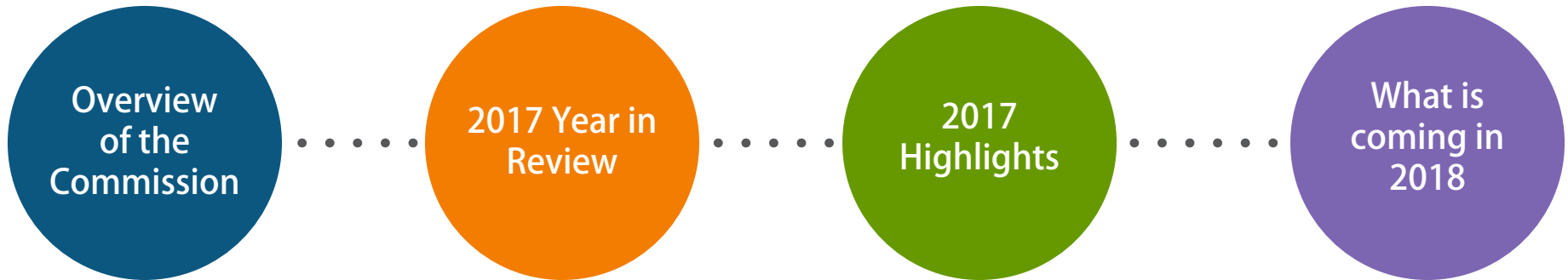


# Seattle Design Commission: Year in review and outlook on 2018

Planning, Land Use & Zoning Committee  
March 7, 2018



# PRESENTATION OUTLINE



# OVERVIEW OF THE COMMISSION

- **Established in 1968**
- **Advise the Mayor and City Council on projects affecting the public realm, including:**
  - Capital Improvement Program projects (CIP)
  - Right-of-Way projects (ROW)
    - Street and alley vacations
    - Skybridges
    - Long-term street use permits
  - Major transportation projects (M)
  - Plan or policy reviews (P)
  - Light Rail Review Panel (LRRP) - **Completed its reviews in 2016**
    - Members from Design, Arts, and Planning Commissions
    - Focus: review of light rail stations and neighborhood integration

# OVERVIEW OF THE COMMISSION

## Mission

- **Inspired Design** - Inspired design unifies the public realm and inspires the community by embodying state-of-the-art practices.
- **Contextual Integration** - Integrated design responds to its context and enhances its neighborhood.
- **Innovative Sustainability** - Sustainable design minimizes environmental impact and provides long-term self-sufficiency.
- **Social Inclusion** - Inclusive design seeks to elevate the quality of life for all and responds fluently to its cultural context.
- **Exemplary Partnerships** - Design partnerships leverage public, community, and private resources, integrating design efforts across multiple disciplines and agencies to achieve greater results with the same resources.
- **Effective Investments** - Effective design provides high value for the investment by thoughtfully considering flexibility, longevity, and total life-cycle costs.

# OVERVIEW OF THE COMMISSION

## Commission Structure



### 4 required appointments:

- 2 Architects
- 1 Fine Artist
- 1 lay member



### 5 additional appointments from the following professions:

- Urban Planner
- Urban or Environmental Designer
- Licensed Engineer
- Landscape Architect



### 1 member from the Get Engaged Program



### Commission Staff:

- Director
- Coordinator
- Planner
- Administrative Staff



Commission meets 1st and 3rd Thursday of each month



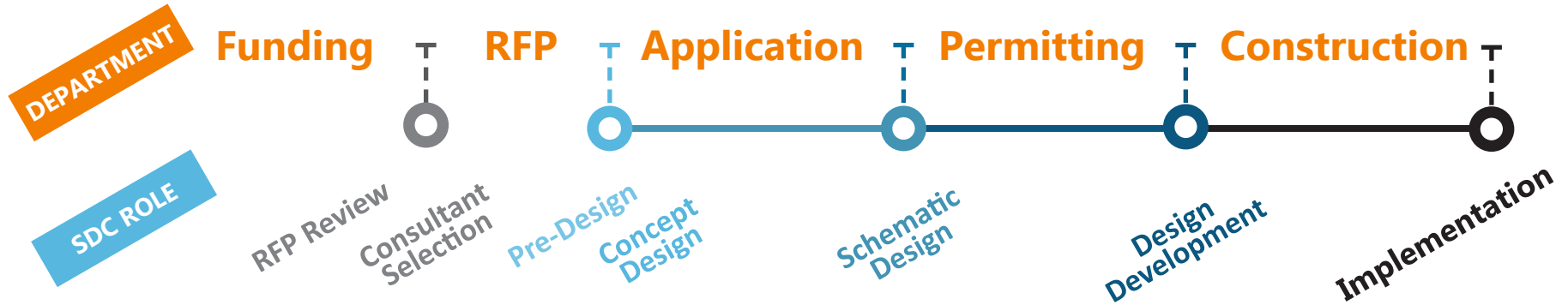
15-20 hours per month



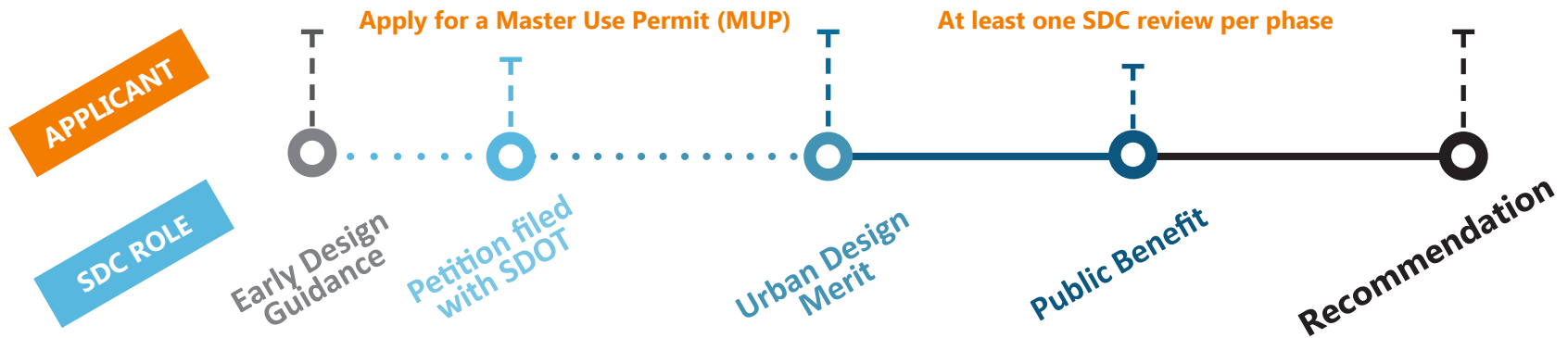
Hourly compensation

# OVERVIEW OF THE COMMISSION

## Capital Improvement Program



## Street & Alley Vacations and Skybridge reviews



## COMMISSIONERS

**Shannon Loew, Chair\*** At-Large Member  
**Ross Tilghman, Chair** Transportation Planner  
**John Savo, Vice Chair** Architect  
**Brodie Bain\*** Urban Planner  
**Lee Copeland** Architect  
**Ben de Rubertis** Urban Designer  
**Thaddeus Egging** Licensed Engineer  
**Rachel Gleeson** Landscape Architect  
**Laura Haddad** Fine Artist  
**Jescelle Major\*** *Get Engaged* Member  
**Brianna Holan** Urban Planner  
**Rick Krochalis** At-Large Member  
**Evan Fowler** *Get Engaged* Member  
*\*Term ended in 2017*

## STAFF

**Michael Jenkins** Director  
**Valerie Kinast** Coordinator  
**Aaron Hursey** Planner  
**Juliet Acevedo** Administrative Staff  
**Diana Settlemyer** Intern

## PROJECTS

**13** Capital Improvement Program Projects  
**9** Vacations and Right-of-Way Permits  
**5** Major Projects  
**2** Plans

