



The City of Seattle

International Special Review District

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

ISR D 35/20

MINUTES FOR THE MEETING OF TUESDAY, January 28, 2020

Time: 4:30pm
Place: Hirabayashi Place
442 S. Main St.
Donnie Chin Community Room

Board Members Present

Matt Chan
Faye Hong
Stephanie Hsie, Chair
Sergio Legon-Talamoni
Russ Williams
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

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

Ms. Frestedt started the meeting by welcoming new members Faye Hong and Matt Chan.

012820.1 APPROVAL OF MINUTES

June 11, 2019

MM/SC/SLT/RW 3:0:2 Minutes approved. Messrs. Chan and Hong abstained.

012820.2 CERTIFICATES OF APPROVAL

012820.21 Right of way adjacent to 315 5th Ave. S.

Applicant: Ben Davis, Crown Castle

Ms. Frestedt explained the proposed installation of minor communication utility equipment and right-of-way restoration. Exhibits included plans and photographs.

Ben Davis, Crown Castle, proposed bringing in fiber path for future services. He said it is in line with City rules and work is being done in coordination with others. He went over routing of the work and said other lines of business are going into the same trench. He

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

"Printed on Recycled Paper"

said the project will involve trenching, population of conduit with fiber, and restoration as per page 7.

Chris Martinez, Crown Castle, said ADA ramps and surfaces will be restored to current conditions.

Ms. Frestedt asked about impact to tree pit and right-of-way and said to make sure materials match what is existing.

Ms. Hsie asked if concrete, asphalt, brick will all be replaced in-kind.

Mr. Martinez said yes to each. He said salvage bricks will go back in place; if they break SDOT will bring in like brick to bring it back to current condition to look like it never happened.

Mr. Hong said brick was removed on Maynard and it was not matched – it looks bad.

Mr. Davis said it was not their project and they can't speak to that. He said they are directed by SDOT to retain and re-use brick for consistency.

Ms. Frestedt said three different groups were involved in alterations at that intersection and they were three separate projects.

Mr. Hong said the mortar doesn't match.

Mr. Davis said they will match like-for-like here and will make sure work is done correctly.

Public Comment: There was no public comment.

Board Discussion:

Mr. Williams asked about the duration of work and if there will be street closures.

Mr. Davis said it is a joint project, but their work will not take more than 2 – 3 weeks to do. He said it depends on games and weather.

Mr. Martinez said they will coordinate other projects to minimize impact.

Ms. Hsie asked about vault covers.

Mr. Martinez said there are a couple locations where vaults will be installed; skid cover is required.

Ms. Hsie said the trenching and restoration of all – asphalt, curbs, concrete sidewalks, covers, brick replacement, conduit painted to match pole, two new vault cover locations – will be restored to exactly as it was. Bricks will be re-used.

Mr. Legon-Talamoni said it is straightforward and the applicant has committed to restoring the site as it is. He said the upgrade is needed in the neighborhood.

Ms. Hsie said it is important to coordinate with other projects.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Site 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 28, 2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.334 – Streets and sidewalks

MM/SC/SLT/FH 5:0:0 Motion carried.

Mr. Yip arrived at 4:50 pm.

012820.22 509 7th Ave. S. – Louisa Hotel
Applicant: Ellen Ta, Baegopa, and Tuan Nguyen, Spiral Signs

Ms. Frestedt explained the proposed installation of an illuminated wall sign, mounted on a raceway, for Baegopa. Sign dimensions: 6' w x 2'h. Exhibits included plans, photographs and samples. The Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District. The Board approved building signage and sign plan in Feb. 2019.

Applicant Comment:

Tran Le, Spiral Signs explained the sign will be mounted above the entrance.

Mr. Hong asked if the sign will be lit.

Ms. Le said it will be from behind; 6250 Kelvin.

Ms. Hsie asked about attachment.

Ms. Frestedt said it is into the wood noting that it is not the original storefront configuration.

Mr. Legon-Talamoni said it is straightforward.

Mr. Williams asked if this is the only sign.

Ms. Frestedt said there are no others proposed.

Public Comment:

Mr. Legon-Talamoni said it is proportionate and clean design.

