



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISRD 82/16

MINUTES FOR THE MEETING OF TUESDAY, March 8, 2016

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

Board Members Present

Carol Leong
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Herman Setijono
Valerie Tran

030816.1 APPROVAL OF MINUTES

January 26, 2016
MM/SC/CL/MW 4:0:0 Minutes approved.

030816.2 CERTIFICATES OF APPROVAL

030816.21 600 S. Jackson St. – Chiyo's Garden
Applicant: Michelle Kumata, Wing Luke Museum

Ms. Frestedt explained the proposed work that included: 1) renewal of the Certificate of Approval for installation of a wooden fence along the site, 2) addition of a step and bench to the existing decking, and 3) addition of directional lighting fixtures to illuminate the nashi tree and "sibling" sculptures. She noted that the proposed 2'7" w x 2'1" h interpretive sign and bulletin board to be installed on the wall beside the garden. Exhibits included photographs, plans and specifications. 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. The ISRD Board recommended approval for Design and Landscaping in 2013. The proposed fence

and sign location was part of that approval. Since the Certificate of Approval expired after 18 months, a renewal of the proposal is required.

Applicant Comment:

Michelle Kumata, Wing Luke, went over the project scope. She said that they were unable to complete the fence in the first phase of the garden, but now have funding to complete the work in a second phase.

Yuko Kuniki went over the site plan. She explained the plan to replace the existing chain link fence with a metal structure with wood slats. She said that each slat represents the number of Japanese in Seattle at a given point starting in 1893. She said the park will be viewable through separation between the slats. She said the proposed steps will run the whole length. The cedar is the same material as the decking. She said the in ground landscape lighting will light up sculptures. She said the inspiration for the park is Chiyo's diary; the sculptures represent her and her siblings. She said power outlets are provided for events. She said that none of the entrance sequence changes.

Ms. Kumata said a sign will be mounted on the adjacent concrete wall along the alley; it is white powder coat on steel with inkjet letters mounted on 1/8" steel. She said the Pantone color 350 evokes wrapping paper found in the store. She said a protective clear coat that is graffiti resistant will be applied. She said the fence posts will be gray and the slats cedar. She said they eventually will add plants. She described the bulletin board and explained how it will be used. It will be in a locked window and be used for flyers for events in the neighborhood such as Nihonmachi tours and to highlight the story of the garden.

Ms. Kuniki said the sign is like a pocket and recessed into aluminum.

In response to questions about the use of the space, Ms. Kumata explained that the bulletin board will post community events and information. She said the park is locked and is accessed by guided tour. She said it activates the alley.

Mr. Martin said he appreciated the data visualization on the slats. He asked about continuation of data on slats.

Ms. Yuniki said they will continue new slats and population information every 10 years.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it was straightforward.

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

The Board directs staff to prepare a written recommendation of approval for design and signage based on consideration of the application submittal and Board discussion at the

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

The proposed design and signage 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 23.66.338 - Signs

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/MW 4:0:0 Motion carried.

030816.22

600 5th Ave. S. - Uwajimaya

Applicant: Don Lee, Tako Kyuuban

Ms. Moriguchi recused herself.

Ms. Frestedt explained the proposal to install a double-sided blade sign (dimensions: 12”h x 48” w) to be installed under the awning. Uwajimaya Village is a non-contributing property. The northern façade is located within the Asian Design Character District. The ISRD Board recommended approval for use in 2013.

Ms. Frestedt presented the application on behalf of the applicant, who was not in attendance. She added that she did not see any conflicts and that the sign was compatible in placement and size with other signs on the building.

Public Comment: There was no public comment.

Board Discussion:

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

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for 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 March 8, 2016 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 District Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.338 – Signs

ISRD Design Guidelines for Signs
Secretary of the Interior’s Standards #9 and #10

MM/SC/MW/CL 3:0:1 Motion carried. Ms. Moriguchi recused herself.

030816.23

661 S. Jackson St. – Evergreen Hotel
Applicant: NuYing Yang, East/West Massage

Ms. Frestedt explained the request for retroactive approval of window treatments, consisting of black curtains installed behind the transom windows. See attached photographs plans. She said the Evergreen Apartments building was constructed in 1916. It is a contributing building located within the Asian Character Design District. The ISRD Board recommended approval for use and signage in January 2016. That approval included a denial of window treatments that included yellow curtains installed in the transom windows. She said this is a revised proposal.

Applicant Comment:

Nu Ying Yang said they added dark curtains to the transom windows and removed curtains from the lower windows.

Ms. Leong asked if the 50% transparency requirement was met.

The 50% transparency requirement was met with the removal of the lower curtains. It was noted that the desire for window coverings was to control the amount of light into the space to create an atmosphere of relaxed ambience for customers.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said that the removal of the curtains within the storefront windows helps the pedestrian experience. She said the dark curtains within the transom windows are not as jarring as the yellow.

Ms. Leong recommended opening up the blinds in front of the door so that it activates the street and sidewalk. She said it wouldn’t add a lot of sunlight.

Mr. Martin said that changes made so far are an improvement and noted progress. He said the black is less visually jarring from a pedestrian viewpoint and while curtains in the transom meet the code requirement, the spirit is the desire for openness for activation. He said where possible to have it open – even above 10’. Given the nature of the business and progress made the black curtain is a good compromise.

