



The City of Seattle

International Special Review District

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ISRD 291/18

MINUTES FOR THE MEETING OF TUESDAY December 11, 2018

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, Vice Chair
Russ Williams
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Vice Chair Sergio Legon-Talamoni called the meeting to order at 4:30 pm.

121118.1 APPROVAL OF MINUTES

August 14, 2018

MM/SC/RW/SLT 2:0:2 Minutes approved. Messrs. Lee and Yip abstained.

121118.21 CERTIFICATES OF APPROVAL

121118.21 619 S. Jackson St. – Bush Hotel

Applicant: Sonia-Lynn Abenojar, designer

Mr. Legon-Talamoni recused himself.

Ms. Frestedt explained the application for proposed change of use from office to retail/services (for an acupuncture clinic and retail shop). Exhibits reviewed included site and floor plans. The Bush Hotel was constructed in 1915. It is a contributing building located within the Asian Design Character District.

Applicant Comment:

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Sonia-Lynn Abenojar explained the space had previously been a travel agency but will now be acupuncture with retail. She said the front entry will access the retail and mid-back will be the acupuncture program with four treatment rooms. She said they will hire other practices and provide massage. She said it will be a one-stop shop for patients; the owner has been in practice for five years as acupuncturist and herbalist. She said the apothecary will be in the back. She said for Chinese raw herbs the owner will refer to others in the district. She said the retail will be in the center of the space; it will be movable, so the space can be used for classes and workshops.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie appreciated how retail was being implemented.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for 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 December 11, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.320 – Permitted uses

MM/SC/RW/AY 4:0:1 Motion carried. Mr. Legon-Talamoni recused himself.

121118.22

665 S. King St. – Louisa

Applicant: Chloe Chim, A Plus Hong Kong Kitchen

Ms. Frestedt explained the application for proposal to re-establish use for a restaurant. Exhibits reviewed included site and floor plans. The Louisa Hotel was constructed in 1909 and is currently undergoing significant renovation and new construction, within the portion destroyed in the 2013 fire. It is a contributing building located within the Asian Design Character District. The proposed use will incorporate two of the historic storefronts along S. King St. The ISRD Board recommended approval of the fire escape Nov. 27, 2018.

Applicant Comment:

Chloe Chim, business owner, explained that he former bakery and retail space will be used for restaurant, in the combined spaces #103 and #104. They will keep transparency; they have moved tables away from windows. She presented the floor plan.

Public Comment: There was no public comment.

Board Discussion:

Mr. Legon-Talamoni said it was straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for 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 December 11, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.320 – Permitted uses

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

121118.23

652 S. Dearborn St. – Spic N’ Span

Applicant: Jeremy Porter, Aspect Consulting

Ms. Frestedt explained the application for proposed remediation/clean-up (via electrical resistance heating – ERH) of soil and groundwater contamination, including installation of treatment equipment and the erection of an 8’ tall vinyl-coated chain link fence, for screening purposes, around the site. A series of motion-sensor lights will be installed along the fence. The contractors will be working with Urban Artworks to create a mural to be attached to the fence screening. Details are including in the application submittals. Exhibits reviewed included plans, photographs, paint chip and lighting specifications. The proposed work is located outside of the Asian Design Character District. The ISRD Board received project briefings on August 14, 2018 and in February 2016. At the briefing in 2016, the Board recommended exploration of ways to activate the fencing through artwork or other means. The Board recommended approval for installation of up to three (3) power poles and anchors related to the project in March 2016.

Applicant Comment:

Delia Massey, Aspect Consulting, provided context of the site and explained the need for remediation of the contaminated site, to comply with the requirements for the WA State Department of Ecology (DOE). She explained that electrodes will be placed underground that will heat up ground water to 90°. She said the steam and vapor will be collected and released to sanitary sewer; cleaned vapors will be released to air after treatment.

Ms. Massey said she spoke to Matt Harper, DOE, who worked on an air monitoring study that showed that most contamination in the area is from diesel from freeway. She said there is a slight amount of percolation near the site. She said they will put up an 8’ vinyl coated chain-link fence. There will be a motion sensor light on each wood post and a 360° camera. She said that Urban Artworks has proposed artwork for the fence in a traditional Chinese design, reflecting neighborhood heritage. She said some equipment will be visible over the fence – condenser, cooling tower, 20’ stack, one temporary utility pole. She said

some electrodes will be installed outside the fenced area – Key Bank parking lot, sidewalk, road – they will get permits for those areas. The light poles and brick work will be restored when they are done. The areas will return to existing conditions when done. She said they are looking at an 8-month period to heat up and then two years to cool down. They will re-sample and if done they will remove everything. If not, they will have to repeat. She said they propose to start in March 2019. For community outreach, she said they have a website with permit information in English and Chinese. She said they created flyers and contributed to an article in the International Examiner.

