



Seattle Design Commission

APPROVED

MINUTES OF THE MEETING

04 August 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



Department of Planning and
Development

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Projects Reviewed

Interurban Exchange IV & V
Street Use Permit/Design Review
Transportation Projects
Pier 62/63 and Waterfront Park Feasibility Study

Convened: 8:30am

Adjourned: 2:30pm

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Karen Kiest
Hannah McIntosh
Anindita Mitra
Sheri Olson
Dennis Ryan
Darrell Vange

Staff Present

Guillermo Romano
Layne Cubell
Tom Iurino
Emily Podolak

04Aug 2005 Project: Interurban Exchange IV & V

Phase: Alley Vacation Follow Up

Previous Reviews: 16 June 2005 (Alley Vacation Follow Up), 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
Elizabetha Stacishin-Moura, The Berger Partnership
Ann Gardner, Artist
Michael Jenkins, Department of Planning and Development

Attendees: Beverly Barnett, Seattle Department of Transportation
Maira Gray, Seattle Department of Transportation
Victoria Buker, Vulcan
Kurt Kiefer, Vulcan
Jack McCullough, SNW
Glen, Easley, NBBJ
Lyle Bicknell, Department of Planning and Development
Steve Cook, Schnitzer Northwest
Lish Whitson, Department of Planning and Development
Alison Maitland Scheetz, University of Washington Student

Commissioner Hannah McIntosh recused herself from presentation due to conflict of interest.

Time: 1 hour (SDC Ref. # 170)

Action: The Commission recommends final approval for the proposed plaza and streetscape design scheme believing it meets the design conditions set by Council in granting the alley vacation for the site; and

- **believes that the scheme has been much improved through its simplification, and especially appreciate the simplified planting and paving schemes;**
- **commends the proponents' efforts to integrate landscape architecture and architecture, particularly in how the diagonal pathway is reflected in the building shape of the Van Vorst Addition;**
- **approves of the general concept and grandeur of using the back drop of the western wall of the Van Vorst Building Addition for the public art piece;**
- **questions two elements of the plaza's landscape features and design: the location of the two trees along the western wall of the Van Vorst Addition and the groundcover treatment under the bosque of trees in the plaza;**

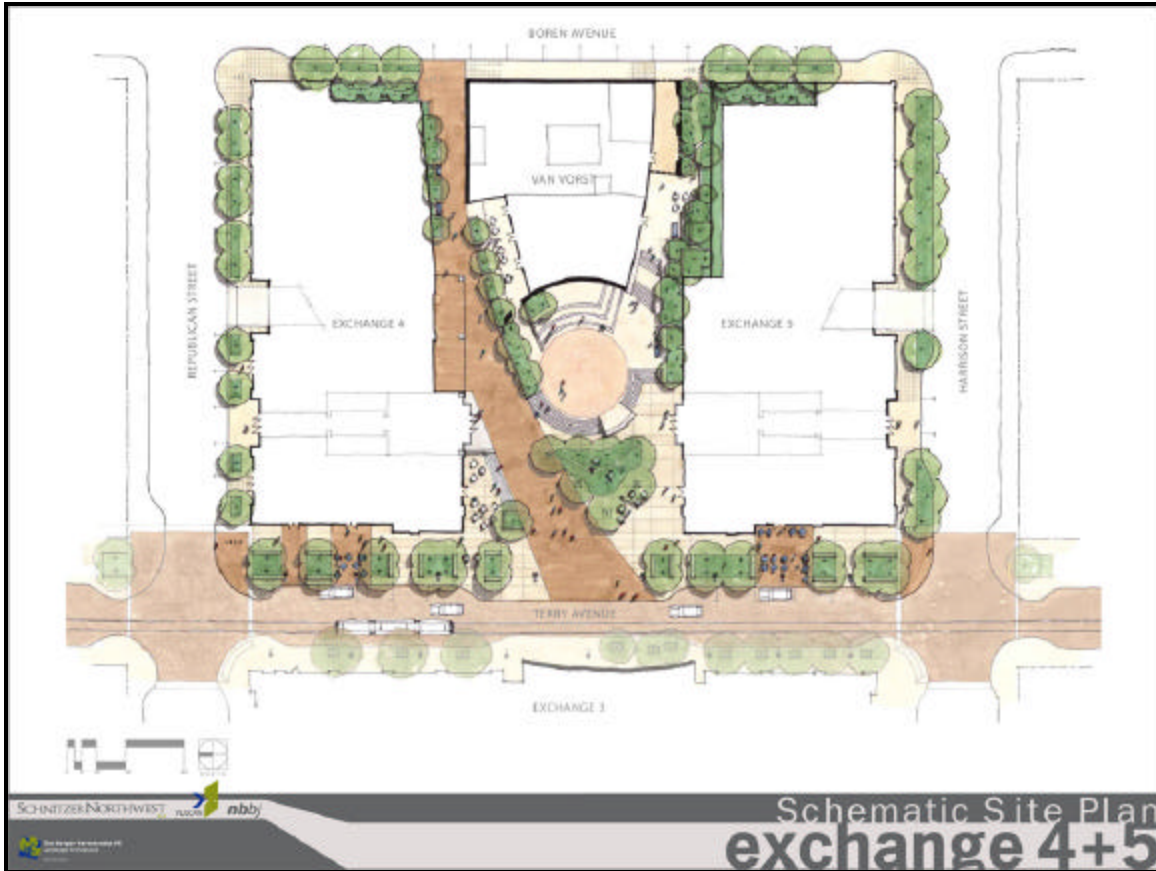
- **And overall, feels that the design is headed in the right direction, and that the proponents fully understand the Commission's underlying desire for simplicity and pedestrian-friendliness in the plaza and streetscape design.**

