



## APPROVED MINUTES OF THE MEETING

**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Tom Nelson**, Chair

**Osama Quotah**, Vice Chair

**Bernie Alonzo**

**Brodie Bain**

**Megan Groth**

**Laurel Kunkler**

**Shannon Loew**

**Martin Regge**

**Ellen Sollod**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Coordinator

**Joan Nieman**  
Administrative staff

**November 21, 2013**

Convened 8:30 am

Adjourned 5:00 pm

### **Projects Reviewed**

North Transfer Station

Waterfront – Main Corridor South of Union Street

### **Commissioners Present**

Osama Quotah, Vice Chair

Brodie Bain

Megan Groth

Shannon Loew (arrived at 10:30 am, excused 1:00–2:15 pm)

Laurel Kunkler (arrived at 9:00 am)

Martin Regge

Ellen Sollod

### **Commissioners Excused**

Tom Nelson, Chair

Bernie Alonzo

### **Staff Present**

Michael Jenkins (excused at 11:30 am)

Valerie Kinast

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<b>November 21, 2013</b> <b>9:30 – 11:30 am</b>	<b>Project:</b>	North Transfer Station	
	<b>Review Type:</b>	CIP and vacation	
	<b>Phase:</b>	60%	
	<b>Previous Reviews:</b>	12/2/2010; 6/16/2011; 11/15/2012 UDM approved; 2/7/2013 PB approved; 10/3/2013 30% approved	
	<b>Presenters:</b>	Dean Koonts	HBB
		Gregory Lindstadt	CDM Smith
		Hui Yang	SPU
		Kelly Pajek	Office of Arts and Cultural Affairs
		Pierce McVey	Mahlum
	<b>Attendees:</b>	Bryn Kepler	dark   light
		Josh Campbell	SPU
		Linda Mitchell	Skanska
		Perri Lynch	Arts Commission
		Tim Croll	SPU

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### Recusals and Disclosures

There were no recusals or disclosures.

### Purpose of Review

The purpose of this meeting was to review the 60% design of the North Transfer Station redevelopment. The project was previously reviewed on numerous occasions. It had received approval of the urban design merit and public benefit package of the street vacation, constituting a recommendation to the SDOT director and City Council to approve the vacation. It had also received 30% capital project design approval. After the 60% review the project is slated for 90% review. Approval of the 90% design is the final step of Design Commission review.

### Summary of Proposal

Seattle Public Utilities is proposing to replace the existing transfer station at 1350 N 34th St in Wallingford. SPU has also acquired additional property on the east side of Carr Place N, whose vacation has been approved in order to expand the facility to meet utility demand. The existing North Transfer Station (closed in January 2014) was over 50 years old and had become unreliable and unable to meet all recycling needs as it ages. The goal of the redevelopment is to improve programming, onsite access, and traffic flow.

The new transfer station will consist of a large tipping building, a small administration building attached to it, a reuse and recycle building, scale yard, parking, and park-like open space. At the north and east edges of the site, the station is set back from the property line to preserve the view corridor along Ashworth Ave N and provide open space and plantings. SPU has acquired a parcel north of N 35th St between Carr Pl N and Woodlawn Ave N intended for open space improvements as part of the public benefit package of the street vacation.

The City Council approved an agreement between SPU and the Wallingford and Fremont Community

Councils that details some of the project's design, such as the setbacks and elements of the open space design.

### **Summary of Presentation**

Hui Yang of SPU introduced the project. Greg Lindstad of CDM Smith presented the project, which is dated November 21, 2013, and available on the [Design Commission website](#). He explained the location and agreements that had been made with the residential community when deciding to expand the transfer station functions and site.

Pierce McVey of Mahlum presented the design of the project. He went over the various buildings and circulation on the site. He explained the inspiration for the materiality and patterning of the architecture and how the latter had been revised according to commission input. Mr. McVey described the ideas behind providing orientation through the site, including the use of supergraphics and safety colors. He then went over the edge conditions, reminding the commission that the neighbors required visual and sound mitigation. The team was considering a different type of wall than the solid one shown in the presentation.

The team presented the ideas of the artist, Jean Shin. Kelly Pajek of the Office of Arts and Culture explained the comments of the PAAC and stated that the idea was evolving to be less literal and the materiality was being developed. She reported that the artist and architect were meeting regularly and collaborating.

Dean Koontz of HBB described the landscape design, explaining that the linearity had been broken down and more distinct spaces created in response to Design Commission recommendations. He went over the constraints to the landscape design. Green roofs are planned for the site and street trees along the edges. Texturing of walls the along site was informing the tree selection along edges. Layering of trees was used to minimize the appearance of the long walls the length of the large public open space along the east end of the project.

### **Summary of Discussion**

The Commission was interested in the juncture between the landscape design and architectural design. They remained critical of the function of the walls and their design. They expressed a strong preference for locating the art in the entry plaza area rather than on the walls, where the public could experience it more and wouldn't be trying to mask the weakness of the wall. Commissioners discussed ways the walls might be permeated or varied to make it less of an oppressive presence along the frontage of N 34th St. They spoke of the importance of the entry plaza and it was agreed it should be welcoming and draw people into the viewing room. The Commissioners commended the layering of the vegetation and encouraged the designers to extend the educational element into the landscaped parts of the site.

### **Agency Comments**

none

### **Public Comments**

none

### **Action**

The Design Commission thanked the project team for the presentation of the North Transfer Station 60% designs. Overall the Commission appreciated the development of the materiality of the

architecture, the increase in transparency into the site, and the response to the recommendations on the linearity of the landscape architecture. They complimented the team on referencing the materiality of the buildings in the architectural elements of the plaza at Woodlawn Ave N and N 34th St and encouraged them to further refine the design along these lines. Commissioners were enthusiastic about the use of large graphics and the subtle move of drawing the safety yellow color from outside the building into it. The team was encouraged to consider extending the use of the graphic and architectural language outside the walls and into the park areas as a unifying thread. The Commission offered to support the project team if there were areas where they could strengthen integration of the design.

With a **vote of 4 to 3**, the Design Commission approved the 60% design of the North Transfer Station subject to an administrative review focused on the recommendation items listed below before the design progresses beyond 60%:

1. Further develop the design of the perimeter walls.
2. Consider how the wall along N 34th St might become more of a façade.
3. Consider pulling back the wall along N 34th St to open up views of the facility's visitor entry.
4. Further develop the entry plaza.
5. Consider how education might reach beyond the viewing room, out of the building and into the plaza and park, to draw people in.
6. Explore ways to create a relationship between the walls on N 34th St and N 35th St. As someone moves along the site, it should be apparent that both sides of the facility are of the same design.
7. Refine the materiality of the buildings, landscape, and hardscape to bring a unity to the design across the site.
8. Collaborate with the artist as you refine the design.
9. Improve the integration of the plaza designs at the entry and the southeast corner with the building architecture and with each other. Refine the soft and hardscapes to build a relationship between the two plazas and integrate them in the overall design.
10. Explore creating a relationship between the green roof and the ground plane plantings.

At the next presentation, please describe the strategy for sustainable materials for landscape such as it was for the building. Illustrate and explain how visitors will move from the bus drop off to the building entry. Show in more detail the plaza at N 34th St and Woodlawn Ave N, the playground, and how the exercise stations are integrated.

The reasons for the opposing votes were as follows:

SL: The perimeter walls are a very prominent feature of the design and hold an important place in the overall scheme. They are not resolved yet.

MG: The entry plaza is the public face of the facility and is not developed to a high enough level.

OQ: At 60% there must be architecture and landscape integration. The walls can make or break the facility. They are not resolved enough yet.