Ms. Frestedt asked about size and placement of the artwork.

Ms. Massey said they will cover the whole chain-link fence with mesh; the whole thing will be painted.

Public Comment: There was no public comment.

Board Discussion:

Mr. Legon-Talamoni asked if the dry cleaner is still operating.

Ms. Massy said no, they are vacating.

Mr. Legon-Talamoni asked if there will be a noise issue.

Jeremy Porter, Aspect, said relative to traffic there will be no noise.

Mr. Legon-Talamoni asked about installation process.

Ms. Massing said they will be drilling and trenching.

Mr. Porter said they will drill 12” diameter hole, put in electrode, surrounded by steel balls; wires and piping will be below ground.

Ms. Frestedt said work will be happening inside as well but won’t be reviewed. She said it is a non-contributing building.

In response to a question about why this method was selected, Mr. Porter said the site is very contaminated; other methods won’t work well here. He said the soil is fine-grained. He said they tried unsuccessfully 20 years ago, and this method will do a better job.

Ms. Hsie asked if the fence is needed for safety.

Mr. Porter said both safety and security; there is high-voltage and valuable equipment.

Ms. Hsie asked about signage and educational component.

Ms. Massey said there will be signage on each side of fence.

Mr. Porter said there will be an educational component in multiple languages.

Mr. Williams asked about impact to Key Bank parking lot.

Mr. Porter said it will still be operable; all work is below ground at a safe depth.

Board Deliberation:

Mr. Legon-Talamoni said remediation is welcomed here; he appreciated the good outreach.

Ms. Hsie said the fence is temporary and will be removed when work is done; she noted there is an art plan in place.

Ms. Frestedt said the motion can be conditioned on submission on next level of detail artwork or a mock-up of final design.

Mr. Legon-Talamoni said guidance on rooting artwork in neighborhood is fine and he supported submission to staff for review.

Mr. Williams said to continue community outreach, especially on artwork.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations, with condition artwork design be submitted to staff for approval.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the December 11, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed site alterations meet the following sections of the **International Special Review District Ordinance and applicable 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/TL/AY 5:0:0 Motion carried.

121118.24

510 5th Ave. S. – Publix

Applicant: Chandler Stever, architect

Ms. Frestedt explained the proposal to establish the use within Suites 119 and 120 as “restaurant” and proposed signage (black, backlit aluminum channel pin mounted, for Momosan Ramen restaurant) for the south and north facades. She said that proposed storefront alterations include: installation of decorative, powder-coated aluminum slats over the windows on the south façade; installation of a new steel canopy, solid oak door and an illuminated menu on the south façade; relocation of a door on the north façade and addition of black window screening film (in one window panel); and, installation of exterior lighting above each window bay (6 each on north and south facades). Exhibits included plans, photographs, samples and lighting specifications. This is in the newly-

construction portion of the Publix. The site is located within the Asian Design Character District and retail core.

Applicant Comment:

Chandler Stever, architect, went over existing and proposed plans. He said that screened aluminum slats will sit in front of windows to enable cleaning. He said a steel angle mounted awning will be installed; steel plate will be flush plane with glass. He said signage – aluminum letters - will mount to steel plate. He said entry door will be solid oak. He said window screen film will be applied to provide privacy to office area. He provided examples of vertical screening slats in district – the Red Lantern, and vertical pattern on State Burger windows. He explained that renowned Chef Morimoto has created a more casual dining experience with Momosan. The kitchen will be set up like a stage.

In response to a question about sign location Mr. Stever said the steel awning is clean and simple and is more an architectural element than awning. He confirmed sign locations.

Mr. Legon-Talamoni asked if the black powdercoated slats are proud of storefront system.

Mr. Stever said the storefront will be black as well; the concrete base will be left alone.

Ms. Hsie asked about opportunity for a window at the office space and noted there is a lot of blank space on that elevation.

Mr. Stever said no, because of security concerns but noted they could do slats. In response to a question he confirmed that exhaust will be routed through existing shaft.

Public Comment: There was no public comment.

