



The City of Seattle

# International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISR D 16/19

## MINUTES FOR THE MEETING OF TUESDAY, January 8, 2019

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

### **Board Members Present**

Stephanie Hsie, Chair  
Tim Lee  
Sergio Legon-Talamoni  
Russ Williams  
Andy Yip

### **Staff**

Rebecca Frestedt  
Melinda Bloom

### **Absent**

Vice Chair Sergio Legon-Talamoni called the meeting to order at 4:34 pm.

Ms. Hsie and Mr. Yip arrived at 4:35 pm.

### **010819.1 APPROVAL OF MINUTES**

August 28, 2018

MM/SC/SLT/SH 2:0:3 Minutes approved. Messrs. Williams, Lee and Yip abstained.

September 12, 2018

Deferred.

### **010819.21 CERTIFICATES OF APPROVAL**

010819.21 Right-of-Way at S. Maynard Ave. & S. Weller St  
*Applicant:* John Shaffer, Zayo Group

Ms. Frestedt explained the proposed trenching and installation of minor communication utility (wireless) equipment. Exhibits reviewed included

photographs, plans and specifications. She said the Board reviewed related work, associated with the relocation of a utility pole and installation of cellular equipment in November 2018, conditional upon submission of an application for this proposed work. This project is categorically exempt from SEPA.

Applicant Comment:

Jewell Stevenson, Zayo, explained that minimal trenching would be done from vault to pole. The antenna will be an aerial installation per sheet 4 of the application packet. She said the riser will be put on existing pole and will connect to existing case. She said it is consistent with the standards and will match existing equipment. She reviewed page 5 and explained from the riser there will be 1 4" conduit and cable to the vault which is at the southwest corner of Maynard and Weller. She said they will do required restoration to pavers to meet ISRD standards. She said temporarily they will apply hot mix asphalt and final restoration will be done as part of SDOT project. The ramp will be protected in place. She said the ADA ramp will be replaced in-kind per sheets 11 and 12 and there will be minimal impact.

Ms. Frestedt said variations were seen before when SDOT proposed some of the work last Fall.

Mr. Yip appreciated the great detail and asked how long the project will take.

John Shaffer, Zayo, said underground work will be done a couple nights over a week because of noise variance issues.

Ms. Hsie asked if the street will be closed once the trenching starts.

Mr. Shaffer said they will cover with metal plates. He said all work will be coordinated the Mastec and SDOT.

Ms. Frestedt said that there are different contractors and permits working in this intersection, but that work would be coordinated. She said that SDOT has a coordinated team for major projects like this to minimize impacts.

Mr. Williams asked if the materials are similar.

Mr. Shaffer said they will use as much existing brick as possible and will mix in with new if need be.

Public Comment: There was no public comment.

Ms. Hsie said the brick color matches and it will be replaced after work is done.

Action: I move that the International Special Review District Board recommend approval of 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 January 8, 2019

public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.334- Streets and sidewalks**

**Secretary of the Interior Standard #10**

MM/SC/SLT/AY 5:0:0 Motion carried.

010819.22

606 12<sup>th</sup> Ave. S. – Pearl Warren Building

*Applicant:* Ryan Kennedy, Seattle Dept. of Finance and Administrative Services (FAS)

Ms. Frestedt explained the proposed installation of security fencing on portions of the Navigation Center side. Exhibits included plans, photographs and plans. The Pearl Warren Building is located east of I-5 in Little Saigon, outside the Asian Design Character District and retail core.

Applicant Comment:

Tom Jones, Seattle FAS, explained the need for additional security at navigation center at the request of the Human Services Department (HSD); HSD operates the center which provides transitional housing for homeless, many of whom are addicts. He proposed fencing on top wall to lower parking level with motorized access fence at two emergency egress points. He said enclosure will surround gas valve and meters to protect from tampering. He said they will fence off the northeast corner of the property to prevent camping at adjacent property. He said there is a proposal to redevelop the building in seven years. He said they propose chain link fence because it is transparent and allows the security cameras visibility through. He said there will be security pad and intercom at a station. He went over plan details for fencing and noted that installation will take 2 – 3 days. He said fence on top of concrete wall will be 6' high; rolling gate will be 8' high.

