



The City of Seattle

International Special Review District

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

ISR 245/18

MINUTES FOR THE MEETING OF TUESDAY, November 13, 2018

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
Tiernan Martin, Chair

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Russ Williams

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

111318.1 CERTIFICATES OF APPROVAL

111318.11 509 S. Jackson St. – Buty Building
Applicant: Joji Minotagawa, Architect

Ms. Frestedt explained the proposed change of use from retail-related storage to Community Club or Center-Institution (for the Kai Ping Association). Exhibits included photographs and plans. The Buty Building was constructed in 1901/1910. It is a contributing building located within the Asian Design Character District and retail core. This space is located on the basement level. The ISR Board recently reviewed alterations and signage for 85C, a ground floor tenant.

Applicant Comment:

Joji Minotagawa said that the Kai Ping Association was relocating into the basement, from the 2nd floor.

Public Comment: There was no public comment.

Board members determined they had enough information to make a decision.

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

"Printed on Recycled Paper"

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, 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 November 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.320 – Permitted uses

MM/SC/SLT/EC 3:0:0 Motion carried.

111318.12 670 S. Weller St. – Eclipse Hotel
Applicant: Dana Ma, Gan Bei

Ms. Frestedt explained the proposed painting and business signage (Gan Bei) for the surface of the existing awning and new storefront paint colors. Exhibits reviewed included photographs and plans. The Eclipse Hotel was constructed in 1908. It is a contributing building located within the Asian Design Character District and retail core. The proposed changes will be on the face of the existing awning and frame.

Applicant Comment:

Dana and Yen Ma explained the family business will provide comfort food at inconvenient hours but otherwise there will not be much change.

Dana Ma said the all matte black awning will be patched and gold lettering will be applied in a simple font. She said they will have the windows cleaned up and there will be transparency in and out.

Yen Ma said Gan Bei translates to “Cheers”, it is a celebratory name. The awning is black because it is clean, simple and subtle.

Mr. Legon-Talamoni asked if lighting is included.

Dana Ma said no.

Ms. Chan asked if they will retain the netting beneath the awning.

Dana Ma said it will be closed.

Mr. Legon-Talamoni asked if they have considered using Chinese characters as their use is encouraged.

Dana Ma said they had but it didn’t look good; aesthetically it was too busy.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Legon-Talamoni said it is clean and simple. He said it is good they are taking over the business for their parents.

Ms. Chan said all black is intense, but it is fine for this awning.

Yen Ma said that once the windows are cleaned, more color will show from the interior.

Ms. Hsie arrived at 4:49 pm.

Mr. Martin said it reinforces the visual order and reduction of advertising in windows will give it a cleaner look.

Mr. Legon-Talamoni said that he appreciates the new owners taking over the business for their parents. He supported the proposal.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for paint colors and signage, 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 November 13, 2018 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

A. General Requirements

B. Asian Design Character District

2. Colors

SMC 23.66.338 - Signs

ISRD Design Guidelines

A. Awnings and Canopies

Design Guidelines for Signs

Secretary of the Interior Standard #10

MM/SC/EC/SLT 3:0:1 Motion carried. Ms. Hsie abstained.

The following agenda items were reviewed out of agenda order.

111318.14

Right of Way at Weller & Maynard

Applicant: Gibran Hashmi, MasTec

Ms. Frestedt explained the proposed installation of wireless communications equipment (pole ID 1313240). Exhibits reviewed included photographs, plans and specifications. The existing pole will be relocated to accommodate curb ramp work at the intersection that was previously reviewed and approved by the Board. The routing of the conduit and related vault that will service this equipment is part of a separate application submitted by a different contractor. This project is categorically exempt from SEPA.

Applicant Comment:

Gibran Hashmi, MasTec, said there are multiple projects, multiple players involved with work at this location. He proposed replacement of 31' tall pole with a new 38' one. Zayo Group will install fiber overhead; under a separate application. SDOT is doing ramp improvements at this corner as well; a separate project. He proposed installation of canister antenna, equipment enclosure, power disconnect box. He said conduit will go up the side of the pole from the ground up to where it will connect with Zayo fiber. The street light will be reattached at the same height and will be fed by overhead feeder line. He said the mounted equipment will be painted Fairfax Brown, to match the pole. He said there will be limited visual impact. He said the project is needed to accommodate increased capacity. He said SDOT project will take care of ramps, paving, brick.

