



Seattle
Design
Commission

APPROVED

MINUTES OF THE MEETING

7 October 2004

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Donald Royse

Darrell Vange

Guillermo Romano,
Executive Director

Layne Cubell,
Commission Coordinator

Please review these minutes for accuracy and return any comments or corrections by
Wednesday, 03 November 2004
to Carrie Duncan via phone at 615-1107; fax at 288-7883; or email at
carrie.duncan@seattle.gov

Projects Reviewed

Monorail and Light Rail Review Panels
Ross Park Shelterhouse Improvements
Staff Briefing: Other Major Transportation Projects

Convened: 8:30am

Adjourned: 1:30pm

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Karen Kiest
Hannah McIntosh
Anindita Mitra
Nic Rossouw
Darrell Vange

Staff Present

Guillermo Romano
Layne Cubell
Tom Iurino
Carrie Duncan



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

7 Oct 2004 Project: **Monorail and Light Rail Review Panels**

Phase: Update

Previous Reviews: 15 January 2004 (Staff briefing); 20 May 2004 (Discussion); 17 June 2004 (Quarterly staff update); 19 August 2004 (Update)

Presenters: Lisa Rutzick, DPD

Attendees: John Sleavin, Seattle Monorail Project
Rachel Ben-Shmuel, Seattle Monorail Project

Time: 1 hour (SDC Ref. #170| DC00231/114)

Summary: **The Commission thanks Lisa Rutzick for her continued work with LRRP and MRP and would like to make the following comments and recommendations.**

- **Appreciates the continued collaboration of all colleagues from the Design Commission, Planning Commission, and members on the Design Review Board;**
- **Would like to hear more about the review process for the 2nd and Pike Monorail Station and associated development, which will cross over between the MRP and the Downtown DRB. Encourages the incorporation of stations into mixed-use projects, particularly at dense urban locations like this one;**
- **Would like to continue thinking about DC tenure issues for both the Monorail and the Light Rail Review Panels;**
- **Are concerned about the actual and perceived conflict-of-interest issues and recusal processes on the Panels;**
- **Appreciates SMP's clarification that they have no intention to use any of the art budget for guideway construction;**
- **Appreciates clarification on the structure of the Panels and the schedule of the projects;**
- **Eagerly awaits future updates on both projects as they move into more active design phases.**

Lisa Rutzick updated the full Commission on the structure, scope, and schedule for both the LRRP and the MRP.

Light Rail Review Panel:

Structure:

- LRRP is a separate Panel representing 3 Commissions
- Independent, advisory body to both Sound Transit and the City of Seattle
- Established in 1998
- 1 vacant seat from the Planning Commission; 2 vacant seats from the Art Commission

Schedule:

- Meets the 1st and 3rd Tuesdays of every month
- Homework and site visits are necessary
- Additional sessions are occasionally added

- 5 sessions between now and February are anticipated, likely followed by a period of inactivity through the end of 2005.

Scope:

- To provide an integrated review of the Sound Transit Link Light Rail project by the City's Design, Planning, and Arts Commissions.
- Its ultimate goal is to create a high quality light rail system for the City of Seattle and the region.
- Advise on the following issues:
 - Civic scale and character
 - Fit of the designs within the neighborhood context, needs, and plans
 - Conservation of significant historic resources
 - Early and thoughtful integration of art
 - Review of City's design guidelines

Interface with the Design Commission:

- Coordinator reports to the SDC on a monthly basis

Monorail Review Panel:

Structure:

- MRP is a subcommittee of the SDC
- The Chair is from the SDC
- Independent, advisory body to both the Seattle Monorail Project and the City of Seattle
- Established in 2003
- 1 vacant seat from each of the three Commissions

Schedule:

- Meets the 1st and 3rd Mondays of every month
- Homework and site visits are necessary
- Additional sessions have occasionally been added
- Retreat scheduled for the end of this month

Scope:

- To review the Seattle Monorail Green Line project to ensure design excellence and the integration of the Monorail into the City.
- To provide an efficient and coordinated planning and design review process that is integrated with the City's policy and permit review functions.
- Advise on the following issues:
 - Urban design principles
 - The alignment of the guideway and station locations
 - The design of the street, guideway, stations, columns, and ancillary structures
 - Review the City's design guidelines

