



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISR D 264/19

### MINUTES FOR THE MEETING OF TUESDAY, December 10, 2019

Time: 4:30pm  
Place: Bush Asia Center  
442 S. Main St.  
Donnie Chin Community Room

#### **Board Members Present**

Stephanie Hsie, Chair  
Sergio Legon-Talamoni  
Andy Yip

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Chair Stephanie Hsie called the meeting to order at 4:45 pm.

Ms. Frestedt started the meeting with an acknowledgement that the seated Board consisted of three-members. She read the body of a General Notice that was sent to the community via email. She said a copy was posted on the meeting room door and hard copies were available near the sign-in sheet. She said on Dec. 6<sup>th</sup>, the following General notice was sent out:

*“To: Chinatown International District stakeholders*

*On Tuesday, November 26<sup>th</sup>, the Seattle Department of Neighborhoods’ (DON) director received a challenge of the [ISR D] election results within the seven-day challenge period following the election (as allowed in the ISR D Board Election Procedures). Given the complexity and seriousness of the challenge, DON will be consulting with City Attorney’s Office [the week of December 9<sup>th</sup>] to discuss next steps in response to the challenge.*

*Until the challenge is resolved, the composition of the current Board will be: Stephanie Hsie (Position #7), Sergio Legon-Talamoni (Position #6) and Andy Yip (Position #5). There is one vacancy on the Board (Position #3), pending appointment by the Mayor’s Office. We have a quorum under the Board Rules and Procedures and will proceed with future meetings while the challenge is being resolved.”*

Ms. Frestedt noted that an interpreter, Elise Tse, was present and interpreter and that another would be coming at 5 PM. She confirmed, via the interpreter, that Chinese-speaking attendees only requested interpretation for the two new construction-related agenda items.

**121019.1 APPROVAL OF MINUTES**

Review of minutes for *June 11, 2019 and June 25, 2019* was deferred.

**121019.2 CERTIFICATES OF APPROVAL**

121019.21 625 5<sup>th</sup> Ave. S. – 625 Union Station

*Applicant:* Hyuma Chong, Tous les Jour Bakery

Ms. Frestedt explained the proposed installation of mechanical louvers in the storefront system. Exhibits included photographs and plans. She noted that the 625 Union Station building is a non-contributing building, based on age, located outside the Asian Design Character District and Retail Core. The ISRD Board recommended approval for signage in July 2019.

Applicant Comment:

Matthew Yun, presented on behalf of the business owner. He proposed a 10' hood for fresh air; the glass window at the top was moved to put in louver system that will be uniform with the rest of the building.

Ms. Hsie asked the number of windows to be replaced.

Mr. Yun said two windows as indicated on photo.

Public Comment: There was no public comment.

Ms. Hsie had no problem with what was proposed. She said because of window height the hood system has to go higher; there is a drop ceiling inside. She said they didn't want ducting to show; nothing is visible from street side.

Mr. Yip said the application was simple and straight forward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations at 625 5<sup>th</sup> Ave. S., 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 December 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the International Special Review District Ordinance and applicable Design Guidelines:

SMC 23.66.336 – Exterior building finishes

A. General Requirements

Secretary of the Interior's Standard #10

MM/SC/AY/SLT 3:0:0 Motion carried.

Mahlon Meyer, a reporter from Northwest Asian Weekly, asked for clarification about why three members constitutes a quorum.

Ms. Frestedt said it is in accordance with the Board's Rules and Procedures, which states a quorum consists of majority of seated members – there are currently three seated, so the quorum is two. She confirmed that has been affirmed by the City Attorney's Office.

121019.22 501 S. Jackson St. – Buty Building  
*Applicant:* Martha Davis, City Lights Sign Co

Ms. Frestedt explained the proposed installation of an illuminated wall sign for Metro by T-Mobile. Exhibits included plans, photographs and samples. The Buty Building was constructed in 1901 and 1911. It is a contributing building located within the Retail Core and the Asian Design Character District. A Certificate of Approval for use was issued in August 2019.

Applicant Comment:

Martha Davis, City Lights Sign Company proposed installation of channel letter sign. She said one raceway will read "Metro"; another raceway will read "by T-Mobile". She said they will not cover or drill into decorative accents on the building. She said the power has been moved down to the area between windows so is not on brick. She said they will paint to match. She said fasteners will go into grout.

