

# Seattle Design Commission

APPROVED

## MINUTES OF THE MEETING

16 June 2005

Gregory J. Nickels,  
*Mayor*

David Spiker  
*Chair*

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Dennis Ryan

Darrell Vange

Guillermo Romano,  
*Executive Director*

Layne Cubell,  
*Commission Coordinator*

### Projects Reviewed

Interurban Exchange IV/V in South Lake Union  
Bethany Church Alley Vacation  
City Planning Division Update  
Pro Parks Levy Update  
Waterfront Plan

Convened: 8:30 am

Adjourned: 3:00 pm

### Commissioners Present

David Spiker, Chair  
Pam Beyette  
Karen Kiest  
Hannah McIntosh  
Anindita Mitra  
Sheri Olson  
Nic Rossouw  
Darrell Vange

### Staff Present

Guillermo Romano  
Tom Iurino  
Layne Cubell  
Emily Podolak



Department of Planning and  
Development

P. O. Box 34019  
700 5th Avenue, 19<sup>th</sup> Floor  
Seattle, WA 98124-4019  
phone 206/233-7911  
fax 206/288-7883

printed on recycled paper

---

**16 June 2005 Project: Interurban Exchange IV/V in South Lake Union**

Phase: Alley Vacation Follow Up

Previous Reviews: 16 January 2003 (Alley Vacation Follow Up), 7 March 2002 (Alley Vacation), 7 February 2002 (Alley Vacation), 15 February 2001 (Alley Vacation), 7 September 2000 (Alley Vacation Briefing), 19 October 2000 (Briefing)

Presenters: Mike Nelson, Schnitzer Northwest  
Dan Dennison, NBBJ  
Kay Compton, NBBJ  
Tom Berger, The Berger Partnership  
Annie Gardner, Artist  
Michael Jenkins, Department of Planning and Development  
Christopher Ndifon, Department of Planning and Development

Attendees: Beverly Barnett, SDOT  
Maira Gray, SDOT  
Victoria Buker, Vulcan  
Kurt Kiefer, Vulcan  
Jack McCullough, SNW  
Glen, Easley, NBBJ  
Lyle Bicknell, DPD

Time: 1 hour (SDC Ref. # 170)

**Action: Based on the conditions set by City Council in granting the vacation of the alley in 2002, the Commission has been asked to review the final public benefits package and plaza design. The Commission thanks the proponents for their presentation of Interurban Exchange 4 & 5:**

- **appreciates the diagonal connection through the plaza between Terry and Boren, and believes it is a strong design element;**
- **however, expresses concern that, overall, the plaza design is trying to do too much and is too complex;**
- **encourages proponents to consider simplifying the design, making sure that a contemplative space and a more civic space emerges;**
- **encourages proponents to consider a stronger contrast between the plaza's planting and paving areas, and incorporate flexible seating in addition to the seat walls;**
- **suggests that the proponents research potential sustainable approaches to the project, believing that they are important elements of any urban space today;**
- **encourages them to blur the line between the street and the plaza at all entry points and fully integrate architecture, landscape architecture and art in the site's design, honoring, strengthening, and balancing the importance of each discipline to create a great design;**

- **approves of the direction and scope of work towards meeting City Council's conditions, but would like to see further resolution of the plaza as project design work continues.**

## **Project Presentation**

In September 2002, City Council granted conditional approval of the alley vacation with several conditions including requiring proponents to follow up with the Design Commission. Proponents presented an overview of the 13 conditions and further detailed the conditions that relate to the Commission and asked for feedback on how to best meet the conditions' requests

Relevant Conditions:

1. All street improvements shall be designed to City standards and be reviewed and approved by Seattle Transportation.
  6. The petitioner shall be required to return to the Design Commission for its review of the final design of the public elements of the development including the plaza, and proposed retail space in the plaza, the pedestrian walkway, and overall streetscape and to determine how the overall proposal supports the character of the community
  7. The petitioner shall design the plaza and public areas using the principles of Crime Prevention through Environmental Design (CPTED).
  8. The petitioner shall provide as much transparency as feasible on the building facades on the interior of the project particularly facing the Van Vorst building
  9. The petitioner shall include an artist as a part of the design team
  11. The petitioner will commit to explore the maximum feasible use of sustainable building principles in the project
  12. The petitioner shall commit to community use of the meeting rooms in the tenant amenity center during the interim period prior to development of a South Lake Union community center
  13. The petitioner shall include community members in the planning process for programming the public plaza
- 
1. All street improvements shall be designed to City standards and be reviewed and approved by Seattle Transportation.

