

NORTH TRANSFER STATION CAPITAL PROJECT REVIEW SEATTLE DESIGN COMMISSION



October 3, 2013

Design Commission Schedule

September 2006	Solid Waste Transfer Master Plan, Intermodal Facility
October 2007	Master Plan update
December 2010	Review North Transfer alternative design concepts
June 2011	Review North Transfer tentatively selected concept
November 2012	Urban Design Merit, Carr Place N Street Vacation
February 2013	Public Benefit, Carr Place N Street Vacation
TBD	Seek input on 30% design package
TBD	60% design update
TBD	90% design update

Design Commission Recommendations

December 2010 Meeting:

- ✓ Think outside the box when designing edges, mixed community amenities and connections
- ✓ Develop a more robust story involving the community
- ✓ Develop community amenities that rival the engineering and technical aspects of the facility
- ✓ Carefully consider how to use innovation and imagination to design for the future
- ✓ Consider celebrating the waste process in the siting and build-out strategies
- ✓ Consider how the separated aspects of the design could be more connected
- ✓ Design vibrant edges, so that edges are not simply buffers. Carr Place N. parking lot provides opportunities for a great and perhaps innovative community amenity
- ? Create opportunities for active, pedestrian friendly street fronts
- ✓ Think about future programming and site phasing
- ✓ Do what's best for long-term Seattle rather than looking just at budgets, complexities of rezoning, or other short-term concerns
- ? Reduce the number of stalls on-site as there appears to be ample parking in neighborhood

Design Commission Recommendations

June 2011 Meeting:

- ✓ Include the artist as part of the design team
- ✓ Return to the community to discuss the programming of open spaces
- (-) Consider adding a building and a variety of programming to create a vibrant active edge that fits into the neighborhood
- (-) Study the proposed setback in Woodlawn in conjunction with the scale of the whole neighborhood and its amenities
- (-) Add an urban designer to help the team think creatively about the best use of this setback area and develop a hierarchy of uses
- ✓ Present the architectural elements in the RFQ by using words and not graphics
- ? Incorporate the South Wallingford Plan in the RFQ and its visions for public spaces on this site

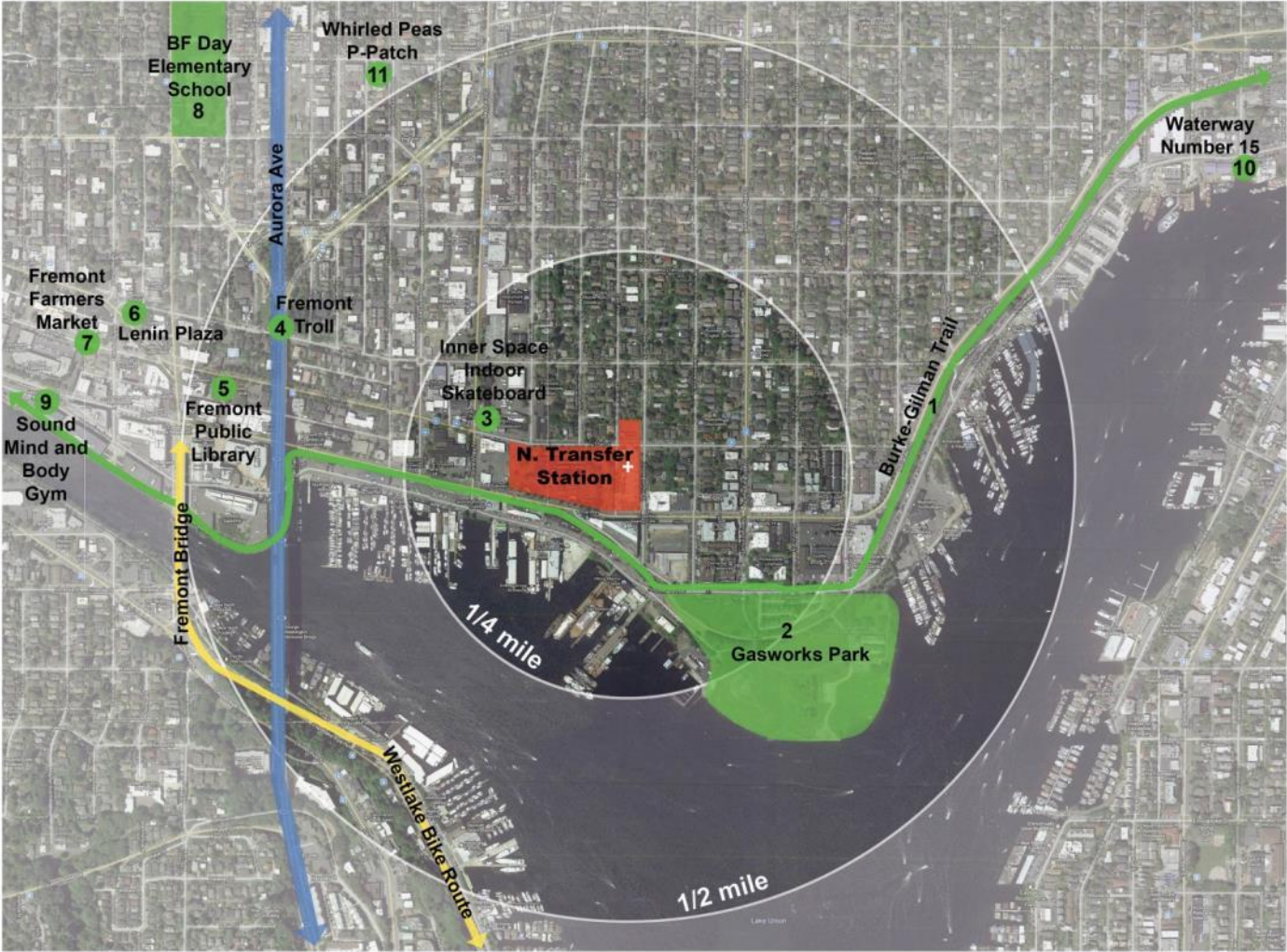
Design Commission Recommendations

November 2012 Meeting:

- ✓ Show the full context of the vacation request: the different options studied
- ✓ Provide context for bicycling
- ✓ Provide more information on sustainability measures and strategies
- ✓ Reevaluate and further detail the public benefit
- (-) Show restraint in the design of the open spaces and number of elements in them
- (-) Consider as public benefits undergrounding the utilities and improvements to the bike network
- ✓ Provide additional detail on the pedestrian crossing design at N. 34th and N. 35th and make sure these are the most beneficial connections that could be provided in the area
- ✓ Encourage an artist to be involved early in the design, and not just relegated to a single place.

SITE CONTEXT

Open Space



Open Space Inventory

1. Burke-Gilman Trail
 - Multi-use trail
 - Restroom along trail
 - Rest spots and activity areas along trail
 - Bike facility
 - Water access
2. Gasworks Park
 - Event / Open space
 - Trails
 - Concessions
 - Play structure
 - Public restrooms
3. Inner Space Indoor Skateboard
 - Indoor recreation space (fee required)
4. Fremont Troll
 - Public Art
 - Gathering space
5. Fremont Public Library
 - Public Garden
 - Gathering space
6. Lenin Plaza
 - Gathering space (seasonal)
 - Outdoor dining
7. Fremont Farmers Market
 - Gathering space
 - Outdoor dining
8. BF Day Elementary School
 - Playfield
 - Sport courts
9. Sound Mind and Body Gym
 - Indoor recreation space (fee required)
10. Waterway Number 15
 - Water Access
 - Gathering Space
11. Whirled Peas P-Patch
 - Garden Space
 - Gathering Space

North Transfer Station Inventory Map

North Transfer Station Area Map

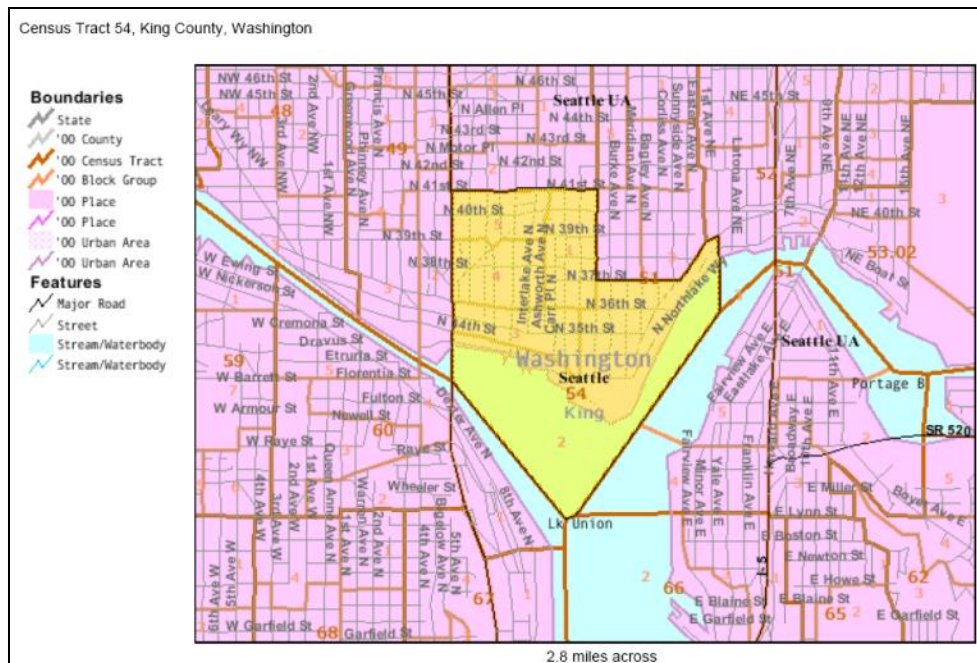


Demographic Information Summary

Census Tract 54 (contains North Transfer Station and surrounding community)

Key trends:

- Population under 18 year old has INCREASED since 2000
- Significantly FEWER people under 18 years of age than the rest of Seattle
- MAJORITY of people in the “young workforce” age – 25 to 44 years of age
- Significantly FEWER people over 65 years of age than the rest of Seattle
- INCREASE in family households since 2000
- Significantly FEWER family households than King County
- If households in this area have children, MOST children are UNDER 6 YEARS OF AGE

