



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 92/17

MINUTES FOR THE MEETING OF TUESDAY, April 11, 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.

041117.1 APPROVAL OF MINUTES

February 28, 2017

MM/SC/VT/HS 5:0:1 Minutes approved as amended. Ms. Leong abstained.

March 14, 2017

MM/SC/CL/EC 4:0:2 Minutes approved. Mr. Martin and Ms. Tran abstained.

041117.2 CERTIFICATES OF APPROVAL

041117.21 706 S. King St. – Bing Kung
Applicant: Paul Wu, Wu Architecture

Ms. Frestedt explained the proposed installation of an ornamental gate at the end of the vacated alley to the east of the building. Proposal includes removal of a non-compliant chain link fence in this location. Exhibits included plans and photographs. The Bing Kung Association Apartments (historically: Norway

Hotel/New American) building was constructed in 1916. It is a contributing building located within the Asian Design Character District. Ms. Frestedt stated that as means of egress for individuals existing the buildings off of the alley, the gate release shall be compliant with the Fire Code, per 15 SFC 1028.5.

Applicant Comment:

Paul Wu explained the non-conforming fence will be removed and said the new painted steel fence will meet requirements. He said that the fence is for security purposes and not aesthetics. He said there are fire department requirements regarding egress: remain unlocked which defeats the purpose of fence; or, add substantial panic hardware with Plexi-glass material to prevent reaching over to unlock. Responding to clarifying questions he said the new fence will be 7' tall, which is a little lower than what is there now. He said the posts will go into the ground; connection into building for existing fence will be ground smooth and putty and waterproofing added. He said he proposes no lock for now.

There was no public comment.

Board Discussion:

Mr. Setijono preferred no hardware at this point – just a latch.

Ms. Frestedt expressed concern that installing a padlock and chain would be a fire-safety issue. She suggested that the motion include a condition that any locking mechanism shall not prevent egress and will be in accordance with Fire Marshall Code / directive.

Ms. Leong was in favor of recommending exit hardware.

Board was in agreement with Ms. Frestedt's comment and that Fire Marshall should have final word on any locking mechanism.

Mr. Wu said that the fence doesn't completely block access as there is a 2' gap that belongs to a neighbor and won't be closed. He said it is more a demarcation of property so they won't do locking hardware.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations, **conditional upon the applicant submitting four (4) sets of documentation from the Seattle Fire Department that the proposed means of egress (exit hardware) meets Fire Code requirements.**

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the April 11, 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 23.66.334 – Streets and sidewalks

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/HS 6:0:0 Motion carried.

041117.22

504 5th Ave. S. – Publix

Applicant: Andrea Dobihal, Brass Tacks NW

Ms. Frestedt explained the proposed work, which includes: application of semi-transparent vinyl window film on the west façade and on the westernmost windows on the south façade; installation of an aluminum canopy and sliding walk-up window on the west façade; sidewalk café (tables and chairs) along the south façade; rooftop mechanical equipment and storefront louvers. She explained the proposed installation of vinyl decal window signage (dimensions: 7’3” h x 6’.75” w) and two (2) round, double-sided, blade signs, illuminated with warm white LED bulbs on the signs’ exterior. Each blade sign is approximately 3’w. 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 use and signage for Dough Zone was approved in March 2017. A Certificate of Approval for artwork was approved in July 2016.

Ms. Frestedt noted that the proposed window film covering such a substantial portion of the glazing at the corner is counter to the intent of the transparency requirement. Exploration of options that reduce the amount of window film would have been preferred. Additionally, the proportions of the Great State signage (window decal) on the southern window appears out of scale with other window signage in the neighborhood. She recommendation a reduction in the scale of that sign.

Applicant Comment:

Marty Penner, owner, introduced the business and said this will be their third location. He provided context of the site and noted their location in the Asian Design Character district. He said they have incorporated Chinese and Japanese characters into their signage at the walk-up window and at the main entrance. He said they have worked closely with their landlord.

Kailin Gregga, Best Practice Architecture, walked board members through the plans and explained the exterior landscape elements: exterior seating, walk-up window and proposed queuing, tables, chairs and awning.

