



The City of Seattle

# International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

ISR D 45/20

## MINUTES FOR THE MEETING OF TUESDAY, February 25, 2020

Time: 4:30pm  
Place: Hirabayashi Place  
442 S. Main St.  
Donnie Chin Community Room

### Board Members Present

Matt Chan  
Faye Hong  
Stephanie Hsie, Chair  
Sergio Legon-Talamoni  
Russ Williams  
Andy Yip

### Staff

Rebecca Frestedt  
Melinda Bloom

### Absent

Chair Stephanie Hsie called the meeting to order at 4:30 pm.

### **022520.1 BOARD BUSINESS**

### **022520.2 APPROVAL OF MINUTES**

August 27, 2019			
MM/SC/SLT/RW	3:0:2	Minutes approved.	Messrs. Chan and Hong abstained.
September 10, 2019			
MM/SC/SLT/RW	3:0:2	Minutes approved.	Messrs. Chan and Hong abstained.
September 24, 2019			
MM/SC/SLT/RW	3:0:2	Minutes approved.	Messrs. Chan and Hong abstained.
October 8, 2019			
MM/SC/SLT/RW	3:0:2	Minutes approved.	Messrs. Chan and Hong abstained.
October 22, 2019		Deferred.	

*Mr. Yip arrived at 4:43 pm.*

**022520.3 CERTIFICATES OF APPROVAL**

022520.31 600 5<sup>th</sup> Ave. S. - Uwajimaya  
*Applicant: Miye Moriguchi, Uwajimaya*

Ms. Frestedt explained the proposed installation of business signage in multiple locations on the ground floor and proposed installation of louvers and window film on a set of windows on the south façade. See attached plans, photographs and samples. Uwajimaya and Uwajimaya Village was constructed in 2000. It is a non-contributing building partially located within the Asian Design Character District and retail core. The Board recommended approval for exterior alterations and paint colors for the ground floor in 2019.

Applicant Comment:

Miye Moriguchi, Uwajimaya, provided drawings and specifications for store signage and a building directory. She proposed new signage at main entry – neon lettering above the storefront and a smaller decal of new logo to right of entry. Samples were distributed. She said on the Weller façade the blade sign will hang below the canopy and will have Uwajimaya and new logo; Kanji characters will be used for text. She said signage at corner of 5<sup>th</sup> and Weller will be revised to just characters along left side ‘food street’. She said a digitally printed graphic will be on storefront.

Ms. Moriguchi said directory signage will be placed on south façade and on Weller side for all tenants and apartments. It will be digitally printed and can be changed as needed. At the main entry to the left under the canopy two storefront windows will get translucent film up to transom and louvers above to obscure the back of multi-deck produce display.

Mr. Williams said it sounded straightforward.

Public Comment:

Robert Lowman asked to see images.

Board Discussion:

Ms. Moriguchi clarified that two signs would be consolidated into one.

Mr. Legon-Talamoni said it makes sense to do that.

Board members noted the film is pretty transparent and appreciated the well-organized presentation.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signs and exterior alterations, 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 February 25,

2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.336 – Exterior building finishes**

**A. General Requirements**

**B. Exterior Building Design Outside the Asian Design Character District**

**SMC 23.66.338 – Signs**

**ISRD Design Guidelines for Signs**

**Secretary of the Interior Standard #9 & #10**

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

022520.32

913 S. Jackson St., Suite A – Phnom Penh

*Applicant:* Cassie Lang, Atelier Drome

Ms. Frestedt explained the proposed installation of a two-sided blade sign to be installed on the canopy and proposed installation of window film on small portion of the west façade. Exhibits included plans, photographs and samples. The Board recommended approval for use in June 2019.

**Applicant Comment:**

Cassie Lang, applicant representative, said they are ready to re-open. She proposed simple round blade sign, white vinyl letters on wrapped black to be attached to very outer edge of existing awning. She proposed film on glazing to obscure storage closet. She said the logo has been updated with Cambodian and Chinese characters added. She said attachment of blade sign is with through-bolts on edge beam of canopy.

Ms. Frestedt said a building sign plan was approved; this deviates from that and the property owner is supportive. The proposed signage is consistent with signage in district.

Ms. Hsie asked for clarification of where black vinyl will be.

Ms. Lang indicated on the drawing and said it will be just a small portion – 2' x 3'. She noted that next door the entire lower pane is blacked out.

**Public Comment:**

Robert Lohman asked to see drawings and specs.

Ms. Hsie said the blacked-out portion was discrete and not the whole length and said she thought it was understandable.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signs and exterior alterations, 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 February 25, 2020 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed sign and exterior alterations meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

**SMC 23.66.336 – Exterior building finishes**

**A. General Requirements**

**B. Exterior Building Design Outside the Asian Design Character District**

**SMC 23.66.338 – Signs**

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**Secretary of the Interior Standard #9 & #10**

MM/SC/MC/FH 6:0:0 Motion carried.

**022520. Board Business**

Election for board chair and vice chair. Messrs. Legon-Talamoni and Yip were both nominated for the Chair position; Mr. Yip withdrew his name for chair. The Board unanimously supported Mr. Legon-Talamoni as chair.

Messrs. Yip and Chan were in contention for Vice Chair. Ballots were passed out to board members. Mr. Yip was elected as Vice Chair.

Ms. Hsie departed the meeting.

Ms. Frestedt said board appointments are moving to confirmation; there will be a five-member board until then.

Mr. Legon-Talamoni asked who the new members will be.

Ms. Frestedt said the two appointees are : Matt Fujimoto and Tanya Woo.

**022520.4 BOARD BRIEFINGS**

022520.41

821 7<sup>th</sup> Ave. S.

*Presenter:* Case Blum, Hewitt

Initial briefing on proposed development of a mixed-use building on an undeveloped lot (site of the former Pang Warehouse). Below grade parking is proposed. The focus of this briefing will be on a site study and presentation of massing options.

Ms. Frestedt provided an overview of the proposal. She said the developers are Pinnacle Plus Development, LLC and Plus Capital Partners, LLC. Case Blum, Hewitt, will be the architect. She said the zoning is International District Mixed (IDM) 165/85-170 and the lot area is 27,358 sq ft (3 adjoining parcels). She said this project will trigger SEPA. S. Dearborn St. is Class II Pedestrian Street (east of 8<sup>th</sup> Ave S.). The site is located just outside of the National Register District and the Asian Design Character District/Retail Core.

Julie Nagle and Case Blum presented. Presentation in DON file. Following are Board and public questions and comments.

Ms. Nagle said there are 400 – 500 for-sale units proposed with 6,000 square feet of retail at street level and parking below and above grade. 7% of the units will be affordable. Ten units will be three-bedroom units. Site conditions and historical overview was provided. Neighboring façade and zoning analysis were provided. Unimproved alley to be incorporated into project. Three options presented: “Lo-cal Donut”, “Lo-Cal Donut Bitten”, and “Barbell”. She said the barbell option the preferred scheme, because it provides more modulation on alley and public street. She said departures are required for each option.

Mr. Chan asked about the above street-level parking.

Ms. Nagle said they can do no more than four stories; they can go up two and down two.

In response to a question, Ms. Frestedt said there is one project with above grade parking east of I-5, Leschi House. She said there was an easement with the adjacent property owner, requiring parking in that instance. There is screening along sidewalk to activate pedestrian-level. She said for this development, it is recommended that parking be moved away from primary façade.

Ms. Nagle noted Downtown zone rules.

Ms. Frestedt said the district is within the Downtown Zone but the ISRD is an overlay and subject to SMC 23.66.

Ms. Nagle said they are required to provide parking; they wanted it and the community wants it.

Ms. Frestedt noted a recent article that speaks about the challenges of development that includes parking. She noted comment cards are available for public comment.

Public Comment:

Robert Lowman asked about density and zoning.

Ms. Frestedt said ISRD has mixed zoning with preference for residential and ground floor retail for activation.

Ms. Nagle said zoning allows a height of 170’ and with incentive it is increased to 180’.

Board Comments:

Mr. Chan said the barbell option is interesting. He expressed concern about creation of urban canyons like what is happening around the city and is not a good look. He said to set a design concept and have more modulation and texture.

Ms. Nagle said programming can add to modulation.

Mr. Chan said activation is needed and it needs to be at an affordable scale for businesses in the district. He said the 7<sup>th</sup> Ave trolley yard is not inviting.

Ms. Nagle said they heard that from the community.

Mr. Chan asked what outreach had been done.

Ms. Nagle said they have had two meetings with community.

Steve Orser, Plus Development, said they had spoken to SCIDPDA, InterIm, and Chong Wa.

Mr. Chan asked if they could do more.

Mr. Orser said they can, and the BIA suggested that. They are trying to do community meetings in advance.

Mr. Chan encouraged the team to be broader in the scope of outreach. He said there are people all over the region who identify with this community and would like to have input.

Ms. Frestedt noted residents who do not live in buildings managed by community groups mentioned, as one often underrepresented stakeholder group.

Mr. Chan said to talk to business owners about scale and type of businesses.

Mr. Legon Talamoni said the site is an interesting place in urban landscape; it is at a gateway to industrial area; the southern border of the ISRD. He said he gravitated toward the third option – the Barbell - noting the gesture to the south and north. He said he understands the frustration of interior courtyard. He said he supported the idea of stepping back on both sides to provide a heightened sense of living for residents. He said ownership in the district is hard to come by and he appreciated they were creating this. He said it will add to the livability.

Mr. Yip appreciated the options. He asked for shadow studies on the RDA building. He said to activate 7<sup>th</sup> with modulation. He said Dearborn Street needs modulation and needs to be more appealing to the community. He said parking above grade could create 2<sup>nd</sup> and 3<sup>rd</sup> floor space for community to shield parking and it would provide modulation.

Ms. Nagle asked the board stance on upper level parking.

Ms. Frestedt said the board considers departures in response to how they further the goals of the district.

Mr. Hong seconded Mr. Chan's comment about outreach and said there has been a lack of it in recent projects. He said two to three adjacent property owners are friends of his and they haven't heard it. He advised the team to do their homework.

Mr. Williams noted a preference for the preferred plan, the Barbell. He said he looked forward to seeing how they continue to develop facades and integrate the building into the fabric of the community. He said to avoid the canyon effect. He said to have some form of activation and setback on Dearborn or 7<sup>th</sup> – a wider sidewalk that can be activated such as a grocery or café. He said to integrate that into the building somehow. As the community develops southward it needs to be fully integrated.

Ms. Nagle said that is a good point – to create its own destination. She said the community wants greenery.

Mr. Williams said it is an exciting project. He recommended developing more opportunities for community involvement. He said to be mindful of security issues. He asked what they would do with Barbell setbacks – a garden? Community space?

Ms. Nagle said they will be amenity spaces, useful spaces people can occupy.

Mr. Williams asked if rooftop amenity is planned.

Ms. Nagel said they haven't thought of that yet.

Mr. Williams asked about parking on 3<sup>rd</sup> and 4<sup>th</sup> floors.

Ms. Nagle reiterated they can go up to and down two. She said the alley drops down and entry will be on grade; there will be a porte cochere for upper level parking. Below grade entry will be on the Charles Avenue side. She said that everything in the area was once up on trestles on shoreline. The area is on fill and that impacts how low they can go.

Mr. Legon Talamoni said above ground parking is not a preferred use. He suggested not expressing that program so that people don't notice it is parking. He said as they continue to refine design, to keep that in mind.

Mr. Williams said it is not a preferred use. He said the board should understand the mechanisms that go into deciding programming / design.

Ms. Nagle said they are balancing the scenarios and impacts of it as part of public realm. She said they want it off the streets. She said there will be 300 parking spaces, all for residents.

There was discussion about the flexibility of design if the above-grade parking area was eventually converted into residential uses.

Mr. Williams said that is forward-thinking. He said the mayor has a strong initiative limiting traffic into the City; at some point will cars be a necessity?

Ms. Nagle said they always do ramps as speed ramps that accommodate new use over time.

Mr. Legon-Talamoni said to explore how parking is expressed and to move it away from the public realm. He said he likes the idea of sandwiching it between commercial space. He said the bubble diagrams are an interesting way to look at organization of space.

Ms. Nagle said the corners have possibility of program other than parking. She noted the importance of Dearborn, major modulation and now to treat Dearborn; how to treat ground level, and community outreach.

Mr. Legon Talamoni said lots of research has been done which he appreciated. He said with every push and pull to take curs from district and to orient research to fabric of city.

Mr. Chan appreciated the goal of housing ownership. He said to be creative to make people want to buy.

Ms. Frestedt noted a parcel in Urban Visions development, next to INS building – there was lots of discussion about public and private spaces and homeless encampments. She said to consider CPTED principles (Crime Prevention through Environmental Design) and to reach out to Seattle Neighborhoods Group and CIDBIA staff.

Mr. Legon Talamoni appreciated the adaptability of future use of parking space. He said to show what adaptability looks like in commercial space; micro retail, etc.

Ms. Nagle said flexibility is considered.

Mr. Williams said housing and ownership will help bring life to district and is forward-thinking.

Ms. Frestedt said to come back with further refinements of Barbell with Board comments.

Mr. Williams said it is helpful to show process and evolution of design.

**Adjourn      6:28 pm.**

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