The proponents presented today to seek final approval or recommendation from the Design Commission so that they can move towards finalizing their permit submittal for the project. The focus of the presentation is in response to comments made by the Commission during the last presentation on June 16, 2005.

A major goal of the project will be to promote the design of sustainable features through both design and construction elements, including

- pedestrian areas that are conducive to the promotion and use of the public transportation facilities planned for the South Lake Union neighborhood
- availability of storage areas and changing rooms to promote bicycling as a viable method of transportation
- dedicated parking spaces providing recharging stations for alternative fuel vehicles
- limited site disturbance through vertical design of building
- plaza design allowing for a non-roof heat island reduction
- water efficient landscape through the use of native planting and/or high efficiency irrigation systems
- smoke-free buildings
- significant use of local building materials
- construction waste management
- designated areas for exclusive collection, storage and disposal of recyclables
- all mechanical systems will be fully commissioned by project completion
- building systems designed to meet or exceed baseline industry energy efficiency standards (ASHRAE 90.1)
- no use of CFC refrigerants
- internal air quality systems designed to meet or exceed industry standard (ASHRAE 62-1999)

The project architect will be developing the design strategies and seeking additional sustainable features to incorporate into the project through more detailed design phases. The project will not be seeking specific certification or accreditation from any national, regional, or local association or standards boards, because proponents are unsure as to whom tenant will be for the building and their specific needs.



Plaza Design

The proponents focused since last presentation on the public nature of the plaza per comments made by the Commission. The proponents have settled on the design of the Van Vorst Addition. Last presentation the Commission supported the diagonal passageway through the plaza; it stays the curved forms of the building design compliments the diagonal and creates a friendly interface between the building and the plaza. The inside edge of the diagonal then responds and engages to the circular edge of the main gathering space. This central gathering space has been moved slightly south, and the curved form of the building behind the gathering space will feature the public art piece. The narrowest space between the Van Vorst Building and Interurban Exchange Buildings 4 and 5 is 20 feet, proponents have widened it to the maximum width. The south entry to the plaza off of Terry Ave. allows spaces for benches along the south side of the Interurban Exchange Building. At the plaza interface along Terry Ave. the proponents have responded to the Terry Avenue Street Guidelines, using similar paving and the requested large scale trees and possibly a single evergreen tree; this allows a true connection from Terry Ave. to the diagonal pathway through the space.

The planting design responds to the seams of the space; the planted areas define the edges of outdoor spaces within the plaza. The proponents have removed the water feature and replaced it with a bosque of trees on a grid with low level ground cover, and seating beneath. A series of smaller spaces with outdoor seating responds to the retail and façade of both Interurban Exchange Buildings 4 and 5.



In conclusion, the simplification of the design is guided by three gestures:

- the strong diagonal connection from Terry Ave.
- the circular central gathering space
- the planting along the seams of smaller outdoor rooms and gathering spaces.

