



The City of Seattle

## International Special Review District

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ISR D 7/17

### MINUTES FOR THE MEETING OF TUESDAY, January 10, 2017

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

#### **Board Members Present**

Eliza Chan  
Stephanie Hsie  
Carol Leong  
Tiernan Martin, Vice Chair  
Miye Moriguchi, Chair  
Herman Setijono  
Valerie Tran

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

#### **011017.1 APPROVAL OF MINUTES**

November 8, 2016

MM/SC/TM/HS 6:0:1 Minutes approved. Ms. Moriguchi abstained.

The following item was reviewed out of agenda order.

#### **011017.3 BOARD BUSINESS**

Ms. Frestedt explained that, in accordance with the Board's Rules and Procedures, the Board is directed to select officers (Chair and Vice Chair) to serve through the calendar year, 2017.

Ms. Frestedt reported that Mr. Martin expressed interest in serving as Board Chair.

Action: I move to elect Tiernan Martin Board Chair.

MM/SC/CL/EC 6:0:1 Motion carried. Ms. Moriguchi abstained.

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Mmes. Hsie and Tran both expressed interest in serving as Board Vice Chair. Election results were tied. Both candidates encouraged the other to serve. After a short discussion, a motion was made to defer action.

Action: I move to defer election of Vice Chair to the next meeting.  
MM/SC/CL/TM 6:0:1 Motion carried. Ms. Moriguchi abstained.

## **011076.2 CERTIFICATES OF APPROVAL**

### **01107.21 Multiple locations within the Right-of-Way** *Applicant: Cameron Owens, MD7, LLC*

Ms. Frestedt explained the proposed installation of minor communication utilities on Seattle City Light (SCL) utility poles within the right-of-way. Project consists of installation of low-powered wireless equipment at six (6) locations within the District. Exhibits included a map, photographs, plans and color samples. Pole identifiers: 1310958, 1316152, 1316369, 1319011, 1319017, 1319310. Installation will consist of 1 or 2 antennas and 1 or 2 micro radios, depending on the needs in each location. Poles in two locations will be replaced to accommodate equipment. Ms. Frestedt stated that the project is categorically exempt from SEPA.

#### Applicant Comment:

Cameron Owens, MD7, explained the proposal to increase capacity along 5<sup>th</sup> Ave. S. in a high-capacity corridor, and said that Seattle City Light (SCL) has approved installation on their poles. He explained that they will retain the historic bases and Aladdin arms and will just switch out the poles. He said that in two instances, on utility poles, they will add a taller pole to get antennas away from the light arm.

Ms. Leong asked who benefits from the work and if other providers could share the same pole.

Mr. Owens said that Verizon is increasing their capacity in this area to meet their customer needs.

In response to a question from the Board, Gina Del Giorgio, Verizon, said that other providers cannot co-locate the same structure (pole); each carrier needs separation and there cannot be more than one carrier on a pole.

Mr. Tiernan asked how long installation will take.

Mr. Owens said it is generally two days. He said that all poles are in the public right of way. He said that where they leave the Chief Seattle bases they will have to dig a deeper foundation to accommodate the increase height. He said the new poles are galvanized steel.

Ms. Del Giorgio said that if they can work on 3 or 4 poles at the same time they will do that – it is economical. She said that the small cells help offload capacity

in denser areas. She confirmed that the colors would be standard provided by SPU/SCL.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it is straightforward.

Ms. Frestedt said that if will be any change to the way they are swapping out the poles it will need to come back through the board.

Ms. Del Giorgio affirmed this and said that isn't likely as they are just adding small cells.

Mr. Martin agreed that the proposal is straightforward. He asked if SCL has a comprehensive street pole design plan; if they do now would be a good time to change out the poles.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use in the right-of-way for installation of minor communication utilities on utility poles in six (6) locations within the District. The SCL pole identifiers are: 1310958, 1316152, 1316369, 1319011, 1319017, 1319310.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 10, 2017 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 23.66.302 – International Special Review District goals and objectives**  
**SMC 23.66.334- Streets and sidewalks**  
**Secretary of Interior's Standard #9 & #10**

MM/SC/CL/HS            7:0:0    Motion carried.

