



The City of Seattle

International Special Review District

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ISRD 36/22

MINUTES FOR THE MEETING OF TUESDAY, March 22, 2022

Time: 4:30pm
Place: Remote Meeting (via Zoom Webinar)

Board Members Present

Ryan Gilbert
Nella Kwan
Michael Le
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Interpreters

Tammy Dang
Levinh Tran

Absent

Lizzy Baskerville
Matt Fujimoto, Chair
Ming Zhang

Chair Andy Yip called the meeting to order at 4:33 pm.

032222.1 APPROVAL OF MINUTES

January 25, 2022

MM/SC/RG/NK 4:0:0 Minutes approved.

032222.2 PUBLIC COMMENT

There was no public comment.

032222.3 CERTIFICATE OF APPROVAL

032222.31 1224 S. King St. - Little Saigon Park Development (final park name: TBD)

Applicant: Roma Shah, Seattle Parks and Recreation, and Mark Tilbe, Murase

Ms. Frestedt explained the proposed Final Design for redevelopment of the existing parking lot into a public park. The final name of the park has not yet been determined. The proposal includes: landscaping, paving, lighting fixtures, materials/finishes/colors,

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The Seattle Department of Neighborhoods**

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installation of an artwork by Kalina Chung along the north entrance, play equipment and related right-of-way improvements. Park signage will be submitted under a separate application. Exhibits included plans, construction documents, renderings, photographs, and specification sheets.

Roma Shah, Seattle Parks and Recreation (SPR), introduced the team and went over the proposed schedule.

Mark Tilbe, Murase Landscape Architecture, provided context of the park and existing site conditions noting the Victorian Row houses and the willow tree which he said fell down in over the winter. He provided a survey of site with section to show site's grade change.

Jason Huff, Seattle Office of Arts and Culture, noted the difficulty of installing the sculpture form Jackson Street and said it would be installed earlier in the process and covered to protect it while the rest of the works happens.

Ms. Shah went over public engagement that had been conducted and spoke to the parking study available on the SPR website.

Mr. Tilbe said sightlines in and through the park were reviewed for safety, with plantings kept low. ADA ramp is added for access from end to end, amphitheater seating was added. In the middle of the park, bleacher seating was added for events. Ramp section drawing was provided. He went over materials and colors which he noted are culturally relevant. Chairs and play balls will be yellow and colors will be referenced in the planting materials.

Ms. Shah said signage will be SPR standards and will be added later, noting that the location will be in the southeast part of the park.

Mr. Huff said RFQ for art sought an artist with connection to the neighborhood was desired. He said Kalina Chung was selected and then Covid hit. He said Ms. Chung did a good job of outreach despite Covid. He noted her family history and how she was influenced by tube houses in Vietnam. The sculpture, inspired by the tube houses will be a gateway to the park, welcoming people in. Mr. Huff went over concept rendering and said the patterns are used in Chinese, Vietnamese, and Japanese architecture. He said the sculpture will be 20' tall and wide. Two tones of green are planned and will be cleared by community. He said the sculpture must be installed early and will be boxed up while the rest of the project is done. A mural will be done on the box to discourage graffiti. He said they worked with a structural engineer and sculpture will be bolted to 6-8' footings that will be installed. He said the sculpture will be structurally, seismically, and wind-load sound.

Ms. Shah said the footing will be cast concrete; anchors will affix to the footing. Shee said there is depth to the piece that will give it seismic strength.

Mr. Huff said it will be bolted subgrade and then another layer of concrete poured on top.

Mr. Tilbe explained the motifs will be integrated elsewhere in the landscape area in low seating walls. He said motif pattern of the artwork will be sand blasted in to the wall, in gold. He said rubberized cylinders/steppers and balls will be placed in play area. He went over ramping detail and guardrails and said rails will be used only where needed. They will be black, so as not to detract from the art piece. He said much design was focused on willow tree that blew down; a Chinese Elm will be planted to fill that space and once mature, will create a 15' high canopy over the play space. He noted culturally appropriate plantings and seasonal color in landscape plan. He said they worked with a lighting consultant. He said the openness through the middle will be lit at night with light sufficient for safety and facial recognition.

Ms. Baskerville's comments were read into the record in her absence (Comments are in project file).

