



The City of Seattle

International Special Review District

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ISRD 83/16

MINUTES FOR THE MEETING OF TUESDAY, March 22, 2016

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

Board Members Present

Carol Leong
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Valerie Tran
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Herman Setijono

032216.1 APPROVAL OF MINUTES

February 9, 2016

MM/SC/TM/VT 4:0:0 Minutes approved.

Ms. Wong arrived at 4:32 pm.

032216.2 CERTIFICATES OF APPROVAL

032216.21 651 S. Jackson St. – Evergreen Hotel

Applicant: Bill Paine, Total Sign Service

Ms. Frestedt explained the proposal to repaint the existing 3'h x 12'w signs on the north and west facades. Foam letters will be added in English and Chinese, spelling out the business name. Exhibits included plans, photographs and material samples. The Evergreen Hotel is a contributing building located within the Asian Design Character District.

Applicant Comment:

Bill Paine explained they will replace letters with new using double-sided tape and silicon; they will repaint the existing sign back. He said the business owner is rebranding.

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

"Printed on Recycled Paper"

Ms. Tran asked why they were changing from brown to green.

Mr. Paine said the owner wanted it. It's part of the business logo.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it was straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, 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 March 22, 2016 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 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.338 – Signs

ISR Design Guidelines for Signs

Secretary of the Interior's Standards #9 and #10

MM/SC/CL/TM 5:0:0 Motion carried.

032216.22

Right-of-way the north side of S. Dearborn St. at 7th Ave. S.

Applicant – Eric Geissinger, Aspect Consulting

Ms. Frestedt explained the proposed installation of three (3) temporary power poles and anchors along S. Dearborn Street, related to the remediation project at 652 S. Dearborn St. Exhibits included plans and photographs. The proposed work is located outside of the Asian Design Character District.

Applicant Comment:

Eric Geissinger explained that they propose to install three temporary power poles stabilized by guide lines at either end per Seattle City Light (SCL) requirements. He said the 55' tall poles will carry high voltage lines and connect to existing lines on 7th Ave. S. He said they will be removed after three years and won't impact power to the area.

Mr. Martin asked about safety.

Mr. Geissinger said they have been installed elsewhere in the City but that he was not familiar with SCL practices. He said they will be offset into planter strip; he said there is detail in the drawings on how they will install them. He said they will dig 7' deep using an auger and will refill holes when done.

Ms. Frestedt said they will need to patch and repair where the work is done.

Ms. Moriguchi said to use the same material for the patch.

Mr. Martin noted that the sidewalk right of way in that area is in bad shape.

Public Comment: There was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

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 March 22, 2016 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 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.334 – Streets and Sidewalks

Secretary of the Interior’s Standards #10

MM/SC/VT/TM 5:0:0 Motion carried.

Items reviewed out of agenda order.

032216.4 BOARD BUSINESS

Ms. Frestedt reminded board members about Financial Impact Statements required by the Office of Ethics and Elections. She said they are due on April 15. She reported that she waiting to hear about Martha’s replacement and noted there is a new onboarding program for new board and commission members.

032216.24 **515 Maynard Ave. S. – Freedman Building**
Applicant – Chip Kouba, Ecco Design

Mr. Martin disclosed he is a resident of the Freedman Building and noted that he had no involvement or financial stake related to the tenants.

Ms. Frestedt explained the proposed change of use from “retail” to “participant sport, indoor” for theater rehearsal space and related offices. She explained the proposed painted sign above the entrance, directional lighting and exterior paint colors. Exhibits included photographs and plans. The Freedman Building was constructed in 1910. It is a contributing building located within the Asian

Character Design District and in the Retail Core where Street-level Uses are required. The space is located on the lower level, below grade.

Applicant Comment:

Zoe Cauley, Freehold Theater, explained the use as school and theater lab and noted the work with lots of partners. She said they host acting classes for adult students with most classes in the evening and some during the day. She said that they also will have a small performance space.

