



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 D 38/18

### MINUTES FOR THE MEETING OF TUESDAY, March 13, 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  
David Leong  
Tiernan Martin, Chair  
Russ Williams

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Tom Cheng

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

#### **031318.1 APPROVAL OF MINUTES**

November 28, 2018

MM/SC/EC/SH 4:0:2 Minutes approved. Messrs. Williams and Leong abstained.

January 9, 2018 Deferred.

#### **031318.2 CERTIFICATES OF APPROVAL**

031318.21 1207 S. Jackson St.

*Applicant:* Tuan Nguyen, Ten Sushi

Ms. Frestedt explained the application for proposed replacement of the sign face within an existing illuminated sign cabinet and the addition of vinyl decal signage about the doorway. Exhibits included photographs, plans and samples. This building is located in Little Saigon within the newly expanded ISR D boundary area.

Applicant Comment:

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

"Printed on Recycled Paper"

In response to a question, Tuan Nguyen, manager for Ten Sushi, said they will sell alcohol, including sake.

Public Comment: There was no public comment.

Board Discussion:

Mr. Martin said the sign is appropriate; he noted the inclusion of Asian characters, which the Board supports.

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

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 13, 2018 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:**

### **Design Guidelines for Signs**

#### **SMC 23.66.338 - Signs**

##### **Secretary of the Interior Standards**

**#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/SLT/EC      6:0:0      Motion carried.

031318.22

504 5<sup>th</sup> Ave. S., Suite 107B – Publix

*Applicant:* Ryan Suddendorf, Evergreens

Ms. Frestedt explained the proposed establishment of use for a restaurant/café and installation of signage consisting of two (2) rectangular cabinet blade signs featuring white neon (dimensions: 2'10"w x 1'10"h); one (1) round sign, with clear plastic backing, vinyl graphics and neon lettering (dimensions: 3'x'3) and vinyl decal lettering on the entrance doors. She noted proposed installation of frosted window film in the lower half of two of the windows on the east façade, for screening purposes. One of the windows will include the Evergreens logo in white vinyl. Exhibits included plans, photographs and samples. The historic Publix Hotel was constructed in 1927. It is a contributing building located within

the Asian Design Character District. A Certificate of Approval for use and signage for Dough Zone and Great State Burger, which are in the new addition, were approved in 2017. The building has a sign plan, which determines the size and location of signage. This restaurant is part of a chain that has locations throughout the city. It is the staff opinion that round window sign as proposed (3' x 3') is out of scale with the size of the window area and not characteristic of other window signs in the District. Further, as proposed, it exceeds the building sign plan, which allows for a maximum sign size of 24" x 36". Staff recommends a reduction of the window sign to adhere to the building's sign plan.

Applicant Comment:

Ryan Suddendorf provided an overview of the business which started downtown and will expand to Pioneer Square and International Special Review District. Regarding 'formula fast food' he said that while they share the menu throughout, although each restaurant is designed to fit into the neighborhood. He said one wall will have 'Evergreens' in multiple Asian languages. He proposed frosted vinyl in two windows on the east façade to hide the dish pit/washing area; only the lower portions of the windows will be frosted up to the 67" high mullion height. He said they want to keep the line of sight open and to allow light to come in. He said the line of sight front to back will be retained. He said they will keep as much window open as possible to capture light. He said green vinyl is on the windows during the building out. It's temporary and will come down. He said there are two entrances and they are not sure which will be the main entrance; they plan to put vinyl signage on doors. He said they received their construction permit; they estimate opening by end of May.

Mr. Leong asked if they will install hoods.

Mr. Suddendorf said they won't have stoves or oven; they use Instapots to cook grains and everything else is refrigerated.

Mr. Martin said the neon sign exceeds building sign plan.

Mr. Suddendorf said the landlord originally thought 36" would comply. He has decided to revise the sign to 24" x 26" to meet the Guidelines; they want to be compliant.

Ms. Hsie asked about mounting.

Mr. Suddendorf said there will be a box for the blade sign with 4" x 4" plate, similar to Dough Zone sign. He said penetration will be through storefront. Conduit will run through bracket arm and there will be no exposed conduit.