Ms. Frestedt noted that the rosettes are seismic elements.

Mr. Legon Talamoni asked about conduit routing.

Ms. Davis said the primary junction box is by the windows; it will be painted gray and they will seal tight. Conduit will be painted white to match color of wall.

Ms. Hsie said the signage is within size standards.

Public Comment: There was no public comment.

Ms. Hsie appreciated avoidance of rosettes and that the box and conduit will be painted.

Mr. Yip said it is a clean application.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signs, 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 December 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

**SMC 23.66.338 – Signs**  
**ISRD Design Guidelines for Signs**

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

MM/SC/SLT/AY      3:0:0    Motion carried.

Continuous interpretation for the following two agenda items in Cantonese and Taishanese was provided by Community Liaisons.

121019.23      714 S. King St. – Uncle Bob’s Place  
*Applicant:* Doug Leigh, Mithun

Ms. Frestedt explained the application for proposed Use, Street Use and Final Design of an 8-story mixed-use development consisting of 126 apartments and 6,313 sq ft of commercial space, on the Four Seas site. She said no parking is proposed. The proposal includes removal of seven (7) trees on the site and in the right-of-way. A new landscaping plan, including tree replacement, is proposed. The proposal includes demolition of the extant buildings. Exhibits included historic property report by Historical Research Associates, Inc.; arborist report, photos, plans, renderings, specifications and cut sheets.

Ms. Frestedt went over the requested Departures, as listed:

Departure 1 – Residential Amenity Area - SMC 23.47A.024

Departures 2A, 2B, 2C - Overhead Weather Protection and Lighting – SMC 23.49.018

2A – Allow discontinuous canopies

2B – Allow reduced canopy depth of 6’ at all locations

2C – Allow canopy heights up to 20’ 10” above the sidewalk at the SE corner

Ms. Frestedt said there have been t has given five (5) briefings to the Board since June 2018. The briefings took place on: June 26, 2018; October 23, 2018; January 8, 2019; September 10, 2019 and November 27, 2019. She confirmed that the site is in the National Register District, Asian Design Character District and Retail Core. She said the existing building was constructed in 1962 and is a non-contributing building within the National Register District. The project does not trigger SEPA.

Ms. Frestedt said 25 minutes had been allotted for public comment, with 2 mins per person (or 1 minute, if there are several people who are identified for public comment). She said if anyone is speaking on behalf of a group, she asked people to limit comments to 3-5 minutes. She said she’d reassess prior to public comment.

Applicant Comment:

Doug Leigh, principal at Mithun, introduced the project. He was joined by Matt Sullivan, project architect.

Mr. Leigh presented drawing packet/presentation (drawings and packet in DON file) provided context of the site, images of the existing Four Seas building and went over existing conditions.

Ms. Frestedt said a historical property report had been presented in full at a meeting in June 2018. She asked the applicant to present a summary of the report, its findings and relevant details.

Mr. Leigh said the report fully documents the non-contributing building to the historic district. He said it is not feasible to retain it and accomplish development on the site.

Ms. Frestedt said it is worth noting that the building has already been identified as non-contributing in the National Register nomination.

Mr. Leigh said there have been many alterations and that it had been modernized from its original character. He said they will add bike racks on King and 8<sup>th</sup>; there will be a service entry at the southwest corner with garbage and deliveries at the back. He said the abandoned right-of-way in former alley is not part of this property.

Casey Huang, Mithun, went over the floor plans.

Level 1 - She said commercial is planned along King Street and will activate the street. She said there is recessed commercial space at the corner for outdoor seating and to activate and anchor the corner. She said the Bob Santos community room is for the whole community; it could be standalone and function separately or function as part of commercial as well. She said there will be synergy with Wing Luke. She said there will be multiple entries along King Street with canopies to highlight entry points. She said the residential entry is on 8<sup>th</sup> Avenue and there will be a residential community space, primarily for residents, but could be used by community similar to Donnie Chin Community Room at Hirabayashi Place. She said the lobby space will be activated by residential use. She said the rest of the 1<sup>st</sup> floor will be back of house and bike storage.