Robin Smith, Freehold Theater, provided an overview of the school and said in the lab they work with community members / partners and they operate on donations. She said they are part of the community and a resource as well.

Ms. Cauley said the main entrance will be on Maynard. She said they will have some exterior lighting similar to what is at Purple Dot. She said they hope to add ADA access off the alley in the future and will come back for that.

Ms. Smith said their colors will be black, white, and orange for their logo and branding colors. They provided color samples.

Ms. Moriguchi asked if the transom window still there – it so she would like to see it saved.

Ms. Cauley said there is a plywood wall there and they will go through that for lighting.

Ms. Smith said they will operate Monday – Friday, 10:00 am – 6:00 pm. She said they will teach evenings and weekends. Responding to clarifying questions she explained that they will just be acting – no amplification but they will be putting in extra sound proofing.

Ms. Cauley said that the Purple Dot is on the first floor and the only place where sound would be impactful is the back side where the office is.

Mr. Martin asked if they considered neon signs.

Ms. Cauley said it is on their wish list if they have money.

Ms. Moriguchi said the painted sign is nice.

Ms. Wong asked if the space has been utilized as retail.

Ms. Frestedt said not in a long time.

Public Comment: there was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, signage and paint colors, 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 March 22, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed use, signage and paint colors meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.320 – Permitted uses

SMC 23.66.336 – Exterior building finishes

SMC 23.66.338 – Signs

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

MM/SC/TM/VT 5:0:0 Motion carried.

032216.23

654 S. Jackson St.

Applicant: NuYing Yang, East/West Massage

Ms. Frestedt explained the request for retroactive approval for a change of use from “retail” to “services” for a massage spa and the request for retroactive approval for an 88”w x 40”h wall sign, an open sign, “Massage” sign and window treatments (blinds). Exhibits included photographs and plans. She said the Rainier Heat and Power Company Building was constructed in 1917. It is a contributing building located within the Asian Character Design District and in the Retail Core where Street-level Uses are required. The proposed use is not one of the preferred uses outlined in SMC 23.66.324 – Street-level uses, and it is the staff opinion that it may be better suited for a second story space that is not at ground level.

Applicant Comment:

NuYing Yang clarified that the door is narrow and the distance between walls was wider than the door. He said that the wall sign is a few inches shorter than on paper and noted the conversion of meters to inches.

Ms. Frestedt said the dimensions are confusing but seem ok. She asked for material information.

Mr. Yang said the framing is aluminum and the sign is dibond with vinyl coating.

Ms. Moriguchi asked about window treatment.

Mr. Yang said that there is more than 50% transparency with only one side closed.

Ms. Frestedt asked if the sideline window blinds are still up.

Mr. Yang said they are open during business hours.

Ms. Leong noted the abundance of this type business on Jackson and didn't know if they encourage pedestrian activity.

In response to questions about the configuration, Mr. Yang said that the space above the door is a wall. He said there are two windows and one door. He said they only close the blinds door because the register is close to the door.

Ms. Frestedt said she did a site visit and they had minimized window coverings. She said the entry is recessed.

Public Comment: There was no public comment.

Board Discussion:

Ms. Wong expressed concern about the abundance of retroactive approvals for uses not recommended for district. She said the district could end up with more that is in violation of the Municipal Code.

Ms. Leong said she would like to encourage more retail to increase pedestrian activity; she said the neighborhood needs activation.

Ms. Moriguchi said some services differ in the amount of pedestrian traffic they attract and said that services that don't see a lot of pedestrian activation be located above first floor.

Ms. Frestedt read from SMC 23.66.326 – street level uses which cites apparel, bans, bakery, and travel agency, among others as preferred. She noted an inherent conflict with the transparency requirement within the Asian Design Character District. She noted acupuncture and chiropractic businesses also offering massage. She said that a number of massage businesses have opened in the district recently and with some seeking retroactive approval. She said that there is not a lot of transparency into the businesses which is an inherent conflict with the SMC code. She said there are 6 – 8 and all are in the Asian Design Character District.

