



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 136/22

### MINUTES FOR THE MEETING OF TUESDAY, August 9, 2022

Time: 4:30pm

Place: Remote Meeting

#### **Board Members Present**

Ryan Gilbert

Nella Kwan

Adrian Lam

Michael Le

Andy Yip

#### **Staff**

Rebecca Frestedt

Melinda Bloom

#### **Absent**

Lizzy Baskerville

Ming Zhang

Chair Andy Yip called the meeting to order at 4:30 pm.

#### **080922.1 APPROVAL OF MINUTES**

March 22, 2022

MM/SC/ML/RG 4:0:1 Minutes approved. Mr. Lam abstained.

April 12, 2022

MM/SC/RG/ML 3:0:2 Minutes approved. Messrs. Lam and Yip abstained.

#### **080922.2 PUBLIC COMMENT**

Dozfy noted mural project and murals being painted over. They said they support the Jasmine project and feel that it's getting better.

Jacqueline Wu said she was disappointed the Board was not here (in person) to see public comment. She said building can be rehabbed and should be preserved; it is similar in age to Louisa and Kong Yick buildings.

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

"Printed on Recycled Paper"

Jay Ho supported the Jasmine project and said the existing buildings are not used nor are they safe.

Nina Wallace said she works in the CID which is her cultural and community home. She opposed the Jasmine project. She did not support a luxury hotel. She referred to the code and said that demolition should only be supported if not alternatives exist and requested an engineering report.

Chris Robinson, KODA resident since June said he moved here from New York. He said adding residents to the neighborhood helps address crime.

Sue Kay, 77 year and third generation community member, did not support demolition of Elgin building or construction of high rise. She said 17 stories is too high.

Jessica Xu supported the Jasmine project and noted cultural diversity in the district. She said the Jasmine project is beautiful.

Alessandria Eisenbarr emailed comment which Ms. Frestedt read into the record per her request. Ms. Eisenbarr wanted Bush Garden preserved and said luxury units displaces community. She said it is an attempt to whitewash the neighborhood. She suggested altering the project to establish low-income housing.

LeLe Tiang said she moved here from China 20 years ago and the CID is not safe nor is it welcoming. She said it is lacking energy. The Jasmine will bring more housing and energy to the area.

Tia Le, said her husband's family owns a restaurant for 30 years. She supported the Jasmine project. She said CID is a scary part of town and more residents will bring more activity. 12<sup>th</sup> & Jackson is tough.

Royce Yuen said he is a Seattle native, raised in Beacon Hill. He is looking for a place for his congregation and a safe, inclusive space. He supported the Jasmine project and believes it will help grow community.

Dre Say said the Bush can and should be renovated to preserve the history of the neighborhood. They said the Jasmine project is another gentrifying tower said the existing building does not need to be demolished.

Mailani Mandry opposed demolition and urged the board to reject the proposal. She said the CID does not need another luxury building and noted that Market rate doesn't help the neighborhood. She said it is chains versus mom-and-pop shops.

Peter Manning, of Black Cannabis Excellence, said to keep the CID intact and noted the gentrification. He said rich white people are behind this and are looking for profit. He said Asian community should direct projects.

Yin Yue spoke in support of retaining affordable housing and did not support the Jasmine project.

**080922.3 CERTIFICATE OF APPROVAL**

080922.31 714 S. King St. – Uncle Bob’s Place  
*Applicant:* Leslie Morishita and Rie Shinanti, InterimCDA

Ms. Frestedt explained the proposed application of a painted mural on the west façade of the building. The site is located within the Asian Design Character District. She said a Certificate of Approval for the perforation design of balcony railings was issued in April 2022. Final Design of the building was issued in January 2020. Building signage, artwork, and the perforation design for a gate along S. King Street were not included with the Final Design application. When reviewing artwork, the Board considers placement, materials, colors, scale, and method of attachment.

Leslie Morishita, InterimCDA, proposed a mural in honor of beloved “Uncle” Bob Santos and said the mural location has already been approved. She said Uncle Bob’s son, John Santos designed the mural.

Rie Shintani, InterimCDA, said the mural would be painted on using exterior grade gesso, paint, and anti-graffiti coating on top for durability.

Ms. Frestedt noted that the mural will be painted on new construction, not historic fabric. She said each application is considered on a case-by-case basis.

Mr. Yip said the board has purview of placement, material, color, scale, and method of attachment. He said placement has already been reviewed and approved by the board.

Board members asked questions about color choice and durability.

Ms. Shintani said the colors were specifically selected for longevity. The anti-graffiti coating is recommended on painted surfaces; graffiti can be washed off or wiped off with solvent.

Ms. Morishita said the hope is that it will last a long time but noted the image can be readily recreated when needed. She said they are committed to maintaining the mural over the long term as it is important to Interim and the community.

