



The City of Seattle

## International Special Review District

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

ISR D 20/18

### MINUTES FOR THE MEETING OF TUESDAY, February 13, 2018

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

#### **Board Members Present**

Eliza Chan  
Tom Cheng  
Stephanie Hsie, Vice Chair  
Sergio Legon-Talamoni  
Tiernan Martin, Chair  
Russ Williams

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

David Leong

Chair Tiernan Martin called the meeting to order at 4:30 pm.

#### **021318.1 APPROVAL OF MEETING MINUTES**

October 24, 2017

MM/SC/EC/SH

3:0:3 Minutes approved. Messrs. Legon-Talamoni,  
Williams and Chin abstained.

November 28, 2017

Deferred.

#### **021318.2 CERTIFICATES OF APPROVAL**

021318.21 Nihonmachi Alley at S. Jackson St.

*Applicant:* An Huynh, SCIDPDA

Ms. Chan recused herself.

Ms. Frestedt explained the application for proposed installation of catenary lights over the southern half of the alley and the addition of lighting fixtures on the east wall of the Jackson Building. Application includes proposed installation of three (3) security cameras on the Jackson Building. Paint colors are proposed for the camera housing. Exhibits included photographs, renderings and plans. The Jackson Building was constructed in 1932. The Far East Building was constructed in 1910. Both are contributing buildings within the District. The building is located within the Asian Design Character District. In August 2017, the ISRD Board recommended approval for installation of four mural panels and signage on the east façade of the Jackson Building. In November 2016, the ISRD Board recommended approval for modification to the fence design abutting Chiyo's Garden, on the alley.

**Applicant Comment:**

An Huynh, SCIDPDA, explained that proposed lighting is publicly-funded, and community initiated; cameras will be paid for by property owner. She provided context and site plan and including the location of the previously approved art panels. She explained installation details as indicated on page 9 and 16 of the plans. She said that overhead lights will be installed only on the first 20' of the alley. She said that compact lighting will go above the large murals. She said the sign finish panels are bronze. The smaller sign will have no light; street lights will illuminate it. She provided a spreadsheet of bulb options and said that Friends of Japantown preferred the second option which is more 'lantern-esque'. Lighting will be 2700 – 3000 Kelvin. Catenary lights will hang from stainless aircraft cables; wires will be black. Attachment will be through mortar joints.

Ms. Huynh said that the community process included a Community Advisory Committee made up of members of Friends of Japantown, property and business owners with funding from Department of Neighborhoods. Friends of Japantown will maintain the murals; Paul Murakami, building owner, will maintain lighting and remove graffiti. Mr. Murakami and adjacent building owner, Doug Lo, will share electricity costs.

Ms. Huynh said that three security cameras are proposed to increase security; one each on southeast, southwest, and northwest sides. She said the camera on the southwest side will be installed where the Momo sign is now; Momo sign will be moved to south side. She said that cameras can be painted to match building. She said the cameras are 6" x 6" x 2"; one will be wall-mounted and the other two corner-mounted.

Ms. Frestedt stated that the camera housings for the surveillance cameras approved by the Board a few years ago were painted to minimize contrast between housing and building.

Ms. Huynh showed the conduit routing and how it connects at each point; she said they can paint it to disappear or leave as is.

**Public Comment:**

Paul Murakami said Ms. Huynh has done a good job and they want to get the cameras up to protect the murals.

Ching Chan, speaking as a former PDA employee, said it is a great project that adds life to the alley. She said it will enhance Chiyo's Garden as well as Nihonmachi, Panama. She

said they are capturing history with and complementing the display about the family, located along 6<sup>th</sup> Ave. S.

Board Discussion:

Ms. Hsie said it is straightforward; dimensions and drawings helped. She said lighting the first 20' makes sense. She said it does what it is intended to do – be a portal into the alley. She said to paint the conduit to fade away.

Mr. Martin said the conduit and housing should be painted to match building to disappear.