01107.22

913 S. Jackson St.

*Applicant:* Keith James, Inland Construction

Ms. Frestedt explained the proposed Use and Preliminary Design of a six-story mixed-use building consisting of 249 apartments, ground floor commercial (approx. 7,600 sq ft) and one level of underground parking (79). Space for 4 ADA parking stalls will be provided at grade, off 10th Ave. S. The proposal includes demolition of 4 buildings:

- 913 S. Jackson St. (north parcel)
- 923 S. Jackson St. (northeast parcel)
- 924-926 S. King Street/423 10<sup>th</sup> Ave. S. (southeast parcel)
- 908 S. King St./420 9<sup>th</sup> Ave. S. (southwest parcel)

Ms. Frestedt stated that the applicant has given 4 briefings to the Board since January 2016. The briefings took place on January 12, 2016, April 12, 2016, June 28, 2016 and Sept. 13, 2016. On December 19, 2016, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No environmental impact statement was required.

Ms. Frestedt said that the site is located outside of the Asian Design Character District, east of I-5. She went over the staff report, noting that the Board would be considering demolition, use and noted the relevant sections associated with Preliminary Design approval, which covers the bulk/massing/scale of new construction. She said that architectural details, materials, colors and changes within the right-of-way (such as landscaping and street furnishings) would be part of an application for Final Design.

Applicant Comment:

Presentation via PowerPoint; for details see DON file.

Keith James, Inland Construction (developer), explained that they are creating affordable housing, which is supported by the City's Office of Housing.

Chris Olson, Nystrom + Olson (architect), said they propose to demolish four existing non-contributing buildings including sidewalks and curb reconfiguration. He provided context of the area, site conditions and topography. He said they are presenting the preferred massing option. He said that the site drops 15' along the grade, with the high point at 10<sup>th</sup> Ave. S. & S. Jackson St. The lowest point is at 9<sup>th</sup> Ave. S. & S. King St. The proposal includes curb reconfiguration at the NE corner. A traffic signal is also planned.

Mr. James referenced the presentation of the historic property report, prepared by SCIDPDA, at the first project briefing. He said that the report suggests that there is nothing of historic significance, relative to the International Special Review District, on the site.

Mr. Olson said they are putting forth their preferred option for mass, bulk, scale. He said that they will create relief with recessed wood, white in plane behind the gray, and said the windows are reminiscent of those in an industrial neighborhood. He said that 10<sup>th</sup> Street will be primary access point for residential garage and for visitor parking area. Visitor / delivery parking area will be open during business hours and will provide visibility in to screened courtyard space. He said King Street elevation has 1 ½ - 2 story height commercial bays, residential access point, and horizontal datum. He said the west elevation resembles a residential configuration; there is a cantilever feature and a green screen that ties into the green factor.

Mr. Olson said vehicle access is on 10<sup>th</sup> Ave. S. He said there will be street trees, curb all around building; on S. King Street – a designated Green Street- there will be a 14' set back with a plaza-type sidewalk. Referring to slides showing perspectives and views, he said at 10<sup>th</sup> and Jackson there will be retail at the corner and commercial bays can be accessed from street level. He went over typical residential floor plans and the fenestration study which informed their design direction and how they organized the windows and patterning.

Public Comment:

Yenvy Pham, Pho Bac owner and Friends of Little Saigon member, asked if it would be feasible to include awnings along the length of the façade.

Mr. James said they have them at the corners and entry point; they are not continuous, noting challenges with the grade and stepped storefronts.

Mr. Olson said that they have to have overhead protection or 2' planter strip; they chose the 2' planting strip instead. He confirmed that no departures were required.

Mr. Martin asked if they have sought community input for the design of the plaza space along S. King St.

Mr. Olson said they haven't – they are not that far in the design yet.

Mr. James said the landscape architect has seen the draft Little Saigon streetscape concept plan prepared by SDOT and will incorporate as much as they can.

Ms. Leong noted that the building is parallel to I-5 and asked how noise was being handled.

Mr. Olson said that the heating and cooling is ducted and they have insulated windows.

Ms. Hsie asked about building signage.

Mr. Olson directed board members to page 9 and said signage will likely be on the stair tower elevation. In response to a question he confirmed that the residential entrances would be off of S. Jackson Street and 10<sup>th</sup> Ave. S. There would be a secondary access point off of S. King St.

Ms. Hsie asked if there will be corridor windows.

Mr. Olson said there will be at the ends; the rendering used for this meeting is not updated to show them.

Mr. James said the building will be named "Thai Binh" which means "great peace".

Ms. Hsie asked if they have met the 50% transparency requirement.

Mr. Olson said they have.

Ms. Moriguchi said that wall sections will be needed later to see the planes.

Ms. Frestedt said that large storefront sections are needed as well.

Mr. Olson said they can blow up all storefronts so that all planes can be seen.