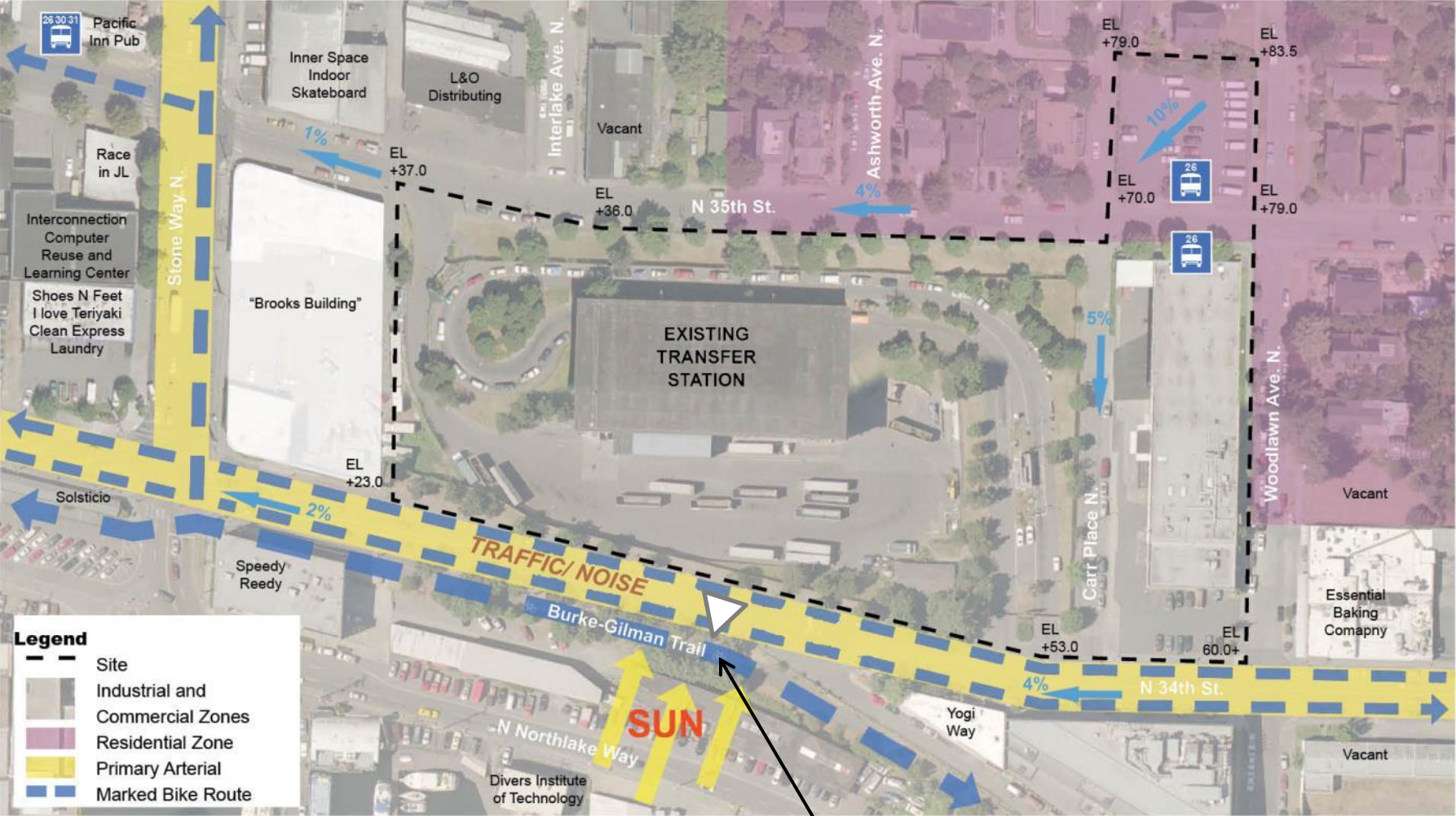


North Transfer Station Zoning



Figure 4. Current uses, land use zoning, and development patterns in the vicinity of the proposed street vacation.

North Transfer Station Site



Access to Burke-Gilman Trail

PREVIOUS PROCESS

Predesign → neighborhood agreement : massing
 : maximum heights
 : site access
 : site circulation

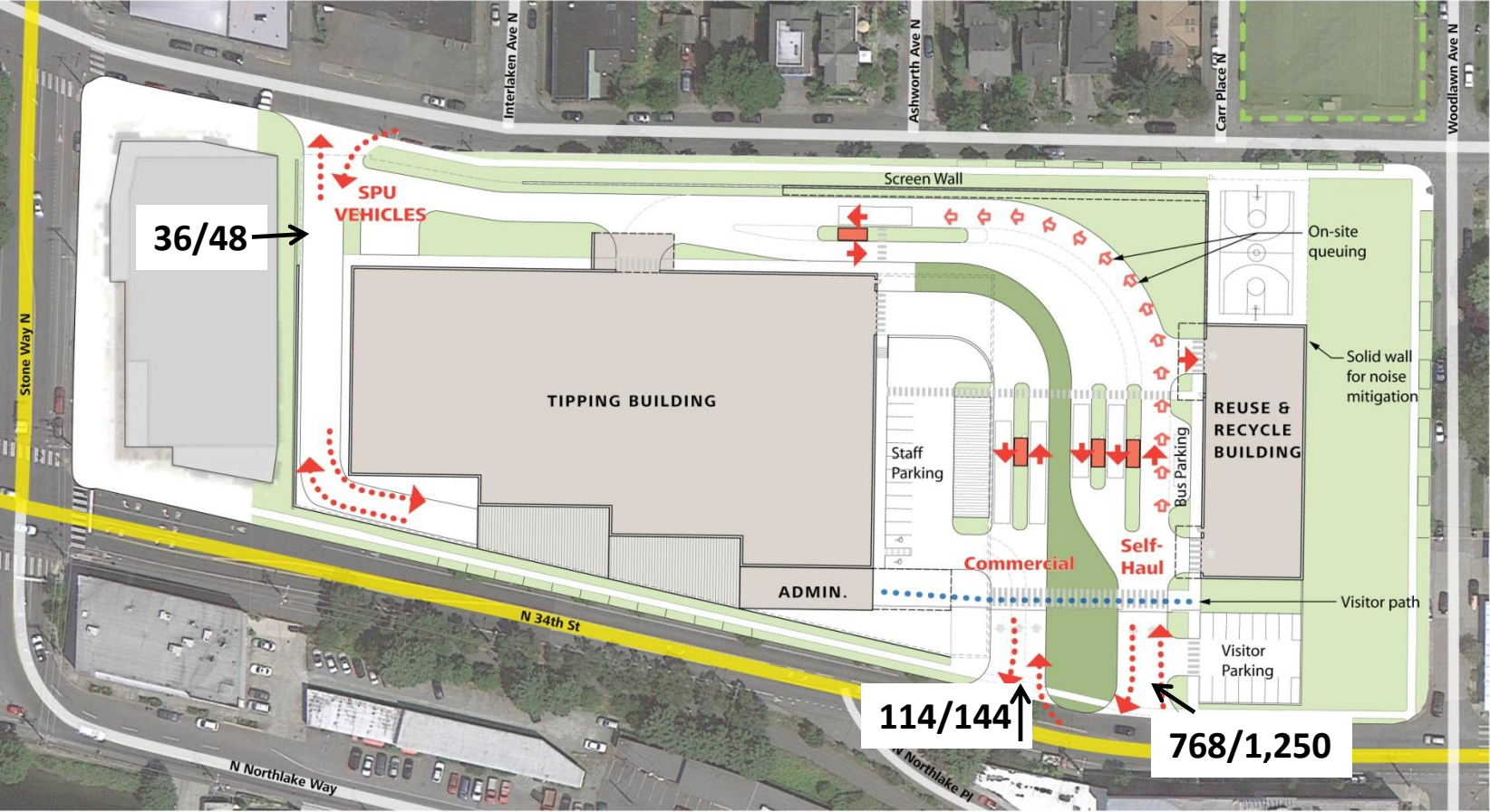


Concept Comparison

Row	Criterion	Current Station	Concept 3 – No Rezone, No Street Vacation	Concept C (selected concept)
	Number of unloading stalls for commercial and self haul, goal = 25	16	17	23
A.	Offsite Traffic Impacts <ul style="list-style-type: none"> • Meets (achieves goal of onsite traffic queuing 95% of the time) • Moderate (traffic will back up off site for short periods) • Extensive (traffic will back up off site for extended periods) 	Extensive	Moderate	Meets
B.	Separated commercial and self haul <ul style="list-style-type: none"> • Complete (inside and outside) • Partial (separated inside only) 	Partial	Partial	Complete
C.	Major community amenities <ul style="list-style-type: none"> • Included (Carr PI parking lot, viewing gallery, buffer along site perimeter) • None (no street vacation or contract rezone to justify major community amenities) 	None	None	Included
D.	Peak day's storage capability <ul style="list-style-type: none"> • Yes (achieves goal of projected peak day's storage in transfer station) • Limited (meets at least 75% of peak storage capability) • No (does not achieve projected peak day's storage goal) 	No	Limited	Yes
E.	Zero waste goals <ul style="list-style-type: none"> • Yes (provides space for material separation to progress toward Zero Waste objectives) • Limited (limited space for material separation) • No (space does not allow for Zero Waste flexibility) 	No	Limited	Yes
F.	Recycling <ul style="list-style-type: none"> • Preferred (prior to scales to reduce wait time and adequate space for operations) • Not Preferred (limited space for operations and location is after scale so customers will have to wait with MSW customers) 	Not Preferred	Not Preferred	Preferred

Proposed Concept Queuing

2010 Trips/2050 Trips (per average day)



Green Group



Green Group Members

- Erika Bigelow Wallingford Community Council & Neighbor
- Norm Davis Neighbor
- Teresa Donovan Fremont Community School Administrator
- Allison Hogue Wallingford Community Council & Neighbor
- Ted Hunter. Wallingford Community Council
- Kristin Kildal Neighbor & Landscape Architecture Degree
- Guy Peckham Former Wallingford Community Council & Architect
- Erik Pihl Fremont Neighborhood Council
- Nancy Rottle Neighbor & University of Washington Associate Professor of Landscape Architecture
- Kathy Stetz Neighbor & Washington State University Master Gardener
- Lori Tang Neighbor & Landscape Architecture Degree

Green Group & Public Process

Green Group Workshop 1 – September 8, 2011

- Green Group: goals, metrics and program
- Context and site constraints

Green Group Workshop 2 - October 3, 2011

- Five sketch concepts
- Demographics
- P-patch vs. community garden

Community Open House – October 26, 2011

- Two concepts: “Twist” and “Twine”
- “Twine” preferred with revisions

Green Group Workshop 3 – November 14, 2011

- Green Group consensus to approve “Twine with a Twist” concept

Metrics

- Safety
- Security
- Maintenance
- Access
- Constructability
- Budget
- LEED
- Green Factor
- Vector Central

Program Summary

- Educational components
- Active outdoor play area
- Playfield
- Year round interest
- Integrate art
- Perimeter walking/exercise
- P-Patch vs. Community garden
- Naturalistic climbing
- Cohesive design through site
- Accentuate views
- Rest areas
- Curb bulbs

Green Group Summary

- Accessible Gathering Spaces
 - Include lawn and trees, paved pathways and seating
- Public Art
 - To be coordinated in future design phase
- Green Factor
 - Currently meets 0.4 requirement
- Curb Bulbs and Street Crossings
- Sustainability
- CPTED
- Decorative Fencing
- Play Space
 - ADA accessible
 - Picnic table area and seating
 - Natural features
- Multi-Sport Court
 - Basketball and four-square
 - Incorporates a gathering space
- Flexible Open Space (Lawn)
 - Includes Specimen tree
- Olmstedian Walk
 - Includes dry cobble swale
- Fitness/ Parkour
 - 5 stations at sidewalk along N 34th Street and various stations along dry cobble swale
- Green Roof (Extensive)
- Street Trees
 - Preserved where possible per Arborist's Report and City Urban Forester

