



The City of Seattle

International Special Review District

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ISRD 30/15

MINUTES FOR THE MEETING OF TUESDAY, February 24, 2015

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

Board Members Present

Stephanie Carrillo
Ben Grace
Carol Leong, Vice Chair
Martha Rogers, Chair
Joann Ware

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Miye Moriguchi
Marie Wong

Ms. Frestedt began the meeting by welcoming the Board's newest member Stephanie Carrillo, who was elected in November and had been a medical leave. She also announced that Ms. Moriguchi would be returning from maternity leave in March.

022415.1 APPROVAL OF MINUTES

January 27, 2015

MM/SC/BG/CL

4:0:1 Minutes approved as amended. Ms. Carrillo abstained.

022415.2 CERTIFICATES OF APPROVAL

022415.21

Daiso

710 6th Ave. S.

Applicant: Jason Taylor, Advanced Sign & Lighting

Ms. Frestedt explained the proposed installation of an interior-lit wall sign featuring channel letters installed on a raceway on the north façade. Dimensions:

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

"Printed on Recycled Paper"

19'w x 34'h and an interior-lit cabinet sign installed on the west façade. Dimensions: 79"w x 30"h. Exhibits reviewed included photographs, renderings and samples. She said this site is located outside of the Asian Design Character District.

Applicant Comment:

Jason Taylor, Advanced Sign & Lighting, explained the proposed signage will replace the temporary banner currently in place. The wall signs incorporate the company logo. He said that Sign A will have an oversized cabinet and an illuminated white material that will glow from behind. He said that raceway itself will not be illuminated. He said that the power will be connected to existing power source and that there will be no new penetrations. He said sign B, facing Uwajimaya, will be smaller with the copy routed pushed through acrylic. He said that existing power will be used and there will be no new penetrations. He said that attachment of sign A will use 3/8" lag bolts into wood; there will be three across the top and three across the bottom, all 30" on center. He said the attachment of sign B2 will use 3/8" x 4" sleeve anchor into masonry. He said there will be three across the top and three across the bottom; all at 30" on center. He said LED lamps will be used in both lights and existing power will be used. He went over an overall site map showing locations and said the lights won't cast glare on to residential units. Responding to questions he said that the logo is new; Daiso is an international chain and the same logo will be used everywhere.

Public Comment: There was no public comment.

Board Discussion:

Board members were supportive of the application.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage at 710 6th Ave. S.

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

SMC 23.66.338 – Signs

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

022415.22

Summit School
1025 S. King St.

Applicant: Philip Riedel, NAC Architecture

Ms. Frestedt explained the proposed change of use from “Institutional (Community Center)” to “Institutional (Secondary School)”, 19,897 sq. ft. includes interior remodel and second story addition on interior.

Ms. Frestedt went over proposed building alterations, consisting of:

- Construction of a new elevator addition (150 sq. ft.);
- New windows throughout the building;
- Addition of a canopy structure on the south façade;
- Removal and replacement of fencing;
- Construction of a mechanical equipment pad and screening on the northern portion of the site;
- New roofing membrane;
- Signage and lighting; and,
- Landscaping, consisting of a new paved walkway, plantings and removal of four (4) unhealthy or damaged cherry trees and planting of 12 new street trees along S. King St. and S. Weller Streets.
- Six (6) Ginko biloba ‘Princeton Century’ at S. King St.
- Three (3) Prunus serrulata ‘Snow Goose’ at S. Weller St.
- Three (3) Prunus x yedoensis ‘Akebono’ at S. Weller St.

Exhibits included plans, drawings and specifications. She said that this site is located east of I-5, outside of the Asian Design Character District.

Applicant Comment:

Philip Riedel, NAC Architecture, presented the PowerPoint (full report in DON file). He introduced Laurie Pfarr, civil engineer with LPD Engineering, and Lisa Corry, landscape architect with Cascade Design Collaborative.

Mr. Riedel explained that this application is phase I of a 2-phase project. He said there are radical changes to the interior, including the addition of a 2nd floor, which are prompting changes to the exterior. He went over proposed floor plan and how the layout will impact circulation to and around the school. He said they are reopening vehicular access using an existing curb cut to the west and removing the chain link fence along the sidewalk at King and replacing fencing elsewhere on the site. Windows will be added to enliven the interior addition.

Following are board questions and comments.

Ms. Rogers asked if there was any differentiation between pedestrian access and parking.

Mr. Riedel said the walkway will use the same gate opening as cars but there is a separated walkway with curb and a new walkway on S. Weller side.

Ms. Rogers asked about lighting and whether or not the walkway would be lit.

Mr. Riedel said the whole area is lit and said new LED matrix heads can be put on existing parking lot lights; this can cover entire area without the new poles.

Discussion ensued about lighting with board members stressing safety and security. Board members asked for lighting study and encouraged the applicants to add new lights even if the City says they don't have to.

Ms. Leong expressed concern about influx of students, deliveries, garbage pick-up etc. and the impacts to local traffic congestion.

Mr. Riedel said that they didn't do a traffic study but that a traffic engineer looked at schedules and didn't find a significant impact on roadways around the school. He said that there are staggered arrival/drop off times and that pickup times tend to be the heaviest traffic while parents wait for their children. He said that while drop offs are at the front entrance only pick-ups will be split between King St. and Weller St. sides.