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 January 28, 2020 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 23.66.338 – Signs

**ISR Design Guidelines for Signs
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/FH/MC 6:0:0 Motion carried.

012820.24

652 S. Dearborn St.

Applicant: Jeremy Porter, on behalf of Delia Massey, Aspect Consulting

Ms. Frestedt explained the proposed revision to the previously approved configuration of equipment for remediation/cleanup of soil and groundwater contamination. Exhibits included plans, photographs and lighting specifications. The proposed work is located outside of the Asian Design Character District. A Certificate of Approval for the following work was approved in 2018. A Certificate of Approval was issued in 2019 for installation of artwork (mural), created by Urban Artworks to be attached to the fencing.

Delia Massey proposed an 8’ fence with artwork around the site. This is a revision to what was previously approved. She explained change in configuration of equipment to power electrodes is needed to comply with SCL rules. She said the new guidance required a redesign to fit this onsite. She said clearance requirements changed. She said the fence with art will end 23’ from the southeast corner; the transformer will still be visible. She said bollards are needed around the transformer per SCL guidance. She said bollards will penetrate 4’ below ground and 4’ above. She said artwork is in warehouse and ready to put up. She said the treatment period will be six months; equipment will be there about nine months.

Ms. Hsie confirmed that the application is a revision to fence, addition of bollards and relocation of transformer and trans pad.

Ms. Massey said the fence will up a bit longer, during cool down. Transformer will be there six months.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie appreciated the work and noted that it will only be there for six months and there will be art on fence for the duration.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for revisions to the previously approved site 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 28, 2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed site alterations 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 23.66.334 – Streets and Sidewalks

Secretary of the Interior’s Standards #10

MM/SC/AY/SLT 6:0:0 Motion carried.

012820.25

303 12th Ave. S.

Applicant: Blair Anson, business representative

Ms. Frestedt explained the retroactive request for approval of use for restaurant/café for Dong Thap Noodles. Exhibits included plans. This building is located east of I-5, in Little Saigon. The business existed prior to the expansion of the ISRD boundaries, in 2018, but had not received a permit for use from SDCI. Therefore, they are coming to request approval retroactively.

Applicant Comment:

Blair Anson said he didn’t know they needed use approval.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said that it is a preferred use.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for 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 January 28, 2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.308 – International District preferred uses east of Interstate 5

MM/SC/MC/SLT 6:0:0 Motion carried.

012820.23

670 S. Weller St. – Eclipse Hotel

Applicant: Dana and Yen Ma, business owners

Ms. Frestedt explained the proposed installation of an illuminated sign to be installed on the face of the canopy for Gan Bei Eatery and Bar. Sign dimensions: 5'6" w x approximately 1 ½' h. The sign will be mounted on a Dibond sign face that is the same color and dimensions as the face of the canopy. Exhibits included plans, photographs and samples. The Eclipse Hotel was constructed in 1908. It is a contributing building located within the Asian Design Character District and retail core. A Certificate of Approval for the existing sign was issued in 2018.

Applicant Comment:

Yen Ma said they have had challenges with nighttime visibility and tree blockage. She proposed an illuminated sign for more visibility.

Dana Ma said they will use LED lights.

Dana said single letters will mount to metal attached to front of canopy; letters will have Dibond backing.

Mr. Hong said illumination below canopy would be nice.

Dana said lighting will add visibility.

Mr. Yip asked if awning could handle the weight.

Dana said the material is plastic and composite aluminum.

Ms. Frestedt said illuminated sign will need street use and sign permits; a structural engineer will confirm the structural security.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said the illumination will help.

Dana said Gan Bei means “Bottoms up” or “Cheers”.

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 January 14, 2020 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 23.66.338 – Signs

**ISRD Design Guidelines for Signs
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/AY/SLT 6:0:0 Motion carried.

012820.26 Right of way on 5th Ave S. - adjacent 512 S. Weller St.
Applicant: Jonathan Dong, SDOT

Ms. Frestedt explained the proposed installation of two red bus shelters, adjacent to Uwajimaya. Exhibits reviewed included plans and photographs.

Alex Phillips White, SDOT, proposed adding shelters for Bolt Bus patrons. People are currently using Uwajimaya’s awning.

Jonathan Dong said SDOT will own the shelters, rather than Metro, because they don’t serve Metro stops. He said the shelters will be typical Metro shelters.

Mr. White said the shelters will be painted red to match the red street lights and to differentiate them from Metro stops.

Mr. Yip asked about the roofing material.

Mr. White said it is typical to every other shelter; there are not full side panels and glass will have a textured pattern.

Ms. Hsie asked if they could be customized.

Mr. Dong said Uwajimaya could if they wanted.

Mr. White said the shelter is 8'8" across with a 2' depth.

Mr. Russell asked the number of people served by Bolt.

