



The City of Seattle

## International Special Review District

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ISRD 154/11

### MINUTES FOR THE MEETING OF TUESDAY, August 9, 2011

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

#### **Board Members Present**

Misun Chung Gerrick  
Bill Lee, Vice Chair  
Josh Osborne-Klein  
Marvin Rosete

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Julia Park  
Rich Murakami, Chair  
Brien Chow

*Items reviewed out of agenda order.*

#### **080911.3 BOARD BUSINESS**

Ms. Frestedt explained the updates to the Municipal Code became effective July 1, 2011. She summarized some of the most notable changes, including revisions to SMC 23.66.338 – Business identification signs and uses. She said the maps had also been updated and handed out copies of revised the code for Board member handbooks.

Ms. Frestedt explained the August 23 meeting would be rescheduled to Thursday August 18 due to scheduling conflicts.

#### **080911.1 CERTIFICATES OF APPROVAL**

080911.12 Republic Hotel  
416 7<sup>th</sup> Ave. S.

*Applicant:* Dan Choi, property owner representative

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

"Printed on Recycled Paper"

Ms. Frestedt explained the request for retroactive approval for the installation of two motion-sensor exterior light fixtures mounted on the north façade. Exhibits included photographs. She said that The Republic Hotel is a contributing building within the District and is located within the Asian Design Character District. She said the fixtures were installed to discourage graffiti and tagging.

Ms. Frestedt said she understands the need for additional lighting and interventions that will help to prevent tagging on the building. She said that it is the staff opinion that the placement of the electrical conduit running horizontally across the window opening is problematic because it detracts from the design of the windows, which are character-defining features of the building. Additionally, she said it appears that the attachment anchors penetrate the masonry causing damage to historic materials; the preferred method of attachment is into the mortar joints. Finally, the color and material of the conduit stand out from the brick. Ms. Frestedt said a preferred alternative would be to move the conduit above or below the window and paint the conduit and the fixtures to blend in with the façade.

Mr. Choi explained that he said he forgot about the application process. He explained the intent to paint over the graffiti. He noted that they never got approval to paint out portions of the graffiti with tan paint.

Ms. Frestedt said that the tan paint was applied to cover graffiti tags over unpainted brick; she said it has been an outstanding compliance issue for a long time. She commended the building ownership for their effort to remove the graffiti.

Mr. Osborne-Klein asked if they had evaluated ways to install lights without impacting the building.

Mr. Choi said they had not considered other locations when they received the bid. They placed the lights above the fire escape where taggers were accessing the roof.

Ms. Chung Gerrick agreed that lights were needed to prevent future graffiti but noted concern with the location and color of the conduit. She agreed with the staff suggestion on how to fix it.

Public Comment: There was no public comment.

Board Discussion:

Mr. Osborne-Klein reiterated his appreciation for the effort to clean up the building. He noted that while it was reasonable to install lighting other options might have been considered and he preferred that the conduit be hidden to minimize its appearance. He asked that other options be considered.

Mr. Rosete agreed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior motion-sensor light fixtures to be installed on the north façade as proposed, conditioned on the applicant returning to the Board with modification to the installation and placement so as to minimize impact to the historic window openings and building façade. **This approval is conditional upon the following revisions to be completed by Friday, September 16<sup>th</sup>, 2011:**

1. **The conduit shall be relocated above the eyebrow detail of the window or below the bottom window sill;**
2. **Attachment shall not penetrate the masonry;**
3. **The conduit and lighting fixtures shall be painted a neutral color to blend in to the masonry (paint color to be reviewed by the Board Coordinator or ARC); and,**
4. **Existing penetrations into the masonry shall be filled and repaired.**

This action is based on the following:

The proposed awning and signage 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 23.66.336 – 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, though sympathetic use of colors, material and style.

**Secretary of the Interior Standards**

**#2.** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**#5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**#7.** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

**#9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**#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/JOK/MR**

**4:0:0 Motion carried.**

Mr. Choi had questions about the preferred location for attachment of the conduit. Board members suggested somewhere less visible – perhaps below the window sill and painted a neutral color. Ms. Frestedt said that the guidelines and Secretary of the Interior’s Standards do not approve painting over unpainted brick.

Mr. Osborne-Klein said that he would prefer that the conduit be placed below the window, if possible.

080911.11

King Noodle

615 S. King St. – Alps Hotel

*Applicant:* Peter Lai, Action Design Signs

Ms. Frestedt explained the proposal to replace the fabric on the existing awning frame and add new business identification signage consisting of vinyl letters applied to the face and sides of the awning. Exhibits included renderings, photos and material samples. She said that the Alps Hotel is a contributing building within the District and is located within the Asian Design Character District.

Ms. Frestedt the property owner was not supportive of earlier plans to paint over the awning.

Peter Lai, Action Design Signs, described damage to the existing awning fabric. He said his intent was to match the color next door and that owner Chris Koh approved a forest green color and wants the awning to match the adjacent business awning.

Ms. Chung Gerrick said it was a great improvement.

Public Comment: There was no public comment.

Board Questions:

Mr. Osborne-Klein asked about the longevity of the decals.

Mr. Lai said it will last better than the last did and noted that the 3M material is the best available. He said no lights are proposed and they will re-use the existing frame.

Ms. Chung Gerrick appreciated the thoroughness of the application and that samples were provided. She asked if there would be lights under the awning.

