



The City of Seattle

# International Special Review District

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ISRD 27/22

## MINUTES FOR THE MEETING OF TUESDAY, January 25, 2022

Time: 4:30pm

Place: Remote Meeting

### Board Members Present

Lizzy Baskerville  
Ryan Gilbert  
Nella Kwan  
Michael Le  
Ming Zhang  
Andy Yip

### Staff

Rebecca Frestedt  
Melinda Bloom

### Absent

Matt Fujimoto, Chair

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

### **012522.2 APPROVAL OF MINUTES**

September 28, 2021

MM/SC/LB/AY 2:0:4 Minutes approved. Messrs. Gilbert, Le, Zhang and Ms. Kwan abstained.

October 12, 2021

MM/SC/LB/AY 2:0:4 Minutes approved. Messrs. Gilbert, Le, Zhang and Ms. Kwan abstained.

November 23, 2021

MM/SC/LB/AY 2:0:4 Minutes approved. Messrs. Gilbert, Le, Zhang and Ms. Kwan abstained.

December 14, 2021

MM/SC/LB/AY 2:0:4 Minutes approved. Messrs. Gilbert, Le, Zhang and Ms. Kwan abstained.

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

"Printed on Recycled Paper"

**012522.2 PUBLIC COMMENT**  
There was no public comment.

**012522.3 BOARD BRIEFINGS**

012522.31 Briefing from the Seattle Department of Transportation (SDOT)'s Development Review staff on SDOT coordination with the Seattle Department of Construction and Inspections and the Department of Neighborhoods during the application review process. The briefing will cover development standards and considerations for alterations/design in the right-of-way.

Jackson Keenan-Koch presented (full presentation document in DON files). He explained how the development review team interfaces with other city departments. He said development review clearly communicates design requirements and guidelines to development community and helps developer interface with three sources of authorization requirements for a smoother project.

Four Core Work Elements:

- SDCI Pre-submittal – Preliminary Assessment Report (PAR) and pre-submittal meeting with development team
- SDCI Early Design Guidance (EDG) – Design Review Board memos
- SDCI Master Use Permit (MUP) – Review items per SDOT/ROWIM, review street improvement exceptions and/or SDOT deviations, short-term bike parking, solid waste staging/collection location (if in right-of-way).
- SDOT Street Improvement Permit (SIP) Process – review, correct, and approve 30% SIP plans and guide applicants through SDOT SI deviation process

He said the intention is to have 'one stop shopping', one point of contact. He provided a visual of the process and walked the board through it.

Streets Illustrated

Streets Illustrated is the City's right-of-way improvement manual that covers right-of-way (ROW) design standards and helps developers Board members and the public understand the requirements, so no surprises or confusion about guidance provided. Includes ROW requirements/standards, pedestrian scale lighting, map.

ISRD and Transportation

Applicants can request Departures, that deviate from some development standards and requests, such as regarding vehicle access. Standards address vehicle access hierarchy, future vision of street, safety or operational concerns, relative impact to all users of street, solid waste collection staging/collection, street trees, bike racks etc. Work to balance needs. SDOT will want to understand why a project cannot comply, when departure is requested.

Ms. Frestedt said the board receives specialty paving requests and developers ask about pavement stamps.

Mr. Koch-Keenan noted the difficulty of finding replacement parts/materials for specialty applications. He noted vision- and mobility-impaired individuals and the importance of their being able to navigate a non-consistent surface. He said standard is to keep the surface consistent. He said he sees the value of specialty paving and place-making, but each must be reviewed on a case by case basis.

Mr. Koch-Keenan confirmed that street trees are reviewed by SDOT Urban Forestry. The goal is to preserve existing street trees, unless Urban Forestry requires a change. SDOT will require certain species, with the goal of prioritizing spacing, placement and the health of the tree.

Ms. Frestedt asked about Green Streets in the district.

Mr. Koch-Keenan said Green Streets are identified through City Council action for pedestrian activity and as opportunity for developers to provide more enhanced pedestrian experience. Reference to the Green Street Concept Plan for design guidance, that provide a conceptual vision of what SDOT would like to see. The Code says no vehicle access to building from a designated Green Street. He said advantages and incentives are provide in Code.

Mr. Zhang asked if an owner can move garbage to curb.

Mr. Koch-Keenan said they can stage in parking lanes or behind curb. He said carts could be staged behind curb in planting strip but not in parking lane. It would require removal of parking and would give up use of that space for the life of the building. He said his group meets with the solid waste group weekly; there are projects where they can't get onsite collection so must find other ways.

Ms. Baskerville noted community members request changes for safety and how developers have pointed to SDOT as the reason why something can't be done or has to be done a specific way. She asked the best way for the board to communicate with SDOT.

Ms. Frestedt said the most appropriate way for board members to provide input is to forward it to her and she would forward to the appropriate person, group.

Mr. Gilbert asked if there is precedent for asking developer to scale lighting to the city block.

Mr. Koch-Keenan said they have asked for that and it is a good comment for the board to make in its role.

Ms. Frestedt said depending on electrical and wiring and impact of adding additional lighting might be prohibitive for a project. She said an independent lighting study has been done for the district by SparkLab, for the Seattle Chinatown International District Preservation Development Authority (SCIDpda), and she has shared with developers so they have a sense of district concerns.

Mr. Gilbert noted lighting and livability of district.

Mr. Koch-Keenan said they look at lighting standards.

Ms. Frestedt said King Broadmoor lights are throughout the district. She said there has been interest in continuing that standard into Little Saigon.

Mr. Gilbert asked if the costs are passed on to development.

Mr. Koch-Keenan said if downtown, yes. He said outside of downtown, not always.

Mr. Yip said at the last meeting, when discussing 7<sup>th</sup> and Jackson project they talked about curb bulbs; safety issues for elderly were noted.

Ms. Baskerville said where to have parking entrance, conflict with line of sight or circulation were discussed. It would have been helpful to have clarity of city perspective. Street Illustrated is helpful; she asked for a link.

Ms. Frestedt said she would forward link to board.

Mr. Koch-Keenan said generally interest in getting vehicle access off arterial streets to slower streets with less vehicle volume. He said a Green Street is the most protected category in Code but could be reviewed as things might change.

Ms. Frestedt noted the challenge of unique circumstances. She noted 8<sup>th</sup> and Lane is a streetcar line with adjacent street a green street; the lane ends on that block because of I5. She said SDOT providing a summary statement to understand factors considered would be helpful to board and other divisions. She thanked Mr. Keenan-Koch for the presentation.

Mr. Le asked who is in charge of Zipcar locations.

Mr. Keenan-Koch said SDOT curbspace management team.

Kelsey Timmer, SDOT, said that SDOT looks at bike, scooter, and car sharing sites.

Mr. Kennan-Koch said he would be happy to be a point of coordination.

Ms. Frestedt said the board has not weighed in on in the past. She said she can forward board comments on to appropriate group.

#### **012522.4 BOARD BUSINESS**

Ms. Frestedt explained the Financial Interest Statement form requirements for board members.

Board nominations for Chair and Vice Chair

Action: I move that Andy Yip be Board Chair.

MM/SC/LB/RG 6:0:0 Motion carried.

Action: I move that Lizzy Baskerville be Board Vice Chair.

MM/SC/RG/AY 6:0:0 Motion carried.

Ms. Frestedt asked board members for recommendations on topics they would like more information on and noted the SDOT 'one stop shop' presentation was helpful.

Mr. Yip said he would like more training about SMC 23.66 and how it relates to ISRD so new board can understand what it means to enhance cultural value and to have the same baseline.

Ms. Frestedt said that Mr. Fujimoto has agreed to continue to serve on board until his replacement is found. She said interviews have been set up but the appointment is done by the mayor and confirmed by council who have lots on their plates right now. She wasn't sure how long it would take.

## **Adjourn**

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