



The City of Seattle

International Special Review District

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

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ISRD 186/16

MINUTES FOR THE MEETING OF TUESDAY, July 26, 2016

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

Board Members Present

Stephanie Hsie
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Marie Wong

Mr. Martin, Vice Chair, called the meeting to order at 4:35 PM.

072616.1 APPROVAL OF MINUTES
June 28, 2016 MM/SC/VT/HS 4:0:0 Motion carried

072616.2 CERTIFICATES OF APPROVAL

072616.21 400 S. Jackson St. - Icon
Applicant: Brenda Barnes, Clark Design Group

Ms. Frestedt explained the proposed installation of building and tenant (Bartell Drug) identification signs. Signs options consist of neon, canopy signs, and interior-lit cabinet signs. Exhibits included plans and photographs. This site is located outside of the Asian Character Design District. The ISRD Board recommended approval for revisions to final design and street use on June 12, 2016. She said the Board deferred action on signage pending submission of sign plan alternatives.

Ms. Moriguchi arrived at 4:40 pm.

Applicant Comment:

Bob Edwards, Bartell Drug, explained they were following up on board concerns raised during the initial sign proposal. He said he thought the concerns have been addressed.

Rob Rademacher, Bartell Drug, went over plan packets and explained that they removed a south-facing sign at the corner, in response to Board concerns; they have justified signs B and C to the top for better aesthetics; and said that preferred option A has red neon Chinese characters on white background with all reds and whites matching the Bartell branding (more congruent colors).

Mr. Martin referred to the diagram of the west/south elevation and asked if a tree will be planted where the sign has been removed.

Scott Clark, Clark Design Group, said that the bridge structure prevented placing a tree in that area; there will be landscaping below the signs, as previously approved.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt stated that during the initial presentation that the board expressed concern that the building had been 'over-signed' with specific concern about the quantity and configuration of proposed signage at the southwest corner.

Ms. Moriguchi said they are moving in the right direction with simplifying and clarifying signs. Other members agreed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, as reflected in option A.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 26, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets 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 23.66.338 – Signs

Secretary of the Interior Standard #10

MM/SC/HS/TM 5:0:0 Motion carried.

072616.22

525 S. Yesler Way

Applicant: Paul Hanson, NK Architecture

Mr. Setijono recused himself.

Ms. Frestedt provide a summary of the project to date for proposed use and preliminary design of a seven-story mixed-use building consisting of 160 residential units, ground floor commercial (12,675 sq ft) to be used for a child care center and one level of underground parking (60 stalls). The site is currently a surface parking lot, with no buildings or structures on the site.

Ms. Frestedt said the applicant has given three briefings to the Board since October 2015. The briefings took place on October 27, 2015, January 12, 2016 and March 22, 2016. She referred to a more detailed chronology in the staff report. She said that on June 13, 2016, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No environmental impact statement was required.

Applicant Comment:

Paul Hanson, NK Architects, explained the project to date and that they were seeking approval for use and preliminary design. He said that all trees will be removed and will be replaced and noted the intent to graft and preserve apple trees. He went over the different massing schemes that had been presented to the board during design development. (See PowerPoint handouts in DON file for details). He noted the attention to the pedestrian experience with visible and playful connection with courtyard, secure and well-lit building, warmth of color, artistic decorative elements, reflection of Japantown with urban pattern, repetition of windows – he noted the NP and Panama; he noted the proposed materials at grade being simple and transparent. He noted the inspiration from district buildings in the stepped two-story frontage, repetition of windows and materials that were of their time. He said the detail at the window will have some depth and color from edges – some teal zones and some red zones. He said that metal panels are not in the character of the neighborhood and they propose to use precast concrete panels that have an earthen feel and are broken down to a pedestrian scale. He said they will simplify the storefront panel pattern and will change color by zone. He provided sight lines from various points.

Ms. Frestedt said they could comment on but not approve final design elements at this meeting.

Mr. Hanson said they are pushing canopy up a foot to comply with code and will need a departure; the canopy will be 8'6" above grade and the minimum by Code is 10' above sidewalk. He noted issue with grade change. He cited Code section 23.49.018.

Ms. Hsie asked about colored vertical elements.

Ms. Frestedt said that is related to final design but to look at if that might influence a decision on bulk, mass and scale.

Ms. Hsie said it seems like a lot of boxes and then vertical and asked what the concept is. She asked about the concepts and thinking behind the proposed massing.

Mr. Hanson said that there are two different levels of thinking. He said the City level has multiple angles of visibility and they want a cleanliness to it. He said there are some breaks and shifts in color above. He said the pedestrian level is playful and contemporary but not fad-ish. He said they want to create a rhythm around the base.

Ms. Hsie asked if the breaks in color are based on program.

Mr. Hanson said no but rather to keep the northeast corner from being too heavy and pinched; he noted that using one color was just too much.

Ms. Moriguchi asked if the massing is perceived as base and upper.

Mr. Hanson said it is.

Ms. Moriguchi said there are a lot of improvements with the change from metal to concrete. She asked how do those spaces express what is behind it. She asked how the child care entry can be differentiated from the residential entry in expression.

Mr. Hanson cited the Nippon Ton Theater and the design of its mezzanine

Ms. Moriguchi asked if there are elements that can tie the storefront to the concrete portion.

Ms. Hsie said the land use code asks for “enhanced the visual order”. She said the plans are efficient and well laid out, but noted it is broken up so much and there are a lot of elements going on. She said, looking at historic examples in Japantown there are lots punched windows but there are lots of details expressed at the cornice and the floor plates. She said she is still struggling to see how this building fits into the historic context of Japantown.

