



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 48/08

MINUTES FOR THE MEETING OF TUESDAY, February 26, 2008

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

Board Members Present

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

Staff

Rebecca Frestedt
Melinda Bloom

Amalia Gonzalez-Kahn called the meeting to order at 4:40 pm.

022608.1 APPROVAL OF MINUTES

January 8, 2008 Deferred to next meeting.

January 22, 2008 Move to approve the minutes.
MM/SC/JC/HT 4:0:0

022608.2 CERTIFICATES OF APPROVAL

022608.21 Kong Yick West Building
508 7th Ave. S.

Summary of proposed changes: Ms. Frestedt read from the Staff Report and said the Kong Yick West building was built in 1910 and is a contributing building within the local and National Register Districts. She said that the building owners received a Certificate of Approval for emergency repairs in April of 2001, following the Nisqually earthquake; however, the approved repairs were never executed and the condition has since deteriorated. She said that I.L. Gross Structural Engineers provided a structural report outlining the conditions of the building in 2001. She mentioned that an updated report from I.L. Gross is attached.

Ms. Frestedt outlined the proposed repairs and masonry restoration on the exterior of the Kong Yick West building, as listed in the staff report. She said the applicant proposes to: 1) Remove damaged marblecrete segments and install helical ties to secure remainder; 2) Rebuild damaged material using a parge coat with 3-to-1 ratio of sand cement and lime to match original

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

"Printed on Recycled Paper"

(composition created to match refurbished material on the Kong Yick East building); 3) Repair and replace sheet metal flashing above the storefront on the northwest corner of the building; 4) Repair masonry on the south façade; 5) Repaint storefronts, as noted on submitted photographs; 6) Tuckpoint and repoint mortar as needed; and 7) Pressure wash (20% solution of Proscodetergent, low pressure) and add water repellent/sealant (Silocane WB Concentrate) to north and west façades.

She distributed photographs and application materials to the Board. Ms. Frestedt introduced Bernie and Richard Kay, representatives for Yick Fung Investment Company, and contractor Kent Lake, MRI, Inc.

Mr. Ha arrived at 4:50 pm.

Applicant Comment: Mr. Lake said that several portions of the upper band of marblecrete are detached and loose. He said that the composition is a parge coat with a no tie system right over a backing brick, similar to the brick on the alley façade. He said the marblecrete has failed due to the growth of moss behind the band and water damage. He said they want to remove the loose portions, stabilize the portions that are there then and then reinforce with 301 helical stainless ties like at Wing Luke Asian Museum (WLAM) over the doorways. They will be putting in a tie system in the remainder of the marblecrete bands. He said once that is done they will add the original aggregate in. He said it will blend well to match the original. He added that they want to coat it with a breathable masonry coating that has been used on other historic buildings. He said the same material and same color as used on the band at the WLAM. He said they will clean the masonry with hot water and light duty restoration cleaner and repoint the two streetside elevations.

Mr. Lake said they will remove the brick on the south façade down to the bottom of the crack and veneer the new CMU (*concrete masonry unit*) with the original brick. He said a thin section of parapet will be removed, repaired, and regouted. He said the original brick will be added as veneer so it looks original.

Ms. Chung Gerrick asked if they are restoring the upper windows.

Mr. Lake said they will be rebuilding arches and repainting windows. He added that the windows will be cleaned up and they will make sure there is no rot.

Mr. Chihara asked for clarification on the portion of the south façade that would be removed.

Mr. Lake said the work will be limited to the top of window to the roof, about nine feet.

Ms. Chung Gerrick said the applicants did work on the WLAM and one can't tell the difference between repaired and original so she trusts his capabilities. She said it seems like a lot of application repair and restoration without introducing new elements.

Mr. Lake said the biggest change will be the color coat on the marblecrete band which will match what was done at the WLAM.

Ms. Chung Gerrick asked for clarification on the proposed shade of green.

Mr. Kay said the green color will be the original green of Yick Fung Building.

Mr. Chihara asked about if the damage to the marblecrete is due to water intrusion.

Mr. Lake said that the water came in from the back of the parapet, originally and is getting worse over time. He confirmed that the parts not included in the work are secure and won't need additional work.

