:

Ms. Hsie said it was straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use at 913 S. Jackson St., Suite D, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 11, 2020 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 Design Guidelines:**

SMC 23.66.308 – International District preferred uses east of Interstate 5
SMC 23.66.320 – Permitted uses

MM/SC/FH/MC 4:0:0 Motion carried.

021120.3 BOARD BRIEFINGS

021120.31 1237 S. Jackson St.
Presenter: Julian Weber and Steven Austin, JW Architects, and Quoc Dang, property owner representative

Initial briefing on proposed demolition of a one-story commercial building and proposed redevelopment of a seven-story mixed use building. The focus of this briefing will be on the proposed demolition and presentation of massing studies.

Julian Weber, JW Architects, provided context of the site and history of the area (historic resources report in DON file). He said his family used to live on King St. and their office is located in the District. The project developer, Quoc Dang, owns Seattle Deli.

Mr. Weber provided an overview of the historic property report. He said the existing building was built in 1926 and extensively remodeled in 1989. The remodeled exterior has a stucco veneer with commercial styled black aluminum framed storefront glazing. The South Jackson Street façade is divided into six bays and currently has five retail tenants. The building appears to be highly modified from its original use as a market. Uses over time included a tavern, hardware store, florist, grocery store, and apartment business. The surface parking lot once housed a mixed-use building consisting of a market and three apartments, built in 1938; it was torn down sometime between 1973 and 1987. The building has had multiple owners over the years. He stated that the subject building has been extensively altered and has lost integrity. He said the current owner purchased the building in 2001.

Discussion Existing Building

Ms. Hsie asked if they planned to demolish the existing building.

Mr. Weber said yes.

Ms. Hsie asked if anything original is left.

Steven Austin said the bays along the front are the same commercial storefront.

Ms. Hsie said the Saigon Deli is an institution and asked about their future plans.

Mr. Weber said the owner may want to develop the project and move on.

Public Comment: There was no public comment.

Mr. Chan asked if the same number of businesses will remain.

Mr. Weber said there will be similar number of commercial spaces and there is opportunity for more.

Daniel James said the businesses and scale of storefronts are the defining character; it is good to hear the same number and scale is planned.

Ms. Hsie read Mr. Legon Talamoni's written comments (in DON file).

Ms. Hsie said she didn't think the building was a neighborhood-defining building originally. She had no issue replacing it. is nothing of significance here, no significant architecture and there is no integrity. She said that Saigon Deli is a cultural treasure and they should celebrate what he established – small businesses that feel like Little Saigon. She said find ways to help small business and retail, people who want to share their culture.

Ms. Frestedt advised to keep in mind this area was not originally included in the ISRD boundaries; the intention in expanding boundaries was to coordinate design review at a key intersection (12th & Jackson).

Mr. Austin reported that this urban infill project site is currently occupied by an existing single-story commercial building that has been owned and managed by the project developer for many years. The property owner would like to redevelop their property into a mixed-use building with commercial space on the first floor and apartment units above. He said that 80% of the frontage on Jackson will be commercial. He said utilities access will be from alley. He said that all proposed massing options have two story datum with setback at third floor. He said they took inspiration from other buildings in area and looked at how this building will relate to adjacent buildings. The project intends to provide a mix of unit sizes from large studios to one- and two-bedroom units that will accommodate various household sizes. He said that all units face the park for 'eyes on the park'. He said units will be apartments. They plan on providing affordable units onsite through the MHA performance option. He said all three massing schemes are pedestrian-oriented at the street level, with a continuous urban street front and smaller, rentable retail. He said the owner will offer existing tenants, space in new building.

Mr. Weber explained that the said the architecture will focus on a strong street presence, a successful program which speaks to the context, and an approachable facade. Welcoming and accessible spaces will be enjoyable for the residents, visitors and employees of the commercial spaces along the street as passers-by.

Option 1: U-shape. The first iteration for this site intends to create a setback relationship along the street. This focus is expressed by orienting the residential lobby next to the adjoining residential property, and slightly setting it back, while the commercial space is expressed in a two-story element. The mass steps down to one story as the building adjoins the neighbor to the west. The massing of the upper floors is setback, designed to the clearances for the high voltage power lines. The massing balances the units facing west and east by setting back 10-feet on these property lines. A courtyard at the main level is raised above grade, offering a separation from the alley. Views are offered at the roof. All services are accessed from the alley.

Option 2: The second iteration for this site intends to create a strong two-story commercial element with no setbacks on the west and east property lines along South Jackson Street. It provides the residential lobby at the west end of the site with a setback on the upper floor for the social club balcony. This arrangement will offer views to downtown. The massing of the upper floors is setback, designed to the clearances for the high voltage power lines. The U-shaped massing is similar to Option 1, balancing the units' views in all cardinal directions, while maximizing the units with views towards the south to Mt. Rainier. All services are accessed from the alley.

