



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 129/16

MINUTES FOR THE MEETING OF TUESDAY, May 10, 2016

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

Board Members Present

Stephanie Hsie
Tiernan Martin, Vice Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Miye Moriguchi, Chair
Marie Wong

051016.1 APPROVAL OF MINUTES
March 22, 2016 approved, as proposed
MM/SC/VT/TM 2:0:2

051016.2 CERTIFICATES OF APPROVAL

051016.21 628 S. Weller St. – Ohio Hotel
Applicant: Peter Lai, Action Design Signs

Ms. Frestedt explained the proposed installation of an illuminated channel letter sign to be install over the entrance on the south façade for a new tenant (restaurant), Ironsteak. Dimensions: 13' w x 18" h. Exhibits included photographs and plans. She reported that the Freedman Building was constructed in 1909. It is a contributing building located within the Asian Character Design District. Documents in the file from the early 1990s make reference to a sign plan, but no such plan could be found.

Applicant Comment:

Peter Lai explained that the independent LED lit channel letters will have a wireway behind which will be painted to match wall color. He said the letters will be 20" x 13".

Chef Jacky Lo, Ironsteak, said it is a simple sign and all will be up to code. He said his business concept is quality food on a hot plate, served with fresh ingredients, that people cook themselves.

Ms. Hsie asked if they will incorporate an Asian name and whether or not Asian characters will be added.

Mr. Lo said not at this time. It depends on how the public refer to them.

Ms. Hsie asked about the thickness of the sign.

Mr. Lai said it is 3 ½" thick assembly, 1 ½" out from wall – 5" out total. He said the façade is a stucco material.

Ms. Frestedt added that the building underwent a major renovation years ago.

Mr. Martin asked if the business is part of a chain or one-of-a-kind.

Mr. Lo said this is the flagship location, but he would like to add more.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt said that when reviewing the application the size of the lettering stood out, but overall the dimensions are not out of character with other signs in the district. She noted that J Sushi's lettering further up Weller was large as well.

Mr. Martin said the signage in this district is an interesting feature. He said that materiality in the historic district is important and noted the chaotic element to the signage here, with different types of signs. He said the signage is an important addition to the neighborhood. He stated that the modern design of the sign reflects the modern nature of the business.

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 May 10, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed sign meets 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 23.66.338 – Signs
Secretary of the Interior’s Standards #9 & #10

MM/SC/VT/HS 4:0:0 Motion carried.

051016.22 New Century Tea Gallery
416 Maynard Ave. S.
Applicant: Ching Chan, SCIDPDA

Ms. Frestedt explained the application for proposed installation of bird deterrent wires on the cedar-frame awning frame. Exhibits included renderings. She reported that the Atlas Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District. She said that the Board approved installation of a new cedar frame, metal-tile awning on April 12, 2016. As a condition of approval, the board asked the applicant to return with plans for bird remediation, due to concerns about perching or roosting within the awning frame.

Applicant Comment:

Jamie Lee, SCIDPDA, presented on behalf of Ching Chan. She described the proposed bird deterrent – a stainless steel cable on the horizontal beam.

Lydia Fulton, Zero + said the 1/8” cable will be installed in two locations to prevent pigeons from roosting.

Mr. Setijono said that this will take care of the horizontal beams and asked if there’s any chance that birds could roost on the 10” beam.

Mr. Martin asked what the clearance on a 4 x 10 beam between top and underside.

Ms. Fulton said it is about 5”.

Mr. Martin suggested installing some cabling between the beams.

Ms. Fulton said they could do that between the rafters and use the same assembly.

Public Comment: There was no public comment.

Board discussion:

Mr. Martin asked if approval could be conditioned on submission of plans to staff for final review.

Ms. Frestedt said yes.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for awning revisions, as amended with condition on submission of plans for installation of steel cable going the length of the storefront above 4' x 10' beam, submitted to staff for final review and approval.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 10, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed work meets the 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

- A. Asian Design Character District**
- 1. Materials**
- 5. Awnings**

Design Guidelines

I. Awnings and Canopies

II. Storefront and Building Design Guidelines

Secretary of the Interior's Standards

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#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/HS/VT 4:0:0: Motion carried.

051016.23

Multiple locations within the Right-of-Way throughout the District

Applicant: Carol Anderson, Seattle City Light

Ms. Frestedt explained the proposed replacement of the pedestrian “king”-style ornamental light fixtures (qty. 240), involving a retrofit of the existing poles with new lighting fixtures that convert the existing fixtures to LED illumination. Exhibits included plans, specifications and material/color samples. She said the current fixtures were approved in 1995, following a community process and survey of optional fixture styles.

Applicant Comment:

Presentation via PowerPoint (full report in DON file). Following are board comments and questions.

Steve Crume, Seattle City Light (SCL), explained the need for better and more lighting. He explained the three phases associated with SCL's work: 1) convert all cobra head in district to LED and convert the King-style fixtures to LED; 2) add lighting to poles that have no lights; and 3) add more poles/lights.

Kelly Davidson, SCL, explained that once they receive approval for LED fixtures they'll have the needed specifications to proceed with lighting analysis.

Carol Anderson, SCL, went over the PowerPoint presentation. She said the gold finials would remain. The poles would stay the same and only the fixture would be replaced. She said the time to replace each light fixture is 10 mins. She presented different material options for the lens (lantern cover) -- frosted or rippled acrylic. She noted that polycarbonate yellows over time; acrylic won't. She noted that the prismatic option has been discontinued.

Ms. Frestedt stated that the frosted option looks more like frosted glass and the rippled reads more like plastic. She asked if lights in Hing Hay Park were to be replaced. She noted that their bases had been painted red and asked if the bases would be replaced.

Ms. Anderson said the fixtures around the park would be replaced.

Ms. Davidson said they will re-use poles as they are; they have paint and can match up.

Mr. Setijono asked how much brighter lighting will be.

Mr. Crume said that the old HPF are 2700 kelvin; the new LED will be 4000 +/- . He said that moonlight is 4000+/-.

Mr. Setijono asked if the color would be warmer or cooler.

Mr. Crume said it will be cooler.

Ms. Davidson said that the new lighting provides better color identification.

Ms. Hsie asked how new would cast the light.

Ed Aristo, Sea Tac Lighting, said the older light is more intense in one spot and the LED provides a more even light; you should be able to see the entire block.

There was a discussion about lighting temperatures and standards across the city.

Mr. Martin said there has been some concern about cooler, bluish light changing the character of historic districts. He said he likes the warmth of the current lights, particularly when mixed with neon. He expressed interest in the spectrum that is feasible.

Mr. Crume noted that the cobra heads have already been changed and suggested board members go check them out.

Public Comment:

Ali Lee asked if colors will match as far as the lights and color in Hing Hay Park and who will be responsible for maintenance.

Ms. Davidson said they will talk with Dept. of Parks and Recreation, and the City will maintain the fixtures.

Mr. Lee asked if the lighting on Jackson Street will go up to Little Saigon.

Helene Bourget, SCL, it doesn't.

Mr. Lee asked if there is a way to install cameras on the poles.

Mr. Crume said that would open up a Pandora's box regarding privacy and that the pedestrian poles are not suited for that kind of use.

Dennis Chinn, property owner in Little Saigon, seconded the comment about the color of light. He asked how long it takes to recover costs.

Mr. Crume said as little as 7.7 years. He said there will be a 40% energy reduction as well as a reduction in operation and maintenance costs. He said there is a 10 year warranty. He said that the photo cell is guaranteed for 20 years.

Ms. Davidson said they need approval on fixture and then they can start their lighting analysis.

Mr. Aristo said the first phase will be 8 – 10 weeks with a 16 week completion. The City has used this company's products since the 1970s. The red powdercoat finish is durable.

Mr. Crume said that two samples have been installed on Maynard with no complaints.

Board discussion:

Ms. Hsie noted safety concerns in the neighborhood. She asked if the concern is mid-block – between lamps or areas where there aren't enough lamps?

Mr. Martin said that the issue is in areas where there aren't lamps – additional units is more the issue. He said he was glad to hear that a UV coating will be added to protect the red from fading. He asked about anticipated timeframe before the red would fade.

Mr. Aristo said his guess is that it would last 10 -15 years.

Mr. Martin agreed that the frosted looks less plastic. He said it is strange to make a decision on a lamp without seeing them illuminated. He reiterated his concern about the color temperature.

Mr. Setijono agreed.

Ms. Hsie said SCL did a good job of matching the housing. She asked about the rationale for expanding the size of the base.

Mr. Aisto said it is to accommodate a larger photo cell.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use, with frosted lens material.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 10, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed work meets the 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

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#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/VT/HS 4:0:0 Motion carried.

In response to a question, Ms. Frestedt said that color temperature is not called out in the Guidelines. She noted the public safety issues raised by the community and said that what is proposed is within acceptable range for the historic district.

