

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

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December 5, 2013

Convened 8:30 am

Adjourned 4:00 pm

Projects Reviewed

Hines-REIT Design Center Skybridge

Rainier Light Rail Station

Commissioners Present

Tom Nelson, Chair

Osama Quotah, Vice Chair (excused at 1:00pm)

Bernie Alonzo

Brodie Bain

Megan Groth

Shannon Loew

Martin Regge

Non-Voting Commissioner Present

Ross Tilghman

Commissioners Excused

Laurel Kunkler

Ellen Sollod

Staff Present

Michael Jenkins

Valerie Kinast

Joan Nieman



December 5, 2013
9:15 – 10:30 am

Project: Hines-REIT Design Center Skybridge
Review Type: Skybridge
Phase: Permit renewal
Previous Reviews: none

Presenters: Shannon Gerity Design Center
Attendees: Amy Gray SDOT
Andy Albrecht Hines
Angela Steele SDOT
Craig Cross Hines
Doug Murphy Hines
Jessica Clawson McCullough Hill, PS

Recusals and Disclosures

There were no recusals or disclosures.

Summary of Proposal

The Design Center is proposing to retain a skybridge and requesting a skybridge permit to do so.

The skybridge connects two buildings that comprise the Seattle Design Center in an industrial area west of the center of Georgetown. The Seattle Design Center is a place where professionals can view and order furniture and other interior design products. It houses many businesses under one roof, and there are similar such centers in other U.S. cities. There is parking on the first floor of the newer building.

Built in 1982, the skybridge connects two buildings, one built in 1972 and the other in 1982 along with the skybridge. It serves primarily as a connection for people to move between the buildings, but there are also data lines and HVAC controls passing through it. Besides the wholesale showroom type of business function, the facility also holds events, and the skybridge provides code-required egress for those situations. It is also the most direct path for mobility impaired moving between the buildings.

The public benefit mitigation proposed includes:

1. Replacement of trees along S Orcas St
2. Wayfinding and district signage
3. A specialty bike rack
4. Landscape improvements along 6th Ave S
5. Existing landscape and publically used amenities along S Orcas St

Because this site is in an industrial zone, the property owner is not required to provide street trees. The wayfinding and district signage was proposed after consulting the business community.

Summary of Presentation

Shannon Gerity of the Design Center gave the presentation dated December 5, 2013 available on the [Design Commission website](#).

Summary of Discussion

The Commissioners focused on the design of the bike rack, its location within the broader context of pedestrian and transit connectivity in Georgetown, and the degree to which wayfinding signage is evocative and strengthens the identity of the neighborhood.

Agency Comments

Angela Steel, SDOT, Skybridge Review Committee: The Skybridge Review Committee reviewed the proposal and recommends approval. It appreciates all the work done to evolve the package. She agrees with canceling the picnic bench and recommends curb ramps on Orcas St for accessible path. Signage and rack has support on concept but still needs coordination from SDOT. We have received a letter of support from the Georgetown Community Council.

Public Comments

none

Action

The Design Commission thanked the team for the presentation of the public benefit package of the Hines-REIT Design Center Skybridge ordinance.

With a **vote of 7 to 0**, the Design Commission approved the public benefit package listed below of the Hines-REIT Design Center Skybridge with the condition to return to the Design Commission for administrative review of the items listed below. This is the final review of the proposal by the whole Design Commission. Successful completion of the administrative review will constitute the Design Commission recommendation to the SDOT to approve the skybridge proposal.

Public Benefits

1. Landscape improvements to S Orcas St and 6th Ave S.
2. Replace existing street trees with six plum trees, per SDOT arborist's advice.
3. A bike rack.
4. Design signage specific to the district.

Condition Items

1. Refine the design of the bike rack with an emphasis on how it supports cross-neighborhood connections as opposed to creating a node. When choosing the location, think about transit connections, the bike network, and ramping. Integrate it with the landscape and work to achieve a balance between the bike rack as a piece of art and as a practical, easy to use utilitarian object.
2. Further develop the plans for signage to strengthen the identity of neighborhood. Work with the community on placement, numbers, and design. Explore working with local craftspeople or artists to make signs that express the identity of Georgetown. Provide a signage plan.