The public art piece is still in progress, but proponents have decided on its location. It will be a horizontal piece that almost runs the length of the Van Vorst Addition wall. It will be a sculptural piece that will come out from the wall, but will be attached to the wall. The artist believes it is a wonderful opportunity. She will probably use Byzantine mosaic, and likes the historic nature of the material and its connection to a historic building. The piece will be colorful and pull people back into the plaza towards the central gathering space.

Commissioner Questions

- Asks for clarification of paving materials used where
 - Proponents will probably use four different materials. The plaza will be cast in place, the diagonal will be made of unit pavers that are brick like and will match the color of Terry Ave. sidewalk, the corners of the plaza that tie into the intersection will be unit pavers or cast in place; they could be stamped concrete, but proponents prefer to avoid that material. The circular central gathering area

will be cast in place with a special finishing and a slightly different color from the rest of the plaza

- Asks what material will be used for art wall
 - Proponents are still discussing, but for art application, the simpler the better, have considered concrete, brick, metal or steel. Will depend on Landmarks Board consideration. However, likes the thickness of the wall as a counter point to the glass wall of Interurban Exchange Building 3 across the street
- Asks if the Landmarks Board will review the Van Vorst Building Addition
 - Yes, their will be an architecture review of the building next Friday
- Asks if on the south side of the Van Vorst Building, if it will be through public access 24 hour a day
 - The entry to the plaza is part of the Van Vorst Building; the entry is the ADA access into the building. The entry currently has carriage doors. Believes that there will be access through to the plaza during the day, but doors will be closed at night; it is still in negotiation for 24 hour access
- Asks if the carriage doors are solid and will not provide visual access to plaza when closed
 - Yes, that is correct, but reminds that entry to plaza off of Terry Ave, north of the Van Vorst Building, will be open 24 hours

Agency Comments

Seattle Department of Transportation

Believes that the design is responsive to public use, they review whether the plaza is open and attractive to general public and not just to the workers in the office, and contain elements that will draw the public into the space like the art or a fountain; they believe that the program and design seems acceptable.

Department of Planning and Development

In process of completing a revision to the project's master use permit (MUP). The code has changed since the project originally came in, now allowing new buildings to have greater height. Currently waiting on all of the other departments to review the project and will then issue a new MUP.

Commissioner Comments

- Comments that the Van Vorst Building Addition is very different in its attitude towards the old building compared to the proponents past proposals, likes it, but wonders how others will respond
- Encourages the sculptural elements of the art piece, cautions proponents to make sure the art does not look merely like façade decoration, but rather stand as its own piece
- Likes the direction of the Van Vorst Building Addition and the focal point of art piece
- Asks if wind studies have been done for plaza

- The surrounding buildings are not tall enough to require study in the environmental impact study, does not believe it should be an issue
- Doesn't like the change in shape of Van Vorst Building Addition, liked the rectangular shape previously proposed
- Appreciates the simplification of the paving materials and planting design
- Feels that the proponents did not gain by removing the water feature
- Thinks that the central gathering space is extremely large for the daily use of the plaza and it could use a center feature to attract people into the space, if not water feature, perhaps put the art piece in the center of the plaza
- Comments that the trees shown in the proponents' renderings don't represent the proposed trees; suggested that proponents more accurately represent the size and nature of the trees proposed
 - The rendering intended to just show the planting spaces not the specific trees
- suggests that proponents consider Big Leaf Maple cultivar 'Seattle Sentinel' rather than the big leaf maples, they are smaller and have more vase-like shape, better for tight area
- Suggests simplifying the stairway up to the art piece, making both sides mirror one another
- Appreciates the diagonal path and the architecture response to the gesture
- Appreciates the opening of the pinch points on either side of Van Vorst Building
- Suggests that the proponents use crushed stone below the bosque of trees instead of a ground cover, and maybe add a water element in bosque of trees
- Questions the location of the two trees at the base of the art wall, they seem awkward, suggests that they go down the stairs instead of along the wall
- Questions the grading of the plaza, believing it doesn't seem accurate
 - The grading is very complex; an aspect that is not able to be understood in rendering is the elevation of the parking garage beneath the plaza which the design must respond to
- Suggests replacing the "forest" located in the south entry off of Terry Ave. with raised planters that are more urban
- Asks if it is possible to run ADA access along the south side of the plaza
 - Considered it, but it gave up space for seating. There is ADA access through the Van Vorst Building and on north side of building
- What happens along the plaza on the east edge of the buildings where there are planters and trees up against the buildings
 - Building 4 – tenant space
 - Building 5 – parking up to 4' above grade
- Suggests removing the planting and replacing it with glazed walls to allow visual connection into the buildings.
 - It doesn't work because of grading of parking garage below
- Expresses concern that the art will be stuck on the wall rather than a piece in itself

- Recognizes the challenge for the artist but trusts that given past work artist will create successful piece
- Suggests extending the art piece over the doorway in the wall
- Comments that people tend to walk to the highest point and turn to watch what is happening on stage, expresses concern that nothing happens on the stage/plaza area
- Suggests moving the art piece to the center of the plaza and treating the wall architecturally
- Appreciates that the art wall and the amoeba space are counterpoints that embrace the larger gathering space
- Expresses concern that if the entry to the retail in the buildings off of Terry Ave change, how will it effect the planned outdoor spaces
- Comments that if the project was in Europe, the west addition of the Van Horst building may have been a restaurant that overlooked the plaza. The wall would then be raised a bit with glazing along the wall up to eye-level height perhaps.

04 Aug 2005 Project: Street Use Permit/Design Review

Phase: Staff Briefing

Previous Reviews: none

Presenters: Guillermo Romano, Design Commission Director

Attendees: Alison Maitland Scheetz, University of Washington Student

Time: 1 hour (SDC Ref. # 170)

Street Use Permit/Design Review

The Commission discussed its preferred new approach to street use design issues. They will continue to work with staff to determine the threshold for the projects that they feel the Commission should review. The Commission agrees to review projects as a full body during the scheduled Commission meetings, as needed, on a bundled project basis of three or more projects at a time and asks that the City Staff involved in the project be present at the review. They recognize that the Commission's Handbook will need to be updated to reflect their new approach to reviewing street use permitting and design issues. The Commission will continue to advocate for pedestrian-friendly street design.

04 Aug2005 Project: Transportation Projects

Phase: Staff Briefing

Previous Reviews: 07 July 2005 (Staff Briefing)

Presenters: Design Commission Staff

Attendees: Alison Maitland Scheetz, University of Washington Student

Commissioners Hannah McIntosh and Sheri Olson recused themselves from the Monorail Project discussion due to conflict of interest.

Time: 1 hour (SDC Ref. # 219/169)

Monorail Project

The Commission discussed final revisions to its letter on the Monorail project to Council and the Mayor reflecting their design concerns. The Commission wants to be involved in the discussions of proposed alternatives and decisions, and if the project goes ahead, will ask that the entire Commission receive a presentation from the Seattle Monorail Project.

SR-520 Improvement Project

The Commission supports Council's recent resolution and project principles for the SR-520 Improvement Project, which includes some of the Commission's own recommendations. The Commission will continue to participate in the project's review through both its seat on the Technical Committee and full Commission meetings.

Viaduct/Seawall Project

In regards to the Viaduct project, the Commission looks forward to an update from the project team in September. The Commission expresses concern with the incremental approach to projects on the waterfront and what seems to be the breaking apart of the community cohesion behind developing a comprehensive Waterfront Plan based on guiding principles, under the leadership of DPD. The Commission will send a letter to City officials reinforcing their belief that DPD continue to lead the effort in order to ensure cohesion in the plan, and encouraging the City of Seattle to look at several funding sources for the waterfront's development.

August 04 2005 Commission Business

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|-------------------------|----|---|
| ACTION ITEMS | A. | <u>TIME SHEETS</u> |
| | B. | <u>MINUTES FROM 07/21/05-PODOLAK</u> <ul style="list-style-type: none">• APPROVED |
| DISCUSSION ITEMS | C. | <u>COMMISSION RECRUITMENT 2005 - CUBELL</u> |
| | D. | <u>OUTSIDE COMMITMENT UPDATES – CUBELL/ALL</u> |
| ANNOUNCEMENTS | E. | <u>SAFECo AT TRANSPORTATION COMMITTEE,</u> <u>8/9/05, 9:30 AM</u> |
| | F. | <u>DC BRIEFING TO COUNCIL UDP COMMITTEE,</u> <u>9/14/05, 2:00 PM</u> |
| | G. | <u>DESIGN COMMISSION ANNUAL SITE TOUR,</u> <u>9/29/05, TIME TBD</u> |