Mr. Williams asked if they will be adding lighting.

Mr. Jones said no.

Ms. Hsie said that chain link fence is generally discouraged, although in this instance she understood the security concerns. She asked if they had considered a mesh or translucent covering.

Mr. Jones said they considered inserting slats, but transparency is needed. He said they are matching existing fence on site.

Mr. Williams echoed Ms. Hsie's concern about chain link. He said he understood the security need but said it is an institutional look.

Ms. Hsie asked if they had looked at alternative to the anodized aluminum.

Mr. Jones said they could do coated chain link if necessary although he thought chain link was cleaner and less obvious.

Mark Miller, Seattle FAS, said the fencing is temporary; given the longevity of the facility it is prudent to spend minimal dollars.

Ms. Hsie said the navigation center has been contentious; seven years is a long time. She said there are schools nearby; kids walk by. She suggested finding a middle ground.

Mr. Miller said the fencing is at the front of the building and is screened by a double row of trees. He said the fencing is softened by the trees and said they could do a PVC covering in black or brown.

Public Comment:

Mike Omura, SCIDpda, expressed concern about the fence and asked if the space between the fence and the street will be monitored. He said that things will happen there that will affect the neighborhood; the fence will create another zone for bad activities.

Mr. Jones said they want chain link because it makes it possible to monitor. He said both sides are fenced. He said the shrubs and trees there soften the institutional look. He said it will be transparent and monitored. He said they want people to be able to use the sidewalk.

Mr. Williams asked about gas meter concern.

Mr. Jones explained the 6' enclosure with two gates and indicated area on plan. He said the meter is against concrete and the fence will come out 3'.

Mr. Williams asked if there is any opportunity to take the fence out to the property line and straight down to enclose the grass and tree area.

Mr. Jones said they didn't want to enclose all the landscaping; the rolling fence has to be in location shown.

Board Deliberation:

Ms. Hsie said she had no doubt there are security and safety issues. She said there are some trees and added that the fence will be visible along Weller Street.

Mr. Legon-Talamoni supported the proposed location, noting that bringing it to the property line would increase visibility.

Mr. Yip agreed with Mr. Legon-Talamoni.

Ms. Hsie said she was inclined to request a coating, there is a lot of fencing there.

Mr. Legon-Talamoni asked if they proposed removing all galvanized fencing.

Mr. Jones said they are just extending what is there. He said they can coat but there would be two different materials. He said that Sue Mar asked for additional piece of fence and was OK with existing material.

Mr. Legon-Talamoni said for consistency they should match what is there now; two different fences would add to chaotic appearance.

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 to match what is there now because there is significant material there now.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 8, 2019 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:**

**International Special Review District Design Guidelines  
III. Security Systems**

**Secretary of Interior's Standards #9 & #10**

MM/SC/AY/SLT 4:1:0 Motion carried. Ms. Hsie opposed.

**010819.3 BOARD BRIEFING**

010819.31 714 S. King St. – Uncle Bob's Place  
*Presenter:* Doug Leigh, Mithun

Briefing on proposed Preliminary Design (bulk/massing/scale) proposal for new construction of an 8-story mixed use building with ground floor retail. The focus of this briefing will be on massing studies and façade refinements.

Mr. Williams recused himself.

Doug Leigh and Casey Huang, Mithun, presented via PowerPoint (for detail see full report in DON file).

Ms. Huang explained the proposal to building an eight-story mixed use building with seven floors of residential units (126 units) over ground floor commercial (~5200 sq ft). She went over the context of the site in the historic core and said it is a unique spot, in the center of Seattle's Asian American community. She noted contrast between base and the upper body and the corner recess (example: Go Poké), recessed balconies and entries, both residential and commercial. She went over massing studies. She said they responded to board comments about façade composition - order, organization, base expression, storefront

articulation, punched windows, window style and proportion. She noted relationship to existing buildings and how datum lines relate to existing buildings.