Proponents seek guidance from the Commission on how to incorporate the right of way into the plaza; they currently have differing opinions about whether bringing surface material of right of way into the plaza makes it feel more public or private.

7. The petitioner shall design the plaza and public areas using the principles of Crime Prevention through Environmental Design (CPTED).

Proponents held a community open house to learn issues in area and feel that the design addresses the concerns.

8. The petitioner shall provide as much transparency as feasible on the building facades on the interior of the project particularly facing the Van Vorst building

Design includes retail fronting on Terry which wraps around Harrison and Republican at the street level, focusing budget at the pedestrian level of the building using material that will have feeling of richness and transparency. A brick wall on the Van Vorst building serves as a backdrop of the plaza which frames and supports the space. The building layout allows 16 feet of space between the Van Vorst building and the surrounding buildings allowing view corridors through the plaza between Boren and Terry.

9. The petitioner shall include an artist as a part of the design team

Artist Ann Gardner will be included in two levels of project design, as a member of the design team providing insight on materials and have an opportunity to incorporate a piece of her own work. The project is budgeted to include both aspects. Gardner's focuses her work on using mosaic and steel structures but is open to using other materials, does both free standing and applications to architectural elements.

11. The petitioner will commit to explore the maximum feasible use of sustainable building principles in the project

Currently don't know who the tenants will be, which will impact the function, so are unsure about how to incorporate sustainable elements in the design. However, proponents are exploring ways to incorporate sustainability into construction processes.

12. The petitioner shall commit to community use of the meeting rooms in the tenant amenity center during the interim period prior to development of a South Lake Union community center

The Van Vorst building will have a room available for community meetings whose use will be dictated by Landmarks Commission.

13. The petitioner shall include community members in the planning process for programming the public plaza

Held a community meeting to share 5 concepts for design and let attendees discuss and select which plaza design they thought would work best based on other plazas they had seen fail or succeed.

#### Design Update

Land use amendment that provided for biotech flexibility in neighborhood, one thing always struggled with this project, being able to provide large plaza and also maximize floor area ratio that is allowed by zoning we had to go to five story buildings, with old zoning 121/2 floor to floor, biotech is 14-15 struggled with respect to finding biotech as tenant. With amendment the five stories can increase from 65 to 85 and will allow 14' height on floors

## Timeline

Right now biotech demand is not huge, believe that it will increase in 2006 our goal is to start as early as June 2006 but will depend on when we get tenant late start June 2007 finished in construction to 2010 and 2011.



**Interurban Exchange IV/V Concept Design**

## Design Proposal

The plaza's design objectives included creating a visible, public, open space that is safe, accessible, useable, casual, programmable and spontaneous. plaza provides spaces to sit and meet, for farmers market, entertainment, retail, etc. It should be a place that is active seven days a week, fourteen to eighteen hours a day. Designed to feel like rooms within rooms the plaza offers a multiple scale of spaces for both active and passive use. The materials and planting design should be friendly, inviting and offer a "sanctuary" feeling. There is a 16 foot space between Van Vorst and the neighboring two buildings, notches in the two buildings allow further set back and more of an opening into the open spaces and allows Van Vorst to sit as a building by itself. Terry Avenue now has street design guidelines that run from Denny all the way up to South Lake Union, proposes that the west side is relatively narrow and has a 6 inch standard city curb, and the east side varies from 28-35 feet wide and has a 2 inch curb. Along the project block sidewalk will be 35 feet and along parking stalls 28 feet deep.

## Design Concept

Ribbon and Cascade - Ribbon connection on grade is ADA accessible creating connection between Terry Ave and Boren Ave. Cascade connection of stairway on east side steps down between the two streets, designated Green Streets of Republican and Harrison frame property.

