



**Seattle
Design
Commission**

APPROVED

MINUTES OF THE MEETING

20 February 2003

Gregory J. Nickels,
Mayor

Donald Royse
Chair

Laura Ballock

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

Nic Rossouw

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Northgate Library, Parks, and
Community Center Site Plan
Southwest Community Center Expansion
Yesler Community Center
Retreat Follow-Up
Lake City Parking Garage
Park 90-5 Building

Convened: 8:30am

Adjourned: 5:00pm

Commissioners Present

Donald Royse, Chair
Jack Mackie, Vice Chair
Laura Ballock
Ralph Cipriani
Iain M. Robertson
Nic Rossouw
David Spiker

Staff Present

Layne Cubell
Brad Gassman
Anna O'Connell



Department of Design,
Construction & Land Use

700 5th Avenue, Suite 2000
Seattle, WA 98104-5070
phone 206/233-7911
fax 206/386-4039

20 Feb 2003 Project: Northgate Library, Parks, and Community Center Site Plan—REVISED

Phase: Site Plan—Follow-Up

Previous Reviews: 6 February 2003 (Pre-Design)

Presenters: Alex Harris, Seattle Public Libraries

Erin Devoto, Seattle Parks and Recreation

Stan Lokting, ARC Architects

Terry Reckord, MacLeod Reckord

Attendees: David Kunselman, Seattle Public Libraries

Barbara Goldstein, Office of Arts and Cultural Affairs

Maureen O'Neill, Seattle Parks and Recreation

Kristian Kofoed, Dept. of Design, Construction, and Land Use

Gretchen Stromberg

Jennifer Kiusalaas, MacLeod Reckord

Jeff Wandasiewicz, ARC Architects

Tim Motzer, Seattle Parks and Recreation

Marilynne Gardner, Department of Finance

Time: 1 hour (SDC Ref. # 221 | DC00108)

Action: The Commission thanks the project team for the presentation and for the timely focus on the development of this project, and would like to make the following comments and recommendations.

- The Design Commission appreciates the comprehensive analysis of the site potential with the various studies, alternatives, and possibilities presented and their positives and negatives;
- continues to express concern about the surface parking component and suggests looking at a partially underground scheme;
- supports any reduction possible in the overall parking space requirement;
- supports the creation of clearly defined open spaces that relate to Thornton Creek, in the south end of the site;
- supports a strong pedestrian connection at the north and west ends, and future development of a more urban edge along 5th Ave.; and
- recommends general approval of the final site planning concepts and suggests alternatives and compromises for the development of both schemes.

The team is at the point of narrowing down the options presented last time and is showing the Commission what they will present to the public at next week's meeting. Two alternatives have been selected and after this the Library and Parks board will meeting and determine the preferred alternative. With the Commission's recommendations of last time, the team backed up from the earlier site analysis to look at the site more holistically and with relationship to Thornton Creek and other Park's properties. They took four of their earlier conceptual models and looked at them more closely.

In the "Common Two" scheme the library is located in the northeast and the community center is along the east edge. You enter the site from somewhere other than the existing intersection; this plan would require significant grading and would therefore be expensive. The plaza and park are linked with one another and are located toward 5th Ave. This scheme was not taken any further because the team felt it was too suburban and costly. "In Between" locates the community center toward the street and the library at the northeast corner with the plaza between the two buildings. People walking between the buildings

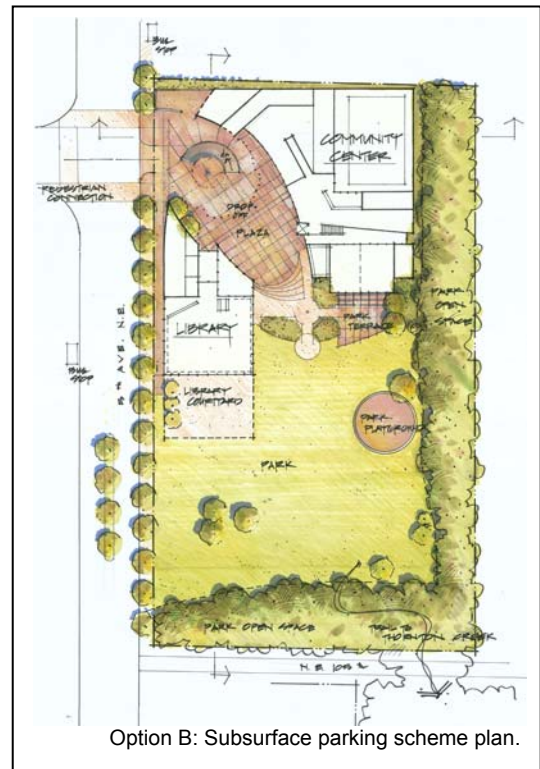
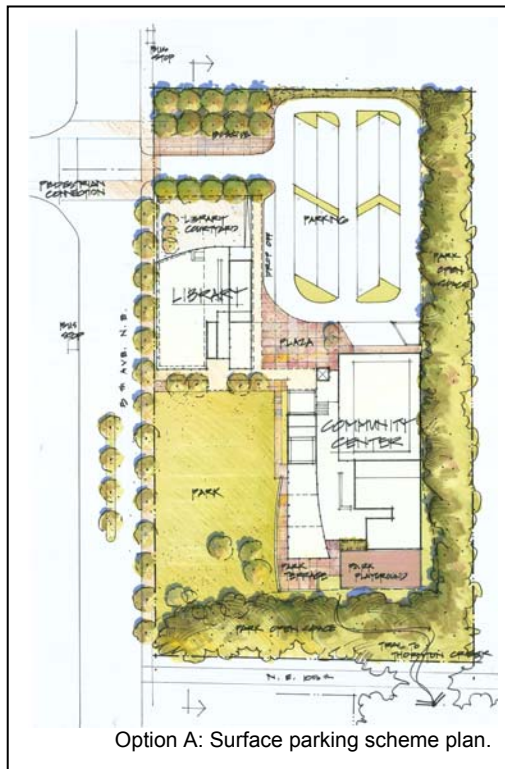
would be able to see what activities were happening in the building, but the connection between the plaza and park is not as strong. This scheme was the most expensive and was not taken further. The “Vest Pocket Park” scheme consists of the building on the east edge of the site, the park along 5th Ave. and a surface parking lot, thus giving it somewhat suburban street frontage. “Main Street Revisited” provides visual access to the park from 5th Ave. and has screened surface parking. It addresses some of the cost issues and was therefore carried forward. In the “Piazza” arrangement, the plaza links the two buildings and there is underground parking. The library is on 5th Ave. and the community center is to the north. The plan makes sense in terms of site circulation, but is costly.