Ms. Hsie asked if other carriers can use this pole.

Mr. Hashmi said City Light owns the pole and allows only one carrier per pole.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Hsie asked staff for clarification of board purview in this case.

Ms. Frestedt said that there are three projects being integrated at this site. She said the board has no ability to control when the other work is finished by another company. She said the board can approve, approve with conditions, or deny. She suggested that the Board consider conditioning approval on final approval of the related Zayo project.

Mr. Hashmi confirmed that the antenna can't be activated until the fiber is connected by Zayo.

Ms. Hsie asked what happens if the fiber doesn't go in.

Mr. Hashmi said the fiber is necessary to equipment; it is not operational without fiber.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use in the right-of-way for installation of minor communication utilities on utility pole (1313240), *conditional upon final approval of the related conduit and vault work (by Zayo Group) that will service this pole.*

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 13, 2018 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 Design Guidelines:**

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

MM/SC/SH/EC 4:0:0 Motion carried.

111318.15 521 S. Weller St. - Uwajimaya Village
Applicant: Ken Rowan, Nexus

Ms. Frestedt explained the proposed recladding (Hardie Reveal and wood), window and door replacement and paint colors for the residential portion of the building, above the ground floor. The retail canopies will be temporarily removed for the erection of scaffolding, and then replaced once the work is complete. Exhibits reviewed included plans, photographs and plans. The Uwajimaya Village was constructed in 2000. It is a non-contributing building partially located within the Asian Design Character District and retail core. The building is currently clad in stucco. The Board received a project briefing on August 14th. See attached staff summary in correspondence to applicant.

Applicant Comment:

Ken Rowan, Nexus, said building repairs are needed, noting that the windows are 20 years old. He said the stucco is cracked and the structure is deteriorated, doors and windows have failed and there is water intrusion. He said they will install a rainscreen system that will tie into walls, windows, and doors. Doors, windows, and cladding will be replaced; Hardi-board will be used in a darker paint scheme that exists now to break down the building with a lighter color at the base. A natural wood product with clear finish will be used at towards to accentuate corners. He said that they looked at a number of different materials and color schemes.

Mr. Legon-Talamoni asked the applicant to talk about the logic about where light color is used.

Mr. Rowan noted the relationship to the wall cap height and said it creates its own defined area.

Mr. Legon-Talamoni asked if the windows and doors will be replaced in-kind.

Mr. Rowan said the windows will be vinyl, similar to existing.

Ms. Frestedt noted the product specifications in the application packet.

Ms. Hsie asked if window colors other than white or eggshell were explored.

Mr. Rowan said they preferred not to. He said that the contrast shouldn't be as great as rendered.

In response to question about alternate building materials, Mr. Rowan provided a letter from structural engineer noting the complexity of other cladding options; he said other materials would require a structural upgrade outside this scope.

Mr. Martin cited SMC 23.66.336 B. He asked if the proposed colors are compatible with the Publix.

Mr. Rowan said they conferred with architects and they thought it was although they preferred the darker tones while he preferred the lighter ones.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Hsie said it is a challenging building. She said in existing pictures the stucco is uniform. She said she was surprised by the cedar because of maintenance issues. She said she didn't think the color palette was harmonious with the Publix. She said black windows would be a strong organizing factor, recognizing the additional cost.

Mr. Legon-Talamoni asked if there are other painting strategies to break massing down. He wanted the building to be as unified as possible. He said the massing is horrendous and noted that any accentuation will make it stand out more.

Mr. Martin asked about windows at the Publix.

Ms. Frestedt said they are putty color. She said what is presented is a distinct departure from what was presented before. She said it is the staff opinion that the color scheme is more compatible with district and less of a distraction. She noted that it is a non-contributing building.

Mr. Legon-Talamoni said it could be more interesting but what is proposed hides, bends and turns; the color at the corners grounds the building.

Mr. Martin said he was hesitant about the white vinyl windows. He said he supported canopy scaffolding. He said that white vinyl is less expensive, but cost is not in board purview. He said the ground level trim is dark and he said the board considers the impact of the white vinyl to the building.

There was additional discussion about the contrast and proposed color scheme.

Mr. Legon-Talamoni said white will accentuate the windows.

Ms. Chan was OK with the white because there are other bits of white on the building.

Mr. Legon-Talamoni said he'd support what was proposed but expressed concern about the weatherability of the cedar.

Mr. Rowan said the Thompson's oil protector works well and is durable.

Mr. Martin said he agreed with Ms. Hsie that the white windows contrasts with the body and that he preferred a darker color. He said there was no alternative proposed. He noted other details on the building are white in color. He said SMC23.66.336 B would be strengthened with a different color choice.

Ms. Hsie asked about the flower detail.

Mr. Rowan said it is a logo and he wasn't sure if it would be going back on.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations and paint colors, 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 November 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.336 – Exterior building finishes

A. General Requirements

B. Asian Design Character District

3. Materials

4. Colors

C. Exterior Building Design Outside the Asian Design Character District

Secretary of the Interior Standard #9 & #10

MM/SC/SLT/EC 3:1:0 Motion carried. Ms. Hsie opposed.

Ms. Frestedt said the color discussion was important.

111318.13

1013 S. King St. – vacant lot

Applicant: Lameania Bridges, KB Electric

Ms. Frestedt explained the proposed installation of two lighting fixtures and poles in the vacant lot. Exhibits reviewed included photographs and plans. This site is located east of I-5.

Applicant Comment:

Kelvin Bridges, KB Electric, proposed installation of two 10' light poles and service on poles; each fixture will be 100 watt, 15,000 lumens. He said the poles are on the east,

facing west; messenger cable will run between them. He said the installation is for security.

Mr. Legon-Talamoni asked how long they will be up.

Leslie Morishita, Interim, said they will be up a few years. There have been some issues there; it is very dark and there is a public safety issue.

In response to a question about the illumination, Mr. Bridges said it will be bright, but it won't affect anything outside of the lot.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Hsie asked about color temperature.

Mr. Bridges but it will be in the 2700-3500 kelvin range.

Mr. Martin said the lights in Canton or Maynard alleys are close.

Ms. Hsie said it is temporary so OK.

Mr. Martin agreed. He said there is no strong guidance on lighting. He said it is very dark there and this will improve public safety.

Mr. Bridges said 5000 kelvin is typical for parking lots.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for site alterations - lighting, 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 November 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

Secretary of the Interior Standard #10

MM/SC/EC/SH 4:0:0 Motion carried.

111318.16

624 S. Dearborn St.

Applicant: Steve Zamberlin, National Sign Corp., on behalf of People Ready

Ms. Frestedt explained the proposed installation of five (5) vinyl window signs (dimensions: 52" w x 130"h) and two illuminated raceway signs (dimensions: 139.4" w x 19.7"h). Exhibits included photographs, plans and samples. This is a non-contributing building located outside the Asian Design Character District and retail core. Ms. Frestedt said she is concerned that the size and volume of window signs are not

characteristic of the District. She also noted that the sign message is not responsive to SMC 23.66.338C A. since the signs include text that exceed the criteria in the code.

Applicant Comment:

Steve Zamberlin, National Sign Corp., explained rebranding necessitated change in signage. He said that one sign faces south (Dearborn) and one is located on the east elevation. He said the one on Dearborn will have individual channel letters and will be internally lit. He said the east elevation sign will reuse existing cabinet sign and will replace face panel. He said digital vinyl graphics are proposed; perforated holes allow visibility out the window. Graphics will be on every other window; there will be there on Dearborn and two on Maynard. He said there will be vinyl on both doors.

Mr. Martin asked the purpose of the window vinyl.

Mr. Zamberlin said it is for proper visibility and identification.

Ms. Chan asked if there are varying levels of opacity.

Mr. Zamberlin said not much on the outside, but there is a diffused kind of light.

Ms. Chan asked if it is national branding.

Mr. Zamberlin said it is.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Legon-Talamoni said he did not have any issues with the signs.

