



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

ISRD 187/15

### MINUTES FOR THE MEETING OF TUESDAY, September 22, 2015

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

#### **Board Members Present**

Ben Grace  
Carol Leong, Vice Chair  
Miye Moriguchi  
Martha Rogers, Chair  
Joann Ware  
Marie Wong

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

**92215.1 APPROVAL OF MINUTES**  
August 25, 2015  
MM/SC/BG/CL 3/0/2 Minutes approved. Mmes. Wong and Rogers abstained.

#### **092215.2 CERTIFICATES OF APPROVAL**

092215.21 Publix  
504 5<sup>th</sup> Ave. S.  
*Applicant:* Molly Martin, Blanton Turner

Ms. Frestedt explained the proposed installation of four (4) construction banners. Dimensions: 5'h x 10'w. Exhibits included photographs and material sample. She said the signs will be attached to scaffolding. Estimated duration: Oct. 2015 – January 2016. The Publix and Uwajimaya Warehouse buildings are located within the Asian Character Design District. She said that banner material is generally not preferred for building or business signs; however, due to the subdued nature of the graphics, the temporary nature of the construction at the site and the fact that the signs will be installed on scaffolding rather than on the building, staff does not have objections to this proposal.

Molly Martin, Blanton Turner, explained that the four mesh signs will hang 8' above the sidewalk and will be attached to scaffolding with zip ties. She said the signs will be up October through December when the scaffolding comes down. She provided an artwork mock up. Responding to questions she said the size is 5' x 10'.

Ms. Leong noted that the site is located within the Asian Character district and asked if there was any consideration to include multi-lingual text.

Ms. Martin said they could change the verbiage if that was requested.

Ms. Frestedt said that the code encourages multilingual verbiage but it is not a requirement. She said the board is not authorized to mandate.

Public Comment: There was no public comment.

Ms. Ware said multilingual signage would be great but it's important that the organization has the capacity to respond to questions in that language if an inquiry is received.

Ms. Leong said the Publix is a significant building in the neighborhood and it would be great to inform the community what is being done.

Ms. Moriguchi arrived at 4:40 pm. She recused herself from discussion of this application, as a member of the property ownership group.

Mr. Grace said he had no problem with the signage and while he agreed about multilingual signs for future he also understood Ms. Ware's point.

Ms. Rogers said it is temporary and added that there are no other signs of that nature, so this proposal is appropriate.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for a construction banners, *conditional upon the removal of the banners no later than January 31, 2016.*

The proposed construction banners 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 23.66.338 – Signs**

##### **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 Standard**

**#10.** New additions and adjacent or related new construction will 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/BG/JW            5:0:0    Motion carried.

The following agenda item was reviewed out of agenda order.

**092215.4            BOARD BUSINESS**

Staff provided an update on the November 17<sup>th</sup> ISRD Board member election.

092215.22            Summer Massage Spa

624 S. Jackson St.

*Applicant:* Wu Mei, business owner

Ms. Frestedt explained the request for retroactive approval of a change of use from “retail” to “service” for a massage spa and proposal for retroactive approval of signage installed within the storefront windows. Signage consists of: one (1) illuminated LED sign; “Massage Spa” spelled out in 8” high foam letters surrounded by tube lighting; one (1) 31”w x 22” h poster surrounded by tube lighting and vinyl decal letters on the entry door. Exhibits included photographs and plans. The Far East Building is a contributing building located within the Asian Character Design District and in the Retail Core where Street-level Uses are required. She said that is it the staff opinion that the tube-style of lighting surrounding the posters is not characteristic of the District or compatible with sign illumination in other storefront windows.

Ms. Frestedt spoke about the proposed use. She said that the proposed use is not listed as one of the preferred uses outlined in SMC 23.66.324 – Street-level use. She added that it is the staff opinion that due to challenges with transparency, it may be better suited for a second story space that is not at ground level. However, she explained that she has discussed the transparency requirement with the owner and wishes to commend the owner for making changes to bring the storefront into compliance with the provisions of SMC 23.66.336 B. 4. Transparency Requirement. The current configuration meets the code requirements. Staff advises that any changes to the window treatments may require a Certificate of Approval.

In the owner's absence Ms. Frestedt presented on the owner's behalf. She said she would do her best to answer questions about the proposal, but if the Board determined that it did not have enough information, that there could be a motion to table the application until the owners can be present.