Explored five different schemes

1. Portal – street edge running through a bosque of trees into an open space
2. Open lighted plaza – with series of light, giant open space between two buildings
3. Gathering space with connection between two buildings, a covered walkway between the two buildings
4. Using planes from building and laying them down into a garden context
5. The chosen alternative – A space that makes a connection from Terry Avenue using the Terry Avenue paving and introduces it through to Boren Avenue, making it definable as clearly open space, includes a large circular gathering space with a series of cascading stairs that go up the space between Van Vorst Building, woodland thicket garden, entryway to Van Vorst Building, two lobbies of buildings on grade, with water feature and incorporation of art in between the two building entries, the design allows a series of gatherings to occur, include a public market configuration engaging Terry Ave., but does preclude other uses in the park, allows public gatherings in plaza but still allows circulation to continue through plaza

## Planting design

Taking the Terry Ave street trees and under story of smaller trees, and introducing them at the front entry of the park, keeping strong visibility; informal tree plantings create separation and break up the space; two open spaces outside of the two lobbies: and adjacent to the retail space outdoor gathering spaces for tables and chairs. Republican and Harrison as much planting as is possible and shoulders of planting at building 4 and 5 leaving the whole façade of VV open.

## Lighting

Will be similar to treatment on Terry, but keeping light level low because the buildings themselves are transparent and will emit a lot of light.

## **Commissioner Comments and Questions**

- Encourages proponents to simplify the landscape especially on Terry Ave; believes there is too much going on and liked the earlier design concepts
- Commends early involvement of artist and encourages that artist inform the design thinking
- Believes that the use of the space is a concern and that it will take a mob to make it an active space
- Believes that more activity will happen on the street and the plaza should be located closer to the street

- Believes that there is too much hardscape and needs more trees, but believes that the basic moves are in the right direction
- Commends the design and likes the diagonal design of path through the site to provide connection between Boren and Pine Street and encourage public use
- Suggests that proponents pursue dialogue with business across street to create some streetscape consistency
- Commends proponents for their community involvement process
- Believes that the public market program should be a stronger part of open space
- Likes the limited trees in plaza to allow lots of space to accommodate events
- Believes that some of the plaza feels over-designed
- Asks how recycling will be retrieved by recycling truck
  - There will be an extensive loading/service area below grade
- Asks if plaza will have a gate to close it off after dark
  - No it is completely open 24 hours a day
- Comments that sustainable drainage/runoff to SLU has become a key concern in recent years
- Suggests more precise and planted space to balanced the paved areas
- Suggests that the public and private lines need to be better blurred
- Questions whether water feature will be large enough to draw someone into the park, and provide interest
- Suggests partnering with Parks Department for a source of creative ideas on plaza programs
- Suggests that the proponents be realistic about how the plaza will be used, and by whom
- Expresses concern that it is a cluttered composition of geometry and questions if the diagonal path and circular plaza work together
- Suggests proponents focus on Van Vorst and what is happening there, how can it draw people in and through the office space on either side
- Expresses concern that the distances between the buildings and the Van Vorst building seems squeezed

---

**16 June 2005 Project: Bethany Church Alley Vacation**

Phase: Alley Vacation Follow Up

Previous Reviews: 3 March 2005 (Alley Vacation)

Presenters: Kristin Smith, Bethany Community Church  
Sian Roberts, Miller Hull Architects  
Tom Walsh, Foster Pepper Sheffelman  
Beverly Barnett, Seattle Department of Transportation  
Christopher Ndifon, Department of Planning and Development

Attendees: Brad Hennessy, Bethany Community Church  
Bob Shrisbree, Site Workshop

Commissioner Hannah McIntosh recused herself from the presentation;  
her firm is involved in the project.

