



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 87/08

MINUTES FOR THE MEETING OF TUESDAY, March 25, 2008

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

Board Members Present

Jerry Chihara
Misun Chung Gerrick
Robert Ha
Amalia Gonzalez-Kahn
Hoa Tang
Weng Chan
Joshua Osborn-Klein

Staff

Rebecca Frestedt
Melinda Bloom

Interim Chair Amalia Gonzalez-Kahn called the meeting to order at 4:35 PM

032508.1 APPROVAL OF MINUTES

February 12, 2008

MM/SC/JC/RH

5:0:2 Mr. Osborne-Klein and Mr. Chan abstained.

February 26, 2008

Deferred to an upcoming meeting.

032508.2 CERTIFICATES OF APPROVAL

032508.21 Homestyle Hong Kong Cuisine
507 Maynard Ave. S., Suite 511C

Applicant Representative: Tiffany Chim, Mr. Chim

Summary of proposed changes: Change of Use

Ms. Frestedt provided relevant background information about the application and read from the staff report. She said the application is for a change of use, for the relocation of Homestyle Hong Kong Cuisine Restaurant. She said the restaurant is currently located at 615 S. King; they propose to move to 507 Maynard Ave. S. She said the application is a proposal to establish use

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as a restaurant in a retail storefront (3,833 sq. ft.) in a space that has been vacant for some time in the remodeled Mar Hotel/Hong Kong Building. She said the Board had recently approved three applications for Use elsewhere in the building and that the current proposal would fill out the remainder of the space on the ground floor.

Ms. Frestedt said the restaurant would relocate from its current location in the Alps Hotel. The Board issued a Certificate of Approval for an awning replacement cover and signage on February 26, 2008 for the applicant's current location. She introduced the applicants, Kuen Kau Chim, business owner, and his daughter Tiffany Chim.

Applicant comment:

Ms. Chim presented on behalf of her father who has limited English proficiency. She said they are relocating because the current location is too small for their business. She said the current kitchen is small and that her parents want to expand the kitchen so that they can hire additional staff.

Ms. Frestedt distributed the floor plans and mentioned that David Wu, from Tse Architects, is the architect.

Board Questions:

Ms. Chung Gerrick asked if there was more than one entrance to the restaurant.

Ms. Chim said there is a front and back door.

Mr. Chihara asked about the mechanical requirements.

Ms. Chim showed the proposed location of the exhaust fan and vent.

Ms. Frestedt explained that initially she talked to David Wu about the proposed installation of an exhaust vent on the back side of the building but there were some additional details that have not been supplied so Mr. Wu chose to postpone that portion of the application. At this point it is just a proposal to establish the use.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for a change of use, as proposed. **This action is based on the following:**

Applicable Guidelines

SMC 23.66.320 – Permitted Uses

MM/SC/RH/JOK 7:0:0 Motion carried.

Ms. Frestedt advised the applicants that they will also need to obtain necessary permits from the Department of Planning and Development. She asked Ms. Chim about the proposed signage for the new location.

Ms. Chim said that they would get a new sign.

Ms. Frestedt said that there had been confusion about the previous signage requirement process and advised the business owner to come to this Board before any signage is installed.

Ms. Chim said she understood. She said the building is not quite ready yet; she was told it would be ready by May for them to do their remodel but she doesn't think it will be ready until June or August.

032508.22

Sliver (formerly Aristocrats)
220 4th Ave. S.

Ms. Frestedt provided relevant background information and said the applicant proposes exterior alterations signage and paint colors at 220 4th Avenue S., the former Aristocrats nightclub. She said the new business would be called Sliver and a second business, Skillet, would be co-located. She provided drawings and renderings and historic photographs to show changes over time. She said that the proposed changes include exterior alterations which are in the packets that she just handed out. She indicated that there is a proposal to add stucco to a portion of the building that is currently painted black brick. She said her understanding is that the brick is a later addition. She said the applicant proposes to paint the entire building white and add a series of 4' x 8' white aluminum panels to the battens above the canopy on the southwest corner. She said the applicant also proposes to replace the existing doors with new glass doors on the 4th Avenue S. entrance and install two business identification signs to the top of the canopy. She said the signs will consist of 10" high narrow stainless steel silver letters and each sign will be illuminated from behind with a 2" x 2" LED strip lighting fixture that will be attached to the canopy.

