



The City of Seattle

# International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISRD 107/16

## MINUTES FOR THE MEETING OF TUESDAY, April 12, 2016

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

### Board Members Present

Carol Leong  
Tiernan Martin, Vice Chair  
Herman Setijono  
Valerie Tran  
Marie Wong

### Staff

Rebecca Frestedt  
Melinda Bloom

### Absent

Miye Moriguchi, Chair

### **041216.1 APPROVAL OF MINUTES**

February 23, 2016  
MM/SC/CL/HS 5:0:0 Minutes approved, as amended.

### **041216.2 CERTIFICATES OF APPROVAL**

041216.21 Right-of-Way at 8<sup>th</sup> & Dearborn  
*Applicant:* Carly Nations, Glotel Inc.

Ms. Frestedt explained the proposed installation of minor communications utility equipment on a Seattle City Light utility pole (#1308481) on the south side of S. Dearborn St. The existing pole (33') will be replaced with a new, taller pole (38' 6"). Equipment will be painted to match the pole. Exhibits included plans, photographs and specifications. The proposed work is located outside of the Asian Design Character District.

Applicant Comment:

Carly Nations explained they will replace existing 33' pole with a 38' 6" pole to improve cell coverage and service for the Fire Department. She said there will be one panel antenna

on top; 2' x 2' enclosure will be painted brown to blend with utility pole. She said it is so small it won't adversely impact the area and it will be painted brown to match pole.

Mr. Setijono asked if the box will be 12' 6" above ground.

Ms. Nations said it will be – per code.

Mr. Martin asked if it is a permanent installation.

Ms. Nations said it is and she noted they are moving toward smaller, less obtrusive equipment to prevent the need for larger facilities elsewhere. She said the Fire Department uses cell phones etc. for internal communications.

Public Comment: There was no public comment.

Ms. Frestedt said the location and pole seems appropriate; minimization of equipment is positive.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use, 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 April 12, 2016 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 District Design Guidelines:**

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**  
**SMC 23.66.334 – Streets and Sidewalks**

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

MM/SC/HS/CL 5:0:0 Motion carried.

041216.22

Hirabayashi Place

442 S. Main St.

*Applicant:* Joann Ware, InterimCDA

*Ms. Tran, who is employed by InterimCDA, recused herself.*

Ms. Frestedt explained the proposed installation of two (2) 15-min. load zones from 8 AM – 8 PM and one (1) 3-min. passenger load zone 24/7. Exhibits included plans and photographs. She said the Board recommended a Certificate of Approval for Signage and Design for site artwork in March 2016. Use and Final Design of the new construction was approved in March 2014.

Applicant Comment:

Joann Ware, InterimCDA, explained the new development will have a 6000 square foot child care center but no parking; she said Main is the only opportunity for drop off zone. She said that they propose two 15-minute load zones for use by the school and also noted one three-minute passenger load zone will be a nice addition for the elders in the building.

Ms. Leong and Mr. Setijono both questioned if this was enough and said more was needed for classrooms and elderly.

Ms. Ware said there isn't much parking left and it is a fine balance for residents. She said it is conditional and temporary because a bike lane is planned there; if that happens they may move it around the corner on 5<sup>th</sup>.

Mr. Martin asked when the bike lane would go in.

Ms. Frestedt said in a couple years.

Ms. Leong said there is a lot of new construction in the neighborhood and the issue of no parking in developments; she asked how to address lack of parking.

Public Comment: There was no public comment.

Board Discussion:

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

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 12, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

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

**SMC 23.66.334 – Streets and Sidewalks**

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

MM/SC/CL/HS 4:0:1 Motion carried. Ms. Tran recused herself.

Ms. Frestedt said that no parking is required and acknowledged that there are multiple demands for uses on street.

Ms. Leong added that public parking and loading is one way to address the demand. She said that developers should consider that and incorporate parking so that small businesses aren't penalized.

The following was reviewed out of agenda order.