Mr. Hanson said they are trying to perpetuate the efficiencies and authenticity of what is needed to get done. He said district buildings are workhorse buildings. He said they represent a moment of time when built.

Ms. Hsie said this is a special district and this building could be put in a different neighborhood in Seattle. She asked what the next step is that really ties the building to the neighborhood. She said that she could see the proposed building in just about any neighborhood.

Ms. Frestedt said that can be explored in greater depth in final design details. She said this is about bulk, massing and scale; final details can be discussed later.

Public Comment: There was no public comment.

Ms. Moriguchi said the massing and courtyard feels right and she had no problem with the preliminary design.

Ms. Hsie asked if stepping up/down the massing was considered.

Mr. Martin said the courtyard works; he it's a form he wouldn't want to see repeated elsewhere in the district but here it makes sense. He noted the sunken grade and play area needs and said the shape and form maintains connection with pedestrian realm. He said he

appreciates perspectives from different vantage points. He said the colors and materials feel like 3 different languages. He said to find a way to blend or further marry window material, size and color. He said it makes sense to have consistency and he was okay with the departure request – it is not a safety hazard and it is a steep slope.

Mmes. Moriguchi and Hsie agreed and said the departure request is reasonable.

Ms. Moriguchi agrees with the feedback to marry the 2nd level to the building to unify the design. She said the knowledge of the uses at the storefront is an opportunity.

Ms. Hsie said she doesn't see a clear massing strategy and wanted to see more unification. She said that other buildings cover ½ a block and that she wanted to see more study on proportions and where breaks should happen. She concurred with Mr. Martin's comments. She said she would like to see more unification in why the "pushes and pulls" are made. She noted multiple datum and said that unifying the base is important.

Ms. Moriguchi said there are too many colors and breaks. She said this may not be the strongest representation of the concept.

Mr. Hanson said they really haven't deviated much and still have the strong rhythm and continuity. He sees it as a north and south wing with central connector; he said they could continue the gray all the way across.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and Preliminary Design with proposed departure at 525 Yesler Way.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 26, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This application does not include: Exterior building materials, colors and finishes, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop, right of way improvements or a building sign plan.

As a condition of approval, the applicant will submit an application for a Certificate of Approval for Final Design details.

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

SMC 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.306 – International District Residential (IDR) Zone goals and objectives

SMC 23.66.320 - Permitted uses

SMC 23.66.332 – Height

MM/SC/TM/VT

4:0:0 Motion carried as amended to include departure, under SMC 23.49.018 – related to canopy height.

Right-of-Way – 5th Ave. S. & S. King St.

Applicant: Brian Dougherty, SDOT

Ms. Tran recused herself.

Ms. Frestedt explained the proposed decorative pavement stamp and crosswalks for the intersection of 5th Ave. S. & S. King St. Exhibits included photograph, rendering and paint samples. This site is located within the Asian Design Character District and National Register District. The Board receiving project briefings on Sept. 8, 2015 and June 14, 2016.

Brian Dougherty, SDOT, walked through project overview to date and said they had made some tweaks to the design shown previously. He said the Only in Seattle funded project is community prioritized to create a gateway and identity here in one of the hearts of the neighborhood. He said they have also received funding from Safe Routes to School. He provided context of the area at an all way stop intersection. He said the changes will increase pedestrian safety, define the space a pedestrian space, and improve pedestrian visibility.

Mr. Dougherty went over earlier design alternatives explored: mimic brick pattern in transit plaza, brass inlays like at Maynard St, and wok and chop sticks before deciding on the proposed design. He went over outreach and past presentation before the ISRD Board. He said that Jamie Lee, SCIDPDA, recommended Terry Marks who was hired; the four alternatives presented are by him. He said they prefer that the dragon color stand out against the pavement and noted that white will ‘pop’ the most. He noted the relation to the streetcar design elements. He said the Endurablend product is durable. He said application will be a two-day process and will be done over a weekend.

Mr. Setijono noted that weekends in the area are very busy as well.

Mr. Dougherty said it is a challenge anywhere. He said the red flashing beacon will be put back up on existing span wire to existing poles. He said they will do some pavement repair on a 12’ wide swath and then wait a month before application.

Ms. Frestedt asked if the color rendering had been vetted with community stakeholders.

Mr. Dougherty said that he can discuss it further with the community. He said if there are issues it may revert to brown or black.

Ms. Frestedt noted that white in the Chinese community represents death. She said that in the past, as part of an art project for a private development, members of the community requested a different color (other than white) be used.

Ms. Moriguchi said she supports the design, but would leave it to community members working with Jamie to find an appropriate color.

Ms. Hsie said the color issue is on the dragon.

Mr. Martin agreed.

Ms. Moriguchi asked about the proposed repaving.

Mr. Dougherty said there is a wall to the tunnel underneath and a lip is created where the buses run. He said the pavement group has no plans to do anything beyond grind off and fill in.

Ms. Moriguchi noted there is a lot of puddling there.

Ms. Hsie suggested a condition on the motion regarding color of the dragon.

Based on the discussion, Ms. Frestedt suggested language that stated ‘approval as proposed with recommendation for a final consult with the community’; any deviations would be revisited by board.

Ms. Hsie said that if the community is ok then she is too.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use in the intersection of 5th Ave. S. & S. King St. with condition that preferred design is presented to community and if alternative color is chosen, the applicant will submit to Staff for final approval.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 22, 2016 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 Design Guidelines:**

SMC 23.66.302 – International Special Review District goals and objectives
SMC 23.66.334- Streets and sidewalks
Secretary of Interior’s Standard #9 & #10

MM/SC/SH/TM 4:0:1 Motion carried. Ms. Tran recused herself.

072616.3 BOARD BUSINESS

Adjourn

Rebecca Frestedt, Board Coordinator
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