



The City of Seattle

International Special Review District

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ISR 121/18

MINUTES FOR THE MEETING OF TUESDAY, July 10, 2018

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Sergio Legon-Talamoni
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Chair Tiernan Martin called the meeting to order at 4:30 pm.

071018.1 CERTIFICATES OF APPROVAL

071018.11 913 S. Jackson St. – Thái Bình Apartments
Presenter: Keith James, Inland Construction

Ms. Frestedt explained the proposed revision to the design of a garage door on the east façade, the proposed building signage, and proposed sign plan for retail tenants. The building signage will consist of a series of halo-lit reverse channel letters, mounted to the façade. Exhibits included samples and plans and drawings for location details. The zone is DMR/C 65/65-85. The site is located outside of the Asian Design Character District and the Retail Core. 10th Ave. S. is a Class II Pedestrian Street. S. King Street is a designated Green Street. In October 2017, the ISR Board recommended approval for revisions to Final Design.

Applicant Comment:

Garage Door Revisions

Keith James, Inland Construction, explained modifications to previously approved garage door that will allow for quicker cycling at the heavily used entry. He said the garage door at the north end is left open during the day so the longer cycling time isn't an issue. He said the proposed door is slat-style, a more opaque door than was originally approved. He noted concerns above graffiti but said it would be the same concern as with the rest of the building. He said it is a lower door; from the header down, it is perforated metal panel to match storefront. He said the door mechanism is hidden by the perforated panel.

Ms. Hsie asked for clarification on image in packet.

Mr. James said it is an example of the slats, not the color. The proposed color is dark bronze to match the storefront and it is the same color as the link gate to the auto court.

Public Comment: There was no public comment.

Signage

Mr. James explained the proposed sign plan for the building and tenant signage. He said apartment building signage will be on four façades; he indicated on plan the locations of the Thái Bình signs. He said tenants can have signage on building or awning.

Mike Young, sign contractor, said each retail tenant will apply for their own signage. The plan has a generic description of what the sign will look like on awning. He said that the signs are on either a raceway or wireway; letters will attach to that background panel. He said letters will be halo lit and the lotus on the building sign will be illuminated. He said the background panel provides a nice backdrop for the halo lighting.

Mr. James said lighting will be 4000 Kelvin or less; it can be toned down as needed. Responding to questions he said that each tenant will apply for their own signage. He said that no blade signs are shown but they have provided guidance for mounting them.

Mr. Williams arrived at 4:46 pm.

Mr. Legon-Talamoni asked if tenants can have two types of signs.

Mr. James said yes. He noted they have already received letters of interest for building retail.

Mr. Martin said that Asian characters are encouraged in the district.

Ms. Hsie said they are encouraged in building signage, as well. She said this is the first big project constructed and will set a good example for future continuity.

Public Comment: There was no public comment.

There was discussion about use of Asian characters. Ms. Frestedt read from 2 A and B in the Guidelines. Ms. Frestedt said the board can't mandate inclusion of Asian characters but can recommend them; it is up to the owner whether or not to include multi-lingual signs.

Mr. Martin noted the extensive community engagement that the applicant conducted and asked if that extended to signage as well.

Mr. James said it did not.

Ms. Hsie said the sign plan is open-ended enough and makes sense.

Mr. Martin said that any individual tenant will have to come to board and recommendations can be made.

Ms. Hsie said the signs respond to the Code. She noted for future reference the need to review high-up signs because they are markers of the district.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations and building signage, at 913 S. Jackson St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 10, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.302 – International Special Review District goals and objectives

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.
- C. Exterior Building Design Outside the Asian Design Character District.** Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

SMC 23.66.338 - Signage

SMC 23.66.342 – Parking and access

Secretary of the Interior's Standards #9 and #10

Mr. Martin made a friendly amendment of recommendation to include Asian characters to the Guidelines 2 A and B as discussed.

Mr. Legon-Talamoni accepted the amendment.

MM/SC/SLT/SH 4:0:1 Motion carried as amended. Mr. Williams abstained.

071018.2 BOARD BRIEFINGS

071018.21 Puget Sound Clean Air CID monitoring update

Board briefing by Matt Harper and Joanna Gangi, Puget Sound Clean Air Agency, on the results of the Seattle Chinatown-International District Highway air toxics monitoring project.