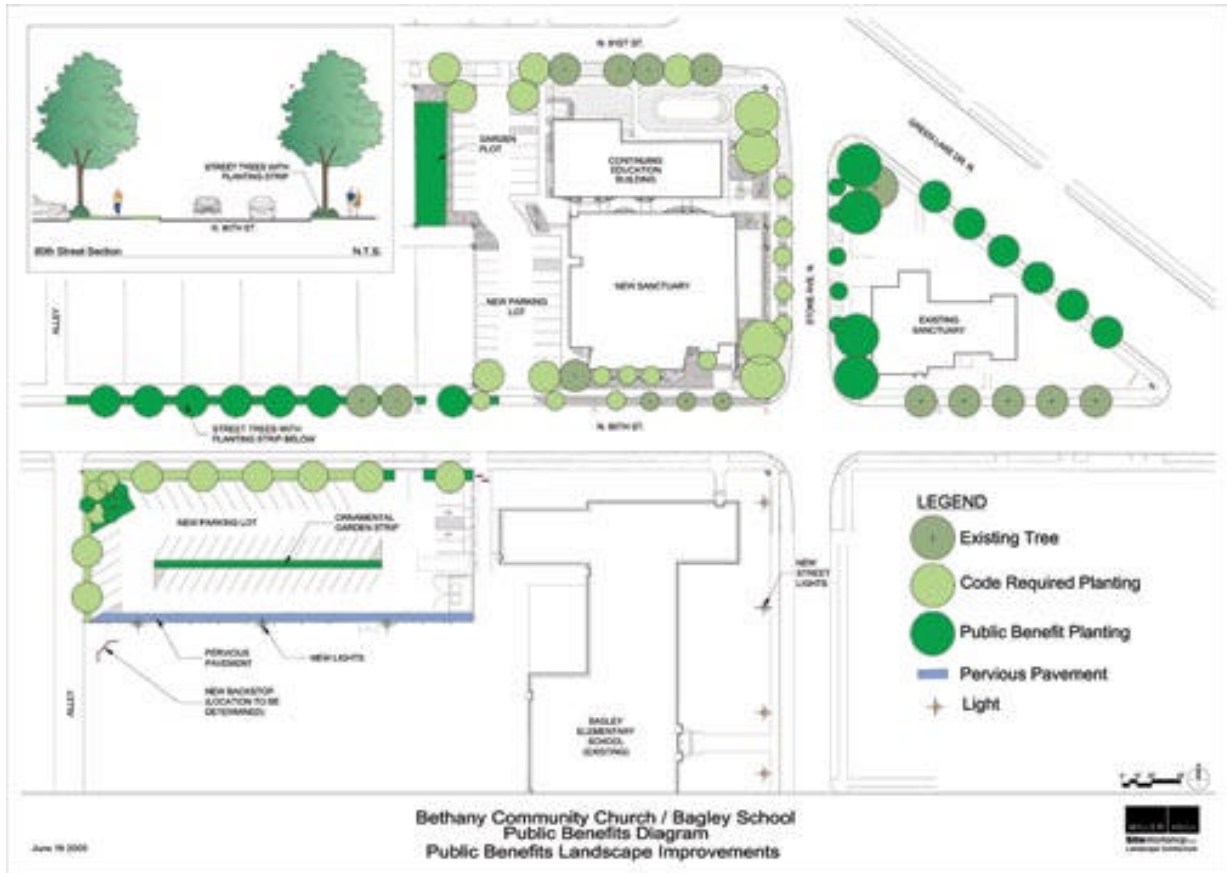
Time: 1 hour (SDC Ref. # 170 | DC00352)

**Action:** The Commission thanks proponents for their follow up presentation on the public benefits package for the proposed alley vacation:

- appreciates the work the proponents have done to collaborate with Daniel Bagley Elementary and the surrounding neighborhood to develop a public benefit package that is responsive to the community's needs;
- while the provision of a parking lot is not typically considered a public benefit, realizes that accommodating the school and the church with off-street parking will benefit the neighborhood;
- encourages the proponents to look carefully at the parking lot design to make sure it safely accommodates school drop-off functions;
- recommends that the proponents explore ways to make the parking lot's drainage design as effective as possible and other sites for permeable paving;
- commends the choice of landscape elements and believes that the proposed streetscape improvements will enhance the pedestrian environment and appear consistent with the neighborhood's desire to expand the Green Lake Park presence;
- commends the proponents for incorporating sustainable approaches, but asks that they explore alternative applications; they agree that it will provide educational benefits in the school setting;
- believes that the improvements around the perimeter of Bagley Elementary should help define the public presence of the school and hope the Church's gestures will set a high standard for the school district to follow with any future renovation;
- community access to the auditorium appears to respond to public need and is an appropriate feature of the public benefit package, but the Commission expressed concern that community access be assured;



- believes that the proponent’s goal of a public art project is commendable, recognize that it is at an early stage of exploration and recommend that the art elements be developed with the help of an artist experienced in public art;
- recommends that should City Council approve the proposed vacation, the public benefit package as presented today is appropriate.