Mr. Le said the team did a great job and noted he agreed with Ms. Baskerville's comments. He said the art selected thus far is beautiful. He likes where the project is going and wants to see where more Vietnamese art and culture could be applied at the ground-level.

Mr. Gilbert appreciated the patience of the team with pandemic. He supported the project. He said he walks through the site a lot. He said the team has done a great job.

Ms. Kwan appreciated the presentation. She asked for further explanation about the middle of the park and how it shows Asian culture.

Ms. Shah said the plywood cladding protecting the sculpture will provide a temporary opportunity for community mural. She said the grade change in the park is extensive and it is a huge feature to provide accessible crossing. She said a lot of the park is circulation and creating accessibility was a large part of the budget. She said the park is an intergenerational park. She said any opportunity they could, they added art such as sandblasted motif on low walls and culturally significant colors in play equipment choices. She said play equipment selected is low to ground in response to many comments about safety. She said two CPTED walks were conducted.

Mr. Tilbe stressed safety was key in play area material selection; rubber will be used rather than wood chips.

Ms. Kwan noted safety issues and homeless use and asked about maintenance. She asked for further explanation about how the play area ties to culture.

Mr. Tilbe said there are water faucets in the park for washing down surfaces and play equipment.

Ms. Shah said that an art wrap will add an opportunity for a public mural. She noted grade change required circulation and accessibility planning. She said there are trade offs with the budget. She said play equipment was selected due to being low to the ground, allowing good sightlines.

Mr. Yip appreciated the color palette, Asian design and Asian plant palette. He asked the guard rail height.

Mr. Tilbe said they will be 42" to meet Code. He said wherever there is a fall of more than 30" a 42" high rail is required.

Mr. Yip asked if red was considered for guard rail.

Ms. Kwan asked if motif patterns could be used on guard rail.

Mr. Tilbe said the rail is a standard product with thin members that are more visually permeable to disappear. Customized design was out of the budget.

Mr. Yip asked if lamp post could be used to hang banners from like in other parts of district.

Mr. Tilbe said no, that the top of the lamp post disappears into bamboo.

Mr. Gilbert supported the application.

Mr. Lee supported the application and was excited about the project.

Ms. Kwan supported the application and looked forward to the park.

Mr. Yip supported the project and said it is one of the first projects he learned about on the board.

Ms. Frestedt said board could defer final name panel to staff review.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, design, right-of-way alterations, and landscaping, including the park sign frame, with the following condition:

Final signage is not included and will be submitted under a separate application for a Certificate of Approval.

This action is based on the following:

The proposed use, design, right-of-way alterations and landscaping meet the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

- SMC 23.66.302 International Special Review District goals and objectives**
- SMC 23.66.308 International District preferred uses east of Interstate 5**
- SMC 23.66.320 Permitted uses**
- SMC 23.66.326 Street-level uses**
- SMC 23.66.334 Streets and sidewalks**

Secretary of the Interior's Standards for Rehabilitation

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

#10. New additions and adjacent or related new construction will 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/RG/ML 4:0:0 Motion carried.

032222.4 BOARD BUSINESS

Ms. Frestedt reminded board members to turn in Financial Impact Statement forms, collected by the Office of Ethics and Elections.

Ms. Frestedt said she would plan a Board briefing to bring members up-to-speed about the development and status of the draft design guidelines.

There was discussion about the timing of scheduling project briefings and Board actions. Ms. Frestedt said she doesn't schedule briefings until the applicant has submitted briefing materials and that materials reflect changes and feedback provided at the last briefing. She said it permitting is an involved process; the Master Use Permit (MUP) process for large projects has multiple reviews. Sometimes a project process can take over a year, even if there is no ISRD board review.

Mr. Le said it is a collective and challenging process. He doesn't want the board to be a barrier.

Ms. Frestedt said it is a good point and why it is important to revisit handbooks and guidance. She said board members can provide applicants the kind of input to help move the project along. She said to give clear guidance and be specific what information is needed and wanted; eliminate ambiguity.

Mr. Yip appreciated Ms. Frestedt's work and noted this is the busiest period in the ISRD. He appreciated staff's workload. He said knowing guidelines and code is helpful and providing clear concise feedback takes everyone's efforts.

Ms. Frestedt said to make sure to cite code section of standard as it will help the applicant understand where you are rooting the feedback in and what more is needed.

Adjourn 5:57 pm

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