



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 52/19

MINUTES FOR THE MEETING OF TUESDAY, February 26, 2019

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

Board Members Present

Stephanie Hsie, Chair
Yuko Kunugi
Tim Lee
Russ Williams
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Sergio Legon-Talamoni

Chair Stephanie Hsie called the meeting to order at 4:35 pm.

022619.1 APPROVAL OF MINUTES

September 11, 2018

MM/SC/RW/SH 2:0:2 Minutes approved. Mr. Yip and Ms. Kunugi abstained.

September 25, 2018

MM/SC/RW/SH 2:0:2 Minutes approved. Mr. Yip and Ms. Kunugi abstained.

022619.2 CERTIFICATES OF APPROVAL

022619.21 Waterfront Streetcar Station (decommissioned)

NW corner of the intersection at 5th Ave. S. and S. Jackson St.

Applicant: Wesley King, Sound Transit

Site alterations and Design: Request for retroactive approval to remove the decommissioned streetcar station and proposed site alterations to restore the right-of-way along 5th Ave. S. Exhibits included photographs and plans. The Board received a briefing

on the proposed removal and there were no objections raised. Ms. Frestedt explained that an adjacent property owner had the station structure removed, without prior approval, since the Board briefing.

Applicant Comment:

Wesley King, Sound Transit, provided an overview of the earlier briefing topics and noted the project will improve safety. He said all elements will be removed including platform. He said they will restore the curb line to be consistent with existing sidewalk and will account for bus turning movements. They will remove rail at that section for pedestrian pathway. He said that drainage issues and the tunnel below present challenges; they have minimized the footprint and avoided curb bulbs. He said the height varies from 12” to 18” on the 40’ long curb.

Mr. King went over outreach conducted and said that flyers in multiple languages were distributed at various events and sent to the CIDBIA and SCIDPDA. He said they targeted outreach on businesses and residences nearby to provide construction dates.

Elma Borbe, Sound Transit, said the Certificate of Approval application covers restoration of sidewalk and curb, removal of unused platform and retroactive approval for removal of shelter. She said the original shelter design was created for the alignment of the now decommissioned streetcar. It is not an historical structure and no significant event or designer was tied to the platform. She said the project is exempt from SEPA.

Mr. King noted that restoration will be consistent with existing right-of-way.

Board Questions:

Ms. Hsie said the curb section drawing shows 18” and lower and asked if any guardrails are planned.

Mr. King said not at this time; they could explore that if asked by board. He asked if railing invites people to hang out. He said SDOT is not requiring a rail.

Ms. Kunugi asked about lighting considering the 18” drop.

Mr. King said there is a street post with lighting right there. When the shelter was there it blocked lighting, so it is better now.

Mr. Yip asked there would be a reflective coating if no rail added.

Mr. King said they are exploring options and think reflective coating could work.

Ms. Hsie asked about the programming behind the curb.

Ms. Borbe said it is the front entrance of the building and FedEx is right there.

Public Comment: There was no public comment.

Ms. Hsie said it is unfortunate the shelter as removed without prior review or approval. She noted curb restoration safety issues.

Mr. Yip recommended a treatment to make it safer.

Ms. Hsie asked if they had explored adding texture or paint or lighting that would make it visible; it is difficult to distinguish.

Mr. King said there might be an opportunity to make it more inviting. He said they could try to get the 18” portion as low as possible but he wasn’t sure how much.

Ms. Frestedt said there are bus layovers there.

Ms. Hsie said to clarify the conditions and to come back to board or Staff to review options or for approval.

Mr. Williams asked if SDOT requires any greenscape.

Mr. King said no. He said they had an alternative with greenery and SDOT asked them to remove it.

Ms. Hsie asked if this is permanent.

Mr. King said he didn’t know of any upcoming plans.

Mr. Yip said it should move forward but they should come back with design ideas for curb treatment safety.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use/Design, with applicant returning to board with design ideas for treatment on curb related to safety.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 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 and Design Guidelines:

SMC 23.66.334- Streets and sidewalks

SMC 23.66.318 - Demolition

Secretary of Interior’s Standard #10

MM/SC/AY/RW 5:0:0 Motion carried.

Ms. Hsie said it should be tactile for safety and also deter loitering.