From these options, two schemes were carried forward and refined. Option A is the surface parking scheme while Option B is the subsurface parking plan. In option A, the park is 1.67 acres. The building relationships work with the circulation through the site at different times of the day. There is a drop-off area for people returning books and a place to park and pick up children from the community center. This scheme is close to budget and achievable; it is currently estimated at \$7.6 million and the goal is \$7 million. In option B, there is an entry point to the garage that also serves as a turnaround and vehicles like delivery vans can access the plaza this way and use it for book delivery and pick up. There is a connection from the community center to the lower level of the parking garage that allows parents to park and pick up children. The entry point to the buildings is at the corner and the community center and library are at the same level. The parking garage has ventilation to the north and east. In comparing the two schemes, the park is smaller in A and more exposed to the street than in B. The park in scheme B is about three acres because there is no surface parking. The plaza in A is away from the street and not related to the pedestrian entry, while in B it is larger and connects to the crosswalk at the intersection and relates to the front doors of the two buildings. There is a pedestrian connection to Thornton Creek in both schemes. In A, if the team can have eight fewer stalls in the parking lot, they can squeeze the buildings together to create a bigger plaza and an easier connection to the creek. The underground parking option is \$1.5 million over budget. The reason for the significant park presence on 5th Ave. is that the Northgate

community wants to feel like there is more open space in the area.

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ents and Concerns

- Would like to know how we can be sure that the underground parking scheme is \$1.5 over budget if they have not looked into structural issues yet.
 - Proponents stated that the estimate is based on experience in similar projects, not based on square footage. In addition, they have incorporated a contingency of 20%.
 - Proponents from Parks and Recreation and Libraries stated that there is not funding in either program to cover the gap.
- Feels that there are not two options on the table if we simply cannot exceed the budget. Believes that with a suburban approach, a community that wants to create a more urban feel will forego opportunities in the future to make the intersection more pedestrian-scaled and the area more urban.
- Likes the exploration of the variety of options. Is concerned with the spiral ramp so close to the entrance and believes cars will get stacked up at the corner and it will create a confusing entrance. Also believes this is resolvable if the community center is nudged to the south so half the parking is underground and half is aboveground. Feels that a larger park would be beneficial, but a compromise could be made with moving the buildings slightly.
- Would like to know if the team thinks cutting the amount of underground parking in half would cut half the costs.
 - Proponents stated that it would not; it would reduce the structured floor above, but would still cost more than half that of the fully underground parking.
- Would like to know why the Main Street Revisited scheme was dismissed.
 - Proponents stated that there are two issues. For the library it is a matter of the building then being surrounded by hard surfaces only. For the community center, it creates a security problem because the park is entirely hidden.
- Feels that in the overall site plan, a scheme like that might produce a strong edge along 5th Ave. while pulling in the surrounding residential areas. Believes it sets up a different direction and that it is a direction to look at.
 - Proponents stated that in option A, with the connection to Thornton Creek at the south, there would be two entrances into the community center: the more public one to the north and a secondary one to the south. This secondary entrance would also serve the adjacent residential areas.
- Likes scheme A is better than B. Feels that the Piazza is not the right direction because it brings the car into public space and makes the vehicle entrance the primary entrance. Feels that the first scheme is more interesting in terms of distribution of the site and is a more urban approach.
- Feels that the proposed entrance in option B is tricky with both the pedestrians and cars and creates the potential for congestion and confusion. Still prefers scheme B and believes cars and people can occupy the same space if it is done right.
- Believes proponents mentioned two entrances in scheme A, one from the parking lot and one from the park. Would like to know about an entrance from 5th Ave. and feels that the entrance from the parking appears to be celebrated while the entrance from 5th Ave., which is more pedestrian-oriented, is not.
 - Proponents stated that the entrance from 5th Ave. will be much more developed and more

gracious in further iterations.

- Feels that the connection to Thornton Creek could be strengthened. In scheme A, there is hardscape adjacent to the park and would like to see more park adjacent to the creek.
- Supports the idea of reduced parking. In Vest Pocket Park scheme the parking is oriented more east-west than north-south. Would like to know if the team could take that parking orientation and apply it in option A because it might give more room to the park.
- Likes the idea of having the connection to the neighborhood at the south and believes that there is a dense population of people who will access the site from the southeast corner.
- Feels that if there is a willingness to explore B, then it must be an option and finds A too suburban. Would like the team to look at the long term and work with the neighborhood; if people want it to be a more urbane place, then they need to push the envelope to those things and not cater to cars.
- Is not convinced, in scheme A, that the grove of trees at the corner is valuable to users; it is at a busy intersection and by the parking lot. Feels that the value of the space at the corner is slight for most uses and it could be turned into parking. Believes that the southeast corner is a major problem and anything that can be done to move the building north will relieve the pressure and make that corner more accessible.
- Would like to know what the possibility is of having reduced parking requirements.
 - Proponents stated that they think they will get some reduction, but it is a challenge because of the density of traffic on 5th Ave. They will improve the pedestrian crossing at the intersection. Proponents are assuming that the number of spaces will not be below 50 and are planning for it to be between 50 and 60 parking spaces.
- Finds scheme A to be more attractive and feels it has a strong connection to Thornton Creek. Believes that, although it has positives and negatives, A defines clear spatial volumes. Likes that the community center is pushed back to create open space, but feels that leaves proponents with a challenge to develop an open space that is something more than a front lawn.

20 Feb 2003 Project: Southwest Community Center Expansion

Phase: Scope Briefing

Previous Review: None

Presenters: Toby Ressler, Seattle Parks and Recreation
 Ed Weinstein, Weinstein AU
 Debin Schliesman, Weinstein AU
 John Mihkels, Weinstein AU
 Erin Devoto, Seattle Parks and Recreation

Attendees: Michael Dorcy, Dept. of Design, Construction, and Land Use
 Marilynne Gardner, Department of Finance

Time: 1 hour (SDC Ref. # 221 | DC00296)

Action: The Commission appreciates the design team coming early and providing a clear presentation and picture of the site, and would like to make the following comments and recommendations.