Discussion ensued about concentration of uses in general and concentration of uses that do not encourage pedestrian activation at the street level. The question was raised, at what point is district character affected by concentration of use; at what point is it too much. Concern was raised about business owners seeking retroactive approval for uses that are not preferred or that are even discouraged in the district. And concern was raised about change of character of the whole streetscape and precedent for the Asian Design Character District.

Ms. Frestedt noted that regarding the massage businesses they all opened around the same time and she sent letters to them at the same time; some have responded some have not and remain out of compliance. She noted that three similar

businesses have been approved previously. She said in reviewing retroactive proposals the board should consider the proposal as if it is has not yet been implemented and look at it to see if it meets the code or not. The board should consider compatibility with district and building.

Mr. Martin said he was glad to see the level of transparency improved with this application and said the sign is appropriate. He said that cumulatively there are lots of businesses offering the same service in the neighborhood and that isn't good.

Ms. Frestedt understood the concerns raised and asked the board to consider how an application would be treated if it was say, a restaurant, in terms of proliferation. She mentioned the importance of reviewing application equitably.

Mr. Martin said the distinction is that it is an abundance of businesses not appropriate for street use; he noted businesses that are preferred on upper levels – not on ground level. He said there is an abundance of the same use concentrated in one area.

Ms. Moriguchi asked if it was appropriate to voice concern in the motion or for the board to give guidance to the city or write a letter from the board regarding the proliferation of this use.

Ms. Frestedt noted that this is a topic, separate from this application, worthy of further discussion at a later meeting. She noted that changes to the land use code would require legislative action and could not be addressed in the guidelines. She said to move forward with this application and the board will discuss further and determine what if any recommendations to make.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signage, 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 March 22, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed use and signage meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.320 – Permitted uses

SMC 23.66.324 – Street-level uses

SMC 23.66.336 – Exterior building finishes

SMC 23.66.338 – Signs

Secretary of the Interior's Standards #9 & #10

MM/SC/TM/VT 4:1:0 Motion carried. Ms. Wong opposed.

Applicant: Keith Ta, Great Sun Corp.

Ms. Frestedt explained the proposed installation of two (2) louvers within the transom windows for exhaust fan and make up air. Work involves installation of two metal panels within existing window openings. Panels to be painted to match trim color. Exhibits included plans and photographs. The American Hotel is a contributing building located within the Asian Design Character District. The ISRD Board recommended approval for signage and a gas meter in Feb. 2016.

Applicant Comment:

Keith Ta explained the installation of louvers to windows and then to paint those to match the window trim. He said that sheet metal and wood blocks the windows now. There was a different restaurant in this space before and they will change the louvers that had been there. He said the new louvers will be flush to the building; one exhaust and one intake. Nothing will protrude.

Ms. Moriguchi asked if it was reversible.

Mr. Ta said it was and it fits into the frame of the transom.

Mr. Martin asked about the sheet metal.

Mr. Ta said it will remain and they will paint it the sample color.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt thanked the family and applicants for minimizing visual impacts of the work that had been previously installed.

Ms. Moriguchi said it will greatly reduce the visual impact and it is nice that it is flush with the building and reversible.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, 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 January 26, 2016 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 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

**ISRD Design Guidelines - Storefront and Building Design Guidelines
Secretary of the Interior's Standards #2, 9 and 10**

MM/SC/CL/VT 5:0:0 Motion carried.

032216.3 BOARD BRIEFINGS

032216.31 Union Station Plaza

Presenter: Jennifer Lee, King County Metro

Proposed installation of ten (10) bike lockers (dimensions: 6.6' long x 6.2' wide x 4.25' high) to be installed within the central plaza of Union Station Plaza at 5th Ave. and S. King St.

Ms. Frestedt explained the plan to install bike lockers and presentation to board will facilitate a smoother process or let presenters know if more information is needed. She noted concerns about use, placement, size, public safety issues. She read emails received from community members. She said Union Station Plaza is co-located in International Special Review (ISR) and Pioneer Square Preservation (PSPB) districts.

Paul Roybal, King County Metro, explained the plan to install up to ten lockers each of which will hold up to four bikes. Access will be on demand for all who own a Bike Link card. He said that space will be leased on an hourly basis – five cents per hour to keep turnover occurring. He said they intend to increase the supply of secure parking. He said the goal is to encourage multi-model use. He said that other alternatives were explored including a large bike cage with one door and secure racks within. He said they have \$200,000 limit and they are unable to make that work. The bike lockers are lower cost and more flexible. This is a pilot project in a way to provide 85 – 130 spaces; this site will provide 40 spaces. He said they also looked at tunnel stations in ISR and PSPB districts and on the Union Station Plaza mezzanine but going down steps is not good; on grade is preferred. He said this property is owned by King County so they don't have to acquire it. He said the lockers are 6' x 6 ½' x 4 ½' tall. He said they are metal mesh so there is visibility in and through. He said the roof is a translucent material – flat and barely domed to shed water.

Jennifer Lee, King County Metro, said they have done outreach to CIDBIA, SCIDPDA, Chong Wa and concerns were raised with the removal of the benches and lack of public use of space. She said that adjacent buildings are in support. She said that most of the plaza will remain free. She said the siting of the lockers will be out of pedestrian flow and ten benches will be removed; ten will remain.

Ms. Frestedt asked if they had looked at the application in relation to Crime Prevention through Environmental Design (CPTED) principals.

Mr. Roybal said they will do a site visit tomorrow with Seattle Neighborhood group representative, who did the study for 5th and Jackson, to do CPTED analysis and they will build on that.

Ms. Frestedt said it is relevant and noted that when the plaza was developed it was planned with the community and the city with the goal to create an open public space that is accessible and to give something back to the community as mitigation.

Mr. Roybal said this is supported by SDOT and Sound Transit as a way to increase mobility.

Ms. Moriguchi asked what feedback they are looking for.

Mr. Roybal said to ensure it is meeting the requirements of the district and to be diligent in efforts to the community without significant disruption to the plaza.

Ms. Tran asked if there are other sites where lockers are available.

Mr. Roybal said there are ten locations countywide and leased lockers in various locations now being used. He said they expect large use here based on volume. He said the lockers will be leased and are available on an ongoing basis. He said they are on-demand and the use varies by location. He said that use is 25-50% during the working day.

Ms. Tran asked about public safety at those locations.

Mr. Roybal said they have had no issues so far. He said they had some questions at Rainier Beach and CPTED has provided suggestions there. He said there is a significant amount of lighting in this area.

Mr. Martin thanked them for the before and after shots and said they were helpful. He asked if in addition to the lockers and large centralized locker if there were any other alternatives.

Mr. Roybal said no that those are the only two.

Mr. Martin expressed concern with the removal of public seating but noted that saving half of it was good. He asked if there are other placement alternatives such as relocating seating.

Mr. Roybal said the main concern is access via bike – to get in and around columns and have clear lines of travel.

Ms. Leong asked why not open rack system instead.

Mr. Roybal said the lockers are an additional measure of security for bikes; most of the others are easily defeated. He said they have had no break in to lockers.

Ms. Leong said the area is unique and has challenges that aren't seen in other locations. She said the benches being removed take away from the station and is in opposition to the nature of how the space is being used. She said that cosmetically this is not adding to – it is changing the face of it with sharp angles, industrial that doesn't really fit the area. She noted impacts to the pedestrian experience especially after business hours. She said the lockers are not transparent and not as safe. She said she thought the lower level would be better. She said that by making it easier for bikers they are making it less nice / usable for pedestrian and everyone else. She asked if they looked at SODO Station or a place downtown.

Mr. Roybal said there are some lockers at SODO Station. He noted there are requirements of funding source on placement and access to 3rd Avenue.

Mr. Martin said that bike racks are an asset and provide value to the neighborhood. He said it is great to see interest, but materiality and transparency are a concern. He asked about using existing bike rack and relocating and reinstating seating.

