



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

April 5, 2012

Convened 1:00pm
Adjourned 5:00pm

Projects Reviewed

Alaskan Way Viaduct – North End and Portals
Alaskan Way Viaduct – South End and Portals
Amazon at Lenora and Westlake

Commissioners Present

Julie Bassuk, Chair
Tom Nelson
Julie Parrett
Mary Fialko
Shannon Loew
Osama Quotah
Don Vehige
Debbie Wick-Harris

Commissioners Excused

Laurel Kunkler
Norie Sato

Staff Present

Valerie Kinast
Tom Iurino



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April 5, 2012

Project: Alaskan Way Viaduct – North End and Portals

Phase: Design Update

Last Reviewed: Feb 16; 2011; Nov 3, 2011; May 20, 2010; May 6, 2010

Presenters: Susan Everett, WSDOT
Lesley Bain, Weinstein AU
Terry Bulfin, Seattle Tunnel Partners
Fernando Vasquez, HNTB
Gregory Baker, HNTB
Brian Elrod, Seattle Tunnel Partners

Attendees: Amy Turner, Alaskan Way Viaduct Communications
Clyde Joseph, Seattle Tunnel Partners
Dan Dixon, HNTB
Diane Hilmo, WSDOT
John Coney, Uptown Alliance
John Hoffman, John Hoffman Planning and Design
Katey Bean, WSDOT
Laura Smith, Seattle Tunnel Partners
Lorcan French, WSDOT
Marc Bloom, community member
Rick Browning, PB World
Shane DeWald, SDOT
Ting Chen, UW student
Mike Johnson, SDOT

Time: 2:30pm-3:45pm

Summary of Project Presentation

The design team presented its revised design of the North Portal building and associated landscaping. Since the last review, the design team refined the design, details and materials, and landscaping. The team highlighted the most significant changes: the refinement of the building's materials and how they came together to reinforce and simplify the building composition as a whole; the selection of yellow as the color of the stacks and of the building entry roof; the lighting of the stacks, glass box and the perimeter of the base of the building; the design of the plaza garden, with in-ground lighting in a spiral pattern and a parti of three overlapping circles; the narrowed planter on the overlook; and the details of the portal face, featuring a vertical random reveal in the concrete.

ACTION (by Parrett)

The Design Commission thanked the team for its presentation of the design for the Alaskan Way Viaduct North End portal building and its associated landscaping. The commission appreciated the thorough presentation, the refinement of the building's details and materials, the color of the stacks, the consultation with a lighting designer, the plaza's grading to eliminate the need for steps, and the attention paid to the pedestrian scale. By a vote of 8-0, the commission approved the design, with the following recommendations:

- Consider editing the plaza and simplifying the materials; for example, rather than a mix of materials (aggregate, recycled wood, pavers, and scored concrete) for the three circles and the

pathways, consider using fewer, perhaps just concrete, but with different finishes, slight color variation or jointing.

- Simplify the plant palette throughout the project; at the plaza, the strength of the three overlapping circles is lost amidst the many plants of the landscape.
- Reduce and refine the number of exterior lighting fixtures to clarify the lighting design; perhaps the idea of the “floating” plaza is more critical than the pinwheel.
- Apply the same rigor and theory as in the South building regarding the use of yellow as an accent color, where it was used to denote mechanical and industrial equipment. Consider incorporating yellow in the atrium slice if there is any exposed mechanical equipment that can be painted. Consider changing the yellow over the building entry; explore how much is yellow, perhaps restrict it to just the ceiling.
- Study the proportions of the building entry in the south facade. Consider raising the height of the ceiling to afford more space for the display of the interpretive panel.
- Ensure the design and planting of the overlook permits pedestrians to view the roadway.

April 5, 2012	Project:	Alaskan Way Viaduct – South End and Portals
	Phase:	Design Update
	Last Reviewed:	Feb 2, 2012; Oct 6, 2011; Jul 21, 2011; May 5, 2011; Mar 17, 2011; May 20, 2010; May 6, 2010; Mar 18, 2010; Feb 18, 2010; Jan 21, 2010; Oct 1, 2009; Jun 18, 2009; May 21, 2009
	Presenters:	Susan Everett, WSDOT Lesley Bain, Weinstein AU Terry Bulfin, Seattle Tunnel Partners Fernando Vasquez, HNTB Gregory Baker, HNTB Brian Elrod, Seattle Tunnel Partners
	Attendees:	Amy Turner, Alaskan Way Viaduct Communications Clyde Joseph, Seattle Tunnel Partners Dan Dixon, HNTB Diane Hilmo, WSDOT John Coney, Uptown Alliance John Hoffman, John Hoffman Planning and Design Katey Bean, WSDOT Laura Smith, Seattle Tunnel Partners Lorcan French, WSDOT Marc Bloom, community member Rick Browning, PB World Shane DeWald, SDOT Ting Chen, UW student Mike Johnson, SDOT

Time: 1:30pm-2:30pm

Summary of Project Presentation

The design team presented its revised design of the South Portal building and associated landscaping. Since the last review, the design team simplified the design, details and materials, and landscaping. The team highlighted the most significant changes: the refinement of the building's materials and how they came together to reinforce and simplify the building composition as a whole; the selection of yellow as the color of the stacks, the garage mechanical equipment, and the trucks to create a coordinated, graphical identity; the lighting of the stacks, glass box and the perimeter of the base of the building; the design of the head house as an associated structure, with a glass box and yellow roof; and the use of a concrete wall and urban edge plantings bordering the lawn to indicate the decision point at Railroad Way and the beginning of the cityside trail.

ACTION (by Nelson)

The Design Commission thanked the team for its presentation of the design for the Alaskan Way Viaduct South End portal building and its associated landscaping. The commission appreciated the thorough presentation, the refinement of the building's details and materials, the color of the stacks, the consultation with a lighting

designer, and the attention paid to the pedestrian scale. By a vote of 8-0, the commission approved the design, with the following recommendations:

- Refine the landscape and site design with the same rigor used to refine the building's details and materials. Consider simplifying the design and reducing the number of materials; for example, consider hardscape or gravel instead of planting along the sidewalk edges.
- Study the strategy for the use of yellow as an accent color and its use on the head house; the head house roof is not mechanical or industrial equipment, and thus does not fit the rule which governed the use of yellow in the portal building.