



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

ISRD104/07

MINUTES FOR THE MEETING OF TUESDAY, May 22, 2007

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

Board Members Present

Jerry Chihara
Austen Chan
Jan Johnson
Hoa Tang
Freeman Fong

Staff

Rebecca Frestedt
Joanne Walby

Absent:

Amalia Gonzalez-Kahn
Robert Ha

052207.1 APPROVAL OF MINUTES: April 24, 2007 & May 8, 2007

Moved to adopt the minutes from April 24, 2007.
MM/SC/JC/HT 2:0:2 Mr. Fong and Dr. Chan abstained.
Moved to adopt the minutes from May 8, 2007, with corrections.
MM/SC/JC/HT 3:0:1 Dr. Chan abstained.

052207.2 CERTIFICATES OF APPROVAL

052207.21 C/ID Summer Festival Banners

Various locations

Application: Temporary Summer Festival banners.

Staff Report: Ms. Frestedt stated that these proposed banners for the Summer Festival will temporarily replace the existing banners from June 1 through July 31, 2007.

Ms. Johnson arrived at 4:45 PM.

Applicant Comment: Tim Wang and Tim Kuniholm presented the application. They want to replace the banners in a timely manner and have them installed by June 1, 2007.

Board Questions:

Mr. Chihara asked if the McDonald's logo is the smaller than last year. Mr. Wang confirmed that it is smaller.

Mr. Chan asked for clarification about who the applicant was representing. Mr. Wang explained that he has been hired by the Chinatown International District Business Improvement Association (CIDBIA) as a consultant for the Summer Festival.

Mr. Tang asked why the signage doesn't include Asian characters. Mr. Wang said they considered it, but decided against it so as not to exclude any ethnic groups. He added that the festival is promoted as a Pan-Asian festival and not culturally specific. Mr. Kuniholm added that the picture on the banner rotates each year to represent different cultures in the International District.

Ms. Frestedt asked if any research had been done within the community about what they want on the banner. Mr. Wang said the previous survey, which consisted of eight questions, did not include any questions about the language on the sign.

Ms. Johnson asked for clarification about the location of the banners and questioned the accuracy of the map showing proposed locations. Mr. Wang said that the BIA is budgeted to replace the existing red dragon banners. He said they would consider new locations, with approval from SDOT. He said the poles would also need to have existing brackets.

Public Comment: There was no public comment.

Board Discussion: There was no further discussion

Action:

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

The proposed temporary banners meet the following sections of the SMC Chapter 23.66: SMC 23.66.338 – Business identification signs.

MM/SC/JJ/AC 5:0:0 Motion carried.

052207.22

DON Neighborhood Service Center
614 S. Jackson Street

Application: Change of Use; Signage

Staff Report: Ms. Frestedt explained that an approval for a Change of Use is required since the proposed use could be considered non-pedestrian oriented and the office is located within the Retail Core. The proposed signage consists of white vinyl lettering and a blue and white City of Seattle logo applied to the inside of the window on the Jackson Street façade. The logo is 16” high and the letters are 6.25 to 9” high. Ms. Frestedt said the total signage proposed is well within the District guidelines.

Applicant Comment: Sara Wysocki, Downtown Neighborhood District Coordinator presented the application. Ms. Wysocki described the function of the Neighborhood Service Center (NSC) and explained that it provides city resources to the public. She said that her office would be located within this space. The site will also serve as a drop in site for other City staff, such as Ms. Frestedt (ISRD) or the Seattle Police Department. The office will serve five Downtown neighborhoods and will feature a computer for community access and provide a meeting space for community groups.

Board Questions: Mr. Fong asked passport application services would be available at this location. Ms. Wysocki said no, although she said this service may be available in the future.

Mr. Fong asked if there would be Asian character letters on the signage. Ms. Wysocki said the city is considering adding Asian characters in the future.

Mr. Tang asked if there would be multi-lingual staff. Ms. Wysocki explained that she has access to a language bank within the city and will be able to access an interpreter, if necessary. She said she would like to recruit a local, bi-lingual youth to be an intern in the office. She is talking with IDHA about involving participants in the WILD program.

Public Comment: Ivan Leong asked if the community space is open to the public. Ms. Wysocki said yes, it would be, however the space is very small (800 square feet) and only staffed 9am-5pm.

Board Discussion: There was no discussion.

Action:

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

SMC 23.66.326 – Street Level Uses, SMC 23.66.338 – Business identification signs, ISR Design Guidelines for Signs

Section II – Design Guidelines.

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

052207.23 Labor Ready
624 S. Dearborn Street

Signage **Application Withdrawn.** Will be reviewed at an upcoming meeting.

052207.3 ARCHITECTURAL REVIEW COMMITTEE

052207.31 Chinese Southern Baptist Church
925 S King Street

The proposal includes construction of a two-story (plus basement) educational building, with residential quarters (for the church caretaker), adjacent to the Chinese Southern Baptist Church. The project includes demolition of an existing non-contributing one-story portable building on the south side of the church property. Parking for one vehicle will be provided on site.

