



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 168/09

MINUTES FOR THE MEETING OF TUESDAY, May 26, 2009

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

Board Members Present

Robert Ha
John Bisbee
Bill Lee
Weng Chan
Rich Murakami

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Joshua Osborne-Klein
Misun Chung Gerrick

Chair Robert Ha called the meeting to order at 4:38 p.m.

052609.1 APPROVAL OF MINUTES
April 28, 2009
Deferred.

052609.2 CERTIFICATES OF APPROVAL

052609.21 Duk Li Dim Sum
664 S. Weller St.
Applicant: John Wu, business owner representative

Street Use: Proposed addition of a 15 minute load zone in front of restaurant.

Mr. Ha translated for applicant Tony Wu and explained the request for a 15 minute load zone in front of the restaurant.

Ms. Frestedt explained the proposed addition of a 15 minute load zone in front of the restaurant. Exhibits included photographs and a site plan. She said at the far end of the block is a 30 minute load which will remain as is; one of the metered parking spaces will be converted to 15 minutes load zone.

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

"Printed on Recycled Paper"

The applicant, Tony Wu, had nothing additional to add.

Responding to a Board question Ms. Frestedt explained that she spoke with Nora Chin, from SDOT, who supported the request and had granted conditional approval pending approval by this Board.

Public Comment: There was no public comment.

Board Discussion:

Board members stated that they had enough information to make a decision.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Street Use, as proposed.

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

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

SMC 23.66.334 – Streets and sidewalks

MM/SC/RM/BL

5:0:0 Motion carried.

052609.22

Harbor City Restaurant

707 S. King St.

Applicant: Grace Ma, business owner

Street Use: Proposed parking configuration revision to accommodate a 3 minute load zone in front of the business.

Ms. Frestedt explained the request for parking configuration to accommodate a 3 minute load zone in front of the business. She said there are two 30 minutes zones in that site; Nora Chinn, SDOT, recommend converting one of those back to permanent parking and the other would change to the 3 minute load zone. Exhibits included photographs and site plan.

Grace Ma, business owner, had nothing to add.

Board Questions:

Ms. Frestedt stated that the owner hoped this change would be helpful for dropping off elderly and disabled patrons before going to park.

Public Comment: There was no public comment.

Board Discussion: The Board determined they had enough information to make a decision.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Street Use, as proposed.

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

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

SMC 23.66.334 – Streets and sidewalks

MM/SC/WC/RM

5:0:0 Motion carried.

052609.23

WE Mart

302 ½ 4th Ave. S.

Applicant: Eyasu Tebellu, business co-owner

Signage: Proposed business identification signage.

Ms. Frestedt explained the proposed installation of a 36”w by 24”h diabond business identification sign to be installed above the entrance. The sign will be attached with screws at each corner (4 total). The sign will feature printed vinyl text. Exhibits included drawings and photographs. She noted that proposed signage meets the allowance requirements of SMC 23.66.338 and that the business is located *outside* the Asian Design Character District.

Eyasu Tebellu, business co-owner, said the Ethiopian characters on the sign translate to the name of the business, WE Mart.

Ms. Frestedt noted that the existing tinted material attached to the interior of the windows is not allowed in the District, because it violates the transparency clause by preventing the ability to see into the store. She said the material must be removed and offered to work with the owners to explore other options.

Public Comment: There was no public comment.

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

Action: I move that the International Special Review District Board approve a Certificate of Approval for signage, as proposed.

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

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

SMC 23.66.338 – Business identification signs

**ISRD Design Guidelines for Awnings and Canopies, Façade Alterations and Signs
IV. Signage**

MM/SC/WC/BL

5:0:0 Motion carried.

052609.24

Northwest Wushu

605 8th Ave. S.

Applicant: Tianyuan Tenison, business owner

Paint Colors and Signage: Proposed exterior paint colors and revised sign proposal.

Ms. Frestedt explained the proposal for paint colors and a revision to the approved sign proposal. Exhibits included drawings and photographs. She said the Board approved a Certificate of Approval for paint colors on May 12, 2009 and deferred action on paint colors pending submission of alternative schemes. This building is located within the Asian Design Character District. It is a non-contributing building. The amount of proposed signage meets the allowance pursuant to SMC 23.66.338. She introduced the business owner, Tianyuan Tenison.

Ms. Tenison said a friend made and installed the sign as a gift. She explained the meaning of the characters: the top two represent her name; the next represents “country art” which is a variation on “martial arts”. She went over the proposed paint colors for the building and said the lighter color was for the garage door with the darker color proposed for the building.

Ms. Frestedt explained the sign was Lexan plastic; characters were glued onto the yellow backing. She said that the Board would review paint colors and the circular signs; applicant would come back for the new proposed new sign on 8th Ave. S. façade.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for paint colors and signage, as proposed.

