



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISRD 220/19

MINUTES FOR THE MEETING OF TUESDAY, September 24, 2019

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

Board Members Present

Yuko Kunugi
Sergio Legon-Talamoni
Russ Williams
Tanya Woo
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Stephanie Hsie, Chair

Chair Stephanie Hsie called the meeting to order at 4:30 pm.

092419.1 APPROVAL OF MINUTES
May 28, 2019 Deferred.

092419.2 CERTIFICATES OF APPROVAL

092419.21 504 5th Ave. S., Suite 106 – Publix Hotel
Applicant: Jeff Walls, Studio19

Ms. Frestedt explained the proposed installation of rooftop mechanical equipment for Chengdu Taste. Exhibits reviewed included plans, photographs and sample. The Publix Hotel was constructed in 1927. It is a contributing building located within the Asian Design Character District. The ISRD Board recommended approval for use for a restaurant/café in February 2019.

Applicant Comment:

Jeff Walls explained the rooftop mechanical unit is related to a restaurant tenant improvement. He said they will use the existing shaft and add duct work at a point on the roof where shaft comes up. He said they will extend around the building to where the unit will be placed. He indicated on a drawing placement near penthouse, elevations and photo renderings. He said from 6th and King there is minimal visibility from the pedestrian realm as the unit is below the parapet.

Ms. Woo asked about routing.

Mr. Walls showed on the drawing. He said the shaft is dark gray and they could paint the duct work to match.

Public Comment:

Robert Lowman, resident, asked if there will be noise associated with the equipment.

Mr. Walls said it is not near residential units.

Ms. Frestedt noted that when the building was renovated the mechanical was built in.

Mr. Walls said they used the existing shaft and had to work around that; it was the only location they had to work with.

Mr. Yip said there weren't a lot of options.

Mr. Legon-Talamoni said he had enough information about using the existing shaft and that it is enough out of public view as it is.

Mr. Williams agreed and noted it is seven stories up.

Responding to comments about whether or not to paint the duct he said his preference was not to as maintenance would be required for the paint.

Board members said that either painted or not is acceptable. The equipment is not real visible in this case. Every situation is different; in this case it is set back on the alley side and is minimally visible.

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 September 24, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed exterior alterations meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.336 – Exterior building finishes
SMC 23.66.332 – Height and rooftop features

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

Agenda reordered.

092419.3 BOARD BUSINESS

Ms. Frestedt said that election notice has been sent out. She went over relevant dates.

092419.22 Right-of-Way along portions of 5th Ave. S. and S. Main St.
Applicant: Bradley Topol, SDOT

Ms. Frestedt explained the proposed modifications within the right-of-way, including roadway markings, bollards and a raised curb on a portion of 5th Ave. S., associated with the extension of the South End Connection Protected Bike Lane (PBL). Proposal includes installation of directional signage. Exhibits reviewed included plans and photographs. A Certificate of Approval was issued August 2019 for sidewalk and roadway restoration at the NW corner of 5th & Jackson. The ISRD Board received a briefing on the expansion of the South End Connector PBL on June 11, 2019. A Certificate of Approval was issued for removal of the streetcar platform and an alternate sidewalk restoration plan in February 2019.

Applicant Comment:

Bradley Topol, SDOT, provided project description and overview to connect to City bike network. For detail see project materials in DON file. Following are Board and public questions and comments.

Regarding follow up to board questions Mr. Topol reported that there are no impacts to Waterfront Seattle shuttle or King Street green space. Characters spelling “slow” in Japanese and Chinese were feasible to make via custom design; need 3-4-month period. Explored options in Tokyo and China; will work with community for preferences.

Ms. Woo asked about comments from outreach.

Mr. Topol said there was a miscommunication regarding King Street, so they showed the original map; the dotted line was mis-interpreted as a protected bike lane. He said they had a meeting to dispel the miscommunication. He said that Interim asked for a project walk-through.

Ms. Woo asked about parking comments.

Mr. Topol said there were questions in general but no specifics. Comments said, ‘don’t touch King’ and “need a drop off for seniors”. He said in the community transit space there are nine spaces now; buses take up 4 – 5 parking spaces; they could add back in four.

Mr. Williams asked about impacts to parking on Main Street west bound.

Mr. Topol said there is no impact to the short-term parking.

Mr. Williams asked if they have done a collision analysis for 5th and Jackson.

Mr. Topol said today there is a peak of 70 – 100 cars on Main; he said changes will add 50 – 70 vehicles to that.

Mr. Williams noted issues with topography – steep hills and blind corners – and pedestrian safety.

Mr. Topol said there are fewer pedestrians on these streets compared to 5th and Jackson.

Mr. Williams asked about sidewalks and crossing.

Mr. Topol said they can be considered.

Ms. Frestedt said in Japantown to reach out to SHAG buildings and residential buildings around 6th Avenue as there are a lot of elders there.

Louisa Miller, SDOT said flyers have been provided.

Mr. Topol added that their liaisons can go door-knocking.

Mr. Williams asked if the barriers on 5th are Citywide standard.

Ms. Miller said they are concrete barriers. Planters are expensive to maintain.

Ms. Woo asked how visible they are.

Mr. Topol said they could add reflective pavement markers.

Mr. Legon-Talamoni said the red paint will help deter drivers.

Mr. Topol said the red will make it pop more and stand out; the new surface will be new asphalt.

Mr. Williams noted the high volume of pedestrian traffic at 5th and Jackson; Main and 6th and Maynard and 6th.

Ms. Frestedt suggested outreach to community and business in response to concern about vehicular movement.

Mr. Legon-Talamoni appreciated painting the curb red to stand out better. He likes the translation of “Slow” and said it should be tabled pending more community outreach.

Ms. Kunugi said she worried about tripping or a bicyclist not seeing the curbs and painting the concrete red will make it stand out.

Mr. Topol noted that bicyclists are already following the curb line.

Ms. Kunugi asked about longevity of design functionality.

Mr. Topol said there has been huge population growth, but the streets don't grow. He said they are encouraging other modes of transport than car.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design and street use, with preference for treatment of concrete buffer curb to be painted red.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 24, 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 applicable Design Guidelines:**

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

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

Adjourn

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