Mr. Chihara asked about the black mud for repointing.

Mr. Lake said the original mortar was black; the black mud will match. The north and west will be tuckpointed. The majority of the mortar is in pretty good shape except for the section that was damaged in the Nisqually quake.

Ms. Chung Gerrick asked about the parapet, noting that some areas appear to be exposed concrete without a cap.

Mr. Lake said it is a parge coat; it looks like concrete. There is no proposal for a new parapet cap. There is flashing up there and it is adequate at this point so they will leave it.

Public Comment: There was no public comment.

I move that the International Special Review District Board approve a Certificate of Approval for the exterior restoration and repairs, as proposed. **This action is based on the following:**

Applicable Guidelines

**SMC 23.66.336 – Exterior building finishes
General Requirements
Asian Design Character District**

SMC 23.66.340 – Minimum maintenance

Secretary of the Interior Standards for Rehabilitation

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

#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.

MM/SC/MC/JC

5:0:0

022608.22

JiLi Ice Cream Café
507 Maynard Ave. S., Suite 511A

Applicant Representative: Jimmy Lo, Owner

Summary of proposed changes: Establish use as a restaurant/café (358 sq. ft.).

Ms. Frestedt read from the Staff Report and said that the Mar Hotel (also called the Hong Kong Building) has been vacant for many years. She said that the applicant proposes to establish use for three new businesses within the building as part of a larger building renovation. She said street level, pedestrian-oriented retail uses are encouraged within the International District Mixed (IDM) zone. She said that the applicant will summarize the three proposed uses and then each proposal will require an individual motion by the Board.

Applicant comment: Ms. Frestedt introduced the applicant, Jimmy Lo.

Mr. Lo said JiLi Ice Cream Café will sell ice cream and smoothies. He said it will be a one of a kind store in the International District and the only place in Seattle to sell this kind of ice cream.

He said Dream Castle Comics bookstore will be in the center and will carry 99% Japanese comics. It will be the only carrier of many of the books that are unavailable elsewhere. He said they will have rentals, second hand books, and will sell collectors pieces.

Mr. Lo said the Pet Go Fish will sell pet fish. The goal is to bring people to ID to buy fish, but they also plan to sell pet food for cats and dogs because there is nowhere else in the ID to buy cat and dog food.

Board Questions:

Mr. Chihara said the businesses seem to be in compliance for pedestrian oriented retail especially in that building. He said it is nice to see new business coming in. He said he is concerned that three businesses are going into two storefronts and one of the requirements by guidelines is there is a limitation on signage based on the amount of storefronts you have. He advised Mr. Lo to be careful with signage since they have a small amount of storefront and three businesses and to be mindful of how they propose their signage.

Mr. Lo said that there is no big sign up yet until the building is done. He said they will start with a custom vinyl on window temporarily.

Ms. Gonzalez-Kahn clarified that even vinyl signage has to have approval.

Ms. Frestedt suggested that Mr. Lo call her tomorrow to talk about requirements for signage and said that there is a maximum timeline for temporary signage.

Ms. Chung Gerrick said she likes to see youth oriented business brought into the area. She recommended having some fish and books near the display windows to attract people.

Mr. Lo said he will have a display tank up front, new arrival books and newspapers.

There was no more board discussion.

Public Comment: There was no public comment.

Proposed Motion:

I move that the International Special Review District Board approve a Certificate of Approval for a change of use, as proposed. **This action is based on the following:**

Applicable Guidelines
SMC 23.66.320 – Permitted Uses

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

022608.23 Pet Go Fish and Pet Supply
507 Maynard Ave. S., Suite 511B

Summary of proposed changes: Establish use (699 Sq ft) for a retail store.

See Board discussion above.

Proposed Motion:

I move that the International Special Review District Board approve a Certificate of Approval for a change of use, as proposed. **This action is based on the following:**

Applicable Guidelines

SMC 23.66.320 – Permitted Uses

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

022608.24 Dream Castle Comics Store
507 Maynard Ave. S., Suite 511B

Summary of proposed changes: Establish use as a retail store (576 sq. ft.).

See Board discussion above.

