



Seattle Design Commission

Approved

MINUTES OF THE MEETING April 6 2006

Gregory J. Nickels,
Mayor

David Spiker
Chair

Pam Beyette

Adam Christiansen

Karen Kiest

Anindita Mitra

Sheri Olson

Nic Rossouw

Dennis Ryan

Darrell Vange

Guillermo Romano
Executive Director

Layne Cubell,
Senior Staff

Projects Reviewed

South Lake Union Streetcar
Maintenance Facility
DPD and Design Commission
Semi-annual Update

Commissioners Present

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

Convened: 8:30am
Adjourned: 12:45pm

Staff Present

Guillermo Romano
Layne Cubell
Tom Iurino
Valerie Felts



Department of Planning and
Development

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

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06 April 2006 Project: South Lake Union

Streetcar Maintenance Facility

Phase: Design Development
Previous Reviews: December 2005, February 2005
Presenters: Ken Johnsen, Shiels Oblatz Johnsen
Ethan Melone, Seattle Department of Transportation
Don Miles, Zimmer Gunsul Frasca
John Sleavin, Parsons Brinckerhoff
Attendees: none
Time: 1 hour (SDC Ref. # 169/RS0606)

Actions

The Design Commission thanks the proponents for their presentation of development of the South Lake Union Streetcar Maintenance Facility and recommends approval of the design development phase of the project, with the following comments and recommendations.

The Commission

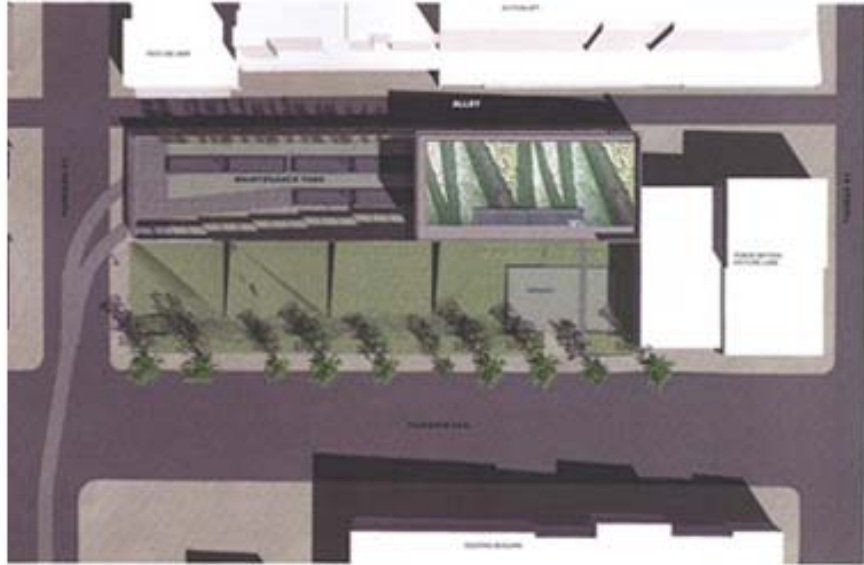
- **appreciates the straightforward handling of the site and how the facility functions with the design of the site, including the engagement with topography and attention to future adjacent development including possible use of air rights.**
- **appreciates the refined approach to the four faces of the building and agrees the project addresses issues to make it a good neighbor building; proponents are encouraged to carry this forward in the implementation of final development of the project.**
- **encourages attention to and development of public education opportunities and consideration of some additional peek-a-boo windows.**
- **supports further design attention to Harrison Street, including the addition of street trees.**
- **recommends team employ an artful approach to the treatment of concrete paving detailing and decorative fencing on the Harrison Street edge.**
- **recommends attention to maintenance and sustainability of landscaping on both an interim and long term basis**
- **supports the green roof and the addition of a more substantial 6” soil base; also notes the need for access to the green roof for maintenance**
- **encourages team to consider incorporating space on the green roof for facility employees to enjoy.**

Proponents Presentation

Proponents presented an overview of a new site of streetcar maintenance facility. The relocated site is at Harrison St. and Fairview Ave., with access off of Harrison St. The facility is modeled after similar facilities in Portland and Tacoma. It employs an overhead catenary system and two car bays. Primary functions will be component exchange and cleaning of vehicles. Issues of screening from adjacent properties and public education opportunities at the facility were addressed by proponents. School children could visit the facility. The industrial context of the project will accommodate future associated joint development and is seen as a benefit. Sustainability elements include temporary perimeter landscaping and an informal “meadow” treatment of the adjacent corner lot on Harrison St. and Fairview Ave. Permanent elements are a green roof option that would serve as an amenity to nearby residents and facility employees. A bamboo trellis-like wall on the alley is also planned.