Interface with the Design Commission:

- Coordinator reports to SDC on a monthly basis
- Full *Integrating the Monorail* team reports on quarterly basis
- Panel is currently short one Design Commissioner

Key Commissioner Comments and Concerns

- Commends the Commission (as a former member on another board) for the collaboration and involvement in these two projects.
- Asks if artists are on board, and how art monies will be used.
 - Proponents stated that three people have been hired. Stated that there is no intent to use money for guideway construction.
- Asks about the 2nd and Pine project.
 - Proponents stated that they have very little information on that location.
- Asks if LRRP has set the route for North Link.
 - Proponents stated that they have, except for the two alternatives for the Roosevelt location.

7 Oct 2004 Project: **Ross Park Shelterhouse Improvements**
Phase: Schematic Design
Previous Review: None
Presenter: Cathy Tuttle, Department of Parks and Recreation
Joseph Herrin, Heliotrope Architects
Attendees: Michael Shiosaki, Department of Parks and Recreation
Thomas Isarankura, Heliotrope Architects
Jennifer Meisner, Neighborhoods

Time: 1 hour (SDC Ref. #169 | DC00340)

Action: The Commission thanks Heliotrope and the Parks Department for the presentation and would like to make the following comments and recommendations.

- Appreciates Department of Parks and Recreation working with an architectural firm that is creating such exciting designs;
- Questions the pay-as-you-go aspects of the project, and whether there is enough support to make the facility useful to the community;
- Encourages proponents to clarify the use of the building—as a house, or as use-appropriate space;
- Encourages proponents to research the overhang as being a homeless opportunity;
- States that a green roof is heavy and feels that eliminating it from design would make the structure much lighter;
- Questions the appropriateness of a green roof, as the building is located under giant elm trees and in a large open space;
- Likes the idea of the trail-access path from the northwest corner of the site, as it brings activity to that side of the park, but would like proponents to consider a more direct connection to the porch-like entry space at the front of the structure;
- Recommends that proponents review the program to ensure that there is an element of safety with regards to the placement of the bathroom facilities;
- Appreciates the differences that the two schemes illustrate, but recommends that proponents look at the efficiency of those;
- States a preference for Scheme B, and recommends that proponents move forward with that scheme;
- Recommends approval of schematic design with a preference for Scheme B.

(NOTE: Commissioner Nic Rossouw recused himself from the discussion)

Ross Park Shelterhouse Improvements is a Pro Parks project that provides \$544,620 for planning, design, and construction of the renovation.

