



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 12/08

MINUTES FOR THE MEETING OF TUESDAY, January 8, 2008

Time: 4:30 p.m.
Place: Bush Asia Center
409 Maynard Avenue S.
Basement conference room

Board Members Present

Jerry Chihara
Misun Chung Gerrick
Robert Ha
Amalia Gonzalez-Kahn
Hoa Tang

Staff

Rebecca Frestedt

Meeting called to order by Amalia Gonzalez-Kahn at 4:40pm

010808.1 APPROVAL OF MINUTES

Nov. 13, 2007 approved with changes as amended.

MM/SC/JC/HT 5:0:0

Nov. 27, 2007 approved with changes as amended.

MM/SC/JC/RH 5:0:0

010808.2 CERTIFICATES OF APPROVAL

010808.21 Milwaukee Hotel
672 S. King St.

Change of Use: Proposal to convert approximately 2000 sq. ft. on the 2nd floor from office to residential.

Staff Report: The applicant proposed a revised change of use from office to residential on the second floor of the building. The proposal would bring the total number of apartments on the floor from 11 to 18 units (120 total for the building). The proposed units include six (6) single-room occupancy (SRO) units and 1 One-bedroom unit.

Ms. Frestedt explained that housing development above retail is encouraged within the International District Mixed (IDM) zone. She said that the remainder of the second floor is occupied by a Buddhist Learning Center. The Board approved the change of use from restaurant

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to office space in 2004. She said that the Board issued a Certificate of Approval for a Change of Use in September 2004 to establish 113 apartment units on the 2nd through 5th floors.

Applicant Comment: Mr. Wu said that the staff report covered the details of the application. He added that this proposal is part of an on-going project and the construction permit is pending this final approval from the ISRD Board.

Board Questions:

Ms. Chung Gerrick asked for clarification on the submitted floor plans.

Mr. Wu said that the floor plan presented is the proposed plan. He said that the goal is to encourage more residents in the district and to make the units affordable for people who are single with no family, since the additional units are considered Single-Room Occupancy (SRO) units.

Mr. Chihara asked if there was a relationship between the Buddhist Center and SROs.

Mr. Wu said no, aside from the building owner being the same.

Public Comment: There was no public comment.

Board Discussion:

Ms. Chung asked if there was any parking associated with the SROs.

Mr. Wu said that there were no parking requirements for the whole development but they are proposing parking downstairs for which they have already received approval; he said it is not related to the housing.

Action:

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

The application meets the following sections of the **SMC Chapter 23.66:**

- SMC 23.66.304 – International District Mixed (IDM) Zone goals and objectives.**
- SMC 23.66.320 – Permitted uses.**

MM/SC/RH/JC 5:0:0 Motion carried.

010808.22

Chinatown Gate
King Street at 5th Ave. S.

Application: Proposed signage, lighting and paint colors for the Chinatown Gate.

Staff Report: This application is for the proposed final colors, signage, and lighting plan for the Western segment of the Chinatown Gate. The applicant proposes to paint the unfinished surfaces on the Gate the following colors: Benjamin Moore Blueberry Hill, Moroccan Red, and Pacific Rim. See drawings and photographs for specific location of each color. The proposed lighting plan includes: eight (8) 5” horizontal flood lights (120v); four (4) OM 6” splay lens reflector downlights inset into the Gate (120v). Ms. Frestedt distributed drawings and

specification sheets to the Board. The applicant also proposes to install a 6'3" h x 3' w stainless steel sign that says "China Gate" in Chinese characters. The background will be painted blue with gold characters and surrounded with gold molding. The proposal includes the installation of 22" w x 1' 10.5" h bronze plaques attached with 8 – ½" lag bolts on to the plinths. See attached drawings.

Ms. Frestedt said that the Board issued a Certificate of Approval for Street Use and Preliminary Design in December 2003 and a Certificate of Approval for Final Design in January 2007. She said that the Certificate for final design was *conditional* on the Board's approval for colors and signage.

Applicant comment: Mr. Wu said the China Gate sign will have lettering on the both the east and the west sides of the gate.

Ms. Frestedt asked Mr. Wu to clarify what material will be used for the sign.

Mr. Wu said the sign will be made from stainless steel. This material was selected because it is a low maintenance and long lasting material.

Mr. Wu clarified that the colors shown in the photos of the gate are part of the installed decorations. He said that the glazed tile work came pre-finished and the contractors are installing those now. He said this will reduce the amount of hand painting required and therefore reduce the cost of labor. He said he is awaiting final approval so they can apply finishes to the gate

Mr. Wu said that the scaffolding will be removed next week. He said that the donor plaques are still a work in progress because they want to check the names of the donors and there are some latecomers who want their names included so that is why he didn't have one to present to the Board. The bronze plaques will cast with letters in relief. He said that they have not yet been manufactured. The plaques will not be ready for the unveiling of the gate which is scheduled February 9, 2008. Mr. Wu said the surround on the signage will be stainless steel and painted gold.

Ms. Frestedt asked Mr. Wu to describe the lighting plan to the Board.

Mr. Wu said the lighting plan is a reflected ceiling plan. He said that the gate will include four recessed downlights into the beams that will light up the sidewalk and the crossing area. He said that on top of the beam will be four uplights that will light up the soffitt. He provided a colored picture.

Mr. Chihara asked about the location of the fixtures.

Mr. Wu said the down light fixtures will not be visible from the street. They will be recessed into the structural beams.

Mr. Chihara asked what surface the lights would be attached to and if they would obscure the view of any of the decorative elements.

Mr. Wu said the fixtures will be placed between decorative elements and the base plate would be anchored to the bottom of the beam and adjusted to shine upwards.

Ms. Chung Gerrick expressed concern that the fixtures would be too close to the beam and might create “hot spots”.

Mr. Wu said that he won’t know until they mount the lighting and test the photometrics and distribution of lighting on the fixture. The proposed lights are not very bright (50 watts) and will hopefully diffuse the light and prevent hot spots.

Mr. Chihara asked about the potential for glare. Mr. Wu said that the lighting would be positioned in a way that should prevent glare.

Mr. Wu said that is possible that they may need additional lighting on the gate. Ms. Frestedt stated that the applicants will need to apply for another Certificate of Approval if additional lighting is proposed.

Members of the Board stated that the area under the gate should be well lit to prevent illicit activity in the area.

Mr. Wu mentioned that the Gate Foundation has considered adding electronic bird remediation strips. He said the strips would not be visible to passersby.

Ms. Frestedt said that a Certificate of Approval will be required for the pigeon remediation proposal and before any equipment is installed. She mentioned that Union Station had to come before the Board when they proposed a similar solution.

Mr. Wu said that he would submit an application if they choose to pursue the proposal.

Mr. Chihara said that the lighting proposal seems to be the least obtrusive but he wondered if there is a way to illuminate the gate in a way that completely obscures the lighting fixtures. He stated that it may be possible to light the surface from down lights installed on the soffit, from the beam roof.

Mr. Chihara said the proposal seems well thought out, but it would be better if the light fixture were less visible from the base.

Mr. Wu said that gates in other cities are often not illuminated. He said that ideally the gate would be lighted from somewhere else but their options are limited. He said that they might come back with another proposal if this doesn’t work. He said that they are open to suggestions that the board might have because it is a community project.

Mr. Chihara said that he doesn’t have a problem with the proposal to light the gate

Mr. Wu then provided a summary of the proposal to add donor plaques to the base of the gate. He said that there would be fifteen plaques sides. He said there will be four signs on each of the four posts. The reason for fifteen, he explained, is that one of the plinth faces includes an electric meter panel.

Mr. Chihara said that conceptually he is comfortable with the proposal, but would like to see the proposal in its final form, including graphics. It sounds like a very low key element at the base.

Mr. Wu said that the donor plaques contain the names of funders and how much they contributed.

Mr. Wu said he would submit the information to Ms. Frestedt.

Ms. Frestedt said the proposal will need to be reviewed by the Board. She explained that the Board that they may defer consideration of the plaques until the applicant submits the graphic details. She said that it is hard to envision the signage without seeing a mock up.

Mr. Wu hoped that he would have the proofs soon. He added that the text will be in Chinese and English.

Ms. Chung still had questions about the lighting. She said she was not sure about approving the final plan and that perhaps Mr. Wu should provide options.

Ms. Frestedt said that her understanding is that Mr. Wu's intent is to install the lighting, as proposed, but that if it does not work that he would come back for a revision which would have to be approved by the board. She explained that the Board should consider the application before them in light of the District ordinance and Design Guidelines. She said if the Board requires additional information in order to make a decision that should be part of the Board's discussion.

Ms. Gonzalez-Kahn asked the applicant to clarify the number and location of the proposed lights. Mr. Wu reviewed the lighting plan drawings with the Board.

Ms. Gonzalez-Kahn said that the only other thing that makes her nervous about having lights pointing upward is making sure the lights do not shine into someone's window.

Mr. Wu said that he doesn't think that will be an issue and repeated that the wattage will be very low.

Ms. Gonzalez-Kahn agreed that she would like to see more information regarding the plaques. She asked if the Board could make a motion to approve, conditional on Mr. Wu bringing in the graphics for Board review before we approve any portion.

Ms. Frestedt said that timing is an issue for the applicants due to the scheduled dedication ceremony. She explained that placing a condition on the application will delay the portions of the application that are complete and meet the Code and guidelines. Instead, she recommended that the Board deliberate and vote on the portions of the application that are complete and defer any portion of the application for which additional information is needed, such as the donor plaques.

Mr. Wu asked if the application could be approved *including* the plaques but subject to final approval of the wording and the design of the plaque itself so at least we have approval.

Ms. Frestedt repeated that this could be problematic because it would delay the entire application until the additional information on the plaques is received and approved by the Board.

Ms. Gonzalez-Kahn asked if there were any more board comments. There were no additional Board comments or questions.

Ms. Gonzalez-Kahn asked if there was any public comment.

Public Comment: Betty Lau, Chinese School and Gate Foundation secretary, said that it was a really great project and that it has taken 80 years to get to this point. The elders and the very elderly have heard about it since they were children and are really anxious to see this while they are still alive.

Ms. Chung Gerrick asked if there would be a second gate at the other end of 8th Avenue S.

Mr. Wu said that the addition of a second gate is far off, pending additional fundraising.

Mr. Chihara asked for clarification on how Mr. Wu is finishing the sides of the signs.

Mr. Wu said they would be painted blue and that there wouldn't be any unpainted surface.

Mr. Chihara said that he has been watching the construction process and remarked on the craftsmanship going into the construction process. He said it is a wonder to watch the workers.

Mr. Wu said that it has taken much longer than they originally had thought.

There were no other Board comments. Ms. Gonzalez-Kahn asked for a motion.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for exterior alterations and signage, excluding the donor plaque at the plinth of the China Gate, subject to final submittal and review by this Board.

This action is based on the following: The application meets the following sections of the **SMC Chapter 23.66:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.336(A) – Exterior building finishes - General Requirements.
SMC 23.66.336(B) – Asian Design Character District

MM/SC/JC/RH 5:0:0 Motion carried.

010808.3 BOARD BUSINESS

The Board nominated and voted to appoint Ms. Gonzalez-Kahn as the Acting Chair and Mr. Ha as Acting Vice-Chair until the two vacant positions are filled, following the March 4th Special Election.

Mr. Frestedt said that she will plan to schedule a work session to discuss the new construction guidelines during Board Business at the next ISRD Board meeting. Mr. Chihara suggested gathering feedback from past board members as part of the guideline revision process.

Ms. Frestedt said that there would be a briefing by Susan McLain regarding the Livable South Downtown study and the City's preferred alternative scheduled for the meeting of February 26, 2008.

ADJOURN 5:45 p.m.

Issued: February 28, 2007

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