Board discussion:

Ms. Hsie said that what was proposed is in line with the briefings and the massing is understandable and works well. She said the central portion could use some canopies – there is a long stretch of no relief to pedestrian environment. She said the wood insets in windows are nice. She said the slightly larger undercut makes a difference.

Ms. Tran said there is a beautiful variation between 10<sup>th</sup> and the freeway and asked about King and Jackson streets.

Mr. Olson said it is a challenge with a taller more formal base. The break at the stair tower is adjacent to entry and it felt disconnected. He said they did more break up with joints and horizontal banding.

Mr. Martin said the fenestration is in line with board feedback and is well-rooted in existing buildings. He appreciated the way they treated the commercial space in mixed use neighborhood.

Ms. Leong appreciated the thought that went into the residential access and vehicle garage.

Mr. Martin said two curb cuts on one street segment is not ideal but the constraints of this part of the site led to this design in addition to ADA requirements; he said it is necessary for this project. He appreciated the visibility of the interior courtyard but noted it is three layers deep into the building.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use and Preliminary Design at 913 S. Jackson St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 10, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This application does *not* include: Exterior building materials, colors and finishes, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop, right-of-way improvements or a building sign plan.

As a *condition of approval*, the applicant will submit an application for a Certificate of Approval for Final Design details.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

**SMC 23.66.030 - Certificates of approval - Application, review and appeals**

**SMC 23.66.032 – Contribute structures; determination of architectural or historic significance**

**SMC 23.66.302 – International Special Review District goals and objectives**

**SMC 23.66.308 – International District preferred uses east of Interstate 5**

**SMC 23.66.318 - Demolition**

**SMC 23.66.320 - Permitted uses**

**SMC 23.66.332 – Height**

**SMC 23.66.336 – Exterior building finishes**

- A. General Requirements.** To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building

in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

**SMC 23.66.342 – Parking and access**

**Secretary of the Interior Standards**

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/CL/HS            6:0:0    Motion carried.

Ms. Frestedt reiterated that building materials/colors/finishes, landscaping, lighting and signage will be considered as part of a separate application for Final Design, to be presented at a later date.

A discussion about Final Design followed:

Ms. Hsie said the massing is good and she appreciates the window patterning and fenestration; she would like to see the overall concept that is driving the Final Design, moving forward.

Ms. Frestedt said the board will want to understand how the massing will be further broken down.

Mr. Olson said that they propose horizontal banding; a break in floor line with color or material. He said they will use vertical elements – a joint or recess – 18” plank material within grid.

Ms. Hsie asked if the horizontal expresses the floor plate and if they will do a weaving of the planks.

Mr. Olson said that it will be a looser interpretation and they will come back with more detailing.

Ms. Frestedt noted the importance of looking at the finer design details and said to bring samples and be prepared to discuss in detail.

Ms. Moriguchi said to provide the bigger picture concept and detailing. She said to study the façade and show how detail will push the concept, along the 10<sup>th</sup> Ave. S. façade, in particular. She noted the longer stretch on Jackson and the potential for canopies. She said to explained how retail differentiates itself from amenity space and what makes this project unique and speak to Little Saigon.

Mr. Martin asked for more information on the public realm on King and integration with community plans.

Ms. Moriguchi asked for detailed wall section showing planes.

Ms. Hsie said that materials – especially in soffit – will impact pedestrian environment; she said to provide lighting and signage.

Ms. Moriguchi said that signage can be used as part of building identity.

Mr. Olson said that it can set the tone for what happens at the tenant level.

Ms. Hsie asked for information on the garage door detail.

Mr. James said they hoped to have details for final design and that they are hoping to get permitting in stages so work can keep moving.

Ms. Frestedt said that what can be phased is limited but that they could do a placeholder for signage details. She said that colors can be part of separate approval. She said that given the scale of this project lighting can be included with final approval.

Mr. James said they will come back in for final briefing.

Mr. Olson said that demolition will start in mid-February and should take seven weeks.

Ms. Frestedt said that the Director of the Department of Neighborhoods will issue her decision and that the code provisions under SMC 23.66.318 – Demolition must be met before the Certificate of Approval is issued.

01107.3

### **BOARD BUSINESS**

Ms. Frestedt said that Ms. Moriguchi's term has ended and that she has agreed to continue to serve through January. She said that the search for Ms. Moriguchi's replacement is in process.

Revisiting the Vice-Chair selection, Board members determined they would flip a coin to decide who will act as Vice Chair. Ms. Hsie won the coin toss and will serve as Vice Chair for 2017.

**Adjourn 6:10 pm.**

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