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

SMC 23.66.030 Certificates of Approval – Application, review and appeals.

SMC 23.66.336 – Exterior building finishes

- A. General Requirements
- B. Asian Design Character District

2. Colors

SMC 23.66.338 – Business identification signage

ISRD District Design Guidelines

II. Storefront and building design guidelines

MM/SC/BL/RM

5:0:0 Motion carried.

Ms. Frestedt explained to the applicant that more information is needed in order for her to write the Certificate of Approval: a revised simplified drawing that shows the circles and gives the dimensions.

052609.25

Maynard Ave. S. and S. Jackson St.

Applicant: Jonathan Dong, SDOT

Street Use: Proposed sidewalk and curb expansion to accommodate bus stop improvements on the northwest and southeast corners of the intersection.

Ms. Frestedt explained the proposal to increase the width of the sidewalk and curb along the northwest and southeastern corners of the intersection at Maynard Ave. S. and S. Jackson St. to accommodate bus stop improvements. The work on the south side of Jackson St. will include installation of a new curb ramp. She explained the proposed pavement stamp in the concrete would consist of a compass design. She introduced Jonathan Dong, from SDOT.

Mr. Dong summarized the application and explained the proposed improvements on the Jackson/Rainier corridor noting the high transit ridership. He said that the bus stop improvements would enhance bus movement leaving and re-entering the traffic and would also create a better waiting environment for riders. He explained the proposal for the north side of S. Jackson St. He said they would add pavement to extend the width of the sidewalk by approximately 4 feet. He said they are not proposing to put in a new shelter because they have talked to the property owner who is working with Metro on a proposal for awnings as part of a separate application. He went on to explain what the proposal for the south side of Jackson St. He said there is an existing shelter, light pole and trees/tree pits. They propose to redo repair the asphalt and curb ramp. The proposal also includes a 4' sidewalk extension. He said they are proposing to add a second bus shelter, but will retain the existing trees and tree pits. The proposal includes the installation of a pavement stamp featuring a compass design (3' diameter) to be placed between the two trees.

Ms. Frestedt explained that the sidewalk repairs were "in kind" and Board approval is not required for that work. She asked if he'd been able to talk to the property owner.

Mr. Dong said had not been able to reach the property owner.

Ms. Frestedt recommended that the Board defer action on expanded shelter pending submission of graphics and elevations to be presented before the Board. She noted there were three parts to this proposal: the sidewalk expansion, bus shelter and the stamp.

Discussion ensued about the compass pavement stamp and while the Board was supportive the concept for a stamp, members stated a preference for something more customized and appropriate to the District. One member recommended a dragon motif.

Mr. Dong described the proposed porous sidewalk and said visually it wouldn't look different from regular sidewalk. He said that storm water would seep through and go into storm drain system. In response to clarifying questions he said he didn't know about maintenance and would have to talk to the maintenance crew. He said that the porous pavement would not cover areaways. Ms. Frestedt provided a brief explanation of what an areaway is.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chan asked about impacts to traffic. Mr. Dong explained that a traffic analysis had been done and the bulbs would not delay traffic and were intended to improve traffic flow.

Mr. Murakami wanted to see the impact of the shelter and that he preferred to see a stamp design that related to the district. He was okay with the expansion of the curb.

Mr. Lee said the expansion of the curb was acceptable and asked if it had been done elsewhere. Mr. Dong said it had been done on 3rd Avenue and also in Wallingford and bus operation was smoother and more efficient because they don't face the delay of getting back into traffic. He said the passengers enjoy a better waiting area.

Mr. Chan raised concern about safety.

Discussion ensued about safety concerns and traffic study/analysis will help respond to some of these concerns. The curb expansion is part of an overarching plan to improve traffic. The bus bulbs narrow the street and when a driver sees the narrow street does not accelerate.

Mr. Lee wanted to see other options for the pavement stamp and preferred something with Asian character.

Mr. Ha supported the shelter but preferred it to be more open and he preferred that the stamp have an Asian character; he asked to see more options.

Mr. Bisbee supported the bulb in principle and suggested they show the pedestrian light and the street light in the drawing because the pedestrian light is character defining and serves a broader community purpose beyond lighting. He preferred a pavement stamp design with more character and suggested a reference to the green street art project on Maynard.

Mr. Murakami asked if the shelter could be split into two singles instead of one double. Mr. Dong said it could and they could extend the footing to give the option to do two shelters but that Metro would have to come back to the Board get approval for the shelter itself. He said the location was chosen so that the two trees could be un-affected.

Mr. Bisbee suggested a trash receptacle because of the tendency for trash to accumulate at bus stops. Mr. Dong replied that Metro maintains the receptacles. It was requested that a receptacle be added to the drawing.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the bus bulb expansion and defer decision on the shelter and pavement stamping pending details about the proposed shelter and alternative pavement stamp options.