**7** transportation projects

**6** vacations

**2** bridges

**11** parks and open spaces

**2** public facilities



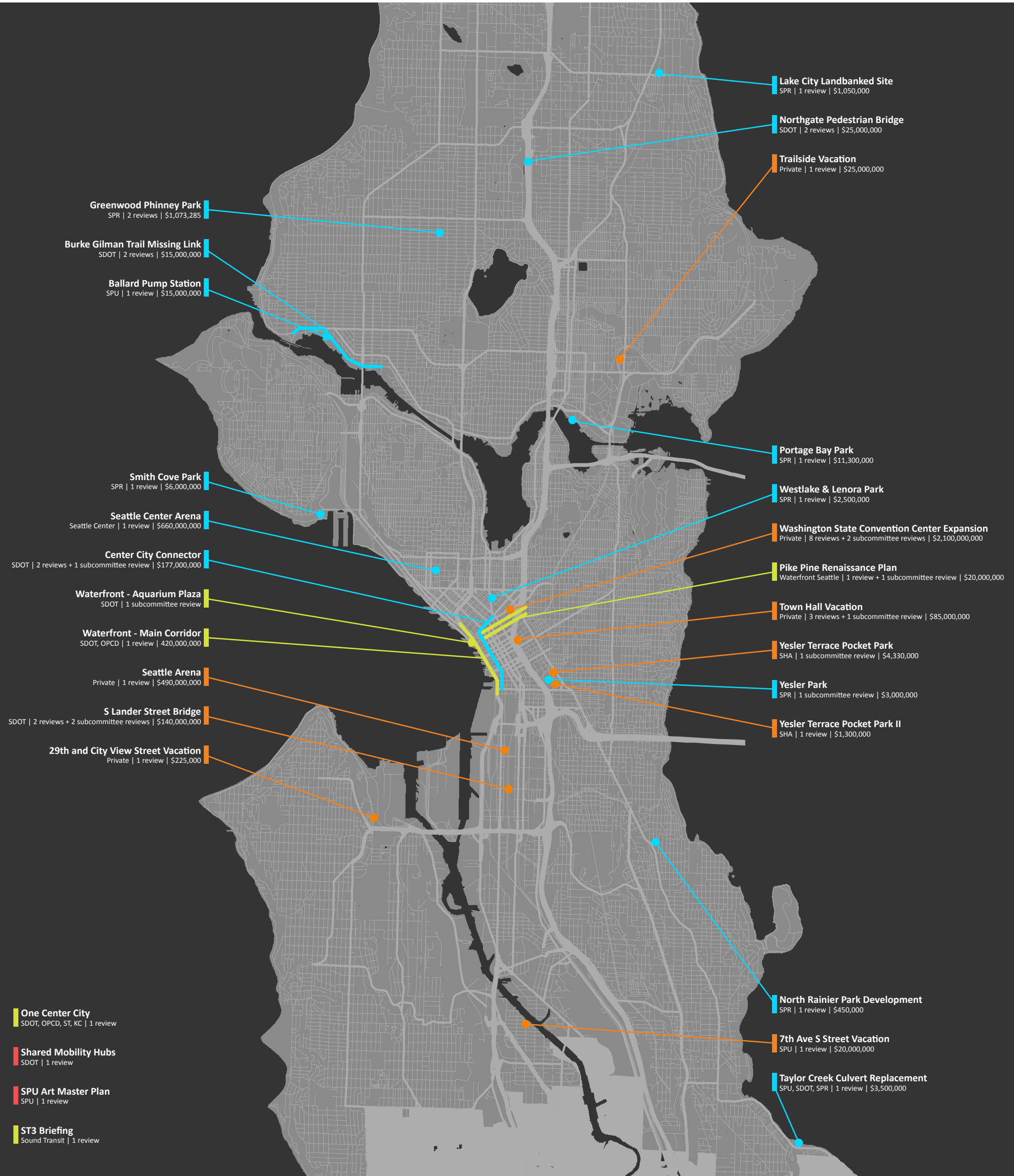
**\$4.2 BILLION** ESTIMATED VALUE OF PROJECTS REVIEWED

**91 HOURS** TOTAL TIME SPENT ON REVIEWS AND MEETINGS

## HIGHLIGHTS

- 1** Held our bi-annual Design Excellence Awards, recognizing 4 projects - Fire Station 20 - Interbay, Seattle Bicycle Master Plan, UW Light Rail Station, Mapes Creek Restoration - for their excellence in design. Also include honorable mention for Leaves of Remembrance.
- 2** Completed our review of proposed improvements to the Seattle Waterfront - Main Corridor project in a two day session.
- 3** Completed our work on the WSSC expansion project, which requested 3 alley vacations as well as 2 subterranean vacations below Olive and Terry Ave
- 4** Completed consultations with WSDOT to develop an urban design manual guiding the proposed Montlake Lid project and related investments

The Seattle Design Commission champions design excellence in the public realm; promotes design practices that serve as a catalyst for innovative sustainable development, equal opportunity, and social inclusion; and ensures that the city's built environment makes Seattle a world-class example of sustainable urban design that strengthens community, public life, and economic prosperity.



# 2017 YEAR IN REVIEW

## Downtown / SODO / CID

7 projects | \$3.35 billion

## Capitol Hill / First Hill

4 projects | \$93.7 million

## Ballard / Interbay / Magnolia

3 projects | \$36 million

## Southeast Seattle

2 projects | \$3.95 million

## South Park / Georgetown

1 project | \$20 million

## South Lake Union / Queen Anne

2 projects | \$662.5 million

## North Seattle

3 projects | \$27.1 million

## U-District

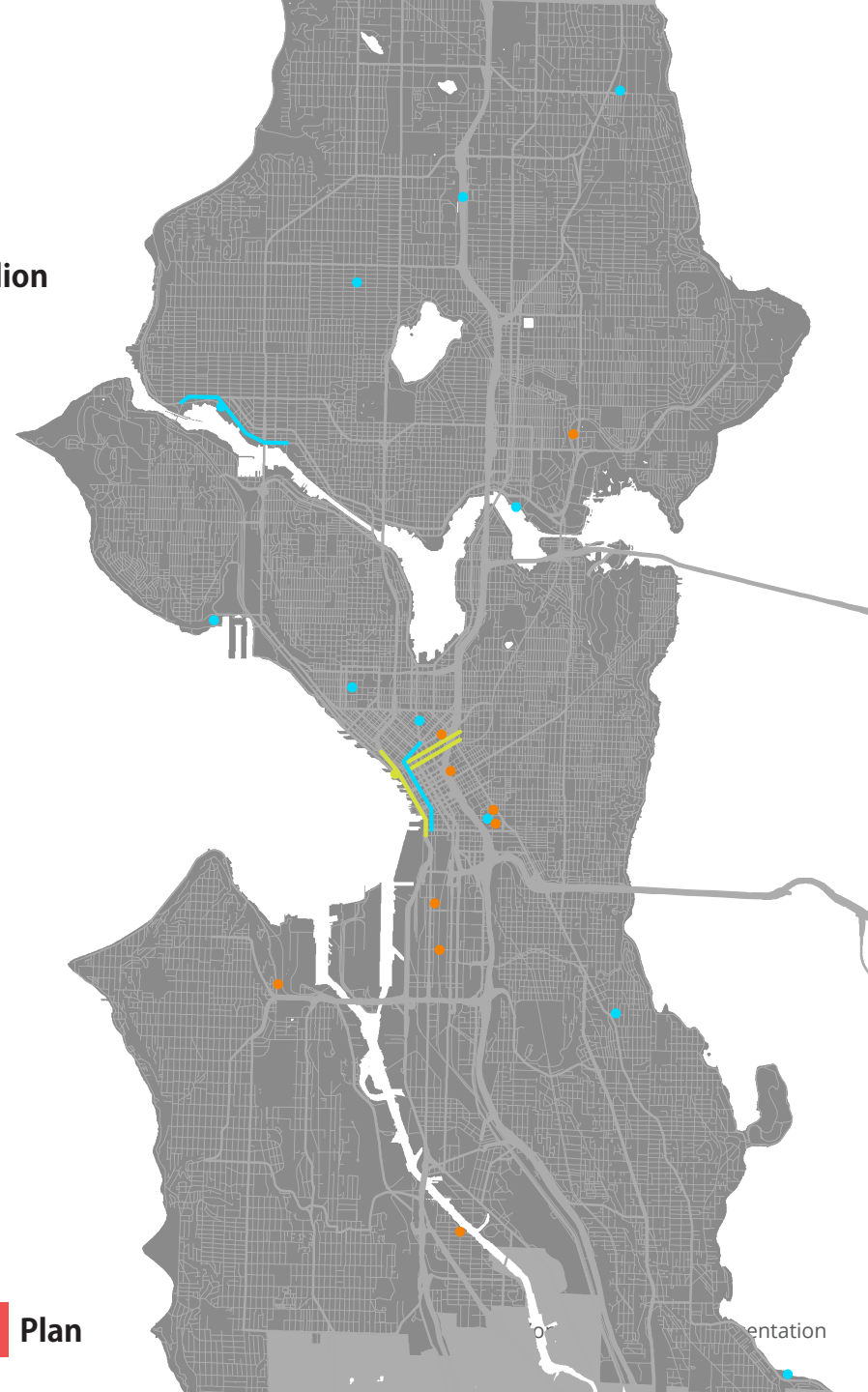
2 projects | \$36.3 million

## West Seattle

1 project | \$225,000

## Citywide

3 projects





# 2017 YEAR IN REVIEW

## Downtown / SODO / CID

Center City Connector  
One Center City  
Pike Pine Renaissance Plan  
Seattle Arena  
Seattle Waterfront  
South Lander St. Bridge  
WSCC Expansion

## Capitol Hill / First Hill

1101 8th Ave Alley Vacation  
Yesler Park  
Yesler Terrace Pocket Park  
Yesler Terrace Pocket Park II

## Ballard / Interbay / Magnolia

Ballard Pump Station  
Burke-Gilman Trail 'Missing Link'  
Smith Cove Park

## Southeast Seattle

North Rainier Park Development  
Taylor Creek Culvert Replacement Project

## South Park / Georgetown

7th Ave S Street Vacation

## South Lake Union / Queen Anne

Seattle Center Arena  
Westlake & Lenora Park

## North Seattle

Greenwood-Phinney Park Development  
Lake City Park Development  
Northgate Pedestrian Bridge

