



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 108/16

MINUTES FOR THE MEETING OF TUESDAY, April 26, 2016

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

Board Members Present

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

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Valerie Tran

042616.1 APPROVAL OF MINUTES

March 8, 2016

MM/SC/TM/MW

3:0:1

Minutes approved, as proposed.
Mr. Setijono abstained.

042616.2 CERTIFICATES OF APPROVAL

042616.21 625 S. King St. – Alps Hotel

Applicant: Trinh Le, goPoké

Ms. Frestedt explained the proposed change of use from retail to restaurant/café and the proposal to paint the exterior green to match the adjacent storefront and to remove the plywood over the north-facing windows. Exhibits included plans and photographs. She said the Alps Hotel is a contributing building, located within the Asian Character Design District where Street-level Uses are required. The proposed use is listed as a preferred street-level use.

Applicant Comment:

Trinh Le and Bailey Le explained the intent to open a restaurant introducing Hawaiian poké bowl concept. They noted they want to change the exterior to make it more appealing. They proposed to paint the exterior green to match adjacent storefront and to remove the

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The Seattle Department of Neighborhoods**

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plywood to expose windows; broken glazing will be replaced in kind. It will be a small sit down restaurant; they plan no late hours and want a long term business at this site. They will come back with signage.

Mr. Martin asked if the change of use was also for the mezzanine.

Mr. T. Le said that the mezzanine, located behind the transom windows, is residential studio space not affiliated with the restaurant.

Ms. Moriguchi asked if color change would extend to transom windows.

Mr. T. Le said the green will cover the transoms and the storefront – all the red will be gone.

Board Discussion:

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

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and exterior alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 26, 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 23.66.320 Permitted uses

SMC 23.66.326 Street-level uses

SMC 23.66.336 Exterior building finishes

A. General Requirements

B. Asian Design Character District

2. Colors

Secretary of the Interior’s Standards

#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/MW 4:0:0 Motion carried.

The following item was reviewed out of agenda order.

042616.4

BOARD BUSINESS

Ms. Frestedt gave an update on the appointment and confirmation process for the vacant seat. She said that Mr. Martin will sit in on the May 11th East Design Review Board meeting as a representative from the ISRD to provide comment / feedback on the proposed development at 12th and Jackson (located just outside of the ISRD boundaries). She said that the board has no binding jurisdiction in the project location but the developer is open to hearing from the board. She said she would send out informational packet and board members can send comments to her and she will forward them on to the Design Board. The developer from that project has been invited to give a courtesy briefing to the ISRD board.

042616.22

Hing Hay Park

414 6th Ave. S.

Applicant: Melanie Davies, MIG SVR, on behalf of Kim Baldwin, Parks

Ms. Frestedt explained the proposed design of five (5) assembly areas constructed of painted steel and wood. The assembly areas will function as steps and seating areas within the park and feature interior illumination. She said the final design of the gateway structure is not part of this proposal. Exhibits included plans, construction documents, renderings, photographs, lighting specifications and material samples. She said this site is located within the Asian Character Design District. The landscape architecture firm Turenscape has also been involved in the initial design of the park and gateway structure.

Ms. Frestedt said the Board reviewed the application for a Certificate of Approval for the gateway and assembly areas on March 22nd. Members had questions about the durability of the proposed color and finish and determined that they did not have enough information about the materials and the design of the gateway as it relates to the community's concerns about public safety. The Board deferred action on the proposal pending additional information from the applicants. On September 22, 2015 the Board received a briefing on the proposed gateway and assembly seating design. Issues discussed included public safety concerns and Crime Prevention through Environmental Design (CPTED) reviews; perforation and lighting design; and plans for long-term maintenance. The Board recommended approval for a Certificate of Approval for Demolition, Use and Design in May 2015. This approval included the concrete footings for the gateway, but did not include structural drawings for the gateway structure and assembly seating or signage.

Applicant Comment:

Jeff Hudak, Studio Fifty50, distributed packets and said they were responding to questions board members had at March 22, 2016 meeting regarding materials, durability. He presented material samples and outlined product information with regard to longevity and use. He provided track record information – five case studies of use in high use areas all noting excellent performance. He said the product has been used for 20 years with positive reviews. He said that it has excellent color and gloss retention. He said the color is factory ground base of red that won't turn pink over time. It is UV tested in Florida sun. He said there is an unlimited recoat window with no sandblasting needed – just clean and then paint. He said it low VOC. He said it is the best and most appropriate product for this use.

Mr. Martin asked how frequently repainting would be needed.

Mr. Hudak said it has a 25+/- life span. He said the metal is hot dip galvanized and then three top coats of paint. It is all finished offsite and then brought to the site.

Ms. Frestedt said that fading and graffiti were concerns that had been raised.

Public Comment: There was no public comment.

Ms. Frestedt asked the applicants to speak to the textured, anti-slip surface.

Mr. Hudak said the non-slip coat for the three assembly areas will have additional texture applied intermittently during the painting process.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design of five (5) assembly areas, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 26, 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 23.66.302 International Special Review District goals and objectives

SMC 23.66.304 International District Mixed (IDM) goals and objectives

Secretary of the Interior’s 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.

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

042616.23

614-624 S. Jackson St. – Far East Building

Applicant: Resa Itula, Hon Joe, LLC

Ms. Frestedt explained the proposed temporary banners confirming that business are open during construction and the proposed installation of 6’ high chain link fence with protective mesh on the perimeter of the construction site. The presentation included a briefing by Bob Hale, Rolluda Architects, on the scope of work for sidewalk and areaway repairs in the right-of-way in front of the Far East

building. Exhibits included photographs, plans and samples. This building is located in the Asian Design Character District and the National Register District. The Far East Building (also historically referred to as the Havana Hotel) was constructed in 1900 and reconfigured after the regrade in 1908. The building has since undergone substantial alterations, including changes to the storefronts. A Certificate of Approval for Street Use for replacement of the sidewalk and areaway and modification to the existing guardrail fence was issued following a recommendation by the ISRD Board at the meeting of October 27th, 2015.

Ms. Frestedt noted that she'd received numerous calls and emails about public safety and aesthetic concerns about the plywood walls.

Applicant Comment:

Bob Hale, Rolluda Architects, explained they are replacing the areaway structure – it was originally built in 1900. He said it is a complicated project. He said they expected a preconstruction meeting but there was miscommunication and a misunderstanding about sequencing. He said a solid plywood fence was originally planned. The fence went up but became an immediate magnet for graffiti and security issues. He said they will put a 6' cyclone fence with mesh to block debris from jackhammer. He explained that an aluminum bridge will span over the hole with guard rails for safety; it will attach to fencing. He said there will be a swinging gate in front of each storefront and will be locked when the business closes. He explained that it will be about a two-month duration to do the work.

Kent Lake, Masonry Restoration, passed around a sample of the mesh. He said that businesses will stay open during construction; however, during the demolition they have to close each business temporarily because it will not be safe; stores will be closed when they pour the slab. Demolition will start on the east side and move west. He said they were heavy handed with the wall and didn't realize the impact to the businesses and they have reduced the impact as much as possible.

Mr. Martin asked about the portals into each business.

Mr. Lake said customers they will go through a chain link gate. He said that the fence is individual panels; door opening is 3'. He explained the design of the bridge structure over the open areaway and guardrails.

Resa Itula, property manager, said the tenants work varied hours; they may have a security company lock up – even while the work is going on. She said they will work with tenants.

Ms. Frestedt asked about possible impacts to storefronts from debris.

Mr. Hale said plywood panels will screw into wood storefront; the panels will extend 6' up from the window sill.

Mr. Lake said the top portion of the windows will be left exposed to allow light in. He said they will lean plywood panels over the doorways and will not have to

penetrate the doors. He said they will minimize attachment and will repair all penetrations.

Ms. Itula went over the proposed banners - two = 3' x 8', and one = 3' x 6'. Banners will be attached with grommets to fence.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it is temporary and needed for safety. She thanked the applicants for responding to community concerns and making changes.

Mr. Hale said eventually the basement will be opened up for a tenant / restaurant.

Ms. Moriguchi said the long term result will be good for the neighborhood.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use & Temporary Signs.

The proposed Street Use & Temporary Signs meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.334 – Streets and sidewalks

SMC 23.66.338 - Signs

Secretary of the Interior's 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.

#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/TM 4:0:0 Motion carried.

042616.3 BOARD BRIEFING

042616.31 Little Saigon Urban Design

Presenter: Robert Scully, Seattle Office of Planning and Community Development (OPCD)

Informational briefing on planning for strategic improvements to strengthen the business district's character in Little Saigon. These include both near and long term strategies such as a street design concept plan, enhanced crosswalk design, and parklet design.

Robert Scully, planner with Seattle OPCD, provided handouts and a map. He went over the context of Little Saigon and said it had previously been zoned commercial and light industrial, which has created a haphazard mix of building types. He said the area is at a crossroads between 12th and Jackson, Yesler Terrace and Chinatown International District.

He said the neighborhood is becoming more of a pedestrianized business and they are trying to take an approach to planning that's strategic and more comprehensive. He said they are trying to build organizational capacity so that community members can go for grants. He said they have looked at areas of possible development and noted the ongoing work at Yesler Terrace and the new streetcar. He said they are looking at potential future projects with SCIPDA. He said the planning work includes future landscape concepts – enhanced crosswalk design, increased pedestrian safety to reflect culture of the neighborhood and developing a small parklet at the southwest corner of 12th and Jackson. He said that the 10th Ave. Hill Climb has been built to connect Yesler to Little Saigon and Chinatown. He said they will set a timeline and priorities – they are aiming for near to mid-term.

Mr. Scully said a long-term project is the development of a park in Little Saigon; however, Parks is not ready to move forward on the design yet so there are opportunities for interim uses to activate the space. He said it could be used for a Saturday Market or other events. He said there are opportunities for the alley ways along the eastern edge. He said that they are focusing on connectivity now – streetscape concept plan for S. Jackson, S. King, S. Weller and 10th Avenue; they are looking for ways to form a connective spine for Little Saigon to connect to Chinatown International District and Japantown and central area. He said they want to create a unifying element for the neighborhood. He said they have received guidance for future green street streetscape plan in working with SDOT. He noted the redevelopment projects under various states of review and said it is timely to do this level of work to guide development in the future.

Ms. Frestedt noted the Board's purview in ISRD and interest in creating cohesion in district as a whole. She noted that the character of this area is unique and there is dual interest of communities in creating cohesion in Little Saigon.

Mr. Scully said the draft streetscape concept plant will be ready in a couple weeks and he will come back to share that with the board. He said there is nothing drastic and it will be largely sidewalk focused. He said they will make the area more pedestrian friendly; they will find a planting palette to reflect a wide range of environments. He said they still need to review with Little Saigon community to balance maintenance issues and neighborhood identity.

Mr. Martin said it is great to see plans in works. He said it is encouraging that they are working with the community and he encouraged continued community involvement. He asked about plans within the crosswalks, referring to graphics that had been distributed from Professor Jeff Hou's urban design studio.

Mr. Scully said there would be some kind of painting for the crosswalks. He said that SCIPDA is working on getting design ideas and will hold a competition. He said the parklet can be used as an attracting element. He said they are working on engaging more people especially business owners. He said they will have community select what works to reflect the neighborhood culture in the best way.

Mr. Martin said as a resident when doing east bound walks it feels like a long slog. He recommended that they look at anything to break up the perceived length of those areas.

Mr. Scully said Little Saigon Park may help – they will create a pass-through. He referenced the proposed Landmark Project, a proposed mixed-use development including

Southeast Asian cultural center, affordable housing, neighborhood, and retail is being pursued by Friends of Little Saigon and the SCIDPDA. He said they have received some funding from the City Housing Authority. He said they have a preferred site and will create a connection between Jackson and King.

Ms. Frestedt noted that the ISRD Board has not yet been briefed about that project.

Ms. Moriguchi agreed with Mr. Martin's comments and agreed with the need to break up long blocks. She appreciated the attention to streets and cohesive planning. She said cultural identity and recognition of the historic district are as important as pedestrian safety.

Mr. Scully said that 12th and Jackson is a priority intersection because of safety issues. He said it is challenging because of the streetcar. He said there is interest in doing a scramble crossing (four way crossing). He said 12th Ave. is not to be ignored in the planning efforts, but they're focusing on other streets first. SDOT may look at 12th Avenue as part of a larger project in the future. He said that SDOT has some funding to work on the crosswalk at 10th & Jackson and there is consideration of putting in a pedestrian light in this location.

Mr. Setijono left at 5:57 pm.

In response to a question, Mr. Scully said that SCIPDA wants it to be permanent but it is on private property which is hard to control; he said there are still conversations to be had.

Public Comment:

Dennis Chinn, property owner within LS, said his project will focus on King and Weller. He said the other side of the freeway is an artificial barrier and they want to tie in as one thing. He said the Hill Climb is cool but it is really steep. He suggested an elevated crosswalk across over Jackson.

Mr. Scully said Interim is looking at the area under the freeway as an important link. He said to think of Jackson as a whole length rather than by section. He explained that 'near term' means in the coming year or two; 'mid-term' means 3 – 5 years; 'long term' means 10 – 20 years.

Quynh Pham, SCIPDA, said it is an opportunity for Friends of Little Saigon to come to ISRD board and present their vision from a larger community perspective.

Lindsey King, planner with the Seattle Department of Construction and Inspections (SDCI), said she is working on the 12th & Jackson project and she is seeing good progress. She said there is a lot of interest from the community that it doesn't stop at the property line or right of way.

Adjourn

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