



The City of Seattle

International Special Review District

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

ISR D 162/07

MINUTES FOR THE MEETING OF TUESDAY, August 14, 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
Dr. Austen Chan

Staff

Rebecca Frestedt
Joanne Walby

Absent:

Robert Ha
Amalia Gonzalez-Kahn

081407.1 ARCHITECTURAL REVIEW COMMITTEE

*The ARC was held at 4:00 PM, before the ISR D Board meeting.
The meeting was attended by Freeman Fong and Jerry Chihara.*

081407.11 Union Station

401 S Jackson St.

Change of Use: Expand security office approximately 1,200 square feet into the south portion of Union Station in a space previously occupied by a deli.

Applicant Comment: Bob Hale, Project Architect, and Fred Wilhelm, of Sound Transit, presented this application. Mr. Wilhelm explained that Sound Transit wants to consolidate the security department into one space. In order to make the space more conducive to an office use, they propose to construct a wall along gate that separates the former deli from the concourse. They also propose to install a suspended ceiling for sound proofing. Mr. Hale said the ceiling but would stop a few feet short of the exterior walls so as not to block the views through the windows. The applicants welcomed Board input.

Staff Report: Ms. Frestedt said there may be some concern about the installation of a wall along the concourse due to the fact that it would prevent people from seeing the architectural features of the hall; however, she stated that the Board does not have jurisdiction over changes

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

"Printed on Recycled Paper"

to the interior, unless the changes negatively impact the exterior. She noted that Union Station is a contributing building in the Historic District and on the National Register of Historic Places.

Public Comment: There was no public comment.

ARC Questions/Comments: Mr. Hale said the service window in the concourse is not original. Mr. Fong asked what the distance between the gate and new partition would be. Mr. Hale said 16-18 inches. Mr. Fong suggested they try to make the addition more sympathetic to the existing gate. Mr. Hale said he had thought of this, but cited the Secretary of the Interior's Standards for Rehabilitation and made the decision to differentiate the new construction from the existing structure and features. He added that they are also constrained by the proposed floor plan and number of cubicles and office equipment proposed for the space.

Mr. Chihara noted that adding a simplified wall behind the gate would highlight the gates' ornamental details and was favorable in his opinion. He noted that the proposed changes are reversible and in line with the Secretary's Standards.

Mr. Chihara asked why they decided to construct full height walls. Mr. Hale said the height was for security proposes and would also to create a space where the officers could hold private, security-related conversations. He said they also proposed to install a document safe in the office that will need a secured area. Ms. Frestedt said the main concern is related to the District Requirements about transparency and whether or not the suspended ceiling is visible from outside the building.

The ARC did not see the impact on the east elevation as being problematic.

MINUTES FROM THE FULL BOARD MEETING:

Ms. Johnson, Board Chair, called the meeting to order at 4:35pm

081407.2 APPROVAL OF MINUTES Meeting of July 24, 2007
Moved to approve the minutes as presented.

MM/SC/FF/JC 5:0:0 Minutes adopted.

081407.3 CERTIFICATE OF APPROVAL

081407.31 Luke's Pharmacy
611 Maynard Ave. S.

Signage: Proposed changes to the text and colors of existing signage.

Staff Report: Ms. Frestedt reported that the applicant requests to update the text and logo on the existing internally lit flag-mounted and panel signs. The white plastic background will remain. The existing lettering will be replaced with new green, red and blue vinyl logo and letters and will be added to reflect the pharmacy's addition to the HealthMart network. She distributed drawings provided by the applicant.

She added that the existing signage was approved by the Board in September 1999.

Applicant Comment: Peter Lai, of Seattle Sign Company, presented the application. He said the translucent decal was provided by HealthMart.

Public Comment: There was no public comment.

Board Discussion: Mr. Chihara commented that it was regrettable that the size of the Chinese characters on the new sign was diminished.

The Board discussed this and asked the applicant if he could increase the proportion of the Chinese characters on the sign. Mr. Lai said he would consult with the owner and return with a revised proposal, if the owner was amenable to the recommendation.

The Board suggested this application be tabled until a revised drawing is submitted.

Action:

I move that the International Special Review District Board *defer* a decision until the applicant returns with a revised proposal that incorporates a greater proportion of the Chinese characters in the design.

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

081407.32

Maynard Ave. Green Street - Inter*Im

Maynard Ave. between S. Main and S. Jackson Streets

Application: Street Use and Landscaping: Proposed alterations include a 7' expansion of the curb and sidewalk between Main and Jackson and the addition of landscaping within the expanded curb. Alterations to curb will result in a reduction of five parking spaces.

Staff report: Ms. Frestedt said this is a proposal to increase the width of the sidewalk and curb along Maynard Avenue, between S. Main and S. Jackson Streets by seven feet (7'), as part of the Maynard Avenue Green Streets Project. The expansion will incorporate a pre-existing curb cut for the Nihonmachi Terrace parking garage. Clover will be planted as temporary landscaping within the expanded curb while the applicants finalize the design and landscaping plan. She added that the application includes a request to alter the parking from fourteen angled spaces to nine parallel spaces. This change is requested in order to accommodate the expansion. She distributed drawings provided by the applicant.

The applicants held a Board briefing on June 12, 2007. Ms. Frestedt said an application for final design of the curb, including lighting, seating and final landscaping design will be reviewed by the Board at a later date.

Applicant Comment: Tom Im, of Inter*Im Community Development Association, and Dave Rogers, of SvR Design Company, present the application.

Mr. Im said a portion of the funding for their project will sunset this year. For this reason, he said they need to begin the project this year, despite the fact that the final design will be completed next spring. As a temporary measure, he said they will plant hydroseed with clover between the parking spaces and the extended sidewalk. He said they plan to submit an application for the final design later this year.

Board Questions/Discussion:

Ms. Johnson said she had concerns about the reduction of the parking spaces and said parallel parking is difficult on an incline. Mr. Rogers said streets with a similar slope include parallel parking between Yesler and Stewart Streets.

Mr. Rogers said the neighbors were divided as to whether they want additional parking or a more pedestrian-friendly environment. He said their task was to create a more welcoming pedestrian environment, and they managed to compromise and keep most of the parking spaces. He said they have received approval from SDOT for this configuration. He said this is the only configuration in which they can have parking and adequate space for the Green Street features.

Mr. Fong suggested that they retain the angled parking and decrease the size of the curb. Ms. Johnson agreed and asked if they could shrink the amount of green space available in order to keep the angled parking. Mr. Rogers said if they did this, there would not be enough space to make the Green Street project worthwhile.

Mr. Chihara said he felt parallel parking might be best because when one parks in a diagonal space, the car often has to pull into the opposing lane of traffic in order to back into the space.

Mr. Rogers also noted that drivers tend to accelerate as they crest this hill, so it would not be safe to have parked cars jutting out into traffic lanes any further.

Dr. Chan asked if the sidewalk across the street would have a similar Green Street design. He said he was concerned that if only one side of the street has a Green Street design it might create a division. Mr. Im said they are only working on this side of the street so far, but that they may expand the project to include the other side of the street in the future. He added that this is part of a larger neighborhood wide effort to increase green space.

Mr. Chihara pointed out that the Green Street design does not necessarily refer to green landscaping, but could include a hardscape, furniture and public art.

Mr. Tang asked if there would be pedestrian paths through the clover. Mr. Rogers said that it will be a consideration for the final design, and reiterated that this is a temporary measure to control erosion.

Mr. Rogers reviewed the project timeline. He said they will construct the new curb and plant the clover in September and install new design elements, including landscaping, in late spring 2008, with Board approval. A Board member asked if it would remain green during the winter. Mr. Rogers said yes.

Mr. Fong asked what the neighborhood business owners think of this project. Mr. Im said they approached the nearby business owners and that the majority are in favor of this proposal. Mr. Im added that the clover is only a temporary measure and they have no intention of leaving it there permanently

Public Comment: There was no public comment.

Action:

I move that the International Special Review District Board *approve* a Certificate of Approval for Street Use and Landscaping, as proposed.

This action is based on the following:
General Requirements Seattle Municipal Code (SMC) 23.66.33;
Secretary of the Interior's Standards for Rehabilitation and New Construction, #1 and #10.

Amended motion proposed by Dr. Chan:

I move that the International Special Review District Board *defer* consideration of a Certificate of Approval for Street Use and Landscaping, until a final design, including no loss in parking, is provided by the applicants.

MM/SC/AC/FF 1:4:0 Ms. Johnson and Messrs. Freeman, Chihara and Tang opposed.

Mr. Chihara said that he was comfortable with the proposal and the reduction of parking, in light of the amenities that can be gained with a green street. He reminded the rest of the Board that they will have an opportunity to review the final design prior to approval. He expressed some concern that the final design is not currently well-defined.

Ms. Johnson restated the original motion and the Board voted again.

Action:

I move that the International Special Review District Board *approve* a Certificate of Approval for Street Use and Landscaping, as proposed.

This action is based on the following:

General Requirements Seattle Municipal Code (SMC) 23.66.336, Secretary of the Interior's Standards for Rehabilitation and New Construction, #1 and #10.

MM/SC/JC/HT 3:2:0 Ms. Johnson and Dr. Chan opposed. Motion carried.

081407.4

BOARD BUSINESS

Ms. Frestedt introduced newly appointed Board member, Misun Chung, who was observing the meeting. Ms. Chung said that she is an architect and has been working for the firm of Olson Sundberg Kundig Allen for 7 years. She is looking forward to serving on the Board.

Ms. Frestedt thanked Mr. Fong for his service and contribution to the Board during his term. She then provided an update on the status of the Design Guideline Revision and informed the Board that she would incorporate guideline work session into the Board's agenda this fall. She also provided the Board with an update on the Unicos signage application and the Mar Hotel window application.

Meeting adjourned at 6:15 PM.

Issued: August 24, 2007

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