022619.22

504 5th Ave. S., Suite 106 – Publix Hotel

Applicant: Jeff Walls, Studio19

Ms. Frestedt explained the request to establish the use as a restaurant. She said the building is located in the Retail Core, where street-level uses are preferred. She said the recently rehabilitated building is located within the National Register District.

Applicant Comment:

Jeff Walls explained that the last Use was restaurant; the space was vacant for a while and they now want to reinstate the Use for a new Szechuanese restaurant, Chendu Taste. He said they will come back for signage; there will be no exterior changes.

Ms. Kunugi asked what the hours will be.

Mr. Walls said he didn't know but guessed 11:00 am – 11:00 pm.

Mr. Williams asked if there is existing exhaust.

Mr. Walls said there is a Type 1 hood.

Ms. Frestedt said the footprint hasn't changed.

Mr. Walls said there is a trash room within the space.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said it was straightforward.

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

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 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 and Design Guidelines:**

SMC 23.66.320 – Permitted uses

MM/SC/AY/TL 5:0:0 Motion carried.

022619.23

669 S. King St. – Louisa Hotel

Applicant: Bob Hale, Rolluda Architects

Ms. Frestedt explained the proposed building signage and adoption of a building sign plan. Building signage will consist of painting the name “Louisa Hotel” on the east façade, in the location and design of the prior building sign (“Hudson Hotel”), as documented by historic photos; application of gold leaf lettering on the entrance doors; vinyl decal interpretive text,

listing the names of historic businesses that have occupied the building, and; address signage. Exhibits included plans, photographs and paint samples. The Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District.

Applicant Comment:

Alexandra Moravec, Barrientos Ryan, presented owner-provided signage and directed board members to detailed drawings in packet. She said at the main lobby entrance on King “Louise Hotel” in gold leaf with Louisa watermark. They will re-use the brass numbers and will replace in-kind any missing. She said that vinyl decals preserving the hotel history will give windows the appearance of etching will list the businesses that have been in the building over the years. She said a painted mural “Louise Hotel” is proposed for the east façade above the bulletin board. She said there is historic precedent referring to signage in the same location for the Hudson Hotel; it has been the Louisa since the 1920’s – 30’s. She proposed using a dry brush technique so the mural sign will look older but they could do it to look new if the board prefers.

Ms. Frestedt said that she was supportive of the mural sign because it will be in the original location and format as documented in photos.

Ms. Moravec proposed a blade sign at the corner of Maynard Alley and King that will use existing sign infrastructure; just the graphic will be changed.

Bob Hale said that will done on a separate application. Other blade signs are not proposed at this time.

Ms. Moravec said ownership will provide a packet of retail signage guidelines to prospective tenants. Material will provide general parameters / concept signage with various types called out. Maximum neon signage size is 36” x 24”; signage applied to window with paint or vinyl is 4’ x 3’ maximum; maximum vertical banner for special events is 18” x 72” and maximum horizontal banner is 36” x 18”.

Mr. Williams asked if banners are in addition to other signage.

Ms. Moravec said it would be temporary.

Ms. Frestedt said banners are in ISRD purview as ‘temporary signage’. She said a banner may not need a Certificate of Approval, but the Guidelines provide parameters.

Ms. Hsie asked if a length of time is given to hang a banner.

Ms. Frestedt said that it is a total of 54 days and is reviewed on a case by case basis; she used the Lunar New Year celebration as an example.

Mr. Lee asked if lighted signs are included.

Mr. Hale said there are no interior-lit signs.

Ms. Kunugi asked if transparency is being retained.

Ms. Moravec said that it is.

Ms. Moravec said there will be ten tenants.

Ms. Hsie clarified that they will not doing anything with corner blade sign.

Ms. Moravec said they will do nothing until they have a tenant there.

Tanya Woo, building owner, said they have been working with local historians.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said the application is straightforward and in character with the District.

Mr. Williams said they have done a tasteful job.

Ms. Hsie said the signage locations make sense when looking at historical signage. She said it was OK for the mural sign to look new since there is lots of new on building.

Mr. Yip said there are photos of a sign there before; this is not creating something that wasn't there. He preferred the dry brush technique and said he thought it was a good idea.

Mr. Hale said it creates a softer look.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signage and a Sign Plan, as proposed using the dry brush technique for the mural.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.338 - Signs
ISRD Design Guidelines for Signs
Secretary of the Interior's Standards #3, #9 and #10

MM/SC/AY/TL 5:0:0 Motion carried.

022619.24

677 S. King St. – Louisa Hotel
Applicant: Bob Hale, Rolluda Architects

Ms. Frestedt explained the proposal to re-establish use as retail and proposed application of vinyl decal window signs. Exhibit included plans, site and floor plans. The Louisa Hotel is a contributing building located within the Asian Design Character District and Retail Core.

Applicant Comment:

Bob Hale explained the tenant is returning following the fire. He said the storefront was previously approved. He said signage is white vinyl; address will utilize brass numbers.

Mr. Yip said it is a straightforward application.

Ms. Hsie said the proposal meets the sign plan that was just discussed.

There was no public comment or further Board discussion.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signs, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.320 – Permitted uses

SMC 23.66.338 - Signs

MM/SC/TL/AY 5:0:0 Motion carried.

022619.25

500 S. King St – Joe’s Bar & Grill

Applicant: Todd Thompson, representative

Ms. Frestedt explained the proposed storefront alterations, consisting of installation of storefront windows in the northernmost bay on the west façade, to match the existing window system and the replacement of a window to the right of the northernmost bay, in the existing opening. Exhibits included plans, photographs and specifications. She said this building was constructed in 1926. It is listed on the National Register as a secondary contributing building. It is located within the Asian Design Character District and retail core.

Applicant Comment:

Todd Thompson said this is two storefronts that had been combined and they are striving to have consistency across the storefronts. He said they will match frames, subway tiles, everything to give the building a better look. He said the colors and tile formats will be consistent with what is there. He said the owner, Jim, is trying to make the storefront look nicer.

Ms. Kunugi asked what the current layout is.

Mr. Thompson said the two windows will look into the pool room and provide more transparency. He said they will match the other bays. He said the entrance is on the corner and near 5th Street.

Ms. Hsie asked if the door was part of the original building configuration.

Mr. Thompson said it was Brothers' Café in the 1930's but the door has been dead since 1963. He said there is a wood door there now and the awnings are all re-done. He said the windows are aluminum with ¾ round molding and single glazing. He said they are matching the south two bays.

Ms. Frestedt noted the extent of storefront alterations over time.

Ms. Hsie asked if the existing tiles will be cleaned so everything looks consistent.

Mr. Thompson said they will, and he noted they are not touching any brick. He said they will add texture to match existing tile.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said it is straightforward. She said the building is highly altered and what they are doing is in line with the rest of the building.

Mr. Yip said it maintains transparency.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

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

**ISRD Design Guidelines
II. Storefront and Building Design Guidelines
Secretary of the Interior's Standards #9 and #10**

MM/SC/YK/AY 5:0:0 Motion carried.

022619.26

Multiple locations in the right-of-way throughout the District
Applicant: Sherry Graham, Seattle Dept. of Transportation

Ms. Frestedt explained the proposal to plant a total of 26 street trees. The trees will replace missing trees/tree pits. Tree pits will be filled with mulch. Exhibits included photographs and plans.

Applicant Comment:

Sherry Graham, SDOT Urban Forestry, explained the process for reviewing and managing street trees across the city. She said this management unit (Unit 8) has a low tree canopy overall. She went over the outreach has been done at Friends of Little Saigon, SCIDPDA, CIDBIA, Hing Hay Coworks, Little Saigon Action Plan, SPD, Wing Luke Museum. She said that Little Saigon falls outside of this management unit, but was included.

Ms. Graham said of the four proposed trees, two were native to Asia and were chosen based on Little Saigon action plan: Japanese Zelkova, Japanese Snowbell, Homestead Horse Chestnut, and the Gingko Biloba is proposed in areas where there are power lines and sufficient space. Trees will provide aesthetics, shade, clean air, clean water. She said they will be planted in March and be watered for four years. She said they will be maintained and pruned. She asked for approval on locations and tree types.

Mr. Yip asked why they will be maintained only four years.

Ms. Graham said beyond that they will be established.

Ms. Hsie asked if they had done outreach with proposed tree types.

Ms. Graham said they all go back to the Little Saigon Action Plan so have been vetted; she said the only one that varies is the Japanese Snowbell.

Ms. Hsie asked about maintenance, raking in the fall.

Ms. Graham said they will prune for blockage or breakage.

Ms. Hsie said that it ends up being up to business owners to clean. She noted that Gingko berries stain.

Ms. Graham said only male Gingko will be planted; they lack berries.

Ms. Hsie asked if any non-white are available; she noted that white has connotations with death and asked her to look into colors.

Ms. Graham said there are only three of those to be planted.

Ms. Hsie said that Little Saigon will get only six and that is the area that needs the most.

Ms. Graham said they will come back around to address that; they are filling empty pits at this time.

Ms. Kunugi asked about watering.

Ms. Graham said it will be done once a week; twice per week if it is really hot. She said there is a 15-gallon bag that waters over time and mulch will help hold water in.

Ms. Kunugi asked how they decided what will go where.

Ms. Graham said it was based on what was already there and site characteristics.

Mr. Williams asked if they have interfaced with new developments.

Ms. Graham said they have a list of everything; new development projects will have landscape plans and will be responsible for their sites. SDOT will provide input and oversight.

Mr. Lee asked about truck access.

Ms. Graham said it is a problem and will be addressed on the second half of the project. They propose removal of a number of trees being damaged by trucks.

There were no public comments.

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

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 26, 2019 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 and Design Guidelines:**

**SMC 23.66.334- Streets and sidewalks
Secretary of Interior's Standard #10**

MM/SC/AY/YK 5:0:0 Motion carried.

022619.3 BOARD BRIEFING

022619.31 Sidewalk café briefing
Presenter: Ellie Smith and Alyse Nelson, SDOT

Briefing on proposed updates to the Sidewalk Café program (including 'streateries' and fence-free sidewalk cafes).

Ellie Smith, SDOT, presented (presentation details in DON file) info on proposed sidewalk café code amendments and program updates. The program will allow cafés in more places, remove setback from low-density residential zoning, and extend beyond the business frontage; formalize successful pilot programs for design alternatives and siting flexibility including 'streateries', small spaces constructed in the curb space typically where cars park or unload goods and fence-free sidewalk cafés; fix pedestrian mobility standards. The program will boost program participation by allowing more flexibility in review, reducing location restrictions, and offering new opportunities for additional design alternatives. She said they haven't updated the program since 2011. Changes will need to go through code and City Council review.

Public Comment:

A member of the public asked about sites at Eastern and the Oasis.

Ms. Smith said they are entirely public, and people can't be excluded.

A member of the public asked if there is a demand for sidewalk cafés now.

Ms. Smith said there is not much interest, they are just providing notification.

Ms. Frestedt said Great State Burger was approved and the Pinball Museum wants to put out tables and chairs but on curb side if possible. She said the Eastern was not before the board.

Mr. Williams asked how street retail would fall into this.

Ms. Smith said currently the Code restricts vending to only merchandise display and flowers. There are restrictions on the number of food trucks allowed on a block at a time.

Ms. Hsie asked if a permit is required for table and chairs. She said deviations could be offered if something doesn't clearly fit. She said overhead coverage always comes up because of pigeons. She asked about flexibility and retractability of the program. She said many Asian restaurants serve several plates for a multiple-plate meal and large tables are needed. Would this model would accommodate this?.

Ms. Smith said she hadn't thought of that.

There was a discussion about sidewalk widths and limitations.

Ms. Smith noted they try to balance with the existing conditions. A server could occupy the sidewalk and seating could be narrow.

Ms. Hsie asked about a stand-up bar situation.

Ms. Smith said they must provide accessibility.

Ms. Hsie said to provide a diverse set of examples.

Mr. Lee said there are elders in walkers, wheelchairs and asked how they would be impacted on narrow sidewalks.

Ms. Smith said many of the areas are already 6' sidewalks and they would have to make sure the minimum is met. In some areas it won't be possible but a parklet versus parking could be explored. She said they'll try to limit large structures to sites that meet specific grade and structure requirements.

Ms. Kunugi noted the challenge of having a place to store items; most businesses don't have that kind of space.

Ms. Smith said larger spaces could be for events; fence free is much easier to do and takes less space.

022619.4 BOARD BUSINESS

Ms. Frestedt welcomed new board member Yuko Kunugi.

Ms. Frestedt provided update on online training for Ethics, on-boarding, and race and social justice. She asked board members who hadn't done training to do so.

Adjourn 7:05 pm.

Rebecca Frestedt, Board Coordinator
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