Mr. Lai said there would be no lighting.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for awning fabric and signage, as proposed. This action is based on the following:

The proposed awning and signage 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 23.66.336 – Exterior building finishes**

**B. General Requirements**

**C. Asian Design Character District**

**5. Awnings**

Awnings shall be functional, serving as weather protection for pedestrians at street level.

Awnings over sidewalks shall overhang the sidewalk a minimum of five feet. All awnings shall be of a design compatible with the architecture of the area.

**SMC 23.66.338 – Business identification signage**

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.

**ISRD Design Guidelines for Awnings and Canopies, Façade Alterations, Security & Signs**

- I. Awnings and Canopies**
- II. Design Guidelines for Signs**
- A. Buildings with Multiple Tenants**

**Secretary of the Interior Standard #10**

**MM/SC/MR/MCG 4:0:0 Motion carried.**

**080911.2 BOARD BRIEFINGS**

080911.21 e-Park Center City Parking Program

Briefing by Meghan Shepard and Michael Solheim, Seattle Department of Transportation (SDOT), on the new e-Park Center City Parking Program.

Ms. Shepard went through a PowerPoint presentation (full report in DON file) explaining the e-Park parking program. She explained the placement of dynamic signs at key points to let people know parking is available and where. She said the program address parking losses with the Viaduct coming down. She said there are three sign types: dynamic, facility (at garage) and static wayfinding.

Ms. Chung Gerrick asked how the program works.

Mr. Solheim said that each participating garage has tracking capabilities and knows the number of cars coming in and going out. He said that although there are many parking lots in the district, participating garages must have the mechanism to count cars coming in and going out – that they need existing infrastructure to build off of. Responding to board questions he said the main strategy at this point is to get the program off the ground; looking for ways to include other lots in the district will come later.

Mr. Rosete asked how lots can participate in the program.

Ms. Shepard said that e-Park is part of a larger parking program. She said SDOT can consider other ways to let people know how to find parking in the District, including maps and signs.

Mr. Lee suggested that SDOT staff talk to parking lot operators for input on the program.

080911.22

First Hill Streetcar Maintenance Facility

701 S. Dearborn St.

Briefing by Terry Plumb, SDOT, and Terry Amundson, Waterleaf Architecture, on the proposed design of the streetcar maintenance facility.

Ms. Frestedt explained that much of the design for the street car maintenance facility was developed before the ISRD boundaries were expanded.

Mr. Plumb said the function of facility will be cleaning and light maintenance. He explained that they had previously presented to the Design Commission.

Mr. Amundson, Waterleaf Architecture, went over design to date and said they were working on addressing the Design Commission's comments. He said they were looking at implications of the design in light of the ISRD District Design Guidelines, particularly along 7<sup>th</sup> Ave. S. façade and at the pedestrian level. He described the uses in various parts of the building e.g. storage, washing station, maintenance space. He said they are aiming for LEED Silver rating. He said one of the challenges in addressing the pedestrian connection is the topography. Responding to questions he explained that the height of the building varies due to topography of the site – from finished floor grade on 8<sup>th</sup> Avenue it is from 32 – 38'; on the 7<sup>th</sup> Avenue side the average is 7 – 9'. He explained that an earlier version included an extensive ramp system that has since been eliminated.

Ms. Frestedt advised board members to keep in mind not just the surround context but future development of adjacent vacant lots into residential or commercial uses.

Mr. Amundson explained the structure will reflect its function as an industrial building and will feature durable material, such as metal and concrete. The building will be broken down at different levels to interact at a pedestrian scale. Responding to board member question about noise he explained that general light maintenance will be conducted at this facility and heavy maintenance will be sent elsewhere, such as Sound Transit and Amtrak facilities.

Mr. Plumb noted that at Lake Union there is a maintenance facility located next to apartments/condos; he said that they have been good neighbors.

Mr. Osborne-Klein recommended making the 7<sup>th</sup> Street side more pedestrian friendly and to be aware of Crime Prevention through Environmental Design (CPTED) principles to design to diminish bad activity.

Mr. Lee noted that 60% of the building will be obscured within the site and hidden behind other structures.

Ms. Frestedt said that having glazing on the street and vestibule helps bring it to a pedestrian scale. She suggested investigating ways to mitigate the scale. She recommended that signage should be oriented to the south and west to address the community. She said that in relation to the district it is unusual to have signage on the rear of the building.

Ms. Chung Gerrick noted the importance of transparency and asked that more active rooms such as break rooms, gathering space, entry vestibule etc. be located closer to 7<sup>th</sup> Avenue. She suggested creating something more interesting with color, art, light to help activate corner.

Mr. Amundson noted the constraint of the bridge crane that has to move from end to end. This limits activation at the front of the building.

Ms. Frestedt noted neighborhood concerns with the 8<sup>th</sup> Avenue alignment. She said that the track alignment will be reviewed separately and went over design and board review process.

Ms. Chung Gerrick asked about the fencing on the site.

Mr. Amundson said they will replace the gates but the fencing will just be repaired as necessary and they will retain the existing chain link fence.

Ms. Chung Gerrick asked about the corrugated metal.

Mr. Amundson said that it would run vertically.

Ms. Chung Gerrick said the corner should be more visible and that focus should be on transparency.

Mr. Amundson said that trees will be preserved as they are and the board will look at landscaping along 7<sup>th</sup> Avenue. A Board member suggested that they look at Children's Park and tie the two areas together. Staff suggested including the landscaping plan in the next briefing.

The meeting adjourned at 6:31 PM

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