



**Seattle
Design
Commission**

APPROVED

MINUTES OF THE MEETING

5 February 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

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Lake City Mini Park Improvements
Commission Retreat Follow-up
Commission 2004 Work Plan

Convened: 8:30am

Adjourned: 1:00pm

Commissioners Present

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

Staff Present

John Rahaim
Layne Cubell
Lisa Baker



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Development

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5 Feb 2004 Project: Lake City Mini Park Improvements

Phase: Schematic Design

Previous Reviews: None

Presenters: David Goldberg, Seattle Parks and Recreation
David McNeal, JGM Landscape Architects

Attendees: Michael Brown, JGM Landscape Architects

Time: 1 hour (SDC Ref. # 169 | DC00326)

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

- **The Design Commission supports the general direction of the design and the simplicity of the approach;**
- **appreciates the way the team is thinking ahead toward the future of this project;**
- **likes the way the ripple form in the concrete is being used to combine hard and soft-scape elements in the park;**
- **encourages the team to look further at the shape and location of the “island” with the grove of trees and the way that hard and soft-scape are being integrated into the design;**
- **also urges the team to consider the distribution of pervious surfaces across the site as well as the size and location of the grove of trees;**
- **cautions the team that in designing the park to discourage some uses they should not go so far as to get away from good principles of design, noting that the design should allow oversight but also provide small and large social spaces and possibly a strategically located sheltered area;**
- **and recommends approval of schematic design.**

This project involves -park improvements funded through the Pro Parks Levy. The Purpose of this project is to redesign an existing park. The park was originally designed by Robert Shinbo and constructed in 1981. The original purpose of the park was to provide refuge on a busy corner. The original park was well designed but has been taken over by homeless people who camp overnight in the park and have effectively taken ownership of the park. The Community wants to remove the elements of the park that allow this kind of territoriality to take place. They also want to make the park more open and allow for sight lines into the park. Seattle Public Utilities has put a restroom on the site because of the current users. They will let the community determine whether this restroom is needed in the future.

The design team developed three alternative schemes for this park which they presented to the community. They have now developed a preferred alternative based on the community’s reaction to these alternatives.

The site is roughly 40ft wide by 150ft long. The area was originally a forest which was then used



Lake City Mini Park Option A

for agrarian development, and more recently car dealerships. There is a portal on the site which is a remnant of the bank which used to be on the property. Generally there is not much history to draw on in the area. The design team wants instead to try and evoke the “lake” that is implied in Lake City, or to draw on the street treatment that the central portion of Lake City Way is known for.

The park site is surrounded by streets on three sides with an adjacent building on the south side of the site only. The adjacent building is only 1-1/2 stories tall. There is a lot of housing near to the site and it is likely that in the future the adjacent building could be built up to four or five stories tall.

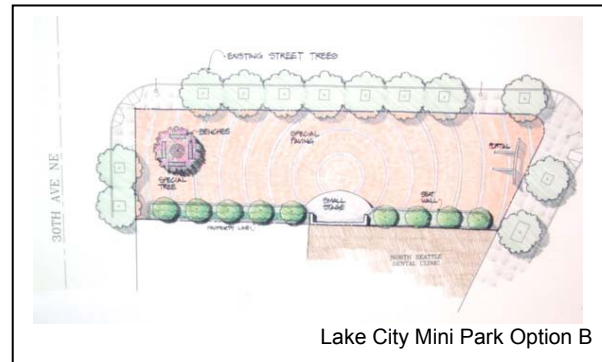
The team would like the design of the park to bring people through the park and keep it activated. They are also using the CPTED (Crime Prevention Through Environmental Design) process to ensure that there are no places to stash drugs and ensure that there are not design features of the park that promote other illegal activities.

The team would like to keep the existing street trees at the perimeter of the site, but are concerned that it may be difficult to get construction equipment onto the site without disturbing the trees.

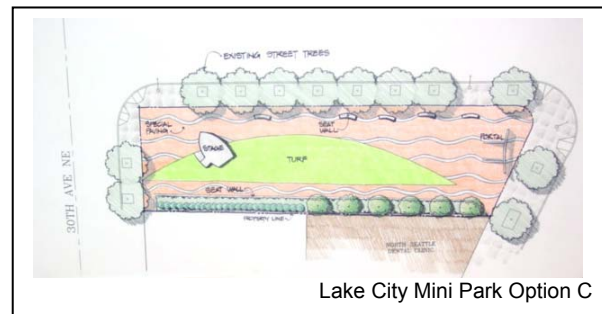
The community would like open space in this park where they can have activities related to the Lake City Festival and other events. They would also like the park to allow for the inclusion of a temporary stage. When the three initial schemes were presented to the community some community members were concerned that the natural turf shown in scheme “C” could encourage overnight camping. The preferred scheme includes a central refuge area with a grove of trees and also includes a wave pattern in the concrete as shown in option “C”. The team needs to find a way to incorporate more pervious surface into the preferred design. They are considering using eco-block pavers in the refuge area. Currently the design has less pervious surface than the existing park.