**041216.4 BOARD BUSINESS**

Ms. Frestedt requested Financial Impact Statement forms from board members. She reported that Stephanie Hsie has been selected as new board member pending confirmation by City Council. She said that there is a proposed development at 12<sup>th</sup> and Jackson, outside of the boundaries of the ISRD and there has been request for ISRD weigh in; it is a significant development and big impact on the area. A courtesy informational briefing by the developer will be scheduled for a future meeting.

041216.23 New Century Tea Gallery  
416 Maynard Ave. S.  
*Applicant:* Ching Chan, SCIDPDA

Ms. Frestedt explained the proposed installation of a wooden painted wall sign with projecting ½” PVC lettering in English and Chinese. Dimensions: approx. 3’ 9” h x 11’ 10”w. She said the proposed installation of a cedar frame awning is to be installed above the wall sign. Alternate cladding options will be presented for discussion. No illumination is proposed. Exhibits included plans and photographs. The Atlas Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District. The sign will replace a non-compliant banner.

**Applicant Comment:**

Ching Chan, SCIDPDA, explained this is one of three façade improvement projects funded by Office of Economic Development (OED); it will help tidy the storefront and help to attract more patrons. She said she has been working with business and property owner. She said that Robyn Mah, structural engineer from I.L. Gross, was hired to look into the feasibility of installing the awning into the building. She said they did some preliminary investigation to see what is behind the banners without much luck. She said that the proposed cedar wood panel will be painted dark brown, with the name of the store in Chinese and English text; the sign was selected to go well with the historic character of the District and the building. She said the owner initially wanted a tile awning that looked like the one at Deng’s Art Studio. She said they worked with the owner in the design of an appropriate awning.

Josh Brevoort, Zero +, explained that the building exterior is concrete with wood frame floor. He said it is difficult to determine if the upper floor window sill is solid; if solid they will drill in to it but if not they will span across. He said the clerestory windows were removed and there is a dropped ceiling inside so it is not possible to expose it at this time. He said the awning will have a cedar wood frame. He said the owner wanted traditional awning but they don’t have the funding or structural support for that style of awning. He said there is metal that looks tile like; owner wants green tile. Options considered including cedar shingles or panels. The

preferred material is sheet metal for durability. He said they would put the awning over the business door only and not span over the full bay.

Ms. Frestedt asked about runoff.

Mr. Brevoort said the original had gutter. He said they decided to let this just sheet off the edge.

Ms. Setijono said it is a nice design, but birds love them; he asked about how they would deal with bird droppings.

Mr. Brevoort said that pigeon spikes could be used.

Ms. Frestedt suggested looking at alternatives to pigeon spikes because it changes the form.

Mr. Martin asked if the sign would be green.

Ms. Chan said that they decided to just use gold. She said they will use a plank for the sign – laser cut PVC characters and attach characters to the board; raised letters will be painted gold with the background brown. She said they wanted the colors to tie with the business.

Mr. Leong noted the traditional writing with old fashioned calligraphy.

Ms. Wong asked about illumination and how it will look at night.

Ms. Chan said currently the entry is recessed and there is light in the ceiling there. She said as part of the project they've considered adding sconces to the building (requiring separate approval). Responding to questions she explained that the awning will have metal top that looks like tile; this was owner's preference over metal or cedar shakes.

Mr. Setijono asked how they will treat the end.

Mr. Brevoort said they will put flashing at edge. They will use just a little piece of cedar trim to finish it off. He said given the slope the top is not real visible; the scallops are visible at edge and they could paint the underside.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt said there are some assembly and construction questions and said the board should determine if there is enough information to make a decision.

Mr. Setijono said that the signage is not an issue. He said he would support the scalloped tile and that he's concerned about pigeons roosting.

Ms. Tran agreed and said she preferred the metal tile painted underneath. She said the sign is appropriate.

Mr. Martin said he supports the sign and needs more information on the front edge of the awning. He said he preferred the tile – it is the best, durable and it references traditions.

Ms. Leong said she had no problem with the sign. She said she supported the owner's preferred canopy material and said the underside should be painted to match. She recommended conditioning the motion on remediation of pigeon dropping issue.

