



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

ISR D 201/16

MINUTES FOR THE MEETING OF TUESDAY, August 23, 2016

Time: 4:30pm

Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Stephanie Hsie
Miye Moriguchi, Chair
Herman Setijono
Valerie Tran
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong
Tiernan Martin, Vice Chair

082316.1 APPROVAL OF MINUTES

July 26, 2016
Deferred.

082316.2 CERTIFICATES OF APPROVAL

082316.21 400 S. Jackson Street – Bartell Drugs

Applicants: Rod Rademacher and Bob Edwards, Bartell Drug, and Brenda Barnes, Clark Design Group

Ms. Tran recused herself.

Ms. Frestedt explained the proposed installation of mechanical sun shades within the storefront windows. Exhibits included plans and material sample. This site is located outside of the Asian Character Design District. The ISR D Board recommended approval for revisions to final design and street use on June 12, 2016. A Certificate of Approval (ISR D 183/16) for Signage was issued on August 3, 2016.

Ms. Frestedt said that although this is outside of the Asian Design Character District, it is desirable to maintain as much transparency into and out of the storefront as possible. Maintaining visibility into the transom windows is recommended, if feasible.

Applicant Comment:

Bob Edwards, Bartell Drug, distributed photos of the interior showing merchandise displays and store lay out. He said they used an infrared camera to measure heat gain and explained the need for shades to protect products in the store. He said the canopy doesn't provide enough shade. He said the shades will be motorized; they will be down only when needed and will then go back up. He said that the shades will be key operated and can be adjusted to whatever level is needed over the course of the day. He said they want visibility into the store and the shades will be fully open the rest of the time.

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 recommend approval of a Certificate of Approval for window treatments, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 23, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets 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

Secretary of the Interior Standard #10

MM/SC/HS/SH 4:0:1 Motion carried. Ms. Tran abstained.

082316.22

Hing Hay Park
414 6th Ave. S.

Applicant: Melanie Davies, MIG SVR Group, on behalf of Kim Baldwin, Parks

Proposed construction of an artistic painted steel gateway structure, approximately 20' tall, to be installed at the southwest entry to the park and the design of five (5) assembly areas constructed of painted steel and wood. The assembly areas will function and steps and seating areas within the park.

Ms. Frestedt explained the application for proposed construction of an artistic painted steel gateway structure, approximately 20' tall, to be installed at the southwest entry to the park. Proposal includes illumination for the interior of the gateway structure and revised

landscaping around the base of the gateway. Exhibits included plans, construction documents, renderings, photographs, lighting specifications and material samples. Ms. Frestedt said this site is located within the Asian Character Design District. She said the landscape architecture firm Turenscape has also been involved in the initial design of the park and gateway structure.

The Board reviewed the application for a Certificate of Approval for the gateway and assembly areas on March 22, 2016. Members had questions about the durability of the proposed color and finish and determined that they did not have enough information about the materials and the design of the gateway as it relates to the community's concerns about public safety. The Board deferred action on the proposal pending additional information from the applicants. On September 22, 2015 the Board received a briefing on the proposed gateway and assembly seating design. Issues discussed included: public safety concerns and Crime Prevention through Environmental Design (CPTED) reviews; perforation and lighting design; and plans for long-term maintenance.

Ms. Frestedt reported that on May 10, 2016, a Certificate of Approval was issued for the Design of the five (5) assembly areas constructed of painted steel and wood. The Board recommended approval for a Certificate of Approval for Demolition, Use and Design in May 2015. This approval included the concrete footings for the gateway, but did not include structural drawings for the gateway structure and assembly seating or signage.

Applicant Comment:

Kim Baldwin, Parks, provided an overview of the project and reported that per board request they met with Friends of Hing Hay Park (FHH) and Terrie Johnston, Crime Prevention Coordinator with Seattle Police Department. She went over meetings and dates and findings. She said that Seattle Neighborhood Group (SNG) provided an additional Crime Prevention through Environmental Design (CPTED) analysis. She said Parks applied CPTED principles into the gateway design. She summarized changes that were made in response to the CPTED review, including creating natural surveillance by adding more perforations to allow greater visibility through the structure; they moved trash container away from gateway; added prickly plantings to discourage hiding places near the gateway; there is visibility up to 7'. She spoke about park activation through ping pong, badminton, programming and utilization of the theater component. She spoke about the role of the park concierge. She said that they have set a meeting for July 2017 with community stakeholders to review how the park is functioning. She said the intent is to create a safe place.

