



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 126/23

MINUTES FOR THE MEETING OF TUESDAY, September 12, 2023

Time: 4:30pm

Place: Remote Meeting

Board Members Present

Ryan Gilbert
Heather Hargesheimer
Nella Kwan
Ming Zhang
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Adrian Lam
Michael Le

Chair Adrian Lam called the meeting to order at 4:30 pm.

- 091223.1 APPROVAL OF MEETING MINUTES**
July 25, 2023
MM/SC/HH/NK 3:0:2 Mr. Gilbert and Mr. Yip abstained
- 091223.2 PUBLIC COMMENT**
There was no public comment.
- 091223.3 CERTIFICATE OF APPROVAL**
- 091223.31 913 S. Jackson St., Suite B – Thai Binh
Applicant: Yen Nguyen, The Alley

Ms. Frestedt explained the proposed establishment of the commercial space for a bubble tea shop (“The Alley”). This is a Use Subject to Special Review, in accordance with SMC 23.66.324. Signage and window treatments are not part of this proposal.

Exhibits included plans. In accordance with the land use code (SMC 23.84A.012), The Alley is a “fast food restaurant, formula” which is defined as:

Fast food restaurant, formula" means, for purposes of application within the International Special Review District, an establishment required by contractual or other arrangements to offer some or all of the following:

- 1. standardized menus, ingredients, food preparation, decor, external facade and/or uniforms;*
- 2. prepared food in a ready-to-consume state;*
- 3. food sold over the counter in disposable containers and wrappers;*
- 4. food selected from a limited menu.*

It is the staff opinion that this proposed business is responsive to the criteria to be considered under *SMC 23.66.324 – Uses subject to special review*, and would not have an adverse impact on the District.

Yen Nguyen explained The Alley is a Taiwanese franchise and provided photos showing its aesthetic.

There were no Board questions.

Mr. Yip supported the use noting the clear representation of Asian character.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use for a bubble tea shop (The Alley) at 913 S. Jackson Street, per the attached plans.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the September 12, 2023 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.324 – Uses subject to special review

A. Uses subject to special review require approval of the Department of Neighborhoods Director after review and recommendation by the Board. Approval may be granted, conditioned, or denied based on consideration of the recommendation and the criteria in this Section 23.66.324 and in Section 23.66.326, if applicable. The following uses are subject to special review by the Board:

1. Formula fast food restaurants;
2. Hotels;
3. Planned community developments;
4. Flexible-use parking garages;
5. Street-level uses subject to special review as provided in subsection 23.66.326.C; and
6. Accessory surface parking areas, if located in a Downtown Mixed Residential zone within the International Special Review District.

B. Nature of review

1. The evaluation of applications for uses subject to special review shall be based upon the proposal's impacts on the cultural, economic, social, historical, and related characteristics of the International District, particularly those characteristics derived from its Asian heritage; existing and potential residential uses; the pedestrian environment; traffic and parking in the District; noise and light and glare.

Secretary of the Interior Standard #9

MM/SC/RG/MZ 5:0:0 Motion carried.

Mr. Gilbert congratulated the applicant, noting that entrepreneurship is a big step.

091223.32

Right-of-Way on S. Jackson Street at I-5 underpass

Applicant: Tom Im, InterimCDA, on behalf of Friends of I-5

Ms. Frestedt explained the proposed installation of a painted mural on the wall abutting the sidewalk right-of-way on the north side of S. Jackson St. Exhibits reviewed included plans.

Tom Im said Interim is the fiscal manager for this project that hopes to tackle problems under the freeway. He identified other community members who have been involved with Friends of I-5. The mural is proposed for concrete retaining wall; he provided context of the site in the district. He said the wall would be cleaned prior to painting. He said that the adjacent columns would be repainted in-kind. Two artists (Rafa Diaz and Shogo Ota) will work together on the project. They hope to start work in October.

Mr. Zhang said northeast and southeast Asian cultures are represented with the waves and dragons. He hoped there would be opportunities for district youth and community to be involved.

Ms. Hargesheimer asked if a graffiti coating is planned.

Mr. Im said yes, a graffiti coating is planned, and a film will be wrapped around columns.

Ms. Hargesheimer appreciated the work and was glad a graffiti coating is planned.

Mr. Zhang appreciated the concept and said the art is powerful and relevant to the district. He said dragons are a positive symbol. He said that black is an unfortunate color in China and suggested increasing the amount of yellow and red into the work.

Mr. Im said he would communicate that to the artist.

Ms. Frestedt said Mr. Zhang's comments are valid and suggested the project team think more holistically about how to fit in with other art already there and to consider the surrounding context.

Mr. Yip asked who was responsible for maintenance.

Mr. Im said they have an agreement with WSDOT; the installer would be responsible so it would fall to Interim. He said he thought the wall would be respected.

Mr. Yip hoped it would discourage graffiti.

Ms. Frestedt said the board could recommend inclusion of red and yellow to the degree it wouldn't change artistic expression. She said it is minor and could be added to motion to enable the applicant to update without coming back to board.

Mr. Zhang said he recommended more bright colors and noted red and yellow are already there to build off.

Mr. Yip supported Mr. Zhang's comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations – artwork, on the north wall adjacent to the sidewalk at I-5 & S. Jackson St with the option for artist and Friends of I-5 to make adjustments to color scheme to tie into larger cultural context and existing colors of columns.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the September 12, 2023 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

Secretary of the Interior Standard #9

MM/SC/HH/RG 5:0:0 Motion carried.

091223.4 STAFF SUMMARY and BOARD BUSINESS

Administrative approvals since August 8, 2023

Ms. Frestedt advised Guidelines would be discussed on October 24, 2023 meeting.

Ms. Frestedt explained the process to make mail in elections permanent and said she would hold office hours in the district on election day so people could reach out if any problems.

Adjourn 5:40 pm

Rebecca Frestedt, Board Coordinator
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