



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 29/17

MINUTES FOR THE MEETING OF TUESDAY, February 14, 2017

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

Board Members Present

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

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Eliza Chan

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

021417.1 APPROVAL OF MINUTES

November 22, 2016

MM/SC/CL/HS 4:0:0 Minutes approved.

January 10, 2017

MM/SC/CL/HS 4:0:0 Minutes approved.

021417.2 CERTIFICATES OF APPROVAL

021417.21 314 6th Ave. S. – Jackson Building
Applicant: Brian Jaeger, Pioneer Barber Company

Ms. Frestedt explained the application for proposed installation of a vintage barber pole. Exhibits included photographs. The Jackson Building was constructed in 1932 and is a contributing building within the District. The building is located within the Asian Design Character District. The ISR D Board received a briefing on January 24, 2017 on proposed storefront activation and design in the adjacent vacant storefront. In 2016, the Board

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

"Printed on Recycled Paper"

approved work on the rear of the building; improvements associated with Chiyo's Garden.

Applicant Comment:

Brian Jaeger, owner of Pioneer Barber Company, explained that the space has housed a barber shop (Osami's) since 1948; he said the original owner retired and he became the owner in 2015. He explained the proposal to install a vintage barber pole like what was there in the 1940s. He said it will be installed with no harm to the brick and power will go through the framed section.

Ms. Hsie arrived at 4:40 pm.

Mr. Jaeger provided photos of the proposed pole: 41" tall x 10.5" wide. It will be hardwired in and will not damage the brick. In response to a question about the original sign, he said they wanted to keep the Osami sign but Western Neon looked at it and it has deteriorated beyond repair; it will be removed. He said their signage "Pioneer Barber" will be installed in the current sign location.

Ms. Leong said that the Osami sign is a defining character of this shop – the font and the way signage is displayed and she encouraged the maintain the spirit of the sign.

Mr. Jaeger provided sample of his branding which he said is in keeping with the style of the Osami Barbershop sign. This will be a separate application. He said the metal conduit from the barber pole will go through wood signband.

Public Comment: There was no public comment.

Board Discussion:

Board members determined that 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.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 14, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

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

Design Guidelines

II. Storefront and Building Design Guidelines

- A. Any exterior façade alteration shall respect the original architectural integrity of the storefront.

Secretary of the Interior’s Standards #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/HS/VT 5:0:0 Motion carried.

021417.22

308 4th Ave. S. – Addison

Applicant: Quang Thanh Bui, contractor

Ms. Frestedt explained the application to establish use as a retail store (for cellular carrier, T-Mobile) and to install an illuminated channel letter raceway sign and an illuminated 2-sided cabinet blade sign with push through letters. Exhibits included photographs. She said the Addison (historic name: New Richmond Hotel) is a contributing building located outside of the Asian Design Character District. The New Richmond Hotel was added to the National Register of Historic Places in 2011. The building received Special Tax Valuation in 2013. A condition of the Special Tax Valuation requires that any work on the building is consistent with the Secretary of the Interior’s Standards. There is no sign plan for the building. She noted concern about the proposed attachment for the blade sign into the column between storefronts irreversibly damaging historic terra cotta. Staff has asked the applicant to explore alternate locations. She said that proposed illumination is 6500 Kelvin. 2700K-3000K is preferred within historic districts to be more consistent with historic qualities of illumination.

Applicant Comment:

Quang Thanh Bui, sign contractor, said they will reduce Kelvin to 4000.

Keith Rossberg, Mobile One, brought photos of adjacent signs for context; he said their standard is 6500 Kelvin. He said the blade sign is important to them.

Mr. Martin asked why the blade sign is needed, given the large wall sign.

Mr. Rossberg said for visibility. Responding to questions about the ability to dim the Kelvin level of the signs he said that it is not standard and is costly and time intensive. He indicated on floorplan where the signs will go.

Ms. Leong asked if it is standard to have both the raceway and blade sign.

Mr. Rossberg said it is 99% of the time.

Ms. Hsie appreciated the alignment of the sign but expressed concern with placement on terracotta. She asked if the blade could be moved to the metal band.

Mr. Rossberg said it could be.

Public Comment: There was no public comment.

