



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 200/19

MINUTES FOR THE MEETING OF TUESDAY, September 10, 2019

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

Board Members Present

Stephanie Hsie, Chair
Sergio Legon-Talamoni
Russ Williams
Tanya Woo

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Yuko Kunugi
Andy Yip

Chair Stephanie Hsie called the meeting to order at 4:35 pm.

091019.1 CERTIFICATES OF APPROVAL

091019.11 412 8th Ave. S. – Don Hee Apartments
Applicant: BaoHua Tan, Great Store, LLC

Ms. Frestedt explained the proposed change of use from restaurant/café to retail store. proposed installation of vinyl decal window signage in the storefront window. Exhibits reviewed included plans.

Applicant Comment:

BaoHua Tan explained via interpreter the business will be a grocery store selling healthy food, rice, and sauces. Signage will be simple vinyl decal text on window. Chinese characters translate to “Great Store”.

Public Comment:

Shanti Bresnau, SCIDpda, said the use was recorded as ‘restaurant’ but it was actually a massage parlor that was raided.

Ms. Frestedt said the massage spa was never permitted and was out of compliance. She said this action will correct that.

Board Discussion:

Mr. Legon-Talamoni said it is straightforward; it is a preferred use at street level.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and 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 September 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.338 – Signs

Secretary of the Interior’s Standards #9 & #10

MM/SC/SLT/TW 4:0:0 Motion carried.

091019.12 679 S. King St. – Louisa Hotel
Applicant: Katie Su, Harmony Tea

Ms. Woo recused herself.

Ms. Frestedt explained the proposed change of use from retail store to restaurant/café. Exhibits reviewed included plans. The Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District.

Applicant Comment:

Steve Su explained they will sell bubble tea and a top Taiwan tea. He said they are seeking change of use now.

Public Comment:

Robert Lowman said the space had been retail before – it had been an herb shop.

Ms. Frestedt said that it had been an herb shop when the fire occurred and now they are establishing a new use, from retail to restaurant / café.

Ms. Hsie said it is straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use, 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 September 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.320 – Permitted uses
SMC 23.66.326 – Street-level uses

MM/SC/SLT/RW 3:0:1 Motion carried. Ms. Woo recused herself.

Agenda reordered.

091019.3 BOARD BUSINESS

Ms. Frestedt provided an update on upcoming election about materials, noticing. She said she welcomed input on best way to further get the word out. She said the turnout for voters is expected to be large and she has arranged for two interpreters this year. The deadline to apply for the vacancy is through November 30, 2020. The election is the third Tuesday in November.

091019.14 605 & 625 Union Station
Applicant: Meg Taylor, SKB Architects

Ms. Frestedt explained the proposed site alterations consisting of: 1) replacement of paving between the entrances to the buildings; 2) addition of new catenary lighting spanning between the buildings; 3) infill of a former water feature with plantings/landscaping, and 4) the addition of new wooden benches. Exhibits reviewed included plans, photographs and samples. This is a non-contributing building located outside of the Asian Design Character District.

Applicant Comment:

Meg Taylor, SKB Architects, explained the intent to create a unifying element between the entries of 605 and 625 buildings. She said they will address the ongoing maintenance concerns of the courtyard pavers and fountains. The two existing fountains have never worked as intended and will be demolished. Catenary lights will be added to create a glow; lighting for security already exists. She said they will add granite pavers to replace the flagstone and will infill fountains with rock gardens to create interest. There will be two rough finish textures of the granite to bring diversity and life to courtyard. She said in

response to concern about safety and security, pea gravel will be used instead of rocks. Shade tolerant plants in pots will fill the planters; teak benches will be added for seating.

Ms. Woo asked if buildings have the same owner.

The project representative said it is the same owner and property manager. Native plants are selected where possible. The lighting intent is to simply provide a lantern flow feel; it is a warm, contemporary timeless style light.

Ms. Hsie asked why the planter concept was chosen.

The representative said it was to create a feature element that feels intentional and not as though it were an afterthought.

Ms. Hsie asked if the bench will have graffiti coating.

The representative said they can sand it down or apply a coating. There is glass lobby on all sides staff by security guard. She said the cylinder planters will allow transparency through the space.

Public Comment:

Robert Lowman asked for clarification of site.

Ms. Frestedt said the space is not visible from the right of way.

Board Discussion:

Granite / Paving

Mr. Legon-Talamoni appreciated the material choice and said it is a contemporary update that gives order to defined boundary.

Light Fixtures

Ms. Hsie asked for cut sheets.

The lights are 18" in diameter, 17" high, mounted 25'8" high; 3000K, 3300 lumens, with a gray finish to help them disappear.

Ms. Hsie said it has more of a champagne color; existing painted colors stand out more.

Mr. Legon-Talamoni said the light strategy is in line with what has been seen in the district; it brings intimacy to the space.

Ms. Hsie said the lighting is a great idea and she appreciated the fixture-lantern. She said that in the future to provide other fixtures as options and noted they could be more created and expressive of Asian culture.

Rock Garden

Ms. Hsie said they are keeping the existing boundary and what is proposed is a clean strategy.

Mr. Legon-Talamoni said he appreciated the touch of wood which would encourage people to sit down. He appreciated the green features rather than the dead fountains.

Ms. Hsie said it is great there is glass on both sides for visibility.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations, lighting and landscaping, 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 September 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.310 – Union Station Corridor goals and objectives

H. Pedestrian environment

Secretary of the Interior’s Standards #9 & #10

MM/SC/TW/RW 4:0:0 Motion carried.

Ms. Frestedt appreciated the comments on catenary lights and Asian character. She noted the location and that it is new construction, it is not really visible.

091019.13

1227 S. Weller St.

Applicant: Josh Brevoort, Zero Plus, on behalf of Friends of Little Saigon

Mr. Williams recused himself.

Ms. Frestedt explained the proposal to establish use as “retail sales and services, general”, with an accessory café. Exhibits included plans. This is a non-contributing building located east of I-5, outside of the Asian Design Character District.

Applicant Comment:

Josh Brevoort provided context of site.

Mr. Legon-Talamoni disclosed his office designed this building, but his firm was not involved in this proposal.

Yenvy Pham, Friends of Little Saigon, said they are expanding need community / office space. She said it will be a place to gather and it will

provide activation. She said there will be a coffee shop which she has a sublease to operate. She said it is a hard to get to space but has potential with what is coming in future. She said she plans a Vietnamese coffee shop with Vietnamese beans as a way to activate the space.

Mr. Brevoort said it will be used as office, for events, coffee, co-working; he said it will be a flexible-use space.

Ms. Hsie asked if the use covers it all.

Ms. Frestedt said she contacted SDCI for how to consider the two uses. Café is accessory to the rest; if larger it would have to be established as café use.

Ms. Hsie asked if food is planned.

Ms. Pham said caterer will be used for events; pastries will be provided. She said there will be no cooking. She said the space may be used for gallery space. A stage / divider / shelving will be used to partition space. The offices will always be used. During events the space can be cleaned out as needed. She said the café can support pop-ups.

Mr. Brevoort said they are taking ¼ of the building.

Public Comment:

Robert Lowman asked for clarification of use.

Ms. Frestedt said it will provide co-work and office use which could be financial planning, graphic design, a variety of uses.

Board Discussion:

Ms. Hsie said it seems like what we want to see in district.

Mr. Legon-Talamoni said it will activate part of the block; it will kick start what is to come in future.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use, 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 September 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.308 – International District preferred uses east of Interstate 5
SMC 23.66.320 – Permitted uses

MM/SC/SLT/TW 3:0:1 Motion carried. Mr. Williams recused himself.

091019.15 442 S. Main St. – Hirabayashi Place
Applicant: Leslie Morishita, InterimCDA

Ms. Frestedt explained the proposed application of a mural on the northwest wall of the north façade. Maximum dimensions: 36'w x 58'tall. Exhibits reviewed included photographs, renderings and paint samples. This is a non-contributing building located outside of the Asian Design Character District.

Rie Shintani, Interim, explained the mural will focus on the social justice theme of the building. She said the mural asks, 'what does an American look like?' and challenges the notion that one must be white to be an American.

Jonathan Wakuda Fisher, artist, said there are no windows on the side of the building and eventually there will be a building there. He said the mural life will span five to eight years. He said the mural is aimed at the power structure with criminal courts up the street. He said he will use the same products as he used on the building before and a finishing coat. He said he is donating his time.

Applicant Comment:

Ms. Frestedt said that the board has no position on content with art but will weigh in on size, scale, colors, and relation of art to adjacent buildings and the district.

Mr. Fisher said he will be subtle in color choices and will keep the same aesthetic that is on the building now. He said he will use limited gray scale on portraits which include Lady Liberty and Chief Sealth. He said the rest of the faces will be anonymous in sense. He said it is a working design; the imagery may change but the color palette won't.

Responding to questions, Leslie Morishita provided mural dimensions.

Mr. Legon-Talamoni asked if he would incorporate the wave motif into mural.

Mr. Wakuda Fisher said he will.

Ms. Woo asked why the mural starts between 1st and 2nd floor.

Mr. Wakuda Fisher said there is less vandalism that way.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie asked if board could see the final design.

Ms. Frestedt said the motion could be conditioned on seeing final if there is clarity about what board is looking for.

Ms. Hsie asked about community input.

Mr. Wakuda Fisher said the process gives them time to go to community once they have a finalized image.

Ms. Hsie said the size, scale, and color are compatible and weaving the wave in is clever. She said community vetting is important and she was interested in hearing community input on image.

Mr. Legon-Talamoni agreed that community feedback is important. He said he was not opposed to size, scale, color as they all fit with the building. He said that the artist is the same, it maintains continuity.

Mr. Wakuda Fisher said that schedule-wise he sees the project having in the spring / summer so they will have time to get community input.

Ms. Hsie said there is lots of board support, but community feedback is wanted; it is a big and powerful message.

Ms. Woo agreed that size and color are appropriate and community input is wanted.

Ms. Hsie appreciated that the artist is donating his time; she respected that and hoped it would not burden him.

Mr. Legon-Talamoni said trust-building with the community is important.

Mr. Legon-Talamoni made a motion.

Mr. Williams clarified that artwork could change and that should be noted in motion.

Ms. Frestedt said they will submit final design and scale.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, as proposed, conditional on applicant submission of final design, scale, colors, and presentation to board on outreach findings

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 10, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets 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's Standards #9 & #10

MM/SC/SLT/TW 4:0:0 Motion carried.

Mr. Lohman asked if interpretive text will be in English only.

Ms. Shintani said they thought adding text would be too much.

Mr. Wakuda Fisher said they want to be as inclusive as possible, but it is a balance.

091019.2 BOARD BRIEFING

091019.21 714 S. King St. – Uncle Bob’s Place
Presenter: Doug Leigh, Mithun

Briefing on proposed Final Design new construction of an 8-story mixed use building with ground floor retail. The focus of this briefing will be on façade refinements, exterior colors and finishes and right-of-way improvements, including landscaping.

Briefing materials in DON file.

Dough Leigh, Mithun, said they want to submit for permit at the end of November; they will build to height potential to provide more units. He said they will remove trees on site and will go over arborist report.

Casey Huang, Mithun, said the briefing will focus on their responses to board comments, updates, and departure requests. The following is a summary of her comments:

Balcony Color Options: Chinese Red, Dark Bronze, and Medium Bronze were explored with Chinese Red the preferred choice; there is lots of red in district and it is best color to celebrate culture and to highlight the corner.

Vents at Brick Veneer: She noted visibility of property; vents to align with top of windows for consistency. The louver is flush with surface of brick and will align with brick. Louver is length of two full bricks and is integrated to texture and scale and will be painted to match brick.

Views: She presented street level views, noting that building fits nicely into neighborhood and relates nicely to building next door.

Street Level Uses along 8th: Revised Level 1 floor plan. Provided side by side views of last plan and revised plan. One portion reduced to below 50’, door relocated, and office configuration along street façade.

Mr. Leigh said they had to shift the elevator core and make the lobby smaller.

6:28 PM The interpreter departed, since no interpretation was needed.

Ms. Huang noted the challenge of sidewalk slope and height clearance. She said they didn’t want to do the ramp but that was the only way to meet the 50’.

Matt Sullivan, Mithun, said there is a City Light transformer vault in the sidewalk and there is a required 10' setback from that.

Ms. Huang said having glazing is important to be welcoming. She said the residential use is 49'4" so it is below 50'.

Solid Waste Plan: Mr. Sullivan said he worked with Angela Wallace at SPU. They will stage trash pickup in the street. Trash room is internal, and he showed where the dumpsters will be rolled out to loading zone.

Ms. Frestedt said the alley is vacated.

There was clarification that this section of S. King Street is not a Green Street, rather it is part of the King Street Greenway.

Tree Removal Map

Mr. Sullivan said trees on parcel are reviewed by SDCI; trees on right of way are reviewed by SDOT. 5 of 7 trees on the site and street are considered significant. The Arborist report cites the Domestic Plum at the SW corner as meeting the Seattle Exceptional Tree definition, but the SMC does not require retention in this zone per Jennifer Hagenow, SDCI Zoning Review: "Despite the Arborist Report, these trees are not Exceptional (25.11.040, .050)". Other trees on the building parcel designated significant per the report will be removed, as well, to facilitate construction. The two existing Honey Locust trees in the 8th Ave. S. ROW to be removed and replaced. The Arborist report has shown both trees to be in decline from significant pruning due to overhead power lines. The Arborist recommends removal and replacement of the two ROW trees.

The landscape architect said that three Japanese Hornbeam trees to be planted on 8th; three Zeklova Trees on King Street; three planters in entry way; and decorative light poles / lights to be retained. The existing brick inlay at street tree planters is a historical element around the district but the design is very restrictive for the existing trees. New proposed brick inlay improves growing conditions for the trees while maintaining the historic brick element in the design.

Balconies

Mr. Sullivan confirmed that the lower roof overhang above uppermost balcony is required to be 1-hour construction and will be provided with a sprinkler. Sprinklers will be provided at all other levels as well. He didn't know about commercial spaces yet and they will present that in a more developed state in future.

Brick Only Cladding

He said that the blank façade at the northeast corner is approximately 30" off existing face of adjacent building. House of Hong bricklayers cannot apply full depth brick veneer from scaffolding without easement and until above parapet. New façade design proposes 4' corner wrap of full depth brick veneer. Balance of façade is fiber cement panels with painted mural above level 3. Painted concrete walls below to grade. Future development at House of Hong site zoning allows 8-story construction; the entire north façade could be hidden.

Ms. Huang said Interim is on board and will find an artist for the mural. She said that the commercial space entry door and canopy moved east.

Departures

Mr. Sullivan went over departure requests, including a reduction of Amenity Area from 5% - 0., noting the proximity of open space in area parks. Allows for prioritization of residential space for affordable housing. Nearby park spaces (all within a 10-minute walk) are available to residents. This is in keeping with historic precedent in the neighborhood – recreation space is public and typically not internal to buildings.

Mr. Sullivan summarized Overhead Weather Protection departure. There is no precedence for continuous overhead weather protection in the district. Allow discontinuous canopies: Provide partial overhead protection at key locations along S. King St. & 8th Ave. S. Allow canopy depth of 6' at all locations. Allow canopy heights of up to 20'10" above sidewalk (at SE corner).

Ms. Huang said the board was supportive of what was proposed last time.

Public Comment:

Erika Chung asked about planned retail numbers and size and anticipated use.

Ms. Shintani said there will be two along King Street, 2000 square feet each for eating and drinking; there is a 4' elevation change between the two spaces. She said there will be community room for community use and banquet space that Interim will operate.

Ms. Kunugi said the community space will not be accessible from exterior.

Ms. Huang noted street frontage requirements.

Ms. Frestedt said they are referring to a section of the Code; the length of the façade, street frontage and if on corner or mid-block.

Ms. Kunugi asked if there will be seating outside the community room.

Ms. Huang said there will be Mahjong tables; the space has a stepdown and a railing.

Ms. Shintani said that details of the tenants are to be determined but could be community use, outside seating, café seating.

Ms. Kunugi said she would like the Mahjong tables back.

Ms. Frestedt said the previous tables were not permitted or reviewed by the board but have been there by informal agreement. It has become a community amenity that has become a gathering space. Acknowledge in record there is a need for space like this.

Ms. Hsie said there is interest in understanding the process for art. She asked about plans for window treatments. She summarized the departure requests. She said she didn't have concerns about the height or depth of canopies.

Mr. Legon-Talamoni said it makes sense to hold canopies 6' from curb.

Amenity Space

Ms. Hsie asked about amenity rooms.

Mr. Sullivan said there is the community space on the first floor and then a homework / play area.

Ms. Shintani said they are OK with no roof deck; having more units is important plus there are two community rooms.