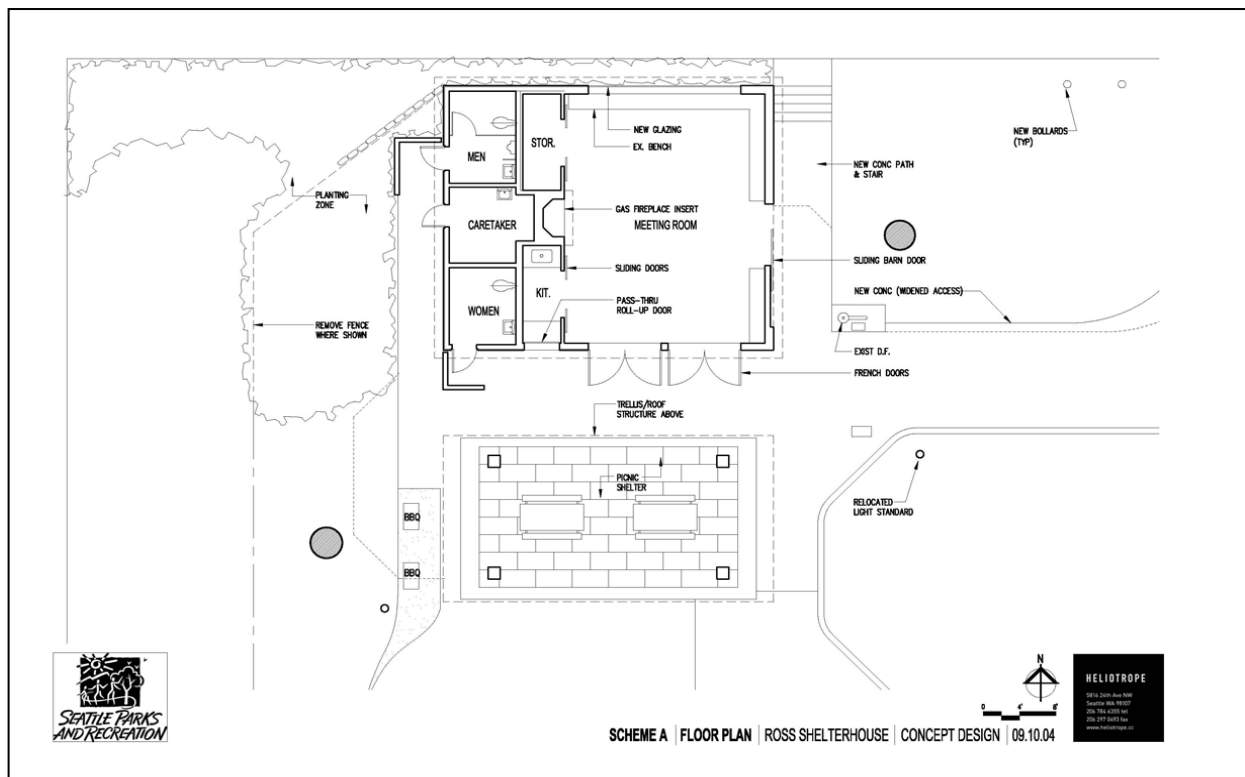
The Ross Park community is interested in making the Shelterhouse more inviting and accessible. Two community meetings have identified a desire for exterior/interior use improvements, sustainable design, and potential educational aspects. Currently, the Shelterhouse is located in the northwest corner of the Park's playfield, and west of the playground. The park is used by the local elementary school and by

junior athletic leagues.

The existing shelter structure was constructed in 1925 and renovated in 1970. The new Shelterhouse renovation will include significant structural upgrades and improvements, including the addition of sheathing, strengthening the roof-hips, addition of seismic tie-downs, and bracing the chimney structure.

The design team is proposing two schematic designs:

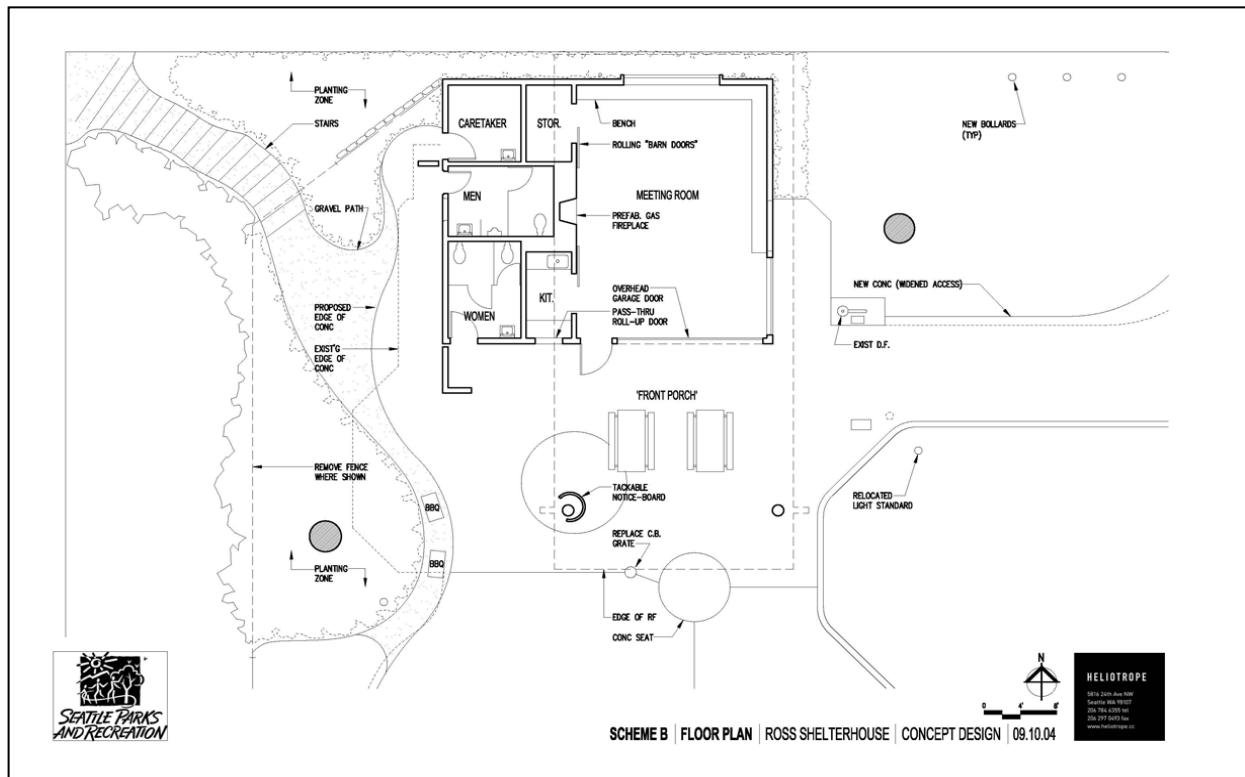
- Scheme A:** Renovates the existing structure, and re-works the existing layout as little as possible to meet program requirements. By taking an extremely economical approach to the building renovation, additional funds would be available for construction of a new picnic shelter and some landscape improvements at the park's northwest corner. The new picnic shelter would be "trellis-like" with some rain-sheltering elements and will include BBQ's, picnic tables, and a community announcement pin-up board. It would relate to the existing structure but is not likely to attach to it due to low overhangs on the building.



Scheme A: Conceptual Floor Plan

- Scheme B:** Given the significant costs associated with keeping, repairing, and upgrading the existing roof structure, while at the same time re-working or removing virtually ever partition in the building, it is prudent to consider what would be possible if the wood-framed portion of the structure were simply replaced. This scheme looks at this possibility and proposes a new roof structure that extends well beyond the interior spaces, creating a sheltered outdoor "Community Front Porch." This space would include seating, a community announcement pin-up board, and would be intimately connected with the meeting space. A large garage door is proposed for the meeting space,

opening out to the front porch. When large community gatherings occur, the meeting space and the front porch space can become essentially one, allowing for much larger gatherings. What funds remain would be utilized for a “green roof” (with interactive educational features demonstrating how a green roof helps to control and filter rainwater and reduce urban heat-islands), for a new wood “trail-type” stair, and landscaping at the park’s northwest corner. Additional funds may be required for the trail-stair or the green roof, with neighborhood grants and/or volunteer labor efforts necessary to fully fund them.



Scheme B: Conceptual Floor Plan

Key Commissioner Comments and Concerns

- Asks if proponents are planning on retaining any of the 2x12 cedar siding.
 - Proponents stated they are interested in using them again as siding for the renovated building.
- Asks what the cost jump is between the two schemes.
 - Proponents are targeting around \$325,000 for construction cost, and states that both schemes are essentially the same amount of money.
- Asks about the uses the community wanted.
 - Proponents stated that the community wants a Shelterhouse that is programmed into the Ballard Community Center functions, clean bathrooms, security, good lighting, shelter, and a meeting space that can be flexible.