Ms. Frestedt said that significant alterations were made to the building between the 1940s and the early 1960s, including removal of two stories and the likely demolition of the original retail storefronts on 4th Ave. S. The stucco and brick cladding appears to have been added during this time.

Staff believes that the aforementioned alterations have compromised the building's architectural significance as a contributing building to the District.

She introduced applicant Hugh Schaeffer, from Pb Elemental.

Mr. Schaeffer said that this is the first part of a larger proposal. The eventual proposal will be for a high rise development which they will discuss later in the meeting. He said that they propose to reopen the club under a new name with exterior improvements. He said this is a temporary use since it will be two to three years until they can start work on the new development. He said they are looking at minimal changes but want to clean it up in the meantime. He said they plan to paint it white that it used to be when it was Gasparetti's Roman Café; he said that will immediately lighten it up. They will add a spray-on wax graffiti coating as there is a constant graffiti problem on the site. He said they proposed to add metal decorative panels. He realizes metal is not a preferred material in the district but it will really help to define the corner of the building. He said the finish is a low reflectivity. He said their current office is covered in this material. He said the attachment will be to the existing 1 x 6 battens. He said the brick can't be retrieved because it is likely under too many layers of paint.

Mr. Schaeffer said that the signage will be understated, simple and small. He said they propose to install the sign on top of the existing canopy. The lip on sign allows hiding the light and all the mounting brackets. He said the letters will be attached from behind. He said the light comes

up from behind providing subtle illumination. He said they wish to remove a small deteriorating cornice made of ¾" plywood. He said they also propose to remove the Aristocrats sign on the east façade.

Ms. Frestedt said a Change of Use is not for the site. She explained that the Board should consider the significant alterations that have been made to the building as part of their decision making. She said that these changes factored in to her staff recommendation for approval. She said she included the relevant guidelines and citations that the Board should consider in her staff report.

Board Questions:

Mr. Chihara asked about the detail of attachment of the aluminum panels at the joints.

Mr. Schaeffer said the standard visible fastener with a washer around it. He said there would be a ¼" gap at the joints, just enough to give a small reveal line and a slight shadow line.

Mr. Chihara asked if it was a rain screen they were proposing.

Mr. Schaeffer said no, and detailed the attachment of the aluminum panels to the battens.

Ms. Chung Gerrick asked if this was a temporary establishment.

Mr. Schaeffer said they are opening as a restaurant for only two to three years depending on how long it takes to permit and to design the high rise on the site.

Ms. Chung Gerrick said she is glad to see the building having new color other than black and the proposed elevation seems to give a lot of light to the corner and seems very sensitive to the building as well. She said it doesn't seem like there are many alterations beyond just the surface.

Ms. Gonzalez-Kahn asked about the cornice that needs to come off and she didn't see it mentioned and asked if it should be considered on this application.

Ms. Frestedt asked about the lights attached to the cornice.

Mr. Schaeffer said they haven't operated in years.

Ms. Frestedt said this would be a good opportunity for the Board to consider the proposal to remove the cornice. She said if the Board is willing to consider approval, this is something that might be able to be done administratively. She said it is just attached to trim on roofline and removal wouldn't cause any secondary damage or impact.

Mr. Schaeffer said he called it a cornice but it's just a piece of plywood.

Mr. Chihara said he was concerned about context and compatibility within the historic district and said the architecture that is prevalent in the district is smaller scaled facades with primarily masonry construction so the facades are not as plain as this is proposed to be. He said there are no scale-defining elements, those are going away because they proposing to plaster the wall and it will be fairly homogenous surface in material and color: white on white with some metals. He

asked Mr. Schaeffer to speak to how they are addressing this and noted that the guidelines for the International District talk about compatibility and those kinds of issues.

Mr. Schaeffer said they had a limited palette to work with the existing building and a limited budget because this is temporary. He said they know they can't get back to the original brick. He said the inspiration for the color came from the building directly to the south, the Downtowner, which isn't quite white but it is a lighter color and definitely has more vibrancy. He said in terms of the context with the downtown International District, they had a hard time achieving that without re-doing their façade.

Mr. Chihara said he doesn't have a problem with the white proposal it just seems a little out of character for the district. He said he had some misgivings about making the comment because it is an edge building and it is on the periphery of what is the central part of the historic districts and it is sort of straddling three neighborhoods: the Central Downtown, Pioneer Square and International District.

Mr. Schaeffer said he thinks some of the improvements such as the glass doors will make an amazing improvement on that storefront.