Level 2 to the roof - Corners will be 3-bedroom units and 2-bedroom units; rest are 1-bedroom and several studios. The light well with green roof feature will be a visual amenity. The roof will have photo voltaic panels to meet Code. No residential access to roof.

Upper floors will stack the same; every other floor will have laundry room.

East & South elevations

Both East and South elevations Brick veneer, light color; running bond. Similar color and texture as neighborhood to reflect the character in the neighborhood. Street façade, same materials; two-story base articulation to relate to Wing Luke Museum. There will be several balconies on east façade and Juliette balconies on street façade.

### North Elevation

Interim is looking to engage local artist to provide multi-story piece to activate façade. Plans show a placeholder only and not the design.

### West Elevation

Don't see much of this elevation, except for a piece at an angle from the street. The thinking to include an art piece on elevation to highlight corner. Materials: fiber cement panel material with color relating to brick.

Ms. Huang indicated how new building relates to existing neighborhood using various views. She said the corner on King and 8<sup>th</sup> will be flexible. She referenced renderings that show how building will relate to neighborhood and adjacent Bing Kung Association.

Presentation of renderings and perspectives. Ms. Huang highlighted street level and noted that the entry will be articulated to be welcoming and open. Corner will be flexible space.

### Exterior Material Palette

Windows in brick veneer will be in dark color; will feel recessed and related to traditional buildings. Rest of the windows, adjacent to fiber cement will be almond colored. Storefront systems will be bronze. Balconies will be red with perforations in the panels. Brown gates to service entry will have same perforations in panels. Perforation design, designed by artist, will be deferred to a later submittal.

Soldier course brick detail will project out proud of main service. Sills and jambs – recess window as much as possible to read as historic buildings do. Vents will be flush with brick and fit within brick modulation.

### Landscaping and Lighting plans

Planter at the residential entry will include landscape feature, steps down a bit; ferns and plantings. Worked with SDOT and Urban Forestry for tree selection. Presenters identified location of bike racks, scoring patterns and lighting plan.

Building will be efficient, well-lit at night for safety. Provided photos of proposed fixtures. Wall sconces will march along façade, light to shine up and down.

Mr. Leigh said there is down lighting in canopies and lighting in alcoves.

### Signage & Conceptual Art Plan

Ms. Huang said they will provide building signage and commercial spaces, including Uncle Bob Community Room and art plan as part of a separate application.

Matt Sullivan went over departure requests:

- 1) Reduction of Common Recreation Area. They are unable to provide on roof because of height of building and type of construction. Community room is included in calculations. Noted adjacency of three parks within one to two blocks.
- 2) Reduction of Overhead Weather Protection: Proposed only at residential entry, commercial space entry, prominent corner to be more aligned with neighborhood character. Also requesting a reduction of the canopy depth.
- 3) Rooftop mechanical coverage adjustment. Photo Voltaic array, stair overrun, mechanical equipment = 14.6%. If it goes over 15%, they will return to board and show plan.

Public Comment (simultaneous interpretation provided in Chinese):

Ms. Frestedt said it appears that there will be time for each person to have two minutes. If individuals are speaking as a group, they'll be allowed five minutes. She said that comments can be also be submitted in writing.

Mandy Wu, speaking on behalf of Brien Chow, Outreach Chair for Chong Wa Benevolent Association, read letter from Brien Chow (letter in DON file) who noted concern with community outreach methods and 'selective' engagement by Interim Community Development Association. Concerned that City's community engagement process was not followed. Urges the Board to defer action until this is to occur.

Betty Lau, representing Friends of Japantown. She said that Friends of Japantown has been excluded from knowing about development. She voiced concern about community outreach and 'selective' engagement, noting public funding. She noted inconsistent notification and said that there were people on their engagement list, who are deceased.

James Wong, Vibrant Cities, said he liked the design of the building. He said as a developer this building could be put in any neighborhood and would fit in nicely. He said they should push the developer and architects further to make it fit into the neighborhood and make it Asian. He said the only thing Asian about it is the red balconies. He said Four Seas at least looks Chinese; this building does not look Asian. He encouraged the board to push the design further. Make this building a landmark. He said Mithun does great work, but this is not their best work.