Discussion ensued about the Kelvin – applicant wanted 6500 Kelvin but said they would be able to do 4000 Kelvin. It was noted Bartell’s was able to reduce their sign to 3000 Kelvin. It was determined that lighting temperature should be reduced to 4000 Kelvin or lower. Members were supportive of the proposed use.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and for installation of a wall sign above the entrance, *conditional upon reducing the lighting temperature to 4000 Kelvin or less*, and recommend deferral for the proposed blade sign pending submission of drawings showing location and attachment details that do not impair the terracotta.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 14, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed use and installation of a wall sign above the entry meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

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

SMC 23.66.320 – Proposed uses

SMC 23.66.338 – Signs

A. The intent of the standards in this section is:

1. To encourage signs that by their design, location and number are consistent with the goals and objectives of the International Special Review District, and the Union Station Corridor where applicable, and in particular the Asian character of the area;
2. To promote effective communication of sign messages by avoiding undue proliferation;
3. To enhance views and sightlines into and down streets; and
4. To reduce driver distraction and visual blight.

I. Criteria for Approval.

1. When reviewing proposed signs, the Board and the Director of Neighborhoods shall consider the intents set out in subsection 23.66.338.A, the function of the sign, the character, color and scale of buildings in the immediate vicinity, the character, color and scale of the building for which the sign is proposed, the proposed location of the sign on the

building's exterior, and the total number and size of signs proposed or existing on the building.

2. The overall design of a sign including size, shape, texture, method of attachment, graphics, color and lighting, shall be compatible with the use to which the sign refers, with the colors, architectural and design motifs of the building upon which it is to be installed, and with the District.

3. Signs that incorporate recognizable Asian designs or Asian language symbols in at least 40 percent of their message area, or are multilingual, are preferred.

4. Signs shall be affixed to structures so that they do not conceal, damage, or disfigure desirable architectural features or details of the structure.

5. Projecting signs shall be sited in a manner that minimizes view blockage of abutting business signs.

6. All projecting signs shall be installed or erected so that there are no visible angle iron sign supports above the roof, building face or wall.

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/HS 5:0:0 Motion carried.

021417.23 913 S. Jackson St. – Thai Binh Apartments
Applicant: Keith James, Inland Construction

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 landscaping and furnishings. Signage and final building colors will be submitted as part of a separate application. She reported that the zone is DMR/C 65/65-85. The site is located outside of the Asian Design Character District and the Retail Core. 10th Ave. S. is a Class II Pedestrian Street. S. King Street is a designated Green Street. On December 19, 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. A Certificate of Approval for Demolition, Use and Preliminary Design was issued on January 24, 2017.

Applicant Comment:

Keith James, Inland, introduced the project.

Peter Kanyer, Nystrom + Olson, explained the design strategy via PowerPoint (full report and details in DON file; following is overview and board questions and comments). He went over context of the site, topography and site influences. He explained that the design scheme is to enhance and maintain character of the building. He said they tried to take the large size structure and break it down into smaller pieces.

Mr. Kanyer provided material samples and said that there will be brick at the corners on street frontage. Above the second-floor datum is a Nichiha cementitious wall panel system that clips on; fasteners will be hidden. The panels are prefinished and come in varying colors. He said that a light color of Nichiha will be used at building corners and noted that some with greater textures will be in a few areas and stair towers in walnut brown. He said they will use varying colors of white to give texture, character, and depth to the façade; it will be non-reflective. He went over finish details for each elevation.

He provided an overview of the landscape plans and noted the Jackson Street sidewalk street trees, plantings, 2' planters, bike rack, pedestrian lighting in relation to retail and residential entries. He said that there will be a widened sidewalk on King with enlarged planters, street trees, lantern-style pedestrian light poles, benches. He said all upper floors are residential.

He indicated the studies that were used to develop facades and secondary architectural references. He said that mechanical equipment and solar on the roof are pulled back from facades; except for a little visibility of rooftop fan from King Street, equipment is not visible.

He went over 10th and Jackson pedestrian plan and noted an 8" recess in the upper façade will break up the mass; material changes there gives additional depth and the brick stands proud of that. He said the band stands out about an inch and fins extend up the building. He went over cut sheets for right of way elements: found and rectangular fiberglass planters, benches, bike racks, green wall (to screen exterior stair), solar panels, under-canopy lighting, soffit can lights, wall sconces, and louver and hood vents.

Mr. James said they will cluster louvers and hood vents together so there's only one grill per vent.

Mr. Kanyer said storefronts will be dark bronze. He said garage doors will be ventilated staggered brick pattern with the upper garage a solid overhead door system. He said that they have not yet done night time lighting renderings.

Mr. James said while attending community meeting they heard that safety is a concern and they will add lighting systems to the columns to help address safety. He expressed concerns about light fixtures on the columns being damaged. He said they will resubmit drawings with proposed lighting selections.

Mr. Setijono suggested looking at lighting at Uwajimaya – the wall sconces are 5 – 6' high and there haven't been problems.

Ms. Frestedt asked board members to discuss the use of Nichiha panels with faux cedar finish; she cited SOI Standard #3.

