



Seattle Design Commission

APPROVED

MINUTES OF THE MEETING

03 June 2004

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Frances Nelson

Iain M. Robertson

Nic Rossouw

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

Guillermo Romano,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Woodland Park Zoo-Discovery Village Family Science Learning Center
Cascade I (Richmond Laundry) Skybridge
Planning Division Update
Phinney Avenue Improvements

Convened: 8:30am

Adjourned: 2:00pm

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Frances Nelson
Iain M. Robertson
Nic Rossouw
Donald Royse
Sharon E. Sutton
Tory Laughlin Taylor

Staff Present

Layne Cubell
Tom Iurino
Elizabeth Martin



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Development

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03 June 2004 Project: Woodland Park Zoo—Discovery Village Family Science Learning Center

Phase: Design Development

Previous Reviews: 04 March 2004 (Schematic Design Update); 01 July 1999 (Pre-design); 19 August 1999 and 6 December 2001 (Concept Design); 17 January 2002 (Schematics); 21 February 2002 (Schematic Design)

Presenters: Jim Maxwell, Woodland Park Zoo

Bert Gregory, Mithun

Deb Guenther, Mithun

Dave Goldberg, Mithun

Attendees: Scott Ringgold, Department of Planning and Development

Brendan Connolly, Mithun

Time: 1 hour (SDC Ref. # 221| DC00068)

Action: The Commission thanks the proponents for bringing the project to them again. They have several observations, none of which preclude their support for the project, which they would like the proponents to consider as they move forward.

- **Appreciates the way in which proponents have looked closely at the recommendations that were made last time and responded to them;**
- **Believes that the siting of the building is appropriate in terms of location and the way in which it will fit in to the rest of the Discovery Village as it develops;**
- **Believes that the fundamental forming of the building makes a great deal of sense: one large flexible area with a service area behind;**
- **Look at ways that the service area can expand because everyone is always looking for additional storage;**
- **Encourages proponents to continue to think of the basic design principles that they enunciated at the start of the project and to work with their client to ensure that those principles are indeed carried through even during the value engineering stage and budget cuts;**
- **Encourages proponents to look closely at the role of the artist in the project in two respects:**
 - **One, ensure that an artist is brought on soon and is given free reign to be an integral part of the design rather than an add-on afterwards;**
 - **Two, encourage proponents to think about how they can integrate the exhibit design, the artist's work, and lighting in the main exhibit area.**
- **Is of several minds as to the green roof. Encourages proponents to look at energy conservation measures in the broadest possible terms recognizing that the green roof is just one strategy and perhaps not even the most important in terms of energy conservation and therefore maybe something that is cut in favor of something else, but we encourage you to perform a comprehensive review;**
- **With regard to the green roof technical details: be cautious about letting it get too deep as it may allow trees to get established and the slope does create**

different micro-habitats;

- **Encourages proponents to think very clearly about the educational opportunities, especially the role of the green roof and other elements in terms of children’s education;**
- **With regard to the children’s door, keep it simple, don’t overplay it and don’t do something that might create problems for people using the building;**
- **Reinforces the importance of a long-term relationship between the Zoo and the consultant to ensure that the surrounding area is maintained and developed to ensure the integrity of the building in the larger context of Discovery Village;**
- **On that basis we unanimously approve the project;**

The project is currently in design development after a hiatus of nearly two years and the team is today seeking final approval from the Design Commission to enable this one project to move forward into construction. Pricing of construction materials has increased dramatically in recent months and that is a concern for the project team. Bidding for the project will occur next spring.

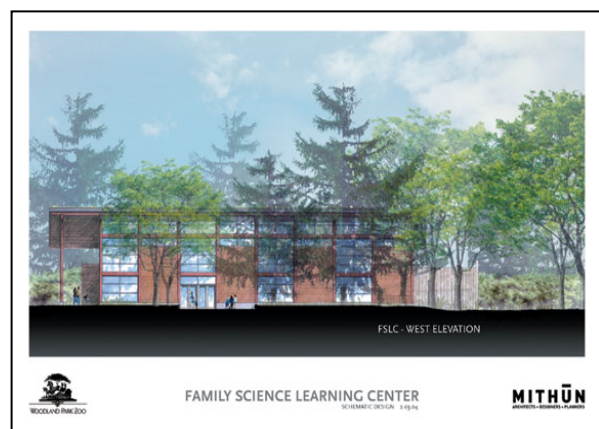
The design team revisited the scope for the project and went over changes since the Commission’s last review. Design principles for the larger Woodland Park Zoo Discovery Village complex are:

- Conservation
- Education
- Interdependence
- Collaboration
- Fun

Project specific goals for the Family Science Learning Center are as follows:

- Flexibility
- Integration
- Conservation

The design team is hoping to achieve a LEEDs Silver rating for the project. The program includes both a flexible exhibition area and support spaces. Conservation measures include a green roof, natural daylight and ventilation and possibly some innovative mechanical systems, as well. The landscape plan retains as many existing trees in the area as possible, including some significant species, to help ensure the building’s integration with its surroundings.



West Elevation

Key Commissioner Comments and Concerns:

At the previous meeting with the Design Commission, the following recommendations were made:

- Focus on artist involvement
- Identify opportunities to integrate art with this phase of the design

- We are currently trying to fund this. We are trying to incorporate half of the art during construction documents and half could be after the building is constructed.
- What is the budget for this particular project?
 - The entire budget is \$7.1 million. The budget consists of fundraising costs as well as building and exhibit costs. The building budget is \$2.25 million.
- The Design Commission had concerns about the amount of solar penetration from the west. The concern was that there might be too much solar gain.
 - We went to the Lighting Design Lab and evaluated the trees on the west side. There appears to be minimum direct sunlight. The solar angles are high in summer, so while there is good exposure, we coordinated with the cooling engineers and lighting designers to be confident that there would not be too much solar penetration. We might also add more trees to this side over time.
- What is the status of the future entry and parking?
 - We are in discussions with the Mayor's Office on parking and are hoping to come to an arrangement between the City and the Woodland Park Zoo Society this summer to decide the basic parameters. A revised west entry may be related to a parking solution. Currently we do not know where the primary parking will be. It might be on the south or on the west. The volume is not known. We are talking with Metro regarding a transit stop and this will also be coordinated. We will try to separate pedestrians from vehicle traffic. A financial agreement with the City is needed. We might decouple the entrance from this building.
- The Design Commission had concerns about the landscape concept.
 - The landscape concept is natural succession. The Discovery Village serves the whole zoo. There will be a temperate forest native to the Pacific Northwest.
 - Zone A (south side): a mature canopy with paths and smaller interpretive opportunities for smaller groups to gather.
 - Zone B (north side): fairly open for larger gathering areas
 - Zone A will be planted with replacement trees over time. Zone B will be more of a meadow-like environment and introducing Douglas Firs and some pioneer species.
 - We may have to forego the green roof due to budgetary constraints. A metal roof is now a design alternative.
 - We are reducing the cooling season needed in this building design and are relying mostly on natural ventilation.
 - If a green roof is included, we hope to have native plantings on the roof that mimic the forest floor.
 - A metal roof would allow for a thinner roof profile and would be considerably cheaper.
- What is the cost difference between a green and a metal roof?
 - A green roof adds between \$100,000 - \$150,000 to the project cost over a metal roof. Granted the green roof we have been considering is thicker in profile with more abundant plantings and more plant variety than other green roofs so it is more expensive. The building truss system we have in place would support either a green roof or a metal roof so we are not entirely ruling out the green roof option.
 - The building siding used to be vertical siding. Now it is horizontal cedar with a rough texture to integrate it with the pedestrian paths.

- We are playing with different entries to the building and are considering having one for adults and one for children. The entry is more playful. One option is a small round entryway that kids would have to get down and crawl through. We might include images of live animals.
 - A garage door has been changed to opaque to reduce the amount of direct sunlight.
 - There is an outdoor theatre on the south side. Currently there is a simple theatre made of logs. We will move this to the south side of the building and it is phased as an alternative depending on the budget.
 - We would use special ADA accessible woodchips on paths for wheelchair accessibility.
- What are the opportunities for art?
 - The children's entry is an educational and environmental opportunity.
 - The site itself and how it represents the different biomes on the trail.
 - Handwashing stations for kids are located on both ends of the building. We are considering incorporating art into their design.
 - The stages themselves both indoor and outdoor are both highly visible.
 - The outdoor stage has a small screen wall. The exhibit designs are a separate project. Aldrich Pears is in schematic design and Dillon Works is the local fabricator.
- Is there a selection process for the artist(s)?
 - We have looked at the selection processes that other organizations have used.
- I would recommend the inclusion of two arts professionals as well as an artist and one community member on the review committee.
- As far as the landscape goes how are the soils?
 - I don't know.
- Because true succession would be from deciduous, alder and big leaf maple, to Douglas fir.
- Another item is the green roof, if it is too deep, trees will try to establish themselves on the roof. A thinner roof profile precludes trees and is also cheaper. There is a slope, how would that affect the plantings?
- There are two red flags for me: First, the green roof is viewed now as an alternate. I thought part of the guiding philosophy was conservation, education, interdependence; and the goal of conservation. There seems to be a conflict between the philosophy and the reality. The expensive sheathing materials on the building are not needed. Savings could be made there. Here is a good opportunity for a green roof. Second, the success of the design relies in large part on the trees to the west of the building. Are these trees protected? They are not included as part of the contract, yet these trees are essential to the cooling of the building. How can you maintain these trees or even plant additional trees if there is no control of this area and it in fact lies outside of the contract area.
 - There is a grade break and these trees are all above that. There is a black cherry which is the state champion. These trees will not be affected by the construction activity. The building footprint is down in the flat area. An arborist has examined the health of all the trees on the site.
- I am speaking of the long term, not just the construction phase. This depends on the zoo. We need a contract to do that.
 - There is a grade break and these trees are all above that. There is a black cherry which is the state champion. These trees will not be affected by the construction activity. The building footprint is down in the flat area. An arborist has examined the health of all the trees on the site. Over the next 20-25 years we plan to gradually replace these trees with

natives as they die out.

- Also, the building has an overhang on the south side and motorized shades to moderate building temperature.
- As far as the budget goes and the green roof, it is the most expensive item. We are incorporating other sustainable elements such as FSC-certified wood, natural daylighting and ventilation. These have a significant long-term energy impacts as well. Also, the zoo has a dedicated stormwater line so this construction does not contribute to combined stormwater overflows.



Perspective Rendering

- I would still recommend keeping the green roof. There is a great opportunity here for public education. A green roof is in keeping with the design principles set forth in this project.
 - We are also meeting with the City's Green Team to see what other green technologies we might test in this project.
- Are there trees in the street right-of-way?
 - No.
- I like the green roof, I like the energy conservation. Let people know what else contributes to energy savings. There are other educational opportunities here in addition to the green roof. I also love the special door for children. This is a well-designed building.
- It is a nice project. Who is in charge of lighting? The concept?
 - There are two sets of lighting directly associated with the exhibits. There are pipes that run along the ceiling and lights can be clamped to these pipes. There is also decorative uplighting. Pendant lighting is 12' on center and we are using compact fluorescents with photocell controls. There is a lot of good daylight. The concept is to make it feel like outdoor space.
- It seems that the art, the exhibits, the lighting should all be thought of as an integrated whole. There needs to be coordination between these elements. I do not think that the idea of two separate entrances makes sense cost-wise. How about one fun entry at the child-scale?
- There is good attention to detail in this project. Don't overplay the children's entrance. Kids like acknowledgement but it should be kept in balance.
- I like the metal roof. It is thinner and more elegant. The green roof is not as visible. You don't really see it from the east side. But I know this is a minority view.

03 June 2004 Project: **Cascade I (Richmond Laundry) Skybridge**

Phase: Skybridge

Previous Review: None

Presenters: John Savo, NBBJ
Charlie Laboda, Vulcan Development
Phil Fuji, Vulcan Development
Michael Dorcy, DPD
Rex Stratton, SDOT

Attendees: Carroll Smith, SDOT
David Schwartz, KPFF
John Chehui, UW/DOLA

Time: 1 hour (SDC Ref. # 170 | DC00322)

Summary: **The Commissioners thank the proponents for coming and for a great presentation. They would like to make the following comments and recommendations.**

- **Frames its remarks by acknowledging the Commission’s concern for the site’s history and the loss of affordable housing, and the fact that the motivation for this skybridge element is solely to provide access for the office building;**
- **Feels that it is a wonderful urban design project that:**
 - **Creates a 24/7 contribution to the city and the South Lake Union neighborhood;**
 - **Maintains the history of the neighborhood, preserves a landmarked building, and also preserves the alley in a way that reduces the scale of what is a massive building;**
 - **Creates a great deal of public access in a way that makes the Commission view the skybridge more favorably than it would under other conditions;**
- **Believes that the skybridge over the alley does not distract from the street level energy below, but rather brings a positive three-dimensional aspect to the site;**
- **Notes that the skybridge creates an opportunity for activity by allowing use of a rooftop within the project that would otherwise not get used;**
- **Believes that the visual amenity of the bridge overrides the need for the bridge to have actual, physical public access;**
- **Is persuaded in part because the bridge is over an alley, and not over a street, and is internal to the project;**
- **Encourages proponents to keep the bridge design open and understated, and to create a well-designed, modernist bridge that deals with this element as a piece of landscape;**
- **Approves the skybridge, in principle, but would like to see the design of the bridge again and in more detail.**

The project site ties in to Thomas Street which is a Green Street. There is a green street setback requirement at Thomas Street. There is a 1' setback requirement for every foot over 45' in building height and the project is also stepped back from the alley. The team has had five reviews with the Landmark Preservation Board and has preliminary approval from the Board. SDOT's Rex Stratton would issue the permit for a skybridge. Currently the team is seeking early input from the Design Commission.

The site will be the headquarters for NBBJ and will include three major uses: residential, retail and office. The Cascade neighborhood has a playground nearby adjacent to a P-patch called the Garden of Heaven. Emmanuel Lutheran Church is down the street and there is a nice view of the church. The site will contain middle-income housing. The zoning for South Cascade is mixed, SCM/R. Height limits are set at 55' on the west side and 75' on the east side. The west side can go up to 75' if 60% of the site is developed into residential.



Neighborhood Plan and Site Location

The proponents have met with the community and they are interested in:

- Environmental Sustainability
- Preservation of the Richmond Laundry Buildings
- Preservation and activation of the alley
- Neighborhood-friendly retail
- West half of the site that is residential include stoops on the street
- A tie in to the park and community center
- Protect the view of the church and balance the development with the church in terms of scale so that the church is not overshadowed. There is a lovely rose window and spire of the church – that view should be protected.

The exterior and the roof of the Richmond Laundry Buildings cannot be altered without approval from the Landmark Preservation Board. There are 3 buildings which share walls. The building on the south side was built in 1944, the middle section is made of red brick and was built in 1917, and the building on the north was built in the 1920s. The buildings range from one to three stories in height. The site has some soil contaminant issues.

The project plans include:

- Underground parking on the east side of the building
- Stoops and stairs to residential on the street
- Preservation and activation of the service alley and a through block connection

The current design does cut through one of the historic facades to create the through block connection. The through block connection aligns with a secondary gateway to the garden across the street and also with REI to the East. It will be open 24-hours a day. The residential block massing will have deep relief

in the balconies, planter boxes and sliding screens for sun control.

From the residential block to the office block there is a 16' gap across the alley. Similar window treatment will be used on both blocks, but contrasting materials will be employed to distinguish the blocks; concrete and glass for the new building will play off of the historic brick façade. The NBBJ offices will be naturally ventilated. The sunscreens will be either fixed or movable. This will animate the face of the building and break up the massing.

The through block connection and the service alley are envisioned as lively spaces and might contain a water feature, tables and food outdoors, plus a connection to the nearby park. The skybridge is intended to connect two uses across the alley. The bridge is small and slender, more like a catwalk, and will continue to visually activate the alley below.

The rooftop deck is accessed from the office building. It will have a green roof and landscaping. Public benefits include public open space at the corner of the through block and activation of the alley. There will be garage elevators for all residents who use the parking garage. On Yale Street there is retail. We will preserve half of the historic buildings and expose the original brick wall. We will maintain views of the church. We are taking a sustainable design approach. There is a mature chestnut tree on site and we are hoping it will survive a move to the corner public open space.

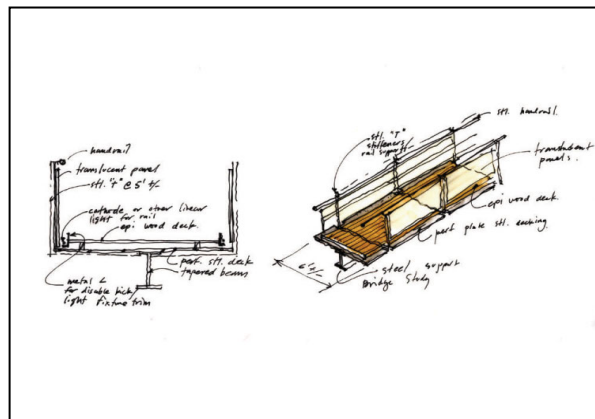
The Master Use Permit will be issued soon. The skybridge element would require review and approval by the Design Commission. There is no elevator in the building so the skybridge allows for access by people in the office building to the roof deck. It will be transparent and lightly designed and people below will be able to see people moving across it.

Key Commissioner Comments and Concerns

- It seems favorable to add activity up there as an amenity. It connects usable roof spaces to other usable roofs.
- What kinds of materials are under consideration?
 - Translucent materials, it will have an open railing. Perhaps etched glass or a clear or etched polycarbonate. We will light it at night.
- It seems like a positive addition to the project.
- So, cars and trucks and pedestrians will all use the service alley?
 - Yes. We are exploring the use of bollards and different colors. There is an art opportunity for exciting, strong design. We are looking for an industrial character that reveals Repton's "movement in the landscape".
- Is the "workforce" housing really market rate?
 - There will be a range of housing options from micro-studios at 400 sf to 2-bedrooms. An income of about \$50,000 per year would be the target resident.
- It is worth noting that this development is on the site of the former Lillian Apartments that was below market rate housing. There is the historical loss of affordable housing on this site. Small units are now a diminishing resource. Still, the urban design is commendable. The skybridge is specifically aimed to benefit private uses, however, it does make use of the roofscape which would otherwise be hard to activate.
- Glad it is not an alley vacation scheme. The skybridge sets the stage for street vitality below.

- Agree with those comments and think the scale of the project is critical. The buildings cannot be too massive. And as far as the “major” open space, it is not really very big.
- Concerned about how the Design Commission voices approval for this skybridge project which directly serves private uses rather than public uses. The Commission does not want to send a message to encourage a slew of skybridge applications for private uses.
- The issue is that it is an alley, not a street. It is well integrated into the urban design and public use of the project.
- Need to acknowledge that it is a City policy to discourage skybridges. In those rare cases when they are approved, conditions can be placed on them.
- In this project the skybridge enhances the energy of the alley rather than detracts from it.
- Will there be public use of the deck space?
 - We are in negotiations with the tenants of the office building.
- Are there security concerns for the apartments?
 - Well, it is a 24-hour project and that is one of the challenges. Another rooftop garden is accessible to residents. It is two-stories above street level.
- The skybridge seems more like landscape than building. It remains open and you can see and hear the activity. Are there security issues between the office tenants and residents?
 - In two locations there might be small security issues but otherwise there is a kind of moat around the residential.
- If the permit is not issued, how will that change the project? Or will it?
 - If the permit is not given, then the roof of the other building will not serve as a deck. It just is not as convenient.

- The drawing of the skybridge looks like an afterthought when compared with the other drawings which are much more finished and fully realized.
 - It was part of the scheme early on. The sketches are just to consider for design review.



Skybridge Concept Sketches

- Depicting the skybridge as an understated element is good.
- The sketches reinforce that. It looks like a gangplank.
 - We want it to look light and temporary.
- Still, suggest that you push the finesse of the design. An industrial modern deck with glass and thin rods. Keep it light. It will need Landmarks approval, too.
- For the Commission to recommend approval over a public right of way, need to consider what the conditions for that would be.
- Look to the quality of the urban design. The project has given enough back to the public domain. And given back a piece of history. It connects two uses and there is an interweaving of uses that fits.

- Important to make exceptions for exceptional design. In this case, direct physical access is not as important as direct visual access.
- Maintain the open, small structure of the bridge design. Best to not have it enclosed or any wider.
- The opportunistic use of the rooftop is good.
- Need to assess the incremental differences in the design and what would happen without the skybridge. It adds some activity. It allows for access to the roof that would not happen otherwise. It doesn't take anything away. It doesn't diminish any other circulation.
- It is good urban design.
- It does not have the function of a bridge in the traditional sense.

03 June 2004 Project: Planning Division Update

Presenter: John Rahaim, Planning Director, DPD

Time: 1 hour (SDC Ref. # 220 | DC00332)

Summary: The Commission appreciates the update on Planning Division activities.**Center City Strategy and Waterfront Plan:**

A preferred alternative for the Viaduct will be picked this summer. The viaduct team will likely start design work on the preferred alternative before the final EIS is issued later this year. The Advisory Team for the Waterfront has been formed and will meet this summer with City staff. There will also be a large staff team and several smaller working groups who will meet on different topics: economic development, land use, environment, and transportation.

Invitations to sit on the Advisory Team have gone out to: former Mayor of Seattle, Paul Schell; Director of People for Puget Sound, Kathy Fletcher; Martha Choe, former City Councilmember and Director of WA CTED; a staff member or Commissioner from the Port of Seattle; Herald Ugles from the labor unions for the Port of Seattle, landscape architect, Barb Swift; and Cary Bozeman, the Mayor of Bremerton which is involved in a major redevelopment of their waterfront; and John Paul Jones from Jones and Jones. We have been making an effort to include the tribes without success. .

The Leadership Group for the waterfront will be convened and meet later in the year . The Leadership Group for the Viaduct is already set up and will meet again later this month. There is a growing constituency for the “no highway” option and the state is growing nervous about that. Former Design Commissioner Cary Moon, is leading a group that supports the “no highway” option. The Mayor may precede the state with his preferred alternative for the Viaduct. There are sub-committees from the Seattle Design Commission and the Seattle Planning Commission that will meet on a quarterly basis on Central Waterfront Planning. At the end of the year, it is hoped that the Seattle City Council will take an official action on the concept for the Central Waterfront.

There has been a lot of interest in the potential of a Public Development Authority. How can the Design Commission help with this?

There is a funders meeting, involving non-profits such as Allied Arts and the Architecture Foundation are fundraising for a Central Waterfront Plan. The Anacostia River Plan in Washington D.C. had \$4 million for its waterfront plan.

The Design Commission will receive updates on the Center City strategy, but primarily that initiative will involve the Planning Commission. The Design Commission will take the lead on the Waterfront Plan. Other major projects include the monorail and the viaduct. Covering all of these may not be realistic given concurrent schedules.

For the Center City Strategy, DPD staff are taking a landscape view of the Center City and looking at open space, and Freeway Park. There is a proposal to have bocce courts in Occidental Square. The Parks Department is looking at four downtown parks and 2 Design Commissioners are involved in a special task force that Parks has set up. The Center City Strategy will also involve code changes to increase density in the downtown core and Denny Triangle. Consultants are looking at the balance between office and housing. Otak is looking at the urban design and how tall buildings are.

Executive Director Update:

There are 2 finalists still and references for both candidates are being checked. The decision will rest on who will be the better external voice for design issues. A final decision is expected soon.

03 June Commission Business

ACTION ITEMS

A. TIMESHEETS

B. MINUTES FROM 01 APRIL 2004, 15 APRIL 2004, AND 06
MAY 2004—TABLED FOR FUTURE APPROVAL

DISCUSSION ITEMS

C. COMMISSIONER RECRUITMENT 2004—CUBELL

ANNOUNCEMENTS

D. MONORAIL REVIEW PANEL—6/7, 4-7 PM, BERTHA LANDES ROOM

E. LIGHT RAIL REVIEW PANEL—6/8, 3:30-5:30 PM, L280—CITY

HALL

03 June 2004 Project: Phinney Avenue Improvements

Phase: Design Development

Previous Reviews: None

Presenters: Carroll Smith, SDOT
David Schwartz, KPFF

Attendees: Chehui John, UW Department of Landscape Architecture

Time: 1 hour (SDC Ref. # 169 | DC00333)

Action: The Commission thanked the proponent for the presentation and would like to make the following comments and recommendations.

- **These kinds of infrastructure projects are a wonderful opportunity for us to really see some of the critical pieces of the workings of the city and they really have a major impact on our daily lives.**
- **It is very gratifying to see the attention to detail that you have taken in this process both in your coordination with your cohorts and other organizations and agencies so that we are not reworking one another's thinking. There is a lot of foresight there. This is much appreciated and is to be commended. Great collaboration;**
- **Recognizes the importance of infrastructure and its impact on our daily lives;**
- **Appreciates the attention to detail on the experience of the pedestrian, most evidently with the curb bulbs which are always a really nice addition for pedestrian use and also create opportunities for landscaping;**
- **In expanding the project , appreciate the analytical approach to 50th and that a larger mobility study was conducted;**
- **All of these things help the experience of the pedestrian to feel a lot safer;**
- **Appreciate that you have done what you can for considering and planning for the health of the trees;**
- **Appreciates that you have taken into consideration the neighborhoods;**
- **Recommends approval.**

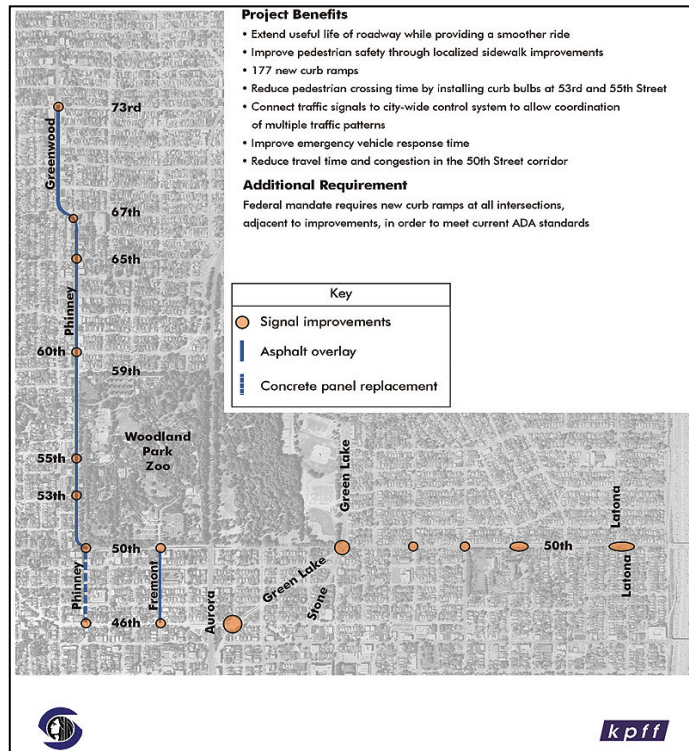
This is the first review for this project. It is coordinated with the Woodland Park Zoo and Metro. It is 90% designed.

There are two issues: the community and channelization in the neighborhood plan and arterial improvements.

1. Signals on Latona and down 50th and other places. There are 4 along 50th.
2. Concrete panel removal and replacement
3. Concrete overlay

There will be a review of handicapped tactile warning strips and ramps and pedestrian push buttons. We have held two public meetings: in Phinney Ridge with the businesses and one related to sidewalk improvements. There will be two curb bulbs to reduce the crossing time for pedestrians at 53rd and 55th and there will be parking on both sides of the street. We are looking at rechannelizing the street at Wallingford. Wallingford wants a 2-way left turn lane. At 50th going to I-5 there is a power pole which

impedes truck access. Eventually the pole will be removed though not in this project. On 50th in the morning peak hours you can park and during the evening peak hours you can't. The left turn lane helps traffic movement, and improves traffic safety. Part of the neighborhood plan is a request for north side parking. At 50th and Stone Way there is a phased light. This leads to backups at the intersection.



Street Arterial Improvements

Key Commissioner Comments and Concerns

- Can the arrows be re-painted?
 - Yes, the ones that are there will be re-painted. There will be re-striping from 1st Avenue to Stone Way. A few trees will be added. We are removing 2 red maples. Tree roots will be in a box. A City arborist examined the trees.
- How about structural soils to accommodate the street trees?!
 - We will use spray-foam around the roots so the roots can expand into that. I don't know about structural soils.
- The beech trees in Greenwood are notoriously shallow rooted.
 - The worst ones are around Fremont, the roots are a problem. The old tree pits were 4' by 6'. We are extending them lengthwise to 4' by 12'.
- Will you change the profile of Phinney?
 - We will be grinding it down and getting rid of the rutting. The curb lines and striping are staying the same. It is just a basic asphalt maintenance project.
- Will there be signal changes?
 - There won't be any changes to the pedestrian signals. There are cameras in to monitor traffic flow.
- I appreciate the curb bulb additions to help with pedestrian flow. There are retirement facilities there so it is especially needed.
- Are you coordinating with the Woodland Park Zoo project?
 - We have met with Metro and the Zoo to coordinate the curb bulb locations and the new entrance to the Zoo. Metro may reduce the number of bus stops.
- I appreciate the interaction between the different agencies within the city. It will lead to better organized pedestrian and vehicle flows.