Mr. Gilbert appreciated the artwork and that Uncle Bob’s son was chosen to create the image; he said the love is expressed in the image. Kudos to the project. He said he appreciates the art and it now looks over the community.

Mr. Lam appreciated the recognition and asked if there would be interpretive signage for those new to the neighborhood.

Ms. Morishita said the building is called ‘Uncle Bob’s Place’ and there will be historical information and pictures throughout depicting his life and legacy throughout the neighborhood.

Ms. Kwan said it is a great conversation-starter. She confirmed that she did not need any additional information.

Mr. Le echoed other comments and said it is honoring Uncle Bob’s amazing legacy. He said it is amazing what he has done for the community. He concurred having his son do the art is beautiful.

Action: I move that the International Special Review District Board recommend approval of Certificate of Approval for exterior alterations – artwork, at 714 S. King St. The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the August 9, 2022 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:

SMC 23.66.336 – Exterior Building Finishes

- A. General Requirements
- B. Asian Design Character District

Secretary of the Interior Standard #9

MM/SC/RG/ML 5:0:0 Motion carried.

**080922.4 BOARD BRIEFING**

080922.41 614-620 Maynard Ave S.

*Presenters:* Gary Reddick, Otak, and James Wong, Vibrant Cities

Briefing on proposed redevelopment plans for the properties at 614 Maynard S. (Elgin Hotel) and 620 Maynard Ave. S. (warehouse). The focus of this briefing will be on further exploration of massing options for the proposed development. No formal actions will be taken at this meeting.

Gary Reddick, Otak said they took Board comments, from the last briefing, rethought the design and made some changes. He said they met frequently and said there was some “uncomfortability” with the prior design. He said they liked the build, but there was a lot of concern about the design. He went over changes to general massing and the inspiration behind them. He said it needed a brick base and Vibrant Cities felt the building didn’t reflect Asian influences. They wanted to see a greater connection to the neighborhood, so Otak took a different direction.

Mr. Reddick said he proposed bringing red columns in at the corner and raised storefront to two stories to keep transparency and openness at the ground floor. He said they established a gray brick base for the building that matched up with the New Central Building next door. He said two story glass wraps around the corner with entry off Maynard. He proposed introduction of a one-story storefront treatment with clay tile roof to modulate the exterior at the sidewalk to break down into smaller pieces. He said this is a pattern and rhythm that is already found in the district. He said on the tower there is horizontal happening at every other floor which helps to shorten the tower. He noted a

ballroom on the second floor and a red element that becomes the balcony. He said the balconies would bring liveliness to the street. He noted red columns that support the roof canopy. He said the residential lobby is on the Lane side of the building; he noted the moon gate. He said the entry at the moon gate is further indented.

Mr. Reddick said that retail or restaurant spaces are indented from the sidewalk. He noted the ceremonial stair that goes from lobby up to the ballroom. He said all the small rectangular openings in the brick would have different colors of glass to cast light on the back wall of the ballroom. He went over the color palette. He said all are traditional colors in Asian building vocabulary and go back many centuries. He said there is a lot of flexibility on how the retail spaces would be divided. He said the interior public spaces would have murals and artifacts in remembrance of the long history of the site. He said lighting emphasis would be on the first four stories – down lighting with emphasis on the lower floors. With some subtle lighting on the tower and roof (red columns). He noted brick elements that would tie into building next door. Terraces would be filled with plantings. He noted the activity and energy at street level. He asked for board feedback, comments to help with determining next steps.

Mr. Yip said the board has already determined to have enough information about demolition, building structure, and provided feedback.

Ms. Frestedt suggested as feedback is provided board members should root comments in regulatory guidance, SMC 23.66, Secretary of Interior Standards, Design Guidelines. She said personal preferences are not relevant; Board's purview is whether the project responds to Code and Standards.

Mr. Yip said Ms. Baskerville provided comment via email and read it into the record:

Ms. Baskerville:

*I am interested in learning more about 614 Maynard in regards to 23.66.318 B. If demolition is essential to safety, public health, and welfare then it may be approved. However, last time we discussed this, two structural engineers differed in their opinions regarding the feasibility of rehabilitation and the threat to public safety. But they also had different access to the building. I had requested that there be more information provided, like giving the third-party engineer full access into the building so that we can have a fuller understanding of the existing structure and if all alternatives to demolition have been investigated.*

Mr. Yip said, as mentioned in February 22, 2022 minutes, the developer is not obligated to respond to Board request to provide access to any third party.

Ms. Frestedt said the application is not yet complete and there is a set of construction documents and a final level of details that will be coming before the board. She suggested board members determine what additional information is needed from the development team.

Mr. Le supported the new design over the original downer, due to color, awning and podium materials.