Proposed Motion:

I move that the International Special Review District Board approve a Certificate of Approval for a change of use, as proposed. **This action is based on the following:**

Applicable Guidelines

SMC 23.66.320 – Permitted Uses

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

022608.25 King County Metro Transit
East side of 5th Ave., just south of S. Main St.

Summary of proposed changes: Proposed temporary alteration to install an internally lit cabinet sign on a bus shelter at 5th Ave. & S. Main St.

Ms. Frestredt read from the staff report. She said this application is for the temporary (three to six month duration) alteration of the extant transit shelter and the addition interior-lit signage on the north end of the shelter. She said that two locations were initially proposed, but since issuing the agenda, the 4th and S. Washington location had been withdrawn. Ms. Frestedt introduced Dale Cummings from King County Metro Transit.

Applicant comment: Mr. Cummings reported that Metro wanted to find a bus shelter to test an internal lit sign that would be close to City Hall for convenient access to meet on site with City staff and the Mayor's Office. He said if approved the lit signage would be in place three – six months and then be removed with the shelter put back to current condition. He said they will be targeting the most northern end of the shelter. He said the sign placement would provide five feet for traffic and wheelchair access and that no construction is needed. He said the power source is already there. He walked through the Board materials and described the signage, as presented to the Board. He said the content would be a public service announcement about using mass transit. He said the panel would have a poster on either side and be lit internally.

Board Questions:

Mr. Chihara asked if they are proposing to increase the side panel of both ends.

Mr. Cummings said just the north end and the end panel would be a little over four feet wide. He said that the depth of the roof is six feet so the panel doesn't come all the way out.

Ms. Chung Gerrick asked what the 3'10" dimension is. Mr. Cummings said it is the existing posts with the sign in between shelter posts would be 3'10". The post itself is about 4" which would bring to the back of the shelter about 4'2". There was discussion about the drawing being confusing in this area.

There was a discussion about the dimensions, as labeled on the drawings.

Ms. Chung Gerrick asked if Metro had any intention of using the sign for advertising.

Mr. Cummings said yes but not in this application. He said they would come back if that were desired by the City, but this is just a first step in seeing if this is something the City is working with Metro on within existing bus shelters.

Mr. Chihara said he appreciates the current message advocating carpool/mass transit, but is concerned about the potential future application for commercial signage in bus shelters. He said moving in that direction would be troubling.

Mr. Cummings said that most cities in the United States have shelter advertising as it helps pay for additional shelters for customers. He said part of those programs include shelters that do not have advertisements but have lighting and also community service messages.

Ms. Frestedt said that the focus of this application is for the public service message, as proposed.

Mr. Chihara said that the proposal has some impact on security issues since the sign would limit visibility on the north face. He asked if Metro had taken this into account.

Mr. Cummings said the lighting is part of Metro's safety approach as a deterrent to loitering and illegal activities. He believes it will provide additional lighting off both faces of panel so would displace negative activities.

Mr. Chihara asked if the sign comes down to the sidewalk.

Mr. Cummings said no, it comes 8" – 12" above.

Mr. Chihara said that creates an opportunity for people to hide.

Mr. Cummings said if it becomes a problem the sign could be removed faster. He said he would work with the Board on this issue and could provide security details.

Ms. Frestedt said she understands there are real concerns about public safety. She clarified for the Board that the reason she recommended this proposal is because it is temporary pilot project and is reversible. She said that should the board approve the application the community should observe activity around the shelter and take that into account if the applicants return for an application beyond the pilot period.

Ms. Chung Gerrick said the lighting and transparency both contribute to security, not one or the other. She said because it is temporary she would approve and recommended removal the sooner the better.

Mr. Cummings said it depends on getting Mayor's office schedule and must get permitting. He will try to get removal permit at same time to save time.

Ms. Frestedt said another option is the board can add a condition related to the proposed time frame.

Mr. Cummings said he can set up with Metro's transit security to monitor it and see if they have any security issues.

Ms. Frestedt said that she would sent a letter with the Certificate of Approval to encourage Metro to monitor the site.

Public Comment: There was no public comment.