## U-District

Portage Bay Park  
Trailside Vacation

## West Seattle

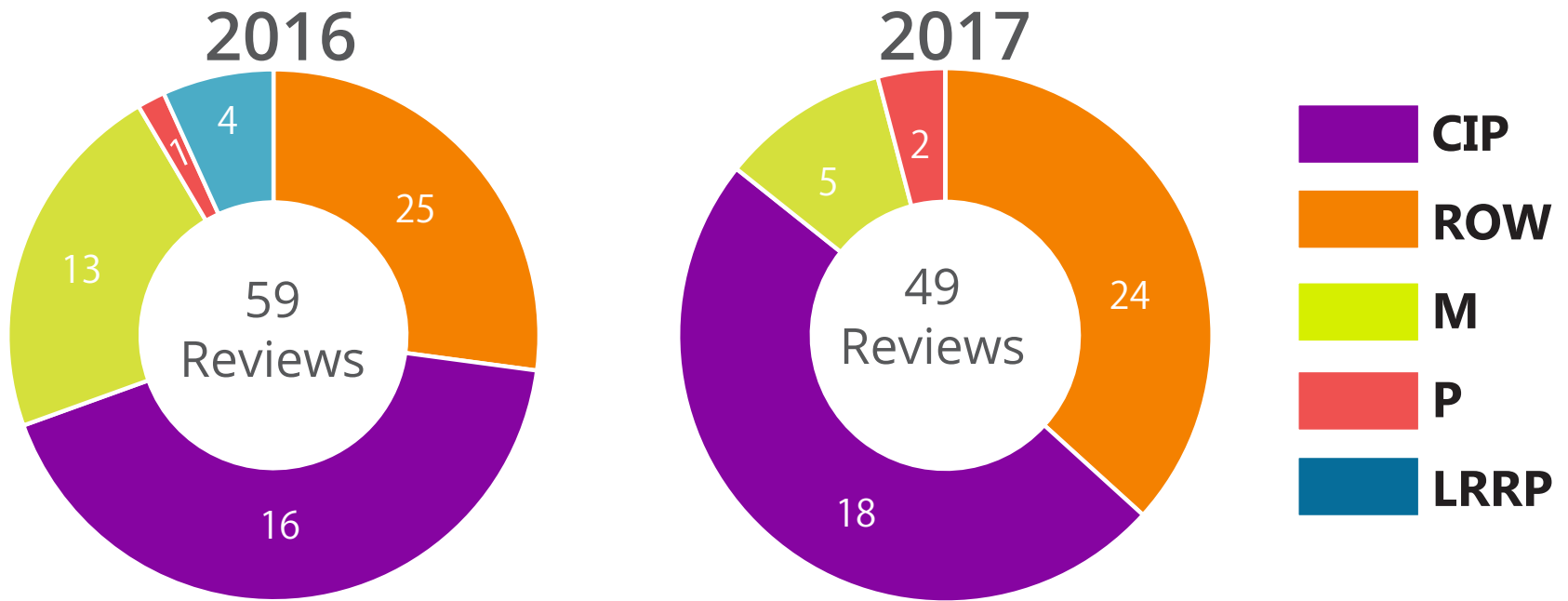
29th and City View St. Vacation

## Citywide

Shared Mobility Hubs  
ST3 Briefing  
SPU Art Masterplan

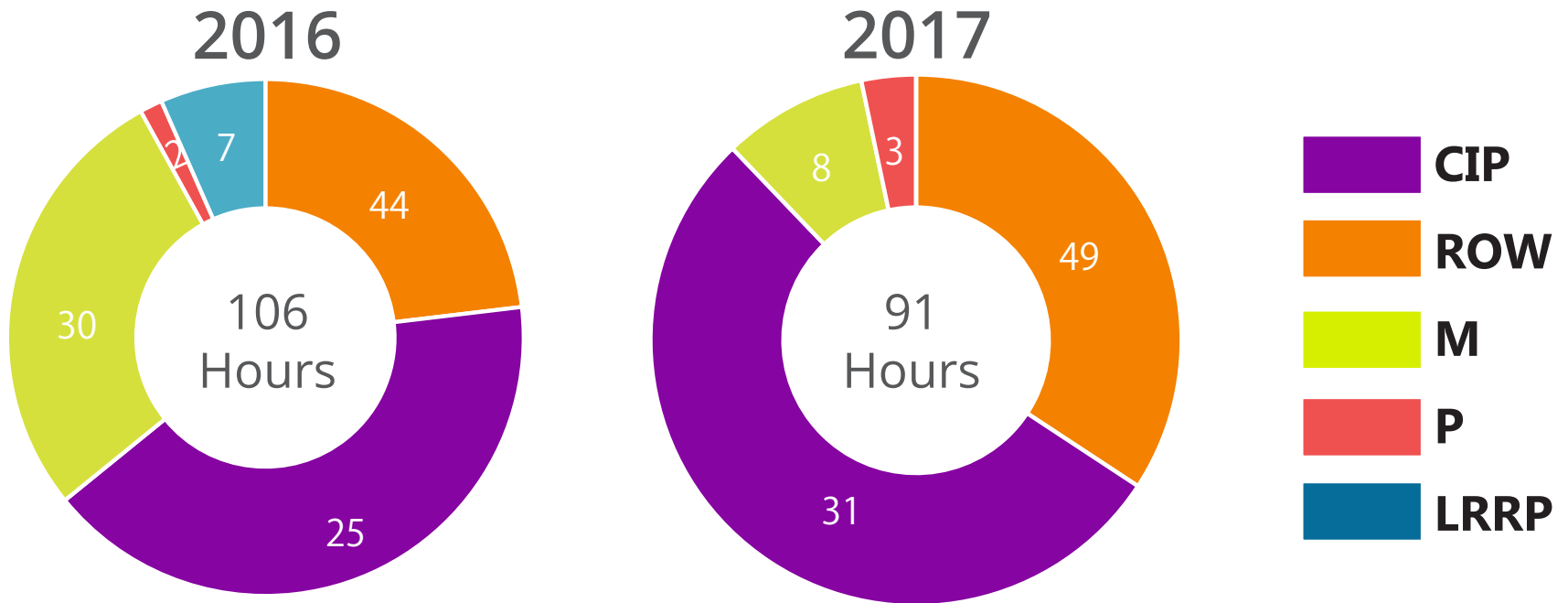
# 2017 YEAR IN REVIEW

## Number of reviews by project type



# 2017 YEAR IN REVIEW

## Hours by project type



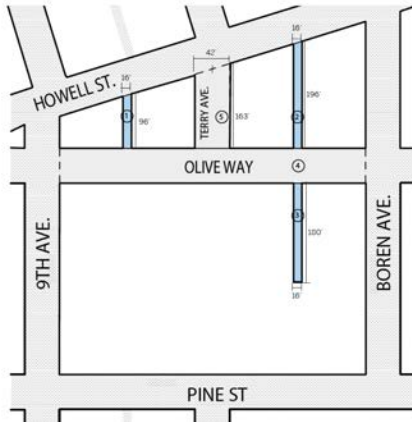
# 2017 Highlights

- Washington State Convention Center Expansion
- Waterfront Seattle
- Seattle Center Arena
- Greenwood-Phinney Park Development
- Design Excellence Awards

# 2017 Highlights

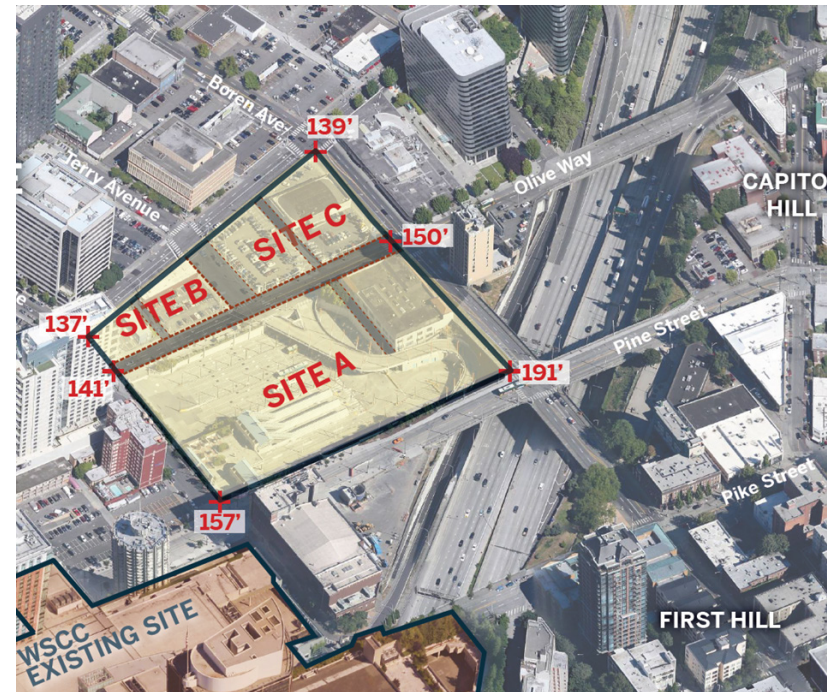
## Washington State Convention Center Expansion

### PROPOSED VACATIONS



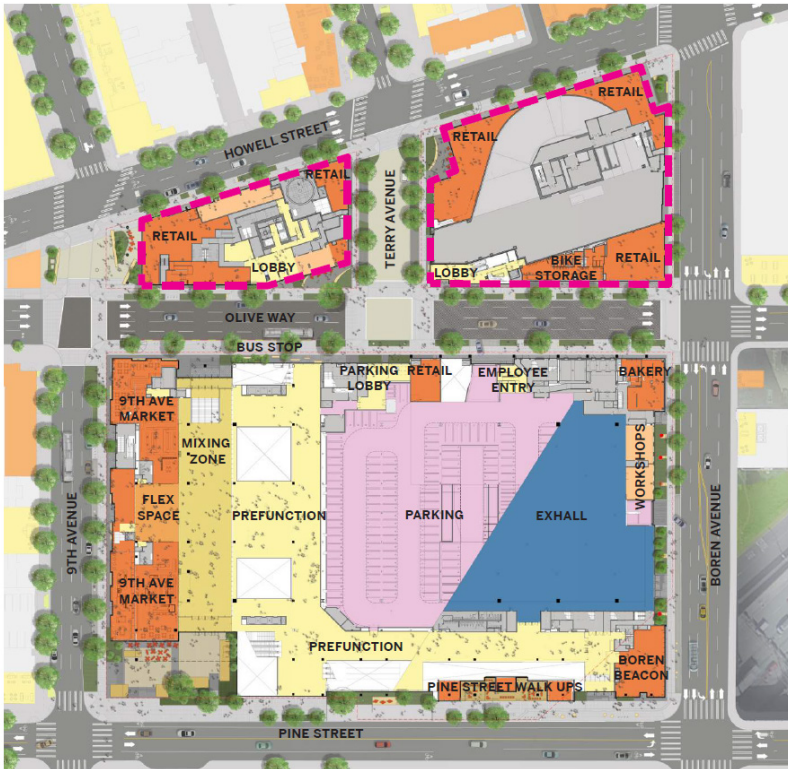
■ FULL VACATION  
- - - SUBTERRANEAN VACATION

- 1 BLOCK 33 - MID BLOCK ALLEY (MUP PROJECT # 3018096)  
1,601 SQ. FT.
- 2 BLOCK 43 - MID BLOCK ALLEY (MUP PROJECT # 3020177)  
3,186 SQ. FT.
- 3 BLOCK 44 - MID BLOCK ALLEY SEGMENT (MUP PROJECT 3020177)  
2,879 SQ. FT.
- 4 OLIVE WAY (MUP PROJECT # 3020176, 3018096, AND 3020177)  
38,109 SQ. FT.
- 5 TERRY AVE (MUP PROJECT # 3020176 AND 3018096)  
9,874 SQ. FT.

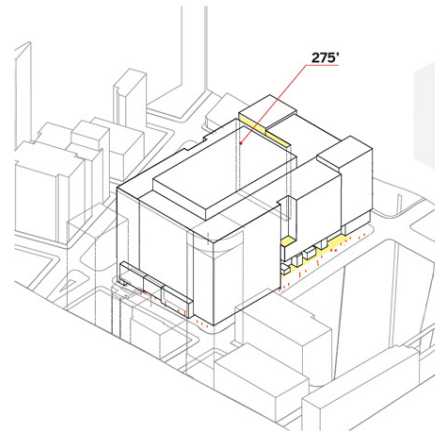


# 2017 Highlights

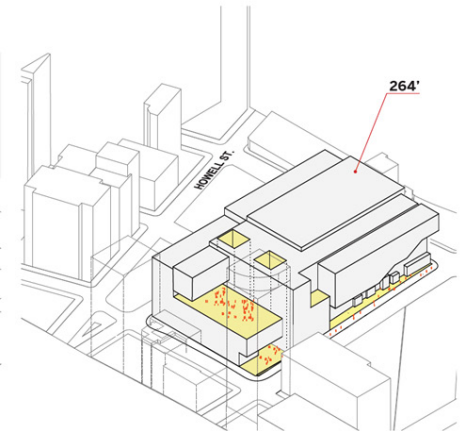
## Washington State Convention Center Expansion