### Public Benefit Package

Proponents believe that their proposed development plan will provide long-term public benefits that have a positive impact on the community, which include:

1. An off street parking area at the neighboring Daniel Bagley elementary school with expanded landscaping, decorative lighting and sustainable storm water management that will serve as an education opportunity for students and others. It includes three key features
  - ornamental garden strip in center of parking lot
  - decorative lighting
  - pervious pavement sidewalk with educational signage

2. Streetscape and landscape designs along North 8<sup>th</sup> and Green Lake Drive North beyond development requirements. These streets are identified in the Green Lake Neighborhood Plan as key neighborhood-commercial areas that if upgraded, would enhance the ‘green’ feel of the neighborhood, and serve as a visual link to the park.
3. Creation of an auditorium that will be available for community meetings, concerts, film festivals, etc., with seating and lighting that are atypical for churches, but in need for the greater community.
4. Additional site improvements for Daniel Bagley Elementary, including decorative lighting in front of the school, replacement of a sports backstop and partnering on an art installation to aesthetically enhance the school perimeter and display imagery created by the students.

Proponents also presented letters from three community groups that expressed their interest and gratitude for the use of the 600 seat auditorium proposed in the public benefits package.

### **Public Comment**

Beverly Barnett, Seattle Department of Transportation

Believes that the public benefit package is greatly enhanced since last presentation, but historically hasn’t considered the provision of parking as a public benefit, but overall partnering with the school that incidentally include some parking certainly is a public benefit

### **Commissioner Questions and Comments**

- Suggests that if the parking lot is to be considered a public benefit because it will safely deliver kids to the school, that the proponents further explore how to make the parking lot as safe and kid-friendly as possible
- Asks how certain the funding is for the public benefits package and does it include everything proposed
  - The public benefits are tied to the master use permit for the alley vacation and therefore required
- Believes that “ornamental” and “sustainable landscape” contradict one another and would consider different planting theme for the center parking strip that better compliments the sustainable theme.
- Asks how use of auditorium will be screened; questions whether it is truly public, can anyone use the space or is it controlled by church
  - Envisions that if there is something that isn’t aligned with the church, would have to say no, but don’t know what it would be Available to public on some rational basis that would supersede the church’s role in being the gatekeeper
  - Tom Walsh – has been involved in many of these types of projects, lots of private entities offering community meeting space and has been a well established benefit in Seattle for many years. City does not get involved in scheduling or regulating the use
- Not disputing the validity of it at all at that level, but it is still a private space controlled by the church.

- How is this documented if at all,
  - It would be a condition in the master use public that will be issued by the city stating available for community meeting space
  - It is on a trust and complaint basis, if a group is turned away then a complaint would be filed
  - The situation has existed in Seattle for a long time.
  - SDOT, Council generally has considered that community meeting space is a public benefit because so many neighborhoods have such a shortage. Don't recall a discussion happening on this topic. Certainly a distinction between what a private party makes available to the public and what is public.
- Appreciates seeing letters describing the project and helped clarify a couple of questions for me.
- Agrees that the parking is a public benefit because it could improve the whole neighborhood experience. Not just a connector between the school and the church
- Appreciates restoring landscape
- Believes they should not be making a lot about the porous pavement, its location is an extremely ineffective use of the material, a five foot wide strip between asphalt and asphalt is not effective and will not achieve the goals you want it to do
- Suggests looking more extensively at the site including existing facilities to see how you could enhance the plaza on the church side and enhance other plazas
- Appreciates feedback on how the project is reinforcing the streetscape as it is addressed in the neighborhood plan
  - Yes it does
- Recommends doubling the width of the landscaping on the south side of 8<sup>th</sup> to improve the screen effect and break up large barren playground area
  - There are mature plantings along the building sorry not in image
  - On other side there are gas lines too close to the parking lot,
- Commends real progress on public benefits package, documenting and demonstrating community's need for the benefits proposed and proponents responsiveness to the Commission's last comments
- Expresses concern about sidewalk cut mid block across the street connecting to the proposed parking lot concerned about crossing street at mid block.
  - Good suggestion and will fill in curb cut
- Asks proponents if they considered last request to seek design solution to corridor between sanctuary and continuing education building
  - Made an attempt but space is very tight
- Agrees that use of permeable pavement is insignificant
  - Original design was for entire parking lot but it is too expensive, believe that the sidewalk still provides an educational element