Board Discussion:

Mr. Williams asked if the proposed signage is consistent with building sign plan.

Mr. Stever said it is.

Ms. Hsie said the use is straightforward and there is no issue with signage size or location. She noted it is an opportunity for Japanese characters.

Mr. Stever said he will ask.

Ms. Hsie said the storefront is a lovely example of slat treatment and that other examples presented provide a compelling argument. She said it is a modern expression of the Japanese screen. She asked how the façade will be lit.

Mr. Stever said exterior mounted high above each bay; clean and understated.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, signage and exterior alterations at 510 5th Ave. S.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the December 11, 2018

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:**

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.320- Permitted Uses

SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**
 - 1. Materials**
 - 2. Colors**
 - 3. Surfaces**
 - 4. Transparency**
- SMC 23.66.338 – Signs**

International Special Review District Design Guidelines

II. Storefront and Building Design Guidelines

E. Anodized aluminum or other metal materials shall be reviewed by the board and permitted when:

- 1. The historic appearance of the building and district is preserved by replicating visual building details.
- 2. The aluminum or metal material is painted of a compatible color.
- 3. The building is a non-contributing historically or architecturally significant building.
- 4. The appearance does not impact a primary facade.
- F. All glass and window areas shall be clear. Mirrored glass is not permitted in the district

Secretary of the Interior’s Standards

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

#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/SLT/AY 5:0:0 Motion carried.

121118.25 1029 S. Jackson St. – Acme Farms
Applicant: Bill Barton, Tiscareno Associates

Ms. Frestedt explained the proposed Use, Street Use and Final Design of a 6-story mixed-use development consisting of 321 apartments, with one level of below grade parking (177 stalls), on the Acme Poultry site. The proposal includes adoption of a sign plan including guidance for building signage and tenant signage. The proposal includes demolition of the 1023-1027 S. Jackson St., 1033 S. Jackson St., 1034 S. King St., and 1024 S. King St. Exhibits included historic property report, arborist report, photos, plans, renderings and specifications. The applicant has given eight (8) briefings to the Board since April 2017. The briefings took place on: April 11, 2017; June 13, 2017; July 11, 2017; October 24, 2017; February 13, 2018; August 20, 2018; October 23, 2018; and November 27, 2018.

The site is located outside of the Asian Design Character District and the Retail Core. The extant buildings were constructed in the 1946 and 1954. The project was reviewed by the SouthEast Design Review Board due to departure requests. The SE DRB assigned conditions to their approval, which were presented to and discussed by the ISRD Board. 10th Ave. S. is a Class II Pedestrian Street. S. King Street is a designated Green Street. On December 6, 2018, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No environmental impact statement was required.

Applicant Comment:

Presentation materials in DON file.

Bob Tiscareno, Tiscareno Associates, said the design review has been a productive, collaborative process and they have developed a strong relationship with the community, Little Saigon, and SCIDPDA. He said 321 apartment units are proposed, 68 of which are affordable. He said there is extensive ground floor retail, 170 parking spaces. They are seeking LEED Gold. He said they targeted ISRD development objectives. He said the site was a warehouse complex and Use was changed to commercial retail and mixed housing. He said most exposure is from Jackson Street. He said King Street is a green street so is well-planted. He provided context photos. He said the historic report was presented in 2014 and the board had no issue with demolition of the five buildings on the site. He went over evolution of the design and noted community-input-driven materials and design.

Bill Barton, Tiscareno Associates, went over elevation and design elements. He said the Jackson Street façade will have prominent wood features at main residential entrance and Market Passage. King Street will have more brick, plantings and mixed uses. He said the west side materials will wrap facades. He said this is a four-sided architectural project; he went over the four elevation and said maximum commercial is located along Jackson Street. He said a night gate will be placed at Market Passage entrance; the passage will remain lit after hours. He went over building and retail lighting plans. He noted that on Jackson Street there will be downlights on all canopies. He said that the concept sign plan provides for typical retail signage ‘coda max’ for reference purposes. He said main building signage will be on upper façade and below canopy.

Ida Ottesen, Nakano Associates, presented public space improvements and landscaping. She said that the Market Passage will receive special paving in a weaving pattern that will extend into the street. She said plantings include bamboo, camelia, lush back drop, movable tables and chairs, permanent benches. She said they have reference Vietnamese culture through plants; they have spec’d lots of tropical-looking plants with larger foliage and plants that flower in yellow during Tet. She said existing character if provided by Cherry trees. They will mark entry with two smaller flowering Cherry trees and a large Horse Chestnut. She said they will use plants with fragrance.