Ms. Hsie said she had no problem with mounted signs and door vinyls. She referred to two similar signs: 85c Bakery has large vinyl window signs obscuring a blank wall/storage and a bathroom. Great State Burger has vinyl that was allowed because it was an artistic element and there was transparency. She cited SMC 23.66.338 and referenced undue proliferation. She said she has an issue with the quantity of signs and their size.

Ms. Chan agreed and said it was too large, there are too many, and it is all in English.

Mr. Legon-Talamoni agreed and said he'd like to see them reduced in size. He said to consider adding some in languages specific to neighborhood and to make them smaller. He asked if they considered installing them within the relites at entry doors, instead.

Mr. Martin cited SMC 23.66.338 C1. He said the message depicted deviates from Code.

There was a discussion of options that may be acceptable to the Board.

Mr. Zamberlin said the colors would appear more muted when installed. He said they can explore options to reduce size and placement.

Mr. Legon-Talamoni said to explore graphics on relites and to tone down the size of graphics on the south façade.

Ms. Hsie said there is a lot of development coming in and the board wants to make sure that everything is still compatible with the rest of the district.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of two (2) illuminated wall signs, as proposed, and *defer action on the window signs pending submission of alternatives that comply with the following provisions of SMC 23.66.338* pending submission of an alternative proposal that reduces the size, quantity and placement of the vinyl signs, including looking at using the relites at the entry, and a recommendation to include translation in the signage.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the November 13, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed two (2) wall signs meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

- SMC 23.66.338 – Signs**
 - A. 1.-4.**
 - C. Message.**
 - I. Criteria for approval.**

Design Guidelines for Signs

Secretary of the Interior Standard #10

MM/SC/SH/EC 4:0:0 Motion carried.

111318.2 BOARD BRIEFINGS

111318.21 Jackson Hub – Right-of-Way
Presenter: MaryKate Ryan, SCIDpda and Mackenzie Waller, framework

Ms. Chan recused herself.

Briefing on proposed changes to Union Station plaza and the surrounding public realm (right-of-way).

A copy of the PowerPoint is in DON file.

MaryKate Ryan, SCIDpda, said they are working on ways to make the district more pedestrian friendly.

Mackenzie Waller, Framework, provided an overview and noted project goals and site constraints. She said they have three concepts that align with the goals: sky lit gables (drawing influence from Weller Street Bridge), tensile lugsails (fabric), and glass planes (would require replacement of the foundation; out of price range). She went over outreach efforts and the public process and explained that multiple projects would be occurring in the area and each would be influenced by the others.

Ms. Waller said that improvements would be made to sidewalk, crosswalk, and ramps. She said at 4th Ave S and Jackson the sidewalk will be widened 2-4' along the north side of Jackson. Two new curb ramps with tactile pads will be installed. She said there could be bus shelter improvements, custom for this area, and grouped bicycle parking. She noted the constraints of it being a raised structure. At 5th Avenue and Jackson repairs will be made to sidewalks; new curb ramps, lighting, bollards will be added to streetcar platform at that area. She said at 2nd Ave Extension to 8th Avenue on Jackson they will look at adding leading pedestrian intervals and increase pedestrian signal time to cross Jackson Street.

Ms. Waller said they presented to the Pioneer Square Board, which had concerns about sightlines and competing architectural elements, in light of Union Station. They recommended cable systems. She said other potential elements could include a raised crosswalk, lidding a portion of the lightwell east of Union Station and removing benches, columns, stage and updating the seating and planters. Also, installation of pedestrian lighting.

Public Comment:

Collin Miller, Fujisada resident, expressed concern that the current plaza lights shine in every direction and said he preferred a more directional light. He said that vegetation at the triangle should be kept low for visibility. He noted long-term Sound Transit concerns.

Ms. Waller said they are meeting with Sound Transit regularly; work will be done in a phased approach.

Mr. Miller asked about funding.

Ms. Ryan said that they are in Phase I now and have funding from Historic Downtown. She said once they have a plan, they can do a specific 'ask'.

Mr. Legon-Talamoni said it will be a breath of fresh air to the neighborhood.

Ms. Waller said they are good faith working groups across agencies.

Mr. Martin said they have done a great job centering on pedestrians. He asked about removing the driveway from the front of Union Plaza.