Ms. Haung went over the proposed fenestration. She said they took the suggestion to carry over the balcony language on the east façade and increased glazing at the corner. Regarding materials, she noted that adjacent buildings are tan and buff brick; they chose brick veneer to relate to those. She said they want to follow running bond pallet and smooth brick and pier language. She said top will have two soldier courses and metal coping; lower portion brick band recessed slightly to relate to upper portion. She said the jamb has 3 ½” brick return to outside face of window frame to create a shadow line. Window frame color is dark bronze. She noted other neighborhood details of brick coursing detail, entry way/door, canopy, and lots of red ‘moments’ in neighborhood which is important to Chinese culture. She said they propose to use Chinese red for entry door, light sconces, signage, balcony guard rail panel that will have cultural references to paper cutting. She said panel would be laser cut and would be a local artist project. She said they will use the same laser cutting on gate panel.

Ms. Haung they relocated the outdoor space to the corner and community room will have operable windows for an indoor/outdoor experience that wraps the corner and faces both streets and anchors the corner; designed to be a flexible space. She went over enlarged partial landscape plan showing moveable tables and chairs that can act as overspill from the community room and restaurant. She said there is sufficient lighting at the soffit and canopy undersides, sconces, and two street lights.

Ms. Haung noted the challenge of the slope and how they proposed to use the whole bay to express the entry door. She said the canopy addition will help create a stronger presence and welcoming entry. She said they did canopy studies in the district and there are many different styles; they provide character to the neighborhood and interesting diversity. She said they looked at height options and if they should have one at the corner at all. She presented two canopy options, which provide space for social interaction. The preferred alternative: south elevation - 18’ from beneath canopy; on east elevation, there is 16’6” from under canopy.

Public Comment: There was no public comment.

Board Discussion:

### Massing

Ms. Hsie appreciated the courtyard studies.

Mr. Legon-Talamoni appreciated options. He said the courtyard scheme leaves some expanse of facades. He said each façade has its own articulation; he appreciated the direction.

Ms. Huang said an art project could be done on the façade.

Mr. Lee appreciated the lightwell studies.

Mr. Yip ask for the rationale for options 2 and 3.

Ms. Huang said the sun exposure from the west will bring in more sunlight. She said the next-door building is historic and will likely remain; the courtyard facing that direction will likely keep the light.

Mr. Yip said this was a missed opportunity for Option 2 facing north which could create an alley between.

Ms. Huang said setbacks are required per Code.

Ms. Hsie appreciated seeing the options and it helps seeing their thinking. She said the overall relief developed in cornice and brick banding matches the character of the district.

Mr. Lee asked what is at ground level in the lightwell.

Mr. Leigh said it is storm water collection.

Ms. Huang added there will be greenery and visual elements, but it is not intended as gathering space. She said the courtyard will be light in color.

Ms. Hsie said the balcony breaks down the mass; she appreciated keeping the band of brick above it. She asked what is above the balcony at the top floor.

Ms. Huang said there is no covering, it will be open.

Ms. Hsie said a concrete or metal coping is fine and suggested highlighting it. She suggested confirming the Code requirement for the top of the balcony with SDCI. She said they have done a great job on the windows. She asked about venting units and said she didn't want to see a vent with hood. She asked to show vents on the plans in the next set of plans.

Ms. Huang said it will be louver type, recessed in, painted to match and done horizontally.

Mr. Legon-Talamoni said they have done a great job on detailing windows. He asked if 3 ½" set back enough to accentuate the punched opening. He said that in the district others are 6" deep.

Ms. Huang said the existing building is structural brick; there are two layers. She said here the brick is a veneer, not structure so that is as far as they can get.

### Materials

Windows VPN architectural bronze, which will match storefront color. The brick is smooth, except for soldier course.

Ms. Hsie said the colors are in line with what is seen on those blocks. She asked if any community outreach has been done on the metal railing accent color.

Leslie Morishita, Interim, said not on color.

Ms. Hsie said punches of color are seen in gateways and wondered about a modern take and collaboration with artist. She said she is open to a more muted color and was curious about community input.

Mr. Leigh said this is an eastern gateway to the street, so they felt red was appropriate.