Ms. Moriguchi asked if the name is located anywhere on the storefront.

Ms. Frestedt responded that it's not; the business name is only listed on the A-frame/sandwich board sign. She explained that other signage, in the form of a white board with hand-drawn text on it, had initially been installed, but it has since been removed. She noted that A-frame signs are considered portable signs and are prohibited by Code in the International Special Review District. The Seattle Department of Transportation is the enforcement body.

In response to a question from the Board, Ms. Frestedt noted that one other business located further east on Jackson, the Seattle Chinatown Massage Spa, which received approval for this same use.

Ms. Ware asked for clarification about the tube lighting around the sign and the door.

Ms. Moriguchi asked if the board could consider use separate from the signage.

Ms. Frestedt said yes.

Public Comment:

Tanya Woo, property owner, said she attended a recent Public Safety meeting where the discussion of massage spas opening up in the District accompanied concerns about potential illicit activities occurring at some of the businesses. She asked how the business is run and where the employees come from. She asked where the clients come from and expressed concern about prostitution fronts being operated. She said she wants more information on who the owners are.

Ms. Frestedt said that she appreciated the comment and said that she is aware that there have been similar questions raised within the community and she said she'd hoped the owners were there to respond to questions if they arose. She explained that the board's authority and jurisdiction is limited to considering the use, signage and transparency in the light of the requirements of the land use code. She said the bigger questions fall under different authority / jurisdiction.

Mr. Grace asked why use would be changed from retail to service and if this is like a nail or hair salon, in terms of service use.

Ms. Frestedt said that some service-oriented uses have more pedestrian activity than others and the Board considers the specific type of proposed service when reviewing use. She gave an example of a call center that wanted to locate on the ground floor of a building, but would have zero foot traffic. She said this is the type of proposed use that wouldn't be responsive to the code. She said this business, as presented, body / foot massage / spa services – is a permitted use, therefore it meets the code.

Ms. Rogers said it is not ideal but noted it could increase pedestrian activity and it seems like it's acceptable in terms of the land use code.

Mr. Grace said that the board doesn't have much information about the business. He said it could be an amazing foot spa and draw traffic.

Ms. Leong asked if more information was needed.

Mr. Grace asked why tube lighting is needed.

Ms. Ware asked how the lighting is attached.

Ms. Frestedt said that it is her understanding that lighting and signage is attached by adhesive on the inside.

Mr. Grace and Ms. Moriguchi asked why the full name of the business is not in the sign and noted that the use of tape is not a permanent attachment method.

Board members determined that motion would be made for use but that signage would be tabled pending more information on business name and method of attachment. The board was not supportive of the tube lighting.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, signage and lighting is tabled pending more information on business name and method of attachment.

The proposed use and signage meets 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 – Permitted uses**

**SMC 23.66.324 – Street-level uses**

**SMC 23.66.338 – Signs**

I. Criteria for Approval.

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**Secretary of the Interior Standard**

**#10.** New additions and adjacent or related new construction will 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/JW/BG            5:0:1    Motion carried. Ms. Leong abstained.

**092215.3            BOARD BRIEFINGS**

092215.31            Louisa Hotel  
669 S. King St.

Briefing by Bob Hale, Rolluda Architects, on proposed building rehabilitations, including storefront renovations, new construction of the interior of the western half of the building and construction of a rooftop penthouse.

Detailed drawings in DON file.

Bob Hale explained that the Master Use Permit (MUP) & SEPA application has been submitted. He went over permit set drawings with board members and explained that they are adding a penthouse that will be set back from alley. He went over utilities locations on the drawing and said that street and sidewalk repair will be done by the individual utilities. He noted the basement level's 25 parking spaces, tenant storage, electrical vault, gas vault, and mechanical room. He said that there will be elevator access at street level and exits in middle of building at historical stairs. He said that at street level the Sea Garden restaurant will likely return to the same spot; Mon Hei Bakery and the gospel bookstore plan to occupy spaces to the right of the stairs.

Responding to clarifying questions, he explained that there will be new brick veneer along the alley and they will replicate the historic storefront window pattern along the alley. He said there will be three floors of housing including the penthouse. He said that they will remove plywood from transoms and noted that the original windows are there in good condition. He said they will add trim. He said that at the Mon Hei site they will remove stucco and replicate transoms following original details. He said they will restore transoms and display windows and aprons below the storefront windows. He said there will be a new residential lobby; stairs will be reconfigured. He said they will match original historic details for doors. He said that, along the alley, one of the three original bays one will become the garage entrance. He said they will copy original design, wood with transoms. He said apartment windows will be wood metal clad windows. He said that garbage dumpsters will be on the south side.