CURRENT DESIGN

Design – Building & Site



Building & Site components



Building & Site – major circulation



Building & Site – secure edge



Building & Site – public realm

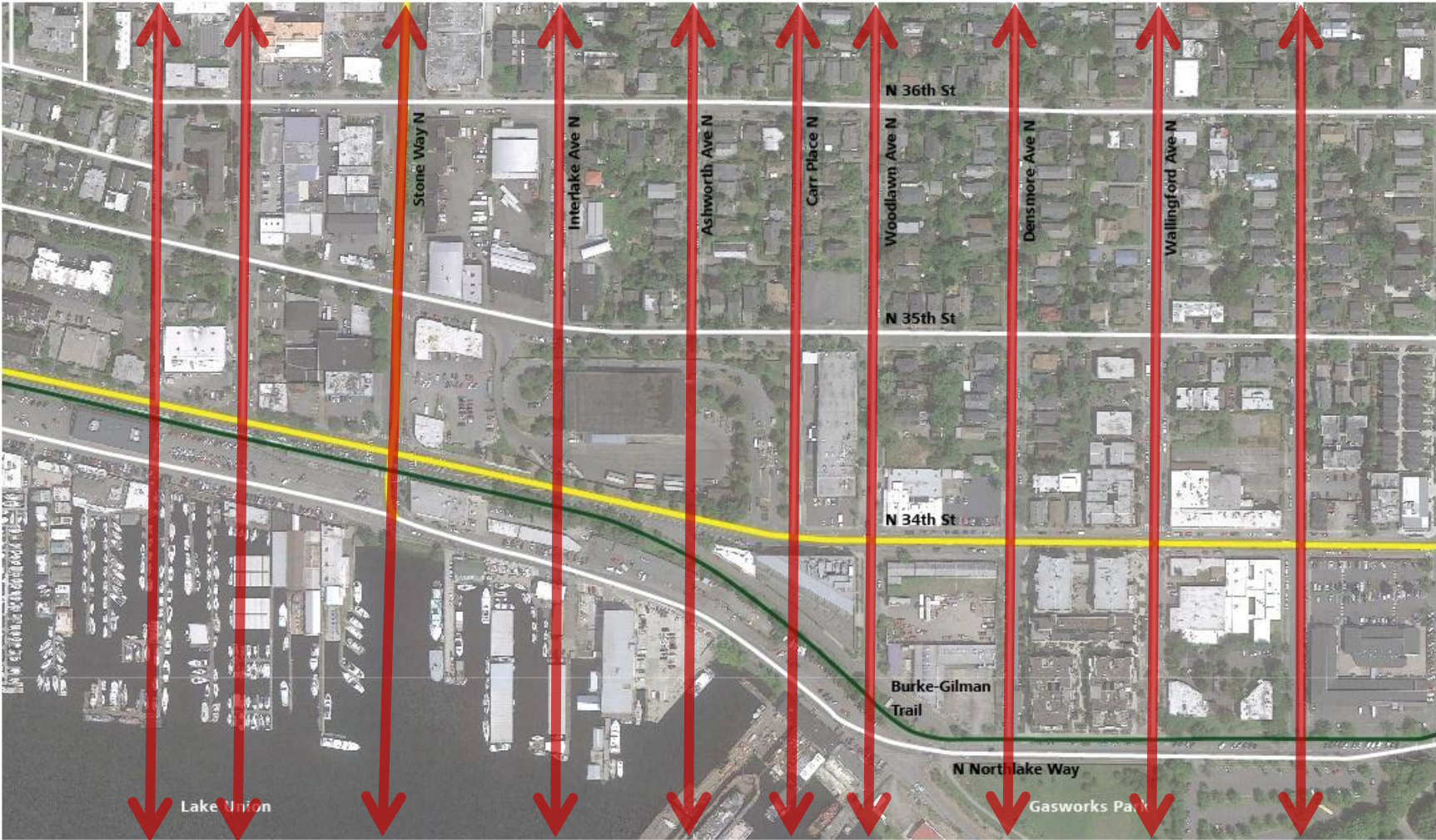


Building & Site – pedestrian access

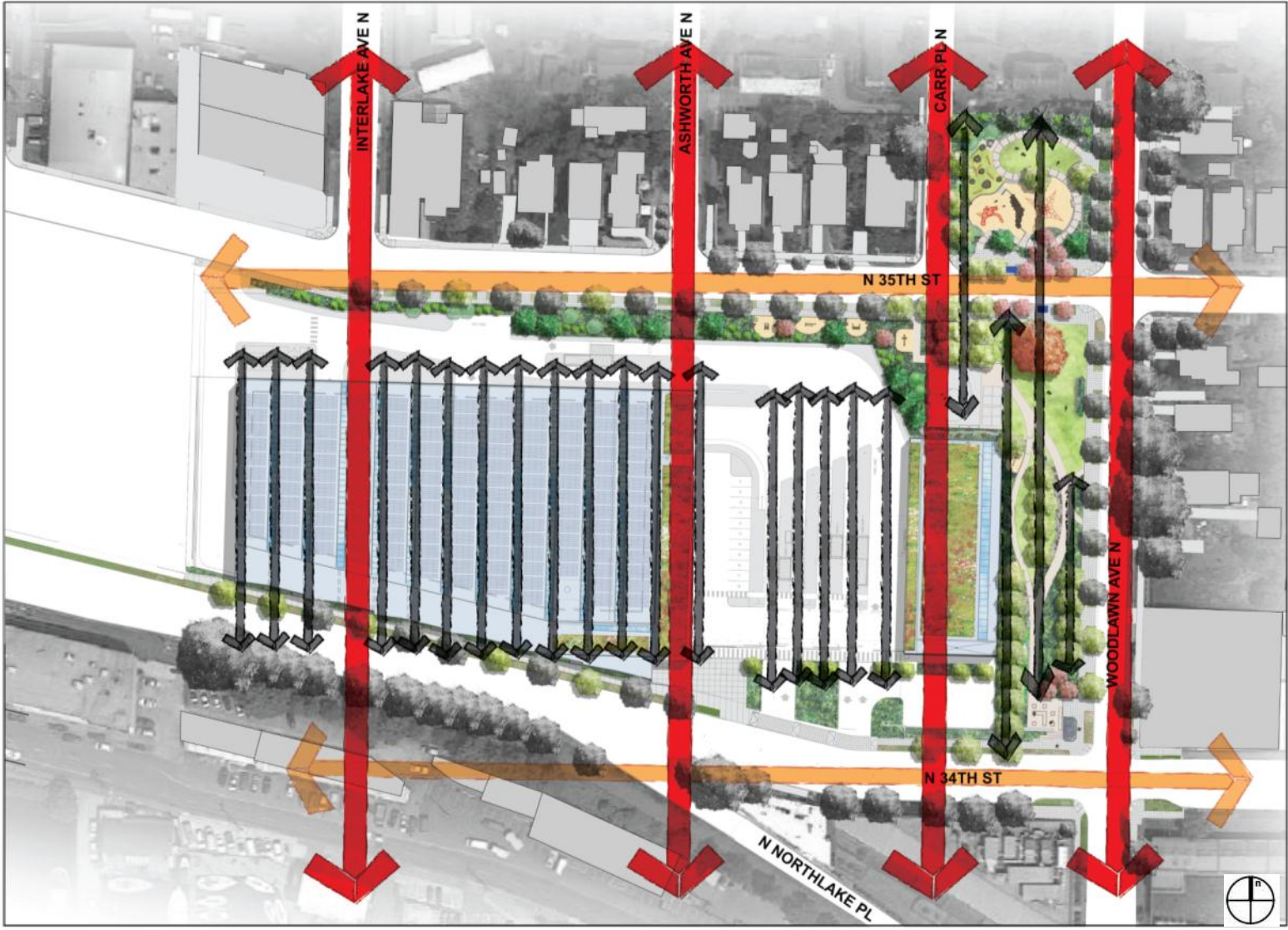


Design - Grain of the neighborhood

Predominately north-south



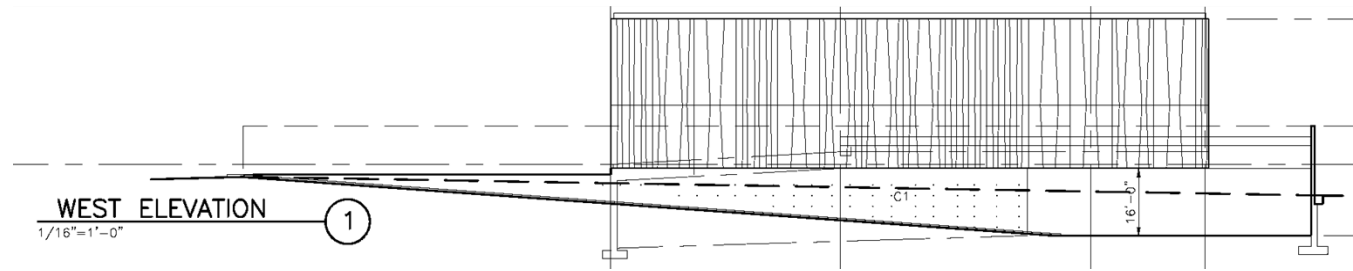
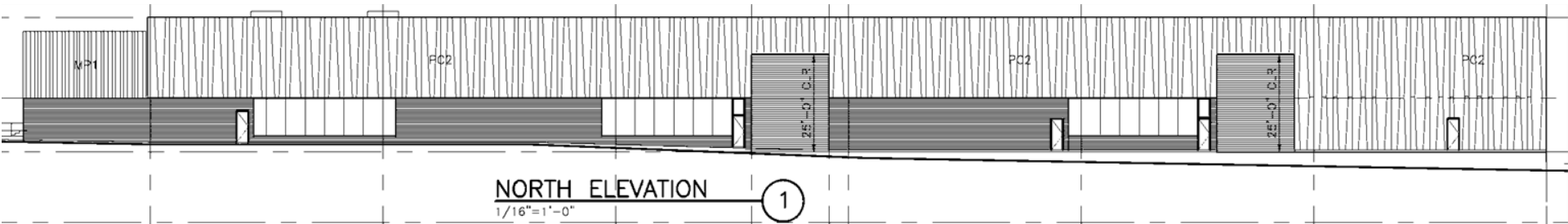
Design – Grain of the Site



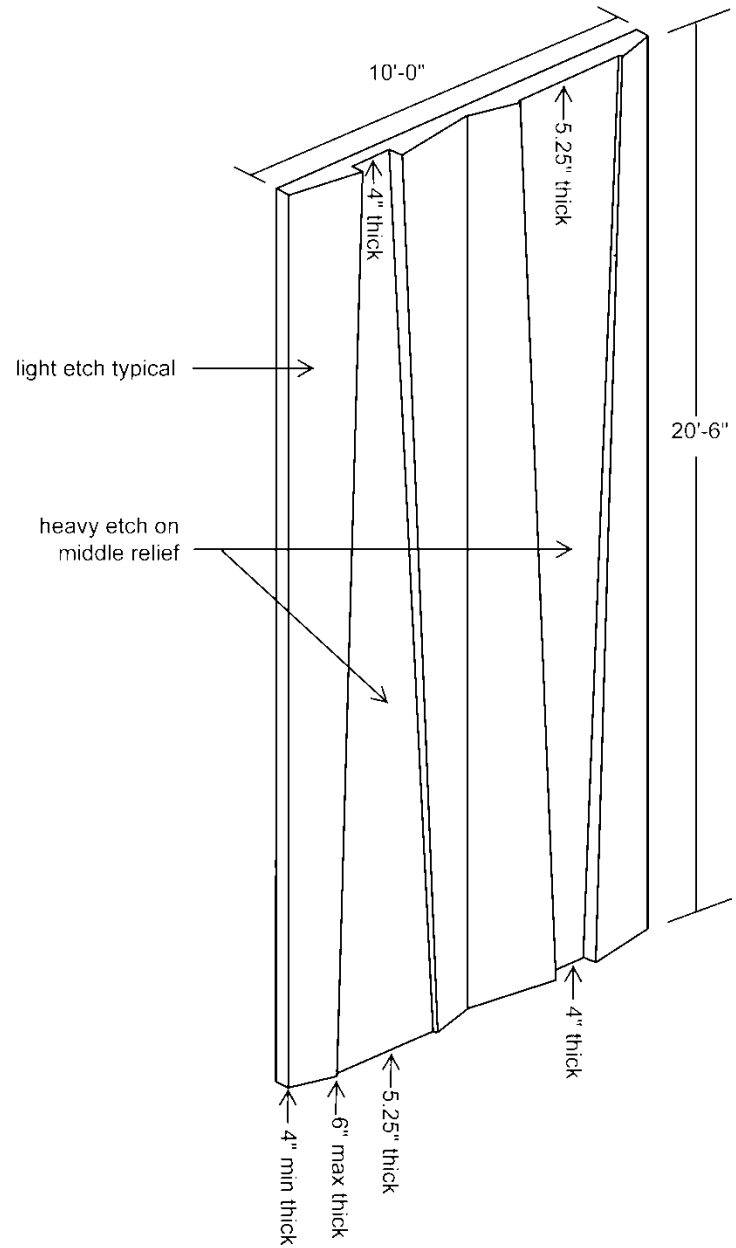
Design - Materiality: Textures and Patterns



