



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

ISRD 68/15

### MINUTES FOR THE MEETING OF TUESDAY, May 12, 2015

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

#### **Board Members Present**

Stephanie Carrillo  
Ben Grace  
Miye Moriguchi  
Martha Rogers, Chair  
Joann Ware

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Carol Leong  
Marie Wong

#### **051215.1 APPROVAL OF MINUTES**

March 10, 2015

MM/SC/BG/JW 4:0:0 Minutes approved, as amended.

April 14, 2015

MM/SC/BG/JW 3:0:1 Minutes approved. Ms. Carrillo abstained.

#### **051215.2 CERTIFICATES OF APPROVAL**

##### **051215.21 Puget Sound Community School**

660 S. Dearborn St.

*Applicant:* Judy Tucker, Form + Function

Ms. Frestedt explained the proposed change of use from “office/B occupancy” to “private school/E occupancy” for the Puget Sound Community School. A portion of the proposal (4,483.6 square feet) is requested as a retroactive approval for use. The school is also requesting to expand the current school use to allow an additional 2340.8 square feet. Exhibits included

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

“Printed on Recycled Paper”

floor plans. Ms. Frestedt said the building is a non-contributing building located outside the Asian Design Character District. She said the ISRD Board approved signage for the school in February 2012. Key Bank is the primary tenant.

Applicant Comment:

Andy Smallman, Puget Sound Community School, said they are a 21-year old State approved, independent private school and they have been in this location since 2008. He said the increase in space will accommodate the expansion of students. He said there are 49 students currently enrolled and they are looking to expand to 70-75 students. They have a nine person staff.

Judy Tucker oriented the board to the site – a daylight basement configuration. She said that less 4,500 square feet needs retroactive approval and they want to expand another 2,340 square feet into former bank storage space. She said the use is currently “office/B occupancy” and they have been operating as an educational facility; they want to change the use to “Education/E occupancy”.

Ms. Frestedt confirmed that it is an allowed use.

Public Comment:

Mike Omura, SCIDPDA, asked if they planned to remain at this location.

Ms. Tucker said they are happy with this location and plan to stay.

Board Discussion:

Ms. Ware said it was straightforward. The remainder of the Board members agreed.

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

This action is based on the following:

**The proposed work meets the 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 23.66.320 – Permitted uses**

MM/SC/BG/JW            4:0:0    Motion carried.

**051215.3            BOARD BRIEFING**

051215.31            Yesler Bridge  
*Presenters:* Amanda Tse (SDOT) and Robert Gorman (HDR Engineering)

Briefing regarding the retrofit of the bridge and associated sidewalk and street alterations

Ms. Frestedt explained the project has been in planning for a couple years. She said that changes to earlier proposal will be presented. She said that most of the work will happen on the Pioneer Square Preservation District portion but there is a small corner within the ISRD, including changes to pedestrian rail along Yesler. She said the project will be reviewed with respect to compatibility to Secretary of Interior Standards.

PowerPoint presentation in DON file.

Amanda Tse, SDOT, explained that they gave a presentation to the Pioneer Square Board on March 15. They are currently at 90% design and hope to be at 100% in July.

*Ms. Moriguchi arrived at 4:50 pm.*

Ms. Tse said it is federally funded and that Section 106 review is required.

Rob Gorman explained that they will refurbish key character defining features: exterior fascia/girders and lighting; column cladding, capitals, corbels, and pedestrian railing. He said they will replace/remove: interior girders, interior columns, and vehicle barrier. He said that changes at the southeast quadrant include addition of curb bulb and ramp, new traffic railing, replacement of three existing globe pole lamps with two-globe trolley pole lamps, and addition of 3/16" steel cables to pedestrian rail.

Responding to questions Mr. Gorman said that they plan to attach the steel cables to the outside of the bridge posts.

Ms. Frestedt asked if they had looked at installation of the cables to the interior rather than exterior.

Mr. Gorman said they have received feedback that the exterior was preferable.

Ms. Rogers asked about the pedestrian rail and the intermediate curb transition.

Mr. Gorman said that they can't touch existing because it goes all the way to 5<sup>th</sup> and is outside of scope.

Ms. Rogers asked about the height rail discrepancy.

Mr. Gorman said that it meets the 48" bike level height and the guard rail height is 42". He said they plan to realign it and move it back a little to line up better with pedestrian rail.

Ms. Rogers asked about Pioneer Square Preservation District Board comments about the cable.

Mr. Gorman said they talked about the number of cables needed and noted that the cables are less visible from the outside and less accessible for tampering.

Ms. Rogers asked why ADA ramps were taken out.

Mr. Gorman said they took them out because they weren't going to operate the way they wanted them to.

Ms. Tse said they will redirect pedestrians to the crosswalks on the east side of the intersection.

Ms. Rogers asked about the road grade change.

Mr. Gorman said that it will stay at 10% grade. He said it is a crown street now and will go to a sloped street with sloping to the south.

Ms. Frestedt asked about cable finish – if it will match.

Mr. Gorman said that they are working on those details and will present to Pioneer Square Preservation Board on May 20. He said they are trying to figure out what “Pioneer Square green” is.

Mr. Omura, SCIDPDA, asked if the tension cables will loop through pedestrian rail and be anchored at both ends.

Mr. Gorman said he doesn't know the anchor details.

Mr. Omura asked if the lighting underneath is changing.

Mr. Gorman said they will upgrade to new LED rectangular fixture; it will be flush with the bottom of the girders.

**051215.4 BOARD BUSINESS**

Ms. Frestedt said the next meeting is the day after Memorial Day and would be checking in with board member to make sure there will be a quorum.

She said that the next meeting will have briefings on the Louisa building and the Hing Hay Park expansion.

**Adjourn 5:12 pm.**

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