



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISR D 74/17

MINUTES FOR THE MEETING OF TUESDAY, March 28, 2017

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Carol Leong
Tiernan Martin, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

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

032817.1 APPROVAL OF MINUTES

February 14, 2017

MM/SC/VT/HS 4:0:1 Minutes approved. Ms. Chan abstained.

Board Business was conducted out of agenda order to allow time for the first applicant to arrive.

032817.3 BOARD BUSINESS

Ms. Frestedt gave an update on the status of the appointment to the vacant seat on the ISR D Board.

032817.2 CERTIFICATES OF APPROVAL

032817.21 419 6th Ave. S. – A Plus Hong Kong Kitchen

Ms. Frestedt explained the proposed installation of a split air conditioning system to be installed on top of the canopy above the storefront. Exhibits included plans and

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

"Printed on Recycled Paper"

photographs. The American Hotel is a contributing building located within the Asian Design Character District. The ISRD Board recommended approval for louvers within the transom windows in March 2016.

Applicant Comment:

Chloe Chim, business owner, explained that the existing air conditioning is not adequate. She explained they propose to install a split air conditioning system; one portion will be outside indicated location on photograph. She said that several businesses in the district have this type air conditioning system. She said that there will be one pipe going in for refrigerant.

Mr. Martin noted the impact will be minimal.

Public Comment: There was no public comment.

Board Discussion:

Board members indicated the application was straightforward.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for 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 March 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 – Certificates of approval – Application, review and appeals
Secretary of the Interior’s Standards # 10**

MM/SC/HS/EC 5:0:0 Motion carried.

Ms. Hsie arrived at 4:42 pm.

032817.22 504 5th Ave. S. – Dough Zone

Ms. Frestedt explained the application to establish use as “restaurant” and proposed installation of two (2) illuminated 2-sided projecting blade signs. Exhibits included plans, photographs and samples. The Publix Warehouse building was constructed in 2015-2016. It is adjacent to the historic Publix Hotel (1927), which is a contributing building located within the Asian Design Character District. A Certificate of Approval for artwork was approved in July 2016.

Applicant Comment:

Jason Zhai, Dough Zone, explained this will be their fifth location; other locations are in Bellevue, Redmond and Issaquah. He said they serve Northern Chinese-style dim sum.

John Bui, sign contractor, explained where the signs will be installed – one on street side and one on parking lot side.

Ms. Frestedt explained that the site is in the new courtyard space in the Publix.

Ms. Tran said the use is straightforward. Other board members agreed.

Mr. Martin asked about the capacity/# of seats.

Mr. Zhai said 55.

Ms. Hsie asked about window coverings.

Ms. Zhai said the kitchen is a display kitchen; it is on the courtyard side and open to public viewing. He said they plan to leave the glass transparent. Responding to board comments he indicated on plan where equipment and furniture will be placed in display kitchen. He said that nothing will block the window; the floorplan in the presentation materials is not the most recent draft.

Mr. Martin asked about placement of sign and noted it seemed too low. He asked about the lighting temperature.

Ms. Frestedt said the signs and locations are consistent with the building's sign plan.

Mr. Zhai said that LED lights will be used in sign but did not know the proposed Kelvin. Responding to questions he explained that the Chinese characters represent “flour”, “pot sticker”, and “noodle”.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said the use is a permitted street-level use.

Ms. Leong said that the business will encourage more pedestrian activities which is good.

Mr. Martin noted the drawing of the kitchen layout is unclear. He said he wants to make sure that the space is laid out in such a way that it won't obstruct transparency. He noted that in the past the ISRD Board conditioned approval for a box sign that the lighting temperature does not exceed 4000K.

Ms. Leong said the rendering doesn't reflect what is planned.

Mr. Zhai went over proposed floor plan and said the equipment won't block the window.

Mr. Martin said the white sign with LED bulbs could be bright and noted concern with color temperature.