04 Aug2005 Project: Pier 62/63 and Waterfront Park Feasibility Study

Phase: Pre Design

Previous Reviews: None

Presenters: John Owen, MAKERS
Kevin Stoops, Seattle Parks and Recreation

Attendees: Peter Steinbrueck, Seattle City Council Member
Norm Schwab, Council Central Staff
Alison Maitland Scheetz, University of Washington Student

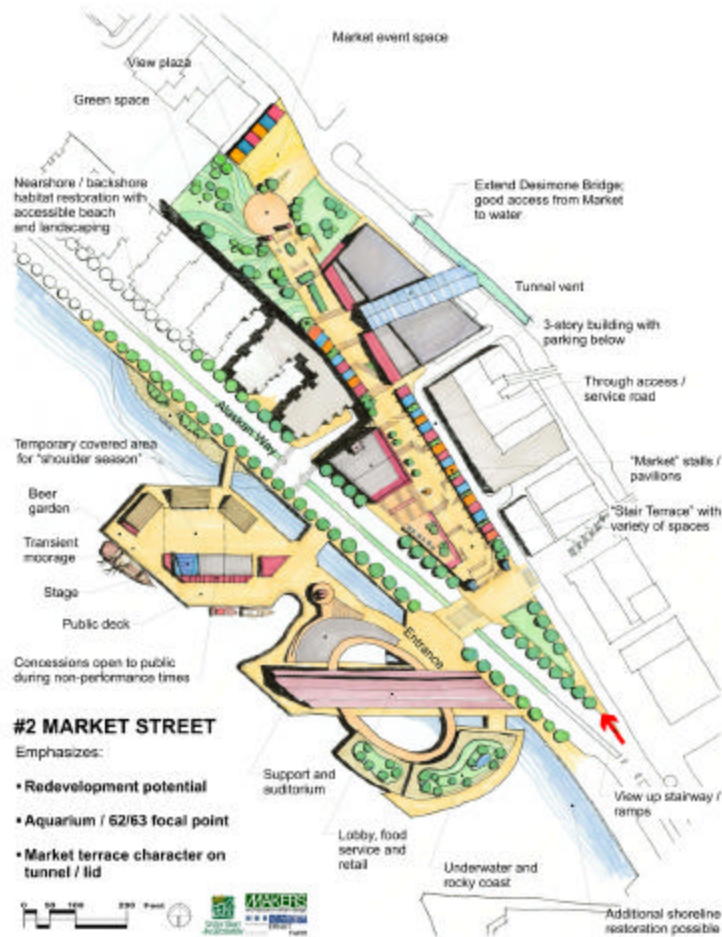
Time: 1 hour (SDC Ref. #220)

Action: The Commission appreciates the early project briefing on three concept alternatives but asks that the proponents return again at the conclusion of the study when the project parameters are better defined, and

- **expresses concern that the site design work is further ahead in development than it should be and asks that the proponents slow down and spend time evaluating the needs and benefits of the waterfront and city at large to determine the appropriate programming for the two sites instead;**
- **asks that the proponents consider a no build, a rebuild and a very flexible design as additional alternatives to those presented today;**
- **asks that the dynamic nature of people's use is as well studied as the fish habitat;**
- **encourages proponents to create the best possible use for the largest amount of the public and suggests that using the over-water coverage to widen the thinnest stretch of the boardwalk along the water's edge might be one solution;**
- **expresses concern about creating short-term uses that may preclude features in the city's future waterfront and encourages the team to work carefully and intelligently to provide the maximum flexibility for the open space area;**
- **suggests that the proponents look at the habitat restoration plan proposed by the Seattle Art Museum's Sculpture Park to guide their efforts, especially the financial feasibility study;**
- **reminds proponents that Victor Steinbrueck Park is now a historic park which should be respected and treated carefully in the area's redesign;**
- **notes that Councilmember Peter Steinbrueck and Central Staff member, Norm Schwab, were in attendance for this briefing and that several Councilmembers had recently sent a letter to Parks with the Commission being one of many parties copied.**

