



The City of Seattle

## International Special Review District

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

ISRDR 256/16

### MINUTES FOR THE MEETING OF TUESDAY, November 8, 2016

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

#### **Board Members Present**

Stephanie Hsie  
Carol Leong  
Tiernan Martin, Vice Chair  
Herman Setijono  
Valerie Tran  
Marie Wong

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Miye Moriguchi, Chair

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

#### **110816.1 APPROVAL OF MINUTES**

August 23, 2016

MM/SC/VT/HS 3:0:2 Minutes approved. Mr. Martin and Ms. Leong abstained.

September 13, 2016

MM/SC/SH/HS 3:0:2 Minutes approved. Mmes. Leong and Tran abstained.

*Ms. Wong arrived at 4:35 pm.*

September 27, 2016

MM/SC/CL/HS 4:0:2 Minutes approved. Mr. Setijono and Ms. Wong abstained.

#### **110816.2 CERTIFICATES OF APPROVAL**

110816.21 Jackson Building/Chiyo's Garden

600 S. Jackson St.

*Applicant:* Michelle Kumata, Wing Luke Asian Museum

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

"Printed on Recycled Paper"

Ms. Frestedt explained the proposed modification to the design of the fence along the alley. Modification will involve the addition of perforated metal sheets to be installed behind the wooden slats. Exhibits included photographs, plans and samples. She said the Jackson Building was constructed in 1932. It is listed as a contributing property to the National Register District. The building is located within the Asian Design Character District. She reported that a Certificate of Approval was issued in March 2016, following a recommendation by the Board, for construction of a wooden fence along the edge of the alley/garden.

Applicant Comment:

Michelle Kumata, Wing Luke Asian Museum, explained that a security issue necessitates the installation of metal in between frame and slat. She provided material sample and rendering showing scale of fence; two options of metal blackening finish – 50% and 100% - were presented. She said their preference is 50%; the finish will help the metal to recede.

Yuko Kunugi, artist, explained the pattering will be aligned with the fence slats. She said the metal panel will be custom cut to the pattern of the fence and she explained how it will match along the pattern. She confirmed that the fence will be attached at the back.

Ms. Kumata said the space is locked but is open for events and neighborhood tours. She said there will be a sign with an introduction to the garden and a link to a website where people can learn more.

Ms. Kunugi said the fence will be the introduction to the garden and will tell part of the story of the garden and Nihonmachi.

Paul Murakami, property owner, said they are also planning on putting murals and lighting in the alley.

Mr. Setijono asked if a structural engineer has reviewed the installation for wind load.

Ms. Kunugi said that a structural engineer is on board and has reviewed for wind load.

Ms. Leong asked about maintenance plan.

Ms. Kunugi said they will seal the wood; it will last one – two years. She said they want a natural patina on the metal and don't want to use an anti-graffiti coating because it creates a filmy, shiny look and loses the material texture. She said one of the goals is to activate the alley.

Public Comment: There was no public comment.

Board Discussion:

Ms. Frestedt said initially a thinner profile metal was proposed but they changed to what is now proposed and it maintains the original design.

Mr. Murakami said the addition of the metal will prevent people from gaining a foothold and possible access to the garden.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, as proposed with 50% blackened.

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 November 8, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 Certificates of Approval – Application, review and appeals**

**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/HS/VT            6:0:0    Motion carried.

110816.22

Uwajimaya  
600 5<sup>th</sup> Ave. S.

*Applicant:* Alastair Moyer, Uwajimaya

Ms. Frestedt explained the proposed installation of a black-coated chain link fence around the perimeter of the parking lot, to be located behind the landscaping. Exhibits included photographs and plans. Uwajimaya is a non-contributing building located outside of the Asian Design Character District and retail core.

Applicant Comment:

Alastair Moyer, Blanton Turner (property manager), provided context of the site and location of the existing fencing. He said they propose to shorten the fence and continue it along the perimeter of the parking lot to sit behind the landscaping. He said that the 4’ tall chain link fence will be slightly inset; it will provide needed security and protect the landscaping as well.