Responding to a board request at the last meeting, she explained they investigated the durability of the gateway paint and provided documentation in handouts. She responding to questions about maintenance. She said there will be a park concierge in the park seven days a week. She said Parks will take care of litter, pressure washing, and will provide support for special events. She said \$23,000/year is budgeted for maintenance. She said they will provide cleaning and graffiti removal but if heavy cleaning is needed concierge will put a maintenance call in to Shops. They will assist with banners, screen, scheduling and will work with groups to program the space through the year.

Jeff Hudak, Studio Fifty50, presented an updated perforation model. He explained the increased perforations provide increased visibility through lower levels. He said that the perforations at the base will be smaller to prevent people from putting debris inside. He noted the tree and canopy theme remains. He said that the paint material is such that other

paints will not stick to it; it is resistant to fading. He said it is durable and the gateway will have a red base so the paint will not fade.

Melanie Davis, MIG SVR, commented that the red paint for the gateway will match the pavilion color. She went over the lighting plan and noted that they are able to make the bamboo up-lighting happen. She explained that there will be ten light fixtures per gateway leg that will light the top more than the bottom but there will still be visibility through. She said the color temperature of all the fixtures is 3000 kelvin; She said it will be a comfortable color range and that it has a high color rendering index for optimum color and facial recognition. She said they will see how the light works and can meet FHH later and review; adjustment can be made if need be. She explained that a prickly plant will be planted near gateway to prevent people getting in and hiding, per CPTED recommendations.

Mr. Setijono asked about access for maintenance.

Ms. Davies said there are removable panels that will allow access to do maintenance.

Public Comment:

Brien Chow, community member, thanked the committee for working with the community.

Pio Decano, Filipino National Historical Society, explained he spent his childhood here. He said the project has brought harmony – the design was brought to the community and is harmonious with the community. He said it has been a great experience; the design committee worked closely with community and took community perspectives into account.

Betty Lau, community member, said the process was above board and transparent. She said it was a good experience and they found solutions all could live with.

Ching Chan, FHH, said she echoed other comments. She said the FHH worked closely with the design team whom she thanked for their quick responses. She said number one priority was the public safety and transparency of the gateway. She said they came to a point of agreement and some transparency was allowed. She said they will all meet to do a post-evaluation after the structure is installed. She said they will continue to be involved and she noted the importance of public-private partnership in the function of the park.

Sokha Danh, neighborhood safety advocate, Public Defender Association, thanked the team and noted the essential analysis of SNG. He said that continued meetings about maintenance, scheduling are important; they don't want this to become like the I-5 underpass. He said the plant feature is critical.

Ms. Frestedt thanked community members for coming to the meeting and sharing input with the board.

There was no further Board deliberation.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design of construction of an illuminated, painted steel gateway structure and landscaping, as proposed. The red Rodda paint color will match that on the Pavilion.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 23, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed work meets the applicable sections of the International Special Review District Ordinance and District Design Guidelines:

SMC 23.66.030 Certificates of Approval – Application, review and appeals
SMC 23.66.302 International Special Review District goals and objectives
SMC 23.66.304 International District Mixed (IDM) goals and objectives

Secretary of the Interior’s Standards

#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.

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

#10. New additions and adjacent or related new construction shall 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/MW/HS 5:0:0 Motion carried.

In response to a question about the opening day of the park, Ms. Baldwin stated that the date has not yet been set. She said this meeting is a milestone. Next will come the construction permit and then fabrication.

082316.3 BOARD BRIEFINGS

082316.31 1001 & 1007 S. Weller St. – Fa Sheng Temple
Presenters: Juan Antonio Calaf and Bob Hale, Rolluda Architects and Ming Wang, structural engineer

Briefing on proposed demolition of a one-story commercial building and proposed new construction of a three-story Buddhist temple.

Bob Hale, Rolluda Architects, provided context of the site and history of the shed structure. He said the new building design is a traditional Buddhist temple design that was done in Taiwan. He said locally they are working on zoning and US requirements to fit the building into the site / neighborhood. He said the 24 x 24 shed structure was constructed in 1935; in 1952 it was doubled in size. He said in 1962 it was moved from 9th and Weller to current site; it was put on a new foundation and new windows and siding were added. He said the historic fabric is gone and there have been no significant events or people

associated with the building. He said there is no architectural or historic significance to warrant retaining the building.