Aerial View



Site Plan

Commission Questions and Comments

- **How many vehicles will be serviced at the facility?**
 - There is the potential for 6 to 7
- **How many people will work there?**
 - 3 or 4 during the day. There are 8 parking spaces.
- **How do they switch?**
 - Double tracks come into the maintenance yard
- **Is it noisy when cars are shunted? What about noise from the facility?**
 - No, cars are self-propelled, quiet electrified vehicles. Facility will have industrial intake exhaust fans. There will be no painting or grinding as at similar facilities. Doors will be closed most of the time to lessen noise.
- **Will alley be repaved? Does facility have a sidewalk and alley?**
 - The 18-ft wide alley is paved and will likely be used by pedestrians. Facility will not have a sidewalk on the alley.
- **What is being done to retain industrial character?**
 - Concrete work will have a visually appealing look as will ornamental metalwork trellis facing the alley; bamboo will be placed inside yard.
- **Will there be lighting in the alley?**
 - No, there will be lighting in the yard; paving will be illuminated so that surface gives off light in downward direction.
- **Will trees be planted on Harrison St.?**
 - Probably. There will be a wildflower meadow on the adjacent lot.
- **Is the budget sufficient for project to progress?**
 - Yes.
- **There needs to be an art treatment on Harrison St.**
 - There is no art project per se.
- **Is there community awareness of the project and what are concerns/comments?**
 - Yes, there is community awareness. There was concern over the previous site, not the current site.
- **The Commission appreciates the project's positive expression of an industrial nature.**
- **The relationship of the green roof to the surrounding residential area is important. It will help mitigate the project for area residents.**

06 April 2006 Project: Commission Business/Updates

Phase: Staff Discussion
Presenters: Layne Cubell and Guillermo Romano
Time: 1 hour (SDC Ref. # 168)

The Final 2006 Design Commission Workplan and a proposed Waterfront/Viaduct Outreach plan were reviewed and discussed. Concrete elements of the workplan, including task assignments, were discussed at the Commission's Annual Retreat in early February and in follow up at the Commission meeting on March 2. The plan has been revised and simplified as a result of those discussions, and was approved with minor changes by the full Commission. The Commission discussed preliminary ideas for stepping up their efforts this year with Waterfront and Viaduct outreach activities, reviewed a proposed action plan and agreed to continue the discussion at its next meeting.

06 April 2006 Project: DPD and Design Commission

Phase: Semi-annual Update

Presenter: Diane Sugimura, Director, Department of Planning and Development

Time: 1 hour

(SDC Ref. # 220)

Summary

The Commission thanks Diane Sugimura for the update on major issues in the city at this time and offers the following comments:

- **Supports the idea that with the Livable South Downtown Project, the City should help support small businesses in the face of growth and development with ideas for how to maintain retail space for these businesses.**
- **Encourages a City policy that would encourage preservation of local character in areas of the city that are undergoing change**
- **Strongly supports developing a school downtown to make Seattle more family friendly**
- **Encourages continued study of the 15th Ave. W corridor as a mass transit route, including accommodation of bicycles**
- **Recognizes there is somewhat of a disconnect between City support of Kyoto Protocol policy and projects reviewed by the Commission which are heavily automobile oriented. The Commission encourages more consistency by the City and encourages the City to develop a cohesive parking policy.**
- **Encourages creative alternatives to get more people to use the bus, perhaps through a more identifiable wayfinding system or a *Take the Bus to Work Day***
- **The Commission continues to have concerns regarding Skybridges and would appreciate reinforcement of the City's Skybridge Policy**

Diane Sugimura, Director of Department of Planning and Development, provided an update on major projects/priorities for DPD and the City. She gave an update on The Center City Strategy. It includes the Waterfront, South Lake Union, and Livable South Downtown projects. She expressed City concern over low income residents or businesses being pushed out by new development and expressed the City's goal of balancing development with public benefit by working with the Office of Housing. She also reported significant interest in business development and the need to balance local and outside interests, including historical preservation groups. Her presentation was followed by Commission comments.

The Design Commission flagged a number of issues that have arisen in their recent reviews of projects and weighed in on larger city policies under

discussion. They requested an update on the sale of the North Lot and expressed a desire to be greater involved in the development of the King Street Station area.