- **The Design Commission urges the team to establish and present guiding principles that it will use to attain the design goals stated;**
- **agrees that the programmatic diagram presented is the optimal scheme and that it suggests a vertical approach to expansion;**
- **looks forward to resolution of access to and through the building;**
- **urges early integration of landscape architecture, specifically to give critical care to the shaping of the views to, through, and from the site, and to influence the shaping of the open spaces as child-scaled spaces, since children are the primary users of the facility;**
- **encourages the team to look at opportunities to create social spaces, both interior and exterior;**
- **urges proponents to pursue early involvement of an artist on the team so the artist can engage in the design philosophy and location of the entry, not just its physical definition;**
- **urges early resolution of DCLU's concerns with platting and zoning so the trade-offs and benefits will be positive; and**
- **recommends approval of the scope briefing.**

Note: Commissioner Rossouw recused himself from this project.

This expansion is part of the Community Center Levy and they are combining it with a ProParks project. There will be a public meeting next week and from there the team will jump into design alternatives to show to the Project Advisory Team (PAT). The team will go through design this year and complete it in early 2004. Construction will begin in spring 2004 and be completed in 2005.

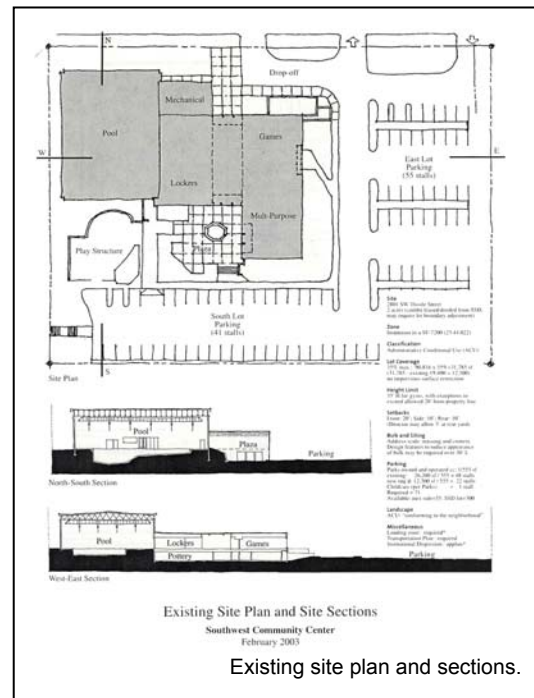
The site where the community center is located is unique. It is 2 acres, 1.1 of which is deeded to Parks and Recreation by the school district. The other 0.9 acres is leased. The site fronts north to Thistle St., which is a busy road. The neighborhood the facility serves is a typical working class Seattle neighborhood that sees the community center as an integral part of their lives. Delridge Way is an arterial located five blocks to the east and both Chief Sealth High School and Denny Middle School are very close. Adjacent to the site lies the Denny/Sealth Recreation Area, which has ballfields to the south and a

significant athletic complex that is served by a 300 car parking lot. With regard to circulation, there is bus linkage to greater Seattle and the neighborhood plan calls for a loop pedestrian trail that would go along Longfellow Creek and by the front door of the community center. The site is located at a nexus of pedestrian paths, bus routes, and lots of parking.

The site is a relatively flat, graded platform, so it presents no topographic challenges. Major access is from the north and the middle is fairly transparent. There is circulation armature that runs through the site and a 96-stall parking lot is adjacent to the existing building. Currently, a trailer is being used as the teen center. The building itself is made of concrete masonry units and appears to be in good condition. Stylistically, the building is very rational and it will be receptive to a similar rational addition. The adjacent zoning is 7200 SF and the team feels that the development standards are workable. Setback requirements to the front and sides are feasible, but proponents may need to have a discussion with regard to the back. The expansion will create an issue of displaced parking, but the building will not be modified with regard to its fronting on Thistle St. Community perception of the expansion should not be an issue. With regard to the potential lost parking, the 300-stall lot to the south for the recreation fields may offer some compensation; the team cannot count on shared parking, but it might be negotiable. Overall, there is nothing onerous about the project; it is more about trade-offs like the displaced parking. Circulation within the building is like an interior street with the main entry leading into a wide lobby/lounge area. To the left is the game room and to the right is a pool. On the lower level is another smaller lobby, two double-height multipurpose rooms, a childcare center, a mechanical room, and a pottery studio.

The new program calls for a full-size gym and support spaces; teen center consisting of offices, meeting space, activity space, and classroom; family changing room that is ADA (this is not part of the addition, but will be inserted to part of the existing building); computer access; and a fire sprinkler system because the building does not currently have one.

The PAT developed the final design program and the design team met with them to go over it. The PAT is very realistic about their ambitions as this project is working on a tight budget. The program issues from the discussion gave the team an understanding of what parts of the building are flexible and to what extent they can merge uses and what needs to be all new. The design team will start out by coming up with five scenarios. At a meeting on March 10, they will present three of these with cost estimates to PAT. From that meeting, they will choose a preferred alternative. While several projects are being funded through this, they are trying to treat the funds as one pot of money to achieve program goals. The main programmatic elements to fit into the existing building are the sprinkler system and the family changing room. The gym will be part of the addition and will be put on to the south. The computer room and teen center are flexible and could be part of the new addition or could be incorporated into the existing building. The PAT feels that the pottery room is also flexible.