051016.3 BOARD BRIEFING

051016.31

Asian Plaza redevelopment

Informational courtesy briefing from Dennis Chinn, property owner, on proposed redevelopment on the Asian Plaza site on the northwest side of the intersection at 12th and Jackson. (Note: This site is *outside* of the International Special Review District. The ISRD Board does not have jurisdiction over this site.)

Ms. Frestedt said the site is outside the district but she was contacted by community members about this development. She said they hope to create integration / dialog between the developers of this project, design review boards. She said that the ISRD has no jurisdictional authority but will provide some feedback. She said that the project is located within the boundaries of the East Design Review Board. She said that Mr. Martin will attend the Early Design Guidance Meeting on May 11th.

Dennis Chinn explained they are working with SCIDPDA and Interim; they are working with the community on all fronts. He provided a biographic overview, noted that he is a 3rd generation Chinese-American and that he has a strong affiliation with the Chinese community in Seattle. He explained his wife is Japanese hence a strong connection to the community and noted his father in law's purchase of Connor's Repair Shop, and eventual conversion of the shop into a shopping center. He provided an overview of Little Saigon's history and development and his longtime friendship and collaboration with Duc Tran who owns and operates one of the largest Asian food importers in the northwest, Viet Wah.

Mr. Chinn said this project will be an engine of growth to create employment; he said incomes have to rise. He said they will include a hotel to encourage visitors and will provide some affordable housing. He said economic development is needed in the ID and said they cannot afford to keep property unless they have a good income. He said they want to set an example for others to develop where they have some control over what happens to the property. He said the project would include the following:

- 240 apartments
- 180-room hotel
- Community theater
- 100,000 sq ft retail
- 600 parking stalls

Mr. Chinn went over the phasing of the project and circulation and the connectivity to Yesler Terrace. He said the plaza level ends at the hill climb and will be level to the top of the staircase. He said they're proposing a second hill climb mid-block. He said the elevator will be a 24-hour elevator.

Mr. Martin asked what the vision and how the grand structure will lead people into small spaces and businesses.

Mr. Chinn said it will be a huge public plaza lined with businesses; it will be more like the Market. He said they can make parts look like the CID, ID, Japantown, and Little Saigon.

Mr. Martin said it would be nice to bring elements from the plaza to Jackson.

Mr. Chinn said he had a conversation with Shanti, from SCIDPDA, about having retail on Jackson and cafés. He said they need openness which is why the walk way comes down to the front. He said that Viet Wah will be at street level.

Mr. Setijono asked about vehicular access.

Mr. Chinn said possibly 10th Ave. S.; they are working on it.

Ms. Hsie said it will be the largest development here and will set a precedent for everyone after. She asked if they have a vision for how the rest of the neighborhood develops after this. She said she thinks the programming is positive. How will it related to the small scale businesses in the area.

Mr. Chinn said it is a difficult question. He said it is a large project, a gateway to this area. He said that the front of Jackson will tie in to what is around it.

Mr. Martin asked if Friends of Little Saigon have given input.

Yenvy Pham, Friends of Little Saigon and Pho Bac, said they want small shop-houses and curb appeal. She said they want to soften up lines and façade; to be cozy and inviting. She doesn't want to lose the character of the neighborhood and liveliness of the area. Add curvature at the main commercial level.

Mr. Chinn said the site is a slide area and a geotech said they have to remove material to below Jackson level, which is part of the problem. He said they are a locally owned group that cares about the community.

Mr. Setijono departed at 6:30 pm.

Mr. Martin summarized the views of what he heard: bring large scale into small structure; to relate to Jackson; support for mid-block pedestrian axis; the connection to the hill climb is important.

Ms. Tran asked about affordable housing.

Mr. Chinn said they will do it per the Mayor's program but it has to be commercially viable as well.

Ms. Hsie said mixed-use development is great and needed. She said it will bring density and a Capital Hill multi-family form. She said it is great that it will be modern and that every building should try to be a new significant building. She noted the eroded fabric of Capital Hill. She said to think about materials and of setting an aesthetic precedent which will be significant. She asked which building is the signature building? Or all they all signature buildings? What we don't want is the same competition for flashy design as seen in Capitol Hill.

Mr. Chinn said there is Chinese money coming in and there is desire to build a new Chinatown in Bellevue; he noted the need to step it up here.

Ms. Frestedt suggested thinking about what it is about a building that gives it a sense of place and says it is in a historic district. She noted the homogenization of construction that is happening.

051016.4 BOARD BUSINESS

Adjourn

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