Mr. Roybal said that racks and lockers serve different needs; racks are for shorter term use. He said a benches were integrated to the structure of the plaza and a different bench would have to be used.

Ms. Wong asked about upkeep of the lockers.

Mr. Roybal said the mesh is more vandal proof than a solid face. He said the facilities crew would respond. He said the lockers in outlying areas are not getting a lot at this point.

Ms. Tran asked if there might be other configurations of lockers – rows rather than scattered.

Mr. Roybal said they are constrained by pedestrian movement and they come in units of four so they are limited to how they are laid out. He said there are grade issues and façade issues and that these are the areas off the main pedestrian path.

Ms. Frestedt said that if there is not a lot of pedestrian flow it could become a safety / security issue and said she was glad to know of the CPTED meeting.

Ms. Moriguchi said they can be a great asset but there should be balance – not either / or but ‘both’. She asked if there are other opportunities for seating. She said the nature and materiality of the lockers is different from the neighborhood. She asked if there are options to make them more personal to the neighborhood – mesh options, patterns, etc.

Mr. Roybal said there are mesh options – a bike image or artistic element but it would increase the cost and limit the number of lockers they could purchase; he noted the grant requirements. He said they want consistency across the system. He said he is willing to look but there is only so much they can do in the budget.

Public Comment: There was no public comment.

Board Discussion:

Ms. Leong agreed with Ms. Moriguchi’s earlier points. She said the materials and colors should maintain consistency with the neighborhood; the way the lockers look now they don’t add visually. She said they are useful and protecting bikes makes sense but she is concerned with the installation. She would like to see issues addressed. She said, as proposed, she doesn’t see how they would fit into this neighborhood. She understands there is a budget but they have to adhere to the Guidelines.

It was reiterated that the proposed lockers are industrial in design and don't reflect the character of the architectural features of the plaza.

Mr. Martin said it would be helpful for the design team to come up with different approaches that show attempts to resolve issues. He said they want to see alternatives.

032216.32

525 Yesler Way

Presenter: Paul Hanson, NK Architecture

Design briefing on Preliminary Design of a new 7-story mixed-use building with one level of underground parking, with a focus on the refinement of the design of the east-facing courtyard and preliminary design (bulk/massing/scale).

Ms. Wong disclosed her involvement City Fruit and the Greenspace Coalition and the history of the trees on the property.

Presentation report in DON file.

Paul Hanson, NK Architects, provided context of the site and said they would talk about height, bulk and scale, refinement of courtyard interaction with sidewalk, buffer space and continuation of theme with the street. He said they are looking for feedback on the preliminary design direction for the project. He said they have taken advantage of the grade change and they have defined separate entries. He said that Option D has a gasket connector at the courtyard, below grade parking for 60 spaces, one entry for the childcare space and one entry for residential space.

Courtyard and Street Edge

Sidewalk, planting strip, 42" high art screen / fence that is somewhat permeable. He went over two different versions for the courtyard screening and elements of the streetscape character:

- Screening
 - Artistic screening element, representational of bamboo (Seattle Center sculpture as inspiration)
 - Bamboo plantings, maintenance could be a complication. Would maintain perception of light and security.
- A place to pause – three seat cubes where people can rest and gaze into courtyard but will prevent sleeping; a place to rest a moment.
- Courtyard interior wall finish – trim panels near windows as references to prayer memorial for inspiration.
- Residential canopies, signage, entry

Massing, color concepts presented. View provided showing street trees, landscape, art elements. They showed the sight lines of the building from various angles.

Ms. Wong asked if the color that is considered accurately depicted.

Mr. Hanson said it is.

Responding to question about sculptural screen Mr. Hanson said that they envision it as a painted material because that would be cleaner – perhaps corten steel that has been manipulated and that is changing color through time. He said the budget for this element has not been decided.

Ms. Wong commented on the bamboo and said that it's nice because it references other bamboo in the district. She said the trees are strong reference to the ones there now.