Nora Chan said she was here to talk about the Four Seas building versus Bush Garden. She said she was told this project was presented to Chinatown residents as a building for seniors and they supported the building. She said now only one floor of eight will be for seniors. She said it is bait and switch tactic to illicit support from residents. She said the Four Seas building was built in 1935 but someone said it was built in 1960, isn't it still historic? She said this is a culturally significant building where they have held weddings, celebrated babies, and important events for 90 years. She then spoke about the Bush Garden building and Interim's protest of that project. She said there has been no community outreach. She said they never informed about the proposal, even though she is a property owner in the District. She said she didn't agree with the naming of the building, noting that it is in Chinatown. She rejects the building being named after Uncle Bob, a Filipino American. She said Uncle Bob already has a building named after him in Sandpoint. She said in the spirit it should be called Auntie Ruby's Place to be more culturally-sensitive name, given that it's taxpayer funded.

Maria Batayola, spoke on behalf of Filipino American National Historical Society. She supported naming the building Uncle Bob's Place. She said she is working with Wing Luke Museum to create a Filipino cultural asset map for Chinatown, which has had an historical presence in the neighborhood, despite not owning property. She said Uncle Bob made a historic and palpable contribution to the community. She said he was sensitive to the living conditions of elders, Manongs. Uncle Bob was on the Board of the Demonstration Project for Asian American Affairs. She said he helped with the redevelopment of Chinatown. This building is an homage to Uncle Bob, celebrating his legacy, from the Danny Woo Community Garden to the Bush Garden, particularly because it's in the entryway to Chinatown. What is missing is his spirit and presence in the design of the building. She suggested doing something similar to the Legacy of Justice similar to Hirabayashi Place. She said she is resistive to the free form metal punching of metal. Instead, it should have meaning and significance. She said the color is not warm. She appreciated the name of the building, noting that many brothers and sisters of Chinatown refer to him as the "Mayor of Chinatown". She noted the role he had in changing and improving the lives of elders. She asked how much low-income housing is here.

Ms. Frestedt confirmed that the whole building is affordable as financed by the City Office of Housing, but she couldn't speak to the affordability level. She noted the time and observed that that several people still wanted to speak and asked if people would be willing to reduce their time to one minute per individual and two minutes per group so that more people could speak. She asked for and received agreement from the room.

Cynthia Brothers, CID Coalition, said that contrary to what people say, the Coalition is not opposed to all development. Uncle Bob's Place is an example of type of project the Coalition supports, noting that it responds to the mandate of the Board to uphold the goals of the District (reading from SMC 23.66.302). It will house small businesses, offer free community space, appropriate housing to help mitigate displacement. She said Interim is working with the Chan family and not displacing any small businesses and will commemorate the legacy of the Four Seas. She said Interim has a plan in place to reach residents, in language. She said the CID Coalition supports this project. She said as a Chinese American, Uncle Bob looked out for all of us, not just one community.

Al Yuen said he has been a resident and community leader for 58 years. He voiced concern about the election of the Board and the fact that elected members were not able to be seated after the election. He said it's important that the Board has more Chinese people on the Board to understand the community and the development in the area. He spoke in support of Faye Hong and said that the election challenge was unfair.

Jacqueline Wu, member of OCA Greater Seattle, a Pan-Asian American group that is dedicated to civil rights. As an organization OCA supports affordable housing. She said the per capita median income in the neighborhood is \$35,000. This project revitalizes the neighborhood. InterIm is the first non-profit developer to provide a community preference agreement that will help those displaced.

Elena Perez, Puget Sound Sage, spoke in support of the development. When you have people from the community, building for the community, this is what you get. Affordable housing, senior housing that fits into the neighborhood. It honors and enhances community.

Maris Zvarts, Unite Here Local 8, supported the project and said exactly would benefit member and community.

KamTai Chung (gave comment in Chinese, interpretation provided by Community Liaison) said she has lived in Chinatown for 20 years. She is sad to see Four Seas close. There is lots of change in CID; she wished that meetings were held in Chinese and would like to see more information in Chinese so she could follow along. She'd like to see more Chinese characteristics in the neighborhood.

Derek Lum clarified that he's Interim employee, but testifying not as an employee, but a member of the Lum Family, owner of the Four Seas for over 20 years. He said he is proud of Uncle Bob's Place as a place that will support immigrant families, bring people together and provide economic development.

Ms. Frestedt advised that attendees can still submit comments to her or give card to her. She said the board will make a recommendation to the Director of Department of Neighborhoods who will take into account public comments. In response to a question, she said written comments become part of the public record.

Board questions:

Ms. Hsie confirmed that the Board will be making a recommendation on demolition, Final Design and Use, proposed departures and that the artwork and signage will come later. She thanked the community for providing comments and noted this was the sixth meeting for this project. She noted the number of times the project has come before the Board and asked if Board members have any summary comments or questions before deliberations.

#### Demolition

Ms. Hsie said the historic property report was thorough and the Board has had access to it.

Mr. Legon-Talamoni said it is fair to say in summary that enough integrity has been compromised due to many alterations over time, historically?

Mr. Leigh said, yes, that is fair to say.

Mr. Yip said there was not a lot of issue when first presented. He said since then, the community has become more interested in proposed developments. He asked if adaptive reuse is feasible or if it has been explored.

Mr. Leigh said incorporating 126 units of housing into the existing building is infeasible. He said the building has lived its useful life. They will identify culturally significant elements and will look to salvage. He spoke to the existing conditions of the site, its grading and current auto-orientation that would make it infeasible to incorporate housing into the existing building.

There were no other comments or discussion about the proposed demolition.

#### New Design – massing and materiality

Mr. Yip said they have done a good job and said that it is comparable to existing buildings in the District, size wise and massing; they've done a good job with limited funding in the presentation and design, overall.

Mr. Legon Talamoni spoke to use, citing SMC 23.66.302 subsection A. He said the design addresses the District goals and objectives by providing 126 housing units. Although the Board doesn't have purview over type of housing, the inclusion of affordability is commendable. The inclusion of 6000 sq ft of commercial meets subsection B.

Ms. Hsie agreed with Mr. Legon Talamoni. She said it is affordable housing that doesn't look like affordable housing. She said that this could not be in just any neighborhood. She said buildings here were built for industrial uses, they became SROs. She said there is a lot of space left for art, to collaborate with the community to create something that's meaningful and historical to the community. She said she trusts there will be extensive community outreach for the art plan. She welcomed the applicants to speak to community outreach. Looks like a building that is long-lasting and timelines. She read from SMC 23.66.336 A. Said it's tempting to want every building to be a signature building. Being sympathetic with the Wing Luke, a cultural icon, is commendable. Amount of use on ground floor, community room on corner and seating area is positive.

Mr. Legon-Talamoni appreciated the proportion and rigor of storefront system. He said it resembles a 1915 building if you took off the balconies. He questioned what it means to be an Asian building and how is that represented in 2019. He said the level of engagement and addressing feedback of the Board has contributed to refinement. He commended the team on a successful design; one that doesn't take away from the fabric of the neighborhood.

Ms. Hsie cited the first paragraph of SMC 23.66.302 which states that the District is established to "promote, preserve and perpetuate the cultural, economic, historical and otherwise beneficial qualities of the area..." Can't address affordable housing, but noted that the people are what make the neighborhood. The design is timeless, and it looks like it will last a long time.

Ms. Hsie, referring to community comments, said the Board does not have purview over naming of building. We look forward to hearing what your community process has been when you come back for signage and artwork.

Mr. Yip for the departures, team has come to Board multiple times and has been up front all along and followed guidelines along the way. He said there was no problem with departures.

The applicants responded to clarifying questions about storefront materials.

Mr. Yip said all three Board members, considering the quorum, agree the team has done a good job. Team has come with detail plans, follows the Guidelines, listened to board comments. It is a great building and a great addition to residents and those who need it. You have done an outstanding job. Everyone will be happy it has been built. However, he said he is leaning toward tabling Certificate of Approval until there is a full board, for the following reasons. He said the Board is functioning at half its normal capacity. There are two more seats should have been here. He said the Board needs community representation to show the general community that there is broader support from all Board members. He said he wants a full board vote. The ISRDR has requested community outreach plan back in June and reiterated in November.

Ms. Frestedt said it is in the packet and was sent out since the November meeting.

