



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISR D 161/22

MINUTES FOR THE MEETING OF TUESDAY, November 22, 2022

Time: 4:30pm

Place: Remote Meeting

Board Members Present

Ryan Gilbert
Nella Kwan
Adrian Lam
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Interpreters

Qingci Cai
Lillian Young

Absent

Lizzy Baskerville
Michael Le
Ming Zhang

Chair Andy Yip called the meeting to order at 4:30 pm.

112222.1

APPROVAL OF MINUTES

May 10, 2022 Postponed

May 24, 2022

MM/SC/RG/AL 3:0:1 Minutes approved. Mr. Yip abstained.

June 14, 2022

MM/SC/RG/NK 2:0:2 Minutes approved. Messrs. Lam and Yip abstained.

June 28, 2022

Postponed

July 12, 2022

MM/SC/RG/NK 3:0:1 Minutes approved. Mr. Yip abstained.

August 9, 2022

Postponed

112222.2 PUBLIC COMMENT

There was no public comment at meeting. Two written public comments were received forwarded to board.

112222.3 BOARD BRIEFING

112222.31 1032 S. Jackson St.

Applicant: Bill Barton, Tiscareno Associates

Briefing on Use and Design proposal for new construction of a mixed-use development (6-7 stories) on a portion of what is now the Asian Plaza site. The project will include 397 apartments, two levels of parking (approx. 240 stalls) and ground floor retail (approx. 6000 sq ft). The proposal includes demolition of two 1-2 story commercial buildings. This briefing will provide an update on the building design, vehicular access, materials/colors, landscaping and site design.

Bill Barton, Tiscareno Architects, went through slides showing how the design fits into its context and provided precedents in the area. He pointed out commonalities in use of color, simple massing, wood tone, and earthen materials. He provided an overview of community engagement and outreach to date and planned for Little Saigon. He went over modifications since the last briefing. Addition of 12 balconies on S. Jackson. Presentation of corner design alternatives (“brow” and “staggered”). Community feedback is split between them.

Mr. Barton said the built environment of Little Saigon is characterized primarily by signage, storefronts, and color. The building types are very eclectic and included warehouse, commercial, civic, multi-family and religious. Colors vary but yellow and red feature most prominently with some green as well. To fit into and celebrate the neighborhood and contribute to the sense of place, the proposed design features color throughout, primarily yellow and red. Storefront tile in a basket weave pattern appears up and down Jackson Street and bilingual signage will be provided. The design also supports the extensive use of wood as a means of reinforcing its use in recent projects as a neighborhood defining material. Added a third entryway to make it appealing to smaller tenants. A notch has been added to break up the length of the façade. He said they continue to engage with the community on a rooftop element. He said there have been no changes to street improvements since last briefing.

Lara Norman, landscape architect, said the board wanted more trees along Jackson Street. She said proposed street trees meet SDOT requirements for species and replacement. She said red flowering Horse Chestnuts are proposed and she said they will retain the healthy plum tree on 10th and will revisit the use of Flowering Cherry tree. She said that two alternatives are offered for board input: Monosalla Cherry on 10th which would be appropriate under wires and flowering Serviceberry tree. She said the Flowering Cherry could replace the Chestnuts on Jackson.

Mr. Le joined the meeting at 5:12 pm.

Mr. Barton provided an overview of proposed lighting. He identified existing poles and proposed adding three on Jackson and two on 10th. He indicated new lighting fixtures proposed on building, canopy and pathway lighting. He noted sconces at every brick pier on Jackson Street will make it much brighter than it is today. He said they hope to have a backlit feature at the main entrance. He said the gasket retail will have different light for separate identity. He walked board members through signage rendering and proposed signage: canopy-mounted, window graphics, blade sign hung from canopy, wall mounted blade for primary residential identification, residential address. He said they anticipate getting the MUP shortly and hope to get the Certificate of Approval at next ISRD meeting.

Mr. Gilbert said the team has done a great job and noted appreciation of the brows and staggering. He asked how far off Jackson the garage access is.

Mr. Barton said it is 40-50' and meets SDOT standards.

Mr. Gilbert asked about traffic navigation and how that has been thought through.

Mr. Barton said they have worked with SDOT who wants residential vehicle access off 10th, not Jackson.

Mr. Gilbert expressed concern that there would be congestion there but said he appreciated the building design.

Mr. Lam appreciated activation and the staggering of windows. He appreciated the graphic patterning within darker frames.

Mr. Le supported Option 2 with staggered windows, separating the windows with color in between.

Ms. Kwan supported Option 2 with staggered windows. She said no retail on the end minimizes pedestrian traffic and conflict with garage.

Mr. Yip supported Option 2. He said there is not a lot of choice for garage access. He noted SCIDPDA comment about better use of the hillclimb.

Mr. Barton said they haven't had a lot of time to process that comment as they just met with SCIDPDA this morning. He noted the safety concerns and said that the project will put eyes on the street. He noted the emphasis on pedestrian enjoyment going up 10th with street trees, pedestrian poles, double layer landscaping, pathway and building lighting. He said they feel that the project is providing a lot of public benefit, but they will be following up with SCIDPDA.

Mr. Lam appreciated more eyes on the street especially the lower units. He said he wasn't clear on the language for the frames.

Mr. Barton said they want the brick to come down to resolve at the base and he noted how different frames march up the street and meet with fabric of main building.

Mr. Lam asked if ground level units would have patio.

Mr. Barton said no.

Mr. Lam asked if they could be private patios that could help engage the sidewalk.

Mr. Barton noted that was done on S. King Street at Beam Apartments. Privacy for residents is a concern. Would need security barrier which defeats eyes on the street. They're aiming for defensible space with landscaping. He noted the steepness of the grade.

Ms. Kwan suggested a guardrail going up the Hillclimb. She noted that a large grassy area tends to collect trash and create more of an issue than a fence.

Mr. Barton said he loves the landscaping there to help soften the transition, but could see likelihood that trash could accumulate.

Mr. Yip SCIDPDA and Friends of Little Saigon will have input as well and can likely provide guidance. He said it is a steep hill, a handrail is a good idea and could help accentuate the building. He went on to say he supported use of tile and said it was a sensitive, sophisticated way to address retail requirements and to differentiate tenants. He asked proposed tile finish.

Ms. Kwan said the guardrail could include design and add a cultural element.

Responding to Mr. Yip's comment, Mr. Barton said a glazed tile is proposed; it needs to be readily available and replaceable. He said the project would identify the color and pattern.

Mr. Yip said the proposed colors are culturally appropriate.

Mr. Gilbert concurred and said it is beautiful and he supported the direction the design team was going.

Ms. Kwan said the glazed tiles would be easy to clean and she appreciated the proposed colors.

Mr. Lam asked about proposed grout color with brick and requested a study that addresses the grout color. Very subtle in rendering and concerned that it could be too gray.

Ms. Frestedt asked board members to comment on the gasket materials and if the proposed brown "wood" is an issue since it is not a true wood material. She noted the material is used at Thai Binh as an accent.

Mr. Barton said they are not trying to emulate wood. He said it is a pre-existing material as it was used across the street.

Ms. Frestedt said that east of I-5 the material is not problematic but elsewhere in the district might not be ideal.

Ms. Kwan asked about indentations under windows.

Mr. Barton said they are part of the heating and cooling system and will be painted to match surrounding material.

Mr. Lam said he was interested in material selection and curious to see what other options were considered. He asked if there would be lighting in the buffer area between building and landscaping.

Mr. Barton said the intent was to reinforce the existing material palette to help bolster the identity of the neighborhood. He said pathway lighting would be embedded into the low walls along path. Additional lights will be added to poles.

Ms. Normand said they will not up-light trees. She said they will look at the buffer area in light of comments about railing. She said they could do bollard style or path lighting in the right of way. She said they want to do it on back side.

Ms. Kwan asked about lighting on 10th Ave S. and emphasized the need for improved lighting near garage door.

There was discussion about lighting and concerns about public safety and potential encampments.

Responding to a question Mr. Barton said there is a fitness room at the northwest corner, rather than residential units.

Ms. Normand said the nature of proposed plantings would discourage camping.

Mr. Yip said the proposed signage looks to be in compliance as long as it doesn't exceed size.

Ms. Frestedt said the community has a coordinated plan and effort to plant street trees along Jackson. She said the community was involved in the planting of existing Cherry trees; it was approved by the ISRD board in 1997.

Mr. Barton went over tree options:

1. Serviceberry trees on 10th; two Cherry trees on Jackson Street
2. Cherry trees on 10th at entry; Horse Chestnuts on Jackson Street

Mr. Barton said the Beam project across the street has Horse Chestnuts and two Cherry trees.

Mr. Gilbert noted support for framing the front entrance with cherry trees.

Ms. Kwan asked about tree requirement due to debris trees leave behind.

Ms. Normand noted the requirement for trees. She said the property owner is required to clean the sidewalks. She said the trees on Jackson Street now are sick and dying trees. She said they will be replaced with healthy trees.

Mr. Barton said having no cherry trees would be in line with SDOT requirements.

Ms. Frestedt said there has been an interest in replacing tree canopy because of loss of trees over time. She said there is environmental value as well as intention to bring trees back. The city has a two-for-one replacement plan. She noted the history of Cherry trees down Jackson and asked if the history of flowering trees in the neighborhood should be maintained.

Mr. Yip preferred Option 2 and said it is more in line with what the community wants.

Mr. Le said Cherry trees are beautiful and asked why they are dying.

Ms. Frestedt said when there is a monoculture of species trees are prone to disease. She said some have outlived their life span.

Ms. Norman said if they have a healthy environment, they could live a normal lifespan for an urban tree.

Messrs. Lam and Le each preferred Option 2.

112222.4 STAFF SUMMARY and BOARD BUSINESS

Administrative approvals since October 11, 2022

Summary of ISRD Election results

Ms. Frestedt went over election updates and administrative approvals issued. She said that Ms. Baskerville's term expires at the end of the year and she will not seek another term. She said notice of the vacancy will be posted.

Ms. Frestedt said there will be a public hearing on Council Bill to codify administrative review provisions on December 9, 2022.

6:55 pm Adjourn full ISRD Board meeting and conclude interpretation

112222.5 ARCHITECTURAL REVIEW COMMITTEE

112222.51 701 S. Jackson St.

Presenter: Anton Dekom, Neiman Taber Architects

Architectural Review Committee review of construction documents, specifications and technical drawings associated with proposed new construction of a 9-story mixed-use building. No formal actions will be taken during this briefing.

Anton Dekom said the team has submitted the Certificate of Approval application packet, drawing set, renderings, departures etc. He said refinements have been made to the design based on Mr. Zhang's comments at last briefing.

He went over the departure requests (see presentation materials) and said the change between 5' deep and 6' deep canopies corresponds to the change in canopy height. 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 by meeting or exceeding the minimums stipulated in 23.66.336.B.5 and the 1988 ISRD Design Guidelines.

Mr. Yip appreciated the resolution.

Mr. Dekom said the canopy modifications were the largest modifications. He went over material palette noting brick products, siding panels in slot between volumes, Swiss Pearl panels on upper levels. He said colors are metal colors in a family of similar colors. Hardi-panel in a darker course is proposed on east and south elevations and the penthouse with a lighter grey in the courtyard. He said they will have a sign plan for the different tenant spaces and standardize locations and attachment. He said recessed downlights, under-canopy lights, up/down wash on pilasters are proposed.

Ms. Frestedt asked of there was any visibility into the garage or if the proposed door was solid. She asked about graffiti and maintenance.

Mr. Dekom said it is a curtain type door with strips of window ports. He said there is not much to see but it might be helpful from a CPTED standpoint. He said they are currently showing the glass as opaque.

Mr. Lam said it was appropriate.

Mr. Dekom said two Japanese Hornbeams would be planted on Jackson Street and a Japanese Zelkova tree would be planted on 7th Avenue to be consistent with the rest of the district. He said water repellents would be used as anti-graffiti coat for garage door. He said the service doors are rapid roll sliding glass doors. He went over tenant space uses and noted how upper and lower spaces can be leased separately from one another. He said exhibits to display history of site are proposed for lobby area. He noted brick patterns and said exhaust vents are incorporated above windows. He said instead of load bearing masonry a thin masonry veneer will be applied. The bottom of the pilaster is supported off corbel. He said flat flush sheet metal would have the appearance of brick going all the way down as in historic buildings.

Mr. Dekom said there would be a gap between the two buildings for seismic purposes and constructability. He said sheet metal runs up the building. He said the aluminum material is robust but sacrificial in an earthquake. He said GFRC panels are proposed at storefront.

They will bring sheet metal flashing out and tuck behind GFRC. He went over canopy attachment details and exhaust vent details.

Mr. Lam said the decisions made are simple and elegant and reference historic elements. He said they have achieved results and he wished more new building could look like this one. He noted the extra steps taken on exterior detailing with quality materials would result in an elegant building. He commended the team on how well detailed the building is. He said it is a model project.

Mr. Dekom said it has taken a while to get here. He said doing brick and masonry is a lost art and they did a lot of research to really refine the brick detailing so it would be where they wanted it to be.

Mr. Yip set the project sets the bar for design of new construction in the district.

Mr. Lam said the brick transitions are commendable.

Ms. Frestedt noted the Secretary of Interior Standards and guidance to not replicate historic details. She said this project has navigated this well as it is clearly modern new construction but honors history.

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