Ms. Frestedt stated that the motion could be conditioned upon the applicant's submission of an updated floor plan that adequately represents the layout and an elevation showing placement of sign is consistent with sign plan.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signage, conditioned on applicant providing rendering to correctly reflect placement of equipment and show full window transparency of display kitchen and to provide Kelvin temperature of cabinet sign to staff – 4000 Kelvin or below.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

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

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.338 - Signs

Secretary of the Interior's Standards:

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

MM/SC/CL/VT 6:0:0 Motion carried as amended.

032817.23 1043 S. Jackson St. – Jasmine Grill

Ms. Frestedt explained the application for proposed change of use from “retail” to “restaurant” and proposed installation of an illuminated cabinet sign and channel letters attached to a raceway above the storefront. Exhibits included plans and photographs. The building was constructed in 1921. It is located east of I-5, outside of the Asian Design Character District.

Ms. Frestedt presented on behalf of the applicant who did not attend meeting.

She said the 6' x 2' sign fits in area above the storefront and that nothing is planned for the window. She said the sign is lexan, with black vinyl cut out letters.

Ms. Hsie disclosed she is working on a parklet on the corner but has had connections with this business.

Ms. Frestedt said details about the rooftop mechanical equipment was reviewed administratively. She said that venting is through roof and there are no louvers in the storefront. She said the restaurant will seat 30.

Ms. Hsie asked about the anodized aluminum hardware.

Ms. Frestedt said that it is the storefront system and the guideline Ms. Hsie referenced is specific to the Asian Character Design District, west of I-5 and does not apply here.

Mr. Martin asked about existing window treatment.

Ms. Frestedt that it is not in compliance and is presumably to be removed. She said the applicant told her it was to be removed.

Ms. Tran asked if the characters will be illuminated.

Ms. Frestedt explained the letters will be illuminated with LED. The sign will be high on a raceway which will be painted to match the background.

Mr. Martin asked about color temperature.

Ms. Frestedt said the sign area is black with letters cut out and light showing through the cut outs, so the light coming through will be minimal. She did not know the proposed lighting temperature.

Public Comment: There was no public comment.

Board Discussion:

Board members had no issue with the proposed use.

There was discussion about the attachment and questions about the size of the raceway.

Ms. Hsie said the board needs clarification on exactly what is being mounted to face of building. She said the motion should be conditioned so the raceway or plate is painted to look as rendered.

Mr. Setijono asked what the raceway is for.

Ms. Frestedt said it is likely that they Chinese characters are separate pieces.

Ms. Leong and Mr. Setijono were comfortable with the proposal as long as the raceway is the same color as the background.

Mr. Martin suggested conditional approval pending confirmation on raceway dimension, as well as the color.

Mmes. Leong and Chan concurred.

Ms. Hsie wished the applicant were there and said she preferred deferring decision.

Mr. Setijono recommended approval, with conditions.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signage, conditioned on confirmation by the applicant that signage raceway is the same color as the wall and confirmation on total raceway dimensions.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

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

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.338 - Signs

Secretary of the Interior’s Standards #10

MM/SC/CL/HS 5:1:0 Motion carried. Ms. Hsie opposed.

032817.24

101 6th Ave. S. - Hana

Applicant: Paul Hansen, NK Architects

Mr. Setijono recused himself.

Ms. Frestedt explained the application for proposed final design of a 6-story mixed-use development, including materials/finishes and right-of-way improvements, including signage, landscaping and furnishings. Exhibits included renderings, plans, construction documents and samples. The zone is IDR 45/125-240. The site is located outside of the Asian Design Character District and the Retail Core. 6th Ave. S. is a Class II Pedestrian Street. On June 13, 2016, the Department of Construction and Inspections issued a Determination of Non-Significance (DNS) with conditions for the proposal. No environmental impact statement was required. The ISR Board received a project briefing on the proposed Final Design on November 22, 2016. A Certificate of Approval for Demolition, Use and Preliminary Design was issued on August 3, 2016. She said that it is the staff opinion that the proposed white vinyl color for the residential windows will create a sharp contrast with the exterior grey and black cladding that is not consistent with SMC

23.66.336 – Exterior building finishes, A. General Requirements and is not characteristic of the District. Staff recommends exploration of alternative residential window colors.

Applicant Comment:

Paul Hanson, NK Architects, provided context of the site which he noted is on a prominent corner at an entry to the Chinatown International District. He showed inspiration behind proposed colors and said they found every color imaginable in the District. He said there is a full spectrum of hues, highly saturated colors, and high juxtaposition of colors. He said they chose a classical red and yellow at the base, red and teal window surrounds at the upper level, grey and white background. He said that what's important about colors in the neighborhood is that they're bold and brash and contribute to the pedestrian environment. He showed material samples and said the windows in gray areas will be framed in teal; windows in white areas will be framed in red. He said they drew the teal color from the Nippon Kan Theater. He said they said they looked at windows at the Milwaukee, 7th & King, NP Hotel, and 100 on 6th; he said they all have white windows on brick. Referring to the cladding, he said two tones of gray siding will be installed with a pattern reminiscent of brick pattern. He said they reduced the size of the panels from what had been shown previously. He said the detail is subtle. The window mullions have similar proportions to the siding pattern. He noted the tatami mat-influenced pattern of vertical and horizontals coming together on the white portion of the building, facing the courtyard. He noted that the windows would feature the poppy detail on the white portions of the building. He said the concrete will have similar pattern to gray areas of siding above.

Mr. Hanson said they added Japanese characters to the signage and noted that 'Hana' means flower in Japanese. He said the sign will be cast aluminum, welded to canopy. He said that all lighting and signs will have a lighting temperature of 3000 Kelvin. He went over landscape details and noted that two trees on the west will be removed. He said that on the south end plum and apple trees will be planted, rockery will remain. He went over details about power lines (undergrounding will occur at SCL's discretion). He asked the board to approve either undergrounding or surface option. He presented the details of the playground equipment, canopies and lighting. He noted that a gate that was previously proposed along the alley was rejected by SDOT. They've added addition lighting instead.

Mr. Hanson said that two mechanical elements were added to rooftop and they propose to add screening around. He said they won't be visible; they are 7' tall, shorter than the elevator penthouse. He said they propose a Hardi-panel fence, like the elevator overrun. He said the units have a small footprint – 30" wide.

Ms. Tran said she appreciated the lights at the alley way and asked the use of the area.

Mr. Hanson said SDOT owns the property; he said it is an unimproved alley. He said there is low ground cover and trees there with no place to hide.

Public Comment:

Rachtha Danh, SCIDPDA, said he was concerned with lots of rotten fruit falling and rolling and said it would be a safety hazard.

Hannah McIntosh, Karen Kiest Landscape Architecture, said that they want to honor what was there and they worked with groups who took samples from the trees that were here; the samples were grafted on to root stock to be planted at this site.

Mr. Danh expressed concern about the use of black and white and asked if the designers were set on that color selection. She said culturally black and white doesn't represent colors used within the Asian-American community. He said black and white are ominous colors.

Mr. Hanson said the frame of the window and the window itself would be white.

Ms. Frestedt noted past discussions about color in which community members or Board members have noted that white represents death.

Discussion ensued about materials, finishes, color and how patterning and fenestration can perpetuate cultural qualities.

Ms. Leong said to dig in more to look at the color of the building and placement of colors. She asked about the two grays.

Mr. Hanson said one can look at the building from two different perspectives, the upper levels and the lower, pedestrian level. He said they're adding an element to give the Hardi depth – the idea that each part of the building has different patterning to it. He said the use of grays is reminiscent of variegated of brick color and pattern. He noted the horizontality to dark sections. He said the white sections work with shadows and the larger panels reveal lines.

Mr. Martin noted that the white portion of the building there is a two-color pattern; in the dark section there are three.

Mr. Hanson said the white areas are minimal. They want the “poppy” to pop out. He said the teal shows up on the dark.

Ms. Leong asked if the windows are vinyl.

Mr. Hanson said they are. He said the idea on the lower level is that there's more texture.

Ms. Hsie asked how this scheme celebrates the context of being in Japantown.

Mr. Hanson said in earlier images they showed Japanese use of lanterns, prayer flags, repeated elements. He said they repeated a shape over and over and provided variations; he said the feedback was well received.

Ms. Leong noted this is a large building with a very dark color. She asked the applicant to say more about the choice of a dark color so that she can understand the connection to the District.

Mr. Hanson said the base of the building across the street is the same color. He said the color has been discussed and hasn't changed.

Ms. Hsie said there was a discussion, a strategy of colors at lower levels. She appreciated the presentation and said they have done a great job. She said it is a clean modern building

and she understands the nod to industrial buildings. She said they've asked every time about the building being rooted in Japantown and suggested looking for ways to integrate patterns, motifs into the building in modern ways. She said she's still not seeing the connection. She said she's seeing the same building without responses to that feedback.

Mr. Angelillo said there is nothing presented that should cause the building not to be approved. He said they have responded to board comments regarding form, function and color. He said it was frustrating.

Ms. Frestedt read from prior meeting minutes dated November 22th, 2016 during which expression of color, material options, ornamentation, and color were discussed. She said she hasn't seen a lot of changes.

Mr. Angelillo asked about ornamentation.

Ms. Hsie said to look to other projects in the neighborhood – ornamental awning, patterning in sculptural element in Hing Hay Park is perforated with cultural elements.

Mr. Angelillo said they propose to sandblast Japanese characters into seat cubes; the trees were honored – grafted and planted, he said they chose the name based on Japanese character. He asked what more he needed to do.

Ms. Hsie said the project is welcome in the District, affordable housing is welcome. She provided an example of new construction project east of I-5 in which the developer added Asian-inspired details to the canopies. She noted the perforation patterns in the sheet metal in Hing Hay Park as another example. She said the board provides guidance without telling you what to do.

Mr. Martin said that the project's bulk, massing and scale is one of the strongest ties to the District. He said that with regard to color, the topic has been discussed consistently across meetings along with the rationale for the purposed colors, which he referred to as "functional art". He said that the contrast with the white vinyl is an identified issue.

Mr. Angelillo said that they plan an interior 8' x 30' mural by Urban Artworks along the mailboxes that will be visible from the street and tie to the exterior colors.

Mr. Martin supported the addition of Japanese characters on the seat cubes.

Ms. Chan asked if anyone could hide behind sculptures.

Mr. Hanson said they're not big enough. The slats are 1/8" x 1'.

Board members were comfortable with the seat cubes and landscaping, as proposed, and courtyard design. It was noted that pedestrians will have visibility through the sculpture, plantings and fence.

There were no issues raised regarding the rooftop equipment. Ms. Hsie noted that the equipment will not be visible from the right of way.

Mr. Martin concurred and said that from the west the glass rail is visible.

Ms. Tran asked about the safety of artificial turf proposed for the children's play area.

Mr. Angelillo said the tenant controls that and commented on the rigorous process that the child care center must go through for licensing purposes.

Ms. Tran said she could share some studies about artificial turf so that they could pass the information on to the tenant.

Board members noted that the canopies are the same as they saw last time.

Ms. Hsie asked if they will be up-lit.

Mr. Hanson said that they would be up-lit, with light directed from the back of sign.

Members were supportive of the proposed signage.

Ms. Leong asked about sidewalk level exterior lighting.

Mr. Hanson indicated on the plan that lights will be added along the perimeter, at the canopy at entrance, and in the recess at the entry.

Mr. Martin asked about Hardi panel size options.

Mr. Hanson said they looked at smaller panel sizes and noted that at some point it gets really busy. He said they struck a balance of finding a pattern without getting too fussy.

Mr. Martin said he didn't support the white windows in black elevation. He said the two-tone strategy is not the most successful. He noted that if the issue about window colors had come up at the first review, he'd have asked for alternatives that explore ratios of light to dark.

Ms. Hsie stated that when you look at the dark panels, they look like bands. She asked if it would be possible to break up the horizontal banding to appear more random. She said that could also be done with matte and gloss paints.

Ms. Tran said that the board doesn't dictate how the applicant should respond to these comments. She said more needs to be done to reflect the character of the neighborhood. She noted Mr. Danh's comments about the cultural symbolism of white and black. She said the colors on the bottom take cues from the neighborhood but how does it represent the culture of the district. She said the window color doesn't work.

Ms. Hsie said this is the first time a member of the public brought up the black and white colors. She suggested breaking up the color more and have the patterning more reflective of brick. She said that black vinyl windows are expensive. She said the teal is beautiful on its own but that it is so far away from the colors she suggested just using red or gold. She suggested working with local artists on the mural, doing pattern or perforation in the vertical spandrels so there is a common language in the art. She said they have had great ideas and noted the tatami patterns – any pattern could be graphic inspiration. She said that solid color falls flat.

Mr. Martin agreed with Ms. Hsie about the white and black colors and said further outreach to community should be done.

Ms. Frestedt said the new construction on the Publix has dark brick; the window color was changed to a putty color.

Mr. Martin said the dark tone panels could be pushed further and said he likes the play with gloss and matte to match the idea of brick. He said regarding windows he is sensitive to costs. He agreed that affordable housing is important. He said the combination of three equally competing colors – very white, teal, and very charcoal grey – should be avoided and said there is an opportunity to reduce the number of colors.

Ms. Leong noted the bottom level colors were taken from the neighborhood. She said the window pattern is no issue and there is enough tie in to the neighborhood. She said the dark gray top has been seen many times but not discussed in detail. She said she had no issue with the dark versus light window contrast. She said the Guidelines call for earthen materials and the very dark color doesn't have enough tie in to the neighborhood. She said the cultural impact must be considered. She said the gray comes off as black.

Ms. Chan supported the color choices but said to bring more character in to it. She said the seating is great. She said she had no opinion on the windows. She said the dark massing looks black.

Ms. Hsie said the top is too dark and said to reach out to community groups for input.

Mr. Hanson said they did but that nothing was said.

Ms. Hsie said to consider the color of the vinyl window – there is too much contrast. She suggested a softer gray or explore the trim surround. She said to reduce the saturation of dark and the contrast between light and dark. She said a simple scheme will be to eliminate the teal.

Ms. Leong said she sees black, not gray.

Ms. Frestedt provided a summary of board comments and said she heard a request to break up the darker portion and reduce the banding; there is no direct connection to the neighborhood; address the overall color scheme of the building; and, to simplify issues and where not consistent with Code. She cited 23.66.336. She said there are multiple ways to achieve that. She said the motion can be conditioned on further exploration of colors and materials and would not prevent the application from getting permits.

Ms. Leong said she had issues with the windows, top massing, patterning of dark panels; she had no problem with the white portion or fins.

Mr. Martin said to look at further at patterning of dark section and a reduction in number of colors throughout and darker section to better enhance visual harmony per SMC 23.66.336.

Ms. Hsie concurred.

Ms. Tran said she had no issues with the windows and panels but supported a lighter gray.

Ms. Chan said the top is too dark; she would support the windows; and said to remove the banding strips.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Final Design at 101 6th Ave. S, conditional upon the applicant returning to the board with: further exploration of the pattern of panels on the top massing within the patterns of lighter and darker grey; further exploration of the dark grey color for the top portion of the building; and, further exploration to reduce the number of colors throughout darker section to better enhance the visual harmony.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.332 – Height and Rooftop Features

SMC 23.66.334 – Streets and Sidewalks

SMC 23.66.336 – Exterior building finishes

A. General Requirements. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

C. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

SMC 23.66.338 – Signs

SMC 23.66.342 – Parking and access

Secretary of the Interior’s Standards

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/CL/EC

4:1:0 Motion carried. Mr. Martin opposed.

Ms. Frestedt said to come back with a color board with final color and just present that piece.

Adjourn 7:24 pm.

Rebecca Frestedt, Board Coordinator
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