Mr. White said there are a lot.

In response to a question, Mr. White said placement met ADA requirements.

Ms. Hsie asked if SDOT is paying for this.

Mr. Dong said yes but Bolt Bus provides service.

Public Comment: There was no public comment.

Mr. Legon-Talamoni said customizing the glazing would be interesting. He suggested tailoring element as placemaking or celebration of neighborhood. He suggested something culturally significant to the neighborhood.

Discussion ensued about art or customized culturally relevant art relevant to the neighborhood.

Mr. Dong said SDOT will not be imitating the artwork piece, but the community or Uwajimaya could drive it.

Ms. Hsie said it sets a precedent – it is off the shelf and painted red. She said if there are opportunities for public engagement on art or to make it more special the board would support that.

Mr. Hong concurred on the importance of community involvement.

Responding to clarifying questions Mr. Dong said the Bolt Bus has operated there for four years. He said in the spring they will pour foundation and then install shelters.

Mr. Chan asked if there will be more shelters.

Mr. Dong said there isn't enough room for more so there will just be two.

Mr. Williams asked why Bolt isn't doing this.

Mr. Dong said SDOT owns the right of way and is doing this as a public service.

Board members agreed that adding art should be added as recommendation.

Ms. Hsie said there are only two shelters and it is a special circumstance; they won't proliferate.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Site Alterations, with recommendation to engage community and to explore opportunities for artwork to ground shelters in the neighborhood.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 28, 2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

[SMC 23.66.334 – Streets and sidewalks](#)

MM/SC/SLT/AY 6:0:0 Motion carried.

012820.3 BOARD BRIEFING

012820.31 Dragon Sculpture Lighting
Presenter: An Huynh, SCIDPDA

Briefing on proposed options for illuminating the dragon sculptures on poles in the right-of-way in multiple locations throughout the District.

An Huynh said the 10 dragons were installed in 2002 to maintain the vitality and identity of the neighborhood; they are owned by CIDBIA. She said they are investigating how to light them. She said a 2018 neighborhood wide-lighting study was conducted and this is one of the recommendations provided so the dragons can be seen at night.

Susanna Scott presented. She said the downward light from streetlight is not adequate. She said they have explored ways to light them, so they pop out. Up lighting has a big effect and accents the dragons. The light fixture is narrow, 40°, mounted 2' out from pole. She said placement location varies dragon to dragon and will meet SDOT standards. She said it is complicated when it comes to metering the electrical usage. She said the two at 5th and Jackson have no power. She said Metro would need to be involved. She said they decided to reduce the scope to four dragons because there is power available (4th and Jackson, 5th and King, Uwajimaya parking lot). She said they considered some should be relocated and noted Dearborn east of Uwajimaya has no dragon.

Ms. Huynh asked for Board overall thoughts on lighting, doing four poles to start, relocating dragons.

Mr. Chan said it is a great idea and he appreciated the thought behind placement.

Ms. Scott said a newspaper article mentioned that a feng shui expert was brought in to place the dragons to define the neighborhood and orient the dragon to fit surroundings. She said maybe the same person could revisit placement.

Mr. Legon-Talamoni agreed the lighting would be a great addition. He said the dragons are cultural icons and provide placemaking in the district. He said lighting adds safety / sense of safety. He asked the number of lights per dragon and if they would splice into existing or route conduit up pole.

Ms. Scott said only one dragon needs three lights. She said power would ideally tie into streetlight power; the question is how to get it metered. She said they are trying to see if they can get a variance.

Mr. Legon-Talamoni said they should turn on when the streetlamps go on.

Ms. Scott said they will look into that.

Mr. Chan said he'd like to see the preferred to see plan of where they could be located to define the neighborhood, as opposed to where they are now. The neighborhood will change, the locations now may not serve the neighborhood in the future.

Ms. Hsie said Jackson and King are good locations for a test; everyone sees them.

Mr. Yip asked how mobile they are and asked if they'd be damaged in relocation.

Ms. Scott said they are made of fiberglass, built by a boat builder, and moving will be challenging.

Ms. Frestedt said she remembers hearing that more were made than installed.

Ms. Huynh said 11 were made.

Mr. Legon-Talamoni asked if they looked at battery or solar power options.

Ms. Scott said SCL dismissed solar installation on their infrastructures.

Ms. Hsie supported the project and said to keep moving forward. She said to study other location issues.

Mr. Legon-Talamoni liked the idea of some relocation, especially along Dearborn, since it's is not pedestrian-oriented. If any were to be moved, those make sense.