Mr. Barton went over requested three departures. He said the façade setback allows the lower portion of retail to stick out. He said the width-depth setback helps break down the mass on King Street. He said the 6’ canopy impacts trees.

Public Comment:

Louie Lin asked if the courtyard area inside is accessible to public.

Mr. Tiscareno said no, that the space is private.

Mr. Lin asked for clarification on what is accessible for community use.

Mr. Barton said the Market Passage is for the community and is publicly available space.

Mr. Lin asked when it would be closed.

Mr. Barton said the community was clear about safety issues; the Market Passage will close when the last business inside the passage closes.

James Wong, Vibrant Communities, said he was a fan of the Passage and looked forward to the shops. He said the micro retail is good for the Vietnamese community. He said he sees community events happening there. He said he hoped there will be density to support everything. He said the community used to have Canton Alley.

Board Discussion:

Mr. Legon-Talamoni said the request for demolition was reviewed previously.

Ms. Frestedt said that demolition information is included here. She said the applicant originally applied for preliminary design but decided to go straight to final design because so much vetting had been done. She said the Market Passage is a significant element here; the board has no jurisdiction of the passage inside, just the exterior and entrances.

Ms. Hsie said the team did a great job and has been transparent. She said the historical report was thorough. She said all design options were shown and the board understands why this one was chosen. She supported the retail passage and said she hoped it would set a precedent for future projects. She said it is a huge win. She said the team was responsive to board questions and concerns and she appreciated the community outreach.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use, Street Use and Final Design at 1029 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 December 11, 2018 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:**

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.
C. Exterior Building Design Outside of the Asian Design Character District
SMC 23.66.342 – Parking and access

Secretary of the Interior Standards #9

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

121118.3 BOARD BRIEFINGS

121118.31 206 5th Ave. S.
Presenter: Eli Hardi, Hewitt Architects

Mr. Williams recused himself.

Ms. Frestedt stated that this is an initial briefing on proposed demolition of a one-story commercial building and new construction of an 8-story mixed use development (condominiums). The focus of the briefing will be on the presentation of historic property report and proposed massing options.

Don Mar, Edge Development, said he was here in partnership with the Wong family, who are long-time owners of the site. He explained the intent to build affordable home ownership opportunities.

Historic Property Report

Kirsten Rossi, Hewitt Architects, provided the historic assessment report and provided context of the site in Japantown. She said that E. W. Houghton was the architect; he designed over 70 theaters across the United States as well as the Moore Theater and Maritime buildings in Seattle. She said the building is a single-story timber frame structure that is not notable in scale or building typology, compared to the architect’s other work. She said it is attached to the Alki Hotel to the north and is not self-supporting. She said there have been significant alterations and today the building is an array of dissimilar materials; detailing is disguised and covered. She said although it is almost 100 years old, its character has changed significantly. She said a new building will provide better engagement and better alignment with the goals of the district.

Public Comment: There were no comments.

Board Comments:

Mr. Legon-Talamoni asked if there was any concern about reliance of this building to adjacent structures.

Mr. Hardi said this building is bearing on their walls, they aren’t reliant.

In response to a question from the Board, Ms. Rossi said its original use was as a commercial building – cigar shop, apartments.

Ms. Hsie asked if there is any unique construction technique.

Ms. Rossi said no.

Mr. Hardi said it was a commercial infill building.

Ms. Hsie said she did not see anything concerning about the proposed demolition. Noting that this was not a stellar example of this building time or architect's work and the original integrity is compromised.

Messrs. Legon-Talamoni, Lee, and Yip concurred.

Design / Development Strategy

Mr. Hardi went over zoning and context of site. He said they propose to fill the entire site and some of the alley. He said they will add street trees on 5th Avenue, improve the east side alley and right of way. He proposed eight stories on 5th Avenue and five on alley; he noted the grade change. He provided view studies from Kobe Terrace and Danny Woo Gardens. He said this is a transition area and provided an analysis of structures from which they took their design inspiration. He noted the scale of other buildings in the area and how this will fit in.

Julia Nagele, Hewitt, noted precedent examples in the neighborhood. She said it is a small site – 30' x 12'. She went over their development strategy for a barbell shape with units. She said a roof amenity for pet relief area is proposed for center of barbell. She proposed three façade concepts: A) Echo, with base, middle, top scenario, punched openings, zero lot line, echoing the adjacent Ascona; B) Overlap, variety scale, old, contemporary context, variety and scales of buildings, as seen in the neighborhood; and C) Horizon, the preferred, bilateral symmetrical, not classical base, middle, top; blend scales and character of buildings; brick element, steel and glass frame, nod to different character and scale, more subtle.

