



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 163/17

MINUTES FOR THE MEETING OF TUESDAY, August 8, 2017

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Sergio Legon-Talamoni
Carol Leong
Tiernan Martin, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Chair Tiernan Martin called the meeting to order at 4:30 pm.

080817.1 APPROVAL OF MINUTES

June 13, 2017

MM/SC/CL/SLT 6:0:1 Minutes approved. Mr. Setijono abstained.

June 27, 2017

MM/SC/CL/HS 7:0:0 Minutes approved.

080817.2 CERTIFICATES OF APPROVAL

080817.21 600 5th Ave. S. – Uwajimaya
Applicant: Alastair Moyer, Blanton Turner

Ms. Frestedt explained the proposed demolition/removal of a lot booth within the parking lot. Booth will be replaced with 4-5 planters and a metal enclosure for the existing

electrical panels. Exhibits included photographs and plans. She reported that Uwajimaya is a non-contributing building located outside of the Asian Design Character District and retail core. The Board approved installation of a low, black-coated chain link fence around the perimeter of the parking lot in November 2016.

Alastair Moyer, property manager, said a vehicle crashed in to the booth so they are re-thinking how they manage parking. He said they need a mixture of technology and people to serve customers. They will remove the larger booth and keep the smaller one. They will enclose the electrical with gray boxes that will be hidden by trees. The concrete pad will remain and they will add planter pots with Japanese style plantings to fit in with look of store.

Allann Hamada, store manager, said this will help with public safety by improving sight lines and minimizing cut-throughs.

Public Comment: There was no public comment.

Mr. Martin said it is a much-needed safety improvement and he noted that the planters are in use already.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, as proposed.

The Board directs staff to prepare a written recommendation of approval for design based on consideration of the application submittal and Board discussion at the August 8, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed design meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

Secretary of the Interior's Standards for Rehabilitation

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/CL/EC/HS 7:0:0 Motion carried.

080817.22

604 S. Jackson St. – Jackson Building/Nihonmachi Alley

Applicant: Alexis Lair, SCIDPDA

Ms. Chan recused herself.

Ms. Frestedt explained the proposed installation of four (4) mural sign panels

(dimensions: ~5'x5') and one (1) narrative panel (dimensions: ~2'w x 3') on the east façade facing the alley. She explained the proposal to paint "Nihonmachi Alley" in English and Japanese characters on the east façade. She noted that the presentation would be followed by a briefing on proposed catenary lighting. Exhibits included photographs, renderings, and plans. She reported that the Jackson Building was constructed in 1932 and is a contributing building within the District. The building is located within the Asian Design Character District. She said in March 2017, the ISRD Board recommended approval for storefront activation and design in the adjacent vacant storefront on 6th Ave. S. In November 2016, the ISRD Board recommended approval for modification to the fence design abutting Chiyo's Garden, on the alley.

Applicant Comment:

Alexis Lair, SCIDPDA, provided context of the site and noted this will be a continuation of Chiyo's Garden. She said that Nihonmachi doesn't have the historical connection of Canton or Maynard Alleys but the community is trying to highlight its history. She said they propose murals by artist Amy Nikaitani to help draw people into the alley and garden. Four of the murals will be hand sketches of Japanese businesses (including Kokusai Theater, Sagamiya Confectionery, Maneki and Uwajimaya Grocery) and one will be introductory text about the installation. She said that they propose lighting to illuminate the murals as well as catenary lighting in a future phase. She said there will be painted lettering in the upper left in English and Japanese with the option of green with white trim or all white letters. She said they are planning to add future panel lighting and security cameras. She went over color, size and installation details as provided in the plans and noted that murals will be installed at least 5' from the ground to deter graffiti. She said that panels are aluminum backing, digital print and sealed with anti-graffiti coating. The project is owned by Friends of Japantown but there is a Memorandum of Agreement for maintenance between property owners, Friends of Japantown, and SCIDPDA. She said the expected lifespan was 5-7 years for the surface treatment, but it could last longer, depending on weather exposure.

Ms. Lair said examples of catenary lighting were shown as well as a plan view of placement. The placement of the lights would not extend north past the Far East Building.

Mr. Legon-Talamoni confirmed that the goal was to approve the panels first and lighting later.

Ms. Lair said yes.

Paul Murakami, property owner, said they want to preserve the alley and populate it, catenary lighting and lighting on murals will draw people to the alley. He spoke of the history of Chiyo's Garden. He said they want to help preserve neighborhood history.

Mr. Legon-Talamoni asked if the alley is private or public.

Ms. Frestedt explained that it is part of the right-of-way and SDOT street use permit is needed for any work that extends over or into the right-of-way. She said that it must remain accessible for egress for residents, trash collection, utilities etc. She said that input from SDOT is necessary to make sure it is all code compliant.

Mr. Martin asked which color lettering is preferred.

Ms. Lair said they prefer the white letters.

Mr. Martin asked if they had given any consideration to use of neon.

Ms. Lair said there wasn't.

Mr. Legon-Talamoni asked if they considered adding Japanese to panels.

Ms. Lair said the headings are in Japanese; cost and space constraints make full translation difficult.

There was a question about the potential future addition of lighting.

Ms. Lair said the panels will be matte so there would not be much reflection; the projected lighting involves conduits and they want to have panels flush with the building to allow alley uses.

Ms. Hsie appreciated the font and said the white at the top pops better. It is nice to keep fonts in the same family. She liked the alignment of Japanese characters with the window.

Mr. Martin said the green ties in nicely and noted he also prefers the white lettering. He said the sign section gives preference for Asian characters, SMC 23.66.338 I3 and he said he was happy to see the use of Asian characters; it fits well.

Ms. Tran noted use of the Japanese American Citizen's League (JACL)'s Power of Words Handbook and suggested use of 'concentration camp' versus 'internment'. She said to pay attention to the language used.

Motion: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design and signage, as proposed with preference for Option 2 with white sign, regarding final text we leave it up to applicant and Friends of Japantown for final text revisions.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 8, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.338 - Signs

Secretary of the Interior's Standards #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/SH/SLT 6:0:1 Motion carried. Ms. Chan recused herself.

Following further discussion about the potential addition of lighting, Mr. Legon-Talamoni said that if they are thinking of projecting from the Far East to make sure there is not glare.

Ms. Hsie recommended that they return with clear diagrams showing how high lights would be installed, size of fixtures, and attachment details. She recommended providing samples of finishes, color temperature, materials, and details about the hours lights will be on.

080817.3 BOARD BUSINESS

Ms. Frestedt provided an update on the MHA rezone and ISRD boundary expansion. She also gave an update on the status of the CID Planning Advisory Committee and pending formation of work groups, including an ISRD & Design Work Group. She said that she will send the board information and provide further updates as plans develop.

There was discussion about upcoming election.

Adjourn