Alan Hamada, Uwajimaya, said that the area has a lot of activity and is a major thoroughfare; they have had problems with shoplifting, car prowls and attempted car-jackings. He said the fencing is needed to provide safety for customers and to keep people to designated areas. He said they are also looking at cameras and lighting. He said the landscaping looks like a natural barrier and will mask the fencing.

Ms. Hsie noted that chain link provides baseline security and asked if nicer fencing – like that at Chiyo’s Garden – was explored.

Ms. Frestedt said that where chain link is appropriate, coated chain link is often preferred to minimize visual impact. She said that here the fencing is located behind landscaping which is preferable so that the landscaping is more prominent. She said that Board will often ask what options have been explored, such as ornamental or decorative fencing.

Mr. Setijono said this is a few hundred feet of fencing.

Mr. Martin asked if everywhere there is a fence there is landscaping.

Mr. Moyer concurred.

Public Comment: There was no public comment.

Discussion ensued about how long it will take for landscape to reach height that will mask fence; the applicants thought it would be pretty quick as they have been trimming them twice a year. Board members noted they didn’t want the fence exposed but also the shrubs should be maintained at 3 – 4’.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, as proposed based on allowing existing landscaping to grow to 4’ to mask chain link fence.

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 November 8, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 Certificates of Approval – Application, review and appeals**

**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.

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MM/SC/CL/HS 6:0:0 Motion carried.

110816.23

Freedman Building

515 Maynard Ave. S.

*Applicant:* Chip Kouba, ECCO Architecture & Design, on behalf of Freehold Theater

Ms. Frestedt explained the proposed work consists of: construction of an ADA ramp on the rear of the building and enclosing the dumpsters in a chain link fence with black privacy slats; installation of lighting on the south façade; and, modifications to the entry and vestibule on Maynard Ave. S. to accommodate a reversed door swing. Exhibits included photographs and plans. The Freedman Building was constructed in 1910. It is a contributing building located within the Asian Character Design District. A Certificate of Approval for Use, Signage and Paint Colors was issued in March 2016. The Freehold Theatre is located on the lower level, below grade. Staff advised the applicants to meet with Terrie Johnston, SPD Crime Prevention Team, to review proposal in light of Crime Prevention Through Environmental Design (CPTED) principals. Staff is concerned about the proliferation chain link fencing within the ISRD. It is the staff opinion that chain link, if approved, should be coated with black to minimize visual impact and reflectivity of fencing within the District.

Applicant Comment:

Zoey Cauley, Freehold Theater, explained modifications to front door swing per SDOT requirements. She said they will move the door in 2' and add a vestibule. She said the interior stairway will be move in 2'. She said there will be no change to historic elements or framing of door. Responding to questions she said that the door will be flush. She said the ramp will provide ADA access – the ground is rough and uneven; there is an ADA lift inside. She said they want to enclose the dumpsters with chain link surround to keep them in place; she indicated on the drawing where the enclosure will be sited. She said she met with CPTED officer who said the location provided good visibility and recommended addition of a flood light above the doorway. She said the CPTED officer had no problem with fencing.

Mr. Setijono asked if she had talked to trash company.

Ms. Cauley said the building owner talked to them and that pick up is possible.

Ms. Leong asked if they looked at options to chain link, wood or other designs?

Ms. Cauley said they did and it was cost prohibitive. She said that the fencing gmy not be there for long if the neighborhood goes “dumpster free”.

Ms. Frestedt said there has been discussion about dumpster free alleys but she didn't know the status at this time.

Board members discussed the size and siting of the trash enclosure as well as the proposed materials. The rendering provided was not correct and board members wanted to see other options for layout and placement of the dumpsters due to potential view blockage of the ADA ramp. Board members noted that the privacy slats that were meant to mask the dumpsters provide hiding places and create a large block with no permeability. Board members suggested looking at options to remove all or some slats to allow more visibility.

