



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 139/07

MINUTES FOR THE MEETING OF TUESDAY, June 26, 2007

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

Board Members Present

Jerry Chihara
Robert Ha
Freeman Fong
Austen Chan
Hoa Tang

Staff

Rebecca Frestedt
Joanne Walby

Absent:

Amalia Gonzalez-Kahn
Jan Johnson

Mr. Chihara called to order at 4:35pm

062607.1 APPROVAL OF MINUTES: May 22, 2007 & June 12, 2007

Moved to approve the minutes from May 22, 2007, as presented.
MM/SC/HT/AC 3:0:1 Mr. Ha abstained.

Moved to approve the minutes from June 12, 2007, as corrected.
MM/SC/RH/JC 2:0:3 Minutes adopted. Messrs. Chihara, Tang and
Fong abstained.

062607.2 CERTIFICATES OF APPROVAL

062607.21 Unicos New Style Crepes
421 6th Ave. S.

Application: Change of Use; Signage.

Staff Report: Ms. Frestedt stated that the change of use is from the Salon International hair salon to a crepe café/restaurant. The proposed signage involves a 2.5' x 3' double-sided Dibond blade sign hung from the underside of the canopy with 6 mm screws. The proposed signage colors are: PrimRose yellow, Cardinal Red, black and white. Ms. Frestedt said the proposed signage meets the allowance under the code. She said the applicant also proposes to change the window and door trim color from blue to "Pumpkin Patch" (an orange/brown).

Applicant Comment: The applicant, Mr. Jino "Wan" Yoon (business owner), said there would be no changes to the colors above the awnings, only the trim will change. He presented a sample of the materials from the sign company and proposed hardware.

Board Questions/Discussion: Mr. Chihara asked about the attachment method. Mr. Yoon proposed to attach the sign to the underside of the canopy. Mr. Chihara and Mr. Fong then asked about the canopy material. Mr Yoon said it is sheet metal and was not sure about the structural support. He believed that the canopy is hollow.

Mr. Chihara suggested that the applicant attach the sign through the structural support within the canopy. He asked if the Board could support the application pending administrative approval by staff of the attachment details and structural make up of the canopy. Ms. Frestedt said yes.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the change of use, signage and paint colors, conditional upon staff approval of the signage attachment details.

This action is based on the following:

SMC 23.66.320 – Permitted uses;
SMC 23.66.336 – Exterior building finishes;
SMC 23.66.338 – Business identification signs; and
ISR Design Guidelines for Signs, Section II – Design Guidelines

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

062607.22 Commercial Building (vacant)
1041 S. King Street

Application: Façade alterations – awning.

Staff Report: This application is for the addition of an awning to the building's King Street façade. The aluminum frame will be attached to the concrete with 3/8" x 3" wedge anchors. The frame will be covered with orange and white vinyl fabric. There are no graphics proposed at this time. The applicant also proposes to remove

the existing signage, which consists of Chinese characters and a wooden panel sign attached near the roofline). She presented drawings and photographs for the Board's review.

Applicant Comment: The applicants introduced themselves: Mai Luc, daughter of the property owner, Mr. Vu Van Luc. TR Nguyen, from Seattle Signs.

Board Questions/Discussion:

Mr. Fong asked the applicants they are painting the building. Ms. Luc said they are not at this time, but may at a later date.

Dr. Chan asked if the existing signage would be removed. Ms. Luc said yes.

Mr. Chihara said he did not think the proposed color met the requirements of the ordinance, which calls for "earthen colors" (SMC 23.66.336 – Exterior Building Finishes). He asked what process went into the color selection. Ms. Luc said was not sure why her father chose these colors. She said she would be happy to change the color and proposed an alternative: Portlight Red.

Mr. Tang asked how long the awnings would last. Ms. Luc said 7-10 years.

Public Comment: There was no public comment.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the exterior alterations, on the condition that the proposed orange awning be changed to Portlight Red.