Ms. Frestedt said from staff perspective the changes are all reversible, which adheres to the Secretary of Interior standards. She said past alterations have compromised the building's character. She said any effort to create some other character, relationship or break it up could actually be considered to go against the Secretary of Interior standards. She said she struggled the same issues when reviewing the application and appreciated that the issues were being raised. She said the proposal does not seem to violate the District codes, as noted on the staff report.

Public Comments: There were no public comments.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for exterior alterations, signage, lighting, and paint colors, as proposed. **This action is based on the following:**

SMC 23.66.336 – Exterior building finishes
SMC 23.66.338 – Business identification signs

Design Guidelines
II. Storefront and Building Design Guidelines

Secretary of the Interior's Standards for Rehabilitation
#3, #9, #10

MM/SC/MCG/RH 7:0:0 Motion carried.

Ms. Frestedt asked the Board if there was any opposition to removal of the parapet and if the applicant submits a revision to address that would there be support from the Board for administrative approval.

The Board agreed it would support that.

Ms. Frestedt said it is an important discussion about character of buildings in the district and how changes relate to the existing district and if this building had more of the original character and integrity this discussion probably would have gone in a different direction.

Ms. Gonzalez-Kahn said it is a very unique building that many people wanted to see addressed; she said it is a step in the right direction.

Ms. Frestedt said this is a good example of how the board and staff consider each application on a case by case basis.

032508.3 BOARD BRIEFINGS

032508.31 214-220 4th Ave. S.

Hugh Schaeffer, of Pb Elemental, and Henry Kunowski, architectural historian with HRA, Inc. presented a Board briefing on the proposed demolition of a surface parking lot (200 4th Ave. S.) and two extant buildings (216 and 220 4th Ave. S.), as well as proposed new construction of a mixed-use building on the site.

Ms. Frestedt said the decision on the specific height for the new development has been postponed until about the Livable South Downtown Rezone is determined. She said the briefing packet includes multiple schemes related to the varying height proposals that have been presented as part of the draft EIS.

Ms. Frestedt referred to the Historic Property Report from HRA, Inc. She said staff agrees with the consultant's findings that significant alterations to the original buildings have compromised their architectural and historic character. She said additional details about the historic use of the subject buildings and their contribution to the District are needed.

She said that the area under consideration is *outside* of the Asian Character Design District. She said the site is currently zoned International District Mixed (IDM) 100/120. She said the proposed Livable South Downtown rezone proposal will incorporate the project site. She said the Environmental Impact Statement (EIS), including a rezone preferred alternative will be released by the Department of Planning and Development in spring 2008 and the City Council is expected to vote on the proposed rezone in fall 2008.

Ms. Frestedt passed out packets showing preliminary massing and scale renderings.

Mr. Schaeffer said they are in the long term process of designing and developing a high rise development on three lots: the first at Aristocrats, the 2nd a 60' x 60' lot to the north of it and the existing Diamond Parking lot. He said there are individual constraints with each site which will be discussed later.

Mr. Kunowski said he looked at the three existing buildings to evaluate if they are contributing or not within the District. He summarized the boundaries of the local and National Register District. He said based on their evaluation of integrity of structures and also looking at what is defined as the historic period of the district, 1907-1936. He said is it their professional opinion that these buildings do not reflect any architectural integrity that is contributing consideration within the District. He referred to the packet materials and said the Aristocrats site was originally a three-story building and then in the early to mid-1940s it was turned into a one story

building. He said that alone is enough to say it has lost its historic character; over time many alterations had occurred.

Mr. Kunowski provided background on the historic period of when these buildings were initially developed, roughly 1900. He summarized the findings of the property report. He said that subsequent changes primarily had to do with relocation of the Japanese community and lots of other demographic changes through time.

Ms. Frestedt asked if he had done any research on the use of these buildings.

Mr. Kunowski said by and large mostly the businesses that existed in that area were owned by Chinese, Japanese, Filipino and maybe some Asian Pacific groups. He said that the original hotel that was there was called the S & P Hotel, but also referred to at Gilbert. He said it was used by the Asian community and then there were service oriented facilities: grocery, bakery, rice mill, butcher shop, lodging and restaurant. He said while the uses may have changed it was basically within the context of a community based use with local businesses primarily for the Asian community.

