



The City of Seattle

# International Special Review District

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ISRD 160/22

## MINUTES FOR THE MEETING OF TUESDAY, October 11, 2022

Time: 4:30pm

Place: Hybrid Meeting (in person and WebEx)

### **Board Members Present**

Lizzy Baskerville  
Adrian Lam  
Andy Yip  
Ming Zhang

### **Staff**

Rebecca Frestedt  
Melinda Bloom

### **Interpreters**

Qingci Cai  
LeVinh Tran  
Lillian Young

### **Absent**

Ryan Gilbert  
Nella Kwan  
Michael Le

Chair Andy Yip called the meeting to order at 4:32 pm.

There was no quorum; quorum is not required for briefings.

**101122.1 APPROVAL OF MINUTES**  
May 10, 2022, and May 24, 2022      Postponed.

**101122.2 PUBLIC COMMENT**  
There was no public comment.

**101122.3 BOARD BRIEFINGS**

101122.31 701 S. Jackson St.  
*Presenter:* Anton Dekom, Neiman Taber Architects

Briefing on Use and Design proposal for new construction of a 9-story mixed-use building, to include approximately 238 apartments, 70 congregate dwellings, 168 small scale

efficiency units and ground floor retail. No parking is proposed. The lot size is 13,439 sq. ft. The proposal includes demolition of a one-story non-contributing commercial building and related service station island. The focus of this briefing will be on evolution of the proposed building design, requested departures, landscaping, lighting and a plan for building signage. The applicants will also discuss interpretive elements to honor the history of the building and site.

Brad Padden, Housing Diversity, said this is the fourth ISRD briefing and noted the team has spent time in community listening and adjusting the design.

Anton Dekom, Neiman Taber provided a recap of earlier meetings. He said they have heard general support for removal of existing buildings and for the four proposed departures. He went through design updates including storefront layouts, window sizes, brick coursing and color inspirations. He said the team conducted a brick study in order to select materials that will mesh well with adjacent structures. He proposed painted metal storefront with metal trim band, flashings, canopy all the same color. Below the storefront, fiberglass reinforced concrete panels. He went over the material board.

Mr. Dekom explained the collaboration with Wing Luke Museum, to preserve the history and legacy of the site using quasi-public spaces as display for photos, artifacts, text etc. He said the site would be incorporated into the neighborhood walking tour. Information on the Mar family and its legacy in the district will be told via photographs and other memorabilia. He said a building sign plan will be submitted which will allow ground level businesses some flexibility to use their own brand; plan will provide basic parameters on location, size, attachment, canopy options. He said there would be no signage at pilasters.

Mark Tilbe and Carolyn Alcorn, Murase Associates, are the landscape architects. Ms. Alcorn went over proposed landscaping and noted the goal is to continue and enhance the urban design in the district. She said new brick pavers will be at edges of new concrete ramps and will replaced damaged areas. Brick will be salvaged and reused where possible; all brick pavers will be removed. She said the existing King Broadmoor pedestrian lights and brick at base will be preserved. Tree wells will be expanded with brick paving at edges and porous rubber surfacing at base of trees. Porous rubber surfacing in chestnut color will be used and has been used elsewhere in the neighborhood.

David Neiman, Neiman Taber, noted the district's concern with safety and security and said design follows general CPTED principles and they worked with Mark Solomon, SPD. He said there is adequate light and security cameras. He said anti-graffiti coating will be applied to elevations and a rapid roll door will be used for waste room. He noted sidewalk and pedestrian lighting and said there will be uplights at sidewalks, downlights in canopy and alcoves. He said infrastructure for ground level restaurants will be put into ready space for activation. He said LED lighting at slot will provide subtle delineation and up / down wall washers will highlight pilasters. He said downlight cans will be used at canopy. He said lighting choices were guided by CID lighting study.

Mr. Neiman went over proposed departures:

1. Street level transparency reduction from 50% to 45% for 7<sup>th</sup> Avenue frontage.

2. Continuous overhead protection reduction from 100% - 70%.
3. Increase maximum height of overhead weather protection from 15' to 17'.
4. Reduce canopy setback from curb to 4' along 7<sup>th</sup> Avenue.

Mr. Neiman said proposed canopies are in some cases taller than is permitted by SMC 23.49.018.D. Of the ten canopies proposed, three are higher than the maximum allowable height and range between 5" to 1'9" taller than the allowable 15'0". The proposed canopies are set at three different heights with the changes occurring at the break in the building massing and at the last two bays on 7th Ave S. He said this allows the building to maintain a regular, orderly rhythm of canopies consistent with ISRD design guideline 2.D.2.

He said the project proposes lowering the southernmost 2 canopies on 7th Ave in order to address previous ISRD board feedback. By maintaining the northernmost 3 canopies on 7th Ave at the same height as the canopies on Jackson, the project is able to maintain continuity between the west and north facades while providing ample height for retail signage at the commercial lobby. The taller canopies in this location create a more opening, welcome appearance. The design team studied a number of options for the canopy heights on 7th Ave. The preferred option has the three northernmost canopies matching the height of the canopies on Jackson, while the two southernmost canopies are lowered. Maintaining a consistent canopy height at the corner of 7th and Jackson helps to create continuity between the two facades and composes the most prominent corner of the building. Continuing the taller canopy height for three bays on 7th allows the commercial entry and the two retail bays flanking it north and south to have generous, welcoming canopy heights and provide more head room for increased signage visibility.

For the southernmost four canopies on 7th Ave, due to the narrow width of sidewalk, there is a conflict between 23.53.035.C and 23.66.336.B.5. Both standards cannot be met. The former requires a 6' offset from the curb, reducing the canopy depth to 4'. The latter requires a 5' canopy depth, reducing the offset from curb to 5'. The project aims to strike a balance between these two provisions by showing a 4' offset from curb and a 6' canopy depth. The 4' offset from the curb provides sufficient setback to protect the canopies from vehicle damage while the 6' canopy depth exceeds code minimum in order to provide increased weather protection for pedestrians. The other canopies on the project will also match the 6' depth in order to provide a cohesive pedestrian experience and coherent facade layout. By reducing to the requirements of 23.53.035.C the four southernmost canopies on 7th Ave will provide better weather protection for pedestrians and be able to match the depths of the other canopies. By exceeding the minimums stipulated in 23.66.336.B.5, the building will better meet the aesthetic intent of the ISRD design guidelines which call for canopies to be decorative visual elements of the architecture.

He said the Master Use Permit (MUP) is close to being published.

### Departures

Mr. Zhang said departures 3 and 4 are interrelated. After a discussion of options, he supported option 3 as the best choice. He said that two canopies help meet the goal of

wrapping the corner, but noted that higher canopies won't offer as much protection from elements.

There was discussion about canopy and tree heights.

Ms. Alcorn said the tree is an upright, vase shape and won't grow into canopy.

Ms. Baskerville asked Mr. Zhang for clarification on canopy comments.

Ms. Baskerville said to stick as close as possible to Code.

Mr. Yip concurred with Ms. Baskerville on option 2 or 3. He said the option with three canopies requires the least amount of departure.

Mr. Dekom said by raising the third canopy it will give access for additional signage.

#### Signage/Lighting

Ms. Baskerville agreed that the brick pilasters should be kept free of signage.

Ms. Frestedt said that the guidelines provide direction for buildings with three or more tenants to include a sign plan with Final Design. It is beneficial to provide detail drawings at this point. She suggested a return to ARC to review drawings before returning to the full board. She said a sign plan would provide sign placement of signs with individual signs reviewed one by one.

Ms. Baskerville said having a variety of options is good.

Mr. Zhang said if going with the third canopy being lower, it might eliminate some signage options. He said the wall washer light seems tiny and suggested exploring that.

Mr. Dekom said he hoped the light output would be greater and that the minimized the proposed fixture per lighting study.

Mr. Yip said signage in sheet metal area seems fine. Where there is a lower canopy, signage could be attached to canopy – it is a good way to get power out etc.

#### Landscape

Ms. Baskerville said the CID has the lowest tree canopy coverage; she suggested including ground covering to increase greenery in district.

Mr. Tilbe said ground cover is trampled in a busy district and there are dog impacts as well. He said using pervious paving keeps surface walkable. On 7<sup>th</sup> Avenue they will plant as large a tree as possible – up to 50-60'.

Ms. Baskerville said that makes sense. She said the think of ways to increase greenery in the neighborhood.

Mr. Tilbe said on the south side of the courtyard the landscape steps down with cascading greenery. He said the rooftop amenity space will have greenery and trees as well.

Mr. Zhang had no comment about landscaping.

Mr. Yip said he agreed with Ms. Baskerville but that he understood the reasoning.

Ms. Frestedt said that SDOT has been granted administrative approval to install the porous paving material in tree pits throughout the district, so is consistent with that treatment. She said it resolves uneven paving at tree pits and is told that it helps support the root system of street trees.

Ms. Baskerville said another briefing to ARC is a good idea. She appreciated the photos and time spent looking at district character and colors.

Mr. Zhang concurred. He said the recessed back entrance is a safety issue. He said it is unnecessary and without it, there is greater square footage inside.

Mr. Neiman said it is an accessibility issue dealing with slope of street.

Mr. Yip concurred with the recommendation to present details and plans to the ARC.

***Vietnamese interpretation will begin***

101122.32 Little Saigon 2030 Action Plan briefing

Briefing by Valerie Tran and Quynh Pham, Friends of Little Saigon, and Radhika Nair, BERK Consulting on the *Little Saigon 2030 Action Plan*, a document that sets forth a Vision and supporting Goals and Actions for the neighborhood over the next decade. It provides a road map to guide the community as well as public and private partners as they work together to achieve the Vision.

Valerie Tran, Friends of Little Saigon (FoLS), presented the Little Saigon 2030 Action Plan. She explained that Little Saigon is a home to a diverse community, a thriving hub for Vietnamese and Southeast Asian small businesses, and resilient reflection of the neighborhood's rich history and culture. It is a complete neighborhood with easy access to culture, shopping, services, housing, work, leisure, food, health, and education. She noted goals of diverse small businesses, housing affordability, reduced crime, cleanliness, infrastructure and amenities, and collaboration across the community.

Valerie Tran said 16 high priority actions were identified by the Leadership Committee as critical steps to meet the goals identified by the community.

Radhika Nair went through high priority action items as identified in briefing documents. She said design recommendations are for use by developers, public agencies, and others who make decisions about what buildings and public spaces look like in Little Saigon. She

said the recommendations were shaped by the community and aim to improve the look and feel of new and existing development and the street environment. She noted character recommendations, street grid and block pattern recommendations, pedestrian comfort and architectural recommendations.

Ms. Frestedt it is important for the Board to be aware of these goals and requirements as projects are proposed and reviewed in Little Saigon. She said the ISRD is awaiting final publish and SEPA of updated guidelines and there may be opportunity for some of this guidance to fold into guideline parameters.

Mr. Yip said the Action Plan is helpful to the Board, community and developers.

Quynh Pham, Executive Director, FoLS, said the Action Plan is part of the larger CID strategic plan, but this is a separate process. She said the Action Plan is a tool that they want to use to help advocate for their goals. She said it is a way for them to reference a much larger plan and vision but also key in on key items that are concerning with that particular project.

Mr. Zhang called it a great study which addressed what it needed to. He said the plan will be a great reference for the Board. He encouraged more trees.

Ms. Pham noted there is a lot of movement and change in Little Saigon that is separate from the rest of the district.

Ms. Tran said the template they used can be tailored to specific development.

Ms. Pham said it would be helpful in onboarding new Board members and conducting community engagement.

Ms. Frestedt said she can share the information with incoming members as part of the Board handbook.

Mr. Yip said that it will provide good beneficial information to the Board.

#### **101122.4 STAFF SUMMARY and BOARD BUSINESS**

Ms. Frestedt provided an overview of administrative approvals since September 27, 2022.

She said that she has resumed office hours and is working out of Hing Hay Coworks on the 1<sup>st</sup> Thursday of each month, from 10 AM – noon, and is at Little Saigon Creative, from 10 AM – noon, on the 3<sup>rd</sup> Thursday of each month.

She went over upcoming election deadlines, for the mail-in election.

#### **Adjourn**

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