Andrea Dobihal, Brass Tacks NW, said outside modifications can be made as needed. She said no alcohol will be served so fencing is not required.

Ms. Gregga said the interior graphic wall will be visible to pedestrians. She said they will be adding louvers per mechanical requirements. She provided kitchen plan indicated visibility from outside. She provided a sample of the window graphic on glass which showed the cut vinyl is semi-transparent. She walked through the west elevation detail which provided walk-up window detail and menu. She said the window graphic will be on the south elevation and there will be vinyl lettering above the door. She said transparency calculations and said the west elevation has 31% covered and south window is 9% covered. She said they walked the district and provided examples of other window graphics as examples.

Ms. Frestedt noted that two of the examples provided were installed without approval and are out of compliance.

Ms. Gregga provided examples of other 'kitchen as feature' storefronts in the district. She said they will keep outdoor seating area clean to discourage bird activity. She said the provided examples of other marquee signs in the district. She said the round blade sign will be on the south and the round sign with arrow will be on the west. She said they will replace a part of the existing storefront with a sliding window for the walk-up window. She said the awning and blade signs will attach to steel storefront. The glazing on the walk-up window will be clear and will meet the same code as windows. She said the louvers on the south will match existing louvers on the building. She went over cut sheets for the red chairs and blue bistro tables. She said the roof top mechanical is six floors up; it is a small exhaust fan and is 20' away from edge.

Mr. Martin asked about placement of the vinyl film.

Ms. Gregga said that the strips will be placed 3" apart below and 6" apart above.

Public Comment:

An Huynh, SCIDPDA, asked if the translations have been reviewed.

Ms. Dobihal said that Miye Moriguchi confirmed the Japanese.

Mr. Setijono confirmed that the Chinese translation is correct.

Discussion ensued about translations and that there are two types of Chinese with traditional Chinese the most commonly used.

Board deliberations:

Semi-transparent vinyl film on south and west elevations

Mr. Martin thanks the team for providing information about the dimensions of the window film.

Ms. Hsie said that with the addition of the translation, the design is fun and colorful. She commented that there is a lot going on. She said she appreciated that the graphics convey a theme with the wrapping of mountains inside and out. She suggested tailoring it to Asian heritage: Mt. Fuji, cherry blossoms, etc. She said it is one of the best uses of vinyl graphics that she has seen.

Ms. Leong appreciated Ms. Hsie's comments and said she agrees.

Mr. Martin said other examples in the neighborhood have used vinyl to obscure whereas here it doesn't cover the entire window and meets the 50% rule. He said overlaying an image allows visibility in. He said this project will set guidelines for other projects coming in. The spirit of the Code is to activate street front and this does a good job of that.

Ms. Tran echoed Ms. Hsie's comments about Mt. Fuji.

Ms. Gregga said it is a local company – from Washington state. She said the graphic is an abstraction of the Cascades and Olympics; they want to try to connect to the mountains. She said it is less powerful to use Mt. Fuji; they want to use regional symbols and connection.

Ms. Hsie said there was nothing to prevent approval but encouraged the applicants to find ways to stylize on the interior to relate to the District.

There were no objections to the canopy, sliding window or outdoor seating; activation is encouraged. It was noted that louvers are necessary and the design was appropriate.

Discussion of signage

Mr. Martin said diversity of signage is encouraged and that has been achieved.

Ms. Frestedt said the 'State' vinyl film is larger than other film seen in the neighborhood; she noted that it is a long storefront with lots of glazing.

Mr. Setijono said "State" is more like art than signage. He said it is a very wide elevation / storefront and the scale is right.

Ms. Hsie said the proportion is artistic and the composition of letters is harmonious.

Ms. Leong said there is a fine line but she noted the proportion to the corner. She said there are not a lot of storefronts with this much window area.

Mr. Setijono said it is small relative to the window space they have.

Mr. Martin agreed and noted the amount of transparent space on the façade and the location of the façade. He noted the active use – the working kitchen – behind.

Ms. Frestedt noted she heard no objections and that the board discussed the proportion of the storefront here may not translate to other spaces.

Ms. Hsie questioned the font size of the three languages.

Mr. Setijono said it is tastefully done.