Ms. Wong said that the metal option looks traditional without creating a false sense of historicism.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage and preferred option metal awning conditioned on applicant coming back to board with plan for pigeon remediation.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 12, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

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

**SMC 23.66.336 – Exterior building finishes**

- A. General requirements**
- B. Asian Design Character District**
  - 1. Materials**
  - 5. Awnings**

**SMC 23.66.338 - Signs**

**Design Guidelines**

**I. Awnings and Canopies**

**II. Storefront and Building Design Guidelines**

**Design Guidelines for Signs**  
**II.A. Buildings with Multiple Tenants**

**Secretary of the Interior's Standards**

**#2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**#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/CL/MW 5:0:0 Motion carried.

041216.24

Hing Hay Park  
414 6<sup>th</sup> Ave. S.

*Applicant: Melanie Davies, MIG SVR Group, on behalf of Kim Baldwin, Parks*

Ms. Frestedt explained the proposed design of an artistic painted steel gateway structure, approximately 20' tall, to be installed at the southwest entry to the park and the design of five (5) assembly areas constructed of painted steel and wood. The assembly areas will function and steps and seating areas within the park. Both the gateway structure and assembly areas will feature interior illumination. Exhibits included plans, construction documents, renderings, photographs, lighting specifications and material samples. This site is located within the Asian Character Design District. The landscape architecture firm Turenscape has also been involved in the initial design of the park and gateway structure. The Board recommended approval for a Certificate of Approval for Demolition, Use and Design in May 2015. This approval included the concrete footings for the gateway, but did not include structural drawings for the gateway structure and assembly seating or signage. On September 22, 2015 the Board received a briefing on the proposed gateway and assembly seating design. Issues discussed included public safety concerns and Crime Prevention through Environmental Design (CPTED) reviews; perforation and lighting design; plans for long-term maintenance. The Board received multiple briefings on the proposed demolition of the Post Office and the design of the expanded park in 2014.

**Applicant Comment:**

Melanie Davies, MIG SVR Group, provided an overview and update of the project. She said the project is projected to be finished in August or September. She said at the last briefing in September 2015 the major comments from the Friends of Hing Hay Park (FHHP) had to do with concerns regarding safety and the size of perforations. She provided perforation samples and said the smaller perforations will be low on the sculpture and the larger ones up high to prevent climbing. She said that they took the revisions to the FHHP group and got approval from the group so that they could move forward with structural drawings. Regarding maintenance, she said that they met with the Dept. of Parks and

Recreation (DOPAR) shop group and maintenance team. She said that the maintenance will be folded into the DOPAR budget.

Jeff Hudak, Studio Fifty50, presented via PowerPoint (full report in DON file). He said the perforation pattern is a subdued tree pattern that is more visible from a distance. He noted the two upper and two lower maintenance panels.

Ms. Frestedt asked the group to present or speak to the proposed night view.

Ms. Davies said that a rendering would be a conceptual rendering and they wouldn't be able to present an actual rendering. She pointed to an early rendering in the handout and said that it is conceptual so they provided photos of similar sculptures with light glowing like a lantern. She said the lighting designer is working on light that will bounce off the structure inside.

Mr. Hudak said the lower portion will have mounted fixtures pointing upward, and upper fixtures will direct light across the structure.

Ms. Leong asked about lights at ground level.

Mr. Hudak said it is gradient and the larger holes will show more lighting, starting at about 5' up and upwards of that the gradient will occur.

Ms. Davies showed the location of the fixture mounting bars said that each leg of the sculpture will have 20 fixtures. She said that in the assembly area they will have wood seating.

Mr. Hudak said that it will be backlit; steel skin will be perforated and  $\frac{3}{4}$ " frosted acrylic to diffuse light.

Ms. Davies said that LED tape light will be used.

In response to a question about anti-slip treatment to the assembly areas Mr. Hudak explained that the stair elements and associated rails will have a textured surface, incorporated into the paint. There will also be a perforated edge to delineate steps.

Public Comment:

Pio Dacano, FHHP, said it was a great experience of collaboration and that all ideas were taken in especially with regards to safety and climbing. He thanked the applicants for their creativity, patience and for working with the community. He said it has been a beautiful collaboration.