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

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

SMC 23.66.334 – Streets and sidewalks

MM/SC/RM/JB

5:0:0 Motion carried.

052609.26

Chinese Southern Baptist Church

515-517 10th Ave. S.

Applicants: Andrew Ng, Sik Wong and Ivan Leung

Project Summary: Proposed establishment of Use and Final Design of a new two-story educational building (3,536 sq. ft.). Proposal includes demolition of the existing portable trailer.

Ms. Frestedt explained the application for approval for final design of a new 2-story education building adjacent to the church, proposal includes materials, finishes, colors, and landscaping. She said the applicant has briefed the ARC and/or full Board on the following dates: May 22, 2007; June 13, 2007; September 6, 2007; February 26, 2008; and March 24, 2009. On May 12, 2009 the Architectural Review Committee recommended approval for Demolition, Use and Final Design. She said the project site is in a split zone, NC3-65 and C1-65. On 6/11/07, the Department of Planning and Development issued a Declaration of Non-Significance (DNS) with conditions for the initial proposal. No environmental impact statement was required. DPD has determined that the revised proposal will not trigger a new SEPA review and that the previous decision is upheld. She said the applicants have requested a departure on the assigned Green Factor score (.30 or greater). The portable single-wide trailer on the site was added to the site in 1971. This project is outside of the Asian Design Character District; therefore, the specific Design Guidelines for the Asian Design Character District do not apply. Ms. Frestedt introduced the applicants.

Ivan Leung went over the proposal and explained the trailer would be demolished and replaced with a two-story building. He referred to the materials board and said the exterior textured surface Hardi Plank has been replaced with smooth surface in the color shown on material board. The roofing will be asphalt shingle and the windows will be aluminum. The entrances will be located on the north and south sides and there will not be an entrance on S. 10th Ave. In response to ARC request Mr. Leung went over the light fixtures and said the one on 10th Avenue would be different to distinguish it as the entrance. There was a discussion about the proposed fixture alternatives. The Board supported the applicant's preferred alternative.

Mr. Leung described the proposed exterior lighting and referred to the specification sheets distributed to the Board. He described the landscaping and said along the perimeter would be a strip of land - flowers, roses would be put in and in the front (east elevation) in addition to the flowers they will put in three Italian Cypress trees would be planted. They chose a smaller tree for security reasons. He said they were asking the Board for a departure on the Green Factor score.

Ms. Frestedt said that the project had undergone numerous reviews before the Architecture Review Committee and that the members of the ARC support the requested departure, but encouraged the applicants to maximize green space, given their constraints. She confirmed that the Committee is supportive of the final proposal and recommended approval.

Ms. Frestedt noted that Ms. Chung Gerrick sent an email in support of the proposed design and deferred to the Board for lighting.

In response to clarifying questions Andrew Ng said the windows on the 1st and 2nd floors were the same although they looked different on the drawing. They will have the same trim and will be the same width. It was noted applicants changed the roofline; it had originally been stepped, but was simplified in response to recommendations from the ARC at the last meeting.

Public Comment:

Susan Lee Woo, community volunteer, said she liked the design.

Board Discussion:

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

Action: I move that the International Special Review District Board approve a Certificate of Approval for Demolition per the applicant's submittal. This action is based on the following:

This application meets the following sections of the SMC Chapter 23.66:

23.66.030 - Certificates of approval - Application, review and appeals

23.66.318 – Demolition approval

MM/SC/RM/WC

5:0:0 Motion carried.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Use and Final Design per the applicant's submittal. This application includes exterior building materials, colors, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop and landscaping. The Board supports the applicant's request for a departure of the Green Factor score identified by the Department of Planning and Development. This action is based on the following:

This application meets the following sections of the SMC Chapter 23.66:

23.66.030 - Certificates of approval - Application, review and appeals

23.66.320 - Permitted uses

23.66.332 - Height

23.66.334 - Streets and sidewalks

23.66.336 – Exterior building finishes

A. General requirements

C. Exterior Building Design Outside the Asian Design Character District

23.66.342 - Parking and access

Secretary of the Interior's Standards for Rehabilitation

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 a 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/BL/RM

5:0:0 Motion carried.

052609.27

1017 S. Jackson St.

Applicants: Ed Linardic, LDG Architects and Chris Koh, property owner

Demolition: Proposed demolition of the existing building at 1017 S. Jackson St., with the exception of the north façade.

Preliminary Design and Use: Proposed new construction of a six-story, mixed-use project to include ground level retail, 60 apartment units and one level of parking below grade.

Ms. Frestedt explained the application for proposed Demolition, Use and Preliminary Design of a six-story mixed-use building. She said that the proposal consists of: one level of parking below grade (10,950 sq. ft.); street level retail on the 1st floor (8,112 sq. ft.); and 60 apartment units on stories 2-5 (39,183 sq. ft.). The proposal includes demolition of the existing building at 1017 S. Jackson St., with the exception of the north façade. She said the shoring plan for the north façade is part of this proposal. She said the applicant briefed the ARC and/or full Board on the following dates: June 24, 2008; July 14, 2008; and October 28, 2008.

Ms. Frestedt confirmed on October 28, 2008 the Architectural Review Committee recommended approval for Demolition, Use and Preliminary Design. This site is zoned NC3-65. This project is outside of the Asian Design Character District; therefore, the specific Design Guidelines for the Asian Design Character District do not apply. She provided an overview of the history of the project, explaining that a Certificate of Approval had been originally issued in 2003; however, the project had not been developed. She explained that a condition of the original SEPA decision was that the north façade of the existing building must be retained and incorporated into the façade. She said that due to the amount of time that had passed it was determined that the applicants would have to reapply for a Certificate of Approval. She explained that design modifications had been made between the original approval and the current proposal. This was part of the focus of last year's ARC meetings. She introduced the applicants.

Chris Koh, property owner, explained when the project was first proposed they had planned on senior housing, day care and a vegetarian restaurant. Since the initial proposal they revised their plans to smaller more retail-oriented concept with a courtyard. He explained there would be 60 apartment units and access would be off King Street. He said they would keep the old and new separate and distinct and explained they planned to use beveled siding and Hardi Plank in various areas. He said they proposed an ornamental gate featuring dragons at the front entrance. He explained the textured concrete that was proposed on the west side and that a small amount would be visible from the east. He said there would be transparency with retail spaces and the courtyard would provide natural lighting. He pointed out on the drawing where the natural light would come from at the north and south ends of the building. He said they were preserving the façade of the original structure to keep the presence of the old building.

Ms. Frestedt summarized the findings of the historic property report (full report in file) and spoke to the importance of respecting the earlier Board's decision to keep the historic façade.

Mr. Murakami asked how the 2nd story of the existing building would be utilized and expressed concern with how it would relate to the new building. He expressed particular interest in the relationship between the second story windows of the original façade and the new construction.

Mr. Koh said the new construction would be set back but the windows in the existing building are not currently utilized. He said the new building will be set back about 5 – 6'.

Mr. Murakami said it would be preferable for the second story openings to function as windows in the redevelopment. In terms of respecting the integrity of the original building, he would like to see options for functionality. He said the floor level for the new building appears to be running below the window line – it is important to respect the design and to respect the window as a window.

Ms. Frestedt noted that it can be a recommendation or a condition upon potential approval – how to maximize the light and the existing windows.

Mr. Koh explained this is their first project with an historic building and they are trying to work out how to retain the historic element but how to keep it as a separate element from the rest – the new building doesn't have any character/connection with the old. He noted the challenge they have had in working with the historic and new.

Public Comment:

Susan Lee Woo asked about the set back and Mr. Koh explained what a set back was and pointed out on the drawing where it was and the proposed size. He explained the lower level would be basement parking, with retail at ground level and apartments above. He explained the façade was independent structurally from the apartment units. He said the garage entrance is from King Street and goes underneath the building; 42 parking spaces are proposed.

Board Discussion:

There was general discussion about The Secretary of Interior's Standards about differentiating the old from the new construction.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Demolition, with the exception of the north façade. The façade will be incorporated into the new construction, per the attached shoring plan included in the applicant's submittal. This action is based on the following:

This application meets the following sections of the SMC Chapter 23.66:

23.66.030 - Certificates of approval - Application, review and appeals
23.66.318 – Demolition approval

MM/SC/WC/BL

5:0:0 Motion carried.

Action: I move that the International Special Review District Board approve a Certificate of Approval for Use and Preliminary Design for bulk, scale and massing per the applicant's submittal. This application does not include: Exterior building materials and colors, exterior lighting, construction details, exterior mechanical equipment on the face or rooftop, or a building sign plan.

The Board requested more information on north façade and its relationship to new building structure; transparency of the 2nd story windows. These items will be submitted in a separate Certificate of Approval application.

This application meets the following sections of the SMC Chapter 23.66:

23.66.030 - Certificates of approval - Application, review and appeals
23.66.320 - Permitted uses
23.66.326 - Street-level uses
23.66.328 - Uses above street level
23.66.332 - Height
23.66.334 - Streets and sidewalks

23.66.324 - Parking and access

MM/SC/RM/WC

5:0:0 Motion carried.

052609.3 BOARD BUSINESS

The meeting was adjourned at 7:40 p.m.

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