Texture and Patterns: Precast panels

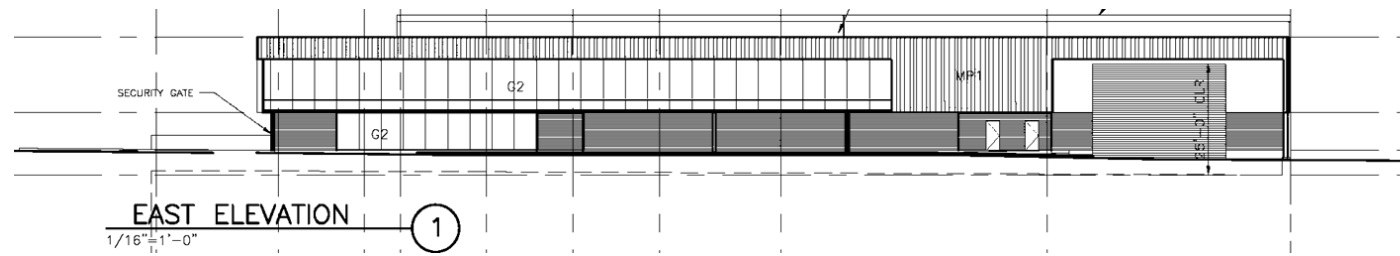
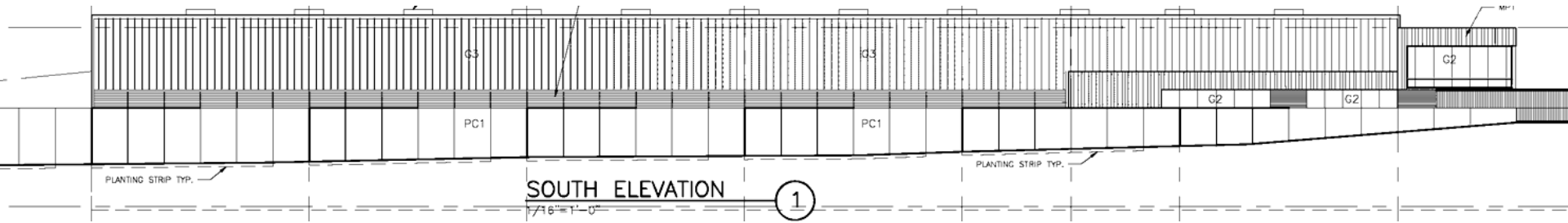


Formed and Etched precast panels



Texture and Pattern

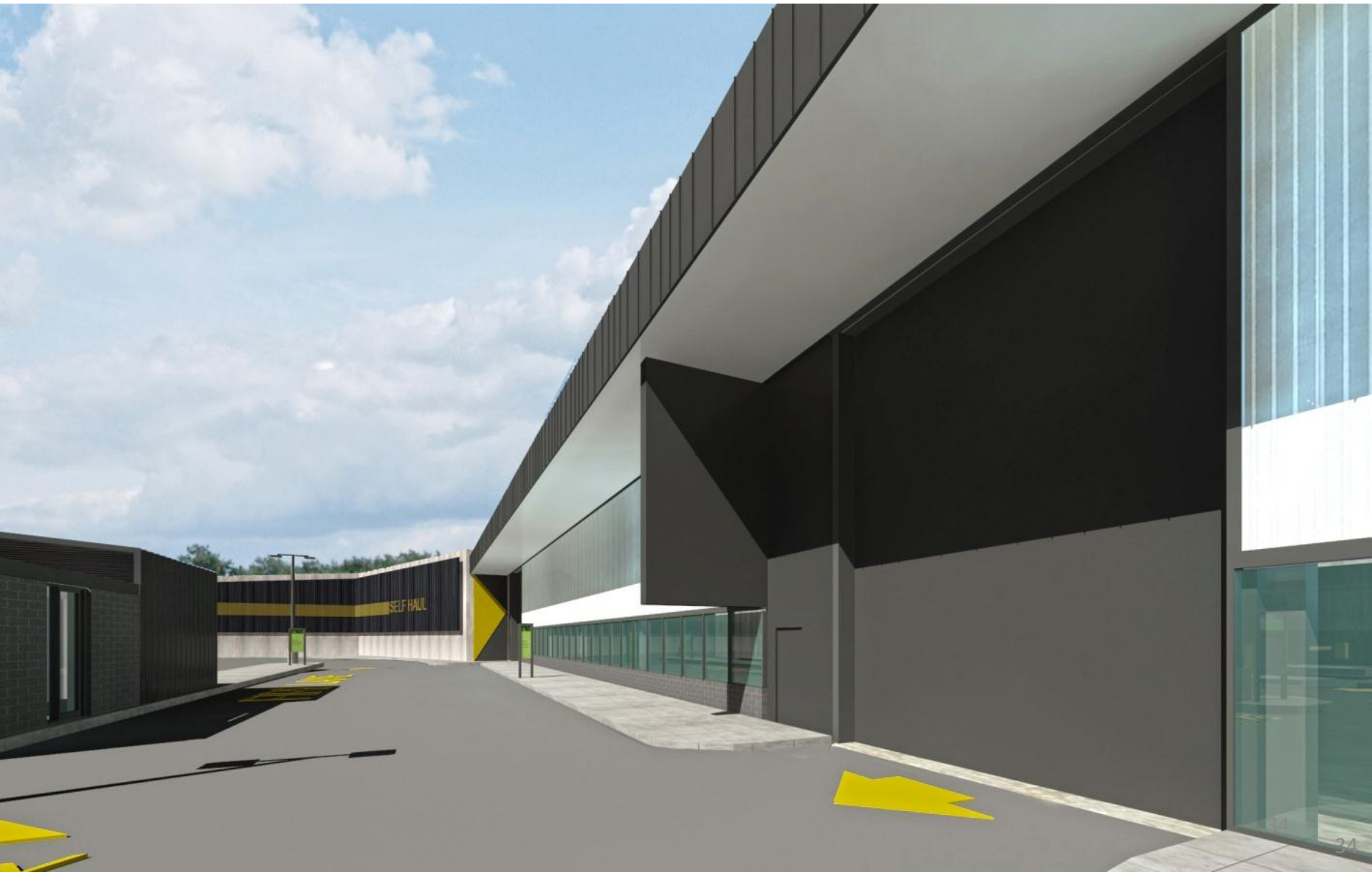
Masonry base, random metal panel, translucent panels



Transfer and administration building



Recycling and reuse building



Edge Conditions

Patterned concrete and architectural metals



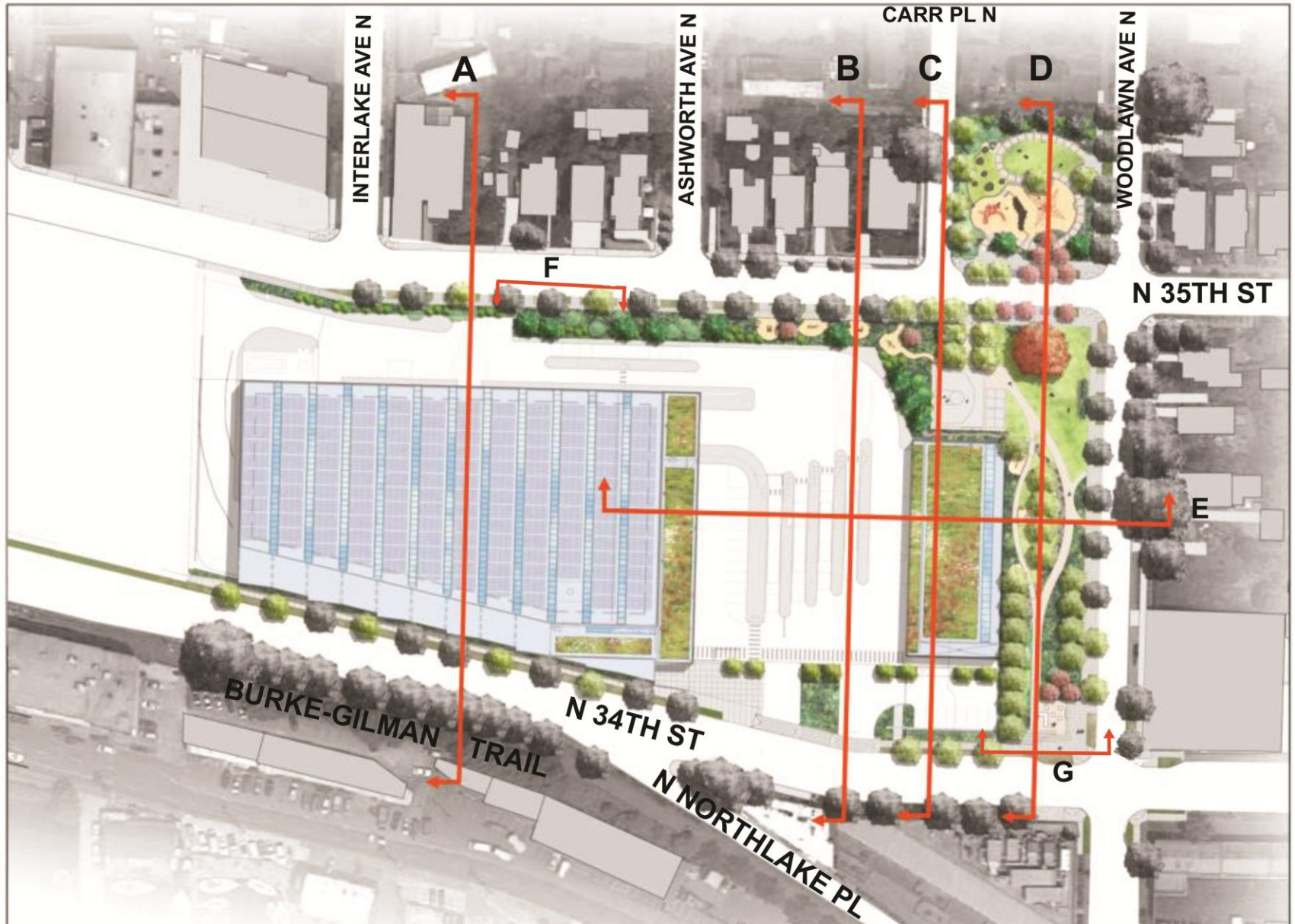
View west along North 34th Street



Current Site Plan



Site Plan – Section Cuts



Elevation / Section A



Elevation / Section B



Elevation / Section C



Elevation / Section D



Elevation / Section E



Elevation / Section F



Elevation / Section G



ART OPPORTUNITIES



Jean Shin, *Celadon Remnants*, 2008 [VIEW OF ART from NORTHERN BLVD]

Overall: 15 ft h x 34 ft w

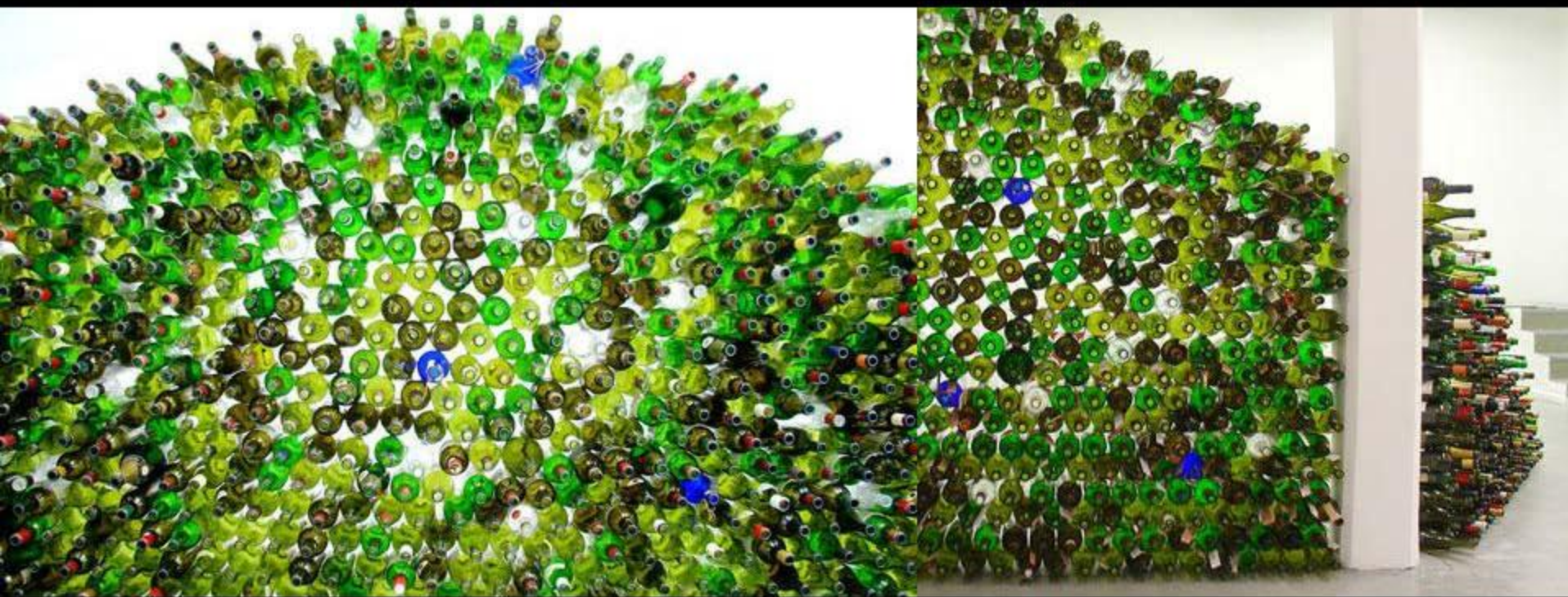
Mosaic made out of broken Korean ceramic and glass