WITHOUT VACATIONS

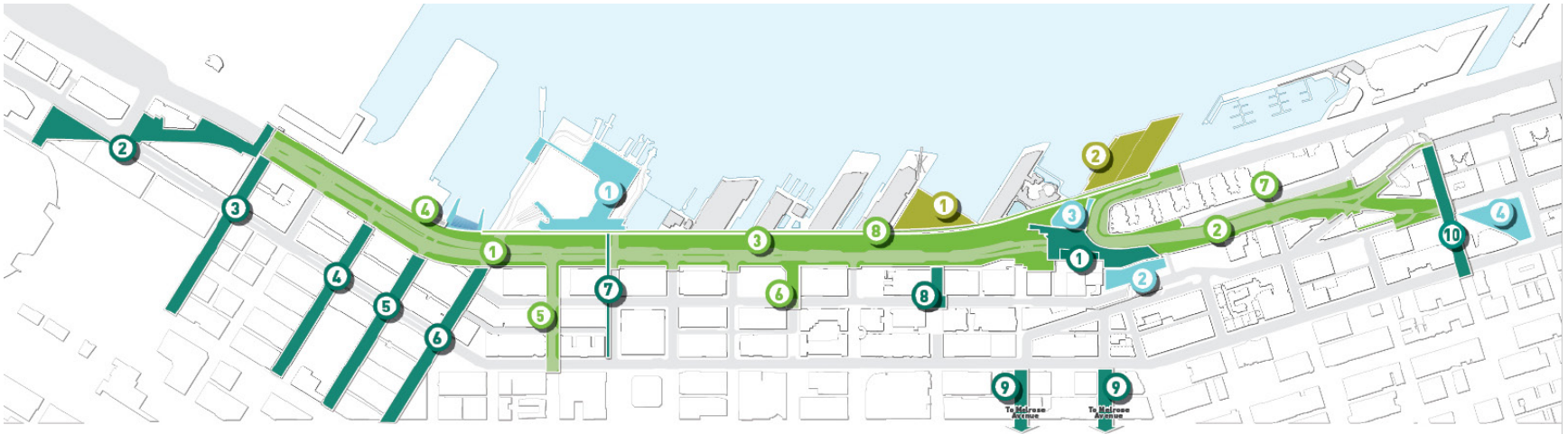


WITH VACATIONS



# 2017 Highlights

## Waterfront Seattle



MAIN CORRIDOR	EAST/WEST CONNECTIONS	PUBLIC PIERS	PARTNER PROJECTS
① ALASKAN WAY (KING TO PIKE ST.)	① OVERLOOK WALK	① WATERFRONT PARK REBUILD	① COLMAN DOCK TERMINAL REPLACEMENT (WA STATE FERRIES)
② ELLIOTT WAY (PIKE TO BELL ST.)	② RAILROAD WAY	② PIER 62/63 PHASE 1 REBUILD	② MARKETFRONT (PIKE PLACE MARKET)
③ WATERFRONT PROMENADE	③ KING ST.		③ OCEAN PAVILION (SEATTLE AQUARIUM SOCIETY)
④ WASHINGTON STREET BOAT LANDING	④ MAIN ST.		④ PORTAL PARK (SEATTLE PARKS)
⑤ COLUMBIA ST.	⑤ WASHINGTON ST.		
⑥ SENECA ST.	⑥ YESLER WAY		
⑦ LENORA ST. BRIDGE RETROFIT	⑦ MARION ST. BRIDGE REPLACEMENT		
⑧ ELLIOTT BAY SEAWALL REPLACEMENT (SEATTLE DOT)	⑧ UNION ST.		
	⑨ PIKE AND PINE STS (PIKE PLACE TO MELROSE AVENUE)		
	⑩ BELL ST.		