He explained the underlying zoning – Downtown Mixed Commercial (DMC 85) - and noted the requirement for property line facades and transparency; he noted that its use as a religious facility necessitates requesting a departure. He said that no parking is required and none is proposed. He said that S. Weller is a Green Street and 10th Ave S. is a pedestrian street and he noted the relationship to the Yesler Terrace Hill Climb; this site is the south end anchor. He said they are working with SPD CPTED checklist with regard to visibility, lighting, and landscaping. He explained proposed garden with pocket park on corner. He said the building will be an attraction to the district.

Board members agreed that they had no concerns with demolition of the building on the site.

Mr. Hale explained the inspiration for the gardens (referencing a visit to Portland and Vancouver, BC) and referenced the hand-carved stone statues being stored by the temple for re-use. He said that the roof details are similar to those on the Chinatown Gate and Hing Hay Park pavilion. He said there will be garden and outdoor areas – including outdoor meditation areas – that will also be public amenities. He showed design that features lattice work – a gate through which to enter the garden and areas that allow visibility into the garden.

Ms. Frestedt commended the team on responding to requests to break down the wall to increase transparency.

Mr. Hale said they designed the walls with views into the garden.

Public Comment:

Betty Lau said it is a wonderful addition to the district.

Mike Omura, SCIDPDA, commended the design team and said the transparency in the façade is a good direction.

Andrew Moll, resident, said he is excited about this and asked about plans for the south edge of the property.

Mr. Hale said one portion is part of the Leschi Place development and directly south of this site is just unimproved right of way.

Ms. Moriguchi said this is a departure from typical development and given the use it makes sense. She said to show how the garden and pedestrian interaction will work and how the gates and visibility help understanding of the space. She said to talk about the grade changes and uses and help the board to understand how pedestrians are involved with building and move in and around it.

Mr. Hale noted most of the site will be private but there will be lattice fencing.

Ms. Moriguchi asked how a pedestrian who is not part of the temple will know where it's okay to interact with the site.

Ms. Hsie agreed with Ms. Moriguchi's comments and said she would like to see elevations and materiality. She said she would like to see more on wall section and how they will make the edge interesting and inviting.

Mr. Hale noted the clay tile dragons, gates and windows.

Ms. Hsie said it is amazing and an interesting manifestation. She asked if interior items will be coming in from Taiwan and if it will be open to the public.

Ming Wang, structural engineer, said it will be.

Mr. Hale said there will be lots of statues.

Ms. Moriguchi said that what is done here might not be appropriate for other sites but for this use it will be.

082316.32

Little Saigon Streetscape Concept Plan

Presenter: Aditi Kambuj, Seattle Dept. of Transportation (SDOT)

Briefing on proposed urban design streetscape concept plan for Little Saigon.

Aditi Kambuj presented via PowerPoint (in DON file). She said that she is following up to her presentation to the Board in June. She explained that they are working on street concept plans to help with traffic calming; Plans will eventually be adopted through the right-of-way manual. She explained the concept plan to coordinate with private development, grant funded and other community projects, and capital projects. She said streetscape concepts include street lights, trees and landscaping, street furniture. She said all contribute to the character, comfort and use of a street. They want to increase walking safety and comfort through materials and landscaping, street and pedestrian lights, furniture, art, and unique features. She said they want to mark neighborhood entrances and create neighborhood identity. She said they plan to finalize the concept, have public review by November or December 2016. She went over details per site plan and pointed out possibilities. She said on South Jackson they could include sidewalk art, crosswalk, landscaping, buffer between pedestrians and cars, pedestrian scale lighting, tree canopy, vending and outdoor goods display. She said they could also tell the Jackson Street story. She said there are opportunities for coordination with private developer and potential future BRT project. She said S. King is a processional gateway, a slow local green street with seating and landscaping. She said it will be suitable for community oriented programming with larger sidewalks.

Ms. Hsie asked if they will be able to close off streets.

Ms. Kambuj said the community will still be able to get street permit to hold community events.

Ms. Frestedt asked about feedback received from Friends of Little Saigon (FLS).

Ms. Moriguchi said they would defer to FLS and that she would be very interested to hear a summary of the FLS feedback at the next presentation. She said there are pros and cons with wider sidewalks and again suggested contacting community for input.

Ms. Kambuj said an underdrain will be necessary for green stormwater infrastructure; maintenance is the responsibility of the property owner.

Mr. Setijono referred to the Green Street along Maynard Ave. S.. He noted the lack of pedestrian space and commented that no one maintains the plantings that have been added to green streets.

Ms. Kambuj said that these are recommendations, this is an optional element.

Ms. Moriguchi said maintenance and reliance on the property owner is tough, because it may not occur as planned.

Ms. Kambuj said they will institute back in angle parking on S. Weller St.; they are working with engineer of the temple project regarding curb bulbs. She said that proposed paving is 2' x 2' sawcut concrete in pedestrian walk area; darker gray with stamping etc. to create variation will be used in landscape area. She said decorative elements such as history marker, storytelling elements, or cultural elements may be included. She said bus stops will be integrated with buildings. Street trees along S. Jackson could include lush evergreen with clear sightlines; Japanese Red Pine. She said fixed and moveable furniture is proposed; it will be durable.

Ms. Moriguchi said to take questions to the community – such as paving concepts and width of sidewalk – and provide options.

Ms. Hsie said to find out what community vision is for that.

Ms. Wong said that in 1999 the City had a large, multi-day design charrette with a number of representatives from the community talking about their vision for the future. Business owners and residents were involved. She said it was called “Pedestrians and Connections”. Lessons could be learned from that event.

Ms. Moriguchi left at 6:25 pm.

Betty Lau said to check with businesses, produce vendors and school about how the narrowing streets and changing sidewalk widths will impact them.

Ms. Kambuj said it only impacts future increased width – not lessening of current width. She said they will keep street parking and narrow car lane width to 10'.

Brien Chow said that the design could work with the community and to not make it look like some other neighborhood, like Ballard.

Mike Omura agreed with Mr. Chow. He said they don't want a Ballard-like streetscape. He said he preferred vegetable plots over plantings. He noted that vehicular traffic on Weller is increasing. He said the 90° parking seems less safe – why not parallel?

Ms. Kambuj said back in parking provides more parking and more opportunity for landscaping.

Ms. Lau expressed concern for the safety of youth and students.

Ms. Hsie said it is hard to make judgments on dimensional qualities – there is a lot of history in the district which helps to understand the community and goals. She asked to summarize the community vision and how they see it.

Ms. Kambuj said they have to be mindful of zoning and land use dictates.

Ms. Frestedt said how it is presented can speak to the culture of the neighborhood.

Ms. Hsie said the community must be part of it and take ownership of it.

082316.33

Chinatown International District Neighborhood Greenway

Presenter: Dawn Schellenberg and Summer Jawson, SDOT

Briefing on proposed CID/Judkins Park Neighborhood Greenway. Briefing will include discussion of greenway elements and possible routes.

Ms. Tran recused herself and left the meeting.

Dawn Shellenberg, SDOT, presented via PowerPoint (details in DON file). She said safety goals are to reduce traffic fatalities. She said greenway elements will provide a safer and calmer residential street; it will not be striped bike lanes, not car free, no impact to parking. She said they propose low traffic speeds / volume and noted few steep hills and good connections here. She said curb bulbs help pedestrians. She said safety improvements such as traffic diverters are proposed and they will keep emergency vehicle and bike access available. She said they want to come up with a design that meets historic preservation standards.

She said they want to provide calm streets, safer crossings, make people aware of people walking and biking through use of flashing beacons. She said they will do spot fixes to paving and sidewalks. She said they want people to stop and shop, safely cross Rainier, and they want to activate under I-5.

Mr. Setijono left at 6:50 pm.

Summer Jawson, SDOT, said this is part of the Neighborhood Street Fund. She explained that the plans are under review and will be exploring more options this fall. She went over the route selection criteria. King S. is the only non-arterial street that goes under I-5. SDOT has observed high volumes, but low speeds.

Public Comment:

Betty Lau said she looks forward to working on this.

Mike Omura noted the challenge of vehicular access to district projects. He said a lot have only King or Jackson as access point; Jackson is not good but King is a green street. He noted that SDCI and SDOT don't want access on 8th because of the trolley. He said clarity is needed about who determines parking access. What is the hierarchy of uses that informs decision-making on a Green Street?

Ms. Schellenberg said they want successful development. She said if entry is on King they look at how the driveway functions. She noted that there are protected bike lanes in front of Benaroya Hall downtown and they built a speed hump in front.

Ms. Wong said they should go out to neighborhood / public for their input. She said community should come and chime in. She said the board wants to know what is happening in the community and from the people who will be impacted.

082316.4 BOARD BUSINESS

Adjourn

Rebecca Frestedt, Board Coordinator
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