Ms. Pfarr said that because of demographics parent carpools will transport neighboring children to school and leaving many will take public transportation. She said that the traffic patterns will be more like that of a private school. She said King St. was chosen as drop off location because it already has a drop off area there.

Ms. Leong said the traffic in the area is bad now and it was important to protect small businesses. She said that other schools don't have the traffic issues and businesses that exist here.

Mr. Grace noted the potential influx of new people to discover and shop in the neighborhood.

Ms. Frestedt said the board can ask for a traffic study and how increased capacity will be addressed.

Nick Diede said they conducted a traffic study for Summit Schools in an effort to anticipate any issues that may arise.

Ms. Rogers asked for more information on lighting at the entries and said she is not convinced they will be welcoming, lit places. She said that it looked more like a parking lot than a school. She noted the beautification with landscaping and removal of the chain link fence along S. King St. is great, but the lighting falls short.

Mr. Grace said he had similar concerns about lighting.

Although not shown on the drawing Mr. Riedel said that a wall attached light is planned for the front entry.

Board members generally supportive of what is proposed but asked for more information on lighting.

Action: I move that the International Special Review District Board recommend conditional approval of a Certificate of Approval for use and design at 1025 S. King St., conditioned on the submission of lighting plan and elevations showing light fixtures at north and south entries and the light fixture cut sheets if they are to be different from what is provided.

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

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.320 – Permitted uses

SMC 23.66.336 – Exterior building finishes

A. General Requirements

C. Exterior Building Design Outside of the Asian Design Character District

SMC 23.66.338 – Signs

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/JW/BG 5:0:0 Motion carried.

022415.3 GUIDELINE REVISION WORK SESSION

Board review of existing guidelines and discussion of proposed revisions. The focus of this session will be a review and discussion of draft guidelines for signs and safety and security (Crime Prevention through Environmental Design – CPTED).

Guideline revision sub-committee member Rich Murakami joined the table.

Review and discussion of Guidelines Revision draft dated 2.24.15

Ms. Frestedt summarized changes that she had made to the draft following the last revision session. The discussion began with the draft guidelines for signs.

There was a discussion about sandwich board or “A-frame” signs and how they would be treated in the guidelines.

Mr. Grace referenced the World Pizza sign and the fact that the quality and design of the sign adds character to the District, so he wouldn't like to see them prohibited outright.

Ms. Ware questioned if A-boards would come for board review.

Ms. Frestedt explained that the code prohibits "portable signs" and that the ISRD Board has not reviewed them in the past.

Mr. Grace commented on food truck operation and the use of A-boards. He said review of A-boards should come through board to make sure they add to character of the neighborhood. He questioned if a business had multiple A-boards, or multiple businesses competing for limited space.

Ms. Frestedt explained that enforcement and regulation of A-frame signs is overseen by the Seattle Dept. of Transportation (SDOT) and she explained some of the parameters, in terms of quantity and location of signs.

The discussion turned to types of signs ("wall signs" "blade signs" "historic signs") and how they're identified in the code and guidelines.

There was discussion that historic signs should be reviewed on a case by case base because they may have gained significance over time if not original to building.

Ms. Frestedt noted the metal cabinet sign outside of the Alps and said that it could be argued that it has become a character-defining element of the building. She said its significance would have to be determined if a proposal was put forward to revise it.

The Board discussed sign size and quantity in relation to transparency.

Ms. Rogers suggested using percentage of window and noted that it would make it easier for the board but said that it seems subjective.

Mr. Grace said to consider the size of window, placement of sign, number of windows. He said to allow flexibility. He said to state intent "to not prevent transparency".

There was a brief discussion about whether or not signs should be placed at eye-level since that could limit transparency at eye level. It was then noted that 'eye-level' can differ greatly from person to person.

The Board discussed how signs proposed for upper stories should be addressed.

Mr. Grace said that historically buildings had upper story signage, such as for family associations, and noted the ghost signage. He said that a main occupant could put sign there.

Ms. Frestedt referred to the Union Station complex buildings and noted the challenge of three tenants with equal space and determining who the primary tenant is.

Ms. Ware said it should be reviewed as a sign plan.

Mr. Murakami said over-proscriptive guidelines should not prevent the iconic signs of the future.

Mr. Grace said if it is too proscriptive we'll end up with W. Kong Yick - nice signs but too uniform. He added that signage should be alike a bowl of hot pot.

Ms. Ware noted the two Eastern signs that were planned together. She suggested compatibility over uniformity.

Board members agreed that the draft language for Mechanical Systems was appropriate. They also agreed that there need not be a separate section for Seismic upgrades, since that could be covered under other guidelines and code sections.

Ms. Ware asked about unreinforced masonry.

Ms. Frestedt presented an example of Safety and Security guidelines from Vancouver, B.C. and asked if the ISRD guidelines should incorporate similar language.

Mr. Grace suggested including recommendations for lighting.

Mr. Murakami referenced the school area (discussed earlier) and said that real bright light can create a danger with transition zones.

Ms. Leong said to be specific about security.

Regarding unreinforced masonry structures Ms. Frestedt said the intent is to bring buildings up to seismically safe standards. She said that some of this is covered through the NPS Preservation Briefs for masonry.

Ms. Frestedt said she is very close to finishing the whole draft and asked if Board members would like to review it in its entirety again. Board members said that they would. She said that the text is most important now and images will be added later.

022415.4 BOARD BUSINESS

Adjourn

Rebecca Frestedt, Board Coordinator
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