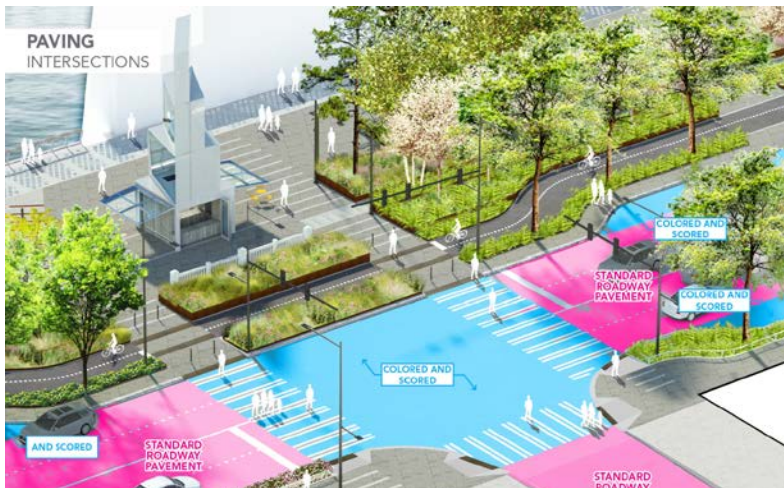
# 2017 Highlights

## Waterfront Seattle

**CONTINUOUS ELEMENTS**  
PUBLIC REALM



- LEGEND**
- PAVING
  - PLANTING
  - FURNISHING
  - LIGHTING





# 2017 Highlights

## Waterfront Seattle

HISTORIC DISTRICT,  
MULTI-CULTURAL +  
WATER ACCESS

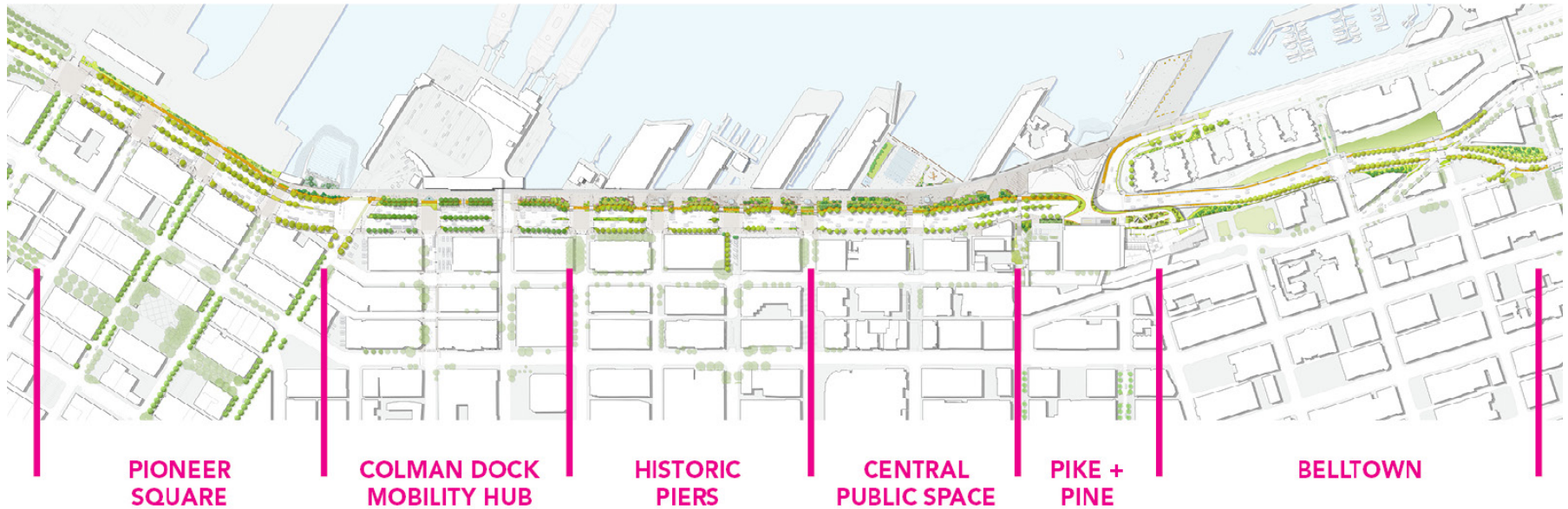
MULTI-MODAL,  
URBANITY +  
ORIENTATION

COMMERCIAL,  
PIER ACCESS +  
GARDENS

CIVIC,  
OPEN VIEWS +  
ACCESS TO WATER'S  
EDGE

CONNECTION TO  
PPM +  
AQUARIUM

BLUFF +  
RESIDENTIAL  
NEIGHBORHOOD



# 2017 Highlights

## Seattle Center Arena

SITE VIEWS  
SOUTHWEST CORNER

04 PROPOSED SITE STRATEGIES



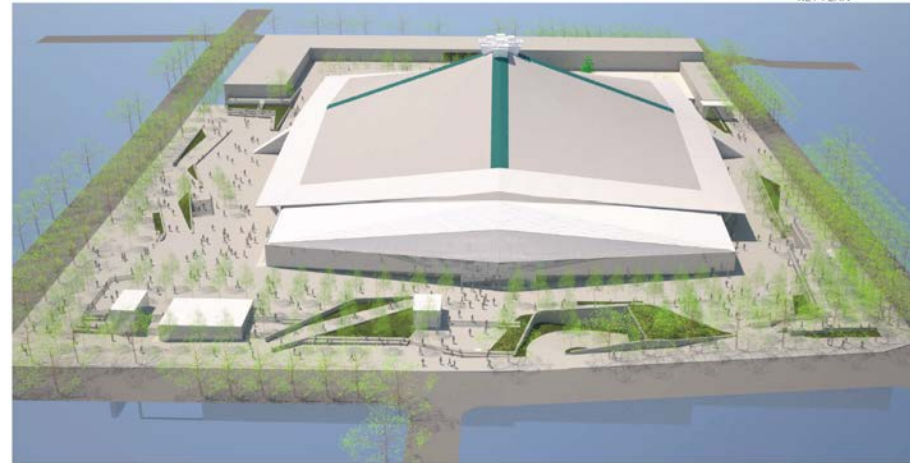
SEATTLE CENTER ARENA |

Preliminary Conceptual Design

SDO Project No.: 3029061 | Jan 18, 2018 | 61

SITE VIEWS  
SOUTH PLAZA

04 PROPOSED SITE STRATEGIES



SEATTLE CENTER ARENA |

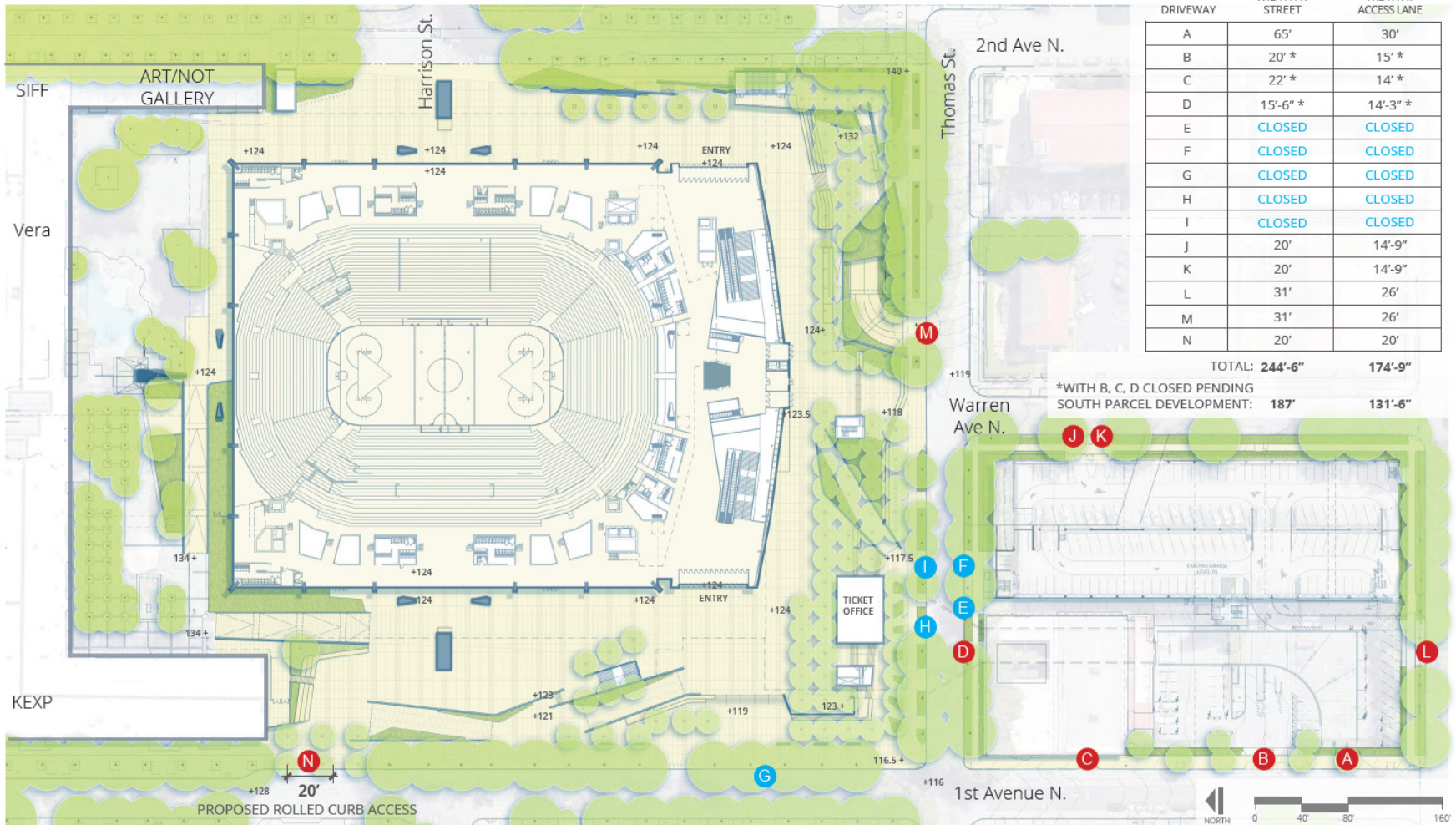
Preliminary Conceptual Design

SDO Project No.: 3029061 | Jan 18, 2018 | 62

# 2017 Highlights

## Seattle Center Arena

### PROPOSED CONDITIONS



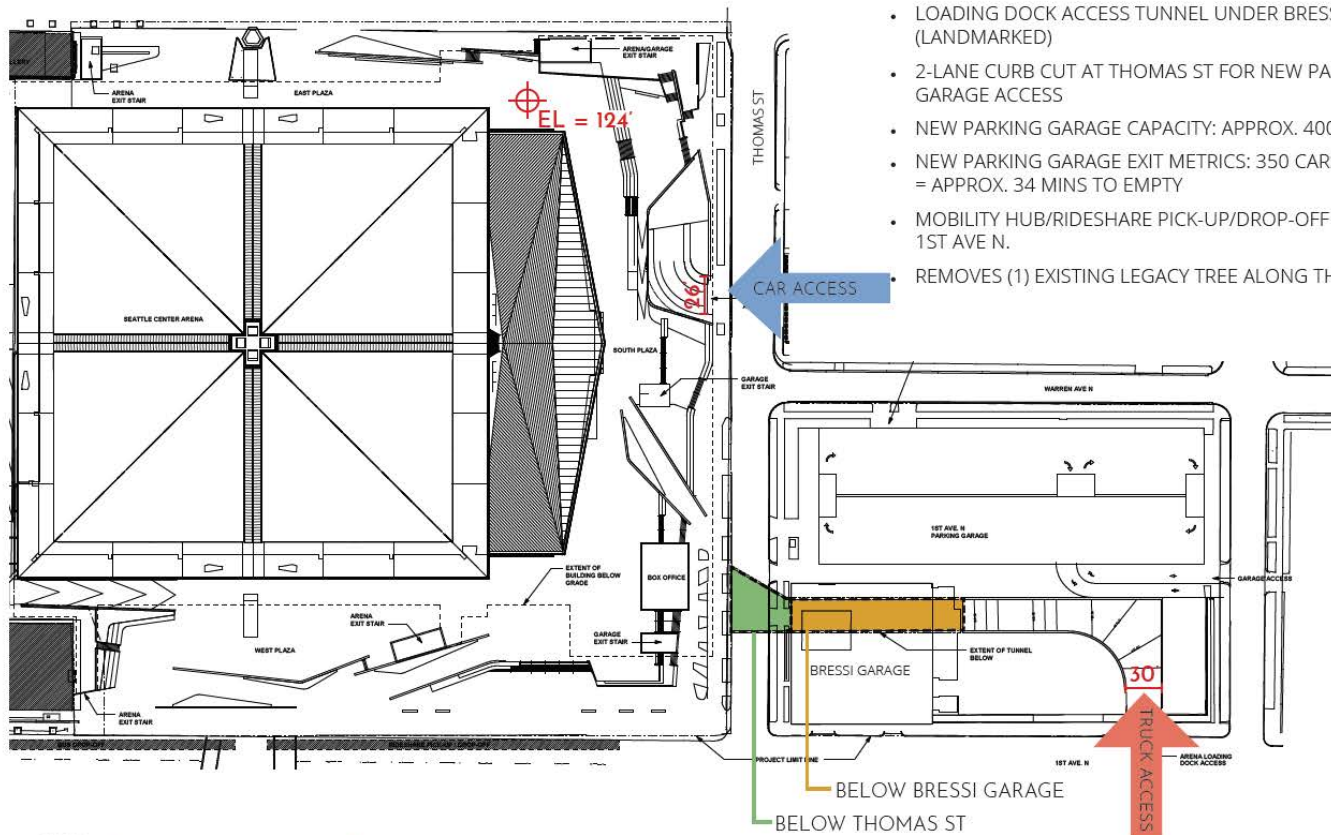
# 2017 Highlights

## Seattle Center Arena

### TRUCK & VEHICLE ACCESS

PREFERRED CONCEPT SCHEME