Proposed Motion:

I move that the International Special Review District Board approve a Certificate of Approval for the temporary shelter alterations and signage, with the recommendation that the site is monitored by Metro security. **This action is based on the following:**

Applicable Guidelines

SMC 23.66.334 – Streets and sidewalks

ISRD Design Guidelines for Signs

Section IV. Signage [for interior-lit cabinets]

MM/SC/MCG/HT

5:0:0 Motion carried.

022608.3

BOARD BRIEFINGS

022608.31

Chinatown Gate
King Street at 5th Ave. S.

Proposal to install a series of bronze donor plaques to the base of the Chinatown Gate.

Ms. Frestedt said that the Board deferred an application for the proposed plaques due to lack of information. She said Paul Wu has returned to brief the Board about the proposed signage and handed out proofs of signs with materials and dimensions.

Paul Wu said the gate has four columns; each with space for 4 plaques with the exception of one column that has an electrical panel on one face so will only have three plaques. He said the plaques are to commemorate the contributions and support given by community for this project. They will be cast bronze material. He said he did not bring samples as they are all custom made. He said the plaques will contain the names of the donors for the Chinatown Gate.

Ms. Chung Gerrick asked if the names would be translated into Chinese characters.

Mr. Wu said that some would be but not all. He said the plaques will be mounted onto the stone face with adhesive. He said temporary mounting screws may be used until the adhesive dries.

Ms. Frestedt asked about the dimension and thickness of the plaques.

Mr. Wu said they are 3/8" thick.

Ms. Frestedt said this is an opportunity for the Board to ask questions and voice their concerns before Mr. Wu returns with his application at the next meeting.

Ms. Chung Gerrick asked if this is the only part of the application that remains outstanding.

Ms. Frestedt said yes this is the final piece, and then the gate will be complete.

Mr. Chihara asked if it was important to list the amount donated. He said that it was nice to list the names, but wished the dollar amounts were not listed.

Mr. Wu said some people wish to be recognized for the large amount they donated. He said this issue was the subject of much debate on the Gate Foundation board.

Mr. Chihara suggested that the font size could be reversed with the donation amount being smaller and the actual donor being the more dominant information.

Ms. Gonzalez-Kahn said it was confusing that some names are indented and others are not. She suggested that they are aligned.

Mr. Wu thanked the Board for their comments.

022608.32

Livable South Downtown Briefing

Susan McLain and Gordon Clowers from the Department of Planning and Development (DPD) reported on proposed South Downtown land use rezone and Draft Environmental Impact Statement (DEIS). Ms. McLain handed out a DPD staff update outlining the updated time frame, zoning concepts and transfer development rights (TDR).

Gordon Clowers said they DPD is still responding to draft EIS commentary. She said the final EIS with preferred land use alternative and draft staff recommendations is on track for late March. He said they are planning a public meeting on the draft recommendations with May as a public comment period. Their goal is to have the final proposal to City Council with legislation in June. He added that the Council will have more public comment opportunities at that time.

He said the urban design work is to be completed by the end of summer 2008 and the housing action agenda by Office of Housing and members of the community will likely be done in the second quarter of 2008.

Ms. McClain said the housing action agenda will explore some non-land use approaches to housing issues in the south downtown area.

Ms. Frestedt explained that Transfer Development Rights (TDR) is a program that would allow the community to gain benefit if a new development exceeded a specific height within the Historic District.

Ms. McLain said they want to avoid putting development pressure on historic buildings. One approach, she explained, is to retain heights in the core of Chinatown ID with the introduction of TDRs. She said TDRs allow property owners of buildings to sell development rights to owners developing elsewhere that could be used to rehabilitate historic buildings. She said DPD is working on creating an historic TDR program for South Downtown.

She presented an overview of alternatives that are being studied as part of the DEIS. She said there is interest in higher heights south of Weller Street especially for residential development, possibly up to 160' with ground floor retail. Mr. Clowers added that this could include the old Uwajimaya site.

Ms. McLain said they are looking at extending the IDM zone south of Dearborn to S. Charles Street. She said this is an area of interest and asked if the Board is open to including this area in the ISRD boundaries.