Mr. Lam said one of the things mentioned in the previously noted meeting minutes was materiality and details didn't draw from the surrounding character of the District. He asked Board members to expand on that.

Mr. Yip said the Board wanted the design to be brought more in line with existing buildings in district and pedestrian realm. He said from a streetscape perspective.

Mr. Gilbert said the Board asked the team to consider context of adjacent buildings and massing and what the community was saying. He said he thought the team did an amazing job fitting the building into the context of the community and culture. He said he was pleased with what he saw and praised the design team for their responsiveness to Board and community comments.

Mr. Yip noted the design team had made a lot of concessions to incorporate Board comments into the original design.

Mr. Lam appreciated the team's responsiveness to Board comments. He noted the clean subtle architectural language and the created geometries within the façade. He noted the handsome coloration of the podium brick. He asked about changed in modulation fenestration. He noted that the red column does not line up with structural pier and seems random. He asked for elaboration on process.

Mr. Reddick noted more transparent expanse of glass and said the last column going up Lane does not line up like the others do and comes up mid-bay. He said point well taken and that it can be easily remedied.

James Wong, Vibrant Cities, said they want to provide as much light and windows as possible.

Mr. Reddick said they will explore ways to rearrange brick vertical elements, so the red column is treated like the others.

Ms. Kwan applauded the choice in awning and tiles. She said it fits into the culture and history of buildings in the neighborhood.

Mr. Yip noted appreciation for the ceramic roof tile and called it a 'nice cultural touch' that is seen a lot in Asian culture. He noted the views of gray, white, red, and black and said the team had done a good job marrying the colors. He support the overall design but noted the bone white is too bright and stands out too much.

Mr. Le concurred with Mr. Yip on color palette and said it is an elegant look.

Mr. Lam asked about glazing color.

Mr. Reddick said they had not made a final decision, but that glazing will be as close to clear as possible but with a bluish or greenish tint.

Mr. Lam said the white ACM really stands out and that he understood is that the tower was to recede. He said the design team is trying to straddle two approaches – and end up with two different buildings. He noted the clean modern interpretation and then the one that responds to Board comments. He said the part of the design that he least appreciates is more referential and took away from the simple geometries. He said the more modern previous design was a little bit too modern for the context. He said to say the building could be in Japan or China may not do the community any favors because if you belong to either community it is very different either Japanese or Chinese so it is a king of inconsistent architectural language.

James Wong said they are building for Seattle’s Chinatown International District, and they are trying to build one of the best buildings in Chinatowns all over America. He said they want to take some of the traditional Japanese, Chinese elements and still make it modern. He say many laymen wouldn’t see the subtleties.

Ms. Frestedt advised Board members to be mindful of the guidelines and code when providing comments. She said the existing guidelines don’t give direction for new construction. She asked Board members keep coming back to code and how the design meets them and how design responds to the criteria.

Mr. Gilbert commented from a layperson’s perspective. He said he appreciated the transition between the lower stories and tower. He said the design honors the past while also celebrating the next 100 years and future of the district.

Mr. Yip noted the pedestrian experience and said while the tall building is visible, the pedestrian experience is continuous. He appreciated the proposed lighting and the preferred avoidance of light pollution. He noted the focus on the first and second floors and said Maynard and Lane Streets are currently poorly lit and are unsafe.

Ms. Kwan suggested extending lighting and red awning beyond last set of windows.

Mr. Reddick said adding light to alley is a good point.

Ms. Frestedt said the issue with lighting is important for safety along the street and for the pedestrian experience. She said she shared the SCIDPDA lighting study and noted it helps give a sense of community recommendations for the pedestrian experience. She said the alley is a façade and historically a functional one. She suggested pulling up the light rendering and having the board look at the transition between the north end and new central entry. She said the National Register looks at the whole building and its relationship to the district; she noted transition between adjacent building and there should be no stark contrast.

Board members concurred that lighting is needed, particularly in alleys.

Mr. Reddick said they would explore lighting in the understory of the cornice to tie buildings together.

Mr. Lam said awnings are provided for weather protection which doesn't happen here. He asked if that is an issue. He mentioned the need for dimensioned drawings.

Ms. Frestedt noted that a canopy shorter than 5' from the building may require a departure. She suggested Board members identify what additional information is needed from the design team.

Mr. Reddick noted that signage is part of street character and the importance of the texture of signs and storefronts contributing to pedestrian friendliness.

Mr. Yip asked fellow board members if they had enough information about proposed demolition and design progression.

Board members indicated support for the proposed demolition and general design direction.

**080922.5 STAFF SUMMARY and BOARD BUSINESS**

Ms. Frestedt went over summary of administrative approvals since July 26, 2022.

Ms. Frestedt said elections would be mail in again this year instead of in person.

**Adjourn 7:50 pm.**

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