Public Comment:

Louie Lin, community member, noted the plan for studio and one-bedroom condos and questioned the notion of this being a path to home ownership. He asked if family-scale units were planned.

Don Mar said this will bring units in at an affordable level in an area that doesn't have this. He said the affordable factor is size; 2-3 bedroom would impact price. He said the goal is to provide small, high-quality space.

Mr. Lin said that developing with a focus only on studios and one-bedroom units bars families with children.

Mr. Mar compared it to a starter home. He said his first house was 650 square feet; it wouldn't accommodate a family, but it accommodated his ability to get into something and grow equity. He was later able to trade-up.

This led to a discussion about the limited availability of affordable family housing and details about Edge Development's other projects.

Ms. Hsie said that the issue of affordability is important but noted the board doesn't have purview over that. She confirmed that the board provides guidance over overall massing and façade design.

Ms. Frestedt noted the unique entry configuration, transition between residential and commercial, corner element; she said the team will come back with refinements as the design evolves.

Floor Plates

Ms. Hsie asked if the open-air passage will be open to public.

Ms. Nagele said they are still working that out; she noted safety and security issues.

Mr. Mar said it is possible that it could be open. He said that 5th Avenue slopes to the south so the floor level will be high. He said a coffee shop could be explored.

Mr. Legon-Talamoni asked if they had explored placement of interior lightwell in east-west direction.

Ms. Nagele said they had but noted egress stairs, privacy, and code issues as constraints.

Ms. Hsie asked about rotating studios in the middle and about the lightwell's relationship to the north.

Ms. Nagele said spreading out the lightwells allowed them to get more out of the site. She showed rendering in relation to the Ascona building lightwell.

Mr. Hardi said they took advantage of the Ascona building lightwell to make it seem more expansive.

Ms. Hsie said it is important to build to the edges. She said she did not have a problem with their approach.

Mr. Legon-Talamoni said he would support moving forward with the proposed massing and that it is important that ground floor retail on 5th Avenue frontage relates well to district. He is glad they are thinking about historic and contemporary relationships. He encouraged community engagement.

Mr. Mar said they have had three public meetings to obtain input. Three-quarters of the responses were in support of Option C.

Ms. Hsie said updating on community feedback is important and to include a slide about it at the next presentation. She noted the alley market passage at the ACME site. She said the lobby is downplayed and commercial is up front; she said to study how to connect that.

Mr. Legon-Talamoni asked them to provide internal shots looking out.

Regarding façade design, Mr. Yip said he preferred Option A; he noted the datum line is the defining feature.

Mr. Legon-Talamoni preferred Option C and noted the datum is not literal; the delineation and material give the idea. He noted the raw industrial style in district and use of earthen materials. He said to explore fenestration in mid-portion to relate more to the district. He appreciated the ground floor retail language.

Mr. Lee preferred Option C. He said that the second floor looks like an office than residential and to explore combining options B and C.

Ms. Hsie preferred Option C and said she concurred with Mr. Legon-Talamoni's comments. She said to explore how the second floor is expressed, and how the transom is expressed. She said cornice is important and to look at how it is expressed and where. She encouraged continued community engagement. She said to look at development of first level, alley and blank façades and to consider activation.

121118.32

1224 S. King St. - Little Saigon Park

Presenters: Katie Bang and Karimah Edwards, Seattle Parks & Recreation

Initial briefing on proposed development of a new park on an undeveloped lot. The briefing will include presentation of three design schemes.

Karimah Edwards explained the site has been purchased and will be a connector between King and Jackson streets.

Katie Bang said that they plan to move through the design in 2019 and construction would occur in 2020. She summarized public outreach that has been done, including Festi-roll event. She noted the Little Saigon Advisory Committee meetings, involving the Friends of Little Saigon (FoLS). Outreach has been conducted in multiple languages.

Ms. Edwards said they have been working with the Racial Equity Toolkit and the process has been inclusive. She said FoLS and SCIDPDA have assisted. She said there has been an online option for participation. She went over presentation posters that had been presented at public outreach events.

Ms. Bang reported that community members noted desire for play elements, community events. More engagement is planned. Concerns being addressed are safety, security, homelessness, flexibility in use of space, and identify Vietnamese reference. She identified goals and constraints including incorporation of CPTED design principles; ADA accessibility; incorporation of Race and Social Justice Initiative; a maximum of 15% of total surface area of proposed acquisition project area may be developed or maintained with non-vegetative impervious surfaces. Trail surfaces are not included in calculation of this restriction.

Carolyn Rossi said they will meet ISRD Guidelines, be culturally responsive, specify goal to Little Saigon, incorporate space for cultural events.

Ms. Edwards said the lot is currently being used by Lam's Grocery Store; they will look at how to address parking.

The presentation team provided image of existing site, grade change, ADA access. It was noted there is a significant Willow tree adjacent to the site.

Scott Murasi, Murase Associates, said that three options were presented (a copy of the presentation is in the DON file); they will refine over time as accumulate input. He said the site is narrow – 50' wide. He noted the challenge of the grade change and how to make the site pleasant. He said they want it to meander – it looks like a dragon from overhead view. He said they are looking at how to tell a story in a broader context of history and they will touch on different levels of storytelling. He said landings could be seating area and that they are looking at interesting paving options. He said the play area becomes a more vibrant ideas; a performance area could occupy above stairs, and paving can mimic Vietnamese ceramics and tablets. He said dragon is important to Asian imagery. He noted the idea of an image of a river that flows through the site with geographic landscapes of Vietnam.

Mr. Murasi said fluidity was accomplished through calligraphy or the dragon figure. Lawn area is more useful. He said they will add more complexity. He said they are close on permeability and could add more greenery. He said a series of arched gateways hearken to Shinto Gate; lighting can be used as a welcoming gesture. He said terracing – ramping and stairs – can be used with green spaces / planters to divided-up space. He noted a performance area could be incorporates. He said play area could play a larger functional role to gain multi-generational use. He said the park will get heavy use and will be an amenity for the community.

Ms. Edwards said 1% for Art funding will be incorporated; they will do an open call, so members of the community can be candidates.

Public Comment:

An Huynh. SCIDPDA, Little Saigon advocate, co-chair of committee, thanked presenters for the overview. She said to show flexibility and work with the community. She said to think about flexibility of the park – she said they are building a public space for people who are not here yet.

Board Comments:

Mr. Lee asked if the park will be open 24/7.

Ms. Bang said it will.

Mr. Yip said it could be like an amphitheater; they should take advantage of the slope.

Ms. Bang said it was discussed at advisory committee and why they are using the grade in that way.

Ms. Hsie said they have done a great job and to continue to get input from the community and advisory committee. She noted they have identified programs – performance, play, and to think of other programming that might inform design. She said to think about type of performances – dance, singing, play, and to tailor space to type of event. She said to do more site analysis and to open space more toward King and think about how it will fit in

with overall character of streets, e.g. King is a very quiet street and Jackson is busier. She said to identify what the community wants here and to obtain more information on where programming opportunities will be (King or Jackson). What type of play is desired, for instance? She said that a lot of elements are being considered. She asked if the dragon form will be lost while on the ground. She asked if the iconography resonating with people. She said a little more site analysis is needed. How to open spaces fit into future developments and the streetscape character?

Mr. Yip said lighting is very important; can lead to success.

Mr. Legon-Talamoni asked what the design team preferred.

Mr. Muvasi said to can get to Jackson quickly to allow more programming space.

There was a discussion of ramps and the success of incorporating ramps into seating and active use in Hing Hay Park.

Ms. Bang spoke about activation. She said that taiko drumming, martial arts, outdoor movie projection on large façade are all programming ideas. She said ramps with seating allows more flexibility.

Mr. Williams encouraged consideration of public safety and use of park and how they will activate after hours.

Ms. Bang said they will keep sightlines, provide lighting, and programming to encourage activation and use. She said they partner with the police and use CPTED principles.

Mr. Williams noted the benefits and effects of the navigation center at 12th and Weller.

Mr. Legon-Talamoni commended the presenters and the great detailed work and community outreach they did. He noted the challenge of flexibility versus programming.

Ms. Frestedt said to invite members of the Advisory Committee to the next meeting to provide input and feedback.

121118.4 BOARD BUSINESS

Ms. Frestedt welcomed new board members Tim Lee and Andy Yip. She said there are two vacancies; one appointed member will be confirmed in January. She said Mr. Legon-Talamoni has agreed to serve a second term.

Adjourn 7:45 pm.

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