Mr. Hale said the penthouse will have French doors, cementitious material or stucco, roof deck that will be a common deck with some private decks.

Ms. Moriguchi asked if the penthouse design had been submitted to National Parks Service (NPS).

Mr. Hale said it had been and they have received conditional approval.

Kim Orr, Barrientos, said that NPS had them move the penthouse back.

Ms. Frestedt said NPS also required brick along the alley.

Mr. Hale said that they will put metal siding in the light well.

Ms. Rogers asked if exhaust ductwork would be in light well.

Mr. Hale said that there will be a new light well in the middle and said the restaurant exhaust and make-up air will be exposed in it. He said that air handling equipment will be on the roof but that will be a separate application; it will sit on top of penthouse and they will do sight line studies. He said that they have not taken the mechanical equipment to NPS yet – they will do that later. He said they have a design engineer helping and it will be done design-build.

He said that they will use custom brick that is ½” longer than standard. He said they will clean existing brick before trying to match it with 3 ½” depth veneer. He said the garage door will be a perforated roll up door. He said they will do seismic upgrades via wall ties from the interior and will not require visible seismic braces. He said there will be a lot of repointing.

Ms. Rogers said it is exciting and that she looks forward to information on mechanical and integration of it into the penthouse and views from street.

Ms. Moriguchi expressed excitement about the decision to reveal and restore the transoms.

Ms. Wong said it will be beautiful.

Mr. Hale said that solar panels are required so they will look at site lines for them and will likely put them on the south.

Public Comment: There was no public comment.

Ms. Rogers asked about the new light well in the center.

Mr. Hale said that it will cross existing light well with corridor. The owners are interested in putting in a glass roof over the lightwell, but that’s not part of this application.

092215.32

Hing Hay Park  
414 6<sup>th</sup> Ave. S.

Briefing by Melanie Davies, MIG SvR, and Kim Baldwin, Seattle Dept. of Parks and Recreation, on the design of the proposed perforations for the gateway structure and assembly seating area in the expanded Hing Hay Park.

Kim Baldwin, DOPAR, said they have been working with community groups to get feedback and they hope to have bids out this week. She said they hope to start construction in December or after the first of the year. She said that Friends of Hing Hay Park brought up Crime Prevention through Environmental Design (CPTED) principles. She said she spoke to Terri Johnston, SPD officer, about the design and she went over the main CPTED principals. She summarized the pros and cons of the design, as identified by Ms. Johnston. (A copy of that document is in the DON project file). She said Ms. Johnston supported the addition of lighting in the park and thought the activation is positive. She said that Ms. Johnston cautioned that a lot of seating which could provide sleeping places. She said that maintenance of landscape is important.

Melanie Davies, MIG SvR, explained that the gateway and assembly areas have been evolving over time. She said they have worked on perforation issues at the gateway. She passed out Kongjian (Turenscape)'s approach of developing the gateway as a tree. She said that fauna has been added to eight assembly areas along with appropriate flora to go with it.

Jeff Hudak, studio Fifty50, explained the inspiration of a tree for the perforations and how the light filters through it day/evening. In response to a board member's question, he said that the gateway is 20' to the highest peak to the gateway footing and 16' from lowest point to grade and roughly 3' across. He said that as the foot comes down it narrows. He said the structure will be lit from inside.

Ms. Ware asked whether or not the Friends of Hing Hay Park (FoHHP) group had comments on the proposal.

Public Comment:

Ching Chan, facilitator for the FoHHP, commended the design team for working with them on the design of the gateway, but they would still like to see more perforations on the bottom. She said she understands issues associated with the "cutting ratio" and deterrents for being used as a climbing element. She said that she would like to be able to see more through areas where it is wider. She said that they are still in process to encourage incorporation of more small holes.

Mike Omura, SCIDPDA and co-chair of FoHHP, expressed concern about the bottom portion. He said that curb wall and street are lower and 4' above grade is 8' above the sidewalk. He said the group does not see as much porosity as they would like.