There was a discussion about the proposed color options. Members were in agreement about the recommended colors.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of exterior lighting fixtures and cameras, paint conduit color of wall, color temperature (2700-3000K), and camera housing to be painted Yellow Squash, Rich Cream, Wheatfield, or Desert Tan.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**Secretary of the Interior's 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.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/SH/SLT 5:0:1 Motion carried. Ms. Chan recused herself.

021318.22

620 S. Main St. – Danny Woo Community Garden  
*Applicant: Lizzy Baskerville, InterimCDA*

Ms. Frestedt explained the application for proposed installation of public artwork (flower sculpture) within the garden. Exhibits included plans, photographs and specification sheets. A Certificate of Approval was issued for construction of a timber and gravel staircase and handrail in December 2016.

Applicant Comment:

Lizzie Baskerville, InterimCDA, explained the art piece will go in front of the newly constructed retaining wall. It will reactivate the space, bring color and public art into the garden. She said it is on the Woo family property. She said the steel sculpture is 15' tall, with a bird sculpture on top, and designed by Alessandra Panieri. She said it will require a 4' deep concrete footing.

Mr. Legon-Talamoni asked if lighting will be used.

Ms. Baskerville said no.

Ms. Hsie asked for site detail.

Ms. Baskerville said it is a couple feet from the retaining wall; detail is in packet. She said it will be surrounded by a bed of pollinator flowers.

Public Comment: There was no public comment.

Board Discussion:

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

Action: I move that the International Special Review District Board approve a Certificate of Approval for design, 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 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

**Secretary of the Interior's Standards #9 and #10**

MM/SC/SLT/EC 6:0:0 Motion carried.

### **021318.3 BOARD BRIEFING**

021318.31 1029 S. Jackson St. – Acme Poultry site  
*Presenter:* Bill Barton, Tiscareno Associates

Ms. Frestedt introduced the design briefing on proposed preliminary design (bulk/massing/scale) for a new 6 story mixed-use development, with one level of below grade parking. She said the proposal includes demolition of the existing buildings on the site. The focus of this briefing will be a continuation of the refinement of the Preliminary

Design proposal. Design team will begin to brief the board on final design details, including colors/materials and landscaping.

### Bulk / Mass / Scale

Bill Barton went over timeline of process and provided an overview of their community outreach, including two community open houses and 8-9 smaller group meetings. He provided context of the site in the heart of Little Saigon. He provided a summary of the last meeting and board comments. He showed how the colors, patterns/textures and themes that inspire the design: wood, which is predominant; weave – literal and figurative; greenery – inside and out, tropically inspired. He said wood is shown at entry and the canopy on roof. He said greenery is proposed for green roof, plantings on sidewalk on King, where there will be a double layer of greenery, bamboo wall up the market passage, planters on Jackson in front of residential entry. He said the market passage will have pedestrian access and lots of retail, with culturally sensitive signage, artist-designed gate and Juliet balcony panels.

Mr. Barton said they looked at different ways to treat what they refer to as the “jewel box”; he said their design intent is to treat it as something special, preferring a different material – glass and light – for contrast from the rest of the building. He went over the proposed materials, noting that they’ve gone into this level of detail due to concurrent review with the Design Review Board. He provided a ‘mood’ board representing colors they feel are appropriate to district: blue, turquoise, yellow, and red. He said they looked at different ways – modulation, color - to express what is happening on King Street. He said they presented the schemes to the community who expressed a preference for what they called the ‘creek’ scheme. He said they will use a more contemporary brick color, a more live/work feel, and some pops of color.

Mr. Barton noted that the project is coming before the Southeast Design Review Board on April 10<sup>th</sup>.

Mr. Martin asked the applicant to speak to their approach with the bulk/massing/scale.

Mr. Barton said that they started by looking at buildings both within and outside of the ISRD. He went over their outreach, which helped to narrow down their preferences. He referred to other buildings (Milwaukee, Thai Binh, Publix) that were an inspiration for massing. He said they added further modulation on S. King to break up the building and differentiate the facades. He said they didn’t want to compete with the market passage on S. Jackson St.

