



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 25/16

MINUTES FOR THE MEETING OF TUESDAY, January 26, 2016

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

Board Members Present

Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Herman Setijono
Valerie Tran
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

012616.1 CERTIFICATES OF APPROVAL

012616.11 A Plus Hong Kong Kitchen
419 6th Ave. S. – American Hotel
Applicant: Haiyan Chim, business owner

Ms. Frestedt explained the proposed installation of two (2) business signs, the sign on the left side is 35”w x ~22”h and the sign on the right is 31”w x 19.37”h.

Exhibits included plans, photographs and material samples. The American Hotel is a contributing building located within the Asian Design Character District.

Applicant Comment:

Haiyan Chim explained that they will occupy two spaces that are combined. She said they propose to replace the signs and new will move against the window – the existing signs are 1’ back. She said the new signs will be slightly smaller. She said the sign will read A+ Kitchen

(and in Chinese characters, “Excellent Kitchen”) with the tag line “Hong Kong Style Cuisine”. She said the signs will be inside and will not be lighted.

Mr. Marten asked if there is going to be a lit open sign.

Ms. Chim said if there is one, it will be below the smaller window sign. She said they will only use one door, the door on the left. She said that it is obvious which the main door is.

Ms. Leong said it is great to activate the space. She said additional lighting would be good because it is dark and can lead to unsavory activity.

Ms. Chim said there are two lights in front of the store.

Ms. Leong wondered if they could be made brighter.

Ms. Chim said she would ask the landlord. She said that the blinds will be up and the interior colors will be light blue and yellow to lighten up the space.

Ms. Leong encouraged additional lighting and to keep the blinds up to activate the space.

Ms. Chim said they will be open until 9:00 pm.

Ms. Frestedt noted that there is work underway to upgrade the pedestrian streetlights.

Public Comment: There was no public comment.

Board members had enough information to make a decision.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage, 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 January 26, 2016 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 23.66.338 – Signs

ISRD Design Guidelines for Signs
Secretary of the Interior’s Standards #9 and #10

MM/SC/TM/MM 5:0:0 Motion carried.

012616.12

A Plus Hong Kong Kitchen
419 6th Ave. S. – American Hotel
Applicant: Haiyan Chim, business owner

Ms. Frestedt explained the proposed installation of a 14” high gas regulator on the east façade. Exhibits included plans and photographs. The American Hotel is a contributing building located within the Asian Design Character District.

Applicant Comment:

Haiyan Chim explained that the existing gas meter is residential grade rather than commercial. She said the gas is there and the new meter just needs to be added to bring the system up to code. She said that the sidewalk will be patched back to original state.

Mr. Setijono said to place the feed as close to the building as possible so it will not be a trip hazard.

Mr. Martin asked if there are any meters of this style in the area now.

Ms. Frestedt said there is at the Uwajimaya warehouse. She said from the staff perspective the proposed work is minimal and reversible.

Ms. Moriguchi agreed.

Public Comment: There was no public comment.

Board members determined they had enough information to make a decision.

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 January 26, 2016 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 #9 and #10

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

012616.13

Summit School
1025 S. King St.

Applicant: Philip Riedel, NAC Architecture

Ms. Frestedt explained the proposed installation of building signage and the proposed 2-story wood-framed classroom addition (approximately 3,000 sq ft) at the southwest corner of the site (metal cladding for the addition will match the existing building) and proposed installation of a vertical utility support structure on the south façade. Exhibits included plans, photographs and samples. This site is located east of I-5,

outside of the Asian Design Character District. The Board recommended approval for revisions to the lighting plan in August 2015. The Board recommended approval for use and final design on February 24, 2015.

Applicant Comment:

Philip Riedel provided an overview of the project to convert the building to a school. He said they will continue with the same light fixture they are using on the southwest side. He said that at the southwest corner there will be additional classrooms. He said they will take a notch out of the rectangle there and will just infill that; it will be an outdoor learning patio between two rooms. He said that the power comes into the building to the meter on the south side; it follows the roofline. He said the unistrut with conduits on it will be painted to match the siding.

Lisa Corry, landscape architect with Cascade Design Collaborative, went over Phase II of the planting plan. She noted that the entry is on Weller; they will continue with the cobble and bamboo. She said the bio retention cell will hold / treat water. She said they will use the same plants as used in Phase I. She said they will use bamboo for strong edge visual screen, Isanti Dogwood, California Gray Rush, Blue Oatgrass.

Mr. Riedel said they are seeking approval for changes that had been made to the signage. He said the sign consists of cut pieces of acrylic with the logo on existing wood. He said the site is secured by a chain-link fence. He said that utilities can be enshrouded with siding and they put plantings in front of it; there is no way to run the utilities inside.

Public Comment: There was no public comment.

Board members determined they had enough information to make a decision.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage and design at 1025 S. King St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 26, 2016 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 23.66.308 – International District preferred uses east of Interstate 5
SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- C. Exterior Building Design Outside of the Asian Design Character District**
SMC 23.66.338 – Signs

Secretary of Interior's Standard #9

MM/SC/MM/TM 5:0:0 Motion carried.

012616.2 BOARD BRIEFINGS

012616.21 831 Seattle Boulevard S.

Presenter: Loren Supp, NBBJ

Informational briefing on proposed demolition of a 2-story commercial building and Preliminary Design of an 11-story office building, with street level retail.

PowerPoint / detailed handout in DON file. What follows are board questions and comments.

Loren Supp provided historic overview and current context of the site in the IDM 150/85-150 zone. He said they propose to activate two sides (6th & Seattle Blvd. S.) as well as the public realm; he said they want to stimulate the economy of the neighborhood. He said the site is further south in the district where the environment is different and more warehouse-like. He described the surrounding area. He explained that architectural references – primary and secondary - were taken from the adjacent Inscape/former INS Building) with its strongly delineated datum lines, podium and mid-belly band, the uniformity of the fenestration in the Wan Hua Foods Building, and the Louisa with its wood slatted wall on the eastern facade. He said the neighbor to the south is modern glass and steel building. He said the referenced elements are repeated throughout the district and inform how they would like to break down the façade.

Mr. Supp noted the importance of the pedestrian scale and explained that the scale is changing around the site at the south end, where the buildings associated with the “S” development are proposed. He said their starting to break down building elements by looking at:

- Portals – references to benevolent association balconies and highlighting an element of the building that is not accessible by foot.
- Podium – texture, design distinction.
- Façade – repeating geometric patterns.

He went over context photos and the project site before giving an overview of the 2 story extant building that was constructed in 1959 for Popich Sign Company. He summarized massing and floor plate options, noting an “articulated mass” as the preferred design, with a podium at the datum line for the INS Building.

Ms. Tran arrived at 5:35 pm.

Ms. Moriguchi asked if they would reach the maximum FAR.

Mr. Supp said yes; six floors are planned with 170,000 square feet. She said they are looking for board comments on demolition of existing building on site, massing options, and how new would relate to INS Building.

The Board did not voice any objections to proposed demolition of the existing building.

Ms. Moriguchi said she would trade height for articulated ground level and to keep the urban edge. She said that Options 2 and 3 were very similar. He asked if any consideration had been given or other locations for the park.

Mr. Supp said that it is a strange shaped site and they are working through different massing options to get a decent amount of space.

Ms. Frestedt asked if it was possible to pull the building from the INS, nothing that could impact open space.

Mr. Supp said that Seattle Boulevard S. faces the district in a geometric way. He said they talked about orientation to district and how to recognize INS and district and work with an odd site. He said they are trying to find the 'sweet spot'. He asked if 6th is a street facing edge or if that would be along Seattle Boulevard.

Ms. Leong noted recent changes to the District in that area and that 6th Ave. S. had been underutilized; it could become a new portal into the neighborhood. She said there will be more professional office space there to patronize Chinatown International District businesses. She said that is more relevant than how space was used before. She said the whole 6th Avenue corridor will be different. She suggested using 6th Ave. S. as the "based" and opening up from there.

Ms. Moriguchi said that 6th Avenue in the Chinatown International District is strong and important. She said you lose a lot in planning with diagonal streets. She wondered if this building could help reestablish 6th Avenue grid on this side. She said it is a very strange intersection.

Mr. Martin said he liked how the building has been portrayed as a transition between the INS and the development to the south. He said option 3 reads most clearly at the pedestrian scale. He suggested further exploration of a transitional building, taking lines from the INS to soften it more from a pedestrian point of view and to break up the massing. He said they are going in the right direction.

Mr. Setijono asked about parking and said to make sure there is sufficient parking.

Mr. Supp said that access to parking will not be in the district – it will be located to the south. He said it will be a pedestrian-facing building.

Mr. Moriguchi asked about phasing between "S" and this project.

Mr. Supp said it is all part of the same project.

Ms. Wong asked who will use the park and how do they envision it becoming an integral part of the development? She said too often open space is added, but not used or people don't know they can use it.

Mr. Supp said it is very early in the discussion. He said he imagines businesses along the open space...He noted Smorgasburg Market in Brooklyn, New York – small scale shops that tie into local artisanal communities; event space, weekend market, café.

Ms. Wong said Seattle Boulevard is wide and imposing, 6th Ave. S. is a more intimate setting and may be more appropriate for this kind of use.

Public Comment:

Mike Omura, Seattle Chinatown International District Preservation Development Authority (SCIDPDA), said the INS space is important; it has strong cultural significance – both positive and negative – for the communities and it is an iconic building. He stressed the importance in giving the INS some space and keeping it separate so that it still stands out as iconic building. He said it might be nice to start the rhythm of the green space between the INS and new construction.

Ms. Leong agreed; there should be greater separation between the buildings. She said there is a lot of history and the INS Building is very significant.

Ms. Moriguchi encouraged the team to study the relationship between the buildings, so INS is not in the new building's shadow.

Mr. Supp said there will be amenities and they are working on recognition of the INS building.

Ms. Moriguchi suggested both on the façade and ground plane.

Ms. Wong suggested a correction to the timeline and referenced the importance of accurately referring to the Louisa Hotel.

Ms. Frestedt summarized the Board's feedback, noting Option 3 seemed to be preferred.

012616.3 BOARD BUSINESS

The Board unanimously selected Miye Moriguchi as Chair and Tiernan Martin as Vice-Chair for 2016.

Adjourn 6:15 pm.

Rebecca Frestedt, Board Coordinator
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