Ms. Leong suggested conditioning the motion that the curtains be open during business hours – she said that is required everywhere and is important for consistency.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, consisting of black curtains installed within the transom windows with the recommendation that curtains and the blinds on the door are open during business hours to activate pedestrian experience.

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 March 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 23.66.320 – Permitted uses

SMC 23.66.336 – Exterior building finishes

Secretary of the Interior’s Standard #10

MM/SC/CL/TM 4:0:0 Motion carried.

030816.3 BOARD BRIEFING

030816.31 Briefing by Brennon Staley, Seattle Office of Planning and Community Development (OPCD) on Housing Affordability and Livable Agenda (HALA) and the proposed Mandatory Housing Affordability (MHA) program and related rezone within portions of the ISRD.

See DON file for detailed PowerPoint.

Brennon Staley, OPCD, explained the broad long range planning throughout the City regards housing affordability and livability.

Seattle Housing reality:

- 3000 people without shelter
- Over 45,000 households pay over half of their income on housing
- Average rent for 1-bedroom apartment has increased 29% in last five years

Mr. Staley said the vision is a multi-pronged approach to deliver more housing choices through shared commitment between developers, residents, businesses and non-profits to support construction and preservation of affordable housing. He said the Housing Affordability and Livability Advisory (HALA) Committee has 28 members, 50+ stakeholders involved in subcommittees, and has received input from community members. The housing action plan was released by the Mayor in 2015; community conversations will take place from 2015 to 2017. He said the goal is to have 50,000 housing units over the next 10 years; 30,000 new market rate units and 20,000 new or preserved affordable housing units.

Mr. Staley explained that the Mandatory Housing Affordability Program is a new program to create affordable housing units as City grows. All new multi-family residential and commercial development contributes to affordable housing. Provides additional development capacity to offset the cost of these requirements. Utilize state approved approach used by other local cities.

Ms. Moriguchi asked how this fits with the Multi Family Tax Exemption.

Mr. Staley said that either or both programs can be used.

Mr. Martin asked how they would work with developers to get a mix of performance and payment.

Mr. Staley said the key thing is trying to set those so that making sure the requirements are calculated so that people will do a mix of them. He noted use of a revenue model.

Ms. Moriguchi said if you have a mixed-use project that has some retail commercial in it but you are doing performance value for the units above – are you limited to paying for the commercial portion or is there a translation?

Mr. Staley said there is a translation.

Ms. Wong asked if there was any discussion about transitional areas between existing zoning and potential– 125' tall compared to 2-6 story buildings can be dramatic. She asked if transition zones – stepping up has been discussed.

Mr. Staley said that the overall goal is not to fundamentally revisit zoning in areas but to hopefully not have development capacity increased where it is not appropriate and then have limited development capacity increases other ways to keep existing stepping. This is a challenging area – within three blocks it goes from 85' to 400'.

Ms. Moriguchi asked about public comment from this neighborhood.

Mr. Staley said most comments have been about general support and support for exempting National Historic District in Pioneer Square. He said that they have heard from people on different sides. Non-property owners pretty consistently don't want the height. He said there has been some interest in getting more height north of Jackson; some frustration that some projects that have gone in are more than 85' buildings.

Public Comment: There was no public comment.

Ms. Wong asked about attendance at CID HALA meeting. She said she had a ½ dozen students went and said there was low attendance. They wondered why attendance here was so low in comparison to the Wallingford meeting.

Mr. Staley said that there were about 35 people; this doesn't compare to Wallingford where there is organized opposition that is actively recruiting.

Ms. Wong asked if there will be another meeting.

Mr. Staley said no. He said there will be one for Friends of Little Saigon. He said that there have been a lot of HALA meetings in general and it may be oversaturated.

Ms. Wong said the attendance was disappointing for such a huge decision. She said the 60% of median income - \$38,000 seems high if you look at figures for high population of seniors and out-of-college students. She asked how they came up with that figure.

Mr. Staley said that it is anyone who makes 60% of median income or less. He said people who make that would not pay more than 30% of their income on housing. He said there is a huge need for housing. He said the overall strategy is that this focuses on lower income. He said there is a huge need for housing – we can't build enough. But it becomes important to make good decisions about what we focus on.

Mr. Martin said that he was at that meeting. He noted that the presenters had done a good job. He said he pushed for affordable commercial space and ways to incentivize it. He said that this is a neighborhood of small mom and pop businesses that have a small footprint in the commercial area. Is there an opportunity to increase livability of these areas that are getting upzoned to find ways to incentivize or mandate smaller footprint commercial spaces that would be potentially more affordable for small businesses as opposed to a Target or big box type store?

Mr. Staley said that one way is with cash and the City can't do that directly. He said it is possible to have some kind of incentive program to include affordable commercial space. He said in general he said that they have looked at it and that affordable housing has been more of a priority than affordable commercial. He said they have had the conversation about making smaller spaces a number of times in different neighborhoods. He said it probably would not be appropriate in this piece of legislation but it could be part of the larger package. He noted the challenge of managing the market over time to accommodate growing and shrinking.

Mr. Martin noted that Uwajimaya's food court is made up of small business owners. He suggested something that is between food truck windows and Bartell's – anything that does that. It would be good to keep people here with housing but give them opportunities in a way they can afford.

Mr. Staley said there may be other ways to support a small business – help with signage through grants, for example.

030816.4 BOARD BUSINESS

Adjourn 6:06 pm.

Rebecca Frestedt, Board Coordinator
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