



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 246/16

MINUTES FOR THE MEETING OF TUESDAY, October 25, 2016

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

Board Members Present

Stephanie Hsie
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Herman Setijono
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Valerie Tran

102516.1 APPROVAL OF MINUTES

August 9, 2016
MM/SC/TM/HS 5:0:0 Minutes approved as amended.

August 23, 2016
Deferred.

102516.2 CERTIFICATES OF APPROVAL

102516.21 Danny Woo Community Garden
620 S. Main St.
Applicant: Tom Im, InterimCDA

Ms. Frestedt explained the proposal to replace two ~3.5' tall wooden railroad tie retaining walls with 3.5' h interlocking landscape block walls. Wall A will be 55' long and Wall B will be 65' long. Exhibits included plans, photographs and specification sheets. A Certificate of Approval was issued for the construction of a similar concrete block wall in the garden in July 2012.

Applicant Comment:

Tom Im, InterimCDA, said it is one of the walls built in 1975; about 12' – 13' of the original 20' have been replaced already.

Will Schrader, InterimCDA, explained the ongoing reconstruction project to upgrade the stone walls. He said the existing walls have been failing and need to be replaced. He explained the new materials – 17" w x 112" d x 6" h interlocking stone blocks; part of the wall will be buried and include drainage to prevent buckling. He said there will be compacted aggregate at the base, locking flange, and woven filter fabric.

Responding to clarifying questions the applicants explained that some buckled walls have already collapsed.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said it is consistent with what is there.

Ms. Moriguchi called it straightforward.

Action: I move that the International Special Review District Board approve a Certificate of Approval for design, 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 October 25, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed design meets the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

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

SMC 23.66.336 – Exterior building finishes

A. General requirements.

B. Asian Design Character District.

1. **Materials.** Earthen materials such as brick, concrete, stucco and wood are preferred.
Secretary of the Interior's Standards #9 and #10

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

102516.22

Right-of-Way on Dearborn from 6th Ave. S. to 12th Ave. S.

Applicant: Sandra "Sam" Woods, SDOT

Ms. Frestedt explained the proposed right-of-way alterations to facilitate construction of a protected bike lane. Alterations include revision to channelization and design of traffic islands, including the addition of two new traffic islands. Exhibits reviewed included photographs, plans and samples.

Applicant Comment:

Sam Woods walked board members through the application materials and explained the plan to make better use of the “curb-to-curb” space on Dearborn Street from 6th Avenue to Rainier; noting that only the segment from 6th Ave. S. to 12th Avenue S. is located in the ISRD. She said the existing bike lane has been there since 1974. She said they will maximize the right of way and reallocate lanes; the two way turn lane is gone. She said that at Maynard is a heavy left hand turn spot and there is a dedicated left turn lane there. She said there is no protected left lane. She said that Maynard connects to Airport Way. She said that there will be a pretty big change at 7th Ave. S. She explained that it was a wide double right lane turn. It will be changed to a single right turn, with a buffer. The stop bar was moved to the corner to increase visibility for the driver. Green paving pavement marking at driveways. She explained the bike lane will be 6’ wide with a 3’ wide buffer; the outside lane next to the buffer is 11’. She said they will tweak the signal timing to keep traffic flowing. She said that two new islands will be added and one large one will be removed. She said there will be no changes to Dearborn east bound; only west bound. She said bike signals will be installed on existing traffic light structure / poles.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said that they are important improvements that will slow traffic and improve safety for cyclists.

Mr. Martin said it is nice to see the green paving. He said he has tried biking on Dearborn and finds it frightening, particularly near the 7th & I-5 ramp. He said this will benefit pedestrians as well as it will get bikes off the sidewalks.

Ms. Moriguchi asked the duration of the project.

Ms. Wood said they will break it into sections starting with 6th through 9th avenues. 9th to Rainier will be completed next year. She said that the rest of Dearborn will be repaved in 2018; if they find these changes are not workable they will have the opportunity to make changes at that time. She said there will be no street closures and they will maintain at least one lane of traffic during the work.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use on S. Dearborn Street between 6th Ave. S. and 12th Ave. S.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the October 25, 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 Design Guidelines:**

SMC 23.66.302 – International Special Review District goals and objectives
SMC 23.66.334- Streets and sidewalks
Secretary of Interior’s Standard #9 & #10

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

102516.23

605 ½ S. Main St. – Panama Hotel
Applicant: An Huynh, SCIDPDA

Ms. Frestedt explained the proposed replacement of an entry gate to the historic bathhouse (sento) on the west façade. Exhibits included plans, photographs and renderings. The Panama Hotel was constructed in 1910. It is a contributing building within the National Register District. The Panama Hotel was also designated a National Historic Landmark in 2014, a rare honor. The Hashidate Yu Bathhouse is an intact historic feature of the building and one of the few remaining within the country.

Applicant Comment:

An Huynh, SCIDPDA, explained the proposal to replace the existing chain link fence gate with a black powdercoated iron gate. She said that it will have a replicate historic sign for the insignia that will send a message about the historic importance of the space. She walked the board through the packet and identified existing conditions and the location of the gate now. She said it is installed into the ground not the building as will the new gate. She said the new gate will swing inward because of the slight slope. She said the kanji characters will be on the gate; she will make sure the words are correct and will add it to the drawing. She said attachment will be into concrete and they will not penetrate the brick. She said the powdercoat finish will be a semi-gloss.

Ms. Moriguchi asked for clarification on the kanji.

Lisa Geertsen, Firelight Forge, said the text will be shifted over to allow space for translation. She said that it is a background and foreground attached together; it will all be powdercoated – black on white.

Mr. Setijono said it is a nice looking gate and asked how it will be secured.

Jan Johnson, owner of the Panama Hotel, said she would prefer a padlock to a key lock, for security’s sake. She said that they are trying to get as close to original look as possible.

Ms. Frestedt said that they looked at historic photos and haven’t found a photo that shows the bathhouse entry, in detail.

Mr. Martin asked the meaning of the kanji characters.

Ms. Huynh said they mean ‘dry’ or ‘dry up’, and ‘shower’. She said it was a laundry with wash and dry facilities.

Ms. Wong asked if there was any intention of adding a plaque or interpretive signage indicating that it is 'non-functioning' but is part of the historic fabric of neighborhood. She explained confusion at the store at Wing Luke Museum and the need for clarifying information on the history and that it is not a functioning store.

Ms. Johnson said there is information in the tea house but that a sign is a good idea. She said the whole building has stories; she said she would need help to do this but it is a good idea.

Ms. Geertsen said it is possible.

Ms. Wong said that she suspected that there was originally no exterior gate. She said she had previously spoken with a family member, Mr. Sana, who said they would just come in so there was likely no gate.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi agreed with adding a small interpretive sign.

Ms. Frestedt said they could add kanji characters and interpretive panel or sign to gate and have that submitted to staff for final approval.

Ms. Moriguchi said she was ok with that.

Mr. Martin said it is a great example of a project that takes historic information and weaves it into other changes in the neighborhood. He said that it is a reinterpretation of an old sign - the extra legwork shows.

Ms. Hsie said there is art programming to do story telling about the Jackson Street connections in the planning phase.

Action: I move that the International Special Review District Board approve a Certificate of Approval for design, as proposed, with final design of kanji characters and interpretive panel or sign added to gate submitted to Staff for approval.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the October 25, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed design meets the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

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

SMC 23.66.336 – Exterior building finishes

A. General requirements.

B. Asian Design Character District.

Secretary of the Interior's Standards:

#1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MW/HS 5:0:0 Motion carried.

102516.24

Right-of-Way at 6th Ave. S. and S. Main St.

Applicant: Jinny Green, SDOT

Ms. Frestedt explained the proposed construction of two ASA curb ramps and revisions to existing brick paver configuration on the north side of the intersection of 6th Ave. S. & S. Main St. Exhibits included photographs, plans and samples.

Jinny Green, SDOT, explained that this intersection was noted in an ongoing ADA lawsuit. She said that there is no ADA access on the east/west crossing. She said that accessibility will be improved – the existing ramp is too steep; it will improve slope, add yellow tactile pad. She went over two design options for the ramps and pavers. Option 2 was preferred since it will maintain continuity of the pavers at the intersection. She said that all brick will be replaced and it will look better with a more uniform appearance. She said they will use the same brick as used at S. Jackson Street nearby.

Ms. Frestedt asked if they will use the three-color pattern.

Ms. Green said they will use a variation that matches. She said they hope to do this by the end of the year. She said construction will take one – two weeks weather permitting. She said they will close the sidewalk and provide a detour. She said that parking will be impacted during the work.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi preferred Option 2. She agreed that safety and a better curb ramp is a priority and the aesthetic of matching the brick is a nice second.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use in the intersection of 6th Ave. S. & S. Main St., Option 2.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the October 25, 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 Design Guidelines**:

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SMC 23.66.334- Streets and sidewalks
Secretary of Interior’s Standard #9 & #10

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

102516.25 West side of 10th Ave. S. & S. Weller St. (I-5 Right-of-Way)
Applicant: J. Scott Honodel, WA State Dept. of Ecology

Ms. Frestedt explained the request for retroactive approval for construction and use of a single-story air quality monitoring shelter in the I-5 right-of-way. The exterior is painted “Sierra Tan”. Request includes installation of a black coated chain link fence surrounding the station and construction of a curb cut and landscaping near the site. Exhibits included photographs, plans and samples. This site is located east of I-5 outside of the Asian Design Character District, in the I-5 right-of-way. WSDOT determined that the project met the terms of exception for NHPA Section 106 review under due to its location, pursuant to 36 CFR 800.14(b)(1). A “Determination of No Effect” was issued February 5, 2013.