Mr. Legon-Talamoni said he was less concerned about color. He liked the opportunity for balcony to express colors, boldness and art. He said the work with community and artist so there is consistency on both elevations. He said whether laser or punched design should root building in culture of the district. He said it is a great opportunity for expression and vibrancy.

Ms. Frestedt noted the SOI Standards and said a balance needs to be struck between compatibility with existing buildings and being a building of its time. She said the balconies help differentiate.

Mr. Yip said use of panels for the balcony shows individuality and working with local artist is good. He said he is open to other colors.

### Street Realm

Mr. Legon-Talamoni supported the relocation of the community room to span a prominent corner; he said it is a nice gesture to the community and is in the heart of the building. He said people meet and play games at the corner. He said the recess provides outdoor gathering spot.

Mr. Lee said the light well is nice during the day; he asked about what it would look like at night.

Ms. Huang said they thought of lighting the surface at planter.

Ms. Hsie said it would be helpful to have views from the west and the alley.

Ms. Huang said the alley is private property; she provided views and said just the top portion is seen.

Mr. Leigh said they don't want to over light the courtyard, they just want a subtle downlight.

### Programming

Ms. Hsie asked how much of the community space is open to the public.

Ms. Huang said the Bob Santos community room will be kept flexible in use.

Ms. Morishita added that she expects that it will be shared with the restaurant.

Mr. Legon-Talamoni said he was concerned about the size of the residential lobby and it being an accessory use to residential. He said he preferred retail or business-oriented use at the ground floor and asked if that has been explored.

Ms. Huang said a vestibule is required, there is an outdoor landing, ramp, waiting for elevators with room for a fair amount of circulation. She said it is not as generous as it appears.



Mr. Leigh identified the location of the mail room, garbage room, bike storage.

Ms. Frestedt cited 23.66.326, D, Street level use, which includes parameters for street level uses.

Ms. Hsie suggested a retail combo in lobby. She noted the activity across 8<sup>th</sup> Ave. S. and encouraged the team to “be creative.”

### Canopy

Discussion of the canopy alternatives. The majority of Board members support the preferred option.

## **010819.4 BOARD BUSINESS**

The board elected Chair and Vice Chair: Stephanie Hsie, Chair; Andy Yip, Vice Chair.

## **010819.5 ARCHITECTURAL REVIEW COMMITTEE**

010819.51 450 S. Main St. – KODA  
*Presenter: Yang Lee, KMD Architects*

Briefing on Final Design of a 17-story condominium development with ground floor retail. The focus of this briefing will be on the construction documents, architectural details and proposed sign plan.

Presented via PowerPoint; detailed report in DON file.

Jason McCleary, KMD, provided an overview of the project iterations to date (presentation packet in DON file). He provided photo vignettes of the building – upper retail entrance, mounted blade sign, thin retail canopy, materials, including wood material at entrance. He went over main entry vestibule details noting channel letters will attach to thicker canopy, wood, anti-graffiti coating. He said the visual order connects to the community / neighborhood and noted the cherry blossom lighting (“cherry blossom pink”), mullions and future art installation. He asked that the Board weigh in on the locations for the art installations, the shadowbox and locations for plaques. He said they would work with public and with separate board review.

Yang Lee went over the garage and trash room doors. The garage door will be permeable. He went over the building signage location and materials.

Richard Jee, Da Li International, said they have a community outreach plan and have met with An Huynh at SCIDpda to get a better understanding of how to engage the community. He provided a “high level plan” outlining the artwork process from selecting community advisory committee (CAC) to identifying the artist. He said the CAC will be made up of true community members. He said the developer will work with the board.

### Signage

Mr. McCleary said the KODA signs are shown and space will be programmed later.

Mr. Jee said they are identifying placeholders for retail signage now and will come back for final.

Ty Binschus, Vertical Visual Solutions, presented the sign plan. He said there are three options for tenant signage: canopy sign parameters; non-illuminated letters; blade sign option – double face, can be illuminated; sign location parameters; window vinyl options.

Mr. Jee said they have identified all three retail spaces.

Mr. Binschus showed the blade sign options, conforming blade element, and small decals for foot traffic.

