



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 149/07

MINUTES FOR THE MEETING OF TUESDAY, July 10, 2007

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

Board Members Present

Jerry Chihara
Jan Johnson
Freeman Fong
Hoa Tang
Amalia Gonzalez-Kahn
Dr. Austen Chan

Staff

Rebecca Frestedt
Joanne Walby

Absent:

Robert Ha

Ms. Johnson called to order at 4:35pm

071007.1 APPROVAL OF MINUTES

Approval of June 26, 2007 minutes postponed until next ISRD Board meeting.

071007.2 CERTIFICATES OF APPROVAL

071007.21 Law Office of Daryl S. Yao
715 S. Lane Street, Suite A

Application: The proposed business identification signage consists of white vinyl letters that will be applied to the interior of the windows along Lane Street.

Staff Report: Ms. Frestedt said the business street frontage is approximately 18 linear feet. The proposed signage totals 43.7 sq ft. The maximum allowance for signage without Asian characters is 44.8 sq ft.; therefore, the proposed signage falls within the allowance under Seattle Municipal Code 23.66.338.

Applicant Comment: Mr. Yao presented the application and explained that the business name would be on one window and available services listed on the adjacent window.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Public Comment: There was no public comment

Board Discussion: The Board determined that they had enough information to make a decision.

Action:

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

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

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

071007.22 Sound Transit/Union Station
401 Jackson St.

Application: Change of Use.

Staff Report: Ms. Frestedt reported that the applicant proposes to expand the existing security office on the south end of the building by approximately 300 ft. by extending the wall approximately 21' to the east, into the area that was previously occupied by the Union Station Café. The proposed use is allowed within the ID. She said this application is located within the boundaries of the Pioneer Square Preservation District and is subject to review by the Pioneer Square Preservation Board. The Pioneer Square Board will review the application on July 18, 2007.

Dr. Chan arrived at 4:50pm

Applicant Comment: Bob Hale, of Kovalenko Hale Architects, presented the application. Mr. Hale identified the precise location of the former deli and the proposed expansion of the security office on the site plan.

Public Comment: There was no public comment

Board Questions/Discussion:

Mr. Chihara asked if the expansion would obscure any of the windows. Mr. Hale responded that two windows would be enclosed within the office.

Mr. Fong asked if the new wall would be built to its full height. Mr. Hale said yes.

Ms. Gonzalez-Kahn asked if the wall would impact public use of the through-way. Mr. Hale confirmed that there would be no changes to the concourse.

Action:

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

SMC 23.66.320 – Permitted uses

MM/SC/JC/HT 6:0:0 Motion carried.

Sound Transit/Metro Plaza
201 Fifth Ave. S.

Application: Addition of station identification and wayfinding signage on the transit plaza structure.

Staff Report: Ms. Frestedt said the signage consists of porcelain enameled steel, proposed for the north elevation of the transit structure on Jackson Street and at the plaza entrance on the south elevation. A 8'4" w x 1'5" h station identification sign will be centered under the arch of the roof and suspended from an I-beam. The sign will be aligned with the bottom of the beam north elevation. An oval projecting "T" sign and transit logo signage will be attached to the structural column near the lighting fixtures.

At the plaza entrance/south elevation they plan to install a 3'4" w x 2'7" h blade sign mounted to the steel column, and an oval "T" sign and transit logo sign identical in style and attachment to the one on the north elevation. Ms. Frestedt added that the proposed colors are blue, copper, yellow and teal. This project is located in a joint ISRD/Pioneer Square Preservation District overlay. As a result, the Pioneer Square's Architectural Review Committee and Preservation Board must also review and approve the application, prior to installation.

Ms. Frestedt presented revised graphics and drawings from the last International District Special Review District Board meeting, noting that the location of the button sign had been moved from a vertical to horizontal position.

Applicant Comment: Shawn Bowen, of TubeArt, and Steve Ray, of Sound Transit, presented the application and confirmed the changes that had been made since the last Board meeting.

Public Comment: There was no public comment

Board Discussion: Mr. Chihara thanked the applicant for his responsiveness to the Board's suggestions at the last meeting.

Dr. Chan asked whether the horizontal sign under the entrance would withstand high winds. Mr. Bowen said the sign will comply with DPD's requirements regarding wind loads. He said he could present the final attachment details to the Board when approved by DPD. Ms. Frestedt said, if the Board recommended she could provide an administrative review of the attachment details. Mr. Chihara suggested that if there is a need to increase the supports or change the sign design to accommodate wind loads the applicant would need to return for Board's review. Mr. Fong stated that the details provided of the attachment method should be adequate.