- Asks if there are any uses Parks can not accommodate.
 - Proponents stated that Parks can accommodate any use, but that there are certain private uses that the community envisioned that won't be paid for.
- Asks if buildings are appropriately used with the pay-as-you-go fee.
 - Proponents stated that some organizations do not use buildings with this type of fee, simply because the fee is more than they can afford to pay if they only need to use the facility for a short period of time. Stated that some of the fees may change depending on how the Shelterhouse program develops.
- Asks if Parks has policies about use—what can and can not be done.
- States an immediate worry of the overhang. Seems too broad and like it could attract scary people.
 - Proponents stated that this issue has been discussed at length. The community has discussed this and is aware of its possibilities.
- Encourages proponents to rethink the translucency of the structure, and the safety of the site.
 - States that a green roof is a heavy roof. Suggests that proponents examine other ways to deal with environmental issues. Suggests removing the green roof to lighten the load on the structure, incorporating more translucency. States that removal might open up budget constraints as well.
- States that the green roof may be a hindrance, rather than an element that helps the design.
- Points out that the old building is understated. States that bathrooms could be a bad idea, and suggests eliminating the bathroom spaces to accommodate storage the community is used to.
- Asks if Parks would like to comment on the above suggestion.
 - Proponents stated that based on what the community would like to see at this location, eliminating the bathrooms to accommodate storage would not be feasible.
- Enjoys the gesture of the walk (trail stair) in Scheme B. Encourages proponents to build on the gesture, stating that the overall program will follow suit and respond to that. States that the meeting room should orient toward the walk, and asks if it would make more sense to move the bathroom facilities to the north side.
 - Proponents stated that due to site constraints, the doors accessing the bathrooms need to be on the west or the south sides.
- Asks if proponents would consider moving the location of the women's bathroom.
 - Proponents stated that the presented schematic design locates the bathrooms in the most appropriate place.
- Asks if proponents could reorganize the entire interior of the structure.
 - Proponents stated that it is possible. Once the plan is modified the life of the park will orient to the main space.
- Asks if the meeting room will be open when the bathrooms are open.
- Asks if the bathrooms have to be as large as they are.
- Discourages the two bathrooms on the front of the structure.

- Would like to see more clarity as to what the front of the space is—the main relationships, the space that will be created to bring the site together, clarity in the diagrams, etc.).
- Points out that it seems the community wants to rationalize the outdoor areas.
- States a preference for Scheme B because the community is getting more out of a new structure. However, their focus on the restrooms detracts from the scheme.
- States that Scheme B combines outdoor with indoor space. Agrees with comments on the green roof elements, stating that the roof forms could be different. Has yet to see a garage door that fully serves its function. States that the roof joists could be a maintenance problem.
- States that a connection to the northwest is desirable. Suggests that proponents also look at ways to open up the southwest corner.

7 Oct 2004 Project: **Other Major Transportation Projects**

Phase: Staff Briefing

Attendees: David Allen, SDOT

Time: 1 hour

(SDC Ref. #169 | DC00009/289)

Summary: City and Commission staff, joined by Commissioners who are following some projects more closely, updated the larger Commission on recent developments in major transportation projects such as the SR 520 Improvement Project, the Viaduct/Seawall Project, the Central Waterfront Plan, the Mercer Corridor Project, South Lake Union and Waterfront Streetcar, and Magnolia Bridge. SDOT staff provided an update on the City's priorities and official response to the Local Improvement Committee recommendations.

SR 520:

David Allen updated the Commission on the latest project information. An EIS is being conducted for replacement of the SR 520 Bridge and the improvements that will be made to the bridge. WSDOT has completed the initial stages of design for both a 4 and 6-lane alternative, and the EIS will reflect those design elements. The EIS is not considering Light Rail. Local impacts for all affected communities have been identified, and are as follows:

- **Montlake:** Traffic issues; concerned with the function of the lid on the 6-lane option.
- **North Capital Hill:** Experiences backups in traffic on the on-ramp to I-5 from 10th Avenue and Harvard; would like to move through traffic off neighborhood streets.
- **Roanoke:** Poor pedestrian intersection at E. Roanoke Street and I-5; concerned about the lids in the alternatives and the opportunities that exist at that location; sees opportunities to connect the lid with the Olmsted Plan.
- **Eastlake:** Traffic calming on local streets and the off-ramp.
- **Laurelhurst:** Noise issues; extends the HOV lane.

David points out that the Commission has formerly recommended that smaller is better with regards to the 4 and 6-lane alternatives. Staff further points out that previous minutes states the challenge of balancing community interests.

