



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

ISRD 75/15

### MINUTES FOR THE MEETING OF TUESDAY, May 26, 2015

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

#### **Board Members Present**

Ben Grace  
Carol Leong, Vice Chair  
Joann Ware  
Marie Wong

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Stephanie Carrillo  
Miye Moriguchi  
Martha Rogers

#### **052615.1 CERTIFICATES OF APPROVAL**

052615.11 Hing Hay Park  
414 6<sup>th</sup> Ave. S.

*Applicants:* Melanie Davies, SvR Design Company and Kim Baldwin, Seattle Dept. of Parks and Recreation

**Project Summary:** Proposed Demolition of an existing one-story former Post Office building, proposed Change of Use from "Sales and Service - Post Office" to "Parks and Open Space", and proposed Final Design for the redevelopment of the site for the expansion of Hing Hay Park (to total .64 acres), to include: landscaping, paving, seating, light fixtures, footing for a new "gateway" structure, fitness equipment, utilities, modifications to the retaining wall adjacent to the Bush Hotel, and related right-of-way improvements. Exhibits included plans, construction documents, renderings, photographs, historic property report, and specification sheets. The Department of Parks and Recreation issued a Declaration of Non-Significance (DNS). No conditions have been imposed. No environmental impact statement was required.

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

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Ms. Frestedt summarized past design briefings before the Architectural Review Committee and full Board. The Post Office building was constructed in 1956. It is a non-contributing property within the District. This site is located within the Asian Character Design District.

Mr. Grace disclosed past involvement with Friends of Hing Hay Park (FHHP) and said he has not been involved since last year.

Applicant Comment:

Kim Baldwin, DOPAR, summarized the process to date and that the project funding is supported by a \$3 million dollar parks levy. She said the community's "Friends of ..." group has been working to raise funds for the "add-on" items outlined in the proposal.

Melanie Davis, SvR, presented via PowerPoint (full report in DON file). She went over existing and proposed elements – brick, paving, trees. She explained that they propose to paint the Post Office wall yellow and plant bamboo in front. She said that they will lower the height of a retaining wall on the south side of the Bush Hotel to prevent a hiding spot; they will lower the plant material as well. She said the lower wall will be painted to match existing. She said the terrace will be dark sandblasted concrete and the rest will be medium sandblasted concrete color. She said the top will be ground to expose aggregate. She said that the terrace will house a bike rack, fitness equipment, tables, chairs; she said the trash receptacle will match those at International Children's Park. She said that there was discussion with the FHHP, who had asked to see other options for the tables and chairs. She said they will come back with signage and metal perforation designs under a separate application.

Ms. Davies summarized the lighting plan; she said that there will be two large light poles flanking the Gateway with lower lights along the path. She said they did photometric of all lighting and designed for modulation and variation of light. She said the gateway is also a light element and they are working on the location of lights with regard to maintenance and access. She went over the planting plan and said plantings were selected for seasonal color, accordance with CPTED (Crime Prevention through Environmental Design) principles, and degree of maintenance required.

Ms. Davies said that the shape and engineering has been done on the gateway structure and they are finalizing calculations. She said they are working with FHHP on perforation patterns and will come back to board. She said that wood will add warmth to seating areas.

Ms. Davis said that there are added bid items: uplighting, bamboo, and wall perforations; she said they will keep the board abreast of bids and decisions. She explained that the Post Office building will be demolished except the back north wall will be retained.

Ms. Baldwin said they are working on vacation of alley. She said in the meantime they are getting SDOT street use permit.

Ms. Davis said that work will include disconnect of old and installation of new power and utilities. She said that there will be a new electrical feed box to service the old and new park. It will be set behind a fenced in area. She said that the design of the fence will be similar to that of the assembly areas. She said that they are working with the FHHP on the design and will be coming back with the perforation design and wood material proposal under a separate application. She went over the six additive bid items and reiterated that the FHHP group received \$40k from the Seattle Foundation toward funding those items.

Ms. Frestedt asked for clarification on where the metal perforated fence will be located for the power box and asked if it will be where the electrical source is.

Ms. Davis showed on the plans and said it is accessed from terrace area. She said that the metal perforated fence will match existing wall perforations and will be painted the same color.

Ms. Frestedt confirmed that there will be gravel in the tree pits.

Ms. Davis said there would.

Ms. Leong asked about duration of the project.

Ms. Davis said she hoped demolition would be done by September and project completion in June 2016.

Ms. Baldwin said it is dependent on permitting.

Mr. Grace asked about the furniture and said that except for color it seemed it was becoming a standard. He asked about power availability.

Ms. Davis said there will be power availability for park users as well as access to light controller.

Ms. Ware asked about the red gateway finish.

Ms. Davis said it is a red Tinamic finish; it will be shop painted and then touched up here.

Ms. Ware asked about stainless finish on the handrails.

Ms. Davis said it will be brushed.

Public Comment:

Ching Chan, Friends of Hing Hay Park, said they have been involved in discussions and asked if the existing tables and chairs would remain.

Ms. Baldwin said that they will keep the same furniture in the old park as they have now. Responding to questions she said that badminton will be set up in the park and ping pong will remain. She explained that they are allowing space for vendors in the

corner and that they are proposing electric, water, sewer underground but it is a ways out. She said that the space will just open space until that happens.

Nate Cormier, SvR, noted the mobile-nature of the existing red folding chairs and said they will be able to be moved around the park.