Ms. Leong said to set the standard high as more development comes into the neighborhood.

Ms. Tran commented on the implications of ‘Great State’ to refugees.

Mr. Penner said they worked hard on their logo and to develop the word and visual combination. He said that ‘state’ can have meanings in many contexts. He said there are plusses and minuses and it may have to be explained. He said they are working with IRC employment program and employ refugees.

Ms. Leong said there are two items to call out in motion: verify Chinese and Japanese characters with native speaker and submit to staff; sign proportion is appropriate relative to entire window frontage; and decal encourages people to look behind it and into space.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, exterior alterations and signage, as proposed and noting that applicant will verify Chinese and Japanese characters with native speaker and submit to staff; sign proportion is appropriate relative to entire window frontage; and decal encourages people to look behind it and into space.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the April 11, 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 23.66.334 – Streets and sidewalks

SMC 23.66.336 – Exterior building finishes

A. General Requirements

B. Asian Design Character District

SMC 23.66.338 – Signs A –I

District Design Guidelines

I. Awnings and Canopies

II. Storefront and Building Design Guidelines

Secretary of the Interior’s Standards:

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#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 6:0:0 Motion carried.

041117.23

Right-of-Way in two locations (details below)

Applicant: Mary Chiu, Seattle Dept. of Transportation (SDOT)

Ms. Frestedt explained the application for proposed work within the right-of-way for conformity with current ADA standards at the following two locations:

- 10th Ave. S. & S. King St. - Full replacement of the 3 of the 4 curbs and a portion of the roadway.
- Maynard Ave. S. & S. Charles Street - Full replacement of the existing curb ramps.

Mary Chiu, SDOT, explained the proposal to improve curb ramps in Pioneer Square and in two locations in the International Special Review District. She said that Friends of Little Saigon supports what they are proposing. She said that there is a greenway along S. King St. so the design fits in with the bigger design for the area.

Ms. Hsie asked why these two locations were selected.

Jessie Thomsen, SDOT, said that the section was confirmed my community input.

Location #1 - 10th Ave. S. & S. King St.

Mr. Thomsen showed existing and proposed photos. Three corners will match what the developer of the project at 10th & S. King St. is doing.

Mr. Martin asked about community outreach.

Ms. Chiu said SDOT did outreach to business and property owners. She confirmed that businesses will remain open during construction. During construction, they will get daily and weekly updates; access to entrances will be maintained. She said the whole project at seven locations will take three to four months.

Mr. Martin noted that the food bank at the southwest corner.

Ms. Hsie asked if the work is being coordinated with the Little Saigon streetscape concept design.

Ms. Chiu confirmed that she is working with Aditi Kambuj, SDOT, on coordination.

Location #2 – Maynard Ave. S. & S. Charles St.

Ms. Chiu said the northwest and northeast corners will be redone and went over the plans.

Public Comment:

Bernie Kay, community member, asked why the other corner at 10th & King isn't being done.

Ms. Chiu said the developer of the adjacent site will complete the work at that corner separately.

Board Discussion:

Ms. Frestedt noted that the work is largely in-kind, except for a non-thriving patch of grass will be removed.

Mr. Martin noted the importance of incremental improvements fitting in with larger plans.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street 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 April 11, 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 23.66.334 – Streets and Sidewalks

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#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/EC 6:0:0 Motion carried.

041117.3 BOARD BRIEFINGS

041117.31 1043 S. Jackson St. - Little Saigon Plaza
Presenter: An Huynh, SCIDPDA

Design briefing on evolution of Little Saigon Plaza, a pocket park within the parking area. Proposal includes relocation of dumpsters.

Ms. Hsie and Ms. Chan recused themselves.

An Huynh explained that community outreach had been done and she wanted to provide a report back, following up on the previous briefing. She said community desires a welcoming and safe community space that celebrates all who live and work in Little Saigon; use of high quality construction and long-lasting, durable materials; and, that

celebrates the Vietnamese American culture and experience. She said they received lots of community feedback. The core group is a citizen advisory committee (CAC) made up of Little Saigon and Chinatown International District stakeholders. She said they held public meetings, met with key stakeholders, and touched back with the CAC. She said they are looking for late summer construction.