### Exterior Lighting

Mr. McCleary went over lighting at street level – canopy, cherry blossoms, and at roof top - illuminated (white light, 3000k) soffit which is a connection back to classical buildings in the neighborhood.

### Landscape

Mr. McCleary said they received positive feedback on the street level design. He said Maple trees, as suggested by Ms. Hsie, are not allowed; SDOT, Urban Forestry has to approve trees. He said bike racks will have aluminum finish and will be installed in eight locations: six on Main Street, and two on 5<sup>th</sup> Avenue. Bike racks are required by City and there are placement requirements as well.

Ms. Frestedt asked the team to speak to proposed lighting. The color change is not seen but is typically not allowed in historic district and discussion is needed. She said in Pioneer Square, it is prohibited.

Mr. McCleary said it will be white all year except when the Cherry blossoms bloom, then it would be pink. He said they could leave it pink all the time; they are open either way.

### Public Comment:

Midori Liu, resident, asked why no Gingko trees.

Kristen Lindquist, Brumbaugh Associates, said they selected them but they were told no; selections are dictated by the City.

Yuko Kunugi said she was glad to hear the back story; it is an important design feature that trees blossom only two weeks per year. She said she is glad they are not too literal about Japanese design. She said the canopy is a little more literal; if they had a special one it could unify the building. She asked why the entry is more literal.

Mr. McCleary said Main Street is the residential entrance and front of building; it is a different use than the other retail entry. He said the canopy thickness allows for lighting.

Nina Wallace, community member, appreciated the nod to cherry trees; however, she said you can't appreciate the cherry blossoms unless you are underneath so it is only for the people in the building and can't be shared with passersby. She said there is no external lighting on one side.

Mr. McCleary said on the north it is on the property line and there is a hotel in development.

Ms. Frestedt said that project has not approached the board yet.

Mr. Jee said the cherry blossoms are on the outside; it is a street level experience.

Ms. Wallace said asked how community will access ground level space.

Mr. McCleary said they studied putting them on the interior columns, but it got to be too much. He said every door on Main and 5<sup>th</sup> that goes to retail will be open during business hours and will be accessible.

Yang Lee said you have to go under canopy to see the cherry blossoms; it is a balanced between literal and abstract.

A member of the design team said the back lighting goes through perforation; blossoms will appear and disappear as you move along under the canopy.

Louis Lin said one of the main benefits of actual cherry blossoms is that you don't need to spend money or engage with a business to enjoy the beauty – they are available to everyone all the time. He said they are not accessed they way you access a work of art; they serve the community.

Board Discussion:

Canopy:

Ms. Hsie said that pink or white to pink lighting are both OK.

Signage

Mr. Legon-Talamoni said the blade was seen before; he wanted more information on the horizontal signage.

Mr. Binschus said it is geared to foot and driving traffic. He said lettering is non-illuminated. He said they still have to come to board for determination of font. Responding to questions he said per Code, they are allowed three – vinyl, blade and lettering; they want uniformity. He said they will use a bar as an installation method for letters; it will come off the underside of canopy.

Ms. Hsie asked if there is anything like this in the district.

Ms. Frestedt said Thai Binh has illuminated letters above canopy.

Ms. Hsie said the team has done a good job and has created options to allow use of Asian characters. Mr. McCleary said they will only be asked for signage location at this time.

Mr. Legon-Talamoni asked about other signs.

Mr. Binschus said only blade sign is pedestrian option.

#### Art

Ms. Hsie appreciated seeing the plan and having a CAC is a great plan. She asked who will manage the project.

Mr. Jee said they will, as the developer. In response to a question, he said it will be a public process through an RFQ.

Ms. Hsie said the successful projects understand the input and diversity of stakeholders and demographics so that those issues are addressed before the proposal comes before the Board.

Ms. Hsie asked if they are planning lighting in the landscaping.

Mr. McCleary said no.

Mr. Legon-Talamoni thanked the team for their hard work and said they have done a great job in addressing concerns and questions. He said to continue to reach out to the community.

**Adjourn 7:30 pm.**

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