Ms. Johnson asked if this sign design is consistent with the other Sound Transit signage. Mr. Ray said yes and confirmed that it will match the other Sound Transit signs around the region.

Mr. Chihara asked if the supports for the signage would be painted to match the structure. The applicant said yes.

The board discussed the colors used in the sign. Mr. Bowen stated that the colors comply with ADA guidelines for contrast.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the signage as proposed, on the condition that staff conduct an administrative review of attachment details. This action is based on the following:

**SMC 23.66.338 – Business identification signs ISRD Design Guidelines for Signs
Section II – Design Guidelines.**

MM/SC/JC/FF 6:0:0 Motion carried.

071007.24

Mar (Hong Kong) & Alps Hotel
507 Maynard Ave. S & 615-625 S. King St.

Application: Renewal of expired Certificate of Approval; Use; Final design approval for paint colors.

Staff Report: Ms. Frestedt reported that the application was to update the original Certificate of Approval for Final Design that was issued on Feb. 8, 2005, with minor revisions (in **bold** text below). The following was approved in 2005:

Use Approval: for ground floor office/retail use; ~~office use on the second through fourth floors~~ **office use on the second floor and residential use on floors 3 and 4;** and residential use on a new fifth story penthouse of the Mar Hotel. The current uses of the Alps Hotel remain unchanged, with ground floor commercial/retail and residential upper floors, with 117 units to be renovated. Total project square footage is approximately 87,000 sq. ft.

Final Design Approval: for the rehabilitation and expansion of the Mar Hotel and the rehabilitation of the Alps Hotel. The rehabilitation of both buildings includes masonry cleaning and repointing, the restoration of original parapets, and the removal of the steel fire escapes (the masonry damaged by the removal will be repaired). Rehabilitation of the Mar Hotel storefront, including the removal of the non-original storefronts and the non-original metal canopy, and restoration of the existing clerestory windows. Restoration and relighting of the "Hong Kong" sign. The rehabilitation of the windows, doors and balconies of the Mar Hotel, including the repair of wood windows on the east façade; installation of aluminum windows similar to the original steel sash in the new openings on the alley basement and first floor walls; replacement of window sash with new wood double-glazed units on the upper floors of the alley façade; and installation of vinyl windows and replacement of the non-original interior skylights on the fully enclosed interior light courts. Installation of a new gate for pedestrian exiting, a new garage door for vehicular access, and a new trash room door on the alley elevation. Addition of new fifth story penthouse onto the existing roof structure with appropriated setbacks at the street side so as not to be visible from the ground. The project also includes the excavation and addition of two levels of below grade parking beneath the Mar Hotel, and one level of below grade parking beneath the Alps Hotel with a total of 24 spaces. Drawings and plans are available in the project file.

The additional proposed final colors, which were not approved in 2005, are Gypsy Red, Kilim Beige and Hunt Club Green.

Applicant Comment: Randy Sibley, Mar/Alps Hotel project manager, presented the application. He explained that they are requesting the change in response to ease of leasing. There is more demand, he said, for residential.

Public Comment: There was no public comment

Board Discussion:

Mr. Chihara asked for clarification on the location of the green paint color. The applicant said the trim and the flashing on the new penthouse windows would be painted green.

The Board determined that the colors are in conformance with the guidelines. Mr. Chihara said he remembered that the Board had previously approved the off-white/beige color.

Mr. Chihara asked if the change in use would effect the exterior in any way. The applicant said no.

Ms. Frestedt asked the applicant if Steve Mathison, from the State Department of Archaeology and Historic Preservation, had reviewed the proposed changes to the interior [including two 2-story townhouse style units on the third and fourth floors]. The applicant said he would contact Mr. Mathison after he received ISRD approval.

Ms. Gonzalez-Kahn reviewed the pictures taken from Weller Street and asked if the townhouse units on this elevation would be visible. The applicant said that the changes to the third and fourth floors would not be visible from the exterior and added that there was a slight revision to the window layout on the fifth floor that is only visible from the street when viewed at an angle.

Action:

I move that the International Special Review Board approve a renewal of the Certificate of Approval for Final Design and Use, (including final colors and construction of only four units on the sixth floor), as proposed. This action is based on the following:

- SMC Chapter 23.66.326 - Street-level uses**
- 23.66.328 - Uses above street level**
- 23.66.336 - Exterior Building finishes**
- 23.66.342 - Parking and access.**

MM/SC/JC/HT 6:0:0 Motion carried.

071007.3 **BOARD BUSINESS**
There was no Board business.

ADJOURN Moved to adjourn at 5:45pm

Issued: July 20, 2007

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