Ms. Chan asked if they will have translated text on exterior.

Mr. Suddendorf said it is a good idea and they can do that; they hope to have the menu translated.

Ms. Chan said she has interpreter contacts.

Public Comment: There was no public comment.

Board members noted the film will be on less than 50% of the windows on the elevation and meets the transparency requirement.

Mr. Martin reiterated that the applicant reduced the circular neon 24”.

Ms. Hsie appreciated the consideration of adding multiple Asian languages to the film and said it makes it more visually interesting. She appreciated the reduction in size of neon sign. She asked if they had considered translating the business name, as well.

Mr. Suddendorf said he and the landlord, discussed that. Because it would be difficult to pick which Asian language to use, they will keep signage in English on exterior.

Ms. Hsie said the applicant has done a good job speaking to landlord, who is part of this community. She said the layout was well-received and noted the graphics, signage is welcomed. She noted the visibility of different languages. She said this is unique to this district, unique to the space; it is not a rigid plan. It is not formula fast food.

In response to a question from the Board, Mr. Suddendorf said they confirmed that the proposal meets National Parks Service requirements.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, signage and design, *conditional upon the applicant submitting a rendering showing the reduction of the neon sign and revised graphics for window film on the east façade, for final review by staff.*

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the March 13, 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 and District Design Guidelines:**

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**

**SMC 23.66.324 – Uses subject to special review**

**SMC 23.66.336 – Exterior building finishes**

**A. General Requirements**

**B. Asian Design Character District**

**4. Transparency**

**SMC 23.66.338 – Signs**

**District Design Guidelines for Signs**

**Secretary of the Interior’s Standards:**

**#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.

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MM/SC/SH/SLT          6:0:0    Motion carried.

Ms. Frestedt appreciated the applicant's willingness to work within the Guidelines. She noted that formula fast food doesn't differentiate site by site. This applicant doesn't apply to same formula to each place.

031318.23

RoW along S. Dearborn St.  
*Applicant:* Bill Clark, SDOT

Ms. Frestedt explained the proposed right-of-way alterations to facilitate construction of a protected bike lane. Alterations include revision to channelization and design of traffic islands. Exhibits included plans and photographs. The ISRD Board approved plans for rechannelization and construction of a protected bike lane along Dearborn from 6<sup>th</sup> Ave. S. to 12<sup>th</sup> Ave. S. in 2016.

Applicant Comment:

Bill Clark, SDOT, provided an overview of the project and noted the last time he presented for the board was September 2016 when they presented the second phase of the project, which was temporary. He said they are now at phase 3, rechannelization for permanent bike lane. He explained they will resurface Dearborn from 10<sup>th</sup> Ave to Rainier Ave. S. as part of this project. He said from 12<sup>th</sup> to Rainier the only change will be the dedicated left turn median will go away although Corwin will have a dedicated left turn.

Mr. Williams asked about access to the Public Storage.

Mr. Clark said it won't have its own left turn but there will be a u-turn at Corwin they can use. He said the work is scheduled to run from the end of June through October.

Jocelyn Mamchur, SDOT, said they did a turning template because there are lots of large vehicles going into Goodwill.

Mr. Clark said there will be a traffic management plan which the contractor will design; there will be no less than two lanes open at any given time. He said there will be two eastbound and two westbound lanes in each direction; the median will be gone. He said the bikes lanes will be enhanced and protected. There will be no change to the pedestrian island at Dearborn and Rainier.

Mr. Leong asked how people will navigate coming off I-5.

Ms. Mamchur said that there will be posts, a bike buffer, and a bike signal there. She said the stop bar for bikes is ahead of that for vehicles.

Mr. Leong asked about entrance to I-90.

Ms. Mamchur said it will be signalized; anywhere there is a vehicle signal, there will be a bike signal. At driveways there will be pavement markings 4' wide.

Ms. Hsie said she wasn't sure that was enough of a visual for vehicles.

Ms. Mamchur said there will be delineator posts at driveway; curb is 8".