Mackenzie Waller, Framework, said the design chosen after being vetted by the community is the terrace option which includes lush planted space with evergreen vegetation wanted by the community. She said the space will celebrate tradition and memory. The intersection is at the heart of Little Saigon. She said it will be a gathering space, with seating. She went over potential decking materials. She said there will be a gate to secure it at night as a deterrent; it will be for daytime use only. She said there is space for vertical structures and optional pole for overhead coverage, hanging lights, flags, decorations, etc. She went over the material and graphic design packet, noting the preferred options.

Ms. Huynh asked for feedback on the level of decoration; community wants to reflect the art and culture of the community. She noted the nice patterning, font and graphic work of graphic style 2. She said that next steps are going for permit in spring/summer; late summer construction; and late summer / early fall community celebration.

Ms. Waller said they really vetted the design and would appreciate feedback on ways to improve on design to meet their goals.

Ms. Huynh said they are going through Crime Prevention through Environmental Design (CPTED) analysis; a study is being done now.

Public Comment: There was no public comment.

Board Discussion:

Ms. Leong had no comments on the park itself, but asked about a barrier around the relocated trash bins due to their visibility and proximity to the bus stop.

Ms. Waller said they are doing that; they are putting together something that integrates with the parklet and the language of the crosswalks project.

Mr. Martin seconded Ms. Leong's comment. He said it would be great to see examples of design options that reflect the culture. He recommended using material other than chain link.

Ms. Huynh said they are working on an agreement with the businesses at the corners for maintenance of the parklet and trash.

Mr. Martin appreciated the community input and evidence of the public feedback. He appreciated the flexibility of the pole system. He noted the challenge of how the space will be used / scheduled for flags, coverings and to think about how that will work; who will have ownership.

Ms. Waller said they will have a menu of appropriate uses.

Ms. Frestedt cited Hing Hay Park gateway structure as an example of banner schemes that were provided and how it will be coordinated with the community.

Ms. Leong expressed concern about unintended use and how to control the use.

041117.32

1029 S. Jackson St. – Acme Poultry

Presenter: Bill Barton, Tiscareno Associations, on behalf of IntraCorps

Ms. Chan recused herself.

Informational briefing on proposed redevelopment on the Acme Poultry site in Little Saigon. The focus of this briefing includes a presentation of the historic property report for the existing buildings, a summary of the community outreach meetings and an initial overview of the vision for potential redevelopment plans.

Bill Barton, Tiscareno Associates, provided context of the site. He said they propose a new development with 323 units, one level parking below grade, ground floor micro- and medium-size affordable retail space, multi-lingual signage, in line with CPTED principles. He went over the zoning characteristics of the site (DMR/C 65/85, Jackson St. is a classified as a principal pedestrian street and S. King St. is a Green Street). He said they are exploring Little Saigon and the International District for architectural precedents and pedestrian-level character defining design features. He said there are five buildings on the site; they propose to demolish them and are looking to the board for input about any concerns regarding the demolition proposal.

MaryKate Ryan, SCIDPDA, presented historic report for the site (full report in DON file). She provided an overview of how the neighborhood developed and went over the buildings on the lot. She said the first building on the site was constructed in 1918. Seattle Poultry occupied the site from 1919 – 1935 when ACME Poultry, owned by Morris Polack, took over. She noted the area's mixed ethnicity and its connections with historic Nihonmachi to the jazz clubs at 12th and Jackson. She said that incarceration was a blow to the area.

Mr. Setijono departed at 6:45 PM.

Ms. Ryan said that both original buildings are still on site; however, only one of the buildings is still in use. The remainder are vacant. ACME built its first building in 1946. She said now processing involved buying farms and feed lots. She said the 1954 concrete block building housed more mechanical processing; there was an interior connection between two buildings. She said that lot 7 was used as storage. She said by 1965 the area was disinvested and noted impacts from the construction of I-5. She said the area became more industrial. By 1970's the company reorganized, they sold the farms, purchased a distribution center; the family sold the business in 2000's. She said that in the 1980's the experienced a revival; new buildings were constructed and others were repurposed. The neighborhood also became home to Vietnamese refugees and entrepreneurs.