Ms. Ryan said they have gotten feedback from transit agencies - they want to keep it.

Mr. Martin said he appreciated the clean-up of clutter. He said there was a proposal for bike parking years ago that was not approved.

Ms. Waller said there will be no bike lockers.

Mr. Martin said referred to the origination of the plaza and said that it was a concession; by the developer, giving space for the community. He said it is unprogrammed.

Ms. Hsie said that it makes sense. She said there is so much more background and as it develops to provide and expand upon detail. She said providing existing and proposed detail helps to understand background.

Mr. Legon-Talamoni said there is an opportunity to brand the hybrid of two districts as a place and enhance the sense of place with graphics, art walks, brand crosswalks/fusion of branding of crosswalks.

Ms. Frestedt encouraged the presenters to show the relationship to other adjacent structures, in future plans, including datum lines and relation to concept structure.

Mr. Martin asked about next steps.

Ms. Waller said they will fold in feedback and put together pricing set in 3 – 5-year zone.

Ms. Ryan said there will be another round of community outreach in Jan. or Feb.

111318.22

Jackson Hub – Right-of-Way

Presenter: Aditi Kambuj, SDOT

Initial briefing to share SDOT Pedestrian Wayfinding Project goals, scope, workplan, public engagement process, and Jackson Hub pilot project objectives. Jackson Hub refers to the area around the intersection of 5th Ave. S. & S. Jackson St.

Aditi Kambuj, SDOT, explained the project to increase walking and use of transit and provide effective wayfinding. She said they received funding through a grant for pedestrian wayfinding. She said Sound Transit and Metro are partners on the project. She explained that creating effective wayfinding requires understanding the city, its character, landmarks, and neighborhoods. She said the more complicated these are, the more information may be needed to explain them. She said that they understood research to understand city navigation, routes, destinations and names used to describe them; this data is used to create rules and guidelines for how wayfinding should work. She explained the planning, design, and management of the process. She explained public engagement that has been and will be conducted: surveys, community conversations, reference panels, pilot site, lunch and learn, and board and commission briefings. She said objectives are to provide consistent place-naming, real conditions, and the real city.

Ms. Kambuj said the Jackson Hub is a pilot area. Better wayfinding was identified as a top priority at this multi-modal site. She said research has revealed the oddities of the city and she noted the challenges of how to reflect topographical and structural elements in describing the real Seattle.

Public Comment: There were no public comments.

Ms. Hsie asked if existing wayfinding will be replaced and if so, why.

Ms. Kambuj said they will replace redundancy. She said they want a more sophisticated system with universal icons, etc.

Ms. Hsie asked who is doing the graphics.

Ms. Kambuj said Applied Graphics.

Ms. Hsie said it is a great strategy and noted this is a historic district, suggesting to tailor graphics, design, colors to districts specifically to express the character of the district.

Ms. Kambuj said they will create a defensible framework that can be customized for special districts.

Mr. Legon-Talamoni noted the complexity of demographics in the neighborhood. He said to keep it in the historic context, why certain populations ended up in the area – predatory practices are an important part of the story. He said the voices of marginalized should be captured.

Ms. Kambuj said they are starting look at what a citywide system will look like. She said they want uniqueness but not too much or the usability of the system will be lost.

Ms. Hsie noted the history of families, incarceration and the jazz history as well.

Mr. Martin said to find a balance between uniformity and individuality. He hoped this neighborhood will be well-represented. He asked how the neighborhood would convey specific information they wanted included in the system.

Ms. Kambuj said they are working on figuring that out the model and who will own it. She said they are doing the pilot just to understand how it will look and work.

Mr. Legon-Talamoni asked who can provide input.

Ms. Kambuj said they will connect with community groups early on. She said the defensible rules must serve the end user and still be workable.

Ms. Hsie said to approach community outreach uniquely and noted door to door is preferable to online.

111318.3 BOARD BUSINESS

Ms. Frestedt provided an update on the board appointment. She reported that the election is next week, November 20, 2018, from 11 – 6. She said there are briefings and larger meetings upcoming.

Adjourn 7:45 pm

Rebecca Frestedt, Board Coordinator
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