



The City of Seattle

International Special Review District

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ISRD 173/08

MINUTES FOR THE MEETING OF TUESDAY, June 24, 2008

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

Board Members Present

Jerry Chihara
Joshua Osborne-Klein
Robert Ha
Amalia Gonzalez-Kahn

Staff

Rebecca Frestedt

Absent

Weng Chan
Misun Chung Gerrick

Board Chair Gonzalez-Kahn called the meeting to order at 4:40 pm.

062408.1 APPROVAL OF MINUTES

May 13, 2008

MM/SC/JOK/JC 3:0:1 Minutes approved, as amended. Mr. Ha abstained.

062408.2 CERTIFICATES OF APPROVAL

062408.21 Sidewalk improvements

S. Washington St. between 5th & 6th Avenues and
6th Avenue South between Yesler Way & S. Washington St.

Application:

Ms. Frestedt explained the proposal to construct new sidewalks on 6th Ave S. and S. Washington Street. The additional sidewalks will include an expansion of the curb and allow for some landscaping and some benches on the boulevard. This will happen in two phases and the landscaping and benches will follow in a separate application. Today proposal is for street use to construct the sidewalks. The proposed work will have an impact on the number of parking spaces. She introduced applicant Doug Cox, Seattle Department of Transportation.

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

"Printed on Recycled Paper"

Mr. Cox said although there are two projects proposed, the parking impacts will only be on the South Washington Street portion. He said the existing parallel parking on Sixth Ave. S. will remain unchanged. On S. Washington currently there are 29 angled parking spaces; in order to make room for the sidewalk without narrowing the roadway, he said they will have to convert the parking on angled parking to parallel parking, which will reduce the number of spaces to nine.

Ms. Frestedt said the Board's purview at this point is to consider the street use proposal for the addition of sidewalks, but that it can also consider parking impacts since this is a significant concern within the neighborhood. She said the Board should consider the benefits of the additional sidewalks and the fact that there will be a resulted loss in parking. Ms. Frestedt asked Mr. Cox to explain current conditions.

Mr. Cox showed a photo looking down S. Washington St. from the corner of 6th Avenue S. He said the area is not an ideal pedestrian environment. There is an asphalt walkway on the north side of the street but on the south side one must walk in the street; the street is on a fairly steep hill. He said the addition of a sidewalk here is a huge benefit to pedestrians. He added that benches would be placed at the top of the hill to provide a resting point.

Board Questions:

Mr. Chihara agreed that both improvements would be significant improvements and asked about the proposed extension of S. Washington Street from the International District to Pioneer Square as a Green Street proposal. He asked if that work was being done independently of this project or if the work currently being planned would tie into that.

Mr. Cox responded they are looking at this as a separate proposal. The sidewalk program looks at the entire City and tries to hone in on the locations where no sidewalks exist. He said any enhancements now would make any future project easier down the road.

Mr. Osborne-Klein asked if the sidewalk that was installed now would have to be removed as part of a Green Street project to add more pervious surface.

Mr. Cox said that designation of a Green Street may not trigger the need for new surface treatments. He said the designation has more to do with the way the right of way is used.

Ms. Frestedt said there has been discussion as part of the Livable South Downtown Land Use Plan, that there currently isn't funding identified to carry out that work; it is more recognizing this is the area where there is an opportunity to add a green street. In terms of the timeline, if that does occur there is no real assurance it would happen in the near future.

Mr. Chihara asked if DPD was coordinating with SDOT.

Ms. Frestedt believed that is the case but she isn't sure of the degree.

Mr. Cox said his division, Traffic Management, focuses more on the day to day use of the right of way so other discussions happen with the Policy and Planning Division.

Mr. Osborne-Klein asked if bike lanes have been considered.

Mr. Cox said SDOT is determining where to place bike lanes based on a bike Master Plan and that this is a separate process.

Ms. Gonzalez Kahn said since residents complain about parking she was wondering if SDOT has talked to residents.

Mr. Cox said he spoke with the manager of the Ascona Building, but not individual residents. The building owners didn't want to pursue it further until they knew what was going to happen with the project. He said that S. Washington Street is bordered on either side by huge parking lots.

Ms. Gonzalez-Kahn said she is concerned about resident outreach and asked what the plans are to talk to residents before the on-street parking disappears.

Mr. Cox said once they have Board approval and move forward they will work with the Askona to talk about what this means to the residents there and working on getting them discounts to longer term parking in nearby lots.

Mr. Chihara said the parking on S. Washington St. is short term and is not being used by the residents but is being used by office workers downtown. He thinks that use has been mitigated by the shorter term parking there. He said he thinks there is a serious safety concern with the angled parking with the steepness of the road.

Ms. Gonzalez-Kahn said the proposal isn't a bad idea; speaking with people living there and letting them know what the options are is important.

Mr. Osborne-Klein said a function of the Board is to protect District from traffic impacts; decreasing the amount of available on-street parking is actually helping to further that purpose.

Public Comments: There was no public comment.

Board Discussion: The Board determined it had enough information to make a decision.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for Street Use, as proposed.

This action is based on the following:

SMC 23.66.030 – Certificates of approval – Applications, review and appeals;

A. Certificate of Approval Required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

SMC 23.66.342 – Parking and access

MM/SC/JC/JOK 4:0:0 Motion approved.

[Ms. Frestedt made an announcement that she was going to change the order of the next two applications, due to the fact that the applicant for the next item had not yet arrived.]

062408.22

Freedman Building
616 S. Weller St.

Application: Ms. Frestedt read the staff report. She said this is a proposal for a change of use to revise the use within the basement area (7,200 sq. ft.) from parking to retail/sales; Convert the mezzanine space (approx. 560 sq. ft.) from residential to retail/sales; and Convert an existing vacant lot abutting the alley into an outdoor vendor/sales area (1,800 sq. ft.).

She said the lot is currently used as surface parking for seven vehicles. She said the Freedman Building is located within the retail core and in the Asian Design Character District. The basement level space was previously home to the 1, 2, 3 Dollar Store and the Ritz Dance Studio. The applicant received a Certificate of Approval in August 2007 to convert the basement level from retail to parking. She explained that the Board received a briefing on the outdoor vending proposal in February 2008. During the briefing, the Board asked for more detailed information about the exterior alterations required to facilitate the outdoor vendor area. She said the applicant will submit a separate application for physical site improvements such as: the addition of a concrete retaining wall, ornamental fence, and basement level openings.

The applicant, Mr. Wu distributed a drawing showing existing conditions to the Board. He said substantial improvements will be made to the alley and they plan to remove areas where transients sleep and garbage piles up and they hope eventually the dumpsters will be gone from the alley. Their intention is to create a nice outdoor sales area including decorative archways and fencing that will tie in to the existing building motif. He said they will propose earth toned textured CMU material and colored concrete paving on the flat surfaces.

Ms. Frestedt asked about the relationship to the alley and how he proposes to address issues there.

Mr. Wu said the fencing will be perforated to provide maximum transparency. There will be a low wall and above that will be ornamental fence. They will incorporate pillars with lights on both sides, on the alley as well as the court side of the outdoor area. The outdoor area will be ADA compliant through a series of ramps. The dumpster area will be fenced off in an enclosed area. He said the whole corner will be dressed up.

Mr. Osborne-Klein asked about the type of retail planned for the basement.

Mr. Wu said tenants have not been identified at this time. The owner envisions a vibrant multi-use area; it would allow smaller operators to use the space. It will be very pedestrian oriented.

Ms. Frestedt said if the Board approves a change of use today from parking back to retail, individual businesses will not need to come back to the Board to establish a use. The only way they would need to come back is if part of the space was changed from retail to a restaurant or a café. Individual businesses would only need to come back for associated signage.

Mr. Osborne-Klein asked about vendors for the outdoor area.

Mr. Wu said that the tenants have not yet been determined.

Ms. Gonzalez-Kahn asked if the vending spaces outside would be temporary.

Mr. Wu said yes.

Mr. Chow added that there won't be any permanent vending structures outside.

Mr. Wu said if they have a restaurant inside they might want to have an outdoor seating area.

Ms. Frestedt advised that would require coming back to the Board for approval. This was followed by a brief discussion about the requirements for food-oriented proposal and the need for approval from the Health Department.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chihara said this is a positive change. He added that the current space is currently under or negatively used and that its current use as a parking lot generates uncontrolled traffic. This is a safety issue. He liked the reestablishment of the sidewalk line; he liked the enclosure and bringing structure out to the line of the sidewalk.

Mr. Ha liked the idea to improve the vacant spot and alley.

Action:

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

SMC 23.66.320 - Permitted Uses. This project is in the Asian Design Character District. The general requirements of SMC 23.66.336(A) apply as well as the requirements of SMC 23.66.336(B): Materials: Earthen materials such as brick, concrete, stucco and wood are preferred. Secretary of the Interior's Standards for Rehabilitation #2 – The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. #10 – New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RH/JC 4:0:0 Motion approved.

062408.23

Duc Li Dim Sum
664 S. Weller St.

Application:

Ms. Frestedt described the proposal to install a metal frame awning on the face of the storefront. She said the proposed awning will be covered with red and green material and will include signage adhered to the face and sides of the awning with vinyl adhesive lettering. The application includes a request to remove the existing sign face for Sandie's Gourmet restaurant. She distributed exhibits including drawings, photographs and material samples. She said the proposed signage totals 28 sq. ft., which is well within the allowance, per SMC 23.66.338. No

additional illumination is proposed. The awning frame will be attached to existing angle bars which are attached to the façade. She introduced the applicant, Peter Lai from Action Signs.

Mr. Lai showed photo of the existing sign. He confirmed that he would remove the existing sign and mount the frame onto the iron bar.

Ms. Frestedt stated that the business is located in a contributing building located within the Asian Character Design District.

Mr. Lai said the sign is 32” high x 18’ long. He said described the attachment and summarized the proposed materials.

Mr. Osborne-Klein asked for clarification about the placement of the awning in relationship to the current sign for Sandie’s Gourmet.

Mr. Lai referenced the exhibits.

Mr. Chihara confirmed that it is not applied to the storefront just to the frame of the awning.

Mr. Lai agreed.

Ms. Frestedt said her understanding was that a piece of aluminum would replace the sign face for Sandie’s Gourmet.

Mr. Chihara asked which side of the awning fabric would be shown and said a criterion in the Ordinance is that shiny/glossy awning fabric is discouraged.

Mr. Lai confirmed the finish is matte although the sample appears to be glossier; he understood awnings in the ID could not be glossy. He confirmed the awning would be the matte finish.

Mr. Lai asked if he could put the hours on the awning as well as the phone number on the window.

Mr. Chihara said the conflict has been how much information is included on the awning. He said the Board is trying to limit the amount of information on the awning to what is necessary for the owner’s business and reduce the amount of visual clutter.

Mr. Lai said he would take the excess info out. He said the Chinese characters would be in yellow; Duc Li Dim Sum would be in red with yellow outlined. He said they will remove the “Open 7 days” text and phone number. He said the window frame will be matte red.

Public Comments: There were no public comments.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the installation of an awning and exterior alterations, with the elimination of the additional hours and phone number text, as discussed. This action is based on the following:

Applicable Guidelines and Code citations

ISRD Design Guidelines for Awnings and Canopies, Façade Alterations and Signs

- I. Awnings and Canopies
- II. Storefront and Building Design Guidelines

Design Guidelines for Signs

II. A. Buildings with Multiple Tenants

The following design guidelines apply to buildings with multiple tenants:

- 1. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

SMC 23.66.336 – Exterior Building Finishes

B. Asian Character Design District

5. Awnings

SMC 23.66.338 – Business identification signs

MM/SC/JOK/JC

4/0/0

Motion passed.

062408.24

Danny Woo Community Garden

620 S. Main Street

Application:

Ms. Frestedt described the scope of work for the proposed garden improvements which include: replacement of the existing wooden (railroad ties) stair risers with new pressure treated timbers, configured to match the existing installation; replacement of wooden (railroad tie) retaining walls with Keystone blocks, matched to the color and texture of existing blocks used elsewhere in the garden; construction of new concrete risers, including an enlarged landing. The risers will feature flagstone tread material; addition of a wooden railing on the stairs to match other railings within the garden; construction of a new Keystone retaining wall (approximately 30 linear feet) along the South side of the garden; addition of five new box stairs on the East side of the plaza area and in the North West corner of the garden; and, construction of a skid-resistant crushed rock path in the East portion of the plaza

Ms. Frestedt said this project includes related in-kind repairs that do not need Board approval, including: replacement of decaying wooden benches and trellis. She said the Board issued Certificates of Approval in February and June 2007 for exterior design and landscaping. Ms. Frestedt introduced the applications: Gary Gibbons, from the Parks Department; Jonathan Chen, Inter*Im Community Development Association, and Shwu-Jen Hwang, landscape architect.

Applicant Comment:

Mr. Gibbons said the Danny Woo Garden received \$125,000 Capital Improvement Project budget for this project issued by Ordinance from the City Council. He explained that the budget has been brought forth through activities by Interim. He said the overall project is replacement in kind but there are a couple new elements. The block wall will be replicated as a replacement of a timber retaining wall which is made up of old railroad ties which separate two levels of garden; the railroad ties are deteriorating and the creosote is leaching into the garden space. To prevent further contamination of the garden space they propose replacing with CMU or keystone block (concrete blocks). In the area they refer to as the Plaza they will include a new retaining wall which will also be keystone and will have minimal structure requirements; it will mainly provide support to the material during rain etc. The low plaza comes up with stairs; they want to replicate those the rest of the way up. He said at the top of the stairs it gets muddy when

it rains and by adding the last ten or so risers it will complete the stairs to the top landing and match up with the plaza area to achieve skid proof, fall-down proof stairs and plaza area. They will use treated timbers in some of the stair treads that are going in, mainly to match the effect of the existing.

Mr. Chihara said he appreciated the interest in removing the creosote and asked if there are concerns with the pressure treated replacement timbers.

Mr. Gibbons said there are. He said the approved material is a Parks approved standard material. He said generally they don't install treated lumber; but where there is ground contact and where they cannot use other materials then a treated timber is sufficient. For Danny Woo Garden they want to make sure they don't have leaching from the timber. They propose to put the stair risers substantially away from the garden plots and wouldn't expect the leaching to spread that far, if at all. The proposal includes block wall up to the risers and also as a headwall along the edges so they expect control over any potential leaching.

Mr. Chihara asked if other options considered.

Mr. Gibbons said they considered concrete which doesn't match the theme of the other stair risers in the garden. They could have used plastic lumber materials but they have found that plastic lumber doesn't hold up very well under weather conditions; the heat tends to warp it, it discolors right away and it tends to chip and crack. Lumber ages better than the plastic and concrete is a hard surface that wouldn't match the rest of the park well.

Mr. Chihara expressed concerns about potential health risks to gardeners and thought the cost benefit of continuing to use the pressure treated material seems questionable.

Mr. Gibbons said they are questioning that as well.

Mrs. Hwang, Landscape Architect, showed the plans and said there are no community gardens adjacent to the treated timbers.

Ms. Gonzalez-Kahn asked how far the leaching might go and asked if it could reach the water table.

Mr. Gibbons said there is always that potential. He said the "horizon of leaching" could reach five feet in 15 years, but he doesn't think contamination would leave the site. Treatment poses some toxicity, but not as bad as creosote.

Public Comment:

Jan Johnson, owner of the Panama Hotel, asked if the garden were to expand would there be an alternative product that wouldn't harm the garden.

Mr. Gibbons said there are a couple alternatives; he reiterated the possibility of plastic lumber which has no real breakdown however it doesn't retain its look, shape, and texture over time. Concrete could be used but the project doesn't have the dollars to do concrete stairs plus it is a negative in the overall garden appearance and wouldn't match. Keystone would be possible; he doesn't want to limit this project to just the timber stairs.

Ms. Hwang said the area under consideration is a steep slope and not conducive to gardening.

Mr. Gibbons said the topography is fairly steep below the plaza area and where all the plots are. The likelihood of developing would require the import of a lot of material and more retaining walls; it would require a hefty review process.

Alan Kurimura, from Uwajimaya, stated that this is a wonderful collaboration between the City and the community based organization. He said the history of the garden has become what it is today through incremental improvements that always weigh the cost versus what they are trying to accomplish. He has slipped on the stairs and knows the improvements are needed.

Mr. Osborne-Klein asked Ms. Frestedt if it was within the purview of this Board to consider toxicity and leaching or is it the Board's responsibility to defer to the City.

Ms. Frestedt said for reasons of public health and safety if those materials would potentially pose harm that could be part of the Board's consideration. The Board could defer decision about that part of the proposal until some type of documentation from a profession could be submitted to the Board that could inform what the potential impact could be.

Mr. Gibbons said Parks does have an environmental specialist on staff who could speak directly to this issue in writing. He said their plans are reviewed internally; the environmental specialists look at the plans as well and they provided information as to what materials can and cannot be used in the parks.

Mr. Chihara stated he is interested in having that documentation; he is satisfied with the rest of the proposal.

Ms. Gonzalez-Kahn said she would support the proposal, but requested documentation that it will not pose any environmental risk to the community.

Mr. Gibbons concurred.

Ms. Frestedt suggested in the motion the Board's decision conditional upon documentation that the material proposed would not pose danger to the garden or community.

Mr. Osborne-Klein said he is comfortable deferring to the City's judgment even without documentation.

Ms. Gonzalez-Kahn said she would feel more comfortable with the documentation.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for landscaping, as proposed, subject to the submission of further documentation that the replacement wood in the staircase won't pose unreasonable risks to the park, the users and residents of the neighborhood. This action is based on the following:

General Requirements Seattle Municipal Code (SMC) 23.66.336 - Proposed rehabilitation projects should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style.

This project is in the Asian Design Character District. The general requirements of SMC 23.66.336(A) apply (see above) as well as the requirements of SMC 23.66.336(B):

Materials: Earthen materials such as brick, concrete, stucco and wood are preferred.

MM/SC/JOK/JC 4:0:0 Motion approved.

062408.3 BOARD BRIEFING

062408.31 1017-19 S. Jackson Street

Ms. Frestedt stated that this is a Board briefing on proposed redevelopment of the site at 1017 S. Jackson Street. She said the proposal includes partial demolition of the existing building and new construction of a six-story mixed use building. The use would consist of ground floor retail (7,764 sq. ft), 60 residential units, and underground parking. She said a similar proposal came before the Board in 2003; the Board issued a Certificate of Approval; however, the work was never done and the Certificate of Approval expired.

Chris Koh, property owner, provided an overview of the proposal history. He said this was their first venture into the Chinatown/ID. In early 2003 studies were done in how to salvage the façade (as part of the SEPA review) and then they negotiated a set back for the rest of the building which would be five more stories above the existing and over to the west. The building was planned to be a combination of senior housing, restaurant on the ground floor and a day care. He said after they received their MUP and demolition permit the proposed day care and senior housing was withdrawn. He said they focused instead on other buildings where a remodel might be easier.

He said the MUP has not expired but they want to make some revisions to the type of housing proposed; instead of senior housing it will be market rate units and instead of day care they propose ground floor retail. Mr. Koh introduced project architect Ed Linardic.

Ms. Frestedt stated that DPD required SEPA review for the project in 2003 and that one of the SEPA conditions was that the façade of the building is retained. She said that decision still stands and the Board's role will be to review the design of the new building, including the historic façade.

Mr. Linardic showed plans of what has been considered thus far. He reiterated that they plan 60 units; they are changing the use from senior housing to market rate apartments. He walked the Board through the floor plan. They are retaining the north brick façade but tearing down the existing building. There will be about 46 approved parking spaces below grade south of the building. On the main level, it used to be one big retail space, 9000 square feet; the new scheme will be a mall type scenario with retail on both sides.

Mr. Linardic confirmed that the garage access was off of King Street and there is no vehicular access from S. Jackson St. He referenced elevations drawings and said the new portion would set back from the historic façade and then five stories up above; it will look similar but will be a different configuration.

Mr. Chihara asked about the entrance shown in the middle of the renderings.

Mr. Koh explained there is no storefront; it is actually all open and is like a little courtyard with retail on either side of the interior. They will probably have to put in a gate at nighttime when the businesses are closed. They are trying to be creative in how they make the space work for both small and large tenants; signage would likely be blade signs that could be done well.

Mr. Osborne-Klein stated that each (interior) business would likely want signage on the exterior.

Ms. Gonzalez-Kahn advised the applicants to be thoughtful in the design of the gate because the ISRD specifically discourages gates especially the accordion style.

Mr. Koh considered a “coil” type door that wouldn’t really be visible but it could be closed at night.

Mr. Chihara said that for security purposes it would be best to have the entryway open. He added that the Board would look for something with substance and character to it rather than a coil type or conventional mall type scenario. In an historic district like this character cannot be addressed with off the shelf rolling gate type of solution and would need to be more custom.

Ms. Frestedt advised the project would need to go through the design process as if it were a new project that had not come through the Board previously; that will give the ARC an opportunity to talk in greater detail in the evolution of the building and the materials that are used. She suggested developing a sign plan and finding ways to pull the project together cohesively.

Mr. Chihara said he recognizes that the King Street side of the project may be secondary but trying to create a pedestrian environment on King Street is as important as Jackson Street. He suggested that the King Street façade be looked at in a way that would fully maximize the potential for pedestrian environment rather than just as an access point for the garage. Further, he said as contiguous properties get developed there be some kind of positive contribution that this building will make to future developments; he didn’t want to see this treated as simply the back door for the project. He said the heart of the ID is west of the freeway but just because something is to the east of the freeway and there is some substandard use created, there is an opportunity with this project to create a better retail/pedestrian environment.

Mr. Osborne-Klein asked if the back of the building would abut King Street.

Mr. Koh explained it wouldn’t be all the way to the street; there is surface parking and a slope down to get into the garage. He discussed issues with the grade will need to be explored, including access to the garage.

Mr. Osborne-Klein asked if the parking lot would be developed.

Mr. Koh that there would be potential to add different surface treatments and landscaping to enhance the parking lot.

Mr. Osborne-Klein asked what kind of materials will be used for the rest of the exterior of the building; he said one thing the Board will be looking for is consistency and something that complements the existing façade as well as other buildings in the area.

Mr. Linardic showed a couple walls that will not be visible and will be concrete. Up above they’ve looked at metal siding, double siding, Hardi-plank, stucco etc. but for the front façade they are looking mostly at brick.

Public Comment:

Gary Johnson, Dept. of Planning and Development (DPD), underscored Mr. Chihara's comments about King Street. He said the fundamental purpose of the Livable South Downtown legislative rezone is to encourage the redevelopment of the likely mixed-use pedestrian core up King Street to carry that vitality from the ID up to Little Saigon.

Mr. Kurimura said the inclusion of smaller retail spaces and opportunity for 60 or more new residents in the neighborhood is a positive step for achieving greater density.

062408.32 Livable South Downtown rezone proposal

Ms. Frestedt said that the next briefing will address the Livable South Downtown land use study's Final Environmental Impact Statement (EIS) and draft recommendations. She introduced Gordon Clowers and Gary Johnson, from DPD.

Mr. Clowers said not a lot has changed in the approach over the last year or two but they have completed and published the final EIS and recommendations document for the whole South Downtown study area. He distributed a zoning map of the preferred alternatives and copies of the recommendations report. He said there are growth opportunities for infill development, in particular for residential development in Japantown, south of Weller St. in the core of Chinatown area and in Little Saigon. They are encouraging residential, commercial theme in the core for the areas of King and Weller Streets and recognizing the retail core along Jackson. They studied this alternative as the preferred alternative in the final EIS.

Mr. Clowers said the next step will be translating the recommendations into the Land Use Code and Ordinance language for Council to consider which will be done over the next few months. DPD will be doing the necessary for work to address Transfer of Development Right (TDR) strategies and base and bonus right development strategies into the Land Use Code. He said with regard to environmental sustainability, projects that will involve the bonus density, it is being proposed they meet an energy performance standard that is 20% greater than the Seattle Energy Code. It is also proposed they meet a green landscaping requirement for that type of new development that would require a higher degree of greening of the site that relates to the equivalent of a naturally landscaped site (.3 or .4 equivalent to 30 – 40% of landscape cover). This can be accomplished using green walls, roofs and other landscaping treatments.

Mr. Clowers said the historic core and the National Register District boundaries have factored into their recommendations; they extend from Main Street down to Weller Street and east of 4th Avenue to I-5. They are considering retaining the existing zone height limit of 85' to retain existing historic contributing buildings in the district. They intend for the TDR strategy as well as housing bonus dollars to provide new opportunity to pursue rehabilitation of substandard buildings. They are encouraging residential mixed use development that could reach 150' south of Weller and up to 240' north of Jackson between 4th and 6th Avenues. The 150' height south of Weller in the old Uwajimaya block are a bit higher than were in the draft EIS. Mr. Clowers mentioned the proposal to extend the Southern boundary of the Special Review District to S. Charles Street.

He said the Special Review District boundary east of I-5 is not proposed to be changed; the boundary will be retained at 12th Avenue. They are working on code changes and have been asking for public comment during the month of June and input can continue to be provided over the next few months as they work on the zoning and the Land Use Code aspects. As they go into the Ordinance they are open to hearing about concerns of interested persons and have factored that into their deliberations of what should go into the final proposal to Council.

Ms. Frestedt encouraged the Board to submit comments to her via email so that she could compile comments into a letter from the Board. She also stated that Board members could individually submit feedback directly to DPD.

Gary Johnson said they have some months of work to draft code language so there is time to receive comments. He said he welcome comments from the Board.

There was a discussion about maintaining the existing boundaries East of I-5. Ms. Frestedt said the number of contributing resources outside of the existing boundaries do not warrant significant expansion of the ISRD boundaries further east.

Mr. Johnson said the overall fundamental approach is to preserve historic core and yet attract new residential and employment opportunities and to bring new investment into the neighborhood to strengthen it.

Ms. Gonzalez-Kahn said one benefit of increasing heights in the core would be to allow buildings located in this area to sell TDRs but she noticed that the heights haven't changed in the historic core. She asked what that means in terms of TDR opportunities.

Mr. Johnson said there was concern that increasing heights would create incentive for property owner to tear a building down. He said there was concern that raising the height in the historic core would potentially strengthen a building owner's argument for demolition; the approach is to allow a building owner to sell off commercial TDR that is already inherent in their building.

Ms. Frestedt said this Board has not been very vocal regarding the proposal. She asked if this is a reflection of support for the proposal or the need for additional information. She asked for Board comment.

Mr. Clowers said they have heard feedback from this neighborhood but it has been embodied in the Vision 2030 group.

Ms. Gonzalez-Kahn asked (in regards to TDRs) if development occurs in the ID does the bonus dollars stay in the ID or does it go into a larger downtown or citywide bank.

Mr. Johnson said the outcome has not been determined. The Council is looking at expanding the Incentive Zoning Bonus program more broadly throughout the City. He isn't sure specifically whether or not any Incentive Zoning Bonus money has been locked in to specific district and will find out.

Ms. Frestedt stated that the Board could make a recommendation that Incentive Zoning Bonus resources stay in the South Downtown area.

Mr. Chihara said he has sat on two sides of this process, as an Advisory Committee member and as an ISRD Board member. He said the proposed and preferred plan is for the more part respectful in terms of the preservation aspects of the historic core. He is a little torn about the impacts to Japantown or the portions that are outside of the historic core. When one looking at renderings he had concerns but as he read the EIS and mitigation efforts in terms of bulk and setbacks, he thought there are positive statements about the potential developments are massed in such a way that they are compatible at least on the streetscape.

Mr. Clowers said he didn't get into the details of the height and bulk control and said there are concerns about "how much is too much". He said DPD is exploring differences in floor size (Floor Area Ratio – FAR) and the number of stories. In the south of Weller street area they are looking at 45' base, with controls for setbacks defining the area in which one can build.

Mr. Chihara said the impact of any one development is always dependent on the quality and sensibilities of the design team and owner; in the right hands he is comfortable there is enough mitigation written into the EIS that a building would be compatible and fit into the District.

Mr. Clowers said in relation to the transit hub of King Street Station it presents an opportunity for increased residential capacity.

There was a discussion about the proposed heights at 6th and Washington in relation to the steep 100' grade. A board member made a comment that in effect, 240' there could feel like 340'.

Mr. Chihara said in his perspective, towers are less significant than the actual ground level development at the first 4 or 5 levels; and at how street level is developed and changed for the maximum retail is proposed in all the developments.

Mr. Clowers said the continuity of the ground floor uses is important in knitting together the Pioneer Square transition to this area; it is what has been missing for decades.

Public Comment:

Tomio Moriguchi, Uwajimaya, said this area is not a top rate income for housing and there should be incentives to build housing. He said currently more revenue can be generated from parking. What may make sense downtown does not work here because rents and sales prices are lower.

There was a discussion about whether or not there is enough incentive to build in the area and whether or not developers will be willing to build affordable housing.

Mr. Clowers said the Council and Mayor agreed that City-side any upzone will require under an incentive zoning format so there is a contribution to affordable housing.

Ken Phillips, Jr. U-Park employee, said his family owns a parking lot at Main and Maynard. He applauds the efforts of the planning study and goals of bringing more density to the area which is good for everyone. He said the current zone is 150'; in the study it proposes to cut that in half which is hard to swallow (as a property owner) when other property owners a couple blocks away get double that. He wanted to voice his protest of that idea.

Mr. Johnson said the current proposal is still in a working phase and he welcomes his comments; he asked for written comments to be sent to DPD.

Jan Johnson, Panama Hotel, said she doesn't like the downzone proposal near her property. She liked that the IDM zone would create more retail and add to the downtown living experience. She agreed that the 340' height at 6th and Yesler would be dramatic due to the grade at the top of the hill. She would like to have retail and keep the 150' zone. She suggested keeping retail spaces small so young people can have incentive to start a business.

Mr. Johnson explained that the hope to get the owners to take advantage of incentives.

Alan Kurimura asked Ms. Frestedt to share Vision 2030 material with the Board.

Ms. Frestedt explained that information has been provided to the Board as part of a past briefing.

Mr. Kurimura said although Vision 2030 looks forward 30 years, they are also looking back 60 years when this was a community with many more people than there are today; there were trolleys, street cars and buses. In many respects they hope to go “back to the future”. Today there are fewer smaller businesses, or family-owned businesses and residents than there were in 1967.

Mr. Johnson stated that while they don’t match Vision 2030 exactly, DPD’s proposal shared many of the same goals.

Board Discussion:

Mr. Chihara wanted to reconfirm his support for the expansion of the Review District boundaries south of Dearborn. He said if positive future growth up to Dearborn is anticipated, it is important that the environment surrounding Dearborn and the development on the south edge is compatible.

Ms. Gonzalez-Kahn thought it unfortunate that people are losing half of their potential height but also feels it is important to have a buffer close to the historic core. She said she understands the reasoning but she isn’t sure what options remain to mitigate property owner’s concerns.

Mr. Clowers said bulk controls can help.

Mr. Chihara shared Ms. Gonzalez-Kahn’s concern and reference the discussion of bulk controls within the report.

062408.4 BOARD BUSINESS

Ms. Frestedt facilitated a discussion about the selection of Chair and Vice Chair since current members are serving both positions on an interim basis. She said that Ms. Chung Gerrick submitted her name for Vice Chair and submitted a nomination for Mr. Ha for Chair. Ms. Frestedt noted that there were only four Board members present and asked if members were comfortable making a motion; the Board determined they were.

Mr. Chihara suggested longer terms (more than one year) for Chair and Vice Chair to allow for a learning curve. He complimented Ms. Gonzalez-Kahn on the good job she has done as interim Chair.

Mr. Ha was willing to accept nomination to be Chair.

Motion to nominate Mr. Ha as Chair.

MM/SC/JC/JOK 3:0:0 Motion carried.

Motion to nominate Ms. Chung-Gerrick as Vice Chair

MM/SC/JOK/JC 3:0:0 Motion carried.

Ms. Frestedt informed the Board she sent information about Landmark Challenge Grants which is an opportunity for bricks and mortar upkeep of historic building that is being offered through 4Culture. She encouraged the Board to share the information with property owners.

The meeting was adjourned at 7:23 PM.

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