



**Seattle
Design
Commission**

MINUTES OF THE MEETING

November 1, 2007

Greg Nickels
Mayor

Karen Kiest
Chair

Tasha Atchison

Brendan Connolly

John Hoffman

Mary Johnston

Juanita LaFond

Dennis Ryan

Norie Sato

Darrell Vange

Darby Watson

Guillermo Romano
Executive Director

Projects Reviewed

Seattle Center Broad Street Green

Seattle Center Skate Park

King County/Metro Trolley Barn

Department of Planning and Development Update

Convened: 8:30am

Adjourned: 2:00pm

Commissioners Present

Karen Kiest, Chair

Tasha Atchison

Brendan Connolly

Mary Johnston

Juanita LaFond

Dennis Ryan

Norie Sato

Darrell Vange

Darby Watson

Staff Present

Guillermo Romano

Tom Iurino

Vivian Chang



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1 November 2007 Project: Seattle Center Skate Park
West Thomas and 2nd Avenue North, south of Key Arena

Phase: *Feasibility Study Update*

Last Reviews:

Presenters: Jill Crary, Seattle Center
Kathleen McLaughlin, Seattle Center
Lesley Bain, Weinstein AU
Kenichi Nakano, Nakano Associates
Michelle Kang, Grg Partnership

Attendees: Timothy Gallagher, Seattle Parks
Patricia Hopper, Arts and Cultural Affairs
Jan Oscherwitz, DOF
Amy Williams, DOF

Time: 1.0 hours

(SDC Ref. 169/RS0611)

Action:

The Commission thanks the team for a thorough and thoughtful presentation of the feasibility study, and unanimously approves the study with the following comments:

- **Understand the controversy surrounding the selection of the site and commend the team for working to incorporate the site into the Center Master Planning**
- **Impressed with the level of participation and transparency in this study**
- **Like the opportunities that this activity offers for this corner of SC and entry**
- **Look forward to the further development of viewing possibilities , lighting elements and orientation**
- **Recommend the inclusion of this project into the Center Plan and showing the relationships, especially with the entry plaza**
- **Recommend more attention to sun and shade implications**
- **Consider a public sheltered areas for viewing**
- **Support considerations for pedestrian improvements**
- **Concerned about location overall, challenging but ideal considering final outcome**
- **Recommends art exploration and artist participation to include, especially expressions and sculptural and artistic solutions to both the skate park, wall edges, vents, and utilities elements.**
- **Recognizes the funding gap challenge and hopes the Council will determine next steps**
- **Attention to the entry and relationship to Fisher Pavilion**

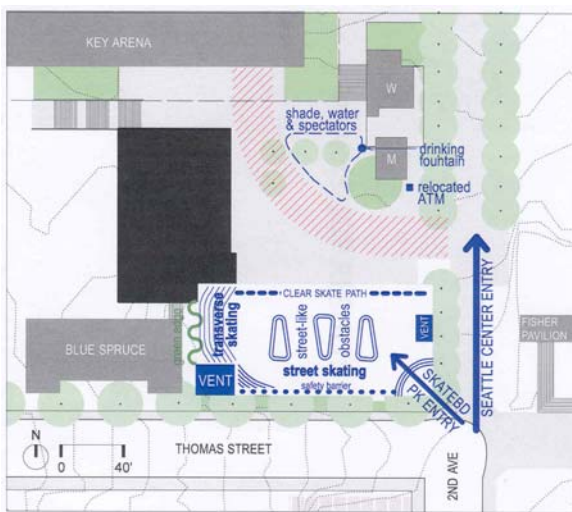
Proponent's Presentation

Project Background

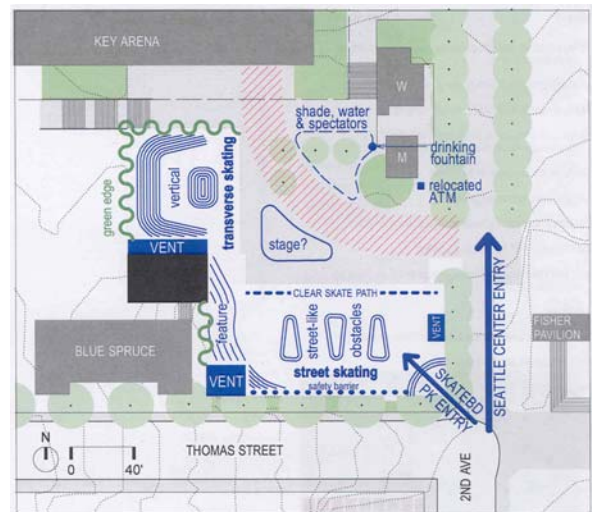
Seattle Center included a skatepark as part of a Family Fun Center in the 5th Ave parking lot in their 1990 Master Plan. Even though the levy for the Family Fun Center was defeated in 1991, Seattle Center built a temporary skate park in the Fifth Avenue parking lot. In 2002, it was relocated within the parking lot site and turned into a successful permanent park. As a condition of the sale of the Fifth Avenue parking lot to the Bill and Melinda Gates Foundation, the skatepark was removed and funds were earmarked to replace it within the geographic area of Seattle Center. The Parks Department began a process to locate the park along Elliott Avenue but that effort was abandoned as part of the 2007 Citywide Skatepark Master Plan, and instead the City Council determined that the park should be relocated within the Seattle Center campus. Seattle Center identified some potential sites for the City