Option 3 (Preferred): L-shape. The third iteration for this site responds to the street with a two-story commercial element. A separate massing for the residential entry is expressed on the west corner. With a three-foot setback on the east property line, the L-shaped massing maximizes the units' views toward the south to Mt. Rainier, while offering views towards the west and north to downtown. The massing of the upper floors is setback, designed to the clearances for the high voltage power lines. All services are accessed from the alley.

Mr. Weber said all schemes go from property line to property line which creates an urban street wall and security to site. He said they have one departure request and noted LIHI was able to get the same departure due to power lines and their request is consistent with that. Regarding the social club, he said it is a design element that is prevalent in China and they

are accessible for residents only. He went over potential departures, including façade setback limits.

Public Comment: There was no public comment.

Margot Rosenberg, Director of Operations at JW Architects, explained their approach to community outreach. She said a printed flyer with link to survey will be passed out to businesses and residents in a 500' radius around the project. Flyers will be translated into Chinese and Vietnamese. Community will be able to comment electronically and in person via community meetings with community organizations at their offices and at other sites.

Ms. Frestedt said that outreach is required by SDCI, but it doesn't apply in historic districts. She said not to underestimate value of in-person outreach, and she noted many community members use English as a second language so interpreters will likely be needed.

Ms. Hsie asked if the team had reached out to Friends of Little Saigon.

Mr. Williams advised to continue with outreach as project develops.

Mr. Weber said they would as it makes for good process.

Massing:

Ms. Hsie read Mr. Legon-Talamoni's comments (written copy in DON file). He spoke of the value of breaking up long facades on S. Jackson St. and providing more modulation at the ground floor and relating to local culture in the design.

Mr. Chan said he agreed with Mr. Legon-Talamoni about linearity of the front and that it not just be a wall.

Ms. Hsie said that Thai Binh was broken up with color although it is still a big wall. Referring to rendering she said the building next to the subject site is successful; #9 is less successful because it doesn't relate to anything below; #8 came with same aspiration but it was a different area, context. She asked if they are working with new Design Guidelines.

Mr. Weber said they are working with new guidelines. He said the balconies are important and offer an opportunity for color and shape.

Ms. Hsie suggested moving away from the family association because it is a Chinatown element and may have different connotations here. She said look across the street and relate to what is nearby. She said the west is a risk because a building could be developed next door. She said to look at option for more units to face King as well.

Mr. Weber said they looked at the LIHI project which, he noted, has deep units which isn't their preference.

Ms. Hsie suggested orienting as many units as possible to the north and south.

Mr. Chan asked why Option #3 is the preferred option.

Mr. Weber said they like the position of the residential entry closer to 12th and Jackson. He said the articulation of the entry going all the way to the social club. He said a lot of units look north; some look south but most face east. He said circulation area has view at end of corridor to the west.

Mr. Williams asked about setback on west property line for Option 3.

Mr. Weber said it is about 20 – 25' and abuts the property line.

Ms. Hsie asked if there will be landscaping in the void space on grade on the back side.

Ms. Weber said the alley is one floor below; the courtyard is on top of podium. He said you enter on grade and go up to courtyard.

Ms. Hsie asked about curb cut for vehicular entry for next door.

Mr. Weber said there is none; entrance is from alley.

Ms. Frestedt asked for a fuller site context and circulation around block be included in future drawings.

Mr. Weber noted on page 11 the site is not from street to street, it is divided by alley.

Ms. Hsie asked where the residential entry for LIHI is.

Mr. Weber said it is off the corner toward the east edge; the entry will be adjacent to their community space.

Mr. Williams asked if there are existing easements.

Mr. Weber said there are none. He said they need to accommodate trash truck turnaround; that will impact ground floor.

Ms. Hsie asked if there are opportunities for mid-block residential entry.

Mr. Weber said the end gives the most opportunity for retail space.

Mr. Austin concurred and said with circulation.

Ms. Hsie asked if there is a way to break up the massing more to be proportionately pleasing.

Mr. Weber said they prefer to keep the residential entry at the end.

Ms. Hsie said she did not hear a consensus for any one option. She said she sees a long street face and suggested break up of massing. She said to take another look and provide further massing studies; explore residential entry in the middle. She said bring their process to the board so the board can understand the assumptions and the grade.

Ms. Frestedt said to refer to Code section about exterior finishes and relating to district.

Ms. Hsie said she heard no concern raised with powerline setback. She recommended talking to stakeholders and to rely heavily on public input. She said there is a lot of concrete shown. She noted the pops of color on the Studio 19 image. She said to explore tone and meaning of colors and vibrance. She said there are interesting challenges and this building is one of the first at this height.

Mr. Williams said to think of the next 15-20 years and noted the fabric of the community is changing. He said this project can set the fabric. He said to look at successful elements in other projects: commercial space that is open but protected; multi-purpose outdoor seating form small groups at street level or for displays; explore use of retail space. He said to develop ideas on how to break up façade on Jackson.

There was a discussion about use and the value of flexible spaces. A member noted that use is culture.

Ms. Hsie urged the design team to be creative and to bring new ideas.

Mr. Williams said to think of the vision of the community 15-20 years from now and to design a building that will stand the test of time.