Central Waterfront Plan:

This project is directly related to the Viaduct project, and involves the surface treatment of the waterfront. A charette was held in April, and City staff is currently working on compiling common themes presented at the workshop. Interdepartmental Teams (IDTs) were formed and are comprised of five teams: economic development, land use and open space, neighborhoods, ecological development, and transportation. The Waterfront Advisory Team composed of members of the City, developers, the former Mayor, and others has met twice. Efforts by all involved will commence in the unveiling of a single concept plan in early 2005. The Commission will review Waterfront designs in the future.

Mercer Corridor:

Three alternatives have been presented. Alternative A keeps the existing traffic flow and performs minimal work; Alternative B develops a two-way Mercer connection by widening Mercer, and moving the property lines north of SLU; and Alternative C trenches to make a lower Mercer where Broad Street is

now. The Commission strongly recommended Alternative B as the preferred alternative on the basis that Alternative A did little to improve the corridor, and Alternative C presented ideas that begin to touch on highway development.

SLU and Waterfront Streetcar:

The Mayor has proposed building a streetcar between Westlake Center and South Lake Union. In August, City Council announced their conditional support for the project which includes:

- No City funds to be used to build or maintain the streetcar;
- Asked that the Mayor look at expanding the streetcar route beyond Westlake Center.

The project is now funded for preliminary engineering and design. The Commission reviewed the project in August, and stated support for the streetcar, the one-fare system, and recommended that proponents explore design options for a modern, practical-looking streetcar. The Commission will review the project when it is at 30% design.

Magnolia Bridge:

Three alternatives have been presented to the Commission. A Master Plan Study is being conducted by NBBJ. Proponents have done visualizations of all three alternatives: A, C, and D. The Commission formerly stated a preference for Alternative H, that would not cross the southern end of Interbay, but continue along the railroad to a more northern point, and connect at Thorndike. This alternative would have provided on-grade links on the southern end, creating four links to Interbay instead of three.

Key Commissioner Comments and Concerns:

- Asks how the bike connection fits into the context of project priorities in the SR 520 project.
 - Proponents stated that the bike connection at Madison Park is not prioritized in the Local Impact Study, but it is of great concern to the community.

October 7 Commission Business

- | | |
|-------------------------|---|
| ACTION ITEMS | A. <u>TIMESHEETS</u> |
| | B. <u>MINUTES FROM 2 SEPT AND 16 SEPT APPROVED—
DUNCAN</u> |
| DISCUSSION ITEMS | C. <u>OUTSIDE COMMITMENTS—ALL</u> |
| | D. <u>PROJECT UPDATES—CUBELL AND IURINO</u> |
| ANNOUNCEMENTS | E. <u>DC/PC WATERFRONT SUBCOMMITTEE—10/8, 12-1:30 PM,
SMT 1940/46</u> |
| | F. <u>VIADUCT COW—10/18, 2:30 PM AND PUBLIC HEARING, 5:30 PM</u> |
| | G. <u>NEW COMMISSIONER ORIENTATION BROWN BAG
LUNCH—10/19, 12-2 PM</u> |
| | H. <u>MONORAIL REVIEW PANEL RETREAT—10/29, 8 AM-12 PM</u> |
| | I. <u>COMMISSIONER FAREWELL/WELCOME RECEPTION—
11/19, 5-8 PM</u> |

7 Oct 2004 Project: **Executive Director Report**

Presenters: Guillermo Romano, Executive Director, CityDesign

Attendees:

Time: 1 hour (SDC Ref. #169 | DC00009)

Guillermo Romano discussed with the Commission his efforts to improve the DC's relationship with Parks and Recreation. He recently attended a staff meeting, and has offered to collaborate with Parks in design review of several projects such as Freeway, Occidental, and MLK Parks.

Guillermo has been in contact with Virginia Anderson at Seattle Center. She is excited about the opportunity for collaboration efforts, and has welcomed the DC to contribute early design ideas for the Center House renovation.

The Commission was updated on the relationship with SPU and Seattle City Light. Guillermo and staff met with City Light in August to clarify the extent of the Commission's involvement in future projects, and to discuss early involvement on two major substation projects.

The Commission discussed the relationship they have with SDOT staff, and the ongoing collaboration with regards to street and alley vacation policy revisions, and the skybridge permitting process.