U4 PROPOSED SITE STRATEGIES



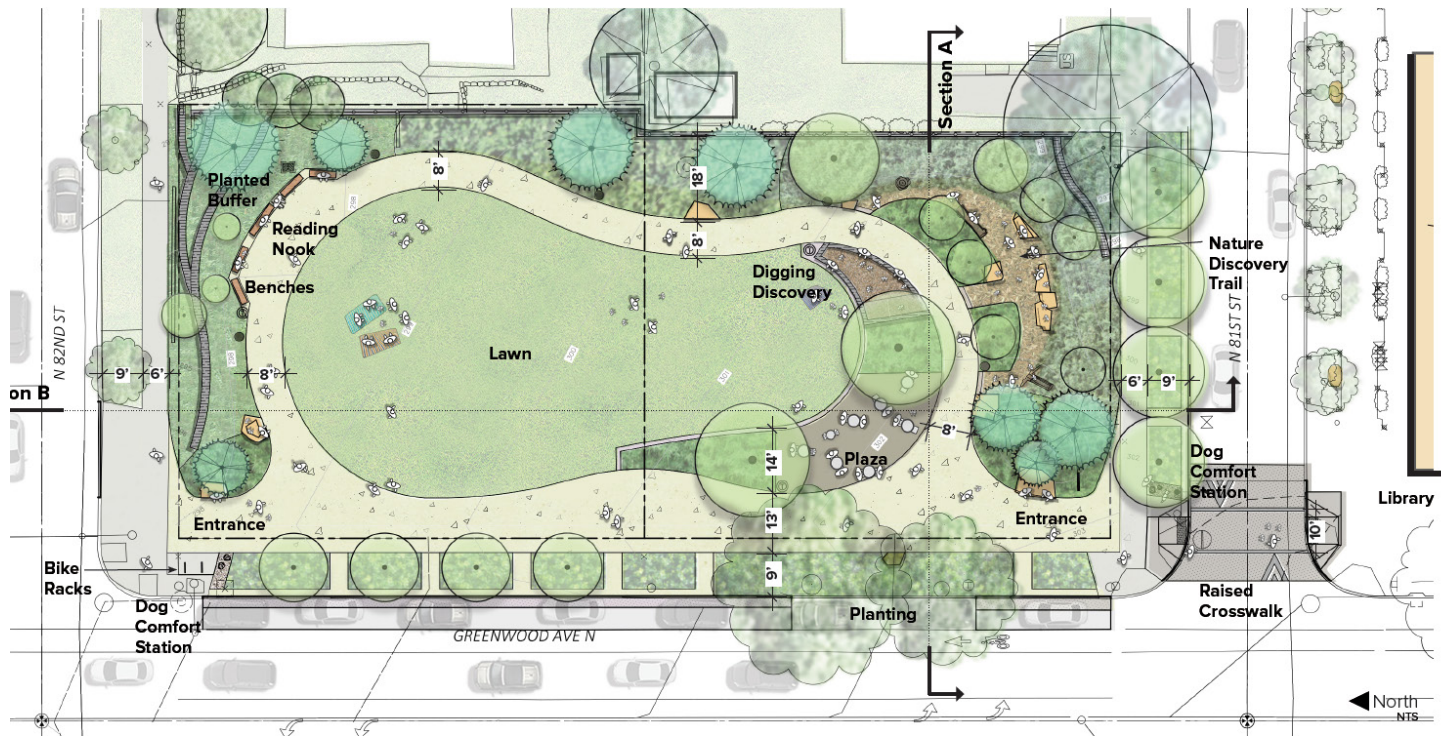
#### PREFERRED CONCEPT SCHEME:

- LOADING DOCK ACCESS TUNNEL UNDER BRESSI GARAGE (LANDMARKED)
- 2-LANE CURB CUT AT THOMAS ST FOR NEW PARKING GARAGE ACCESS
- NEW PARKING GARAGE CAPACITY: APPROX. 400 CARS
- NEW PARKING GARAGE EXIT METRICS: 350 CARS/LANE/HOUR = APPROX. 34 MINS TO EMPTY
- MOBILITY HUB/RIDESHARE PICK-UP/DROP-OFF LANE ALONG 1ST AVE N.
- REMOVES (1) EXISTING LEGACY TREE ALONG THOMAS ST.

# 2017 Highlights

## Greenwood-Phinney Park Development

Illustrative Site Plan



# 2017 Highlights

## Greenwood-Phinney Park Development

### Conceptual Design Phase 1 + 2

#### Conceptual Design

- Conceptual Design will include the two parcels and the 3 street's rights-of-way including sidewalk, planting strips, curbs and the raised crosswalk to the library.
- Assumed total construction budget for concept design is \$1,073,285



# 2017 Highlights

## Greenwood-Phinney Park Development

### Demographics, Social Justice and Public Outreach

City of Seattle Race and Social Justice Initiative toolkit was created to assess the accessibility of projects/programs and eliminate barriers to access.