The presenters provided a handout explaining details of the project (see handout for details). Mr. Harper said they are in the process of finalizing draft report; it will be available in a couple months in multiple languages. He explained methodology and said it is time-consuming to get results. The biggest source of air pollution in the Chinatown International District is diesel trucks from I-5. He talked about the health impacts to the district and economic and social barriers. He reported community outreach that had been done, including community pilot study with the WILD youth program. He said outcomes include better ability of agencies to identify sources of air toxics and health risks, and increased community awareness to pollution and local actions that can be taken to reduce exposures and improve health. He reported on outreach that was done and noted outreach materials were translated.

Public Comment:

James Lee, district resident, had specific questions about type of cancers and risk measurement. He and Mr. Harper will exchange email to discuss further. He asked about the diesel measurements in the district relative to elsewhere in the state.

Mr. Harper said it is not the worst but is in the top 10%.

There was discussion about Audi and VW lawsuits and potential mitigation funding, factors that are outside of the jurisdiction of the ISRD Board.

Tiffany Chan said the report was interesting. She asked how the data was collected and what outreach was done. She asked about outreach to senior living homes, such as International House.

Staff from Puget Sound Clean Air Agency gave an overview of three specific activities to senior population, including working with the WILD group to provide fan filters to elderly; a presentation to elders with

translated materials and a presentation made to residential homes, in addition to events in coordination with Interim.

Ms. Gangi said they will make a community version of the report and they have plans to present at community forums.

Mike Omura, SCIDPDA, requested the inclusion of recommendations to help encourage implementation of measures.

Mr. Harper said options include sound walls, vegetation walls. He said recommended filters depend on individual sensitivity but that HEPA and MERV 13 filters were recommended.

Ms. Gangi said they are doing a workshop with the Service Board who will build fans to give to residents; the Service Board will determine their outreach.

Ms. Frestedt noted there was an opportunity to incorporate recommendations into the Design Guidelines.

071018.22 Briefing on proposed Incentive Zoning updates

Broad briefing by Brennon Staley, Office of Planning and Community Development (OPCD), on proposed updates to the Incentive Zoning Program. Incentive Zoning allows developers to achieve extra floor area by providing public benefits such as open space and transferring development rights (TDR) from historic buildings.

Mr. Staley explained incentive zoning and options (handout in DON file). He said incentives for increased height include transfer of development rights (TDR), onsite open space, green street improvements, public restrooms. He said TDR has historically not been used in the district but that looking ahead it could be used more. He said they want consistency across zones.

Ms. Frestedt explained that non-rehabilitated buildings are not eligible; the program encourages rehabilitation.

Mr. Omura asked if TDR might be available to vulnerable masonry buildings to help pay for retrofit.

Mr. Staley said there is no vulnerable masonry TDR. He said most buildings are already in a district or are landmarked. He said they have expanded program to University and Uptown districts; there are a number of eligible buildings that could be eligible. He said it is still in development; they have to finish Historic Resources Survey.

Mr. Omura asked about when multipliers are increased.

Mr. Staley said if TDR are sold today and more are available later, the additional ones could be applied for later. Responding to questions about affordable housing provisions he said that earlier programs are no longer an option as they have shifted to MHA. He said they will work with Interim and SCIDPDA on translations and will work with small groups of property owners. He said then they will move to a broader group.

Ms. Hsie said TDR do not necessarily go back into this district and questioned who is being served if the developer isn't offered incentives to add more affordable housing, just more height.

Mr. Staley said they prefer a larger market in terms of selling TDR.

Mr. Legon-Talamoni asked when a developer would want to buy TDR.

Mr. Staley said they would look at how expensive it would be to add open space, or green space, etc. versus purchasing TDR.

Mr. Legon-Talamoni asked about alignment with Building Code and developers who want to take advantage of additional floors via MHA. He said building type gets more expensive with more height.

Mr. Williams noted the life safety costs of going taller and noted fire code and pressurizations.

Mr. Omura asked what the seller has to do with money.

Mr. Staley said there are no restrictions. He said that the building must be rehabilitated to qualify.

071018.3 BOARD BUSINESS

Adjourn 6:45 pm

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