



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

ISRD 220/24

### MINUTES FOR THE MEETING OF TUESDAY, DECEMBER 10, 2024

Time: 4:30pm

Place: Hybrid Meeting

#### **Board Members (BM) Present**

Eric Chan

Adrian Lam

Gary Lee

Samantha Wong

Jade Yan

#### **Staff**

Rebecca Frestedt

Melinda Bloom

#### **Absent**

Heather Hargesheimer

Kyle Jacobson

Chair Adrian Lam called the meeting to order at 4:30 pm.

#### **ROLL CALL**

#### **121024.1**

#### **MEETING MINUTES**

August 13, 2024

MM/SC/SW/EC

3:0:2 BMs Lee and Yan abstained.

August 27, 2024

MM/SC/SW/EC

4:0:1 BM Yan abstained.

#### **121024.2**

#### **PUBLIC COMMENT**

There was no public comment.

**121024.3 CERTIFICATES OF APPROVAL**

**121024.31** 425 S. Jackson St. – 5<sup>th</sup> Avenue Plaza at Union Station

Record number: DONH-COA-00946

Applicant: Jennifer Schreck, Sound Transit

Ms. Frestedt explained the proposed changes to the plaza including removal of the performance stage, the two boulders and steps, and seven concrete planters, paver repair and replacement pavers to match existing, bench repair or in-kind replacement, installation of a busking star. She said the plaza was originally designed with community, part of a Planned Community Development. She said conversations are underway to re-envision the space as part of the Jackson Hub and Sound Transit station area planning. A separate application, reviewed administratively, replaces the temporary security fencing visible in some photos.

Jennifer Shreck, Sound Transit provided context of the site and went through proposed safety enhancements, noting pinch points created by the current design: She said they would preserve public art elements that are embedded into the plaza's architecture such as the Chinese Zodiac pavers and the poetry on certain beams. Weathered concrete will be matched as closely as possible.

BM Yan asked for more information about the busking star.

BM Chan noted the rodent issue associated with the stage and said he supported its removal.

Jennifer Shreck said the star will identify the busking location for artist performances and noted the opportunity for artists to perform under overhead cover. They said the star would identify the busking spots throughout the light rail system.

Heather Pederson, Sound Transit, said it wasn't yet determined how sign up for the busker star would occur.

Action: I move that the International Special Review District Board recommend approval of site alterations on Union Station Plaza, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the December 10, 2024 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 and relevant Standards:

Seattle Municipal Code (SMC)

SMC 23.66.310 – Union Station Corridor goals and objectives

D. Open Space. Public open space has been included in development in the areas, and if applicable to future development proposals, consideration should be given to the retention and enhancement of a linear open space along Fifth Ave south of Jackson St., as an open space resource and a major focal point at the west end of King St.

G. View Corridors. Views from S. Jackson and King Streets should be retained.

**Secretary of the Interior Standards**

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

MM/SC/GL/EC

5:0:0

Motion carried.

**121024.32**

719 S. King St. – Wing Luke Museum

Record number: DONH-COA-01529

Applicant: Wren Wheeler, Wing Luke Museum

Ms. Frestedt explained the proposed mural to be painted on a blank wooden panel on the east-facing wall. The East Kong Yick Building is listed as contributing building to the Seattle Chinatown National Register District. It is located within the Asian Design Character District. She added, when reviewing artwork, the Board considers placement, materials, colors, scale and method of attachment.

Wren Wheeler, Wing Luke Museum, proposed a mural on an east façade non-historic panel. Text and QR code are included. Mural is to honor and tell the story of a community member, Sam Green, who died at the site. His family visits the site almost daily. Sam an artist, entrepreneur and clearly loved by friends and family.

BM Yan appreciated the project and said they work in the neighborhood. They noted the family's daily visits to the memorial and said it is touching, striking.

BM Lam appreciated the timely tribute.

BM Wong suggested moving the mural up higher to better protect it.

BM Chan appreciated the touching tribute.

Wren Wheeler said they would continue the color way up and may be able to add elements meaningful to the family.

Adrian Lam said to respect the architecture and to incorporate the art into it.

Rebecca Frestedt said if the board supports expanding the height of the existing wood panel, the board could issue a statement of support and noted applicant could submit changes to staff for review or return to board.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for a painted mural on a blank wooden panel on the east-facing wall, plaque and QR Code per the submitted application materials with expansion to height of existing wood panel. The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the December 10, 2024 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 and relevant Standards:**

**Seattle Municipal Code (SMC)**

**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.**

**2.Colors.** Building facade colors must be reviewed by the Special Review Board and approved by the Director of Neighborhoods. Colors shall be compatible with those of adjacent buildings.

**Secretary of the Interior Standards**

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

MM/SC/GL/JY

5:0:0

Motion carried.

**121024.4 BOARD BRIEFING**

**121024.41 800 Maynard Ave S. – RDA Building**

Record number: DONH-COA-01488

Presenter: Anton Dekom, Neiman Taber Architects, and Benjamin Wong, Tourbineau Real Estate

Briefing on proposed change of use of upper stories from office to storage facility  
proposed lighting fixtures and paint colors

Benjamin Wong, developer, introduced himself as potential future property owner. He said their firm works to identify and activate empty office buildings. He said this building is not well suited for housing conversion. He confirmed that the basement is currently used for wine storage and that use, managed by the current building owner, would remain.

Anton Dekum, architect, presented the proposed conversion of the RDA Building to a self-storage facility, not considered a “preferred use” in Chapter 23.66 of the land use code, but the new use would bring back activity on the block. He said the building was constructed in 1920 for Crescent manufacturing, sugar and coffee production. It was converted into offices in the 1990s.

He said they would building a corridor of “false” doors and storage units to create light and appearance of activity from the exterior. The office would be staffed 24/7 and security cameras and lighting would be installed around the building. They said artwork would be installed at ground level on interior walls that would be visible with interior lighting. They proposed painting the building a darker earth tone, installing new signs and canopies and noted they would pick up on colors in the district.

BM Lam said a storage facility is a valuable contribution to residents.

BM Chan appreciated the proposed building revitalization.

There was discussion about lighting around the building to increase a feeling of safety.

BM Lam supported the change of use. Based on history of the building, he said it suits the building well. Encouraged decision of adding a mural color to tie in to the upper portion of the building so it does not feel “split up”.

**121024.5**

**STAFF SUMMARY**

Administrative approvals issued or pending since date of last meeting

Adjourn

6:18 PM