Public Comment: There was no public comment.

Ms. Frestedt noted past concerns raised about tagging privacy slats and maintenance plan for dealing with graffiti.

Ms. Hsie said that she'd like to see options for of the parking and the ramp relate to one another.

Ms. Cauley said that the parking is for building tenants, not the theater.

Ms. Leong said it would be good to have a follow up conversation about option to chain link and suggested the applicant be in contact with Clean Alley Project and BIA regarding graffiti removal.

Ms. Frestedt noted issues with BIA contract coverage because this is within private property. She noted that similar project for chain link in a parking lot was reviewed at Chong Wa; the board approve the application for a non-coated fence with no privacy slats.

#### Privacy Slats

Ms. Leong was not supportive of privacy slats because of the area and alley location and the transparency issue.

Ms. Wong agreed and cited the graffiti issue as problematic.

Mr. Martin agreed.

Ms. Hsie agreed and asked if there was a way to re-arrange the enclosure. She wondered if there was a way to reduce the footprint of the enclosure.

Ms. Cauley said there are problems with people camping in the area – mattresses etc. She said they are hoping that putting in lighting and making the area look appealing and a used entrance would curb nefarious activity. She said there was a roll up door and not any other place to put the enclosure.

Ms. Hsie and Ms. Tran were not supportive of slats; they would obscure this area as an entrance.

Mr. Setijono was not supportive of slats and noted that the rendering doesn't show slats.

#### Fence finish

Ms. Hsie preferred black coating.

Mr. Martin said the coated chain link provides a better quality environment and ties in better with features already on the site.

Mr. Setijono said the existing fence in area is galvanized.

Mr. Martin said that in general the proposed enclosure is much more visible from the street and he preferred a higher quality finish.

Ms. Leong said it is a large structure and uncoated would minimize its appearance – it would stand out less. She said she wished it was in another location.

Ms. Hsie said this is an entry way for those using the ADA ramp. She asked if there will be signage.

Ms. Cauley said not at this time.

Mr. Martin asked if anyone had comments on other elements in the proposal.

Ms. Leong said she was supportive of the door, lighting, ADA ramp, but preferred uncoated galvanized fencing with no slats.

Ms. Wong agreed based on what exists at the Chong Wa parking lot off Canton Alley.

Mr. Setijono agreed and noted the chain link is transparent without slats.

Mr. Martin agreed and said he was hesitant to approve the chain link and said he preferred to see other options for enclosure material. He wanted to see more options.

Ms. Hsie preferred the enclosure be moved; she asked if they gave thought to losing a parking space. She preferred coating but said she understands there is a lot of galvanized in the area.

Ms. Cauley said they want to keep the same number of parking spaces; there are no other placement options.

Ms. Tran asked if the dumpsters could be split up. She preferred no slats.

Mr. Setijono said it would be difficult to access dumpsters if split up. He suggested making the rail galvanized.

Ms. Tran thought the black rail makes it more distinct and welcoming.

Ms. Frestedt said there is a lot of galvanized fencing in the district and predate the district and that doesn't make them preferable. She said there are other ways moving forward and the board needs to set that stage. She read from the Design Guidelines about minimizing shiny metals. She said the district was established in 1973 and in the case of the Chong Wa fence it was probably there before that.

Ms. Hsie noted that this site is at the corner of the alley is very visible. She said if there is a willingness to spend money on privacy slats that she wonders if other options could be considered.

Ms. Wong said it is difficult to review / approve without adequate renderings to help envision what is being proposed. She suggested tabling the application pending a color rendering that would show alternatives. She said she understands that this is a back end function, but it's also a secondary entrance.