Celadon donated by the City of Icheon, South Korea and participating kilns in the region

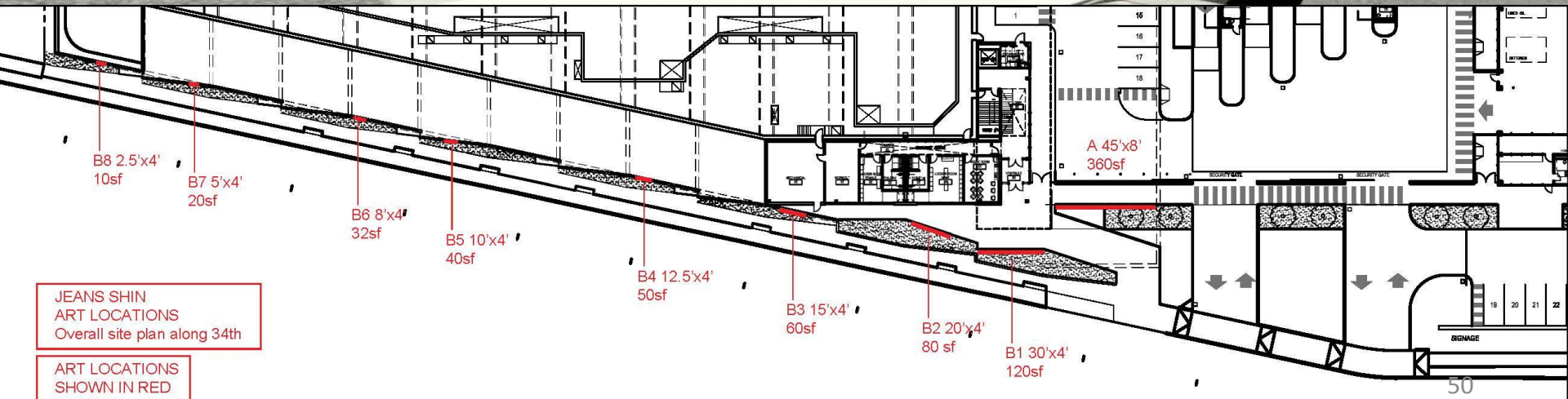
Commissioned by MTA, Arts for Transit, Fabricated by Miotto Mosaic Art Studios,



Jean Shin, *Settings*, 2010
Ceramic plates and tiles, Overall: 10 ft h x by 60 ft w x 2 in d.
Project for cafeteria of PS/IS 276 Battery Park City, New York City
Commissioned by The City of New York, Department of Cultural Affairs Percent for Art Program



Art zones



JEANS SHIN
ART LOCATIONS
Overall site plan along 34th

ART LOCATIONS
SHOWN IN RED

PREVIOUS SEATTLE DESIGN COMMISSION COMMENTS

Sustainability Strategy - energy



: 4-5% daylighting factor at tipping floor and recycling building

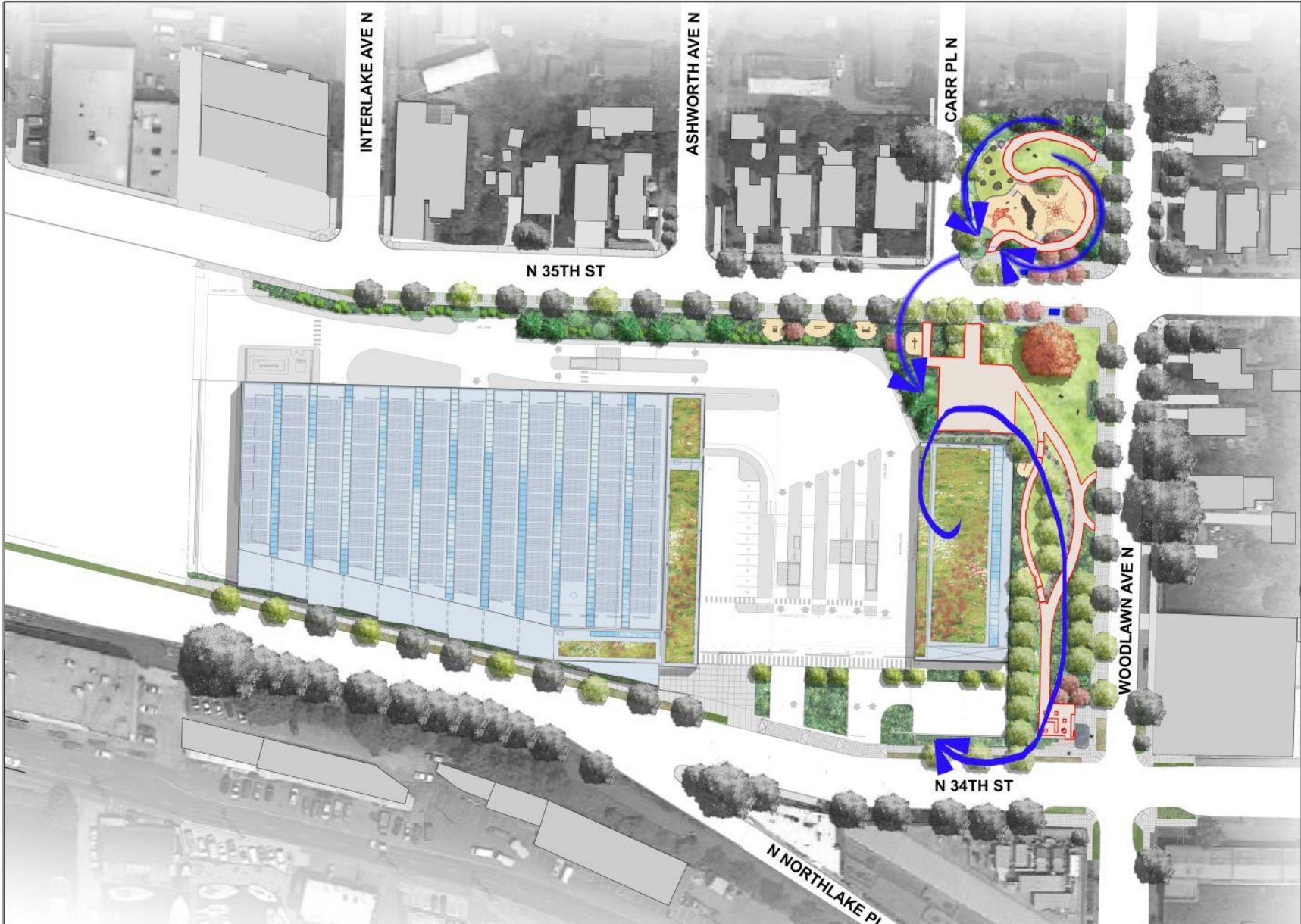


: photo voltaic providing renewable energy

: optimize performance at conditioned spaces



Sustainable Strategy- Stormwater



Sustainability Strategy - materials



- : regionally sourced and crafted
- : onsite demo/recycling
- : recycled content
- : waste management

Sustainability Strategy – Landscape Items

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title: North Transfer Station		enter sq ft of parcel	SCORE 0.562
Parcel size (enter this value first) *		254,946	
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 56581	0.1	5,658
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3 Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 18146	0.1	1,815
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 26651 319812	0.3	95,944
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0 0	0.3	-
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 43 6450	0.3	1,935.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 64 16000	0.4	6,400.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 292 5840	0.8	4,672.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 15263	0.7	10,684.1
D Vegetated walls			
	enter sq ft 0	0.7	-
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 10100	0.5	5,050.0
G Structural soil systems			
	enter sq ft 0	0.2	-
H Bonuses			
sub-total of sq ft = 448,192			
1 Drought-tolerant or native plant species	enter sq ft 41638	0.1	4,163.8
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 70,819	0.1	7,082
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	143,403

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Green Factor

- Increased soil depths
- Providing tree planting
- Existing tree preservation
- Drought tolerance

Planting Design – Lawn, Shrub, & Green Roof Areas



Plants

- FAA Vector Compliant
- Drought tolerant
- CPTED compliant (Ht @ 3 ft)
- Maintenance (Lawn and Shrub Drifts)

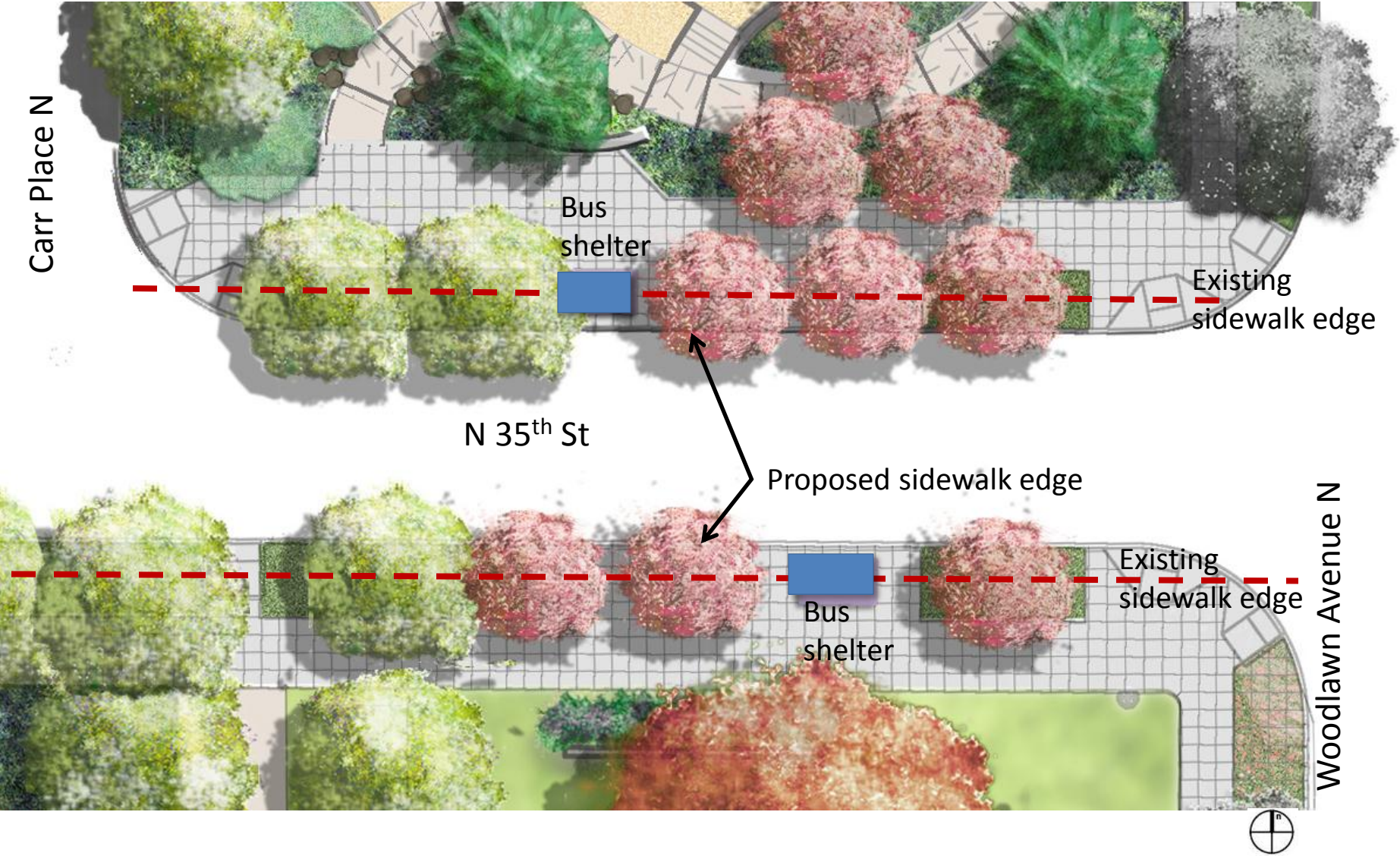
Planting Design – Trees



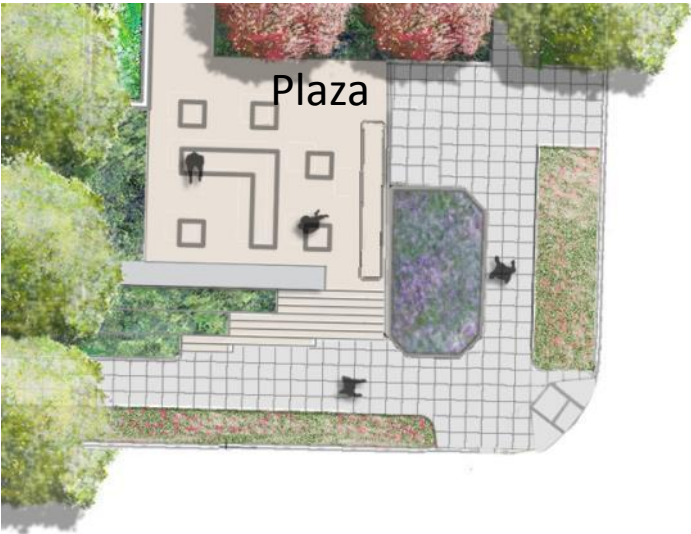
Plants

- Accent trees at nodes
- Large specimen tree
- Evergreen screen
- Street trees
- Site trees to emphasize vertical planes

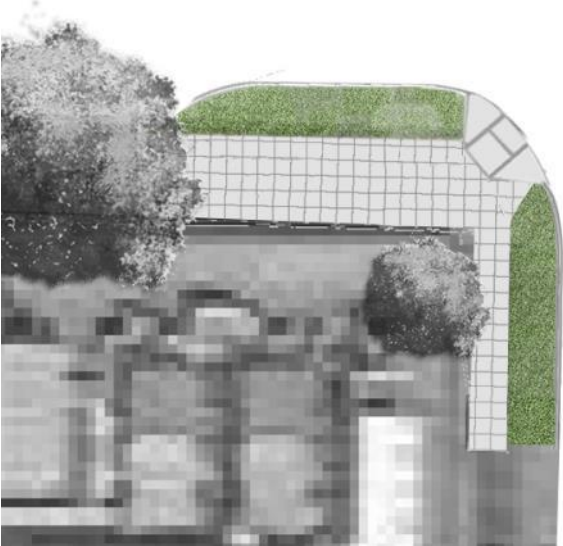
Street Connections



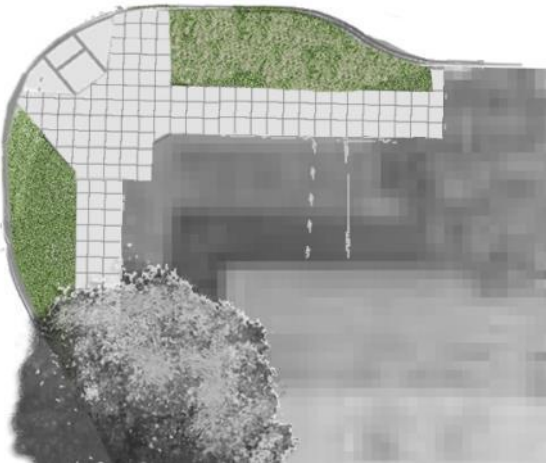
Street Connections



N 34th St



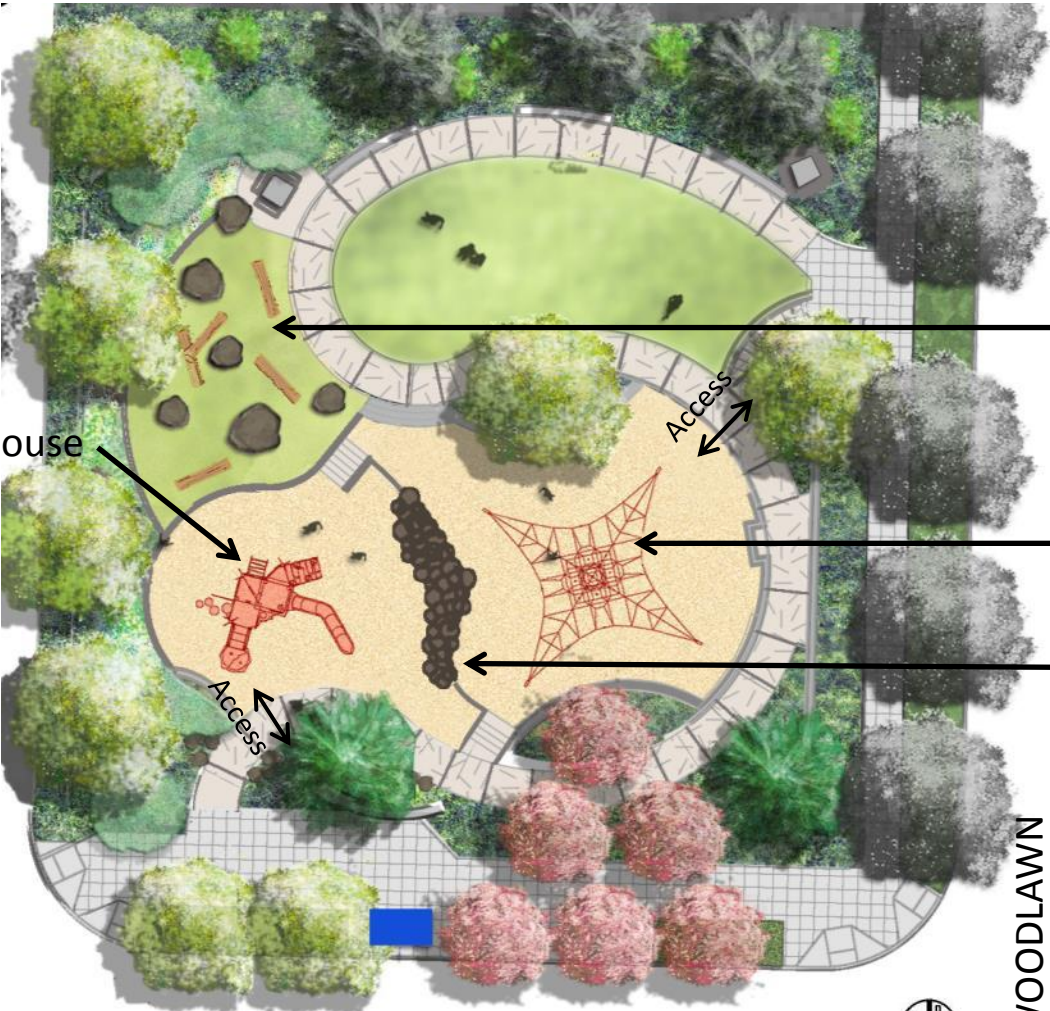
Woodlawn Avenue N



Active Elements



Active Elements: Enlargement of Playground



Integrated natural play

Net climbing structure

Log Stepwall

Treehouse

Access

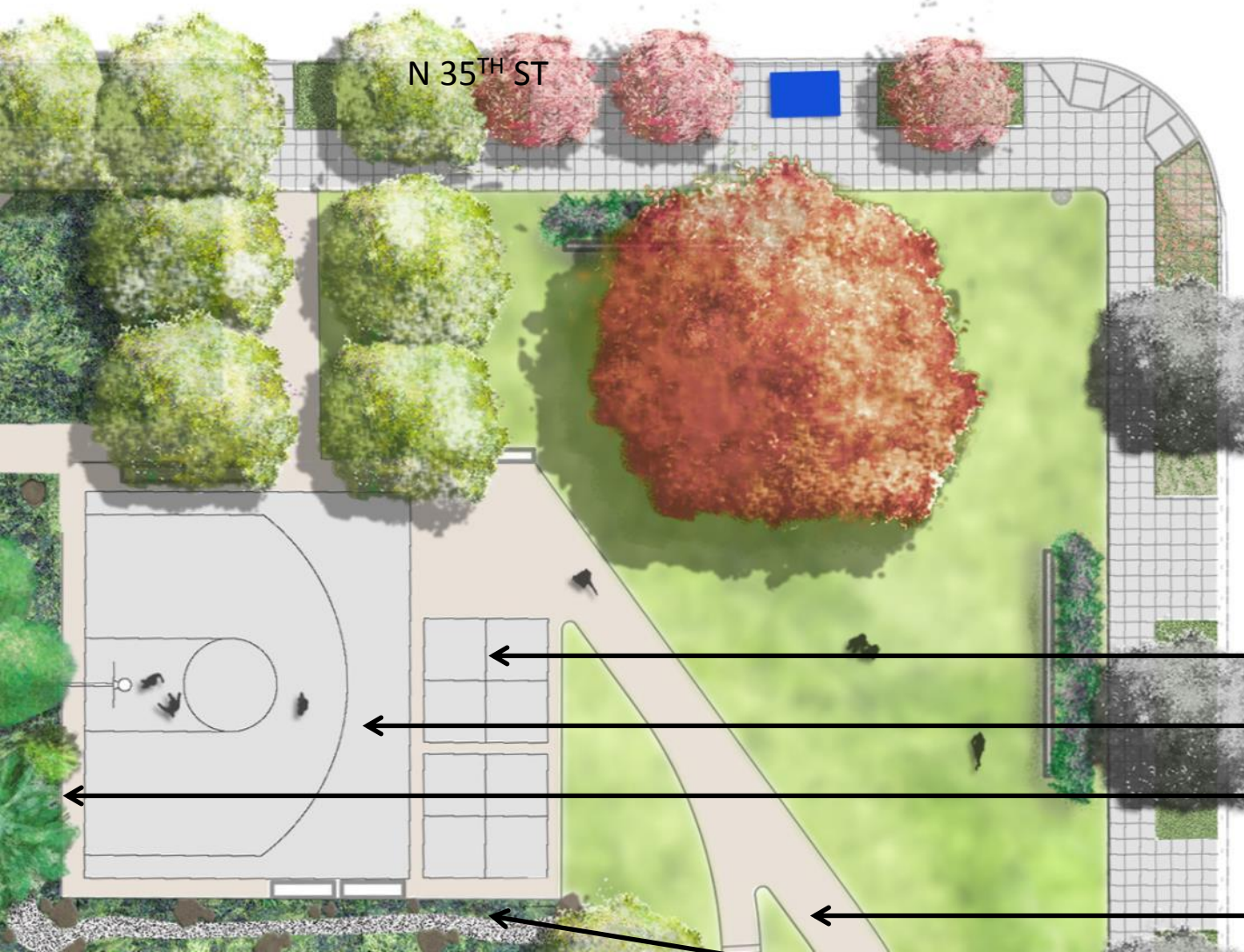
Access

WOODLAWN
AVE N

N 35TH ST



Active Elements: Enlargement of Sport Court and Lawn



N 35TH ST

Four-square court

Basketball court

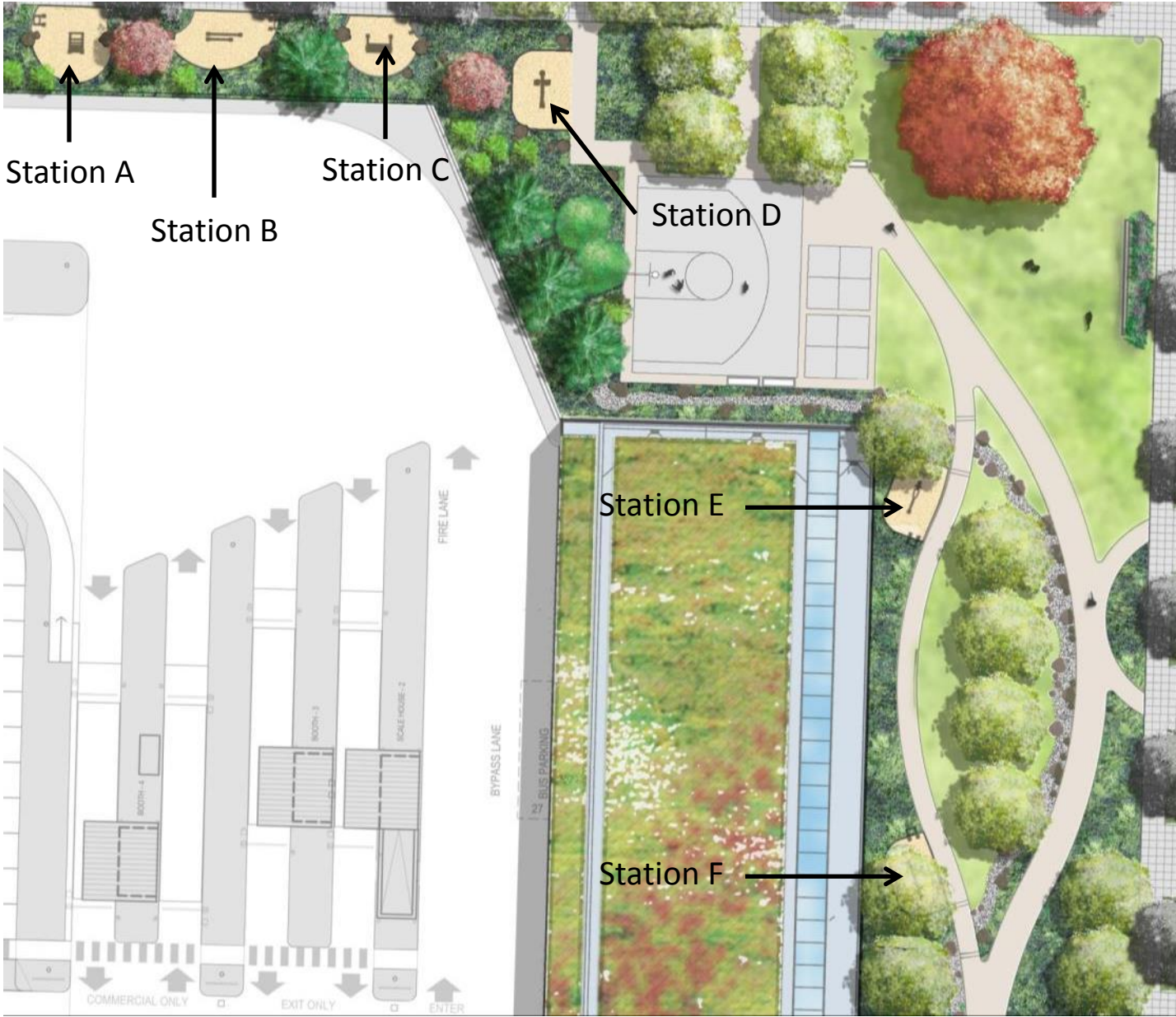
Fence

Olmstedian walk

Dry cobble swale



Active Elements: Enlargement of Fitness Areas



Active Elements: Images

Fitness Stations



Playground



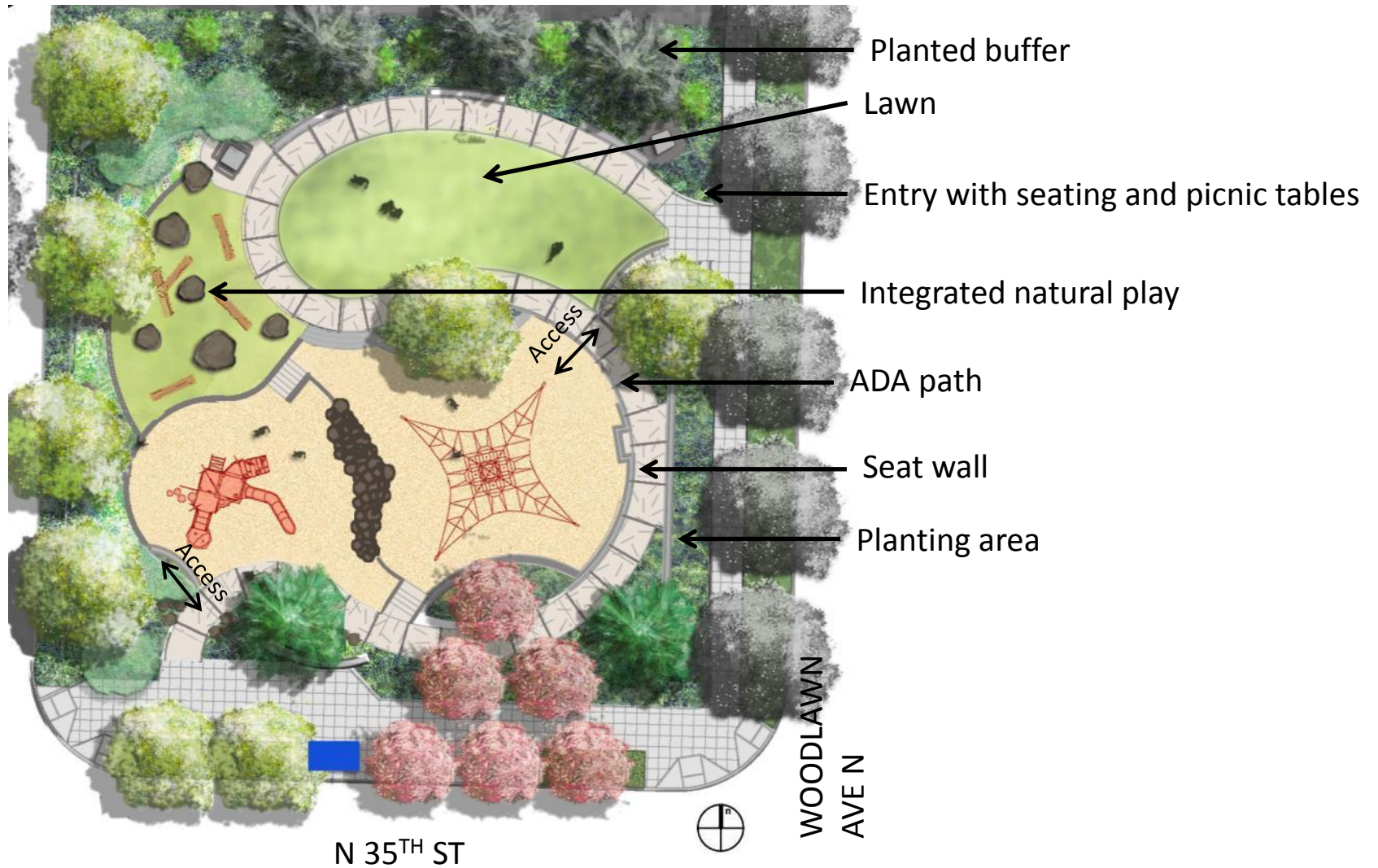
Basketball/ Four-square



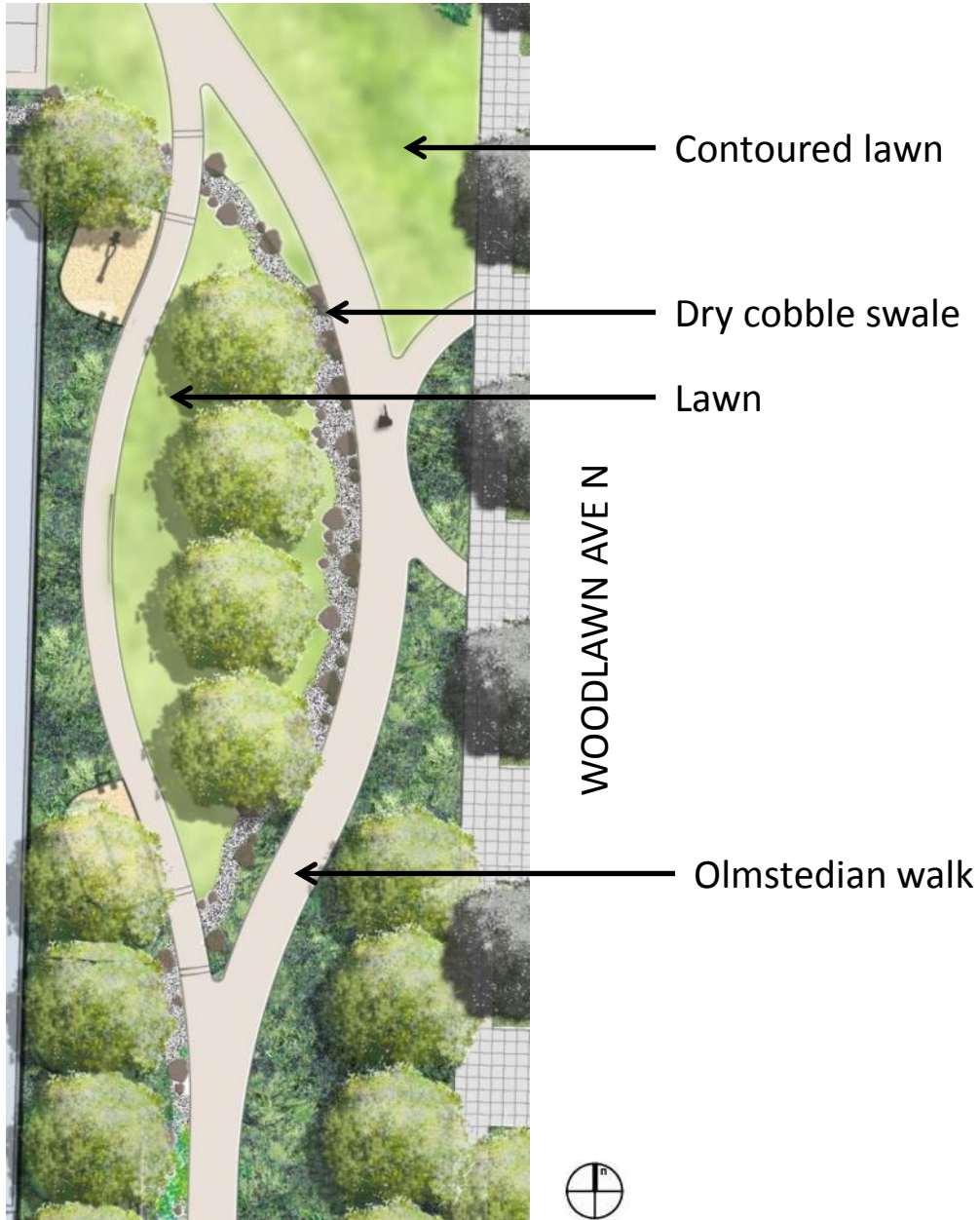
Passive Elements



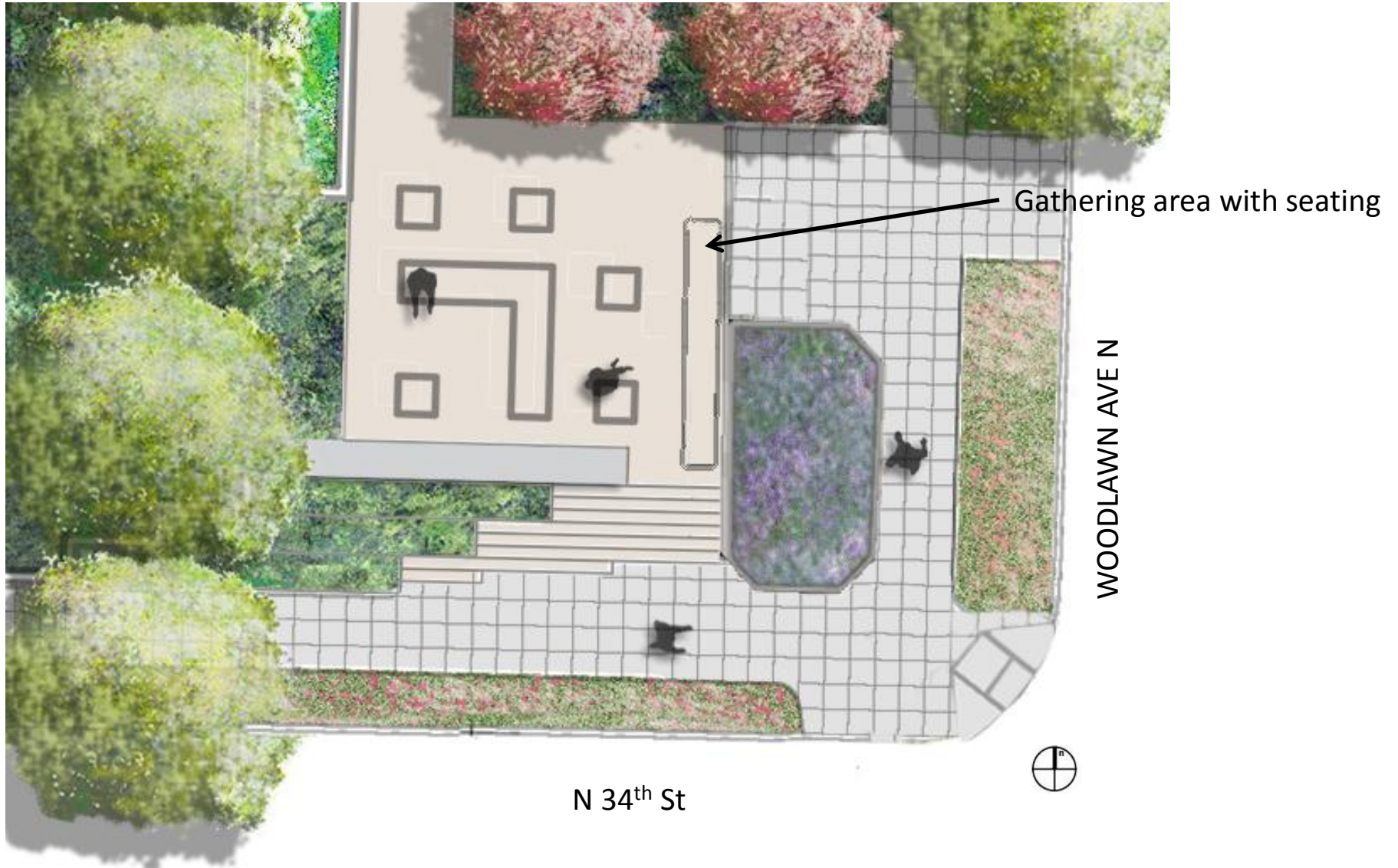
Passive Use Areas: Enlargement of Playground



Passive Use Areas: Enlargement of Olmstedian Walk



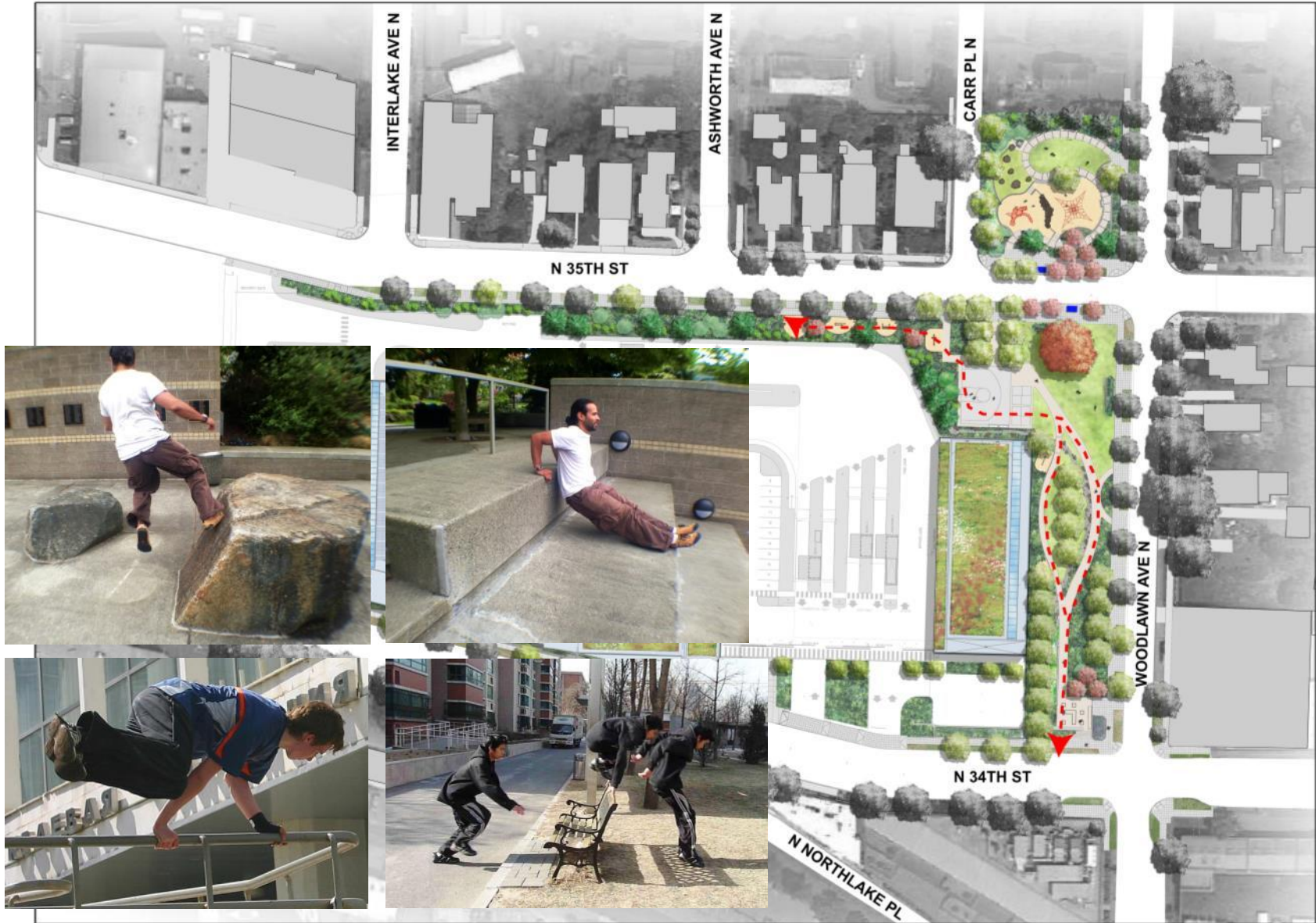
Passive Use Areas: Enlargement of Woodlawn Plaza