This action is based on the following Applicable Guidelines:

SMC 23.66.336 – Exterior building finishes
ISRD Design Guidelines for Awnings and Canopies

MM/SC/RH/JC

5:0:0 Motion carried.

062607.23

NP Hotel Residential Apartments
308 6th Avenue S.

Application: Flagpole rooftop replacement.

Staff Report: Ms. Frestedt said the applicant is returning with a proposal for a replacement flag pole for the rooftop of the NP Hotel. The proposed replacement consists of a 35' tall fiberglass flag pole attached to the roof of the building. The color of the pole will match the original feature. See attached drawings for attachment details.

Ms. Frestedt reported that the applicant received a Certificate of Approval in March 2007 for the removal of the original flag pole due to its deterioration and concerns about public safety. The Certificate of Approval was issued on the condition that the applicant returns to the Board with a proposal for a replacement pole.

Applicant Comment: Tom Im, of Inter*Im, said they chose a fiberglass pole rather than a wood pole because of the lower weight and cost. She said the fiberglass pole would cost \$2000 while a wood pole would cost up to \$11,000. He said maintenance is also an issue because a wood pole would need a crane to install it.

Board Questions/Discussion:

A Board member asked if the pole was the same size as the original. Mr. Im said that is 65-70% of the original size. Larger poles, which are not tilt-based, are more expensive.

Mr. Chihara stated that for all intents and purposes, the proposed flagpole is a reasonable replacement. Mr. Fong added that it is in the spirit if the original pole, meets the guidelines, and adheres to the Secretary of the Interior's Standards. The other board members agreed.

Public Comment: There was no public comment.

Action:

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

Secretary of the Interior's Standards for Rehabilitation: #6)

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

062607.24 Danny Woo Community Garden
620 S Main St.

Application: Landscaping.

Staff Report: Ms. Frestedt reported that the proposed landscaping of the Danny Woo Garden Gathering Place is based on the guiding principles of permaculture and sustainable landscape design that have been used throughout the garden. She said the design was informed by a garden master plan developed by community stakeholders in 2001. She said the new plantings are native to the Pacific Northwest and will require less maintenance and attract more fauna than non-native plants. She said the proposed containers will be filled with plants that are medicinal, edible, and attractive. The scope of work will include the re-grading of soil around the trunks of the trees, exposing any surface roots that were previously at grade; laying of drip irrigation, consisting of ½ inch hose below grade, and ¼ inch micro-tubing above;

the addition of 2-4 inches of soil amenities (Compost, wood chips, mulch); planting the area with new plants in clumps of 3-5; creating annual containers using combinations of Foxglove, Lobelia, Salvia, Nasturtium, Impatiens, and Berberidaceae; and the containers are wooden barrels 4ft. in diameter and 3ft. on the bottom. She said the applicant received a Certificate of Approval in February 2007 for exterior design. See attachments and photograph for details.

Applicant Comment: Matt Trokan, from InterIm, and Gia Clark, Garden volunteer, presented the application. Mr. Trokan reported that this design was developed with UW landscape design students. He said the infrastructure has been completed and is already being used by the community. Regarding the Board's previously stated concern about replacing the green space, he said they proposed to plant native plants that have medicinal and edible qualities and would require minimal maintenance. The species are hardy and drought resistant. He said they would use these plants to educate the public and encourage the use of native plants.

Board Questions/Discussion:

Mr. Chihara asked if any more trees would be removed and if any new trees proposed. He noted the strong contrast between hard and softscape. Mr. Trokan said no more trees would be removed. He said there is rock gravel between the retaining wall and the street and this area would be a gathering space. The containers are intended to add color, but the goal is to keep the area accessible for multi-use purposes.

Ms. Clark reviewed the site plan, and pointed out that the plantings would be low near the entrance and would gradually increase in height as the garden elevates. She pointed out where the rhododendrons will be planted and said they will help stabilize the ground where there had been invasive bamboo. She said in time the plantings will grow in and the contrast will be less strong.