Ms. Hsie asked how much each dragon cost.

Ms. Huynh said it was \$100,000 for all.

Ms. Hsie said the shedded light is good and theatrical.

Mr. Legon-Talamoni asked if the light would cause the decorative paint to disappear. He asked if lighting could be from the base up.

Mr. Yip said it might add a decorative quality to the fixture, like a cloud.

Mr. Legon-Talamoni suggested a LED strip light that conforms to the dragon's gesture to accentuate it.

Ms. Scott said that they looked at standard SCL fixtures, but those wouldn't work for this purpose. She confirmed that they received the feedback that they were looking for to inform this project.

The Board thanked the presenters for the presentation.

012820.4 BOARD BUSINESS

Ms. Frestedt stated she is awaiting confirmation of appointee to fill vacancy. She said Ms. Hsie's position was to end December 22, 2019; Code allows appointed position to remain until new member selected. Ms. Hsie has agreed to remain through February. Ms. Frestedt said she received feedback on the election. She talked with the City Historic Preservation Officer and the Director of Department of Neighborhoods about revisiting election procedures and process as a result of questions raised. She said questions have been asked about absentee ballots, registration process and application of racial equity toolkit to election to make sure stakeholders and community voices are heard. She said they are doing further outreach and what kind of changes the community wants. She said DON will apply resources to that work.

Ms. Frestedt said the Design Guidelines process continues and has not stopped. She noted her workload and the work needed to publish SEPA. She said design teams have already started to opt into new Guidelines.

She said looking ahead to anticipate longer meetings due to several new construction project briefings.

Mr. Chan asked who does community outreach and if there is a standard or minimum requirement.

Ms. Frestedt said she noted Board feedback about project outreach, not speaking about any particular project, but rather outreach, in general. If there were past projects where outreach went well and could be a model, it would be helpful to hear more about them. She said that the Board can develop recommendation to the City of things that the Board would like the city to respond to, policy-wise.

Mr. Chan said outreach can be restrictive, given the historic nature of the neighborhood, that the people who regard this as an important place can extend beyond the boundaries of the neighborhood. Sometimes I feel the typical voices aren't inclusive enough for this district. People who don't live or work here should still have a say.

Ms. Frestedt said a common thread is the CID is a cultural home for many throughout the region. It's a "third place".

Mr. Legon-Talamoni said it would be helpful to have a Board briefing about what is required for community engagement and ways to provide input for improvements has or has not worked.

Ms. Frestedt said that Danielle Friedman, DON, is the point person for Early Design Guidance and outreach. She said she would invite her to come to board meeting. She said they are in process of developing website fact sheets about neighborhoods. She said that one of the challenges is that it is not a 'check the box' approach.

Ms. Hsie agreed and said buildings are not so much about how they look but about the people who live and work here.

Ms. Frestedt invited the Board to provide recommendations of things developers can do. She said that she shares contact information for individual groups, such as InterIm, SCIDPDA, Chong Wa, Friends of Little Saigon, Filipino-American community, etc. but noted that those groups may have further recommendations for who to speak to.

Mr. Chan said the need for general outreach guidelines are needed not for developers, but for the Board and clarifies what agency the board has to operate in.

Ms. Frestedt said the board should keep SMC Chapter 23.66, the Guidelines and Secretary of Interior Standards in mind when reviewing projects. She said if the Board feels an applicant or team is not responsive to section of code you can ask them very directly ‘how does this respond to Guidelines? How has this project been informed by those documents?’

Ms. Hsie said one is the aspect of looking at how a proposal this supporting the culture here. No other district has wording like that. That it is in the Code and they have to respond. She said the other is the section on visual order, relation to existing buildings. She said there is nothing in the code that says you have to break up your building to allow for small business. She said but if you look at the fabric of what is here their windows are smaller; there isn’t a curtain wall down the block. The fabric here already supports small business and the board can use that relationship to ask how they are tying into what is here. She said there is a lot of code that talks about the street, making it a vibrant space and things like that.

Ms. Frestedt said it can be helpful in order to understand how a project is responding to the goals and objectives of the district and the design intent of SMC 23.66.336. There is a lot of language that is not proscriptive. She said it is a reasonable approach as well as asking what influenced the design from the district, specifically. She noted similarity with Pioneer Square – historic construction and brand new construction. What is the basis for influence and how does it tie back to this neighborhood? That is where proportion and scale come into play.

Adjourn 6:56 pm.

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov