



The City of Seattle

## International Special Review District

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

ISRD 156/19

### MINUTES FOR THE MEETING OF TUESDAY, August 13, 2019

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

#### **Board Members Present**

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

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Andy Yip

Chair Stephanie Hsie called the meeting to order at 4:33 pm.

#### **081319.1 CERTIFICATES OF APPROVAL**

081319.11 509 7<sup>th</sup> Ave. S. – Louisa Hotel  
*Applicant:* Ellen Ta, business owner

Ms. Woo recused herself.

Ms. Frestedt explained the proposal to reestablish use as a restaurant/café (3,167 sq. ft.). Exhibits included plans. The Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District. The restaurant will be located within the former Sea Garden space. The footprint of the restaurant is expanded from the prior use.

Applicant Comment:

Ellen Ta said it is a small family restaurant serving Korean barbeque. She said they will use all three sections of the space for waiting and dining areas.

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

"Printed on Recycled Paper"

Public Comment: There was no public comment.

Board members agreed the change of use was straightforward and acceptable.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 13, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.320 – Permitted uses**

**SMC 23.66.326 – Street-level uses**

MM/SC/YK/SLT 4:0:1 Motion carried. Ms. Woo recused herself.

081319.12

507 S. Jackson St. – Buty Building

*Applicant:* Joji Minatogawa, Architect

Ms. Frestedt explained the proposal to change use from restaurant/café to retail sales, for Metro by T-Mobile. Exhibits included plans. The Buty Building was constructed in 1901 and 1911. It is a contributing building located within the Retail Core and the Asian Design Character District. Based on the submitted floor plan, staff has some concerns about the transparency requirement, due to the proposed location of a sign.

Applicant Comment:

Joji Minatogawa said he alerted the tenant to the signage size and transparency requirements. They will be applying for signage separately.

Mr. Williams asked if they are closing the other location on 4<sup>th</sup>.

Ms. Frestedt said it was her understanding this is a standalone cell store; they are licensed to carry product. She said a restaurant used to be at the location and the footprint was larger. She said there is some space behind the stairway that is not accounted for in the floorplan.

Public Comment:

Robert Lohman asked about the use.

Ms. Frestedt said that it is a cell phone company licensed to sell T-Mobile products

Mr. Minatogawa said he was representing the building owner, not T-Mobile.

Ms. Hsie said it is straightforward and this is not formula retail that would trigger special review.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 13, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.320 – Permitted uses**

**SMC 23.66.326 – Street-level uses**

MM/SC/SLT/TW      5:0:0      Motion carried.

Agenda reordered.

## **081319.2      BOARD BUSINESS**

Ms. Frestedt reminded board members about upcoming election. She said three positions are up. She said that Mr. Lee resigned his board position as he now works for the City. She said his position will be posted; applicants must be resident of Seattle and submit resume and letter of interest. She said quorum is now four.

Ms. Frestedt said the Design Guidelines adoption triggered SEPA; the decision must be issued and published. A two-week comment period will be followed by 3-week appeal process.

### **081319.13      803 S. Lane St. – International Community Health Services *Applicant:* Tim McDade, ICHS**

Ms. Frestedt explained the proposed installation of building signage, consisting of a 2-sided blade sign (dimensions: 2'6" w x 5'7" h) and a wall sign (dimensions, including logo: 4'w x 7' ½"w) identifying the name change from Legacy house to ICHS PACE. Exhibits included photographs, plans and material samples. This building is a non-contributing building located outside the Asian Design Character District. The blade sign dimensions are consistent with the sign approved by the Board in 2009.

Applicant Comment:

Gracia Mueller, National Sign Corp., explained the brand-new sign is in addition to existing blade sign. She clarified it is a new sign and not a replacement but noted the photo shows the existing sign and sign in new location; she will ask client if the existing sign will remain or be removed. She said old "Legacy House" letters will be replaced with "ICHS PACE".

Ms. Hsie said there are two signs and asked clarification on placement.

Ms. Mueller said pages 3 and 4 show detail: sizing, elevations, etc. She confirmed that the signs would not be lit.

Ms. Hsie asked if they will patch and repair as needed.

Ms. Mueller said they will.

Ms. Woo asked why additional signage is needed.

Ms. Mueller said ICHS wanted better placement over the entrance.

Ms. Hsie asked about mounting.

Ms. Mueller said it will be the same.

Public Comment:

Robert Lohman, resident, asked if Legacy House was purchased by ICHS.

Ms. Frestedt said that SCIDPDA used to own Legacy House and transferred ownership to ICHS.

Ms. Hsie read the sign code and said the inclusion of new and old signs is confusing and thought that two signs were unnecessary. She suggested having applicant submit details to staff about removal of the old sign, and if both are to remain and why the messaging is different.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signs, as proposed, conditional upon the applicant submitting clarification about the existing Legacy House blade sign, if it remains, the applicant should come back with clarification about the rationale for two separate signs.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 13, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.338 – Signs**

**ISRD Design Guidelines for Signs**

**II. Design Guidelines**

**A. Buildings with multiple tenants**

MM/SC/SLT/YK      5:0:0      Motion carried.

081319.14

Right-of-Way adjacent to 315 5<sup>th</sup> Ave. S.

*Applicant:* Bradley Topol, Seattle Department of Transportation (SDOT)

Ms. Frestedt explained the proposed modifications to the restoration plan for the sidewalk and street right-of-way following the removal of the decommissioned waterfront trolley platform. The application includes options for paving restoration on the NW corner, surrounding the new ADA ramp. Exhibits included photographs and plans. A Certificate of Approval was issued for removal of the streetcar platform and an alternate sidewalk restoration plan in February 2019. Ms. Frestedt explained that the application includes reconfiguration of the sidewalk and modifications that will become incorporated into a dedicated bike lane as part of a future application.

*Applicant Comment:*

Bradley Topol, SDOT, said he has been working with Sound Transit to install a bike lane, but today he's representing Sound Transit on the restoration of the right-of-way following the trolley stop removal. He said a few things had changed since the Board first approved the removal. He provided a rendering and photos showing how pedestrians navigate the space and the proposed final condition with the bike lane. He said the pavement will be restored, new sidewalk added, concrete ramp, asphalt and island bump out.

Ms. Hsie asked if they have coordinated work with bike lane.

Mr. Topol said they have already submitted for that work. He said the 8' pedestrian space will remain; there is an easement there. He went over finishes as detailed on pages 1 and 4. No brick pavers are proposed on the corner; two corners on the east are standard concrete. Brick will be installed adjacent to the Link Station. There will be no brick in landing zones. He said the cast-iron tactile pad matches better, but the yellow is preferred by disability advocates and SDOT. He noted he has cast-iron in the proposal.

Mr. Legon-Talamoni said it is straightforward and he preferred the yellow tactile pad in compliance with ADA.

Ms. Hsie agreed and asked about consistency and clarity in brick placement.

Mr. Topol said he would check about consistency.

Ms. Kunugi asked if the pattern is similar to others.

Mr. Topol said he thought the size and pattern are the same.

Board members noted that none of the options were disharmonious.

*Public Comment:* There was no public comment.

Mr. Legon-Talamoni said brick Option 1 continues the pattern nicely.

Ms. Kunugi concurred.

Ms. Hsie and Mr. Legon-Talamoni said Option 1 - no brick - works as well. She said restoration of brick is always awkward and she noted trip hazards at uneven surfaces.

Ms. Hsie said there was support for the yellow tactile pad and she noted the safety needs in the neighborhood.

Mr. Topol said there will still be a curb but there will be no ridge; it will just continue to the normal curb. He said they will mirror existing conditions to the north.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use/Design, as proposed, with a preference for replacing the brick pavers at discretion of the applicants between options #1 & #3 and preference for the yellow tactile strip.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 13, 2019 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 Design Guidelines:**

**SMC 23.66.334- Streets and sidewalks  
Secretary of Interior's Standard #10**

MM/SC/SLT/YK 5:0:0 Motion carried.

081319.15

Right-of-way at 10<sup>th</sup> Ave S. & S. Dearborn St - José Rizal Bridge  
*Applicant:* Matt Donahue, SDOT

Ms. Frestedt explained the proposed installation of fencing (10'h) at the base of the bridge, on the north side of S. Dearborn St. Exhibits included plans, photographs and specifications. On June 25, 2019 the ISRD Board received a briefing regarding public safety issues in the area. The briefing included a summary of issues that have occurred at or near the base of the bridge.

Matt Donahue, bridge manager for the City (SDOT), explained the need to protect the bridge from damage by fires at encampments. He proposed to mimic what was done on the south side. He proposed black fencing and will stay off the sidewalk. He provided a cut-sheet and said the ultra-barrier was more aesthetically pleasing than concertina/razor wire at top. He said the fenced area is three-sided and will have a 20' wide double gated access gate on the sidewalk side.

Ms. Hsie asked if the fence would be standard mesh.

Mr. Donahue said it will be a tight 5/8" mesh with a matte black finish that is hard to climb.

Public Comment:

In response to a question about recent fires, Mr. Donahue said there were two, both caused by gas; one was serious, and is why they need to close off the area. He said it cost \$300,000 to repair. He said the other fire was smaller and the only damage was to the paint.

Ms. Kunugi asked if they will pull the fence back from the street.

Mr. Donahue said they will; it will be left naturally vegetated.

Ms. Hsie noted that the applicant did a good job of establishing need; she appreciated the finishes and what it will look like.

Mr. Legon-Talamoni said concern is warranted; it is a nice compromise.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Site 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 August 13, 2019 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 Design Guidelines:**

**SMC 23.66.334- Streets and sidewalks  
Secretary of Interior's Standard #10**

MM/SC/YK/SLT      5:0:0    Motion carried.

Ms. Frestedt said this fence is more tasteful than others that have been presented. She suggested this fencing be considered in other areas for continuity.

Mr. Donahue said there is a bigger up-front cost which is a deterrent; the material is harder to cut.

Ms. Kunugi asked if decorative mesh reduces vandalism.

Mr. Donahue said tighter spacing is more likely to get tagged. It is easier to paint over with black paint but that he would ask Idris Beauregard, SPU – Graffiti and Illegal Dumping.

**Adjourn      6:00 pm.**

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