Bob Tiscareno explained that it is a mid-block site and they intend to build a strong pedestrian environment, react to busy street car, and have great street relationships. He said residential is above and they will arrange mass around a courtyard to allow space for residents.

### Public Comment:

C. Y. Lee said the market passage entry seems narrow. He noted the difficulty at Pacific Rim in attracting foot traffic, especially for businesses deeper within the building.

Mr. Barton said they are counting on the growth of Little Saigon; there are very few residents there now. He said they are hoping with additional development there will be more foot traffic. He said the opening to the market passage will be 22' wide; there will be lots of lighting in ceiling, glass elevation, bamboo screen will all be inviting to draw people in.

Mr. Lee asked if they had a forecast for number of pedestrians.

Mr. Tiscareno said there is no study yet. He said Jackson gets three to four times more traffic than S. King St., and as the area infills more people will start to come.

Lis Soldano said it is a retail destination district and this is just one opportunity. She said the design of spaces can be right-sized for tenants' needs. She said they are working with the SCIDPDA and Shanti has been advising them.

Mr. Lee asked how they determined the width of the opening of the flow-through area and if that allows seating. He asked if it has been analyzed showing a retailer can be successful there.

Mr. Tiscareno said typical retail is 12' downtown. He said that here they are trying to keep 8' so that businesses could put tables out.

Ms. Hsie said on the rendering of the entry from October there is interesting lighting could be part of creating a signature entry way. She encouraged them to continue that approach. She noted the trash room next to the entry and a blank wall and she wanted to see how they will make that are welcoming. She recommended that they simplify the approach to the residential entry. She said the wood signifies the residential corner. She asked for more explanation on wood box of the residential entry is needed.

Mr. Tiscareno said there is visibility in and it is highly visible, prominent, the glass wraps the corner creating a strong residential entry. He said the wood cladding above is part of creating that concept and it provides a warmer element and relates to the interior concept. He said there is a two-story building next door and the two-story wood element creates a compatible element.

Ms. Hsie asked if the courtyard is visible from the street.

Mr. Barton said they plan to open residential entry as much as possible. He said you will be able to see into the space to see interesting things going on. He said the residential entry will be distinct from retail.

Ms. Hsie said she likes the double story glass. She said the team has done a great job of pulling out three concepts. She said the only anomaly is the wood at the residential entrance.

Mr. Barton said they thought of a different tone for the wood; it is its own distinct piece.

Mr. Martin said the building is distinct in massing and noted that on Jackson, a series of scales move large to small as moving east to west on top of strong retail presence. He said that King Street is quieter and is a mix of residential and commercial. He noted the break-up of large base. He said the wall separates residential porches from sidewalk to maximize

visibility. He said the design team has done a good job and the overall mass choices fit the Design Guidelines.

Ms. Frestedt said the project must be looked at for overall relatability and context to surrounding environment, Guidelines and Secretary of Interior Standards.

Board Discussion:

Mr. Chen said it looks good.

Ms. Hsie said that King Street with modifications breaks down appropriately. She said she still wants to see the alley / small business incubator happen. She said they have done a good job of breaking up the long building on Jackson into simple masses with lots of ins and outs at bottom.

Mr. Williams agreed and noted the need for alley hours.

Mr. Tiscareno said there will be a gate at each end; operational hours are to be determined and will depend on uses there and security.

Ms. Soldano said it will remain lit all the time.

Ms. Chan appreciated the efforts to meet with community.

Mr. Legon-Talamoni said the design group has done a great job and noted the outreach done. He said the bulk, mass, scale fit in the district; they have done a good job being mindful of existing structures in the neighborhood. He said he is not a fan of the plane changes in color. He recommended bringing in some of the preferred language of the jewel box to the residential entry. Don't lose sight of the design language from one side to the other. He said there is great proportion of retail to residential. He said the diversity of size and space is good. He said the presentation was clean and thorough.