Staff Report: Ms. Frestedt reported that the applicant submitted an application for a Master Use Permit on May 7, 2007. She said this project requires SEPA review, therefore the ISRD Board cannot take action until after the SEPA determination has been issued by the Department of Planning and Development. Also, she said this project is outside of the Asian Design Character District therefore, the specific Design Guidelines for the Asian Design Character District do not apply. Ms. Frestedt asked the Board to provide feedback to the applicant regarding the building's fenestration, the roof line, and the building's compatibility with other buildings, both new and historic, in the District.

Ms. Frestedt distributed a copy of DPD's Correction Notice for this project. The notice outlines land use code criteria that must be met by the applicant before the Master Use Permit (MUP) will be issued. The two main issues are transparency and landscaping. Ms. Frestedt said the following guidelines apply: SMC 23.66.336 - Exterior Building Finishes General Requirements and C. Exterior Building Design Outside of the Asian Character District and SMC 23.47A.016 – Landscaping and Screening Standards.

Applicant Comment: Ivan Leung, a member of the Church and head of their Building Committee, introduced Sik Wong, who is advising the applicants. Mr. Leung said the building is 83 years old and the portable building is 36 years old. He said they proposed to replace the portable building with a new 1800 square foot building that will accommodate their expanded programming. Mr. Leung presented a site plan and explained that the new building's northern wall would be diagonal, following the property line. He said they want to start construction in July in order to

take advantage of volunteers who would be coming from all across the country to help construct the building.

Board Questions/Comments:

Mr. Johnson asked how close together the buildings would be. Mr. Leung said they would be 10' apart. He said they want to build on the existing footprint in order to allow for handicapped access and to meet Fire Code requirements.

A Board member asked if the new building would overhang onto WashDOT land. Mr. Leung said yes, and added that WashDOT is aware of this.

Mr. Fong suggested they the applicants could save space internally by attaching the two buildings and eliminating a second stairway. He noted that the new building design does not pick up any of the features of the adjacent church and that the windows of the proposed building are not in proportion to the church. Ms. Frestedt said the windows are large in order to meet the 60% transparency requirements required by the Land Use Code.

Dr. Chan expressed concern that the applicant would not be able to complete the design process in time to start construction in July, 2007.

Mr. Chihara noted that if the applicant were to attach the new and old buildings it may trigger the seismic upgrade requirements. Mr. Leung responded that they want to preserve the integrity of the church and are not interested in attaching the two buildings.

The Board discussed the relative height of the floors and the roof line of the proposed building. Mr. Leung said according to NC zoning, the ceiling height must be 13'.

Mr. Leung said they wanted to design a building aesthetically similar to the existing building, but were limited by their budget. Mr. Fong said budget constraints should not have to limit the design possibilities.

Mr. Chihara suggested the window rhythm in the new building should reflect that of the historic building (church) in regards to proportion and size. He also suggested they find a way to mitigate the substantial roof overhang and that the applicants look to the church for guidance.

Dr. Chan departed at 6:05pm

Ms. Johnson said she thinks this building would have a fantastic use for the community, but the "connective tissue" between the buildings is lacking. She suggested they could connect the buildings' design through the window pattern and design.

The applicant said the proposed sliding doors on the ground level would be made of safety glass and the door on the southeast corner would be recessed four feet back to help meet the transparency requirement. Mr. Leung asked the Board if they would waive the landscape requirements within the Land Use Code. Ms. Frestedt confirmed that the Board has the authority to grant a variance on the landscaping requirements.

Ms. Johnson asked if they had considered outdoor lighting as a deterrent to negative activity outside the building. Mr. Leung said he plans to have a residence on the second level which will add “eyes on the street”, in addition to having exterior lighting.

A member of the church, Henrietta Ly said they have had difficulty keeping plantings in the ground because people take them out. She asked if the landscaping requirement would include plantings at the rear of the building. Mr. Fong said yes, the landscaping requirement includes all plants on the entire property.

Mr. Ming Li, the Youth Pastor at the church, thanked the Board for their input and said that it has been challenging to design the building due to their limited budget and Code requirements.

Mr. Chihara said he would consider granting a reduction in Green Factor (landscaping) requirement. He noted that he would be open to maximize landscaping on the site, rather than trying to meet a predetermined score required by Code.

The Board agreed that the window design should be simplified and the overall design should seek greater harmony and rhythm.

Mr. Fong suggested that the new building’s overhangs be eliminated since the old building does not have an overhang.

Ms. Johnson suggested arched windows would add visual interest and improve the lighting. She recommended they look at the Chinese Information Service Center’s window plan, since they’re located within the District and recently came before the Board.

The Board adjourned at 7:04pm

052207.4 BOARD BUSINESS

Ms. Frestedt distributed updated materials for the Board member’s handbooks.

Issued: June 8, 2007

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