



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISR D 281/16

### MINUTES FOR THE MEETING OF TUESDAY, December 13, 2016

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

#### **Board Members Present**

Eliza Chan  
Stephanie Hsie  
Carol Leong  
Tiernan Martin, Vice Chair  
Miye Moriguchi, Chair  
Herman Setijono  
Valerie Tran

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

**121316.1 APPROVAL OF MINUTES**  
November 8, 2016 and November 22, 2016  
Deferred.

**121316.2 CERTIFICATES OF APPROVAL**

121316.21 620 S. Main St. – Danny Woo Community Garden  
*Applicant:* Will Shrader, InterimCDA

Ms. Tran recused herself.

Ms. Frestedt explained the proposed replacement of a deteriorating staircase and the addition of a handrail within the garden. Exhibits reviewed included plans, photographs and specification sheets. She said a Certificate of Approval was issued for replacement of a retaining wall (with concrete block) in October 2016.

Applicant Comment:

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**  
"Printed on Recycled Paper"

Will Schrader explained that they will construct a new stairway with handrail at a gravel slope that is dangerous for elders. He said it will connect two main staircases at the main entrance to the garden. He said that 4" x 6" pieces of timber will be treated with an EPA-approved coating that won't leech into the soil or air. He said it will be in keeping with the main aesthetic of the garden.

There was discussion about the design of the handrail.

Mr. Setijono expressed concern about the "gripability" of the handrail, particularly for seniors.

Tom Im said they are duplicating what exists further down the pathway.

Ms. Moriguchi noted that the Code provides definition of handrail. She said it looks like it is offset and not in plane with the post.

In response to questions from the board, Mr. Schrader said the crushed gravel is compacted like some of the terrace steps that are there now. He said there is a ten-year durability on materials.

Public Comment:

Angela Liu commented on congestion and people moving up and down the steps. She asked if the guard rail is only on one side.

Mr. Schrader said that part of the thought process was to prioritize the width of the treads; at maximum width, it was difficult to put in a second rail so close to the retaining wall.

Board Discussion:

There was further discussion of the code requirements for handrail.

Ms. Moriguchi made a recommendation to allow a provision for t-shaped or notched rail to improve grip-ability.

Other members were in agreement.

Mr. Martin said it would be nice subtle match with existing hand rails.

Action: I move that the International Special Review District Board approve a Certificate of Approval for design, with recommendation to add a gripping notch to in keeping with design.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the December 13, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

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

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

MM/SC/TM/HS 6:0:1 Motion carried. Ms. Tran recused herself.

121316.22

672 S. Jackson St. – Jackson Apartments

*Applicant:* Sergio Legon-Talamoni

Ms. Frestedt explained the proposal to repaint storefront (preferred colors: Sherman Williams SW 7069 “Iron Ore” and Sherman Williams HGSW 3395 “Dream in Purple”) and the proposed replacement of the entry door, installation of a canvas awning (Sunbrella “Charcoal Grey”) and vinyl decal business identification signage. Exhibits reviewed included plans, photographs, samples and specification sheets. She explained that the Jackson Apartment Building (historically: Jackson Hotel) was constructed in 1917. It is listed as a contributing building within the National Register District. This site is located in the Asian Design Character District.

Applicant Comment:

Sergio Legon-Talamoni explained the hair styling and floral concierge service, a locally-based business that will open their first brick and mortar location. He said that Bahtoh means “fierce” or “pride” in Lao. He said that they propose a new storefront awning, door, and paint on exterior. The area beneath window will be painted charcoal gray and storefront mullions and door frame will be a dark black; awning is charcoal grey Sunbrella fabric. He provided context of the site and said the work ties into larger retail TI that is going through permitting now.

Sonia-Lynn Abenojar said there is no awning now; the proposed awning will contribute to placemaking. She said they have chosen a neutral palette and noted the door will be a gray-lilac. She said the front will be floral shop with hair in back. She said they want to keep it gender-neutral and fashionable. She said there will be a minor vinyl decal on the door with the name and address and the name will be on the valance of the awning as well.

Mr. Legon-Talamoni said the awning meets Code and District Guidelines; it is 8’ above ground and projects 5’ from building.

Ms. Leong asked if a bird deterrent was planned.

Ms. Abenojar said that they will address it with net or fabric.

Ms. Frestedt said the mesh is consistent with other locations.

Public Comment:

Mike Omura, SCIDPDA, said that the PDA manages the building. The proposal is an improvement to the façade and he hoped this will be a springboard for more of the same.

Ms. Chan recused herself due to the SCIDPDA affiliation.

