



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 Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

September 6, 2012

Convened 8:30am
Adjourned 3:45pm

Projects Reviewed

Elliott Bay Seawall Project

Commissioners Present

Julie Bassuk, Chair
Shannon Loew
Tom Nelson
Norie Sato
Don Vehige (excused from 8:30-9:00am)
Debbie Harris (excused from 8:30-9:00am)

Commissioners Excused

Osama Quotah
Laurel Kunkler
Mary Fialko
Julie Parrett

Incoming Commissioners Present

Seth Geiser

Staff Present

Valerie Kinast
Tom Iurino



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September 6, 2012	Project:	Elliott Bay Seawall Project
	Phase:	Briefing
	Last Reviewed:	Jun 16, 2012; Jul 26, 2011; Mar 17, 2011; Feb 3, 2011; Dec 2, 2010; Oct 7, 2010
	Presenters:	Jennifer Wieland, SDOT Dave Warner, Parsons Drew Gangnes, Magnusson Klemencic Associates
	Attendees:	Erin Taylor, Enviroissues Andrew Russin, community member

Time: 9:00am-11:00am

Summary of Project Presentation

The design team gave a briefing in advance of a 60% design presentation later this year. The Elliott Bay Seawall Project will replace the existing seawall—from S. Washington Street to Broad Street—with a structure that meets current safety and design standards, enhances habitat, and is in concert with planning for a new waterfront. The team has collaborated with the waterfront designers from James Corner Field Operations to help determine seawall alternatives and maximize flexibility for the future waterfront design.

The seawall design and construction is divided into two phases. Phase I, deemed more important because of the plan for the viaduct's removal, is funded and is between S Washington St and Lenora St. Phase 2 is not yet funded. Phase 1 is broken down into four zones. Zone 1 includes the beach proposed in the waterfront plan at Washington St, and the new seawall would be located 15 ft. east of where it is now. The beach features riparian plantings and does not emphasize recreation due to shoreline master plan rules. Zone 2 is adjacent to Coleman Dock, with the seawall 15 ft east of where it is now. Zone 3 stretches north to Waterfront Park, with the seawall 10-15 ft east of where it is now. Zone 4 is along Waterfront Park, the Aquarium and Pier 62/63, and the seawall would be about 10 ft east of where it is now. Along the seawall, sidewalks will cantilever out over the water and "shelves" would extend out below that to provide habitat. The project includes adaptation to sea level rises. The new seawall will last approximately 75 years.

Phase I's construction will start in 2013 and end in 2016. The team will hire a GC/CM contractor by 60% design to help finish the design, which will provide more certainty for the project's costs and construction. The design provides more flexibility for the contractor to sequence work and limit impact on businesses, while retaining all the features such as the habitat bench and light penetration. The team plans to use jet grout technology to build the seawall, which is less disruptive than other methods of construction, performs better in seismic events, and is more cost effective. Lastly, the team analyzed the project by its systems: waterfront vision, transportation, seawall, utilities, public realm overlay and habitat. The transportation analysis showed the plans for the restored road and the final Alaskan Way that will be built after the viaduct is removed.

SUMMARY (by Sato)

The Seattle Design Commission thanks the design team for its clear presentation of the Elliott Bay Seawall project and looks forward to the 60% design review later this fall. We encourage the team to inform the commission of policy issues that may interfere with the optimal design and construction of the project, such as ROW or shoreline policies, and funding for later phases.

The commission has the following recommendations:

- Focus on sustainability as a single element; it is worth spending the time and resources to explore sustainable strategies. Study, provide details and pursue opportunities for strategies such as low impact development, steam harnessing, stormwater treatment, energy production such as geothermal, and material sourcing.
- Consider designing the seawall for a longer lifespan than 75 years, given that buildings with 200 year lifespans are being built now. Design to enable later retrofits to extend the life of the seawall.
- Add materials pollution as a metric in decision making; consider sourcing, composition, off-gassing, and end-of-life treatment of materials and construction practices.
- Provide more details and metrics for events that may impact the lifespan and integrity of the seawall, such as seismic and storm events and sea level rise.
- Keep the placement of piles flexible enough to permit their easy relocation if on-site conditions warrant it.
- Examine the danger of forces against the relieving platform by possible uplifting of the timber piles that are being left in place.