Key Commissioner Comments and Concerns

- Believes that the pool and the pottery room are very different from what most community centers have and would like to know how large of a region this community center serves.
 - Proponents stated that they do not have the numbers, but it is also used by Hiawatha and Delridge, two other communities in the area. However, most people who use it are from the area and they are in the process of looking at the program needs in terms of where they will be over the next ten years. There are few people who use the pottery studio, but the aquatics center has a large clientele.
- Would like to know then how many spaces are really needed for parking.
 - Proponents stated that Parks and Recreation is working with the school district on the parking issue. When the school district has large events, there is not enough parking the 300-stall lot; however on every other day of the year there is more than enough parking.
- Would like clarification on what are the specific site lines the team is working in.
 - Proponents stated that they are working within the fence line. The addition will be to the south and it will not protrude beyond the east face of the existing building.
- Would like to know if an elevator is required to meet ADA standards.
 - Proponents stated that by code, an elevator is not required because there is access from the outside to both levels. However, that is not ideal and they are looking at spending about \$60,000–70,000 to put one in because that is the better way to handle it.
- Would like to know if there are any critical issues from DCLU's point of view.
 - A representative from DCLU stated that the southwest corner of the site is not a separate parcel as it is now and it needs to be defined by a lot boundary adjustment. It is part of the bigger lot zoned at SF 7200 and there is an Environmentally Critical Area where there is a steep slope.
- Would like to know if the addition doubles the size of the community center.
 - Proponents stated that it does not; the existing community center is 26,000 ft² and the addition will be 13,000 ft².
- Would like to know what the design goals are.
 - Proponents stated that they intend to create place that welcomes to all ages, is a year-round gathering space, has local character, is easily accessed, provides views to Mt. Rainier and elsewhere, has civic scale and quality, reveals activities within, has a series of outdoor rooms, has diverse interior spaces, responds to the thermal environment and site characteristics, and is pedestrian-friendly.
 - Proponents also stated that they have an arts plan and are choosing an artist to design exterior artwork for the entry zone.
- Appreciates the clarity of the presentation. Would like to remind proponents not to forget the importance of open spaces. This site is in an elevated location and has an amorphous large open space. Feels it is a critical element to shape spaces to make people feel comfortable, especially children and the massing of the building can help shape the open spaces. Also believes that the underlying zoning issue needs to be resolved early enough so the lines on paper do not hinder the progress of developing good spaces for people.
- Believes there are not spaces in the building now to take advantage of the views.

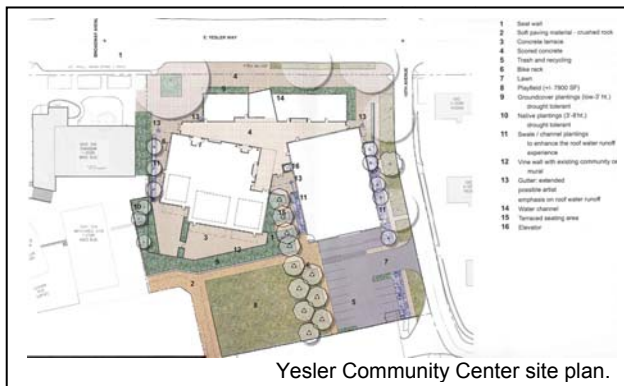
- Proponents stated that there are not. The siting of the building is generic and this is something they need to address.
- Believes the level at which the views are accessible help forms how the addition can be developed and suggests a more vertical approach.
 - Proponents stated that it does. Although there are two entries, operationally the clients would prefer everyone enter through one area at the upper level. This verticality can help optimize the size and creates architectural potential.
- Would like to know if proponents can use a chair lift rather than an elevator.
 - Proponents stated that that is a better solution for a straight staircase and this one turns.
- Would like to know what the schedule is for the arts program. Hopes there is the opportunity for the artist to not just look at the physical entry, but look at the philosophical approach to the entry.
 - Proponents stated that the program is on the same schedule as the building, so the artist will be involved early.

20 Feb 2003 Project: **Yesler Community Center**
 Phase: Design Development
 Previous Reviews: 6 June 2002 (Pre-Design); 19 September 2002 (Schematic Design)
 Presenters: Toby Ressler, Seattle Parks and Recreation
 Roger Williams, Mithun
 Richard Franko, Mithun
 Attendees: Paul Fitzgerald, Seattle Housing Authority
 Marilynne Gardner, Dept. of Finance
 Erin Devoto, Seattle Parks and Recreation
 Tom Rooks, Mithun

Time: 1 hour (SDC Ref. # 169 | DC00275)

Action: The Commission appreciates the team's efforts in responding to their prior comments and would like to make the following comments and recommendations.

- The Design Commission recognizes the care taken in the massing of the building and the design of the entrances;
- appreciates the way in which the building is fit to the contours of both the neighborhood and the site, and recognizes the difficulty in doing so;
- appreciates the effort put into placing the parking under the gym and recognizes that there are costs related to that;
- applauds the team's efforts to attain LEED Silver (?) standards for the building, especially the studies on lighting, which will greatly add to the



Yesler Community Center site plan.

- use to the Blue Ring Strategy, and believes the intensive future development has been created;
- to more openness along Yesler Way and to think openings in the brick wall;
- large, significant trees on site and encourages locate for protection of those throughout the the damage is often done;
- the mechanical shed on the back side of the gym it might be expressed or integrated that are building and sensitive to pedestrians on the street;
- urges the team to look again at the grading, belvedere and large retaining wall in back, recognizing that this has the potential to be cut in future budgets and consider other ways to integrate usable flat, open space with the grade change rather than having a single, large vertical wall;
- also encourages proponents to design the grading on the south in a manner that fits with the delightful terrace character of the building massing; and
- recommends approval of design development.

The team has made some changes since the last presentation. The building has evolved into three blocks with the interstitial space covered and heated. The building is transparent so that from the main intersection you can see right in. It responds directly to the five large existing trees and thus is located behind the dripline leaving a buffer for the trees. In this area, the width of the sidewalk has also increased.

The windows in the building along Yesler allow users to look out and see this row of trees. The team wanted to create an urban front to the building while acknowledging the size of the trees. Twenty parking spaces have been placed under the gym, leaving more open space. There is an elevator from the parking to the main lobby. The underground parking is 10% of the total building costs, so the team cannot guarantee it. For the gym, they have worked with the Lighting Lab, University of Washington, and Parks and Recreation to place skylights so the gym will be daylit, which also contributes to the sustainability of the project. The key activating area is along the large terrace, which backs the childcare room and the multipurpose room. Part of the terrace acts as a play area for the childcare center and the rest can be used for large gatherings in conjunction with the multipurpose room.



The team responded to the Commissioners' concerns of last time in a number of ways. They gave a more active presence along Yesler and to the east they are leaving the parking open and adding vine maples, sweet gums, and Norway maples. They were not able to be as aggressive with the ecological elements as they had hoped due to budget constraints.

In the parti, there are three blocks joined by a common space. Three different materials make up the finish of the building: brick veneer, concrete masonry units, and metal cladding (on the gym). The commons is the storefront area and will therefore be glazed. As people move through the space, they will first come into the reception area where there is visibility into all areas of the community center and the south and west entrances. Along the street there are learning spaces with large windows. At the back are the utility core and the arts and crafts space. The childcare center opens out onto the south-facing deck. The multipurpose room can be split into two smaller spaces. The gym is open and users will see it as they come in off the street.

With the daylighting studies, they are able to have all spaces comply with LEED. The roof system, which is a series of shallow south-facing roofs, is also designed for future photovoltaics. The project is on track for getting a LEED silver rating and the main categories they are addressing are materials, indoor air quality, and energy efficiency. The team is unsure of how much LEED site criteria they will be able to address because of the budget.

Key Commissioner Comments and Concerns

- Would like to know if there is a balance in terms of cut and fill with the area under the gym and the belvedere because feels that could be a bonus. Since everything is on one level, believes that structural support would be necessary under the gym even if the parking was not underneath.
 - Proponents stated that they are using a PT slab, which will save them 1 foot and will allow them to reduce the number of columns in the parking lot so it will feel safer.
- Would like to know how high the belvedere is above the lower areas.
 - Proponents stated that it is 14 feet above. Ten feet of that is exposed wall and an existing

mural will be incorporated into this. There will also be vines on some of the wall. The deck varies in depth from about 30 feet to 15 feet.

- Feels that cost cuts often come first in the landscape budget and with further cuts they will end up with a rock wall instead of a concrete retaining wall.
 - Proponents stated that some cuts have come in the architectural budget and they have reduced the footprint of the building, but landscape is often the most visible piece lost.
- Commends the team that the created form allows the Blue Ring to be expressed. Believes that retaining walls are expensive and a bank is cheaper and can see the gradual erosion of ideas that were compelling in the landscape. Suggests the team look at the back area with more sympathy to the open space and wonders if the terrace could step down more.
 - Proponents stated that there are trade offs to terracing. Originally, the terrace was flanked by a ramp to the south that provided an accessible route to the south entry. Following discussions with Parks and the team accessibility consultant it was decided that an elevator would be preferable. The ramp was eliminated to offset the added cost of the elevator.
 - Proponents also felt that it was desirable to optimize the amount of play area to the south with a more vertical wall.
- Feels that there is a delicacy to the building massing that is lacking in the terrace.
- Suggests that maybe rather than stepping down, the terrace could slope. Rather than having a wall, people could climb up and down the landscape itself.
 - Proponents stated that they went to a scheme that provided accessibility to a broader community with an elevator. In addition, because of the location, this community center is very different from most, which have a large open space associated with them. They are pushing to keep as much outdoor space as they can.
- Feels that there is no compelling argument that the decks need to be that size or all at one level. The building form could step down with the landscape.
 - Proponents stated that they did have a scheme with stepping down and a ramp, but DSHS requires open space adjacent to childcare and they need a spilling out space off the multipurpose room for weddings and other large gatherings. Does agree that it is a good idea to try and soften and break up the space and will look at the scheme again.
- Would like to know if DSHS requires that the adjacent open space be flat.
 - Proponents stated that they essentially do.
- Suggests that a ramp could be part of a play area and that the designers could be creative with that. .
 - Proponents stated that they explored this, but determined that the trade off for additional play area at the lower level was preferable.
- Feels that the scale of the terrace off the multipurpose room might be appropriate, but the open space for the childcare center is too large.
 - Proponents stated that the space for the childcare is determined by DSHS and the terrace area is meeting that requirement.
- Would like to know what the entry experience is from the garage.

- Proponents stated that from the parking you enter the elevator that brings you go up to the plaza. It is glass, so people can see out to the south upon coming up to the plaza.
- Would like to know about security in the parking area. Would like to know if people can see in.
 - Proponents stated that there is wire mesh along the garage that can be closed off at night. There is transparency out of the garage and two security cameras within that are monitored by the person at the front desk. The garage is open on the east side allowing visual access in and out and also allowing for natural ventilation.
- Would like to know if the access point at the inner alley is just an emergency exit.
 - Proponents stated that it is.
- Appreciates the big effort to save the trees and urges proponents not to skimp on protecting them during the construction document phase. Encourages the team not to lose what they have since the landscape budget has been cut.
 - Proponents stated that they have an arborist on staff who will oversee tree protection during construction and the trees will be limbed by Parks and Recreation staff beforehand.
 - Proponents further stated that the City's arborist will provide a tree protection plan for trees in the City right-of-way and provide recommendations. Mithun is not contracted to provide day-to-day observation of tree protection during construction.
- Would like to know if they are redoing the sidewalks.
 - Proponents stated that they are.
- Suggests that if they can leave the sidewalks as they are the trees will be better off.
 - Proponents stated that they are leaving more permeable area around the trees' roots in the new plan and that sidewalks will stay in place during construction.
- But feels that the roots will still need to be cut.
 - Proponents stated that the building has been sited at the current foundation edge to minimize root cutting, but excavation for new foundations may require cutting.
- Appreciates the articulation of the building and would like to look more closely at the community side. Feels that the transparency along Yesler Way is lacking and that the windows do not look that large. Believes that that wall needs to be as transparent as the large glass element shown at the entry.
 - Proponents stated that the windows are 8 feet wide and 10 feet high and that the scale of the drawing might be deceptive. There is also a cost issue for opening additional areas of the wall and this may reduce the window area for the final design.
- Agrees that those are large, but feels that there is still a lot of blank wall. Would like to know if there is a way to explore that further.
- Supports the windows being larger, but feels that if the large central window is placed in the right spot, it will feel like a lot of glass. Believes that the wall does not need to be all glazed for it to be open and feels that the design team should look at it as generous windows in a brick wall.
- Thanks the team for their responsiveness to the Commission's previous comments and feels that they have done a wonderful job addressing these. Appreciates the building massing and overall design and, with the exception of the deck and retaining wall, feels that it follows the topography of the

neighborhood. Believes that Seattle has not been very successful with hillside development and this structure has the ability to set the tone. Would like to see the team work toward a resolution of the deck.

- Proponents asked if the Commission felt the edge was too exposed.
- Does not believe exposure is a problem. Feels that the pattern of the roof is set so that it is in synch with the hillside, but this is not followed through on the deck.
- Believes that the project has come a long way and they have answered a lot of the Commission's concerns. Also feels that the wall does have a different sense of careful attention than the rest.
- Feels that the form of the storage element on the gym is odd. Suggests the team consider putting it on one of the two long sides to articulate where pedestrians are moving and to remove it from the south side.
 - Proponents stated that initially it was all precast concrete and now it is block and metal. The east and west sides need to remain open for natural ventilation, but they are still seeking a different resolution to the form.

20 February 2003 Commission Business

ACTION ITEMS

- A. TIMESHEETS
- B. MINUTES FROM 6 FEBRUARY 2003—APPROVED

DISCUSSION ITEMS

- C. OUTSIDE COMMITMENT UPDATES—CUBELL

MAGNOLIA BRIDGE

PAAC

LRRP

MONORAIL REVIEW COMMITTEE

ACTION 1: THE DESIGN COMMISSION APPROVES RALPH CIPRIANI, JACK MACKIE, CARY MOON, NIC ROSSOUW, AND DON ROYSE TO SERVE ON THE MONORAIL REVIEW COMMITTEE.

ACTION 2: THE DESIGN COMMISSION WILL DEFER DECISIONS TO THOSE WHO ARE MEMBERS OF THE SUBCOMMITTEE.

THE COMMISSION DISCUSSED THE FORMAT AND ORGANIZATION OF THE MONORAIL REVIEW COMMITTEE. THIS SUBCOMMITTEE WILL BE MADE UP OF SEVERAL DESIGN COMMISSIONERS AND PLANNING COMMISSIONERS, AND TWO TO THREE OUTSIDE PEOPLE WITH URBAN DESIGN EXPERTISE. THE MONORAIL REVIEW COMMITTEE WILL LIKELY MEET TWICE EACH MONTH.

ANNOUNCEMENTS

- D. PROJECT UPDATES—CUBELL
- E. PIONEER SQUARE REDEVELOPMENT BROWN BAG— 25 FEBRUARY 2003, NOON–1:30PM, CITY COUNCIL CHAMBERS, 600 4TH AVE
- F. ALLIED ARTS’ BEER AND CULTURE NIGHTS

20 Feb 2003 Project: **Retreat Follow-Up**

Previous Reviews: 6 February 2003

Time: .75 hours

(SDC Ref. # 169 | DC00009)

Summary: **The Commission discussed their work plan for 2003 and which Commissioners and staff would tackle upcoming issues and events. The Commission and staff will work to develop a Communications Plan, sponsor one or two workshops for City Project Managers, improve the structure and operations of meetings, and keep apprised of CityDesign's work.**

20 Feb 2003 Project: Lake City Parking Garage

Phase: Design Development

Previous Reviews: 15 August 2002 (Conceptual Design), 1 March 2001 (Lake City Municipal Master Plan, Briefing)

Presenters: Tony Gale, Fleets and Facilities
Paul Shema, Hewitt Architects
Jeff Benesi, Hewitt Architects
George Gibbs, Hewitt ArchitectsAttendees: Maureen O'Neill, Parks and Recreation
Mark Johnson, Parks and Recreation
Tim Morrison, Dept. of Finance
Sue Partridge, Fleets and Facilities

Time: 1 hour (SDC Ref. # 169 | DC00281)

Action: The Commission thanks the team for returning and appreciates their work undertaken to date, and would like to make the following comments and recommendations.

- **The Commission supports the overall structure of the scheme, its balance, its clear separation of uses, and its generosity of scale;**
- **urges the team to be careful not make the water feature a barrier to cross the park;**
- **suggests that the water be used in ways mysterious rather than obvious;**
- **appreciates the attempts to use rainwater in a sustainable way and looks forward to seeing how that is resolved;**
- **suggests that perspectival studies and elevation drawings will lead to the discovery of opportunities to section out different vertical elements in ways that may aid and enhance the views from both ends;**
- **suggests that proponents revisit the existing trees ,determine potential root loss and, if any, err on the side of leaving the root systems more room in the hillocks and crescents;**
- **urges the team to look for ways to enrich the seating opportunities they have created and provide more social seating;**
- **suggests that the paving structure might lead to the design of a pathway to Lake City Way; and**
- **recommends approval of design development.**

Note: Commissioner Cipriani recused himself from this project.

The team is working with ARC, who is designing the library addition, in order to locate elements that will affect the whole site like the elevator. They had a scheme in which stairs and a pedestrian bridge provided access, but there were security issues with too many entrances. They are now focusing access at the front. The team looked at configurations for lidding the entrance ramp, but now there is a masonry wall along the backside of the plaza between it and the ramp. People were concerned with the lid blocking visibility through to the park. In the master plan and neighborhood plan, a strong connection to Lake City Way is emphasized. The team is unsure when or exactly how that would happen, but is starting that process here with providing a pedestrian connection. This site is near the civic core, which consists of a games area with ball fields and a children's play area and a farmer's market. 125th St. provides a strong east-west

connection. Projects adjacent to the site are Albert Davis Park and the expansion of the community center.

In the previous meeting there was discussion of how to get service to the site and the team has decided to keep it separate from pedestrian activity by having it enter off of 125th St. In the grand scheme, the pedestrian part, people move from east to west and to a focal point. The park is split into two areas: in the northwest there are large, established trees and to the east is the sunny open side.

There is a ramp going to the first floor of the parking and people come in along 28th Ave. In the plaza there are lighting features and benches/seating areas. The team has not yet decided, but is looking toward having a series of Adirondack chairs or something similar lined up as the seating in the plaza. The central part of the plaza acts as a promenade lined with pedestal pavers. The grade is relatively level, sloping slightly down to the north. Stairs along the promenade die to grade at the south and are sized to create comfortable seating. The brick wall along the promenade is uplit and has Japanese maple trees lined up behind it. There are small green areas within the plaza. The team is using light as an icon; it identifies that edge as the entry and maybe will highlight how people enter the parking garage. At the end of the promenade is a set of grand stairs to reach the park. Users can also get to the park via a ramp that is at a grade of about five percent and does not require hand rails. People entering the site off of 27th Ave. can meander through the trees and this entrance is also at an accessible five percent slope.

The west side will serve as the quiet side and they are adding flowering trees and places to sit. There will also be a play structure so that parents can sit and read while watching their children. Because some of the existing trees are at different elevations than the finished elevations, small hillocks (that look like reverse tree wells) will be added around the trunks. Seat walls may also be added on top of these. The trees in this area will also be uplit.

The other side of the park is a large open space for children to run around in. A demarcation between the grassy area and the street of a low seating wall will keep children within the park, but the wall will have penetrations through which people can enter. There is also another handicap entrance along the east side of the park. They are retaining the existing evergreens and, along with the seating and lighting, will act as a foil against adjacent development. In addition, the building along the south edge of the east side of the site will be screened. The team is thinking of a car theme/concept for the play areas because of the history of Lake City Way as car row. At the center point between the two sides of the park, they have drawn a placeholder for water but are unsure of exactly what form this will take. It would be a non-mechanical, low-tech feature. There is a detention tank under the garage and the water must be pumped up from there to 27th anyway, so they may pump it increments through this water feature, or pump it up and discharge it into the soils.

Street improvements such as curb bulbs, street trees, and parallel parking opportunities will be made along 27th Ave. On 28th Ave., they are putting in curb bulbs to give a grander sense of entry to the plaza. The plaza is designed such that it can support performances and gatherings. They have an artist on board who will work in the plaza or the park. Parks and Recreation owns the building to the south, which is a community center. This building may go away and the team has considered how the current space might react to a new building or expansion of the park.

Key Commissioner Comments and Concerns

- Would like to know if the team has explored with the health department where the water feature carrying runoff is located with regard to whether or not people can touch the water.
 - Proponents stated that they will work with the health department and feel that they can make it work.

- Would like to know if there is just one garage entrance off of 28th Ave.
 - Proponents stated that last time they presented that scheme, but there are other options, too.
- Would like to know the grade change between 28th Ave. and 27th Ave. and whether the plaza in front is flat.
 - Proponents stated that the grade is about 8 to 9 feet total and the plaza is, for the most part, flat. There is a small step up into the plaza.
- Feels that the flat sequence and the vista from the east might bring the park forward a bit and suggests they draw elevations showing how that might affect the view.
- Feels that that could also enhance the marker pieces.
- Would like to know what the hard surface is in the forest part of the park.
 - Proponents stated that they initially thought it would be crushed granite, but because of maintenance concerns such as weed control it will not be.
- Feels that it would be nice to have a soft, sandy surface.
 - Proponents stated that it will probably be unit pavers laid on sand.
- Would like to know why, at the top of the drive, there is a green space. Feels there is an opportunity for a quiet tuck with seats at an angle to one another. Suggests the team look at the scheme for more opportunities for social seating.
 - Proponents stated that there is a strong bar that repeats itself through the space and areas become more social.
- Would like to know if the seats are locked down and if they are suggests that placement is very important.
 - Proponents stated that the seats are locked down.
 - Proponents further stated that they are trying to make social, comfortable spaces, but do want to discourage laying down and skateboarding.
- Would like to know how wide the planter is along the community center and whether the doors within that space are accessible.
 - Proponents stated that the planter is 6 feet wide and tapers. The doors along there are just for maintenance access and people will be able to get to them.
- Believes that the crescent-shaped hillocks come close to the trees and 60 percent of the roots will end up getting cut off. Suggests that the mounds are moved away from the trees further to leave more room for the roots.
 - Proponents stated that they could do that and that the large elm is really the focal point of that area.
- Would like to know where the front door of the community center is located and closely the elevator is located.
 - Proponents stated that the door is at the southeast corner of the building. The elevator is brought close to the street so people can access it from the sidewalk.
- Likes the distribution of functions and open space and the contrast of the hard and soft surfaces and

enchanted/forested space and open space. Feels that the water between the two parts of the park could just be a simple line and urges the team not to make it an edge that would restrict movement between the two parts of the park.

- Proponents stated that the feature will be low.
- Likes the overall park but is bothered by the water features as it joins two vertical icons; it is almost lined up with these other elements, but not quite.
 - Proponents stated that they do not see it as a barrier and the community has looked at it and the team has responded to their concerns. The idea for something related to water came from the community and Parks and Recreation felt that was not likely to happen. In working with the other designers the team found that they were pumping the water up from underneath the garage anyway and feel that they can use that. They may even just use the sound of the water even if the water itself is not visible. Further work led them to think of infiltrating the stormwater from the roof, so they are having the soil tested and if infiltration is possible they are also meeting a sustainability goal.
- Would like to know how they are going to keep people from touching the runoff.
 - Proponents stated that it might be a very deep and they could have the sound project out of a very narrow channel.
- Likes the idea of hearing the rushing and gurgling of the water.
 - Proponents stated that the artist expressed the same idea of emphasizing the noise of water rather than the tactile features.
- Agrees and likes the disposition of the element, generosity of scale, and the balance of detail and simplicity. Feels that the long benches can be an attractive nuisance and suggests exploring what was earlier stated about social seating opportunities.
- Likes the paving pattern, especially as one that can continue. Feels that maybe at the point where the ramp and the corner of the community center meet, the paving should be different. It could act as a terminus for the paving pattern and allow for a change of scale in that space.
- Or feels that could take the stripes into the park a bit. Would like to know what the round shape in the forested part of the park represents.
 - Proponents stated that this is seating feature with lighting. It is a low, safe object for children to climb on.

20 Feb 2003 Project: Park 90-5 Building

Phase: Construction Documents

Previous Review: 19 July 2001 (Design Development), 3 August 2000 (Conceptual Briefing)

Presenters: Tony Gale, Fleets and Facilities

Paul Berry, Fleets and Facilities

Donald King, DKA Architects

John McWilliams, DKA Architects

Jay Rood, Susan Black and Associates

Attendees: Ruri Yampolsky, Office of Arts and Cultural Affairs

Kim Baker, Office of Arts and Cultural Affairs

Time: 1 hour (SDC Ref. # 169 | DC00174)

Action: The Commission thanks the team for presenting this project after a long hiatus and would like to make the following comments and recommendations.

- **The Commission commends the design team on achieving the early goals, mainly to improve the aesthetics of this bland industrial architecture without overdoing it and working to establish a template and precedent for the neighborhood to do the same thing as it redevelops;**
- **applauds their design efforts to break down the massive scale of the building;**
- **appreciates the care taken on both the building and landscape design for a project that serves more as a background structure and could have easily been ignored;**
- **encourages the proponents to seek LEED points for the removal of ivy as an invasive species;**
- **commends the public art component of the project;**
- **encourages proponents to publicize the energy efficiency and innovation in this structure;**
- **recommends approval of the construction documents.**

The earthquake two years ago put a twist on this project just as they were reading to start construction. It added \$13 million to the cost of this \$18 million project. The team hopes this project will set the stage for other similar projects in this industrial setting. Currently, the Public Safety building holds a lot of functions that do not need to be downtown. This stimulated them to think about how to provide a facility that is close to town, but not right downtown. They purchased this five-building complex that was formerly a meat packing site. The primary building is four stories and dates from the 1920s. The land was formerly mudflats in the tidal area of Elliot Bay. The site was originally built on pilings and then was filled at different times, most recently the 1980s. Four of the five buildings are new and the older one is renovated so it looks modern. The largest building is one story and has a 25,000 ft² footprint. In 1988, the northern two-thirds of this building was leased to Starbucks for a roasting plant. They added a second story to part for office space and occupied the space until about a year-and-a-half ago. When the building was redone, some landscape was added so there are trees and some plantings. There are not many sidewalks and to the west along the backside of the site is 60 feet of active railroad right-of-way. Eighth Avenue runs through the site, but was long ago vacated. To the north is an unvacated section of 8th Ave. that is a gravel strip. The surrounding buildings are not of high quality; they are primarily old aluminum shed type structures.

Site issues are complex with having other tenants and some public access. The site must allow some vehicle circulation through it and will house secure police vehicles. The building has a long, low façade, which serves the police department well. The exterior provides a challenge because the team must balance with creating a quality design without attracting too much attention. The goal is to break up the mass and length of the building to de-emphasize the long, low look. The team will use colors to also help divide these spaces. When you approach the building from Airport Way, it seems far from the street. They are rebuilding the entrance to make it more street-oriented and facing Walker because this will be the public entrance. Here, they are adding a new steel canopy and curved parapet to mark the entry and break up the big box shape. In addition, color will be used in the more public places.

In building A they are just dealing with the first floor and it is essentially a tenant improvement job. The only exterior changes will be in the landscape. Building C will have offices at the north end along Walker, a new mezzanine for storage of evidence vehicles, parking for police and fleet vehicles, and storage for evidence and supplies. They are trying to save as much of the existing building shell as they can and upgrading to aluminum. Another entrance will be put between buildings A and C because the police will be going between those.

LEED certification is an important aspect of this project and they are using those standards to choose materials and construction methods. The team stated that they will be able to seek a LEED silver rating. At the southwest corner, a tower with a wind turbine will provide some energy for the building. Landscape is being added to the parking lot. One of the ideas was to use the wind turbine to catch water that runs through the site from an adjacent hill. The slope is such that it creates a moat-like form around the building and they currently have to pump water out to a sewer line all of the time. This is a lot of clean water that is sent to the sewer line. They are going to divert this water and bring it into a tank underneath the building for use in toilets, irrigation, and washing vehicles.

The landscape is an industrial one, but the perimeter of the site has mature hornbeam and pine trees and a groundcover of ivy. Much of both the perimeter and interior landscape contains brutalized maples that have been heavily and badly pruned and a variety of plants that are not well choreographed. The approach to site development deals with several frameworks: the area between buildings A and C must be secure, the north is the entry area, area between A and D is the parking and loading zone, and the south area accommodates immediate day-to-day services. The landscape will enhance the project and incorporate aspects of sustainability such as a continuous tree canopy throughout the central area. Plantings will be put along the fences and retaining walls and a series of swales will catch water from the parking lot.

The art project will also be located in the parking lot and is a sculpture done by Luke Blackstone. Fleets and Facilities and the Office of Arts and Cultural Affairs chose the sculpture. The piece is called “Copper” and deals with sustainability issues and police work. The roof has solar panels that activate the sculpture. Lab jars run up the sculpture and are sandblasted with words that pertain to police work. In addition, these jars contain red LED lights, representing life blood. A water heater is used as a chime and makes the sounds of a heartbeat. The piece is 18 feet high and 5 feet wide and provides a sense of memorial, respect, and contemplation. The artist and landscape architect worked together to work out the best siting of the piece. Light poles and trees are located away from the art so as not to diminish it.

Key Commissioner Comments and Concerns

- Would like to know what the public uses of the building will be and how the public will use the entries.
 - Proponents stated that the main entry is through building C at the corner and that is where

most public will enter. However, there are other semi-public entries: one for police who come to the site for training and one for evidence pick up.

- Would like to know if the public will see the art.
 - Proponents stated that they can and that the SPU water quality building is adjacent, so users of that building will see it as well.
- Would like to know if there is any way the seismic upgrade can be expressed.
 - Proponents stated that the top band around the building is a new steel piece that locks the panels together. This is needed because during the earthquake all of the panels broke.
- Commends the team for a wonderful project and feels that it is a successful balance of an upgrade in appearance without drawing a lot of attention. Feels that it ups the ante on design in the area, but is still compatible with the light industrial uses. Would like to know, if the bomb squad is located there, whether there is an outdoor place for the dogs.
 - Proponents stated that Seattle bomb squad does not use bomb dogs and the police do have K9 units, but they are in a different facility.
- Would like to know, with the stealth nature of the project, if the team thought about developing an elevation that reflects that, i.e., making it dark gray.
 - Proponents stated that that is a good comment. The colors they are showing are still exploratory, so they will consider it.
- Feels that there is a casual quality to the landscape and wonders if the different uses in the landscape could be expressed as the different uses in the buildings were expressed.
 - Proponents stated that they see the proposed landscape as rigorous because it is defined by parking and swales. The perimeter of pine that is there is tall and creates a green room that people must pass through to get in. The design combines utility with the existing elements.
- Disagrees that a dark gray façade would be appropriate. Feels that there is enough battleship gray and believes what the proponents have shown with color is a legitimate approach to breaking up the façade.
- Feels that one color on the entire building makes it more obvious than a series of colors that break down the scale.
 - Proponents stated that they have run these colors by the police and the palate is acceptable.
- Appreciates the care the building and landscape were dealt with because it is something that could have been ignored. Compliments the team on taking on a project that reflects the city and appreciates their efforts. Suggests that the team remove all of the ivy and seek LEED points for that.
 - Proponents stated that they could put that in and try for an innovation credit.