The \$500,000 feasibility study is looking at alternative plan concepts for Pier 62/63, the Waterfront Park located between Piers 57 and 64 and also the potential upland open space that will be created atop the SR-99 Alaskan Way Tunnel from Seattle Aquarium to Pike Place Market. The project was previewed at the recent set of Design Commission Viaduct workshops and since,

the proponents have identified three alternative plan concepts. The proponents recently briefed both the Parks Board and the City Council. In response to the presentation, three Councilmembers sent the Department of Parks and Recreation a letter. The team is working on a response and will likely slow down their process and engage in a more in-depth public involvement process, a master plan update, and a concomitant EIS process, as Council suggested.



Concept Alternative #2: Market Street

The feasibility study will be completed in 2005-2006. City Council adopted the CIP in late 2005, and issued a Statement of Legislative Intent asking that a range of alternative design concepts for a renovated Pier 62/63 open space prior to proceeding with the project. The mayor then asked that the proponents included in the feasibility study the exploration of a master plan for Pier 57 through Bell Harbor marina at Pier 64.

Last year at this time, an evaluation was done of Pier 62/63 which determined it was no longer fit to hold the Summer Nights Concert, which has since been moved to South Lake Union Park. Pier 62/63 can still be used for light casual use, but is no longer commissioned to hold heavy loads. The rebuild can't create any more over water coverage than currently exists but can move the total area around.

The feasibility study will provide more information for better decision-making in the future. It will result in a package report and three alternative plan concept alternatives. The design should accomplish three requirements: making a connection from the uplands area to the waterfront, create one great or a series of great civic spaces, and improve inter-tidal habitat.

The proponents proposed three alternatives and completed plan concepts to determine if designs will provide ADA accessibility. All three of the alternatives show the master plan configuration of the proposed aquarium.



Concept Alternative #3: Eau Naturelle

The three alternatives include:

1. Belvedere
 - Pier 62/63 set between Aquarium and marina
 - Single loaded lid; emphasizes water views
 - Small scale permanent building on lid
2. Market Street
 - Redevelopment potential
 - Aquarium / Pier 62/63 focal point
 - Market terrace character on tunnel / lid
3. Eu Naturelle
 - Maximum shoreline restoration
 - Landscaped green area
 - Amphitheater with outstanding views
 - Taller PC-1 building

Design challenges include:

- The 9' high hump is back in front of the aquarium, where Alaskan Way rises up to Battery Street tunnel
- Can not increase over water coverage
- Restoring inter-tidal habitat requires a variety in shoreline

Commissioner Questions and Comments

- Asks about total cost of project
 - 15-18 million for pier replacement and 7-11 million for mitigation
- Asks about priority/ or how to balance urban waterfront and salmon habitat
- Asks if there is better habitat in near shore conditions or with existing piers
- Feels that the study alternatives look like designs and feels it is too early in the design process to reach this level of specificity
- Encourages proponents to also explore the no build option, rebuild option and what can be expected during an interim option during construction.
 - Will pursue in phases; the Environmental Impact Study will include no build as option
- Asks if the hump where the viaduct goes under ground is back in the plan
 - Yes
- Asks that the proponents study the dynamic nature of people's use as thoroughly as they studied fish habitat
- Warns proponents to avoid attempting to do too much for fish habitat restoration, this is an urban civic park
 - It is targeted as one of the prime areas for juvenile salmon rearing.
 - The Parks Board endorsed the idea of using site for beach area and environmental restoration
- Suggests moving open space on east side of Alaskan Way to the waterfront
- Suggests widening pedestrian area on water's edge especially along the skinny sidewalk area north of the aquarium, could be the best use of the over water space for general public use, providing a comfortable connection between the aquarium and Pier 62/63
- Believes that the proponents have gotten way too specific on the designs and suggests they go back to bubble diagrams, and feasibility of programming
- Asks proponents to rethink the big over water development space, and if it is needed, concentrate on multipurpose program use or general pedestrian use
- Suggests a bridge over hump to connect two sides
- Suggests a two lane road up lid rather than open space, may be a better, active use of space
- Suggests studying larger context of waterfront, what is the best use of the site and what might be best accommodated elsewhere
- Asks proponents to study and diagram an interim scheme with the existing aquarium and a no build scheme