Passive Use Areas: Images



Parkour Route



North Transfer Station – Seattle Public Utility

Capital Project Review
Seattle Design Commission



PUBLIC BENEFIT SUMMARY



Public Benefit vs. Code Requirements

Item	What Code Requires	SPU commitments above & beyond Code
1. Public viewing	Nothing.	A viewing gallery of the tipping building, located in the admin/crew building, to educate visitors and schoolchildren about solid waste management and recycling

Public Benefit vs. Code Requirements

Item	What Code Requires	SPU commitments above & beyond Code
2. Enhanced pedestrian street crossings	Nothing	Widened sidewalks on both sides of N. 35 th Street with bus shelters, and landscaped curb bulbs on the south side corners of the intersection of N. 34 th and Woodlawn.

Public Benefit vs. Code Requirements

Item	What Code Requires	SPU commitments above & beyond Code
3. Setback for eastern recycling building	65 ft. setback area. No requirement for public access.	32,000 SF of park-like area with public access. Includes multi-sport court, seating, play lawn, Olmstedian walk, fitness stations and gathering area in southeastern corner.

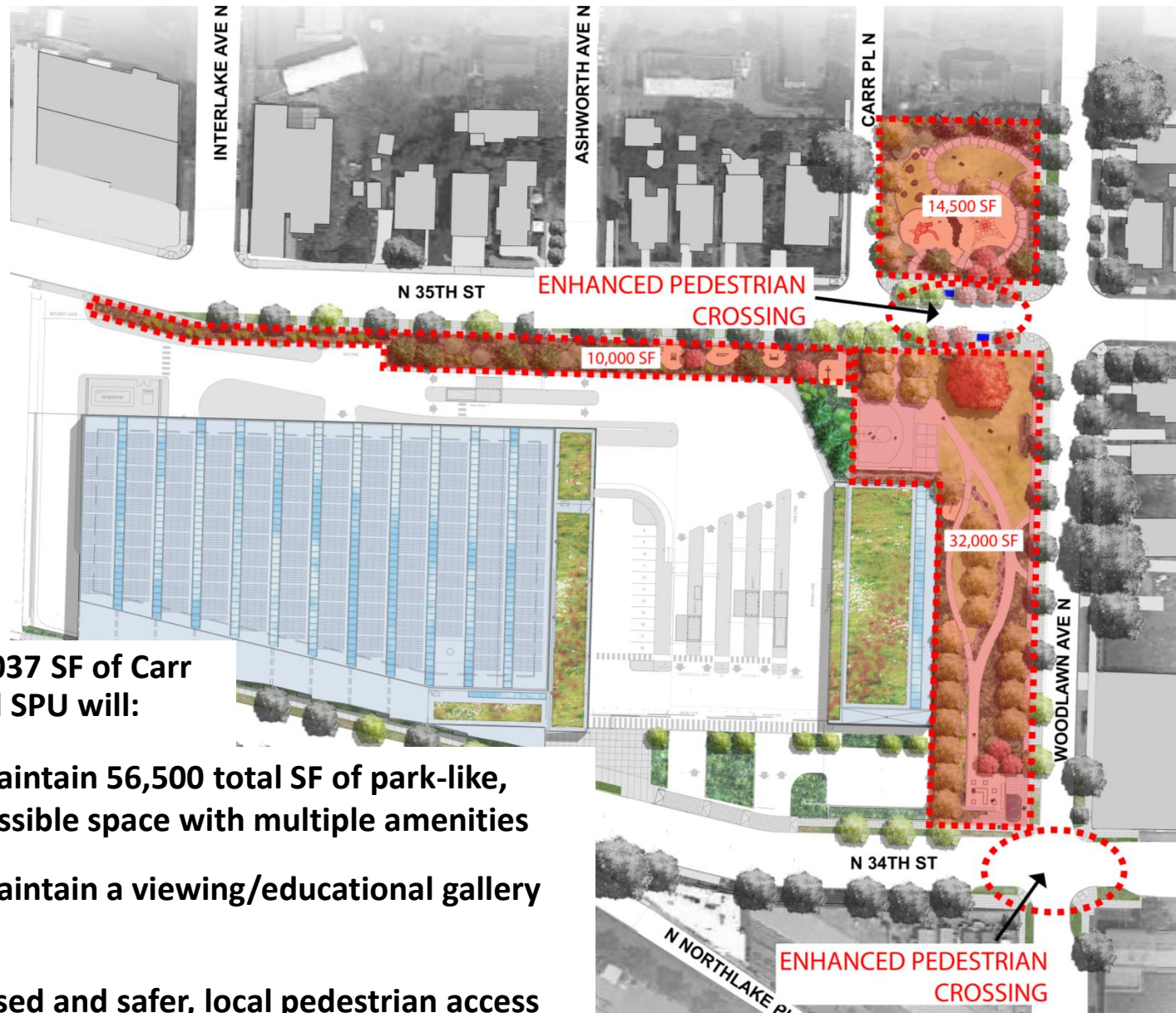
Public Benefit vs. Code Requirements

Item	What Code Requires	SPU commitments above & beyond Code
4. Residentially zoned parcel north of N 35 th St	Nothing. SPU could sell this parcel.	14,500 SF of park-like area with public access. Includes children's play area with: <ul style="list-style-type: none">• A netted climbing play structure• Play features integrated into the natural topography• Climbable rocks and logs• Picnic tables• A lawn

Public Benefit vs. Code Requirements

Item	What Code Requires	SPU commitments above & beyond Code
5. IB zoned parcel	20 ft. landscaped setback area. No requirement for public access.	10,000 SF of park-like area with public access. Includes static fitness elements.

Summary of Public Benefit



In exchange for the 11,037 SF of Carr Pl. N. being vacated SPU will:

1. Provide and maintain 56,500 total SF of park-like, publically accessible space with multiple amenities
2. Provide and maintain a viewing/educational gallery space
3. Provide increased and safer, local pedestrian access