Ms. Frestedt noted that the proposed awning fabric is the same as that used at KOBO Higo; she said it is a preferred material and is durable.

Ms. Moriguchi commented on the beautiful presentation and storefront. She said she is excited about the business.

Ms. Leong asked if exterior lighting is proposed; if not it needs to be discussed.

Mr. Legon-Talamoni said not at the moment.

Ms. Moriguchi said it is a small storefront and what is proposed is consistent with others in the district.

Ms. Martin said there is a lot of glazing on the front so it is well-lit.

Ms. Leong agreed and noted that if there are multiple small retail spaces there it should be looked at as a whole and over time the owner should have a lighting plan.

Mr. Legon-Talamoni said the awning attachment touches the stucco and not the brick.

Ms. Tran said it is clean and an improvement.

Ms. Leong agreed. She said Lao characters would be a nice addition. She said it is forward-thinking but also acknowledges the area's history.

Ms. Frestedt said they will need to return to the Board if they decide to add characters.

Mr. Martin agreed with Mr. Omura; he hoped that it will set an aesthetic theme. He said it is well thought through.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Paint Colors, Storefront Alterations and Signage, 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 13, 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 following sections of the **International Special Review District Ordinance and applicable 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**
  - 2. Colors**
  - 5. Awnings**

**SMC 23.66.338 - Signs**

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

MM/SC/CL/HS

6:0:1 Motion carried. Ms. Chan abstained.

**121316.3 BOARD BRIEFINGS**

121316.31 1034 S. Jackson St.  
*Presenter:* An Huynh, SCIDPDA

Ms. Frestedt introduced the briefing on proposed construction of a pocket park within the parking lot at the southwest corner of the intersection at 12<sup>th</sup> Ave. S. and S. Jackson St. She noted that this is on private property, not on the right of way.

An Huynh, SCIDPDA, provided context of the site and explained that the Little Saigon community wants an amenity space for gathering and open space; the proposal is a type of pocket park. She said the size is unique and it will be sited in parking lot; dumpsters will be relocated to southern location where there are already trash bins. She said they will come up with some sort of fencing / barrier. She said it will be a “privately owned public space”, similar to Chiyo’s Garden. She said maintenance will be shared with property owners and surrounding businesses. She noted there is community support. She said the University of Washington Department of Landscape Architecture conducted a neighborhood design studio in 2010 and one of the recommendations that came out of that was a mini / vest pocket park. She said that SCIDPDA has been meeting with the Office of Planning and Community Development (OPCD) since 2015 to keep on the same page. She said that in 2015 a memorandum of agreement was signed with the property owner. There have been one-on-one meetings with business owners.

Ms. Huynh said that for the Little Saigon concept plan they asked for community input at Park(ing) Day 2016, where 60-80 people participated. She said they asked for project goals, duration, desired activities, and concerns. She said input was for planting, seating, art, activities, lighting, surfaces; they provided examples and people could choose what they like. She went over project schedule and timeline for public process, design, permitting, and costing and budgeting and said a Citizen’s Advisory Committee will be formed.

Ms. Huynh said they are looking at plants, seating, lighting – to add a calming element. She said it is an important corner in the neighborhood and it will be seen as a public space. She said there is lots of development there and they want to do a high quality and refined installation that is more in-depth.

Yenvy Pham, Friend of Little Saigon and Pho Bac, said she was excited about it and they have created a design crew.

Ms. Moriguchi said she was excited and it is amazing to see the detailed process. She said it is well-thought-out and set up for success. She said she sees no red flags.

Ms. Leong said she sees it reflecting the culture of the neighborhood as an underlying goal.

Mr. Martin asked if there are desired uses identified.

Ms. Huynh said that suggestions included buskers, barbeque, water feature, flowers, exercise place, place for elders.

Mackenzie Waller, Framework, said they have consolidated a summary of common themes and will confirm with community at next meeting. She noted they will look at integrated lighting, vertical components, seating, and find grain details. She noted that Framework also worked on the Jackson St. Connections project.

Mr. Martin said he looks forward to the design and how they will wrestle between the parking lot and active right hand turn lane. He said he has faith in the process and noted the thought and consideration that has put in thus far.

Ms. Tran asked the dimension of the park.

Ms. Huynh said it is approximately two by three parking spots.

Ms. Moriguchi said that such a small space is definitely a design challenge.

Ms. Waller said they have been transparent and realistic with the community and noted they aren't sure that they can pull the asphalt up.

Mr. Setijono said he is excited about the project.