Mr. Clark said that driveways are difficult; he said there will be reflectors and 36" posts as well.

Mr. Martin asked if this approach has been successful.

Mr. Clark said it is part of the Vision Zero Initiative to reduce/eliminate traffic injuries/deaths.

Mr. Martin said vehicles come off I-5 fast and that they should do anything possible to make it safe.

Ms. Frestedt asked if any signage is planned for the Dearborn exit.

Ms. Mamchur said there will be signal revision signs.

Mr. Legon-Talamoni liked the idea of 'no turn on red' signs; it protects who has the right of way.

Public Comment: There was no public comment.

Board Discussion:

Mr. Martin said it is a safety improvement and he noted the clear presentation.

Ms. Chan said it would be nice to see the proposed bike lanes outlined on map.

Mr. Legon-Talamoni said that bicyclists will appreciate the upgrade.

Ms. Hsie asked if the entire lane will be painted.

Mr. Clark said that sharrows will be painted on the roadway and hard to miss.

Ms. Mamchur said that this will not be all green like what was done on Broadway.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use and Design on S. Dearborn Street between 12<sup>th</sup> Ave. S. and Rainier Ave. S., including revision to work west of 12<sup>th</sup> as noted.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 13, 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 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/EC/SLT      6:0:0    Motion carried.

031318.24

900 S. Jackson St. – Pacific Rim

*Applicant:* Robert Mak, Center Seattle Management, LLC

Ms. Frestedt explained the application for proposed revision to exterior paint colors. Exhibits included photographs, plans and samples. She said this building is located in Little Saigon within the newly expanded ISRD boundary area. She presented on behalf of the applicant.

Ms. Frestedt said she was presenting on behalf of the applicant, who was not in attendance. She explained the proposal to leave the bottom portion of the building gray; leave red band as is; paint peachy color white; and extend gray as noted on black and white photo to east and west sides.

In response to a question about whether or not the residential would be painted, Ms. Frestedt said the applicant didn’t refer to painting the residential stories.

Public Comment: There was no public comment.

Mr. Legon-Talamoni said there is currently a clash between beiges. He said he would support the proposal.

Ms. Hsie said the new color won’t distract any more or less than the current one. She worried about using white and noted it won’t age well. She wondered if there is a graffiti plan.

Ms. Frestedt said the applicant told her they were bringing back original colors.

Mr. Legon-Talamoni suggested asking them about their maintenance plan.

There was a discussion about which surfaces are being painted. The Board expressed a desire for clarification on the extent of proposed paint colors. Ms. Frestedt said this could be included in the motion.

Members determined that they had enough information to make a recommendation.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for paint colors, as proposed with recommendation that maintenance plan be submitted to staff.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 13, 2018

public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed paint colors meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

**SMC 23.66.336 – Exterior building finishes**

- A. General requirements**
- C. Exterior building design outside the Asian Design Character District**

**Secretary of the Interior Standards**

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MM/SC/SH/EC 6:0:0 Motion carried.

**031318.3 BOARD BUSINESS**

Ms. Frestedt reported that Ms. Hsie's reappointment was moving forward.

She explained that the ISRD Design Guidelines working group met on March 1<sup>st</sup>. She said 15 community members participated. She said they toured the district west of I-5 and returned for discussion about elements that express cultural character and goals to have for new construction. The next meeting, March 29, will have similar structure; focused on Little Saigon. She said there will be a review of policy goals at the end of April. She said her notes are not ready yet but will be soon. She anticipates a new construction briefing at the second meeting in April. She said she has been going door-to-door in Little Saigon with interpreters, as part of the outreach about the expanded district.

Mr. Martin thanked board members for their thoughtful feedback on letter to developers of new construction projects within the expanded boundary.

Ms. Frestedt said the letter will be sent to developers of other projects. Plymouth Housing invited board members to Design Review meeting; however, she noted that the time conflicts with the ISRD Board meeting timeframe.

**Adjourn 6:00 pm.**

Rebecca Frestedt, Board Coordinator  
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