Public Comment: There was no public comment.

Board Discussion:

Mr. Setijono said that Nichiha is a good product; he asked about graffiti issues.

Mr. Kanyer said that there is a graffiti coating option; they can work with manufacturer. He said it has a 20-year warranty.

Ms. Hsie commented that the applicants have done a great job and she noted the attention paid to fenestration and material palette. She asked about garage door finish. She noted that both entrances are quite prominent on the street.

Mr. Kanyer said they will both be dark bronze.

Mr. Martin asked why the upper store is opaque.

Mr. James said the upper door will be closed only during non-business hours, citing security concerns, but noted they could look at doing some clear panels. He said the other door needs ventilation. He said at this point they aren't doing exit warnings but that they aren't done yet and haven't gotten input from SDOT.

Ms. Hsie asked about finish for underside of canopy soffit.

Mr. Kanyer said it will be painted metal.

Ms. Hsie said the planter choices are nice but the bench seems out of character with the effort put into the right of way elements. Another board member noted the need for smaller benches or a raised divider to discourage sleeping / loitering.

Responding to questions Mr. James said that he will check with landscape architect about landscape plans, if native plantings are proposed.

Ms. Frestedt said that Aditi Kambuj, SDOT, is working on a Little Saigon streetscape plan and that the developers have been working with her; the proposal is responsive to the draft concept plan.

Mr. James said that the wider sidewalks are in response to the Little Saigon plan.

Ms. Frestedt asked about electrical system that will be installed at 10th and Jackson and if it will support the future traffic signal planned for the intersection.

Mr. James said that this project will put in conduit to facilitate future work. Responding to board questions he said that they will put in nine street light poles; they will be the red Chinese lanterns. He said that the courtyard will not have use or access after dark so the pathway only will be lit.

Public Comment:

Jason McLeary, KMD Architects, asked if they were asking for any departures.

Mr. James said that building widths for buildings above 65' had to be considered by SDCI and that DON cannot grant a departure.

Ms. Frestedt said that this project is in the Downtown zone, east of I-5, which has different code requirements than the zones west of I-5.

Mike Omura, SCIDPDA, said that early in the project health environments was discussed in relation to raising height and air quality. He asked about floor heights.

Mr. James said that it is reflected in the plans.

During Board deliberations, Board members talked about the proposal of faux-wood grain Nichiha finish, noting that faux materials are not compatible with the Secretary of the Interiors Standards. The applicants said that using real cedar is not an option on a high rise because of maintenance difficulty, but that they'd be willing to explore alternatives. Smooth finish was noted as a possible alternative to the faux wood grain. Board members decided that samples and alternatives be provided for board review and approval.

Mr. James said that they can achieve a similar look with other materials.

Metal Panel Systems in Storefronts

Mr. Martin said the panels are non-reflective and are a small component overall. He was supportive of the tri-color cladding.

Ms. Hsie requested seeing samples of the white color variation.

Ms. Tran asked about garage door maintenance.

Mr. Setijono said usually they can paint over graffiti.

Mr. Martin noted the interior auto court and courtyard, speaking to the desire for transparency and a pedestrian experience as previously presented. He suggested having transparent door panels.

Ms. Hsie said that the area could be dark behind the door panels and asked if they'd considered adding lighting.

Mr. James said he hears the board's concerns and said that they will look at it and could have both garage doors match.

Ms. Hsie asked where signage is being considered.

Mr. James said that they are not there yet but will likely have the signage on Jackson on or over the main door at the pedestrian level.

Right of Way and Landscaping

Board members discussed the proposed bench style and that it needs some separation so it isn't used for sleeping. It was recommended to explore optional designs that tie in to the design of the building.

There was also discussion about lighting on the building and under awnings. Mr. James responded that lighting on all the columns makes sense; there are 5 – 6 columns.

Ms. Leong said that having more fixtures, with softer lighting could help prevent dark spots.

Members of the Board summarized the issues raised during deliberations.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Final Design at 913 S. Jackson St., deferring a decision on the following:

- faux-cedar panel material – applicant will bring back more information on the material and alternates as well as ground level graffiti coating to the board;
- bench – applicant will bring back other bench designs that will prevent non-intended use of bench;
- garage doors – applicant will provide alternatives to opaque garage doors;
- ground level lighting – applicant will provide ground level lighting plan.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 14, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This application does *not* include: Signage or final building and window colors.

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 23.66.308 – International District preferred uses east of Interstate 5

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 23.66.342 – Parking and access

Secretary of the Interior’s Standards

#3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

#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/HS 5:0:0 Motion carried.

Mr. Frestedt appreciated the applicant’s efforts and work with the board.

Mr. James appreciated the board’s input to the design.

021417.3 BOARD BRIEFING

021417.31 450 S. Main St.
Informational briefing by Yang Lee, KMD Architects (on behalf of Da-Li International), regarding proposed new construction of a 15-story condominium development with ground floor retail and 3-levels of below-grade parking.

Details in packet (in DON file).

Yang Lee, architect, introduced the project and provided an overview of the Taiwanese ownership group Da-Li International. He said they are developers focused on high standard condominiums. He said this will be their first project within the U.S. He provided context of the site and the developer’s objectives. He said they propose a mixed-use building with retail at the ground level and condos above and 85 parking spaces in the lower levels. He said the 15-story building will have 168 one- and two-bedroom units, rooftop amenity space, lobby and retail at street level.

Jason McLeary, KMD architects, explained that the proposed urban bedroom is a studio. He said they are looking at a mix at this point and the units will be smaller to encourage first time buyers. He said they are looking at live / work type units as well.

In response to a question, Mr. Lee said the target completion date is 2019.

Mr. Lee spoke to the history of Japan’s colonization of Taiwan and noted the Japanese influence in design and culture.

Mr. Setijono left at 6:45 pm.

Mr. McLeary went over topography and noted the sloped site.

Ms. Leong requested scale of proposed building from various sight lines.

Mr. Lee went over massing strategy in relation to adjacent structures for design cues. He said of the three schemes presented they prefer Scheme C which embraces the corner at 5th Avenue and is inspired by Japanese tea house style. He said they have met with SCIDPDA, the CIDBIA, as well as other community groups and that they have toured the area. He said he knows there is a demand for Asian style restaurant and café space and Asian retail goods. He said the site is in the Japantown part of the district and noted that Taiwan was colonized by Japan for 50 years so they have an understanding of the culture.

Mr. McLeary said the units will be small to be affordable - \$600K. He said the first two levels will be as open and engaging as possible. He noted the possibility of live / work environment.

Ms. Tran said to keep talking with the community. She said the neighborhood is low income now and to think about how the retail can be accessible.

Mr. McLeary said that there will be some view-compromised units on the alley side that may be more affordable.

Ms. Leong said this is an entryway to the neighborhood and to have the entry as open and engaged as possible.

Mr. Martin said he preferred Scheme C but that Scheme B was acceptable as well. He said to have the corner be as active as possible. He said to respond to Nihonmachi history and to continue what has been started at Hirabayashi Place next door. He said to strengthen then corner and to show how and where the teahouse inspiration is referenced. He supported reflecting the area heritage. He said that there are a lot of surface parking lots in the area now and this project can really help set the standard for how development relates to future buildings.

Ms. Hsie appreciated the efforts thus far. She cited 23.66.302 – goals and objectives of the board and 23.66.336 – Exterior building finishes, specifically noting the reference to “enhanced visual order”. She supported community engagement on the bottom two floors. She cited the earlier presentation on the successful development of a large site. She said to think about making less of a full extrusion and to show reasoning for what they are doing. She said it is a unique site. She suggested a sun study and view diagrams.

Ms. Leong noted the importance of landscaping and the use of green space.

Public comment:

Mike Omura, SCIDPDA, noted past discussions with Mr. Lee and the focus on commercial space and affordability. He said it will be great to have affordable ownership. He expressed concern about creating a canyon on Main St. and suggested a setback on Main to be more inviting. He said the board has to look at the whole block and movement on the development of the parking lots. He said that massing studies showing maximum development are needed.

Ms. Frestedt said to continue pedestrian level perspectives.

Mr. Martin echoed Mr. Omura's comments on setback for both Schemes B and C.

Mr. McLeary said they can show maximum build out for adjacent sites, for context.

Mr. Martin noted the use of alleys as placemaking spaces.

Ms. Hsie commented on ground floor uses around the neighborhood and noted the through block connection in the Publix that has retail on both sides.

Ms. Leong emphasized the importance of activating the ground floor. She said she supports Scheme C. She said to look at how it will affect the neighborhood, other buildings, and sunlight.

Mr. McCleary said they may ask for departure for continuous canopy in order to highlight specific elements.

Ms. Frestedt said to show the design with and without the departure.

021417.4 BOARD BUSINESS

Ms. Frestedt read an email about the status of the work in Hing Hay Park into the minutes (email in DON file).

Ms. Frestedt provided an update about the Boards and Commissions process.

Ms. Tran commented that she was approached about CID Coalition related to anti-displacement, new development and gentrification concerns, and permitting process.

Ms. Frestedt said board members can attend a meeting and report back but not to engage in dialog. Inquiries can be directed to Staff.

Adjourn 7:45 pm.

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov