



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

February 2, 2012

Convened 8:30am
Adjourned 4:00pm

Projects Reviewed

Jefferson Park Golf Course Facility Improvements
Bullitt Center PV Array
Alaskan Way Viaduct – South End and Portal (Landscape Concept)
Alaskan Way Viaduct – South End and Portal (Operations Building)

Commissioners Present

Julie Bassuk, Chair
Laurel Kunkler (from 11:15am-4:00pm)
Shannon Loew
Tom Nelson
Julie Parrett
Osama Quotah
Norie Sato
Donald Vehige

Commissioners Excused

Mary Fialko
Debbie Wick-Harris



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Staff Present

Valerie Kinast
Tom Iurino



February 2, 2012

Project: Bullitt Center PV Array
Phase: Term Permit
Last Reviewed: N/A
Presenters: Chris Rogers, Point32 Development
Brian Court, Miller Hull

Attendees: Melody McCutcheon, Hillis Clark Martin & Peterson
Angela Steel, SDOT

Time: 10:45am-12:00pm

Disclosure

Commissioner Nelson served on the City of Seattle's Living Building technical task force.

Summary of Project Presentation

The team presented the rationale and design for the photo-voltaic (PV) array of the Bullitt Center building, a six-story commercial building that would be the nation's first urban "living building." The proposed rooftop PV array is essential to meet the building's requirements for on-site renewable energy. The array would extend over the sidewalk of East Madison Street, 15th Avenue East, and to the centerline of the alley between East Madison Street and East Pine Street. The array is about 76 ft above the sidewalks and overhangs the Madison by 10 ft., 15th Ave by 20 ft. and the alley by 7 ft. The array is made of steel. Some light will get through the panels as they are not fully opaque and there are some gaps between them. The height of the array will allow planting underneath.

ACTION

The Commission thanked the design team for its excellent presentation of the Bullitt Center PV Array. The commission was impressed with the team's thorough research of sites, systems, design, and alternatives and its effort to first reduce the building's energy needs before asking the city for a term permit to allow the PV array. The commission believed the project raised the standards the use of renewable energy, and is hopeful that it will be a great learning tool and be replicated by others. By a vote of 7-0, the commission recommended that the SDOT director approve the Bullitt Center's request for a term permit, with the following comments:

- Regularly monitor and report the building's energy use and the lessons learned. Not only will that help assure that the energy goals are met into the future and the PV arrays are continuing to do their work, the city, the general public, and those in the building professions can learn from this living building experiment.

The commission asked the SDOT director to develop a new process for considering requests such as these, as this was not a skybridge and the review criteria were not well matched.

The commission was concerned that this recommendation for approval could be seen as setting a precedent in its review of future, similar projects. The commission noted this was a unique request, and future requests for similar permits, including a renewal of this one, would be judged on the project's impacts to the public realm and the rigor in the applicant's research and exploration of alternatives. Future projects should explore district-wide energy solutions and the use the best technology available at the time with the least impact on the environment.

Commissioner Kunkler abstained because she did not attend the whole presentation.