Mr. Chihara said that Japantown was located primarily north of Jackson, south of Yesler, east of 4th, west of 7th. He said this particular property is a part of the original Nihonmachi, or Japantown. He referenced a hand drawn map, which appears in a number of books written about the International District. He said it was likely created by a first or second generation Japanese cartographer or mapmaker. He said the map describes the general lay of the parcels in this part of the International District and the businesses that prospered during that period. He said just to allay any potential for overlooking something in terms of cultural significance the record should reflect any findings based on these resources. He said the map may be relevant.

Mr. Kunowski noted that Sanborn maps aren't necessarily comprehensive and do have their limitations; however, they do give a sense that there was a continuity of cultural use. He said any information that could be brought forth that would help to bring a focus to individuals or what had existed there and then through what period in time would be helpful. He said the key is really focusing in on the historic period of 30 years between 1907 and 1936.

Ms. Frestedt described that the Landmark criteria do not apply in this case, since the properties are part of a designated historic District. She said the period of significance referenced is the period that is outlined in the nomination form for the National Register; however, she said the National Register boundaries do not include this portion of the local district. She confirmed that no action will be taken today and that the briefing is for informational purposes. She said that the Board should consider whether or not there is additional information that would be needed to help make a decision about the application for the Certificate of Approval when it is submitted.

Mr. Osborn-Klein asked how the existence of the bus tunnel underneath affects the ability to underground parking to residents and would that be grounds for a variance as opposed to waiting for a rezoning.

Mr. Schaeffer said the bus tunnel is a huge issue for the site and that all parking would have to be above grade contained within the structure.

Mr. Chihara said one other book he could refer to is Gail Dubrow's book which covers Nihonmachi.

Ms. Frestedt said she can follow up with applicants to provide additional possible resources. She proposed that the applicants submit an addendum to the existing historic report that speaks to the cultural heritage of the district in greater detail.

Ms. Chung Gerrick asked if they will see the design prior to demolition.

Ms. Frestedt said yes, definitely and provided the Board with an overview about the approval process.

Mr. Schaeffer said they are early in the stage; they have been working with engineers, geotechnical engineers and Metro to figure out how to build on top of the bus tunnel. He said they have a solution and a way to make the lot a usable piece of property by building a table on top of it. He said their overall objective is to build a modern high-rise building; they don't know what their height is going to be but know that it is most likely changing; it could stay at 120' or go up to 240'. He said the context is interesting as the site is outside of downtown international district and edging on the high-rises of the downtown business core and also close to Pioneer Square. He said there are edge conditions to address and also how to make this work on this property.

Mr. Schaeffer said their ultimate goal is to provide a hotel, residential and parking and how much of each will depend on the rezone. He said the current height allowance is 120' and they might ask for special approval just for the hotel and they have gotten a lot of interest in putting a hotel on that site. He said if the height was increased to 180' they would add more parking and residential units. He indicated that they can't go underground for parking because of the bus tunnel 30 feet below. He said if 240' is allowed, they would add larger number of condo units. He said they are proposing a small boutique hotel with probably 100 – 120 units depending on the size. He said that with all the frontage they have ample space for smaller storefronts are in keeping with the neighborhood and the neighborhood's desires. He said they have been looking at a lot of context, at the district's goals, existing character and what is happening with contemporary Asian architects with contemporary residential development done by Asian architects both in the US and abroad and how they can work that into the goals of the International District.

Ms. Frestedt said more discussion will be needed; she proposed inviting Pb Elemental back once additional information is presented related to the use and that would give them an opportunity to talk more conceptually about what they have in mind. She said it will be also important for the Board to give some feedback to applicant about broader conceptual pieces as they move forward so while it is fresh it might makes sense to have applicant come back earlier rather than later.

Public Comment: There was no public comment.

032508.32

605 8th Ave. S.
Chinatown Wellness Plaza

Ms. Frestedt read from the staff report. She said this is a briefing on a proposed revision to a previous Certificate of Approval for Use and Preliminary Design for an eight-story mixed-use building at 605 8th Avenue S. She summarized the history of the project. She said that the property owner, Dr. Austen Chan, previously proposed a six-story mixed-use building at this

location. The Board voted to approve a Certificate of Approval for Demolition, Use and Preliminary Design (ISRD 188/07) in August of 2007. The Certificate was issued to the applicant, following submission of financing details, in November 2007.

Ms. Frestedt said that the owner is proposing changes to the building, including the addition of two more stories. She said the additional proposed height requires a different construction type, which has led to the new proposed design. She introduced the applicants, Rodrigo Del Carpio and Freeman Fong of Freeman Fong Architecture. She noted that both Mr. Freeman and Dr. Chan are former ISRD board members.