- Commends the attempt but states that even the small strip of permeable pavement is expensive and money could be better spent, suggests a plaza at the entry anything more effective than a long skinny rectangle, could maybe incorporated in the art component, entrance to school
- Commends proponents for collaborating with a public artist for this project
- Asks how the structure is set up to select the artist and determine program
  - Do not have that decided yet, the goal would be to have a formal program, resident artist at the school who would work with the children and display their work as part of the public art piece
- Requests that proponents find an experienced public artist that knows how to work with children to create a project that is successful and stands alone as art, use a sophisticated method of selection
- Suggests collaborating with the landscape architect and incorporating the sustainability issues
- Asks about potential of tree planting in center parking strip
  - Concern that they will be backed into by cars
- Asks for clarification on what happens in garden plot
  - Provides a buffer between the church property and neighbors; it will be purchased in the next few months; dedicating half of the space to green space
- Asks where crosswalk will be to church
  - It is marked and has a crossing guard during school hours, and could have a crossing guard during church hours if needed
- Encourages some three dimensional plantings along the streetscape and parking lot
- Encourages some three dimensional plantings, low level plantings as well as trees, along the streetscape and parking lot

---

**16 June 2005 Project: Planning Division Update**

Phase: Bi-Monthly Update

Previous Reviews:

Presenters: John Rahaim, Department of Planning and Development

Attendees:

Time: 1 hour (SDC Ref. # 220)

**Summary: The Commission thanks John Rahaim for his presentation and updates specifically on the City Comprehensive Plan Update, South Downtown Advisory Board and Broadway Rezone, and his discussion on issues surrounding the lack of schools in the Center City and South Lake Union areas.**

**Project Presentation**

Comprehensive Plan 10 Year Update

It is complete and available to public and also available on CD  
It references 37 neighborhood plans

South Downtown Planning Efforts

An advisory board has been formed.  
And current work being done for neighborhood plans for Pioneer Square, International District and Stadium North Lot  
King County going forward with Request for Proposal on North Lot redevelopment

Broadway Rezone – currently at City Council

Changes of building height restrictions from 40 feet to 65 feet along Broadway corridor, and changes to minimum parking requirements

NBDS (Neighborhood Business District Strategy) – currently at City Council

Urban Center/Village Designation  
Effects all commercial areas outside of downtown  
Land use code language simplification has cut document length in half

Issues of lack of schools in Center City and South Lake Union Areas

Will need creative negotiation /regulation/caveats with private development

## June 16 Commission Business

- |                         |    |  |
|-------------------------|----|--|
| <b>ACTION ITEMS</b>     | A. | <u>TIME SHEETS</u>   |
|                         | B. | <u>MINUTES FROM 05/05/05-PODOLAK</u> <ul style="list-style-type: none"><li>▪ APPROVED</li></ul>  |
| <b>DISCUSSION ITEMS</b> | C. | <u>YMCA GET ENGAGED PROGRAM UPDATE</u> –<br>CARA WILSON  |
|                         | D. | <u>MONORAIL QUARTERLY UPDATE</u> –<br>MELONE AND MURDOCK<br>DISCUSSED FUTURE INVOLVEMENT WITH<br>MONORAIL REVIEW PANEL(MRP) – DECISION TO<br>CONTINUE CONVERSATION AFTER THE MRP<br>MEETING ON 6/27/05 |
| <b>ANNOUNCEMENTS</b>    | E. | <u>ALASKAN WAY VIADUCT OPEN HOUSES</u><br>6/21 – 6/23; LOCATIONS VARY  |
|                         | F. | <u>SR 520 OPEN HOUSE, 6/28 6-8PM MOHAI</u>   |

---

**16 June 2005 Project: Pro Parks Levy Update**

Phase: Staff Briefing

Previous Reviews: None

Presenters: Michael Shiosaki, Parks and Recreation

Attendees:

Time: 1 hour (SDC Ref. # 169 DC00226)

