



**Seattle
Design
Commission**

APPROVED

MINUTES OF THE MEETING

6 November 2003

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Frances Nelson

Iain M. Robertson

Nic Rossouw

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Haller Lake Maintenance Facility Improvements
Northgate Library, Community Center, and Park
Homer Harris Park
Olympic Sculpture Park

Convened: 10:00am

Adjourned: 5:00pm

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Frances Nelson
Iain M. Robertson
Donald Royse
Sharon E. Sutton
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Lisa Baker



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Development

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6 Nov 2003 Project: Haller Lake Maintenance Facility Master Plan

Phase: Design Update

Previous Reviews: 4 November 1999 (Conceptual)

Presenters: Tony Gale, Fleets and Facilities
Joe Chauncey, Boxwood Architects
Gary Braun, Boxwood Architects

Attendees: Jun Quan, Fleets and Facilities

Time: 1 hour (SDC Ref. # 169 | DC00132)

Summary: The Commission thanks the team for coming and would like to make the following comments and recommendations.

- **The Design Commission appreciates the team's sensitivity to the community's concerns about visibility into the site and the thoughtfulness of the site plan;**
- **appreciates the way that the team has approached the Paint Shop addition and captured natural light in the building, and feels that the building is well conceived, functional and even elegant;**
- **encourages the Fleets and Facilities Department to find ways to use this project as a model for future maintenance buildings with similar programs;**
- **and appreciates the vegetative buffers on the East side of the site, but urges the team to find ways to soften the view of the site from the industrial side of the lot, and also to soften the visibility of the existing perimeter of the maintenance facility.**

This paint shop/vehicle conversion shop is part of a larger master plan for the Haller Lake Maintenance facility. The master plan is a 20 year plan, which is a set of strategies for how funds should be allocated toward the development of this site. The paint shop is the only portion of the master plan that is currently being designed, and will be constructed in the near future.



The paint shop will be used for painting and maintaining vehicles, as well as for vehicle conversion. An example of vehicle conversion is taking “natural” vehicles, and transforming them into police vehicles. Other uses on the site include soil and material storage, as well as temporary waste storage during weather events.

The Maintenance facility site is immediately adjacent to a residential neighborhood to the east. There are single family houses immediately across the street from this site. This is a very different condition from the Charles St storage facility which is located adjacent to the freeway. The neighborhood is primarily concerned about noise and visual activity, such as headlights, on the site.

The master plan includes locating the paint shop, consolidating parking in the center of the site, and developing heated storage facilities that will act as a

buffer to the residential lots. Later phases of the master plan will include relocating some activities off of the site.

The proposed storage structures on the east side of the site would be approximately 17 feet tall. The architectural expression of these buffer buildings would be in a vernacular that would blend with the adjacent neighborhood. The east side of the site is the only portion of the site which is immediately adjacent to residential uses. At a prior review the Commission suggested allowing more views into the site from the adjacent neighborhood. At recent community meetings neighbors have strongly expressed that they do not want to have views into the site.

The commercial zoning adjacent to the site is C-2, and there is also heavier commercial development which is zoned as C-1 further west towards Aurora Ave. Access to the site is primarily from the West. The master plan team has worked with the community to eliminate site access from the east side of the site which is immediately adjacent to residential buildings. Eliminating site access from this direction will reduce noise on residential side of the site, and will also keep trucks off of the residential streets. As previously mentioned the paint shop is the only portion of the master plan program which is currently undergoing design and construction. The construction documents for the paint shop are 90% complete. The team submitted for permits last month, and the project will go out to bid in the next couple of months. Construction will not start until April, due to grading restrictions from DPD(formerly DCLU). Grading work is only permitted between April and October.

The master plan called for the paint shop to be located in the NW corner of the site. The specific configuration of the paint shop building was selected to allow a landscape buffer to be maintained at the perimeter of the building. The streets to the north and west of the maintenance facility are mature right of ways with mature street trees, and complete sidewalks. Additional plants and trees will be added as necessary to create an effective screen. The paint shop will also be strategically located close to the main entrance to the site in order to minimize movement within the site.