Ms. Davis went through ADA circulation in the park. She said that it is a fully accessible path system whereas the existing is not. She showed access from all points of entry, placement of stairs, ramps, and handrails.

Board Discussion:

Ms. Frestedt noted that since the gateway structure final design is not complete that she would recommended excluding the footing at this phase and until full information about the gateway structure and cladding is provided. She said that from her perspective as staff that the perforations relate to final form and how it is perceived at grade from pedestrian level.

Discussion ensued and board members determined that from a CPTED perspective there appears to be sufficient visibility at the base.

Ms. Ware said that even perforated it will still be the same; either way the footing will be the same shape. She said that the width and how it touches the ground have been reviewed and she didn't see an issue. She said she preferred more perforations over fewer.

Mr. Grace asked Ching Chan if she'd like to offer feedback from the FHHP group.

Ms. Chan said that it is bulkier and more massive than when they thought it would be. She said CPTED is a big concern to be aware of. She said reducing the size of the footings is not an option and they will work with Parks to make it as transparent as possible.

Ms. Leong asked if anything would change structurally.

Ms. Davis said that it would not. She said they have completed structural design and engineering. She said perforations have nothing to do with structural.

Mr. Cormier said that you will be able to see movement of people, but not so much visibility of buildings. You will have to walk around it.

There was further discussion about the dialog around perforations and the "cutting ratio".

Mr. Grace said is better equipped to make recommendations on perforations, understanding that the structural framework is fixed. He that it will be the same shape and dimension just the number of perforations will change.

Ms. Ware said that would come back to the board.

Board members discussed the various components of the application and agreed that they had enough information to make a recommendation. Members did not think that the gateway footing should be excluded from this approval.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for demolition, use, design and landscaping, with the following condition:

**The applicant shall submit plans for the perforation design and assembly of the gateway structure, perforation design and assembly of the wooden/metal seating, and parks signage under a separate application for a Certificate of Approval.**

This action is based on the following:

The proposed demolition, use, design and landscaping meet the following sections of the **International Special Review District Ordinance and applicable 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**
- SMC 23.66.318 Demolition**
- SMC 23.66.320 Permitted uses**
- SMC 23.66.326 Street-level uses**
- SMC 23.66.334 Streets and sidewalks**
- SMC 23.66.336 – Exterior building finishes**
  - A. General Requirements**
  - B. Asian Design Character District**

**Secretary of the Interior’s Standards for Rehabilitation**

**#9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**#10.** New additions and adjacent or related new construction will 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/BG/JW            4:0:0    Motion carried.

**052615.2            BOARD BRIEFING**

052615.21            Louisa Hotel Briefing  
669 S. King St.

*Presenters:* Bob Hale, Rolluda and Kim Orr, Barrientos

Briefing on completed demolition and stabilization of the building and plans for building restoration and reconstruction, including the addition of a new rooftop penthouse and underground parking.

Bob Hale, Rolluda Architects, provided an overview of the building and damage sustained by the Dec. 2013 fire. He said that the Woo family is working with Barrientos and the SCIDPDA to apply for tax credits and hoping for New Market Tax Credits. He said they hope to start construction in January 2016. The construction will take 14-16 months and should be finished in the spring of 2017.

Mr. Hale said fire damage and dry rot took a toll on the west side of the building. Fortunately, the north side is intact. He said the original architects were disciples of Frank Lloyd Wright and noted the more modern appearance compared to other buildings in the District of that era. It's the only building with Chicago style bay windows in the district. He said that they have lots of documentation of the original building. He said that most transoms are intact and the community bulletin board is intact.

Mr. Hale went on to say they plan to provide 25 parking spaces in the basement that will be residential or monthly not public parking. He said they will use the same storefronts; they will be replicated based on original details, and they will likely be before the Board on a case-by-case basis. He said that Sea Garden and Mon Hei Bakery have expressed interest in coming back and they are trying to accommodate that. He said that they are considering a laundromat in one of the alley spaces that could be used by the neighborhood, as well as tenants. He said there were originally 70-75 units and they're going to result in 84, including the penthouse addition.

Mr. Hale explained that the penthouse will be set back 20' on King and 15' on 7<sup>th</sup>. He said there will be a community roof deck and private decks on top floor units. He said that on the north elevation the transoms are intact and will be restored. He said a couple storefronts are original. He said they will match the brick veneer and wood windows. He said the National Park Service has approved the work so it will qualify for tax credits; he said that they pulled back the proposed penthouse size per their request. He went over sight lines of the penthouse. He said they would restore the east side common areas – stairs, corridors and said that doors will be kept and blanked off to keep the rhythm going. He said they propose small studios.

Kim Orr said that they will average 370 square feet, more studios than 1 bedroom.

Mr. Hale said they will restore the transoms and the corner entry details. He said that one stair will be used to access the parking and the other to access housing. He said the garage entrance will be at the pet shop. He said that the new entry will be restored to match original.

Mr. Grace asked how many retail spaces there would be on King St.

Ms. Orr said there are currently 10 on the ground floor. Six are located on King St.

Mr. Grace said that this is encouraging for other property owners.

Ms. Leong said it is exciting and she is looking forward to the restoration. She said she wanted to see lighting details. She asked if there was any consideration of outdoor seating.

It was noted that they don't yet know who each of the tenants will be.

Ms. Ware asked if there were historic light fixtures on the building.

Mr. Hales responded that he had not come across any.

**052615.3 BOARD BUSINESS**

There was no Board Business.

**Adjourn at 6:02 PM**

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