Mr. Chihara asked for clarification regarding DPD's definition of the core. Mr. Clowers said it refers to the National Register area. Ms. McLain said that zone boundaries are still being drawn so they won't exactly adhere to existing boundaries. She said they need to be clear about boundaries verbiage in the final EIS.

Mr. Chihara said with regard to expansion to Dearborn, he would be supportive if the expansion supports protection of the Chinatown/ID and the mission of the Board – if it fosters the same mission and seems consistent. He said DPD should focus on the fringe areas and how development could impact the district. He commented that changing the boundaries requires Council action.

Ms. McLain said they are area they are exploring significant heights of up to 240' residential with ground floor retail in Japantown. She said they would like to combine height increases with street level amenities. Mr. Clowers said the 240' recommendation extends only to 6th Avenue S. The International District Residential (IDR) 150' zone covers the rest of area halfway between Jackson and Main. He said consideration of building form and maintaining sight lines is part of their work.

Ms. McLain said developers downtown could gain some height advantage to develop a hillside terrace along the street. She said this would be especially beneficial near senior housing where terraced streetscapes would give people a place to rest as they walk up the hill.

There was a discussion about green streets. Ms. McLain said there is currently a green street designated along Main Street, and they are talking about creating a green street on S. Washington Street and extending the Maynard Ave. green street to South Charles.

Ms. Chung Gerrick asked about the elements of a green street.

Ms. McLain said that there are two components of green street plan - one of which is design on street level and the other involves the responsiveness of adjacent development to the street via setbacks, smaller scale building; non arterial streets; quieter environment, more plants, wider sidewalks. She said there will be a community design process planned to gather community input. She said benefits of the green street concept include supporting slower scale pedestrian environment and giving predominance to people and sidewalks.

Ms. Chung Gerrick said that now there is very little landscaping in the ID so more would be nice.

Ms. Frestedt asked what the Board thought about expanding boundaries of the ISRD south of Dearborn St. She said the modification of expanding the boundaries would require Council action; however, the Board would have a role in developing design guidelines for this area, if extended.

Ms. Chung Gerrick said she is in favor of the proposal and noted that there is an Asian influence in this area, so extending the boundaries to Charles makes sense. Mr. Ha agreed.

There was a discussion about the structure and operation of a proposed TDR program.

Sue Taoka, from the Seattle Chinatown International District Preservation Development Authority (SCIDPDA), said TDR programs generally involve a TDR bank, which involves direct negotiation between seller and purchaser as long as there is a strong development trend then prices are good. She added that it is more difficult to sell TDRs when development trends are down.

Ms. McLain said with TDRs one must look at it in terms of supply which would include historic contributing buildings, and demand would be tied to development projects in South Downtown. She said that the specific structure of the program is still under development. Questions include, whether or not to allow sale of TDRs from historic buildings in Chinatown to be sold throughout the downtown area and how much demand is there for TDRs downtown. She said the amount of available TDRs in ID is very large compared to the downtown market as a whole and the City will need to figure out how the program will work.

Mr. Chihara said a critical point is whether or not there is enough incentive in the TDR program for property owners to preserve historic buildings without creating incentives for demolition. Incentives should be a key part of the preservation strategy.

Ms. Chung Gerrick recommended keeping the current height limit in core Asian character district and not creating too many variations of height.

Mr. Frestedt said that her understanding of the program is that large development sites will be required to participate in the bonus program. She asked if DPD had established the threshold for participation.

Ms. McLain said they are struggling with that. She said the development will be based on floor area ratios (FARs) and that whatever is there now becomes base. She said they will try to be

very explicit in the draft recommendations so people can look at the differences between base development rights and the maximum they can build to, if they contribute public amenities.

Mr. Chihara said about what factors DPD is taking into account when considering the expansion of the ISRD boundaries to south of Dearborn. He asked what the downsides are.

Ms. McLain said the expansion would involve consideration of staff time and work loads and impact on potential development. She said there is interest creating a buffer on the edge of the ID. Mr. Clowers said a buffer would prevent heavy industrial use in that area.

Ms. Frestedt said that the Board should think through what kinds of feedback they want to give to DPD in written form that would become part of the response.

ADJOURN

6:47 pm

Issued: April 7, 2008

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