



The City of Seattle

International Special Review District

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ISRD 191/15

MINUTES FOR THE MEETING OF TUESDAY, October 13, 2015

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

Board Members Present

Ben Grace
Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Joann Ware

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Marie Wong

101315.1 APPROVAL OF MINUTES

September 8, 2015

MM/SC/BG/MM 4:0:0 Minutes approved.

September 22, 2015

MM/SC/BG/JW 4:0:0 Minutes approved.

Ms. Leong arrived at 4:36 pm.

101315.2 CERTIFICATES OF APPROVAL

101315.21 Right-of-Way

Work to take place within the roadway along 7th Ave. S. between S. Charles Street and S. Lane St.

Applicant: Genya Lockyer, Rocky Mountain West Telecom

Ms. Frestedt explained the proposed trenching within the right-of-way along 7th Ave. S. between S. Lane Street and S. Charles Street for installation of a fiber optic cable

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The Seattle Department of Neighborhoods**

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for telecommunications purposes. The work will start and end mid-block via installation of hand holes in the sidewalk right-of-way. Exhibits included plans and photographs. The project area is located outside of the Asian Design Character District.

Applicant Comment:

Russ Vallejo presented on behalf of the applicant, Genya Lockyer. He explained that 384' of new duct (a single 2" pipe) would be installed from existing manhole on the southwest corner of 7th and Dearborn. He provided routing specifics and said the same contractor who just did work for King County will do the work and knows the path. He said that there will be no work in the parking lot or in the landscaping and there will be no disruption to the bank.

Ms. Leong asked about duration of the work.

Mr. Vallejo said that it will be about two weeks.

Ms. Leong asked if the private businesses had been notified.

Mr. Vallejo said Key Bank – for whom the work is being done – knows but that no adjacent businesses will be impacted.

Ms. Leong noted the importance of produce business's delivery system on that side.

Mr. Vallejo said that other business had not been contacted, but noted that traffic will still get through; there will be impact to one lane only.

Ms. Leon recommended contacting the adjacent property owners and businesses about the work due to box trucks coming in and out.

Ms. Frestedt said she advised the applicant, Ms. Lockyer, of this as well.

Public Comment:

Andrew Moll, resident, asked if there is a plan to mitigate pedestrian flow along the sidewalk.

Mr. Vallejo said that there will still be pedestrian use around the first manhole; on the other side they will detour around – across the street. He said that traffic control plans mandate that.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use along 7th Ave. S. between S. Lane Street and S. Charles Street.

This action is based on the **following applicable sections of the International Special Review District Ordinance and Guidelines:**

SMC 23.66.334 – Streets and sidewalks

Secretary of 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/BG/CL 5:0:0 Motion carried.

101315.3 GUIDELINE REVISION WORK SESSION

Board review of a near final draft of the revised guidelines for discussion.

Note: Once the draft is final, a public meeting will be scheduled for presentation of the draft. That date of that meeting has not yet been determined.

Ms. Frestedt went over changes made to draft document dated October 13, 2015.

Board members discussed description of the District and there was general agreement to eliminate the geographic description, just put neighborhoods and indicate there is some overlap.

Ms. Ware said that Japantown neighborhood is known as “Nihonmachi / Japantown”.

There was discussion about the importance of finding a clear way to clarify the Certificate of Approval process for community and business owners. Staff noted that one of the challenges of creating a “typical” work flow is that each application has different variables that could impact the timelines, but she said there may be a way to do this graphically and that she’ll explore this further during the formatting process.

The following is a summary of discussion related to specific sections of the draft:

- **General Guidelines for Rehabilitation, Exterior Alterations, Use and New Construction, guideline VIII** (p.9 of the draft)

Ms. Ware: Use of the word “contemporary” is good because it is less about style and more about today/of the era you are designing in.

The Board discussed different approaches to design and a member noted the importance of not creating a false sense of historicism (Secretary of the Interior’s Standard #3)

Ms. Rogers: Draw on proportions, materiality. Focus on what speaks to this neighborhood and is compatible.

Discussion ensued about the challenge of quantifying what cultural character is. What we think today may not be what a board in 10 years would think / do.

Ms. Ware: Doesn’t care for the phrasing “draws inspiration from...”

Ms. Frestedt: The intent is to give the board tools to ask applicant more in depth questions about context and how an applicant came to choose a particular design.

Recommendation to add: “...*and is compatible with* the existing scale, proportions, materials and architectural and cultural character within the District.”

(Public Comment) Tiernan Martin: VIII wording – “...in a contemporary architectural manner That is compatible with existing scale proportions, materials and architectural and cultural character within the District and reflects a thoughtful analysis of these urban design features.”

- **I. Site Design**
3. Street Lights, Transit Shelters and Public Artwork, sub-section b.

The board discussed the language regarding the color of bus shelters and transit stops and the stated preference for “black or neutral colors”. One member expressed concern that this could be too limiting. Another stated that the idea is for shelters and elements to fall into the background to allow the buildings to be more prominent. A member noted that silver can be considered neutral. Ultimately, it was decided to leave this section unchanged since it allows for consideration of alternatives.

Ms. Frestedt: buildings are what should stand out; She said she recently observed that 3 – 4 bus shelters were all different colors; She said the goal was to maintain consistency throughout District; ‘neutral’ could be widely interpreted. Black or neutral frames provides baseline standard.

Ms. Moriguchi: should be compatible with character of the District.

Mr. Grace: avoid hodge podge.

Ms. Frestedt: need language in Guidelines that gives direction about what is appropriate; can deviate from Guidelines if have good justification and cause.

- **II. Building Design Guidelines** - context and description (p. 11 of the draft)

Ms. Rogers: Suggested expanding the first bullet for Ground Floor to include ‘street level’ and ‘storefronts’.

Mr. Grace: Asked how a proposal to cover empty store windows in dilapidated building with images of active storefronts would be considered. Would it be allowed?

Ms. Frestedt: It would depend on how it was executed and for how long. She referenced the Storefront Seattle installations which activated vacant storefronts. Some of those installations were reviewed by the Board.

- **II. Building Design Guidelines 2. Lighting** (p. 12 of the draft)

There was discussion about lighting and providing desired Kelvin range; lumens versus Kelvin differ and technology changes dramatically. There was question about how to define what is desired in various contexts: a parking lot, park, around lots of trees, near artwork; how to avoid light pollution, color incompatibility, overlit and underlit areas, etc. There was agreement that including recommended Kelvin range is a starting point.

Ms. Ware said lighting should be even throughout.

- **II. Building Design Guidelines 3. Safety and Security** (p. 12-13 of the draft)

Ms. Frestedt said that she recommend elimination of itemized CPTED principals in the appendix and instead suggesting providing a link or reference them.

Mr. Grace suggested balancing public safety and avoid proliferation of security bars and ‘fortress like’ appearance.

Ms. Ware: instead of “surveillance” refer to “perceived safety”.

Ms. Moriguchi left at 6:00 pm.

II. Building Design Guidelines 4. Awnings and Canopies (p. 13 of the draft)

Ms. Frestedt asked if the Board would like to continue to include “tile-covered canopies” as a preferred style, as noted in the current guidelines. She acknowledged that tile has history in the District; while noting the importance of avoiding a false sense of historicism.

Ms. Rogers suggested focusing on preferred materials (canvas or fabric, metal, and tile) rather than “styles”.

It was agreed that the next session would start with “Exterior Materials, Detailing and Colors” and hopefully complete the review of the draft, including review of the section for “Signs”

101315.4

BOARD BUSINESS

Ms. Frestedt provided an update on upcoming annual election deadlines.

Adjourn

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