#### Landscape / Hardscape

Ida Otteson, landscape architect, went over landscape and hardscape concept plans. She noted that paving for the market passage extends out into the sidewalk. She said there will be references to Vietnamese culture through plants that are suited for this climate. She said there will be seasonal color related to holidays and traditions. She said flowers, fragrance, and texture are being used. She said the market passage will have lighting in ceiling and ground, as well as catenary lighting. She said there will be seating areas and they will bring weaving into the paving pattern. She said King Street will provide a lush pedestrian experience with seating elements, bike racks, 12' wide sidewalk, 8' wide planting area. She said board form concrete will be a common element around the entire building.

Public Comment: There was no public comment.

Mr. Martin stated that the Board appears to be in support of the Preliminary Design direction and asked board members to tie recommendations to Design Guidelines.

Ms. Frestedt noted that the jewel box is a significant visual element and commented that alternative approaches to its design were presented.

Mr. Legon-Talamoni said he was not tied to a specific alternative, although he didn't object to the preferred option with more glazing provided. He said the viability of retail is important.

Ms. Hsie asked about glass canopy.

Mr. Martin said it is somewhat unprecedented in the area; it pops out as distinct from rest of the design. He said it fits with the emphasis on transparency. He said it will reinforce use of mid-block passage to emphasize transparency. He noted the complementary use of materials for the passage. He said it could be done without the canopy as well.

Ms. Hsie said that on this side of the building and with the character of the street, the canopy is in a specific location for specific reason.

Mr. Tiscareno said that some of the inspiration comes from the proposed design of Asian Plaza development (across Jackson).

Mr. Legon-Talamoni asked if the white panel in jewel box is same color as used above.

Mr. Barton said yes. He said the jewel box is glassy and they want to get it as open as possible.

Mr. Legon-Talamoni said there is an opportunity to tie in gold accents on King Street.

Ms. Hsie said blue would be great it is resonated with people; she said the consider the hue. She said she is drawn to the hue shown in the images reflecting heritage references in the presentation materials. She encouraged the team to explore variations to refine the color scheme.

Board members agreed that jewel box Option 3 is preferred.

Mr. Martin echoed Ms. Hsie's comments about color. He said that the saturation of blue creates a strong contrast. He said above the residential entrance there is glass, wood and the blue. He said the use of the Nichiha material fits with uses the board has approved recently.

Ms. Frestedt asked the team to explore options within the creek scheme to minimize contrast and to present the options at the next meeting.

Mr. Martin asked about use of white vertical panels on Jackson side.

Ms. Hsie said she appreciated the heritage elements; she said she likes the wood treatment and noted it relates to the datum of the other building. She said the "weave" concept is not as strong.

Mr. Barton said the use of the weave is element relates to whole effort of connecting to the neighborhood.

Ms. Hsie commented on the community group's request for something "fun"; she noted the random window definition starts to do that.



Ms. Frestedt asked the team to comment on the proposed paving treatment on Jackson.

Ms. Otteson said they propose paving that expresses and highlights entry to market passage otherwise is will be standard sidewalk.

Mr. Martin noted the plants, gate, Juliet balcony, wood, greenery of the building are woven together.

Ms. Chan warned that people have stolen plants out of planters elsewhere in the District.

Ms. Frestedt said the project is moving ahead well and has received positive feedback.

**021318.4 BOARD BUSINESS**

Ms. Frestedt reported that there will be a Community Advisory committee meeting on February 15, 2018. She provided an update on the work of the ISRD Guideline sub-committee said that target release of the draft Design Guidelines this summer.

Mr. Martin asked about upcoming projects.

Ms. Frestedt noted the expanded district and cited LIHI's project on Jackson, Linc's Tackle, and Asian Plaza. She said she has been going door-to-door in Little Saigon with interpreters to inform the community about the ISRD expansion.

Mr. Martin said it is helpful to get a sense of what is out there and what is coming up.

**Adjourn 7:08 pm.**

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