Applicant Comment:

Scott Honodel, WA State Department of Ecology, presented via PowerPoint (report in DON file). He apologized for the pre-approval installation and explained the federally required program to monitor air quality along freeway. He said this is one of 50 similar structures located nationwide. He said that the EPA collects data and makes it publically available. He said the deadline to have the Seattle site up and running was January 2014. He said that due to the size and cost of the project it’s considered as “Public Works” project. This required the Dept. of Enterprise Services to be the contractor. The Dept. of Ecology role was to install the shelter.

Mr. Honodel explained the specific siting requirements and noted that limited locations met them. He explained there are no plans to remove it or expand the facility. He went over coordination on this public works project. He said they will provide ground maintenance, and have secured a graffiti removal contract. He said they put concertina wire on top of the fence to secure the site. He

explained they added a drop-curb, vinyl-coated chain link fence with gate, a man gate, and weather tower / wind direction sensor.

Ms. Frestedt noted that there is also a small air monitor sited on top of the Jackson Building; it is not visible from the right-of-way and was administratively approved.

Ms. Moriguchi asked about the sidewalk and the gravel area.

Mr. Honodel said that the sidewalk dead ends there and the gravel area is for parking to get the car off the street when needed. Responding to clarifying questions, he said the parking area was approved and noted that it is a gray area jurisdiction-wise. He said the bulk of ownership of the site is WSDOT.

Ms. Frestedt noted that there is very little code direction in SMC 23.66 for this.

Mr. Honodel said that the person who did this project picked out the colors and he thought the neutral tones would work here.

Ms. Hsie said that if the project had come before board, the Board would have considered color and fencing options and alternatives to the shiny railing prior to installation.

Ms. Moriguchi said the board doesn't typically review this style of scientific, functional buildings. She said that the board would have considered how the building's use relates to the design and the neighborhood. She said the function is needed but it is important to let the neighborhood know what is taking place here. She asked if there is a website the community could access. She said it's important to be mindful of the location.

Mr. Honodel said there is and that people can view real time information on the web; he could add signage indicating such.

Ms. Frestedt explained the proposed temple across the street and there will be more visibility of this structure once the temple is constructed. She said that signage is a way to address questions about the site.

Ms. Hsie supported approval at this site because it is doing what needs to be done and is important. She said that it is not excused from being part of the community and signage is important. She said future installations must take into consideration that streetscape is important here and structures and finishes are important.

Ms. Moriguchi agreed. She noted the challenge in determining who owns what, public versus private and noted that it is an odd site.

Mr. Martin said it is an odd location; it is WSDOT property right next to freeway which creates flexibility in consideration about what is allowed here. He said informational signage is needed.

Public Comment: There was no public comment.

Board Discussion:

Ms. Wong agreed that signage is needed. She said the board may not like the fencing solution to deal with graffiti but that graffiti is much worse to look at. She noted that air quality monitoring stations in Portland because of the demise of moss. She said there are lots of particles in the air associated with light industrial uses.

Mr. Setijono left at 6:20 pm.

Ms. Frestedt said that these features may be necessary for this specific location and are not desired on other projects.

Ms. Hsie said the opacity of the site makes it ambiguous; she agreed that signage is needed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design and Use on the west side of 10th Ave. S. & S. Weller Street; there are several features of design – fencing, safety guard rails, lack of signage is not desired for other projects but given the special circumstances on this site near the freeway and site specifications, approval is recommended. Explanatory signage to introduce the project to neighbors is highly recommended.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the October 25, 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 Design Guidelines:**

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Secretary of Interior’s Standard #9 & #10

MM/SC/TM/MW 4:0:0 Motion carried.

102516.3 BOARD BUSINESS

Ms. Frestedt reviewed upcoming election and noted that one nomination had been received for Mr. Martin’s current position – Eliza Chan; and two nominations had been received for Ms. Wong’s current position – Tiernan Martin and Sen Poy Chew.

She said that Section 23.66 has been updated and she will provide updates for member board handbooks.

Adjourn

Rebecca Frestedt, Board Coordinator
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