Mr. Fong asked if they deliberating tried to create "positive and negative spaces" in the design. Ms. Clark said yes, especially in the proposed gathering space. She noted that with gardening, change comes in a series of small steps.

Mr. Chihara said he likes the concept and the programmatic plantings of regional plants. He recommended the use of more planters in the front spaces of the garden to soften the landscape, and encourages the applicants to add more over time.

Mr. Tang asked how they would protect the plants from being picked. Mr. Trokan said on the contrary, they would encourage people to pick and use the plants.

Public Comment: There was no public comment.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for landscaping, as proposed. This action is based on the following: General Requirements of Seattle Municipal Code (SMC) 23.66.336

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

062607.25 Sound Transit – transit plaza
201 5th Ave. S.

Application: Station identification signage.

Staff Report: This application is for the addition of wayfinding signage on the transit plaza structure. The signage consists of porcelain enameled steel and is proposed at the following two locations:

Jackson Street/north elevation

1) A 8’4” w x 1’5” h sign centered under the arch of the roof and suspended from an I-beam, and 2) An oval projecting “T” sign and projecting transit logo sign. The projecting signs will be mounted above the projecting arm that holds the lighting fixtures. The oval will extend approximately 3’ from the column. The transit logo sign will extend approx. 1.5’ from the column.

Plaza entrance/South elevation

1) 3’4” w x 2’1” h blade sign mounted to the steel I-beam with 3/8” screws, and, 2) An oval “T” sign and transit logo sign that is identical to the one proposed on the north elevation. The blade sign will be mounted to the I-beam under the projecting arm and lighting fixture.

The proposed colors are blue, copper, yellow and teal. See attachments for details.

Staff Report: Ms. Frestedt said she was concerned about the proximity of the proposed signage to the existing light fixtures and structural elements, per SMC 23.66.338, Section G. She said additional details may be necessary to determine proper clearance and sightlines.

Ms. Frestedt said this project is located in a joint ISRD/Pioneer Square Preservation District overlay. As a result, the Pioneer Square Architectural Review Committee and Preservation Board must also review and approve the application.

Ms. Genna Nashem, Board Coordinator for the Pioneer Square Board, her board has not reviewed the application yet, but would like to know what the ISRD thinks about the projecting elements and the height of the signs.

Applicant Comment: Shawn Bowen, from TubeArt, and Steve Ray, of SoundTransit, presented the application. Mr. Bowen explained that that the “T” is

used in Puget Sound regional transit system to identify a transit hub. He said the different animal symbols are a legislative mandate to help identify the different stations between SeaTac and West Seattle.

Board Questions/Discussion:

Mr. Chihara asked if the applicants felt that the location of the signage would detract from the character defining elements of the existing structure. Mr. Ray said the signage would not be effective in other locations because people wouldn't associate it with the entrance.

Mr. Tang asked if they would consider using transparent materials for the signage instead of the steel. Mr. Bowen said if the sign were more transparent they might get "lost" because they would be 12-13' off the ground. He said the fin sign would normally project more but in this case it will be flush with the sconce and I-beam column.

Mr. Fong asked if the signs could be lowered to improve visibility. Mr. Bowen said they could lower the signage but he said he believes this would increase the risk of vandalism.

Mr. Chihara stated that the proposed location of the signage puts it in conflict with the character defining elements and makes it look cluttered. The Board discussed alternative locations for the signage.

The Board suggested the bug sign underneath the light fixture be rotated horizontally and the aligned with the projecting arm. The applicant agreed to revise the drawings to reflect these changes and present it at the next Board meeting.

The Board discussed the sign colors and style and said they approved of those aspects of the application.

Public Comment: There was no public comment.

Action:

I suggest that the Board *defer* a decision on this application until the next meeting.
Applicable Guidelines:

**SMC 23.66.338 – Business identification signs;
ISR Design Guidelines for Signs, Section II – Design Guidelines**

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

ADJOURN at 6:07 PM

Issued: June 20, 2007

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