Mr. Yip said the Board suggested in November reach out to community members who say they were not reached out to. More outreach would help you along the way. Not Mithun's problem. InterIm should know who to outreach to. Whatever decision Board makes will, in his mind, set precedence for future projects. He said he likes the design – loves it. But he wondered how this decision would impact future projects that are also under Board review.

Ms. Hsie appreciated the comments, but noted that this project has come before the Board many times over two years and many Board members have seen this project and every step away the applicants have responded to the Board's comments. To ask to defer for new board members is very difficult.

Mr. Legon-Talamoni echoed Ms. Hsie's comments. He appreciated the comments about the full board and the concern many share. The amount of time and effort to bring new Board up to speed is undue burden on applicants who have been through this for many years now. The applicants have taken the necessary measures to address Board's concerns and comments.

Mr. Yip said he understands that. He's been struggling with this but decided to say his piece. He's been praising project all along, but ultimately, the ISRD serves the community and the community say they not engaged. Can't make everybody happy, but everybody needs a chance to speak their mind and want to make equal time for everyone. He said he feels for the applicants. Don't want to delay construction but the burden of making sure the community is well informed and the community feels that their comments are responded to trumps the development timeline.

Ms. Frestedt appreciated the discussion. She said no one anticipated that the Board would be down to three-members. She said it's important for the Board to consider their purview, which is to act on complete application. Board has given a lot of feedback and the Board has stated that the applicants have responded. She said the issue around community outreach has intensified within last year, because of several projects that are currently active that have sparked interest. She said the development context has changed since this project began. She said that meetings are all publicly noticed and that every time agendas are sent out and they are posted at Hing Hay Park and on the Chinese Bulletin Board.

Ms. Frestedt noted Brien Chow's citation during public comments of the code section for mandatory public outreach, SMC 23.41.014. She said that section not applicable in historic districts; only in areas that go through Design Review. She said there is not a mandated outreach requirement within the historic districts. She said while it's not mandated by the land use code, because of changing development context it's become an increasing interest by the community, and it's come up in public comment and Board discussion. As a means to determine whether or not projects are responding to goals and objectives and underlying code, responses to community outreach have helped inform the Board about how a project is addressing these code sections. She asked the Board to keep in mind what is in their purview and what is in the code.

Acknowledging the community's concerns, Ms. Frestedt said there is a need for the City to respond to community about issues and that perhaps there should be a requirement for mandatory outreach to apply in historic districts, for consistency, but she said that is not the case today.

Mr. Legon Talamoni made a motion to recommend approval for the project and the departure requests, as follows:

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use, Street Use and Final Design at 714 S. King St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the December 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The Board has also reviewed the proposed the following departures and recommends that the Director of the Department of Construction and Inspections approve the Departures, as proposed.

- Departure 1 – Residential Amenity Area - SMC 23.47A.024
- Departures 2A, 2B, 2C - Overhead Weather Protection and Lighting – SMC 23.49.018
  - 2A – Allow discontinuous canopies
  - 2B – Allow reduced canopy depth of 6’ at all locations
  - 2C – Allow canopy heights up to 20’ 10” above the sidewalk at the SE corner

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 23.66.032 – Contributing structures; determination of architectural or historic significance**
- SMC 23.66.302 – International Special Review District goals and objectives**
- SMC 23.66.304 – International District Mixed (IDM) Zone goals and objectives**
- SMC 23.66.318 - Demolition**
- SMC 23.66.320 - Permitted uses**
- SMC 23.66.326 – Street level uses**
- SMC 23.66.328 – Uses above street level**
- SMC 23.66.332 – Height**
- 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.
- B. Asian Design Character District**

- SMC 23.66.342 – Parking and access**

This action is also based on the **following applicable sections of the Secretary of the Interior Standards:**

**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.

*This is a non-contributing building, as listed in the Seattle Chinatown National Register District. Removal will not adversely impact the integrity of the International Special Review District.*

**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.

*Here, the new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the surrounding environment, because the Board has determined that the scale, massing, materials/colors and proportions respond to the surrounding context and do not adversely impact the character of the International Special Review District.*

MM/SC/SLT/

Ms. Hsie asked if there was a second. Hearing none, she asked if she could second the motion. Ms. Frestedt did not think that she could, noting that typically the chair doesn't participate in the motion.

