



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISR D 114/19

### MINUTES FOR THE MEETING OF TUESDAY June 11, 2019

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

#### **Board Members Present**

Stephanie Hsie, Chair  
Yuko Kunugi  
Tim Lee  
Sergio Legon-Talamoni  
Russ Williams  
Tanya Woo  
Andy Yip

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Chair Stephanie Hsie called the meeting to order at 4:30 pm.

#### **061119.1 APPROVAL OF MINUTES**

November 27, 2018

MM/SC/SLT/RW 3:0:2 Minutes approved. Ms. Woo and Mr. Yip abstained.

December 11, 2018

MM/SC/AY/SLT 4:0:1 Minutes approved. Ms. Woo abstained.

#### **061119.2 CERTIFICATES OF APPROVAL**

061119.21 Right-of-way adjacent to 652 S. Dearborn St.  
*Applicant:* Delia Massey, Aspect Consulting

Ms. Frestedt explained the proposed renewal of a Certificate of Approval for installation of three (3) temporary power poles and anchors along S. Dearborn Street, related to the

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

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remediation project at 652 S. Dearborn St. Exhibits reviewed included plans and photographs. The proposed work is located outside of the Asian Design Character District. The ISRD Board approved a Certificate of Approval for this work in March 2016. The Certificate of Approval expired after 18 months.

Applicant Comment:

Delia Massey, Aspect Construction, explained the request for renewal of Certificate of Approval for three temporary poles that were approved over three years ago. She said they are part of the Spic and Span remediation project. She said power was needed; SCL installed a transformer and the three poles connect to that. She said the duration of work is one year.

Mr. Legon-Talamoni asked for clarification on timeline.

Ms. Massey said the poles will be up during construction phase, next six months, the treatment phase, six months, and a two-year cool down; then equipment will be removed.

Ms. Woo asked if the tree will be affected.

Ms. Massey didn't think so. She said that SCL will determine the best place to anchor into cement; they will restore it back to original condition when work finished.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street 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 June 11, 2019 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 and District Design Guidelines:**

**SMC 23.66.334 – Streets and Sidewalks  
Secretary of the Interior's Standards #10**

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

061119.22

913 S. Jackson St. – Thai Binh

*Applicant:* Henry Walters, Atelier Drome

Ms. Frestedt explained the proposal to establish use as “restaurant/café” for Phnom Penh. Exhibits reviewed included plans. The Thai Binh Apartment building is located east of I-5 outside the Asian Design Character District. The building was recently completed, and this is the first commercial tenant to occupy the building.

Applicant Comment:

Henry Walters, Atelier Drome, provided context of the building and site and said the space is on the ground floor. He said they sought use approval at this time.

Public Comment: There was no public comment.

Mr. Williams asked about hood exhaust.

Mr. Walters said the space was designed for restaurant use.

Diana said it is a special place and they have provided much help.

Ms. Hsie said she looked forward to signage and encourage them to use language, iconography, colors to express who they are.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use at 913 S. Jackson St., 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 June 11, 2019 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 and Design Guidelines:**

**SMC 23.66.308 – International District preferred uses east of Interstate 5**

**SMC 23.66.320 – Permitted uses**

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

Agenda reordered.

**061119.4 BOARD BUSINESS**

Ms. Frestedt said the election is coming up and three positions will be on the ballot: positions 1, 2 and 4. She said current board members are eligible to run again.

She said she is working on potential agenda for board retreat.

She acknowledged concerns raised about the May 28<sup>th</sup>, 2019 Board meeting regarding the lack of neutrality of the interpreter. She said the role of the interpreter is to be neutral and concerns raised are taken seriously. She said she called the company that hired the third party interpreter (Dynamic Language) and shared public comment and feedback. She confirmed that the Department of Neighborhoods will not work with that interpreter again. She said she will examine the policies for providing interpretation going forward so that does not occur again.

061119.23 1254 S. Jackson St. – Pho Bac  
*Applicant:* Josh Brevoort, ZeroPlus

Ms. Frestedt explained the proposed construction of an outdoor seating area on the southwest façade.

Exhibits included photographs, plans and samples. The Pho Bac Boat was constructed in 1965. It is located east of I-5 outside the Asian Design Character District. This is within the expanded portion that was added to the ISRD boundaries in 2018.

Applicant Comment:

Josh Brevoort, Zero Plus, explained the seating area will stay within Little Saigon’s casual character. He said large doors will open out into the park area. He said the gas meter will be left where it is now. He said they will use wood with white panels and corrugated roof that allows light in.

Yenvy Pham, business owner, said it is an incremental expansion in line with the nature of the building and family. She said they serve affordable drinks and provide a casual atmosphere. She said the outdoor space acclimates to the Seattle weather and extends outdoor usage.

Mr. Brevoort said the windows are operable. Responding to questions he said that access is via a gate next to entry door.

Public Comment: There was no public comment.

Ms. Hsie said they have done a good job of describing their vision for use of the space. She said the material choice and palette reflect that are appropriate.

Mr. Williams said that it is a great addition.

Mr. Legon-Talamoni said it is a casual space that plays into Seattle casualness. He said it is the essence of Vietnamese culture.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations at 1254 S. Jackson St., 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 June 11, 2019 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 and Design Guidelines:**

**SMC 23.66.336 – Exterior building finishes**

- A. General requirements**
- C. Exterior building design outside the Asian Design Character District**
  - ISRD Design Guidelines for Awnings and Canopies**
  - I. Awnings and Canopies**

**Secretary of the Interior's Standard #10**

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

061119.24 Right-of-way at 12<sup>th</sup> Ave. S. and S. King St.  
*Applicant:* Megan Hoyt, SDOT

Ms. Frestedt explained the proposed temporary installation of “paint and post” improvements for bicyclists at the intersection of 12<sup>th</sup> Ave. S. & S. King St. associated with the S. King St. Neighborhood Greenway. Exhibits included photographs and plans. The ISRD Board recommended approval for the King St. Neighborhood Greenway improvements in Jan. 2019.

Applicant Comment:

Megan Hoyt, SDOT, explained that future improvements are coming in 2020 and she would return with more information. She said most of the outreach that has been done has been for the larger project. She noted that this work is temporary. She said for one year they will implement safety improvements using tuff curbs with posts, bollards to change how bicycles interact with signal. She said that bicyclists will get buffer protection while waiting for signal at intersection. She said all four corners will get posts, green crossing, bike marking white paint, red bollards, and a painted stop bar that shows motorists where to stop.

Ms. Woo asked if there are impacts to parking.

Ms. Hoyt said there are; one space will be removed.

Ms. Woo said seniors may be confused.

Ms. Hoyt said most of the outreach has been to businesses. Won't impact the crosswalk or pedestrian crossing.

Mr. Williams asked about impacts to businesses.

Ms. Hoyt said it should not be impactful; most action is on 12<sup>th</sup> Avenue. He said there is a step driveway that they should stay clear of and it is more impactful to parking. She said 12<sup>th</sup> Avenue is a Vision Zero project. There will be safety improvements and protected bike lane. She said King Street is not attractive for loading and there is more to come. She said permanent improvements are not approved yet.

Ms. Hsie asked why the wedge is there.

Ms. Hoyt said most of the greenway has no protected bike lane on street. She said when they cross the street, they will be in line with green markings which funnels to way across.

Ms. Hsie asked how they will funnel people back if there is no red light.

Ms. Hoyt said King Street is very wide there; there is room for motorists and bikes.

Ms. Hsie expressed concern about cyclists going straight on King with cars turning right  
Need to help train vehicles.

Ms. Hoyt said changes to how signals are timed would have repercussions for the whole  
corridor. She said this will operate how most neighborhood greenways work.

Public Comment: There was no public comment.

Ms. Woo asked how long this will be in place.

Ms. Hoyt said less than a year.

Ms. Kunugi asked how many streets are impacted.

Ms. Hoyt said 12<sup>th</sup>, King, Weller and Charles streets.

Ms. Hsie asked for outreach with businesses and said she wants to hear the feedback about  
removal of parking. She wanted to see other greenways, have more information about  
performance issues, and noted concern about no signalization.

Mr. Legon-Talamoni said the SDOT plan closely mimics what happens now. He said  
people have to stop for pedestrians anyway. He said he thought common sense would  
prevail.

Mr. Williams said they are creating a wider separation between cyclist and car and  
wondered if driver peripheral view could be impacted by that separation.

Ms. Hoyt said the permanent installation will have pedestrian advance signal which will aid  
cyclists.

Ms. Woo said this is temporary so it will be good to share permanent design with  
community.

Ms. Hoyt said when it goes in, they will have images for people to see.

Action: I move that the International Special Review District Board recommend approval  
of a Certificate of Approval for Street Use/Design in the right-of-way at 12<sup>th</sup> Ave. S. & S.  
King St., 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 June 11, 2019 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 and Design Guidelines:**

**SMC 23.66.334 – Streets and sidewalks**

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

**061119.3 BOARD BRIEFINGS**

061119.31 1253 S. Jackson St.

*Presenters:* Michelle Wang, Runberg Architecture Group and Steven Strickland, LIHI

Informational briefing on the 1253 S. Jackson St. project, a mixed-use affordable housing development by the Low Income Housing Institute (LIHI). This project, currently under construction, was permitted prior to the expansion of the ISRD boundaries. The development features 69 units with 17 parking stalls and ground floor retail. This is an informational briefing only; no action is required by the ISRD Board.

Steve Strickland, LIHI, provided an overview of the project.

Michelle Wang, Runberg Architecture Group, presented via PowerPoint (details in DON file). She provided context of the neighborhood and site and an overview of existing site conditions. She said they responded to the need for affordable housing. She said the zoning in this area is 65-85'. She provided inspirations for massing options and noted the narrow urban typology in Vietnamese cities. She said there will be two small scale retail spaces and alley will be walkable. She said there will be large sidewalks – 6' landscape zone and 8' landscape and pedestrian zone. She said the corner will house public space in the lobby and outdoor balcony overlook into alley. She said there will be roof deck and a variety of windows. She said the Design Review board said to emphasize verticality, have bigger balconies, teal accent, and identify art locations. There will be 17 parking stalls.

Ms. Hsie said it is helpful to see the process.

Mr. Williams appreciated the presentation and sharing the project. He thanked the team for considering all sides – what is appropriate for the neighborhood is important.

Mr. Yip appreciated the design and window placement and response to community feedback.

Ms. Wang said the focus has been on the economic viability of retail over design input. She said there has been preference for a restaurant but there is no space. She said small retail is wanted and pedestrian connection down the alley in the future.

Mr. Legon-Talamoni appreciated the inspiration of Vietnamese housing. He said he liked the proportion of the bays in relation to the corner and carrying the language out back. He liked the color accent.

061119.32 South End Connector Protected Bike Lane

*Presenters:* Bradley Topol and Louisa Miller, SDOT

Briefing on proposed alterations within the right-of-way associated with the extension of the protected bike lane on 5<sup>th</sup> Ave S. and S. Main St.

Bradley Topol, SDOT, provided an overview of the project (detailed handout in DON file). He said the project vision/goal is safe. All ages and ability facility to connection Downtown, Pioneer Square, CID, and south end neighborhoods, and provide better access to residences and businesses. He said the facility has been lengthened twice. He went over

connectivity and the vision for downtown – how to connect to the network as a whole. He went over various connections and routes and said that elevation gain is a consideration in choosing routes. He said the proposed alignment settled on lower volume, lower use streets, and connections to neighborhood greenway. He went over outreach to date which includes Pioneer Square, SCIDPDA, Interim, CID Capital Projects. He noted protected bike lane and road painting that are part of another project. He provided photos of existing conditions and noted pavement deterioration, rails, trolley stop demolition, bus layover spot and parking restrictions.

He went over S. Main Street design. He said it is two-way traffic and noted impact to Metro layover and loading zone. He proposed building in late September and noted competition with other projects. He said impacts for one year include restriction to one lane of traffic. He said the bus layover will be moved in Pioneer Square or CID; he noted areaway and poor soil below. He said on 5<sup>th</sup> Avenue they are working with Sound Transit on the trolley stop demolition. He said turns will be restricted and bus stop sign moved.

Ms. Frestedt said there are lots of moving parts and said the board was briefed on a Moriguchi development that would fill in that block; she asked if that project was figured in.

Louisa Miller, SDOT, said there are no details yet outside of general curb cuts and garage access. She said they aren't changing that side of the street.

Mr. Topol noted southbound turn restriction. He said bus stop will shift at the ID/Chinatown Station. He said the existing transit layout will remain. The ADA ramp is impacted only at trolley stop and will be cast iron or yellow. He said they are moving forward and hope to get Certificate of Approval in July.

Ms. Miller said final touches will be done in September.

Ms. Frestedt noted the streetcar demolition has already been approved.

Public Comment: There was no public comment.

Ms. Hsie noted the goal is to connect network gap to Dearborn and that routing on 4<sup>th</sup> and 5<sup>th</sup> would be through Pioneer Square.

Mr. Topol concurred.

Ms. Hsie asked about changes to paint, parking impacts.

Mr. Topol said they will not touch the curb. They will use white paint, green backing, posts. They will resurface the block. He said the south side metro layover and loading zone will be impacted. The north half of the street will be left as is.

Mr. Williams asked about impact of lane going east.

Mr. Topol said the land shifts a few feet to the north. The center line will shift to the north and lanes will narrow. The street will function as single way lane.

Main and Jackson on 5<sup>th</sup>



Ms. Hsie noted changes include paint, posts, signalization, left turn restriction going south.

Mr. Topol said they will add sign, additional two bike signals in both directions with bike going first. He said they are constrained by trolley wire.

Ms. Hsie said it is similar to what is already happening.

Mr. Topol concurred.

Mr. Williams said they are creating a narrow pedestrian experience with ADA ramp and curb cut.

Ms. Miller said the existing easement will be used for sidewalk. She said west of the columns there is an easement for sidewalks.

Mr. Williams asked about pedestrians congregating on the corner and being able to move north on 5<sup>th</sup>.

Mr. Topol said the sidewalk is wide. He said there is not heavy queuing going westbound. He said there is extra accessible pedestrian space via the building overhang.

Mr. Williams asked if that is on grade with the sidewalk.

Mr. Topol said it originally had a step, but it is a continuous sidewalk that is flush. He noted some constraint by light pole.

#### S. Jackson – King

Mr. Topol said it is an all-way stop so traffic is already slow. He said wayfinding signage is planned.

Ms. Hsie asked if other options had been explored and noted the left turn onto King is huge.

Mr. Topol said they could have a bike turn box.

Ms. Hsie said it is worth considering at that intersection.

Mr. Legon-Talamoni said a lot of bikers use the middle lane.

Mr. Topol said they could look at options. He said they are resurfacing the bike section with asphalt and the bus stop with concrete.

Ms. Frestedt asked about outreach to businesses. She noted Chong Wa and the parade route is a huge tradition and suggested outreach. She said to talk to the Seattle Chinese Chamber and BIA. She noted decorative paving at King and 8<sup>th</sup> has been discussed. She said to be mindful of community voice and to do outreach about changes to turn lanes, movement, access for visitors to the neighborhood.

Mr. Topol said the posts could be popped out for a day to allow for parade. He said he will do outreach.

Ms. Frestedt asked about negative impacts at Weller and Lane parking.

Mr. Topol said the layover will have daytime, weekday restriction. He said there is a 3:00 – 7:00 pm restriction already.

Ms. Frestedt asked about impact to Metro connector.

Mr. Topol will check.

Ms. Hsie suggested artistic treatment options for paint and bollards to make it more attractive or reflective of the district. She suggested “slow” in Japanese / Chinese characters or what is used in Asia, particularly on segment outside Union Station. She asked for options.

Mr. Williams suggested opportunities for administrative approval on items. He said it would be helpful to bring info on impacts to pedestrian traffic at Jackson Hub and how they will meet those impacts.

**Adjourn      7:16 pm.**

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