SITE	TOTAL POPULATION	% of POPULATION < 18	PERCENTAGE of UNDERSERVED POPULATIONS <sup>1</sup>	ELEMENTARY SCHOOL CHILDREN RECEIVING FREE OR REDUCED LUNCH	RESIDENTS BELOW POVERTY LEVEL	CRIME RISK SCORE <sup>2</sup>	HEALTH <sup>3</sup> (Childhood Obesity)	LOW FOOD ACCESS	PUBLIC TRANSPORTATION (Method used to commute to work)	YEAR ACQUIRED	WITHIN URBAN VILLAGE BOUNDARY	DESIGNATED 2011 OPEN SPACES GAP AREA	SCORE
SEATTLE	624,681	15.4% / SCORE	33.3% / SCORE	38% / SCORE	13.6% / SCORE	232 / SCORE	13% / SCORE	YES = 1 NO = -1	19.2% / SCORE	1 point per year owned	YES = 1 NO = -1	YES = 1 NO = -1	
Greenwood/Phinney RUV	47,019	13.8% / -1	21.5% / -1	26% / -1	8% / -1	286 / 1	12.2% / -1	NO / -1	20.3% / 1	2013 / 2	YES / 1	YES / 1	0

#### GREENWOOD ELEMENTARY DEMOGRAPHICS

- 62% of students are white.
- 38% are students of color.
- No students are identified as English language learners.
- 17% in special education programs.
- 22% receive free or reduced lunch

#### MEDIA OUTLETS

- Phinneywood Blog
- NextDoor
- Seattle Parks and Recreation Ethnic Media List
- Facebook
- Twitter

**COMMUNITY GROUPS** play a critical role as trusted community resources for public outreach and dialogue.

- Broadview Branch Library
- Greenwood Community Council
- Greenwood Elementary School
- Greenwood Senior Center
- Greenwood Branch Library:
- Lictonwood Seattle Housing Authority
- Phinney Neighborhood Council
- Phinney Neighborhood Association
- St. John's Elementary School
- Family Works Greenwood Food Resource Center

**PUBLIC INVOLVEMENT GOALS:** Materials and outreach strategies that are accessible and inclusive of all members of the Greenwood community.

#### PROCESS TO DATE

**CHALKBOARD IN 3 LANGUAGES ASKED FOR DREAMS OF THE PARK** On the site, multiple chalkboards created early buzz and allowed input from residents with limited English as well as both children and adults.

**PUBLIC MEETING 1 AT GREENWOOD CAR SHOW** The first public meeting was held at the popular Greenwood Car Show, and featured materials that encourage input from both children and adults.

**PINTEREST** A focus on images reduced barriers to access for people with limited English resulted in limited success, but some images were later on boards at the 1st public meeting where children could point to their favorite images.

**SURVEYMONKEY SUEVEY** provided access to people unable to attend meetings. The survey was successful with over 525 responses.

**STAKEHOLDER MEETING** additional support was garnered from the community and initial thoughts about the park shared.

**PHONE CONVERSATIONS AND EMAILS** include common themes of community gathers, play and safety.

# 2017 Highlights

## Greenwood-Phinney Park Development

### 3 Concept Alternatives at a Glance

#### Option 1



- Curvilinear forms create a more traditional park form with a naturalistic feel in contrast to the orthogonal surroundings.
- Sculpted, sloped planting beds between the sidewalk and the park create a spatial separation for the gently sloping lawn and play area for a more level pathway through the park. The eastern buffer planting follows the pattern of the natural grade, resulting in lower retaining walls.
- Natural play trail meanders along the eastern edge of the site among native plantings and seating.
- The street-side overlook with movable tables and chairs offers a convenient spot to linger, read, enjoy views into the park, and meet your neighbors.
- Seating surrounds the central lawn at the edges of the path, lawn and nature play area.
- Within the park, native plant species offer an open space which reflects the original Pacific Northwest lowland forest. The lawn could be an eco-turf.

#### Option 2



- The orthogonal design
- The planting areas at the sidewalk follow the existing slope of the street, and a steeper accessible entry from the north leads to a more level lawn and seating area to accommodate community gatherings. The play area occupies a higher position with a sloped accessible path down to the lawn.
- Play area is separated from other areas by planting beds and seat walls, and contained with seatwalls and guardrails integrated into the surrounding planting areas.
- Stationary tables with seating on the sidewalk provide views of the park, and a bench near the library crossing accommodates passerby from multiple directions. A lending library at the northwest corner allows the community to donate materials for common use.
- Seating is offered throughout the park at the edges of the path, lawn and play area. Gathering occurs in distinct outdoor "rooms" at centered around play and the lawn.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.

#### Option 3



- Straight seat walls create a more geometric feel
- A terraced approach to grading in the north features stairs on the main path and universal access to 2 of the 3 terraces, lawn, play area and seating. Grading allows a small bioretention area in the southeast buffer planting.
- Play area is highly visible and integrated into the open lawn area but is separated from the street by seat walls and planting beds.
- Benches along the sidewalk provide resting spots along the street, but most seating and gathering areas are within the park itself.
- The terraces, with seatwalls, tables with benches, and a two long community tables with movable chairs concentrate gathering on an amphitheater-like space overlooking the lawn and play area. A canopy accommodates year-round use.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.



CASCADE  
DESIGN  
COLLABORATIVE

Greenwood Phinney Landbanked Site



# 2017 Highlights

## Design Excellence Awards

- Held March 1, 2017
- 8th ceremony since 2001
- 29 eligible projects
  - constructed since 2015 awards
  - adopted plan or policy, completed or implemented
- Awards reflect success as measured by the Commission's mission statement:
  - Inspired Design
  - Contextual Integration
  - Innovative Sustainability
  - Social Inclusion
  - Exemplary Partnerships
  - Effective Investment
  - Impeccable Execution



# 2017 Highlights

## Design Excellence Awards

### Four Design Excellence Awards

- Sound Transit University of Washington Station
- Fire Station 20
- Mapes Creek restoration
- Bicycle Master Plan



### Honorable Mention

- Leaves of Remembrance Project



# 2017 Highlights

## Sound Transit - University of Washington Station



# 2017 Highlights

## Fire Station 20



# 2017 Highlights

## Mapes Creek Restoration



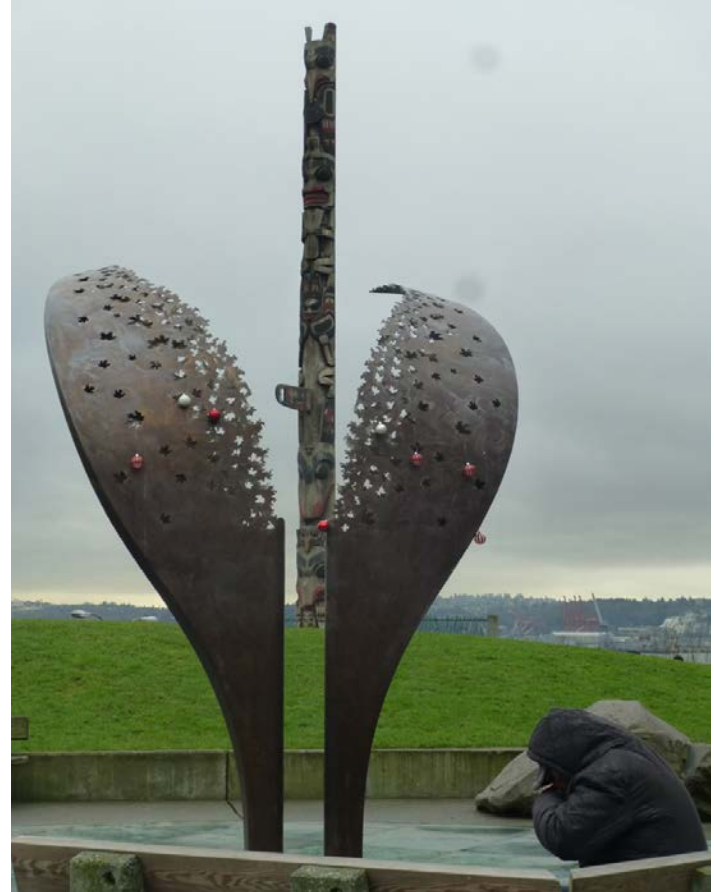
# 2017 Highlights

## Bicycle Master Plan



# 2017 Highlights

## Leaves of Remembrance



# What is coming in 2018

- Update to Council vacation policies – implication for Design Commission role
- Commission report on WSCC
- Workshop – Sawhorse students
- Pivot to policies
- 50th Anniversary





Seattle  
**design**  
Commission