There was discussion about the direction of Robert's Rules of Order. Ms. Frestedt said she was of the understanding that the Chair cannot participate in the motion and said that absent a second the motion would fail.

Mr. Yip made an alternate motion.

Action: I move that the ISRD Board table the application until the election challenge is resolved and more board members can participate in discussion.

MM/SC/AY

The motion did not receive a second.

There was discussion about how to proceed, given the circumstances. Ms. Frestedt proposed a five-minute recess to review Robert's Rules to verify if this issue was addressed and if not, she said she would call the City's Historic Preservation Officer, (CHPO). The Chair called a five-minute recess.

The Chair called the meeting to order following the recess.

Ms. Frestedt said this was an issue that she hadn't encountered before and wanted to call the CHPO to confirm that the Board was following the proper procedure. The CHPO

confirmed that the Chair can make a motion and that the Board could move forward, referencing robertsrules.com. Ms. Frestedt reiterated that there had been an initial motion that the Board, incorrectly, was unable to move forward with, even though they could have.

Mr. Yip withdrew the second motion.

Ms. Frestedt asked Mr. Legon-Talamoni to reread the initial portion of first motion, which was on the record. It was noted that the motion did not prompt further discussion. Ms. Hsie seconded the initial motion.

MM/SC/SLT/SH 2:1:0 Motion carried.

Ms. Frestedt said the motion passes and will be recommended for approval to the Department of Neighborhoods Director, noting that it was not unanimous and sharing the discussion that took place.

Ms. Frestedt thanked everyone for comments, attentiveness, thoughtfulness and respect for the process. She acknowledged the intense feelings about development projects in the District and she said she appreciated community's respectfulness while giving public comment and participation.

### **121019.3 BOARD BRIEFINGS**

121019.31 Dragon sculpture lighting – Right-of-way  
*Presenters: An Huynh, SCIDpda*

Tabled.

### **121019.4 BOARD BUSINESS**

Ms. Frestedt said that Ms. Hsie's term is scheduled to end 12/31/19. She said she has agreed to remain on board until the end of February, when new board member should be confirmed.

### **Adjourn full Board meeting**

### **121019.5 ARCHITECTURAL REVIEW COMMITTEE**

121019.51 206 5<sup>th</sup> Ave S. – 206 Place  
*Presenters: Eli Hardi, Hewitt*

Review of construction documents associated with proposed Final Design of an 8-story condominium building with ground floor commercial.

Ms. Frestedt said this project does not trigger SEPA. She said there had been three briefings to date and recapped issues discussed at the last briefing (staff summary in DON project file). She introduced Eli Hardi, project representative.

Eli Hardi, Hewitt, provided a summary of Briefing #3; he explained the exploration of materials and color. He said they heard concerns about high contrast. He said the monochromatic approach, darker on bottom and lighter on top, will not overtake the adjacent Ascona Building. He went over alternate color schemes, variations of the original proposal. He requested feedback on color options and said they request deferring the façade design and proposed artwork for the south façade until the art is selected.

Mr. Hardi presented the lighting plan, showing up lights, down lights, and sconces to enhance piers. He proposed a simple downlight at the entrance. He noted the horizontal wood soffit detail and within the building the cast in place lights in concrete that would be visible from the right-of-way.

He went on to present details for the project, starting with the enlarged wall section. Playing on modern-meets-historic aesthetic and explaining that the window heights are driving design. He described the metal channel proposed to deal with venting, with brick soldier course just beneath to provide a secondary frame. A louver or perforated panel will blend in to the façade.

Mr. Hardi went over materials and colors and section of the metal proposed for the façade. Metal, vinyl windows, storefront, aluminum finish – all black. Brick veneer-darker blend compared to Ascona. Mid to dark red tones, iron spotting; soldier coursing to provide break so brick piers don't feel too elongated. He pointed out the transfer slab level, unique condition which allows space for secondary soldier coursing.

Mr. Hardi described canopy detail. Will match mullion detail below; Black metal top with wood product underside. He presented material samples. He said material is not true wood, rather a wood print; photo-textured wood; resin, no warping or expanding so good for soffit use. He said there will be no lights on canopy; lights on building instead.

Mr. Hardi said there had been a change in programming. He said condos were not penciling out and the building would provide market rental apartments instead.