**Action: The Commission thanks Michael Shiosaki for presenting an update at the halfway point for the Pro Parks Levy:**

- **commends the Parks Department's successes to date, among them the Pro Parks Art Plan and sustainability components;**
- **appreciates the designation of a Design Commission representative on many of the consultant selection panels;**
- **thinks that the posting of signs on project sites to note where the public's tax dollars are at work, is a great public relations move and encourage even more publicity for the Levy;**
- **believes that the success of the Pro Parks Levy is a big story that needs telling and asks what it can do to help spread the word;**
- **recognizes the challenges in site acquisition that the department is facing as prices for land get higher and higher, and encourages Parks to continue to look for new opportunities and partnerships with other departments, such as the natural drainage system work at SPU;**
- **encourages proponents to continue exploring opportunities that are not necessarily generated by people invested in specific neighborhoods, but are of greater city-wide good, and the connections between open spaces;**
- **encourages Parks to continue to recognize good design in all their projects. The Commission will aim to support the Parks' work by providing greater clarity on their opinions and recommendations in reviewing projects;**
- **looks forward to participating in a tour in the fall showcasing the City's new parks.**

### **Project Presentation**

Proponents currently at the mid point of the 8-year Pro Parks Levy which was passed in November of 2000 with \$198.2 million dollars allotted for a wide variety of projects, including: development, acquisition, maintenance, environmental and stewardship programming, and zoo programming. The largest part of the Levy was the Development and Acquisition Fund, allotted a little under \$103 million dollars, there were 95 named projects, \$16 million used to purchase 18 neighborhood park sites throughout the city and \$10 million used to purchase green spaces. The Levy also contained an Opportunity Fund to fund projects that were not envisioned at the time the Levy was put together. Proponents presented the newsletter *Pro Parks: Report to Citizens, 2005 Annual Newsletter for Pro Parks Levy* to the Commission members.

### Development and Acquisition Fund

43 of 95 parks have been completed  
39 are currently in design and construction  
13 that have not yet begun

9 of 18 acquisitions have been completed; have acquired 12 new acres

### Opportunity Fund

Offered 2 rounds of funding:

2001-2002 - Selected 19 projects, small mix of acquisitions and development ranging in of \$100,000 to \$500,000 per project; lots of times funding was matched with neighborhood matching funds, Starbucks grants and others

2<sup>nd</sup> round of project selection was just completed - 15 additional small development projects and a couple more acquisitions have been selected to receive funding; much of the funding went towards the development of sites that were acquired during the first round

### Challenges

University District, Denny Triangle and Pioneer Square/International District difficulty finding the spaces with the acquisition funding available as land prices continue to rise; working now to team with private developers to design usable open space in these areas

### Successes

Pro Parks Art Plan - strategic look of how to spend the 1% funding; aggregating funds into 10 primary sites where art will be focused

Sustainability – since so many projects are landscape oriented and not buildings, LEED wasn't very appropriate so proponents worked with the Office of Sustainability and Environment to put together a score card to make site development as sustainable as possible

Designer Selection Process – Design Commissioners have been involved in the selection of design teams, which has been helpful to create more of a design focus as proponents select design team for major projects within the levy. Proponents have also changed some of the language in the RFP, encouraging innovation and approaching program issues in a slightly different way. Proponents have been successful hiring some smaller, less visible design firms which has brought fresh ideas to projects

New projects coming in front of the Design Commission this year include: Queen Anne Uptown Park and (East) Magnolia Elementary Playfield.

Parks currently under construction include the I-5 Open Space Site and Lake City Civic Core (Albert Davis Park).



## Commissioner Questions and Comments

- Comments that it is great to see signs being put up around city for Pro Parks Levy showing the tax dollars at work
- Asks if proponents see department coming out with another levy
  - Certainly hope so, it is a political decision, there have been so many levies - have to get in line. The first levy funded first phases; there are second phases to many of these parks. Proponents have created the Seattle Parks Foundation since the Levy came out. Its focus on several small neighborhood funding efforts for park development and has also picked up as their key project South Lake Union Park, and have committed to raise \$20 million to add to the project. However, the Foundation has not focused on raising maintenance and operation funding as it does not attract donations.
- Asks what the plans are for operations and maintenance
  - Overtime wrapping more support into general fund budget
- Expresses that they are impressed by map
- Asks if there is any long term plans for Discovery Park
  - There is King County money to do both enhancement plantings and building demolition
- Asks about status of South Lake Union park
  - Initial 5\$ million dollars from Vulcan that is going into first stage of development; project is at 65% construction documents. First phase out to bid in September, which included the lawn, bulkhead, and pedestrian bridge. Second phase out to bid in 2008; the Parks Foundation needs to raise money - funding to match the other \$5 million dollars offered from Vulcan.
- Asks if parks department is responsible for managing trails
  - Proponents responsible for some, others are Department of Transportation responsibility
- Asks if the Levy includes community centers
  - Two community centers that didn't make the Community Center Levy were added to the Pro Parks Levy: Montlake and Laurelhurst
- Clarifies that a lot of Pro Parks Levy decisions came out of the neighborhood planning effort
  - Yes, many of the 95 initial projects were predetermined from that; proponents have observed a lot of new Pro Parks projects came forward from the neighborhood matching fund and getting funding from Pro Parks
- Comments that during the interdepartmental briefing a few months ago the Commission, asked what they can do better to help the Parks Department, any ideas
  - The most difficult situations for proponents were when there wasn't agreement within the Commission, thus provided no direction. Proponents prefer clarity, in exchange, they will try to provide better context and background, programmatic and funding issues to help guide Commission advice