She said that ACME's rise parallels the movement of the poultry industry. The buildings map the evolution from on-demand butcher to packaged poultry. She said that today the site is marginally used and no longer relates to local business; the conditions have deteriorated. She said it is still part of poultry distribution and cold storage. The truck bay is still in use.

Lis Soldano, IntraCorps, said the Polack family has moved on and sold the site. She said they have engaged with SCIDPDA and Friends of Little Saigon to guide them with outreach. She said they are jointly putting together an outreach plan; community meetings will occur in April and May and then again through the design review process, and throughout construction. She noted other projects that are going on as well – Asian Plaza redevelopment and the Thai Binh Apartments. She said they are working with SCIDPDA on commercial-level elements and for insight to area business and for guidance on design of commercial space. She said they understand the community’s concerns about disruptions to existing businesses.

Mr. Barton went over relevant code provisions, including demolition details and District goals and objectives. He said they have assessed the property, which had an important role in the local economy at one time but has outlived its useful lifespan. He said maintaining industrial use wouldn’t uphold goals and objectives of the District. He said the proposed addition of housing and employment will provide a strong benefit to the district. He said the buildings are underutilized and boarded up. He said the buildings do not convey their significance. He said they will provide new housing, pedestrian-oriented retail, and will have strong connections to east and west properties.

Public Comment:

Josh Brevoort, neighborhood-based business owner, asked if any earlier information, such as physical features such as contours or waterways, were found. He asked about the original grade and said it would be interesting to see history greater than 100 years.

Ms. Ryan said that the regrade on Jackson leveled everything. She said she provided history from the 1890’s on.

Board Discussion:

Ms. Frestedt noted that the project is very early on in the process and asked the Board to provide any comments or feedback about the historical report.

Mr. Martin appreciated the historical review. He asked about the connections to Nihonmachi.

Ms. Ryan said it was originally located from 2nd Avenue S. through 16th, along Jackson, but noted the multi-ethnic composition of the neighborhood.

Mr. Martin asked if there was any evidence or history of Japanese ownership.

Ms. Ryan said she did not find any references to Asian ownership of these properties.

Ms. Leong asked if there are any environmental hazards from poultry processing and if a soil impact review was done.

Mr. Barton said they did borings and it is a very clean site.

Ms. Soldano said conducted the standard environmental review, but haven’t completed the hazmat survey yet.

Mr. Martin appreciated the dual outreach plan with Little Saigon and Chinatown International District.

Mr. Barton said there have been multiple meetings.

Ms. Soldano said Jamie Lee, SCIDPDA, has been advising on outreach with focus on each neighborhood and the CID as a whole.

Ms. Leong commented that the community is very involved and the earlier you bring community groups and stakeholders to the table, the better, to be the most productive and efficient. She said that Ms. Frestedt and Ms. Lee will know the organizations to contact.

Ms. Hsie said she is excited to see development and noted it will change density. She encouraged the team to connect with families of Asian-descent and find ways to incorporate their stories, using the community meetings to vet ideas. She said that the community meetings area also provide an opportunity to vet ideas about patterns, textures, shapes, colors, right use of characters, etc. She said to return to the ISRD Board with details about the community meetings and results of community feedback.

Ms. Leong said this will pave the road for future development. Architectural design should show culture and nod to various contributions of the neighborhood. She said to “signify where you are”. She noted the importance of safety and lighting.

Ms. Soldano said they have gotten good feedback about safety and retail culture.

Ms. Tran asked how the developers are responding to the community’s call for affordable housing.

Ms. Soldano responded that 20% of the units will be affordable; the development will address different housing needs in the neighborhood. She said this project will target market rate for middle income target, which is their niche.

Mr. Barton said the Friends of Little Saigon expressed a need for affordable retail.

Mr. Martin appreciated the robust community engagement plan. He said to look at what other plans are in the works, Little Saigon Streetscape concept plan, for instance, and weave that into the proposal.

Ms. Leong encouraged the importance of studying the neighborhood.

Board members agreed that there were no red flags about demolition.

041117.4 BOARD BUSINESS

Adjourn 7:22 pm.

Rebecca Frestedt, Board Coordinator
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