Mr. Fong provided context of the site and described the surrounding buildings and features. He said Dr. and Mrs. Chan want to construct an eight story building, maximizing the site which is 85' and then adding one additional subterranean parking. He said the increase to eight stories requires a different building type; now it is a concrete building.

Mr. Del Carpio provided a PowerPoint presentation of the proposed design. He said there will be two retail stores on the first floor, the lobby entrance, some parking, and two car lifts that connect to the basement. The second floor is a clinic and office space; third floor office space; the fourth through seventh floors will be apartments with the top floor being penthouse residential unit. He said that the elevation drawing of the 8th Avenue façade responds to proportions and materials that exist in the International District. He said they propose to use exposed concrete; there are three bay windows that stick out three feet over sidewalk. He said at the south elevation they are proposing using white aluminum or ceramic tile but they aren't sure yet; they want to have some texture on that elevation. He said underneath these elements will be two brick walls. He said at the street level there will be 50% openings for retail, garage door, and metal louvers and pointed out each feature on the plan. He said the wall behind the entrance will be red brick.

He said they are playing with modulation rather than proposing a flat wall on the west façade. He showed the elevation of street level on 8th Ave which included retail, lobby entrance, entrance to parking lot; the louvers that allow view of interior of parking space, and emergency exit. He showed the main entrance and said that they are providing visual reliefs at all the entrances.

Mr. Fong said the buildings borders on a parking lot right now and there is another parking lot to the south. He said the owner was interested in acquiring the adjacent 25' wide property. He said Dr. Chan had approached the owners about purchasing the properties and they wanted lots of money for them so Dr. Chan elected not to do that. He described limitations of design on the south and west facades taking in to account that they don't know whether or not the sites will eventually be developed. He said that the building is designed so that it could be expanded into those areas in the future.

Mr. Del Carpio said in that sense they are trying to break the scale of the facades. He said that the bay windows will have molding that wraps around the corner. He said the recessed brick walls will be illuminated at night as a safety measure and that they won't be recessed far enough for people to hide, he estimated that they would be about 6 – 8 inches deep. They propose to add two security cameras, one under the bay windows and the one on the other elevation. He said the west elevation penthouse opening can view area which reinforces security. He said in all elevations they are trying to address characteristics of the International District and that the name of the building will be in Chinese characters. They plan to include hooks underneath the bay windows for the hanging of lanterns. He said the proportion of the windows will be

common to the horizontal and vertical lines in the International District. He stated that they propose using natural materials and colors in the buildings in a more contemporary approach.

Ms. Frestedt said the building falls within the Asian Design Character district and so the provisions of that section of the code should be taken into account. She said they came with quite evolved design; however, the project will still be subject to future iterations and should respond to Board comments. She said she wanted to present the briefing to the whole Board instead of the Architectural Review Committee (ARC) because it is a departure from what the Board had last seen with the building that was approved in the fall. She said the next step for this project will be to work through the ARC and to further refine the design and discuss the issues that may arise. She said one of her primary concerns is the two largely blank facades for safety reasons and also because she doesn't think they are compatible with the guidelines and code. She said those are issues that can be addressed and discussed further through ARC but she wanted to first give the entire Board an opportunity to see the project.

Board Questions:

Ms. Chung Gerrick asked if this needs to meet the transparency requirements.

Ms. Frestedt said yes, that code requirement will apply.

Ms. Chung Gerrick asked about the red brick wall.

Mr. Fong said the area she pointed to is actually on the interior. He said there will be a glass window and the brick will be visible through that.

Ms. Frestedt asked for clarification of the materials between the louvers.

Mr. Fong showed on the drawing which was louver, which was solid wall and which was glass. He said the brick is inside and is visible through the glass. He said they were trying to respect Asian character so they went through Chinatown to determine what the definition of Asian character is. He said the emphasis is on proportions, brick and natural materials. He said they felt that their design responds to that. He said sometimes when he envisions this building he thinks it could be somewhere in China and would fit in. He said they are trying to be more contemporary. He said sometimes we look at the International District and look at Asian character; we think that Asian character should look a certain way, the way people in the US view Asian character. He said Asian design overseas is not static, it is changing. He said if you go to China and look at the Asian character of the government buildings, they definitely look Asian but it is the way the lines are defined and the color and materials used. He described his observations from visits to Taipei and Taiwan.

Ms. Frestedt noted that both this project and the briefing that preceded it have influenced by contemporary Asian design. She said in accordance with the Secretary of Interior standards new construction should be distinctly different from historic. She said the Board will need to address how the influence of more contemporary Asian design responds to the existing characteristics of the District and the District regulations. She it is important to think about how these proposals and elements of the buildings relate to the existing historic district. She said that proportions, as Mr. Fong mentioned, and materials are some of those key elements. She said in the absence of the revised construction guidelines the Board must look to the existing Code and Secretary of the Interior's Standards.

Mr. Osborn-Klein asked for an explanation of the white aluminum panels.

Mr. Fong said they are not married to the white aluminum. He said at one time they thought about using natural wood but it would have to be refinished every year or it wouldn't last. He said they found other materials, there is a new product that is used in Europe a lot and looks like wood but it is a laminate type material. He said they also considered ceramic tile as that is used a lot in China.

Ms. Chung Gerrick asked the applicant to steer away from bright white as it would create too much glare for the neighbors. She asked if the concrete was cast in place or pre-cast.

Mr. Del Carpio said it is cast in place.

Mr. Fong said the concrete walls are the sheer walls; the L-shape stabilizes the building.

Ms. Chung Gerrick asked if the concrete block is CMU.

Mr. Del Carpio said they want to have some texture in the concrete blocks.

Ms. Frestedt asked if there were comments about the change in height or use, since a lot of the architectural details will be talked about in greater detail with the Review Committee.

Mr. Osborn-Klein asked if this was contingent on the South Downtown rezoning.

Ms. Frestedt said it is not.

Mr. Chihara asked for clarification of the physical dimensions of the building compared to the previous design.

Mr. Del Carpio confirmed the 85' dimension.

Mr. Fong said they are proposing seven floors including the penthouse mezzanine.

Mr. Del Carpio said before the structural system was wood; now they are using concrete slab of less than 1 foot which allows them to have an extra floor.

Mr. Fong said that Dr. Chan wanted more units.

Mr. Fong said they had eight residential units before and now they have 20. Also, Dr. Chan wanted to design the units so they are more fitting with Asian families' needs. He said they wanted to fit more bathrooms into the footprint.

Ms. Chung Gerrick asked if they were also adding more parking spaces.

Mr. Fong said the other one had six or seven spaces and in the subterranean parking they will have ten. They might have to give up some because there is a sewer line that goes through the property.

Ms. Frestedt said she thinks it is an increase of three spaces.

Mr. Fong said they might be able to get 18. He said it is designed as subterranean parking and if the adjacent is ever added it would tie right in.

Mr. Chihara said that in the previous design they struggled with the penthouse form but one of the things that was positive about what was previously proposed was the setbacks on all sides. He noted that the current proposal includes extruding walls virtually the full eight stories on all four sides.

Mr. Fong said they are doing that only on two sides.

Mr. Chihara asked where it is set back; he said the datum on the 6th floor roofline seemed to approximate the District datum or other parapets through the districts as far as the 65' height limit. He said that even though the past proposal exceeded that common height because of the setback it seemed to at least modify the additional height. In this case we don't have the same modification. He asked if there was a way they could attempt to modify that back.

Mr. Fong said what they are trying to do on this building is this corner goes up the full eight stories at the property line so it emphasizes the corner. He said everywhere else, along Weller and along 8th Avenue S., it recesses back 5 feet. He said from below you wouldn't see that.

Mr. Chihara said he isn't reading that 5 foot set back on the drawing and asked where it is.

Mr. Fong showed on the drawing where it is recessed.

Mr. Del Carpio displayed a drawing that showed the recesses. He said the element on the corner is the most visible and all the elements of the building ties to the features that will be around 65 feet. He said the only element of this block that crosses that line is the corner.

Mr. Fong said they didn't want to set back at the property lines that adjoin adjacent buildings because they are trying to plan for future expansion. He said the rest the district has always gone 65' because the construction is one level with prefab concrete slab and the rest of the building is wood framing because that is the cheapest way to build. Dr. Chan has elected to go higher and pay the extra money.

Mr. Chihara said it has to do with the issues of compatibility and how the building may be contextual and how it responds to its neighbors. He said in the previous design it seemed to be a little bit more effective in the way that the design holding a datum line at the top that was more common to the rest of the District.

Ms. Gonzalez-Kahn said this would be going to the Architectural Review Committee. She said in the interest of time she asked if other Board members who would not be there for the ARC meeting have anything to add.

Ms. Frestedt said other members of the Board are invited to attend the ARC; it is not a requirement but all Board members are welcome. She said with regard to the blank facades she appreciates that the applicants are looking future and considering opportunities for future development; however, the board needs to consider that there is no assurance that future development will materialize. It is possible the building could be constructed with that blank façade and sit without an adjacent building for many years. She said the board still needs to weigh that in consideration of this building as an individual structure.

Dr. Chan commented on the blank walls. He said they are proposing to make the blank facades look like it will be permanent and said he wouldn't mind seeing this in all the buildings in this District. He said that they will also add a security camera and lighting. He said he is thinking of generations to come in the design of this building. He said he has been in Chinatown for 25 years and a 2nd generation chiropractor running the office and he has three grandsons and he hopes one or two of them will be a chiropractor. He said this building is for ever and will represent what the future should be and yet flanking to the community right now.

Ms. Frestedt said she appreciates Dr. Chan having that perspective and she thinks that will help in the evolution of the building. She said there are some other issues related to public safety and some of the other code sections that can be part of the ARC discussion.

Dr. Chan said they want to be safe, too.

Mr. Fong said they drove around Chinatown looking at all the blank walls. He said the Wing Luke Museum has closed up all existing windows, precedence has been set.

Ms. Gonzalez-Kahn said that is not how we make decisions and each application is considered separately. She said that looking at that the concerns is that it is the tallest building at least on that block it will also be a lot more visible.

Dr. Chan said increasing the building to 85' costs much more than just 65'. He said they propose to spend \$10 million in this District to preserve the community and to take a leading position so that other property owners will not just hold on to their money and will hopefully follow his lead, to break out of their shell and to preserve tradition yet move forward.

Ms. Frestedt thanked Dr. Chan for articulating that and said it is helpful for the Board to hear.

Public comment:

Helen Kay said she sat on the Board 2002-2004 and complimented the Board for taking the time out as she knows this is volunteer service. She said that she appreciates the consideration all the projects that have been set forth. She said one of the things exciting about this project is that it will generate more interest in being able to build within the Chinatown/International District. She said it is very important that the Board keep the neighborhood vital and with all the energy possible. She said that with respect of the heights we must consider those on the borderline, on the outlying areas, that are potentially being rezoned for 125 feet with the South Downtown rezone. She said we will be dwarfed if we don't have something of significance because 65 feet is just half. She said with the encouragement of the Chans investing their money in this neighborhood would be a very important asset just like the Wing Luke Asian Museum is.

Mr. Chihara said to clarify they are not proposing they remove the stories to be below 85 feet, he said he is just asking if there shouldn't be an accommodation where you can step the building back so that it modifies the building so it doesn't appear the whole 85 feet.

Dr. Chan asked to show the slide of the penthouse that shows the set back.

Mr. Fong said when you look at the building from below on street level you will never see the penthouse because it will be so far back. He said there is a bone of contention about the two blank walls; he thinks they have pulled off those two blank walls to make a handsome building. He said he thinks this is a pretty handsome elevation where the proportions are there. He said in

order to make this project feasible they have to have so many uses per floor and so they need to maximize as much as possible and to building units that fit the Asian population.

Ms. Frestedt said perhaps bringing to ARC a 3-D model, and contextual elevations showing the relationship of this building heightwise and form compared to others nearby would be helpful.

Mr. Del Carpio said when he and Mr. Fong started the design of this building the first thing they saw was the block and the surrounding buildings, how the city is growing and they are trying to anticipate what is going to happen in the future. In the future this block might be full of buildings with similar height-line. He said with this building they are trying to figure out that future and this will be a part of that puzzle. They want to create a corner that is easy to recognize in the community. He said they thought of doing differing heights but thought that this part of the city they believe is going in that direction.

Ms. Gonzalez-Kahn asked that this discussion be continued at the ARC meeting.

032508.4 BOARD BUSINESS

Ms. Frestedt said that Ms. Gonzalez-Kahn agreed to serve as Chair until we had a full board; at the next Board meeting the Board will need to consider and vote on a new Chair. She said Mr. Osborn-Klein will miss the next two meetings.

Ms. Gonzalez-Kahn said she would miss the next meeting so Robert will step in as acting Chair.

ADJOURN

6:30 PM

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