Ms. Frestedt said the applicant has been working hard to open. She said she heard board support for front door modifications, ADA ramp but there are struggles about the dumpster enclosure.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design and Site Alterations – door lighting ADA ramp as proposed and have the applicant come back with a rendering of receptacle with and without privacy slats in galvanized finish.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 8, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**  
**SMC 23.66.336 – Exterior building finishes**

### **ISRD Design Guidelines**

#### **III. Security systems**

##### **Secretary of the Interior's Standards**

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

#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/CL/HS            6:0:0    Motion carried.



A discussion of enclosed fencing followed. Mr. Martin told the applicant that if they proposed to come back with additional information to provide photos of existing conditions, alley views and dumpsters, within the District, along with examples of fencing with and without slats.

110816.24

Republic

410-416 7<sup>th</sup> Ave. S.

*Applicant:* Paul Wu, Wu Architecture

Ms. Frestedt said this is a request for retroactive approval for installation of chain link fencing within the middle of vacated Canton Alley, between S. King Street and S. Jackson St. Exhibits included photographs. The Republic Hotel is a contributing building within the District. The building is located within the Asian Design Character District. A Certificate of Approval for lighting along the alley was issued in 2011. The fixtures were installed to discourage graffiti and tagging. Staff is concerned about the proliferation chain link fencing within the ISRD. It is the staff opinion that chain link, if approved, should be coated with black to minimize visual impact and reflectivity of fencing within the District.

*Applicant Comment:*

Paul Wu explained a temporary fence was put up to prevent nefarious activities. He said the chain link will be temporary – it doesn't touch the building and the posts go into the ground. He said they can buy wrought iron and ornamental fences cheaper. He said they will remove the fence when they start construction to convert upper floors to housing. He said they will clean up graffiti. He noted that the alley was vacated in the 1950s. Responding to clarifying questions about access for utilities Mr. Wu said that the trash is rolled out for pick up. Adjacent property owners have since erected their own fences making this one un-necessary.

Mr. Martin asked what the fence is preventing access to.

Mr. Wu said that the goal is to prevent access and graffiti. He said they are working with the next door neighbor to get an easement for access.

*Public Comment:* There was no public comment.

Ms. Wong asked how long the fence has been there.

Mr. Wu said a month.

*Board Discussion:*

Ms. Frestedt said that the fence was reported by community members. She said that alleys are significant places and the fence disrupts the view down the alley. She noted that the alley is vacated and is private property.

Ms. Hsie asked whether they would remove the fence when renovation begins.

Mr. Wu said that they are negotiating with the neighbor; at this time the fence is landlocked and not needed. He said they could remove it. The purpose is to prevent access.

Ms. Frestedt said the other fences went up the week she got this application. She said all were erected without approval; there are a total of four.

Mr. Martin expressed concern with the proliferation with chain link in the district. He said that this is inside the alleyway which is a built environment that we want to celebrate. He said there is a clear history of trash etc.; he noted this is not a public right of way and the applicant assured the board the fence will be removed when they start renovation. He thought it was OK to approve. He wondered if approval could be treated as temporary.

Ms. Frestedt said that there is not a process for temporary approval. She said if it wasn't retroactive other options could have been explored. She said the board should never accept something lesser just because it is retroactive.

Ms. Leong noted the multiple layers of alley issues – lighting, debris, and graffiti. She said alleys are part of the unique character of the district but unfortunately this one has been degraded and is an unsafe, unclean environment.

Ms. Hsie said the gate at Chiyo's Garden is a great art component. She noted the fence here is so deep in the alley and is not a public front. She said the aesthetic depends on where the fence is and how visible to the public it is. She said she is OK with this one but prefers black vinyl coating per the earlier discussion. She said the uncoated fence speaks to a different character not fitting in the district.

Ms. Leong said the fence is so far in the alley she was OK with it.

Ms. Wong was concerned it was precedent setting.

Ms. Frestedt said the board is to review the application as if it were not already installed.

Ms. Wong noted the proliferation of chain link in the district.