Ms. Frestedt asked if they had done outreach to community about the change, noting that members had spoken about the affordable home ownership at the last meeting.

Mr. Hardi said not yet, it was a recent decision. He said they would after the new year.

Ms. Hsie requested community response be shared with board, regardless of what it is.

Mr. Legon-Talamoni asked for more detail on the canopy section; he asked about the opacity of the canopy and asked about materials.

Mr. Hardi said there is a stand-off on each side to allow it to drain; it is welded on the inside.

Ms. Hsie asked about the edge condition and color of slatted wood soffit.

Mr. Hardi said it won't warp. He said color will match. Responding to questions about paving material, he said they will use Flexipave which is essentially "crumbled rubber bits" that is troweled in. He said it is pervious and applied in a flush condition. He said options are Flexipave, decomposed granite or plantings/shrubs.

Ms. Hsie was interested in hearing more about shrubs.

Mr. Hardi said SDOT prefers Flexipave, but shrubs are an option. Ultimately, it's their decision. There was a procedural question for staff about how to address the exception along the alley.

Public Comment:

Erika Chung asked about the side element at the front door; she said it looks plain.

Mr. Hardi said the original use was the Golden Pheasant Noodle Company. It's been a lot of the inspiration. The design will come.

#### Façade Color

Ms. Hsie noted cultural symbolism of white, in particular, and urged a well-thought-out approach.

Ms. Frestedt referenced this issue coming up in the past, noting the artwork on the SHAG housing development on Yestler and community concerns about the use of white, which symbolizes death.

Ms. Hsie referenced discussion about colors at Hana and opportunity for community input. Black and white contrast is something to be aware of.

Mr. Yip agreed and suggested looking to the community.

Mr. Legon-Talamoni said he likes black and white and having the alley brighter is good. He said to get community input.

There was a discussion about lighting along the alley. Mr. Hardi said it would be lit, but that will come at the next presentation.

There was discussion about lighting under the canopy and public safety concerns.

Pierre Fagerland, Hewitt, said lighting is below the canopy and will provide a glow.

Ms. Frestedt noted that SCIDpda has worked with SparkLab, lighting designers regarding lighting throughout the District. She suggested the applicant talk to them.

Mr. Legon-Talamoni concurred. He suggested changing canopy detail and put strip lighting where the canopy meets the building.

Mr. Hardi said they want continuous light level, but want to differentiate residential and commercial entries.

### Paving/Flexipave

Mr. Yip voiced a preference for shrubs, if feasible.

Mr. Legon-Talamoni asked about landscape options.

Mr. Hardi said there are utility lines across the site. He said there are no raised planters, all is at grade.

Ms. Hsie said the material has not been seen in the neighborhood; it breaks the continuity of the pedestrian experiences. She suggested shrubs on the end to soften the transition between the two materials. She said it wasn't characteristic of the District and suggested asking SDOT for options.

Ms. Frestedt said that it has been used in small amounts in Pioneer Square. She said she is concerned about the volume of material proposed here.

### Details

Ms. Hsie said they have done a great job. She asked the rail condition.

Mr. Hardi said it will be a glass guard rail system; the glass is the same as on the store front system (clear).

Mr. Legon-Talamoni said the pop out panel over the louvers is well integrated.

Ms. Hsie asked about the gate into the residential entry.

Mr. Hardi it is a possible art element.

Ms. Hsie suggested adding it to the art plan, along with the South façade.

## Brick Color

Mr. Legon-Talamoni appreciated the logic in relating to the Ascona.

Ms. Hsie asked about interior window treatment, noting it may not be in the Board's purview, but anything that can be done to integrate it into the design is appreciated.

Ms. Frestedt said similar questions came up at KODA.

In response to a question, Mr. Hardi confirmed the windows will be awning style.

Ms. Hsie said at the final meeting to bring a concise package with everything – context, site, massing, demo, outreach and feedback received. She said they have done a good job with proportions, openings, detailing.

Mr. Hardi said they will bring community response, lighting on alley, paving.

Ms. Hsie said to run through ground floor plans; she noted unique design moves.

Mr. Yip asked if residents would have to bring bikes through first floor.

Mr. Hardi said there is also access off the alley.

Mr. Legon-Talamoni asked the square footage of ground floor spaces.

## **Adjourn**

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