Mark Angelo, developer, said they are re-using the root stalk of the existing trees and noted they are working with Greenspace.

Ms. Wong said bringing back the historicism of the site integrated with the development plan is striking. She said the inclusion of parking – even though not required – is nice.

Ms. Leong said it is lovely to see the trees and grass in this densely populated area – the more the better; it is appreciated. She said to look at the history of Japantown and the contribution and culture and history and to preserve and education future generations. She suggested colors, textures to honor that piece so it is not lost.

Mr. Martin said that the height, bulk and scale are appropriate.

Ms. Moriguchi noted the steep slope and getting entrances at grade is a feat. She said they have found the right response to a difficult site.

Ms. Tran said that level entries at the preschool are important.

Mr. Angelo said that a portion of the garage is dedicated to child drop off.

Ms. Moriguchi said she was glad to hear that is part of the design. She said she had no opposition to the proposed bulk and scale.

Ms. Frestedt said she was hearing board support for the direction they are headed with no significant issues with bulk, form, and height. The discussion then shifted gears to elements of Final Design (materials/finishes/colors). She encouraged the Board to think of provisions outside the Asian Design Character District (SMC 23.66.336A and C). She said to discuss the use of metal and the compatibility and responsiveness to the district as a whole.

Mr. Hanson said the majority is going to be fiber cement panels – it lends itself to being flat and fits in with the building. He noted the Bush and the Panama buildings with small windows and references to what is happening inside. He said that they will go with a couple colors rather than one solid. He said as gray drops down they will bring the materiality down. He said the spaces used by childcare and lobby will have as much glass as possible. The remained will be repeated residential windows down to the next level. He said there will be concrete at grade. He said the band metal siding continues around; it is a flat panel with 1' relief to it.

Ms. Moriguchi said she had initial hesitation to metal panels because it is a material not found in the district and earthen materials are preferred. She recommended exploring options.

Mr. Angelo said they can explore other materials.

Ms. Moriguchi said the storefront should have a direct connection with the use. She said the commercial spaces are defined and said it is a challenge to express use through design with similar reaction to very different spaces and needs. She said people make the space and the building becomes a reflection of those uses. She asked how a building reflects uses – child care in a gritty neighborhood is with people using it.

Mr. Hanson said they lean toward cohesion. He said the grade change is an issue. He said that there are comparative elements rather than a jumble and they are working to find balance rather than allow child care use to make it. He noted the residential entry will be tightly controlled.

Ms. Moriguchi said she understands cohesion, but the risk is that it could become boring. She said there is an opportunity of knowing that this is childcare and this is residential – you can push it a bit.

Mr. Angelo said they will explore how to address and not have so much storefront. He said they propose a roll up door in the courtyard to open up the space.

Ms. Moriguchi said it is ok and a reflection of how they will use the building.

Ms. Frestedt noted the fenestration. She asked the Board to comment on that aspect of the proposal. She said what is unique about the historic character of the district is the texture and relief within windows.

Mr. Hanson said that they are standard but they project a couple inches and have a bit of teal and red to provide consistency around the building in punctuation.

Mr. Martin said the protrusion fits the function – it prevents moisture intrusion and highlights what it is. He supported differentiation of the childcare and residential lobbies. Regarding the screening, he expressed concern with too much symmetry. He said hopefully the courtyard will be activated – it will be an asset and he noted it is important that a passerby be able to observe and expressed concern with some types of bamboo impacting that. He said that it's a stretch to say that the artistic approach is bamboo shaped.

Ms. Moriguchi said that an option for artificial, sculptural approach makes more sense. She said she likes that it has movement and rhythm and a slight tilt.

Mr. Martin said the street cubes are a good solution.

Ms. Frestedt said next steps are to look at color scheme and what other colors have been explored – and to see those and how t hose tie back to the district. She

said to include pictures with massing in current context - insert into existing photo.

Ms. Moriguchi agreed – include in context photo.

Adjourn

Rebecca Frestedt, Board Coordinator
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