Council’s consideration on Feb. 28, 2007. The Century 21 Committee, working on future development options for Seattle Center proposed a future skatepark development site but did not feel that it would work well given the present conditions at Seattle Center. When no consensus galvanized around the site proposed on 2/28/07, the City Council determined that the Century 21 future site was their preferred location for relocating the demolished park.

In August, the Council passed an ordinance requiring the demolition of Seattle Center Pavilion A and B and the construction of skatepark to be at least 8,900 square feet in size. Seattle Center was required to report to the Council by Oct. 15, on the schedule, budget, and relocation implications for events for this site. Seattle Center hired Nakano and Weinstein A|U to do a feasibility study on 2 options, one for removing Pavilion A and retaining Pavilion B and one for removing both Pavilions. After reviewing the Oct. 15 report, Council has proceeded with adding sufficient funds to Seattle Center’s 2008 CIP for the “A Only” option.



Option 1: Transverse Skating in West Side



Option 2: Vertical Skating Near Pavilion B

There are significant mechanical systems serving Key Arena in the floor underneath Pavilion A and B. The underground area contains catering support, electric plumbing, and emergency generator, all of which need to be protected and functioning during construction. However, there is enough square footage for the park within the Pavilion A footprint. Goals of the skate park community are to create an inclusive and family-oriented environment that is attractive, unique to Seattle Center, be a good neighbor, an enhancement to the park, safe and comfortable, and to be a shining example of skateparks for Seattle. The park needs to be complete by second quarter of 2009. 2nd Avenue is important grid element, with trees from 1962 lining the south side of the street.

Pavilion A and B both were constructed with tilt up concrete panels. There is a glazed “knuckle” between Pavilions A and B and glazing along the whole north side of Pavilion A, whereas the one at Pavilion B is less beautiful. Stakeholders created two options at a design charrette which involved members of the local skateboard community. Option 1 shows transverse skating on west side with street skating in the rest of the site of Pavilion A. Option 2 includes more space for vertical skating at the location of Pavilion B. Both sites could include artistic items that are skatable. The results of this charrette will be shared with those firms competing for the design contract to create the new park. The current budget for building a new skatepark is \$960,000 for construction, \$1.2 million for property acquisition. The feasibility study established a cost for the Pavilion A only option at \$2,900,000, which results in an \$800,000 shortfall for A only, which will be filled in the 2008 CIP.

Commissioner's Comments

- How were costs calculated for Pavilion A?
 - By taking into consideration all the various construction-related costs. The event relocation costs were calculated in a separate process and are not included in this feasibility report.
- If the City were to proceed with the \$200 million Key Arena plans, it would be included the Pavilion A site.
- The Commission is impressed with the feasibility study, and elements such as the blog extend political transparency beyond the scope of particular project.
- One advantage of this project is turning the quiet corner into more family-oriented, friendly, and informal entry into the center. The viewing potential for spectators needs to be better described.
- What is the process for environmental review?
 - The SEPA process is next. There will be a public meeting on November 15th meeting followed by a threshold determination in early December, and then a design team will be selected to expand on the skate park.
- Think about the future and how much natural light there will be.
 - There are trees in the south and light in the west.
- Although spectators are not covered in this project, consider a sheltered spot for parents on drizzly day such as a canopy.
- There is a concern for pedestrian safety on that corner because people cannot see cars coming around and the Commission will support any letter for the installation for an additional stop sign.
- The team has done an amazing job of making the skate park work on a difficult site.
- Components of Broad Street green can potentially be interesting with wall expressions at the skatepark.
- It is great that the Arts Commission is involved already. Look at the vent structure as sculptural piece. Also, think about non-skaters.
- Fisher Pavilion has good connections to skatepark.