Mr. Chan said creativity is key and to make sure Little Saigon is not just another urban canyon. He said it should have texture and not be sterile. He said messiness can have a certain charm. He said Jackson façade is the most important. Physical texture would help in connecting to the neighborhood.

021120.32

410 7th Ave. S. – Republic Hotel

Presenter: Paul Wu, Wu Architecture, and Steve Chan, property owner representative.

Informational briefing on planned building renovations.

Paul Wu provided a history of the building and read from the National Register listing for the District. He said the building was constructed in 1920. An SRO with retail at main level. He said originally a five-story building was planned but only four stories were constructed. He said the pediment over the parapet no longer exists, tile was removed from roof over balcony. He proposed rehabilitating the building as much as they can. He said they are completely redoing the structural system. It will be internal and self-supporting. He said the alley behind was vacated in the 1930s. He said 7th Avenue is a prominent façade. He said they are redoing the structural system and will meet all current seismic codes. He said that seismic will be steel and all interior.

Mr. Wu said they will keep all windows and will provide a detailed window survey. He said they will brace and repair the masonry parapet; they will replace cap with metal coping. He said the metal cornice is deteriorated and they will replace with molded fiberglass. He said they have not plan to put back the canopy. He said the balcony doesn't meet Code for loading and that they will repair it as a vestige of past; it won't be used. He said they will repair and refinish storefronts to maintain same look. He said they will clean and restore entrance feature and will keep neon. He said they will keep and restore the damaged medallions and twin sparrows above the storefront. Medallions translate to "double" "dragon" "wine" "house/home".

Mr. Wu said on the back side the fire escape is abandoned. They will clean and restore the storefront on alley; they will add hardscapes and drainage. He said they will remove damaged skylights and retain the chimney on the north façade. He said they will restore all windows. He said the balcony is a nice detail that is worth keeping although the height does not meet requirements. He said they will redo windows so there is no access to balcony. He said they will keep the framework. He said the cornice is sheet metal and they will replace it with a fiberglass replica. He said openings on the alley side will be removed to bring in equipment; they will be filled in with wood framing, siding, windows for four units. He said they have approval from Bing Kung Association to use the alley for garbage.

Ms. Hsie asked if they will match windows to those above.

Mr. Wu said they will.

Public Comment:

Robert Lowman, resident, asked if there are security issues for alley residences.

Mr. Wu said the access will be from interior and only the windows will visible from outside. He said things will change once the Four Seas site is developed.

Mr. Chan asked why they aren't putting the balcony cover back on. He said it really adds to the look of the building.

Ms. Wu said it is cost prohibitive; the metal components are not structurally sound.

Ms. Hsie encouraged the owners to replace it.

Canopy

Mr. Williams said he would like to see the solutions they are considering.

Ms. Frestedt said the canopy was removed in 1984 as a hazard correction.

Board members noted no issues with the proposed rehabilitation and commented it will be cleaner and safer. The Board supported replacing the cornice with fiberglass.

Mr. Williams said it is wonderful the building is being cared for; it is in dire need. He wanted more specific information about the medallions, addition of surface conduits and a bigger picture in restoring illumination. He wanted to learn more about vacated alley and how they are working with owners for common use. He asked them to bring information about how this will be managed collectively to a future briefing.

Ms. Frestedt said the property line goes down the middle; the alley is shared between property owners.

Mr. Williams asked if they intend to put a penthouse on top.

Mr. Wu said no.

Mr. Williams noted the fire access and overrun for elevator. They should show this in future briefings.

Mr. Wu said they will rise about 2' above the roof level.

Mr. Hong asked if the medallion would use the same characters.

Mr. Wu said yes.

Mr. Chan said it is a very interesting project.

Ms. Hsie preferred the canopy framing be left as is as part of the texture of the building.

Mr. Chan asked if it could be cosmetically reconstructed.

Mr. Wu said in fiberglass.

Ms. Hsie said to be mindful about SOI Standards and faux historicism. She said she was interested in seeing options. She asked to see elevations marked with what is restored and what is new. She said bring samples of glass, paint, fiberglass.

Ms. Frestedt said given the nature of this project she recommended ARC review and asked Mr. Wu to provide samples.

Mr. Wu suggested of separating application to approval to: 1) roof access/elevator overrun and skylight removal; 2) window survey, storefronts and material samples; and 3) colors, medallion and sparrow repair.

Ms. Hsie said that is a smart plan.

021120.4 BOARD BUSINESS

Ms. Frestedt explained that three new construction briefings were coming up. She said bigger projects and longer meetings were upcoming. She said Ms. Hsie would remain on board until end of February.

She suggested waiting to do board chair and vice chair elections when Messrs. Legon-Talamoni and Yip are in attendance.

She said an appeal was filed on Uncle Bob's Place.

Mr. Hong asked if he has to recuse himself because he knows Mr. Wu.

Ms. Frestedt said no but to file a disclosure form. Personal relationships do not require recusal, but if there could be a perceived bias, disclose it.

Adjourn

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov