



The City of Seattle

# International Special Review District

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ISRD 17/19

## MINUTES FOR THE MEETING OF TUESDAY, January 22, 2019

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

### Board Members Present

Stephanie Hsie, Chair  
Tim Lee  
Sergio Legon-Talamoni  
Russ Williams

### Staff

Rebecca Frestedt  
Melinda Bloom

### Absent

Andy Yip

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

### **012219.1 APPROVAL OF MINUTES**

September 11, 2018 and September 25, 2018 Minutes deferred.

### **012219.2 CERTIFICATES OF APPROVAL**

#### **012219.21 423 Maynard Ave. S. – Hing Hay Park**

*Applicant:* An Huynh, SCIDPDA and George Lee, artist

Ms. Frestedt explained the application for proposed installation of an illuminated art piece, featuring text, on an existing lighting fixture in Hing Hay Park. Exhibits included photographs, plans and specifications. The Board received a briefing on the proposal on June 12, 2018.

#### Applicant Comment:

An Huynh, SCIDPDA, reported she had briefed the board in 2018 on the project to communicate the name of the park “Celebrate Happiness”. She provided a summary of community engagement: Friends of Hing Hay Park (FoHHP), two public meetings,

outreach to senior congregants, survey (53 responses), Parks review, and ISRD briefing. She said the ISRD Board provided feedback that they were on the right track and to return when the plan was finalized. She provided images selected as guiding force and said they chose the paper lantern as a way to improve light with art; they explored forms for lantern. She said they narrowed down the site for visibility and impact. She said the lantern would be hung off existing light post in park; she provided day and night renderings of what it will look like. She said the second community meeting they refined the design and the style of Chinese calligraphy and languages to translate. She said they will use a local calligrapher.

George Lee, artist, provided material samples and commented on the good collaborative process. He said the eight-sided lantern matches the sky lantern shape which fills up from heat source below and then floats away. He said there will be printing on five sides: Chinese in the middle, name – Hing Hay – and Celebrate Happiness translated into Vietnamese, Japanese, Laotian, and Lushootseed– native language of Salish people. He showed various sight lines. He said the lettering will be painted gold on tiny perforations through which light will shine. He said he worked with structural engineers on the brace that will go on existing pole. He provided specs for Gobo projector which will make image on ground. He said they are still working on calligraphy to make it more legible. He presented calligraphy style options. Responding to board questions he said with exception of calligraphic style, everything is set. He said the lantern will be triple powder-coated and UV resistant for durability and be built for full wind load.

#### Public Comment:

Midori Liu, resident, asked about the writing. She said she preferred the simpler style and said most people can't read traditional lettering.

Rachtha Danh, FoHHP, said they did good outreach and caught a good wide swath of community.

Ching Chan, speaking as a FoHHP community volunteer, commended the team for the process which she said was robust and engaged the community. She said this is the last piece to complete the park. She said it is a nice touch to identify the park. She said there are more opportunities to identify the best calligraphy style going forward.

Betty Lau, committee member, said she was impressed that it was contentious-free. She commended Ms. Huynh and Mr. Lee for their guidance.

#### Board Discussion:

Mr. Legon-Talamoni appreciated the presentation and its clarity and the level of outreach done. He said the design is great and he appreciated how interactive it is.

Mr. Lee said they are interested in using a local calligrapher. He said they are simplifying the calligraphy to make it more legible.

Ms. Huynh asked the board to approve the range provided to the FoHHP can choose one of them.

Ms. Hsie appreciated the extent and variety of methods used to gather community input and commended the applicants on developing of concepts that were informed by outreach and will resonate with the community.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design – artwork at 423 Maynard Ave. S. conditioned on submission of final calligraphy decision be provided to staff.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 22, 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:**

**Secretary of Interior’s Standard #10**

MM/SC/SLT/TL 4:0:0 Motion carried.

012219.22

**S. King Street Neighborhood Greenway**

*Applicant:* Megan Hoyt and Ching Chan, SDOT

Ms. Frestedt explained the proposed modifications within the right-of-way, including: a new traffic signal at S. King and Rainier Ave.; spot roadway and sidewalk repair; signs and pavement markings, and the installation of speed cushions east of I-5. Exhibits included photographs, plans and specifications. She said the Board received a briefing on an earlier iteration of the Greenway on August 23, 2016. S. King Street, from I-5 to Rainier is a designated Green Street. The alignment is both within and outside of the Asian Design Character District.

Applicant Comment:

Presentation in DON file.

Megan Hoyt said they are at 90% design for pedestrian and bicycle improvements. She said a Neighborhood Greenway is a “street for all” routed on to non-arterials, good for all ages and abilities; bikes are directed to greenways. She proposed modifications to make crossing busy street safer. She said the work includes adding a new traffic signal at Rainier and King, where there is currently only a stop sign. She said that bikes and pedestrians are prioritized; they will provide crosswalks on north and south lanes for crossing. She said Plymouth Housing is going in on the corner and they are working with them. There will be a staged opening to the signal; in 2019 they will open the north crosswalk once fully signaled and will then move on to the south crosswalk. She said existing condition is 2018 short-term crash reduction measures. She said the signal addition maintains existing turning movements, existing painted area. She said eastbound and westbound lefts turns are restricted; northbound left turns are permitted. There will be curb bulbs at three corners which replace temporary paint-and-post bulbs. She said private developer will construct curb bulb with bike ramp to get onto landing and wait for light. She said there will be spot repairs to roadway and sidewalk. She said that one outstanding issue is whether or not to replace an entire driveway as shown on page 6. She said speed

cushions will be added between 8<sup>th</sup> Avenue and Rainier to calm traffic. Existing bike markings will be slightly adjusted. Between 5<sup>th</sup> and 8<sup>th</sup>, they propose to consolidate signs but are still reviewing it.

Ms. Hoyt said they will not do improvements at 12<sup>th</sup> and King as that will be part of another project in 2020. She said that pedestrian lighting under I-5 is part of another project. Responding to request for clarification, she said this project includes curb bulbs, new signals, bike lane, signs and markings for bikes, spot repairs, speed cushions (asphalt with paint), updates to marking, driveway proposal, and signage for greenway. She said the driveway can be left as is or be rebuilt to standard with concrete sidewalk. She confirmed that when the crosswalk is done at King & Rainier the signal build out will occur.

Mr. Lee asked if sewage work is included.

Ms. Hoyt said no, just a few inlets.

Public Comment:

Betty Lau said she heard concerns about curb bulbs by members of Seniors in Action. She asked how many greenway signs are proposed.

Ms. Hoyt said there will be one at the start of every block.

Ms. Lau said they should be in Vietnamese east of I-5 and Chinese west of I-5, consistent with street car stops.

Ms. Chan said they are open to that. They will work with the community to ensure the signs are not cluttered. She said they will translate within the boundary of the neighborhood and will do outreach.

Steve Sawada, community member, asked if targeted business outreach has been done and if their interests were being considered.

Ms. Chan said they have done robust outreach, including door to door, and follow-up. She said not everyone agrees. She said the changes are for safety concerns. She said one of the concerns she heard was about freight mobility and turning radius. She said large truck movement needs to be able to make those turns; they will maintain the northbound right turn to allow deliveries. She said 12<sup>th</sup> Avenue Vision Zero project has some of the same stakeholders; she noted they have built relationships through both projects.

Mr. Sawada said that with construction and development be mindful of impacts to businesses.

Board Discussion:

Ms. Hsie said the spot repairs, markings, and driveway are straightforward. She asked for board comments on translations, curb bulbs.

Mr. Williams asked what property the driveway is servicing.

Ms. Hoyt said it is Lam's Seafood; she said there was concern that they'd have to close driveway.

Mr. Williams said the driveway is heavily used and is failing; it's eroded over time.

Mr. Legon-Talamoni asked if a comprehensive traffic study had been done. He noted the dedicated bus stop at Weller & Dearborn.

Ms. Hoyt said they did an analysis; timing will be tied to other signals.

Mr. Legon-Talamoni suggested conditional approval based on submittal of translation of signage text to Staff.

Ms. Hsie suggested a report-back on curb bulbs.

Ms. Chan said she will return for a briefing on curb bulbs. She requested approval of application as is with staff approval of sign translation.

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 with condition text for translated King Street Greenway signage (Chinese, west of I-5, and Vietnamese, east of I-5) shall be submitted to staff.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 22, 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  
Secretary of Interior's Standard #10**

MM/SC/TL/SLT      4:0:0      Motion carried.

12219.23

**450 S. Main St. - KODA**

*Applicant:* Yang Lee, KMD Architecture (on behalf of Da-Li International)

Ms. Frestedt explained the application for proposed final design of a 17-story condominium development, including approx. 5,722 SF of street-level retail and 75 parking stalls. She said the application includes proposed materials/finishes/colors, landscaping, right-of-way improvements at the NW corner and a tenant sign plan. Building name signage will be submitted under a separate application. Exhibits reviewed included plans, renderings, specifications and cut sheets. The zone is IDR/C 125/150-270. The site is located outside of the Asian Design Character District and the Retail Core. S. Main St. is a designated Green Street. On September 27, 2018, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No environmental impact statement was required. The Architectural Review Committee received a briefing on Final Design on Jan. 8, 2019. A Certificate of Approval for Preliminary Design and Use was issued on October 24, 2018.

Applicant Comment:

Jason McCleary, KMD, presented via PowerPoint (detailed report in DON file). He provided an overview of the project noting that the inspiration for design came from visual order of the neighborhood. He went over material concept and said the north elevation will eventually be covered by future development. He said the solid Equitone panels will utilize concealed fasteners. He said the proposed cherry blossom motif will be incorporated on the southern facing canopy; they will be backlit, laser cut panel with consistent pink lighting behind. He noted the street level curtain wall, two openings on the alley side with coil overhead doors, vehicle grates, trash room. He said the visual order is made up of Japanese elements and noted the Cherry blossoms concept; window mullion on 5<sup>th</sup> and Main retail glass inspired by teahouse images. He said artwork will be deferred and asked that a placeholder location for the artwork be approved; the sculptural element will be further refined, with guidance from the community through a separate process. He said they propose to include a plaque within a shadowbox for educational purposes at the base of retail. He noted placemaking elements – cherry blossoms, public art, signage with Katakana font, and Japanese inspired landscaping.

Mr. McCleary said they worked with they worked with the Seattle Police Department to make sure the areas around the base of the building were sufficiently illuminated. He went over lighting for each elevation and said rooftop lighting will be a nod to classical buildings in neighborhood and will define the top. He said that landscape plans include street trees, Japanese dry riverbed concept, seating along streets; utilities beneath necessitates raised planters. He noted bike racks and proposed locations. He said proposed Cherry trees on upper floor decks.

Mr. Lee said a sign plan will be proposed at a future briefing. He presented conceptual building signage and identified three retail entry locations (a blade sign, sign over the entrance and a window sign).

Mr. McCleary said they are requesting a departure for rooftop coverage (23%).

Public Comment:

Lin, community member, encouraged the team to honor the language of the community. She noted orientalism and language fetishism and said they should focus on language justice.

Leslie Morishita, Interim, read from letter:

‘Through observing the Koda project progress over the past year and it seems that they see this ISRD process as simply a bureaucratic hoop to jump through before they can build their building – a game of words, and smoke and mirrors. For us this is not a game. This is our community, our culture, our history, our hope and our responsibility to our API pioneers who build this community in the face of racism and immeasurable hardship and sacrifice.

We invite Da Li to show us they men it when they say they wish to honor, respect, and contribute to this community. In this regard, we have some specific and readily doable suggestions:

- A. Da Li has promised a ‘truly community driven process’ to create public art at the site, and yet, in the same breath, they contradicted this notion by stating that ‘Da Li, as the developer, will drive the public art process.’. We urge Da Li to support community driven public art that will help them avoid the tokenizing and cultural appropriation that has characterized their past efforts. Through a truly community driven process we can realize the potential for making a place that holds real meaning for the community.
- B. Regarding the building sign – please engage a design who knows English and Japanese to advised on the design to bring balance and beauty instead of the current awkward layout
- C. Regarding commercial spaces – please strive to accommodate small, local, culturally relevant businesses, in terms of affordability and space layout.
- D. The Koda building will have a direct negative impact on residents at Hirabayashi Place. Please follow through with Interim’s request that Da Li share their rooftop terrace with Hirabayashi Place residents- this would show a good faith effort to be a part of and contribute to the community.

Regarding the overall project, to reiterate Interim’s position expressed at the October ISRD meeting, Interim opposes the KODA project, for reasons that we recognize are outside of the ISRD purview. Interim supports development outcomes that ensure everyone participates in and benefits from the neighborhood’s growth, especially low-income residents, immigrants and refugees, communities of color, and others at risk of being left behind or being displaced. We remain committed to advocating for expanding the ISRD’s purview to include equitable development criteria, and cumulative impacts of speculative high-rise developments. WE look forward to working with City officials and you, towards out shared purpose to, as the ISRD ordinance states, ‘promote, preserve, and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area...’.

Betty Lau, community member, suggested Kanji instead of Katakana to be consistent with other businesses. She asked what Koda means.

Midori Liu, resident, said it refers to a rice field.

Ms. Lau said then it should be Kanji.

Nina Wallace, community member, seconded Ms. Morishita’s comments. She said the board purview should expand; the same issues are repeatedly coming up and the process isn’t working. She said we need more conversation about it. She said Hirabayashi Place is next door. She said this project has done no genuine engagement with the community; how do they know it is a good faith effort. She said they want to see real engagement, and a real opportunity for engagement and how to mitigate the negative impacts here to Hirabayashi Place. She expressed concern about the cherry blossoms, nothing they are kitschy and tokenizing. She said Asian laborers built the neighborhood; they would not be able to afford to live here. She said retail space should be made available to existing local business.

Ms. Frestedt said the board’s jurisdiction is embedded in the Land Use Code and that changes to the code require action by City Council. She said that advocacy by the community is needed if they want to see changes to the code.

Jaqueline Wu, community member, said the Japanese aesthetics seem like a European interpretation of Japanese aesthetic and colonial influence. She said it is design perpetuates racism. She said the board should consider no Katakana.

Ms. Liu said Japanese immigrants came to New York San Francisco, to America and worked in restaurants. She said the children of immigrants have PhD's but can't do what their parents did. The only way to grow is to build like Koda. She said her husband is Chinese; his family came in 1800s to San Francisco and worked on the railroad as cooks. Her husband has a PhD; he won't cook. She said the community must progress if they want the ID to grow.

An Huynh, SCIDpda, said Da Li reached out to her about the art process. She shared her experience doing public outreach and engagement with SCIDPDA, Friends of Japantown; it is up to them how they move forward.

Steve Sawada said his is the son and grandson of immigrants and he cannot afford Koda. He said there will be people cooking in community who need a place to live. He said the applicants presented mono-culture and telling us/showing us what they will do. He said he is ashamed we are buying into mono-culture. He said the suitcases represent trauma to the community and he can't believe it was suggested as art. He said the glass is like that in South Lake Union; it signals that no one cares about the CID anymore. He said we should preserve what we have.

Louie Lin said he is a child of Chinese immigrants; he has a degree and he is washing dishes. He said these concerns are not part of the Board's jurisdiction. He said the cherry blossoms will only be seen when under the canopy – it cheapens and tokenizes the aesthetics.

Tomio Moriguchi said his store started in 1946 there were three hotels; not one had a private bath. He said tax-paying people are good for the community.

Ms. Hsie thanked public for their involvement and coming out and sharing comments. She said there are other platforms to address larger issues. She the board will review materials, finishes, colors, landscaping; the applicant will come back for final signage and art.

Ms. Frestedt provided a summary of the Architectural Review Committee meeting, which included a thorough project overview; there weren't significant number of concerns raised regarding materials, color, and finishes. She said there was discussion regarding signage and some community discussion is reflected in the summary. There will be opportunities for further input. She said it has been a two-year process through which she appreciated the team responding to comments from the Board and making design changes. She noted the desire to include local businesses. She said the building is a modern reflection of industrial stock in the district. She said that long-lasting materials have been proposed.

Ms. Hsie noted that the design team has talked with Ms. Huynh about the art process; she advised the applicants to really listen to MS. Huynh and to learn from the successful strategies and ways to connect with diverse community via different platforms online, mailers, survey. She added that it's important that the team think through the plan very carefully.



Mr. Legon-Talamoni spoke to the decision to separate art and signage from consideration. He said it is a disservice to community to steer the design in a certain direction. He challenged the community to engage with the applicant in making these elements want to find a middle ground. He said he didn't know Katakana or Kanji and it would not be appropriate for him to comment on them.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Final Design at 450 S. Main St., with condition the applicants will return to the Board with an application for right-of-way and crosswalk improvements and the SW, NE and NW corners of the intersection and 5<sup>th</sup> Ave. S. & S. Main St. and a request that the applicant return with more information about the signage and art plan. The Board's recommendation includes the departure for rooftop coverage.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 22, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This application does *not* include building signage.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

**SMC 23.66.030 - Certificates of approval - Application, review and appeals**

**SMC 23.66.302 – International Special Review District goals and objectives**

**SMC 23.66.306 – International District Residential (IDR) Zone goals and objectives**

**SMC 23.66.332 – Height and Rooftop Features**

**SMC 23.66.334 – Streets and Sidewalks**

**SMC 23.66.336 – Exterior building finishes**

- A. General Requirements.** To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.
- C. Exterior Building Design Outside the Asian Design Character District.** Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

**SMC 23.66.342 – Parking and access**

**ISRD Design Guidelines**

**1. Awning and Canopies**

**ISRD Design Guidelines for Signs**

**III. PROCEDURES**

- A. Applicants for new construction, renovation, or change of use of three or more tenants of a multi-tenant building shall submit an overall sign plan for the building as part of and at the time of their application for facade design approval, or at use approval if no facade changes are proposed.
- B. Building sign plans shall include the total number of building and tenant signs proposed and the location, size, and shape of each.

- C. Building sign plans may, at the applicant's option, include proposed sign colors, materials, methods of lighting, and/or letter styles.
- D. Preparation and approval of building sign plans is intended to aid applicants in the design of signs and to streamline board approval of applications. Individual signs still require review and a certificate of approval by the board.

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

MM/SC/SLT/TL 4:0:0 Motion carried.

Mr. Williams said the applicant has had several missed opportunities and they need to challenge themselves to reach out to the community and not miss any more opportunities.

Ms. Frestedt said she appreciated the amount of community input which she said has informed the board; she said community comments do matter and strengthen the process. She said there are several new projects coming and she encouraged continued community involvement in the process. She said to sign up to receive agendas and that she is available to answer questions.

**012219.3 BOARD BRIEFING**

012219.31 1001-1005 S. King St.

*Presenter:* Matt Driscoll, d/Arch, LLC

Briefing on proposed demolition of existing buildings and new construction of an 8-story mixed use apartment building to include 76 parking stalls. The focus of this initial briefing will be on the demolition proposal and preliminary massing studies.

Steven Leahy, Bree Bauer, and Matt Driscoll presented. PowerPoint in DON file.

Mr. Leahy said they are looking for input on whether the existing buildings are contributing or not. He said the buildings were constructed separately, in 1914 and 1915 and served as a garage. It served multiple tenants over time – produce distributor, pattern storage center, industrial laundry, restaurant supply, electroplating, grocery, nail supply among others. He said that chemical spills and metal shavings during the electroplating tenure contaminated the site. He said there were significant modifications in 1963, including conversion into an industrial laundry facility. There have been multiple alterations over time and the buildings are in poor condition. He said that the building transitioned into Rising Produce in 2000. He said the brick is degraded, holes in the façade are patched with sheet metal, garage door removed and sealed with plywood. He said there has been environmental review; City/State found original contaminant and cleaned that, but more has been found.

Mr. Leahy provided context of the neighborhood and site east of I-5. He explained the intent to construct an eight-story building with two levels of parking, 105 low-income units, 4200 square feet of commercial space. He said that two stories will be concrete, six will be wood construction. He went over design inspiration for the building noting other multi-family buildings in the area: punched windows, clear glass façade in commercial space, recess for public gathering, heavy masonry bases.

Tomio Moriguchi asked how contaminated it is.

Mr. Leahy said that there was no incident report from the initial issue; there could have been leaks.

Betty Lau said they are using the wrong name of the district.

Mr. Legon-Talamoni asked if the proposed project will address contamination issue.

Mr. Leahy said testing is needed to see extent; they could clear up some.

Tom Boshaw said they have to identify the issue and the owners/investors are committee; they will clean up if required. He said they understand it is manageable.

Mr. Williams asked if they will address seepage into adjacent properties.

Mr. Boshaw said they will, and they have already collaborated with adjacent landowners.

Ms. Hsie said the team did a great job of detailing existing conditions. She said she wants to understand the extent of contamination, remediation. She asked for more information on the building history, architect, significant events or techniques, example of style, etc. She said it would be helpful to see side-by-side examples of the changes over time.

Mr. Leahy reiterated district inspiration for design character they want to reference. He said two main setbacks will be requested: 1) overhead high voltage wires on the west necessitate a 14' setback; and, 2) Green Street needs 10' setback at level five and above. He said the property line is extended a bit halfway into vacated alley. He went over topography and site slope. He proposed three iterations each with strong base and residential top, roof amenity, garage entry on 10<sup>th</sup>, and commercial that wraps corner.

Option 1: Strong commercial edge to property line; four-story base along S. King St., two-story base on 10<sup>th</sup> Ave. S.; no departures.

Option 2: Two-story base wrapping around building, monolithic core; recessed commercial around 10<sup>th</sup>, more public space; two departures requested as noted in presentation.

Option 3: \*preferred option\* is a combination of the other two. He said the preferred design has two-story and four-story base with transition between the two forms. He said they more pronounced corner will emphasize this and include a "colonnade that responds to elements in the District." He said there will be setback at residential and commercial planes. He said they have done shadow studies. A departure would be required for the sight triangle.

Public Comment:

Ms. Lau asked the number of floors.

Mr. Leahy said there will be eight.

Ms. Frestedt asked board members to discuss proportions of windows, exterior as it relates to SMC 23.66.336 C, overall context, garage access, and what the board wants to see.

Ms. Kunugi do you have a view from the NW corner, looking at the church? The streetscape?

Ms. Hsie said the board wants to see the process and the project be successful. Do achieve this, do more outreach and come back with a context study along S. King Street and 10<sup>th</sup> Ave. S. She noted character of streets east and west of I-5 and the different stakeholders. She encouraged development of a community engagement plan and looking at uses on the ground floor. She encouraged the team to include smaller commercial spaces, explore other solutions for garbage room. She said the church will remain and to find a good relationship to that; pay close attention to context and historical significance of the church. She requested more design studies on massing and said that options 1 and 3 are similar, and all three are quite monolithic. She read from SMC 23.66.336 and noted unique character, form, and subtle detail here. She said to do more studies to break up massing. She said to think of a study from I-5. What will be visible.

Mr. Leahy said they have I-5 view and will do additional studies. He said they have started community engagement with Friends of Little Saigon and Helping Link.

Mr. Legon-Talamoni appreciated the work so far. He noted that the team has arrived at a point without having taken into account lessons learned from community engagement. He said there are differences between east and west of I-5; Little Saigon is more business oriented and west of I-5 is more residential. He said to take specific cues from Little Saigon and do more development between schemes. He appreciated in the preferred concept the step back to allow active/public experience. He said safety and security are huge especially for pedestrians. He asked if they have talked to SDOT regarding location of parking garage.

Mr. Leahy said they haven't talked to SDOT yet.

Ms. Hsie read from SMC 23.66.336 C. She said to break up the two main facades on 10<sup>th</sup> and S. King. She said to use subtle ins and outs and to explore finding a way to break up that is sympathetic to other new and old buildings. She appreciated alternative 2 and said it does clean up the massing a lot. She said most buildings are rational and rigorous and they could entertain departure like that; it is a common way to provide visual interest. She said to explore visual interest to the building.

Mr. Lego-Talamoni said to use windows as a way to break up massing or show overall massing without fenestration.

Mr. Broshaw said they will provide examples to look at. He said more successful projects use extensive community outreach – Little Saigon, SCIDPDA, Interim, use of space, cultural icon element.

Ms. Hsie noted the number of new projects. She said the successful projects have done extensive community outreach and centered the design response on that feedback. She emphasized the importance of the ground level. She said the first three levels receive the most interest – first level with transom either traditional or more modern; above that there is not a lot of precedent. She said small shifts of 1' are not quite enough; small shifts of color are not quite enough. She said it is a quarter block coverage; she asked if leaving the alley is an option, if it could be public space. She said she is interested in seeing a less monolithic mass and to explore options. She said to show all design studies so the board can understand configurations that didn't work and understand the process.

Ms. Frestedt said this site should be more in scale and proportion of other buildings in district.

Mr. Legon-Talamoni said that the board can't mandate community outreach but encouraged it.

Ms. Hsie said to figure out the right questions to ask; this is a more traditional approach. She said to help the community envision what you are proposing.

Ms. Frestedt noted the importance of how the development responds to context; what is it about this project that speaks to the Chinatown International District? She said to consider how is the building relating to context. She include a report back of community feedback to Board in their next presentation.

**012219.4 BOARD BUSINESS**

**Adjourn 8:05 pm.**

Rebecca Frestedt, Board Coordinator  
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