Ms. Huang said having one more floor is driven by the Office of Housing.

Mr. Leigh said it is typical of what is happening with Office of Housing funded projects. He said because of this location it is rich with other gathering locations.

Mr. Legon-Talamoni said there is no parking in the building which encourages people to get out. He said there are parks, two community rooms which count amenities. He said the district values housing and street level retail. He noted the three-bedroom size units.

Waste Pick Up

Ms. Hsie said she had no problem with the departure.

Mr. Legon-Talamoni concurred and noted SPU's approval. He asked if there will be a gate in front.

Ms. Huang said there will be a gate which will be an art element.

Mural

Ms. Hsie wanted to see the applicants return with an art plan and noted the importance of community input / feedback. She said the board can approve the art location.

Ms. Huang said there will be a story plaque at corner recess space about Uncle Bob and Bob Santos Community Room; perforated enclosures for wall sconce lighting fixtures at 11 locations on brick piers along S. King and 8th Avenue; two perforated panels on service entry gate; one perforated panel at northeast corner; wall mural in Bob Santos Community Room visible from outside; mural on west wall top four stories; art work on wall at elevator lobby all floors; mural on back wall at kids play space at levels 3 and 5.

There as a summary of the landscaping proposal, including three trees added on the east and on the south. Brick inlay retained, tree pits expanded with no grate. Kinnick Kinnick, low level planting.

Ms. Frestedt said that SDOT doesn't allow current width because roots don't have room to grow.

Ms. Frestedt noted the challenge of brick maintenance.

Ms. Hsie suggested community weigh-in on removal of plum tree – if it comes up during community outreach.

Ms. Shintani said there have been no comments.

Ms. Frestedt asked if there is any history on the tree.

Owner: no.

Balcony Color

Ms. Hsie said she supports any of the balcony colors presented.

Mr. Legon-Talamoni concurred but noted he was drawn to the red. He said it makes sense and the placement is tasteful. It ties in with the light poles, Hing Hay. He said it is a beautiful building.

Ms. Woo asked about metal chosen.

Ms. Huang said it will be metal plate and they need to finalize the thickness. There are twelve balconies; the artist could choose the theme.

Mr. Sullivan said all the buildings on the north side of King are buff.

Mr. Leigh said perforation design for the balconies can be on the art plan and can be brought back to board.

Venting

Ms. Hsie said she was OK and noted it is flush.

Ms. Frestedt said the color of the vent is to match the brick; she suggested having a brick and paint chip to show the match.

Street Level Use

Mr. Legon-Talamoni said they have set aside two commercial spaces.

Ms. Hsie said she didn't mind the ramp; the planter is a good option. She said it is similar to what is here, at Hirabayashi Place.

Mr. Legon-Talamoni asked if they thought about a breaking planter for steps.

Ms. Huang said they couldn't do that because of site conditions.

Ms. Hsie asked if they thought about a seating element.

Ms. Huang said they would have to put a back on it which would block visibility.

Ms. Hsie said it would need to be low with no safety concerns.

Ms. Huang said the line above the window joins every floor; there are six levels of wood construction. A ledger is needed for every floor so they aligned with the top of windows.

Ms. Hsie said the subtle detail is important. She said the building is clean and the soldier coursing looks great; she suggested doing more.

Ms. Huang noted there would be an increase in cost. They will just keep it clean and highlight two bands.

Ms. Woo asked what the storefront material will be.

Ms. Huang said dark bronze aluminum. She said it is a thinner material and it will be the organizing element to tie the storefronts together. She said the steel channel canopy will match.

Ms. Hsie said the storefronts have big expanses of glass; it is more common of downtown. She asked about walk-through spacing and storefront mullions.

Ms. Huang said they want to relate to Wing Luke Museum and want to tie the two buildings together in a similar scale.

Mr. Legon-Talamoni suggested bringing a partial wall section between canopy and 3rd wall balcony.

Ms. Hsie said the lights are modern with character.

Ms. Huang said sconces will be dark bronze to match storefronts.

Ms. Hsie said the bring RCP of what is under the canopy, in alcoves, what is in ceiling. She said there is consensus for direction. Identify cut sheets and detail; ARC is not necessary.

Board members agreed that ARC is not needed, and team could proceed to final review.

Adjourn

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