Ching Chan, SCIDPDA, agreed and said it has been a collaborative work. She said the community voiced concerns about public safety. She said she didn't see the latest drawings until last week and that they didn't have time to review the renderings and assure the public safety concerns have been addressed. She said she would like to do a walk through where other questions could be asked. She appreciated that there have been attempts to increase transparency. She said the group is requesting a thorough CPTED walk through between the community and designers that goes into much more detail than what was provided in the one-page summary they received.



Josh Brevoort asked about finish durability and the life span of the red color finish, handrails; he asked about skateboard deterrent.

Mr. Hudak said the red paint is a PVG product that has a better lifespan than tenemic. He said that no clear top coat is needed; it goes through a three-coat process and has a 25-30 year lifespan.

Mr. Brevoort asked about colorfastness and guarantee of hue; he asked if walk surface is textured.

Ms. Chan asked about hooking system for banners and movie screen.

Ms. Frestedt questioned if there are any parameters for use, control of grommets so there is no random use.

Ms. Chan asked if they could explain a bit more about the hooking system for the banners and screen.

Ms. Davies said that is a DOPAR issue; they will put up banners for events and there will be no permanent banners. She said that three hooks to allow rigging and eyehooks that rigging attaches to; banner will attach to rigging. She said that they are engineering for screen for movie viewing.

Mr. Hudak and Ms. Davies held up the cardboard panels across from each other, representing the “skin” of the gateway, so that members could look through them to test porosity.

Ms. Tran asked about wood finish.

Mr. Hudack said they will not apply a finish to the wood; if tagged the wood can be dismantled and swapped out.

Ms. Leong asked about maintenance and what is included; she mentioned bird waste.

Ms. Davies said she didn't have specific budget information. She said that the sculpture can be hosed out and cleaned out and noted they had discussed access in which to do this.

Ms. Leong asked if FHHP felt that maintenance issues were being addressed.

Ms. Chan said they didn't go into that but that questions were routed through Kim Baldwin. She said they haven't heard back. She said they would rather see money spent on activation.

Mr. Setijono asked if they had done a mock up with 1/8” sheet metal. He wondered if it could be kicked in.

Mr. Hudak said it is still fairly durable unless a car runs into it but they hadn't done destructive testing. He said the DOPAR shops didn't think it was an issue.

Ms. Davies said the structural engineer reviewed design throughout process.

Additional Board discussion:

Ms. Leong said she's not comfortable voting on the proposal knowing that there are outstanding questions. She said that she feels there should be another discussion with the FHHP group. This is not just a gateway to the park, but it's also a gateway to the neighborhood. She suggested a coordinated meeting between the FHHP and DOPAR. She asked who will approve use of banners, event planning? How is this addressed with the BIA? Regarding public safety: She noted the Mayor's Task Force regarding Donnie Chinn murder and safety concerns and recommended that DOPAR touch base with that group. She also asked about the color sustainability, noting that it falls under the maintenance umbrella.

Mr. Martin said he was glad to see the comparison of the porosity between the first proposal and this one; he said it gives a general sense but he still needed to be convinced of safety and that people can't conceal themselves. He said it's difficult to get the sense of sightlines looking at the 3-D model. He wondered if there is a way to demonstrate this to the community. He said he doesn't understand what it would look like at night.

Ms. Davies said that the Seattle Police Dept. rep didn't see any issues with concealment, but there were issues raised about lighting. She said they will meeting with SPD representative to talk about quality of light issues; she asked if it would be enough for her to come to board meeting.

Mr. Martin noted that changes had been made to walking and seating areas in response to board comments. He said he had no concerns with the seating areas.

Ms. Leong agreed.

Ms. Wong thanked the applicants for responding to issues that came up at last meeting and noted that Ms. Leong and Mr. Martin did a good job of summarizing and she echoes their concerns. She said it would be bad, procedurally, for the board to take action prior to a meeting with the FHHP group. She would like then to hear from the FHHP and from CPTED response to questions. Having the SPD representative attend the meeting would be helpful.

Ms. Leong said they have done an amazing job communicating and she wanted just a little more to close the gap.

Board deliberations:

Mr. Martin asked if the board had enough information to make a decision.

Ms. Tran agreed with Ms. Wong's comments and said to close the final communication with FHHP and to report back.

Mr. Martin agreed and said he would like to hear from FHHP once they've seen all the information presented to the Board. He said he would like to hear from the SPD CPTED contact, but if not possible to see visual studies to illustrate sight lines that reflects the expert's analysis. He said this is a momentous decision and we want to get it right.

Ms. Leong agreed with Mr. Martin about having the SPD reviewer come and she suggested having the applicants vet the project with the Mayor's Task Force and to revisit the FHHP. She said she would like to hear DOPAR response to maintenance plan and operationally how the installation of banners, screen, and repairs will be handled. She said she would like more information on the red metal color sustainability.

Ms. Wong said she would like to see them close the loop with FHHP and to have public safety officer or task force member talk to board; she said it is important to have their perspective. She said to develop a model and maintenance schedule and how things will be handled as issues come up.

Ms. Frestedt said the board does not appear to have enough information on the gateway but could take action on assembly area.

Mr. Martin said that since the issue is with materiality the same is used in gateway and assembly areas.

Action: I move that the International Special Review District Board recommend table this application pending receipt of the following information: meet with FHHP and come back with report; meet with Mayor's task force and come back with report; come back with sustainability review of paint and color of gateway and assembly areas; provide maintenance proposal including available including bird remediation; and provide information on who will manage signs that hang off gateway.

MM/SC/CL/VT 5:0:0 Motion carried.

Ms. Davies said they will come back with a sample piece of the metal.

### **041216.3 BOARD BRIEFINGS**

#### **041216.31 913 S. Jackson St.**

*Presenter:* Chris Olson, Nystrom + Olson Architecture

Briefing on the Preliminary Design of a new 7-story mixed-use building with one level of underground parking. Proposal includes demolition of four buildings. Primary Design considers the bulk, massing and scale of the proposed new construction.

Ms. Frestedt provided context of the site and said that this is a follow up from an initial briefing that was presented in January 2016. She said that meeting focused on the proposed demolition and existing buildings and specific design elements associated with the portal along the 10<sup>th</sup> Ave. S. façade. She said it would be valuable to step back and look at the context of the development before delving deeper into the massing options and how they respond to the district requirements and the Secretary of Interior Standards.

Presentation via PowerPoint (detailed report in DON file).

Keith James, Inland Real Estate, said they have been working with SCIDPDA and Interim regarding affordable housing at the site. He said they have had two meetings with community leaders in Little Saigon who stated they want as much

retail as possible; parking; attention paid to air quality due to freeway and restaurant vents. He said that they are now proposing 8,000 square feet of retail and increased the amount of parking to 83 garage stalls and 5 parking spots at grade. He said they did sound mitigation; looked and HVAC system, including filters and air; non-operable windows. He said they looked at local air quality and added two green walls which have a positive impact on air as well as helps to meet the green factor.

Chris Olson, Nystrom + Olson, went through the presentation packet and provided context and review of neighborhood and district and noted zoning, access and transportation, notable places and spaces. He superimposed the proposed massing on the site in context with what is there. He noted the grading and said the site slopes from northeast to southwest about 14°. He noted three options for development and focused on the preferred option (C) -- Parking access off 10<sup>th</sup> and Jackson for delivery - five stalls surface parking (“auto court”), retail, garage access from King.

Mr. Olson said the grade difference is 8’ at the deepest portion and it grades out at bottom for retail spaces. He said in the courtyard they will have seating, planting beds, tables, chairs, gazebo. He said that parking access will be off 10<sup>th</sup> with vehicles screened by plantings. Parking will be concealed under podium will accommodate public, ADA, deliveries, and will be closed at night. He said that the courtyard will be open and will act as a lightwell. He said that the auto court will be porous but will shield vehicles. He went over studies of other buildings in the district, repetitive geometric patterning, fenestration, and cues from grade level store fronts and secondary architectural references, datums, podiums and portals. He said that two facades are greater than 120’ wide. He went through the proposed departures and summarized options for carving away parts of the building to break up the massing.

#### Public Comment:

Josh Brevoort noted the scale of the project and said that it will really set a precedent throughout the district. He said he is less concerned about the scale and massing and more concerned about street level activation and parking amenity impacts. He did not support the inclusion of parking at grade on an urban site. He expressed concern about the proposed design on the southern portion of the building, at grade. He noted that amount people camping out and said it will become a haven for tents and sleeping bags. He suggested dropping the grade and possibly lose some housing to create retail. He said that the courtyard is great and he was happy to see that. He said that it is a neighborhood of gates and screens and noted designing of artful screens. He said public space is preferred over more gates and screens.

Laurie Olson, Seattle Office of Housing, supported the project. She noted the pressure of developers for workforce housing being capped out. She asked the Board to keep in mind as reviewing.

Mike Omura, SCIDPDA, said he was working as a consultant on this project and that safety issues on South King have been raised. He suggested stepping

commercial space as done in historic districts and raising the grade and then closing off auto court to reclaim residential.

Stephanie Hsie, community member and architect, said it is exciting to see all that is going on there. She said to pay more attention to ground level. She likes that they looked at studies and said to look more at materiality and window sizes. How will the project reflect the Chinatown International District? She said to integrate more fine textures. She asked if sun studies been done for the courtyard and units along I-5.

#### Board Discussion:

Ms. Tran said she was pleased they are looking at air quality and pollution and said it is important to keep investigating. He said that Puget Sound Clean Air might have a monitor and be able to provide tips and advice.

Mr. James said they haven't done that level yet.

Mr. Martin noted comments that Little Saigon community members wanted more commercial space.

Mr. James said they have heard the request for smaller commercial businesses at street level.

Mr. Martin said that sinking below grade is a challenging design task especially on this site and King Street frontage. He said he agrees with Mr. Omura's comments and recommended creating a more historical stepped configuration to the storefronts at grade. He suggested working further to break down massing. He said he supports departure, but without any specific design would be hard to weigh in on specifics. He said to think of the pedestrian experience. He expressed concern about mixing vehicles and pedestrians with the auto court. He said preferred a use that showcases the courtyard but doesn't mix cars and pedestrians. He said to think about street activation and pedestrian safety.

Ms. Leong said she was excited to see development in the area. She expressed concern with car garage located off of S. King St. and said that King and Jackson are very busy as entrances and exits to the neighborhood. She preferred options A and B with garage entrance off 10<sup>th</sup>, from a traffic standpoint.

Mr. James said the way the grade is on the site they have entry at the low end where the grade is the lowest. If coming in at auto court the ramps would have to be very steep and it would chew into the courtyard. He said the auto court is for deliveries, mail.

Responding to questions Mr. James said they had done a traffic study as part of MUP submittal and will bring it next time.

Ms. Leong noted the pedestrian experience and said it is not well lit. She noted tents under freeway and said to add lots of lighting; she said lighting has always been an issue there. She said to add a signage plan and noted it is important to small businesses. She said to be aware of being in the district and of its history;

she encouraged them to look at complementing existing buildings and culture in the neighborhood. She said new should tie into district – complement it with new and old working together. She said there is lots of rich culture and history and she noted Hirabayashi Place for its blending of culture and time periods. She asked how windows will be addressed, in terms of privacy along I-5.

Ms. Wong said regarding the west elevation she liked the idea of uniting Little Saigon with the rest of the district. She noted vertical gardens and green wall and said to integrate the west façade to the rest of the district. She said there is lots more development west of the freeway. She noted the need for increased lighting. She said she doesn't want the west façade to turn its back on the district; this project will set the tone for what follows.

Ms. Frestedt responded to a process question about departure requests and said it is vetted by board and the motion would include a recommendation on the departure.

Ms. Frestedt said that in summary: she heard that the departure is not problematic, but further knowledge about the ways to break down the massing is needed; there are concerns about the design and relationship to the grade on King Street, exploration of options is needed; and further understanding of the design and justification of the 10<sup>th</sup> Ave. façade and auto court is needed. Traffic study is recommended.

**Adjourn 8:10 pm**

Rebecca Frestedt, Board Coordinator  
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