Board Comments:

Responding to questions Mr. Hudak said the gateway plate is 1/4" thick. He said that the triangular geometry of the gateway perforations minimize climbing; the smallest triangle is 1 1/4" at the bottom and 4 3/8" at the top.

Ms. Rogers asked if they have modeled the tube structure.

Mr. Hudak explained the challenges of creating a model given the scale of the structure and perforations. This led to discussion about the way the gateway would be constructed. He added that the substructure it won't be pronounced, as shown in earlier renderings. He said the tube framing structure will be painted red.



Ms. Davies said they have been talking with Shops about how to access and maintain the interior and lighting system.

Mr. Hudak said entry to maintain lights will be toward the base via a hinged panel.

Ms. Wong asked about maintenance costs and expressed concern about long-term commitment, noting challenges of ownership and maintenance associated with the Chinatown gate.

Ms. Baldwin said that they will use LED lighting which will require minimal maintenance – LED lasts 50,000 hours.

Ms. Wong asked about annual costs for cleaning graffiti, pigeons or weather related dirt.

Ms. Baldwin said the city has reviewed and is committed to move forward with the project.

Ms. Wong said she would like to know more about long term maintenance plans.

Ms. Rogers asked if the team has done a mockup of a panel section with perforations for FoHHP. She said that may help.

Mike Omura asked about the folds and method of assembly.

Mr. Hudak said there is a reveal between two panels. Panels are mechanically fastened to frame that is internal to structure. He explained that assembly flora and fauna has been incorporated into assembly seating.

Ms. Rogers said that some assembly area designs are more straightforward than others.

Ms. Davies said they are linear as you go down with more curvilinear at face. She said they are bridging the language of walls with the language of stairs.

Ms. Rogers asked about slip issues with the metal and if the application has been used before.

Mr. Hudak said that it is an aggregate that gives grit and traction. He said it is an additive to the paint. He said that it is common for walkways.

Tanya Woo asked about noise issues and any heat on handrails.

Mr. Hudak said the clear finish will reduce some heat gain.

Ms. Davies said it is similar to metal benches.

Ms. Rogers asked if there will be backing behind perforations.

Mr. Hudak said there will be surface behind perforations on the steps– face panels mechanically fastened.

In response to questions about drainage, Mr. Hudak said that the entire structure has slope and drainage system. He said the gateway will have no acrylic backing .

Ms. Ware asked about community feedback. She said she loves the different elements from different cultures but felt that some of the animals looked decapitated.

Ms. Leong said she noticed that as well with the ox and willow.

Ms. Ware said that only when looking from angles other than straight on – otherwise they are beautiful.

Mr. Omura said they really listened to input from the group when designing the assembly areas. He said the abstraction is nice. He said they did a great job.

Ms. Rogers applauded the creativity. She expressed concern about long term maintenance and wondered if there is a way to try it to see how it goes. She said the benches and seating bring the spaces to life.

Ms. Baldwin said they have met with maintenance - shop, electric, and all those who will maintain – and gotten feedback throughout the process.

Mr. Grace asked about replacement panels when necessary.

Mr. Hudak said it is digitally designed and fabricated, laser cut and easily reproduced.

Tiernan Martin, resident, asked about backing on stairs and about larger cutouts with acrylic panel.

Ms. Davies said their first choice is what they are doing with the gateway – no backing, have it feel like a lantern, and it will be different in the way it emits light.

Mr. Martin said he would like to see a more in depth rendering of how light moves through the structure.

Ms. Frestedt suggested submission of information about how the water runoff works and what maintenance will entail.

Ms. Leong also asked for more information on how light comes through the gateway.

Ms. Rogers asked for follow up feedback from the FoHHP group.

Ms. Moriguchi said having a mock up would be good.

Ms. Ware wanted to see safety addressed regarding the base of structure at street level.

Ms. Davies said the CPTED person was not concerned with the base.

Ms. Chan said that when police are in cars – at the widest part of the gateway they are not able to see through.

Ms. Davies said police officers said it meets CPTED from a surveillance perspective. She said it is a monolith perception more than a safety/view issue.

Ms. Ware said it ties into the community's perception.

Ms. Wong said that affects use.

Ms. Frestedt noted importance of addressing safety concerns / perceptions.

In response to a question about lighting, Mr. Hudak said that there are some overhead and some streetlights. He confirmed that no separate spotlights for the gateway are proposed.

6:55 pm      Adjourn.

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