- Proposed that Commission go out on tour with proponents in August or September to some of the recent Pro Parks sites that are compelling and telling of the Levy's efforts
- Recognizes the difficulty to tell the story and importance of open space; that it is more difficult than for buildings but is just as big of a story; cities are known by their open even more than their buildings,
- Comments that Commission is willing to help with park exposure, and asks how to do so
  - Encourages attendance at some of the upcoming grand openings
    - West Seattle/Longfellow creek grand opening Tuesday June 21st 6:30 pm at Roxhill Park
    - Gasworks Northwest Corner Wednesday June 29<sup>th</sup> 6:00-7:00 pm
    - Cal Anderson Park Saturday Sept 24<sup>th</sup> 1-3pm
- Suggests that proponents explore opportunities that are not necessarily generated by people invested in specific neighborhoods, but are of the greater city-wide good, and the connections between open spaces;
  - The Parks Department has completed some open space gap analysis. One of the criteria for acquisitions under the Opportunity Fund was that the site fill one of the gaps within the system to help create connectivity
- Asks if any of the downtown parks and squares lead to or are part of the Blue Ring, do their locations reinforce this strategy
  - The Blue Ring was developed afterwards, however it would be nice to include the Blue Ring and the Green Ring on the map to help see the connectivity between open space and park land
- Applauds legibility of map
- Comments on the importance of streetscape, understands that it is not under the Parks Department purview but is considered by the public as part of the sense of the open space network

---

**16 June 2005 Project: Waterfront Plan**

Phase: Staff Briefing

Previous Reviews: None

Presenters: Robert Scully, City Design  
Guillermo Romano, City Design

Attendees: Katherine Fountain, legislative council

Time: 1 hour (SDC Ref. # 220)

**Summary:** The Commission appreciates the opportunity to review the preliminary waterfront concept plan and provide additional suggestions for the next iteration:

- **commends the tremendous amount of effort to summarize the work to date by numerous partnerships, committees, the Planning Commission and the Design Commission;**
- **views the latest presentation boards and brochure as very good discussion pieces, commend their clarity and brevity and their focus on the real opportunity at hand;**
- **looks forward to continue working with City staff on further developments with the Plan, including the realization of 2.5 to 3 million dollar in funding for consultants and staff to begin implementation;**
- **commends the plan's focus on the pedestrian scale and how people experience the waterfront; continues to think that the seawall needs to be identified as part in parcel of this project and see opportunities on the water as critical elements of the waterfront.**

### **Project Presentation**

There will be a series of open houses held the week of June 21<sup>st</sup> by SDOT's Viaduct Team and DPD's Waterfront Team; Commissioners are encouraged to attend.

June 21<sup>st</sup> is also the target date for releasing the Commission's *The Future of Alaskan Way* report with recommendations for the street's surface design. These recommendations and other sources of input have been incorporated into the most recent concept plan for the waterfront.

### Waterfront Concept Plan

Sets up preliminary city staff recommendations, a culmination of the work that has happened since the charrette in 2004; it also includes recommendations for implementation.

The concept plan focuses on the connection between the city and the waterfront; recognizing that the waterfront is one of the main parts of the city. Looked at it in a historical perspective, the concept covers past, present, and future. People will be able to discover the waterfront in two ways, through icons, landmarks, and focal points and through open spaces; a series of signs create the connections between the interest points and open spaces and guide people to the waterfront.