Board members stated that the location is on an interior, mid-block section of the alley which sets this fence apart from any other chain link in the district. It is so deep mid-block that there is not a big impact on public perception. Black coating is preferable.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Design, as proposed with current galvanized fencing.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 8,

2016 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:**

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**

**SMC 23.66.336 – Exterior building finishes**

**ISRD Design Guidelines**

**III. Security systems**

**Secretary of the Interior’s Standards**

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

#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/CL/HS 4:2:0 Motion carried. Mmes. Wong and Hsie opposed.

Ms. Frestedt said she appreciated the discussion and noted that applications are reviewed on a case-by-case basis. She said the rationale for the decision is understandable and the clarification for it is specific in that we can set this site apart from others including the others installed on this alley.

Ms. Hsie said it is a slippery slope on location in the alley and thought that requiring coated fence might prompt looking at other options.

Ms. Leong said it would be a good guideline discussion – chain link, color, preference for wood, transparency issues.

Ms. Hsie said a discussion is needed.

Ms. Wong said it is disturbing to review retroactively especially by those who are familiar with the requirements.

Ms. Frestedt said retroactive approval perpetuates more of the same. She noted that Mr. Wu commented on more affordable, decorative options. She said with regard to public safety the board can ask what other measures are being considered to address the concerns.

Mr. Martin said that more guidance is needed regarding fencing. He said there is always a layer of complexity and other considerations.

Ms. Hsie said photos showing garbage cans and existing conditions can help; the board needs to know why the fence is needed. She said a clear site plan is needed.

Ms. Frestedt said the Guidelines are building specific rather than open-space specific.

### **110816.3 BOARD BRIEFING**

110816.31 CID Healthy Community Action Plan  
*Presenter: Valerie Tran, InterimCDA*

Informational briefing on the CID Healthy Community Action Plan, developed in partnership with partnership with Swedish, Public Health Seattle & King County, SCIDpda, CIDBIA, ICHS, and Yesler Community Collaborative. The Plan includes consideration of housing, public safety, green space, streets and sidewalks and aims to increase awareness of the physical and social conditions in the CID.

Valerie Tran, Interim Community Development Association, presented 2020 Healthy Community Action Plan (plan in DON file) which doesn't address any specific development or project under review but is part of broader visioning. She said the guide focuses on improving safety and livability in CID via nine strategies. She stated that diabetes is the leading cause of death in the CID and that the life expectancy is seven years less the rest of King County. The CID has the least amount of open and green space per person compared to any other neighborhood in the city and the available space is often unsafe. She said that the community has suffered from result of institutional racism and disinvestment in the neighborhood - stress and isolation and sedentary lifestyles. She said they are working to improve the physical and social environment in the CID and are becoming intentional at incorporating health and livability into development.

She said action areas include increasing investment in public spaces and safety; stabilize and enrich business and residential communities; and influence policy and decision regarding the built environment. She went over the action plan / strategies and said they are working with City and County, funders and developers. She said they are focusing on how to support community and address issue affecting the community. She said that developers could understand how they can influence their sidewalks and streets. She said they have secured \$250,000 to begin and that they can only do a handful of action items at a time. She said they hope to shift policies and environment policies to support the neighborhood to get people involved. She said they have shared the plan with City Council members and funders. She said they are trying to get word out to hospitals and she noted the Swedish has stepped up which has been really good.

Ms. Tran said they have shared the report with City Council and major funders and they're trying to reach out to hospital partners.

Ms. Frestedt suggested sharing with Public Safety Task Force, city Department heads – Office of Economic Development (OED), Seattle Dept. of Construction and Inspections (SDCI), Seattle Police Department, etc.

Mr. Martin suggested Office of Policy and Community Development (OPCD), as well.

**110816.4 BOARD BUSINESS**

Ms. Frestedt reported the ISRD board election is next Tuesday at Hing Hay Co-Works from 11:00 am – 6:00 pm. She thanked Ms. Wong for her service on the board.

She said she was waiting for press release for Ms. Moriguchi's architect position.

**Adjourn**

Rebecca Frestedt, Board Coordinator  
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