Key Commissioner Comments and Concerns

- Likes the move away from turf, and likes the grove of trees. Suggests understory planting beneath the trees.
 - Proponents noted that low shrubs could be a place where people could conceal drugs, or other items.
- Remarks that there are some groundcovers that are low enough that they could not be used for concealment.
- Suggests that the wave pattern in the concrete could be larger and less regular. Further that the benches that follow the wave forms could bend in both directions. Some could be concave and some could be convex.



Lake City Mini Park Option B



Lake City Mini Park Option C

- Recommends that the refuge/island with the grove of trees could be more integrated into the wave pattern in the concrete.
- Suggests that the pervious pavers could be integrated into the wave pattern in the concrete. Notes that this would distribute the pervious surface across the site.
- Remarks that it is challenging to make a place for people, but not for homeless people. Notes that the team has talked about the preventative uses of the park. Would like the team to talk more about the users and uses that are being promoted in the park.
 - Proponents explained that the park will be used by people who are passing through, people who are waiting for transit, and people who live nearby. It will also be used by kids in the neighborhood. The team is excited about the play value of the waves in the paving pattern. Proponents noted that the community will also activate this space with festivals and with festival lighting.
- Questions how the design will provide for festival lighting.
 - Proponents explained that there will be electrical outlets along the wall to the south of the site. Proponents furthered that there are already a lot of programmed activities during the year that the community will hold in this park. They added that there could be more lunchtime use of the park as the area gets more active.
- Acknowledges that the team is dealing with an extremely difficult challenge of discouraging some uses while encouraging others. Suggests that there could be a shelter on the site without encouraging overnight camping and territorial use of the park. Notes that the location of the shelter could make a difference in the kind of use it encourages. Recommends that the shelter could be on the busy street corner.
- Agrees that the team should explore how the “island” form could be shaped by the waves. Notes that the “island” is the dominant form in the park. Would like the paved areas that people will be using to dominate instead.
- Notes that the Commission typically advocates for public restrooms. Understands that there are particular problems with the restroom on this site.
- Remarks that part of the problem with this park is that it is surrounded on three sides by streets. Suggests that the team could work with the tenant of the adjacent building to see if there is a way to have an activity that breaks through the wall.
- Would like the grove of trees to be longer.
- Suggests that the wave pattern in the concrete could be used to move water through the site.
- Feels this is a very positive project. The three options presented to the community were all distinct options and were all viable alternatives. Remarks that small parks are often overloaded with too many elements. Notes that this park has the appropriate level of detail for its size.
- Suggests that the benches could be seen as “boats” in the “water/waves” of the plaza. Also recommends that the wave pattern could be at a 30/60 degree angle on the site to reinforce movement across the plaza.
- Remarks that the social issues facing this park cannot be completely solved through good design.

5 Feb 2004 Project: **Commission Retreat Follow-up**
Phase: Discussion

Time: 1 hour (SDC Ref. # 169 | DC00000)

Summary: **The Commission discussed issues that arose at the Commission Retreat on 22 January. These issues included how the Design Commission can form a stronger relationship with City Council and how the Commission can be more effective in their public outreach.**

Alan Justad met with the Commission to discuss public outreach options. He suggested that there could be op-ed pieces tied to projects the Commission is reviewing. He noted that the turn around time would have to be very quick for this to work. Alan Justad remarked that one of the challenges about raising public awareness about the Design Commission is that a lot of the Commission's work is done on panels which also involve other groups. He suggested that the Commission could use the web more effectively to promote their activities. He also suggested that there could be an opportunity to develop a piece about the Design Commission which could be shown on the Seattle Channel.

5 Feb 2004 Project: **Commission 2004 Workplan**
Phase: Discussion

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

Summary: The Commission discussed their workplan for the upcoming year. Their discussion included how to balance the mandated role of the Commission as it is written in the Seattle Municipal Code with other projects that the Commission maintains an interest in that lay outside of the strict purview of the Commission. Commissioners noted that they are taking a less active role in the Waterfront Planning Process, but would still like to maintain some level of involvement. They also discussed ways that the Design Commission could be involved in commenting on or reviewing the Draft Environmental Impact Statement (DEIS) for the Alaskan Way Viaduct and Seawall Replacement Project.

17 January 2003 Commission Business

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| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 18 DECEMBER 2003 AND 15 JANUARY 2004- APPROVED</u> |
| DISCUSSION ITEMS | C. | <u>URBAN PLANNER RECRUITMENT UPDATE- CUBELL</u> |
| | D. | <u>WATERFRONT PLAN UPDATE- CUBELL</u> |
| | E. | <u>35TH ANNIVERSARY FOLLOW-UP- CUBELL</u> |
| | F. | <u>OUTSIDE COMMITMENTS UPDATE - ALL</u> |
| ANNOUNCEMENTS | G. | <u>WATERFRONT ENVIRONMENTAL FORUM - FEB 12TH, 6-8:30PM, REI</u> |