Ms. Frestedt advised that when they develop design concepts to contact Terry Johnson for a CPTED (Crime Prevention through Environmental Design) analysis so that the park is not taken over by bad elements.

Ms. Frestedt introduced the briefing on proposed final design of 7-story mixed use in-fill development on a small footprint. She said the briefing will focus on fenestration, color and material options. She said at earlier briefing board members asked that the second story be integrated with the storefront and that fenestration relate to programming and uses behind.

Ed Linardic presented via PowerPoint (detailed report in DON file). He said he made changes to the entry way design, moved bathrooms in residential units with kitchens not next to stair. He showed photos of design influences for mullions. He said that they propose brick up to the second level so the storefront level is more expressed. He said that on the alley side they will use the same material at street front. He said the solid side is right against the property line so they will provide two colors to provide visual relief. He provided a rendering of proposed night time appearance, and three fenestration options.

Public Comment:

Angela Liu asked why seven floors are planned and how many residential units are proposed.

Mr. Linardic said that this is the most economical size; 54 residential units are planned. The 2<sup>nd</sup> story will provide office space.

Ms. Moriguchi asked to show detailed section through stair landing. It will be important to understand how visible it will be from the street.

#### Window patterning

Ms. Hsie said she appreciated that the applicant took time to express the Asian influence through windows; she noted that none on the first two stories really capture that. She said the project is going in a good direction. She noted the third floor is more rhythmic. She requested further exploration of mullion proportions.

Mr. Martin said that Option 1 seems to speak most strongly to program but Option 3 patterning looks nicer; he said that the applicant needs to reflect the stairwell there. He said there could be a different pattern for retail and office that nicely responds to what is going on above. He said it is a little rectilinear and repetitive.

Mr. Linardic said he looked to the American Hotel for example of fenestration.

Ms. Frestedt noted the break of mullions and retention of some of unique detailing below canopy on Option 2.

Discussion ensued about different ways to express fenestration that is inspired by and reflective of Asian culture and the district.

*Mr. Setijono left at 6:15 pm.*

Mr. Linardic said that what he heard was that Option 1 preferred for retail and Option 2 preferred for residential; red preferred for rails. He said that the red would be powdercoated for durability. He explained that proposed panels will be 10' section with 45° beveled edge, integral color.

Ms. Moriguchi noted the depth that can occur with wood construction and noted that you don't achieve that with anodized aluminum. She inquired as to whether the new material can provide visual relief and bring out different properties/characteristics. She suggested to think through the entire assembly and materials and push the concept of the 2<sup>nd</sup> floor as office and first floor as retail, differentiate. Ms. Moriguchi said it seems regimented to fenestration and suggested to carry on similar pattern as it turns the corner.

Mr. Linardic said they preferred not to be trendy.

Mr. Martin said that how it interfaces with fenestration on the north side – the colored bands might liven it up.

Ms. Leong said she sees relief with brick and potential balcony color on front and that she wants to see it on side façade.

There was further discussion about proposed materials and ways to create depth and relief on the façade.

Mr. Martin said it is an interesting tension – it lends itself to earthen materials in color and texture but wants to be flush with windows; it is not the way buildings / materials work here in the district.

Ms. Hsie appreciated that Hardi panel is not being used and appreciated the integral color and design of the railings. She said she appreciated the higher quality material. She wants to see more focus on proportions of windows and how that is rooted in the district; she asked if it would read as Asian without rail detail. She said the design of the rail is elegant. She said there needs to be a strong way to integrate this building into the district. She asked about the depth of the rails.

Ms. Moriguchi asked if projecting bays had been considered.

Mr. Linardic said the space is small and there isn't a lot of space to add modulation.

Construction details showing how the window sits within the wall were requested.

Recessing the balconies was suggested to create modulation and visual interest; Chinese Family Associations were cited as example. Board members talked about creating modulation and detailing so it is not so uniform – and to explore options. Play with balcony piece; expression of depth in system of flatness; more solid with glazing – how more can that be pushed; explore with color, banding (particularly on the north façade) and how expression can come out in the name



of the building and its signage. The Hirabayashi Building was cited as a positive example of ornamentation and color on the façade.

**121316.4 BOARD BUSINESS**

Ms. Frestedt passed out board rosters, 2017 schedule. She reported that two construction projects are in the queue – 913 S. Jackson – affordable housing, SEPA not yet published - and 525 S. Yesler for final design. She said the 8<sup>th</sup> and Lane project is working on outreach and will be coming back. She said there is a lot happening in the district and to not engage in discussion – refer questions to her to avoid any ex-parte communication.

**Adjourn 7:10 pm.**

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