The paint shop building will be sited in order to maximize solar access. It will be engaged into the hillside to the north. There will be a 66 foot separation between the paint shop and the existing vehicle maintenance shop to the east. This space will serve as a placeholder for a future wash bay. A new vehicle security gate was recently installed in the NW corner of the site. The paint shop will be located so as to avoid disturbing this new security gate.



The new paint shop will be a large improvement over the existing facility at Charles St. It will be more efficient and will also have better ventilation, which will make it a better place for people to work. The paint shop will include:

- paint booths
- an open shop area - for body work
- a core area – with office, lockers, and toilet rooms
- a down draft work area – to control dust and debris
- a mono crane – for moving large pieces such as snow plow blades
- a paint oven – for baking on paint

The paint shop will share cafeteria and lounge space with the adjacent maintenance facility.



Haller Lake Paint Shop – Perspective Looking North

The building will have a single sloped shed roof which will help to create a vernacular architectural expression on the site. A datum will be established at 16 ft above the floor of the building. This elevation corresponds to the height of the adjacent street. Above the 16 ft datum the building will be clad in translucent panels. Below the datum the building will be clad in heavy corrugated metal siding which will be painted charcoal grey. Because of the slope of the roof there will be a greater area of translucent material on the north side of the building. There will be many hours when the building will be able to function without artificial lighting.

Punched openings will be created in the building to allow for the insertion of the prefabricated paint booths. The structural elements on the inside of the building will be painted a bright primary yellow. The translucent panels will allow the color of the structure to be visible from outside of the building. The project will also include 12 ft tall oversize bollards in front of the paint shop. These oversized bollards are intended as architectural features which will add a sense of whimsy to the project.

Key Commissioner Comments and Concerns

- Wonders if the building will use any natural ventilation.
 - Proponents stated that mechanical ventilation is required in order to control temperature and dust in painting areas. They explained that the doors will likely be opened in the warm weather to ventilate the main shop area.
- Appreciates the way the building harnesses natural light.
- Compliments the team on the thoughtfulness of the presentation, and the site planning. Feels that the building is unassuming but elegantly done.
- Feels that this project makes good use of the material at hand rather than trying to create a “decorated shed”. Notes that this project represents an ideal prototypical approach toward this type of building. Wonders if the Fleets and Facilities Department has considered using this as a standard for future projects.
 - Proponents stated that they have not considered developing design standards for this type of project. They noted that they are potentially interested in developing design standards for fire stations based on the levy just passed by the voters. They added that they would not want design standards to tie the architects’ hands, and would like the Design Commission’s input on guidelines if they choose to develop them.
- Questions whether pedestrians passing by will know what is going on inside the building.
 - Proponents stated that people passing the site will not know what is going on inside the building unless the doors are open.
- Notes that lack of visibility into the site does not need to mean a lack of awareness of what is going on on the site. Feels that art could play a role in communicating the function of the site.
- Is confused about the location established for the paint shop by the master plan.

- Proponents explained that the master plan considered several locations for the paint shop. They added that originally the paint shop was intended to be attached to the maintenance facility.
- Feels that the existing maintenance facility could use more screening from the street.
- Would like the new landscaping on the west side of the site to be more of a continuation of the existing vegetation on the north of the site. Suggests including some fir trees on the west side.
 - Proponents noted that the new landscaping will continue the same plant types as the existing landscape buffer.
- Wonders what type of security there is on the site.
 - Proponents stated that there is a new gate that is only open during business hours.

6 November 2003 Commission Business

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|-------------------------|----|--|
| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 2 OCTOBER 2003</u> - APPROVED |
| DISCUSSION ITEMS | C. | <u>DPD PLANNING DIVISION DIRECTOR</u> - RAHAIM |
| | D. | <u>MRP UPDATE</u> - SIZOV |
| | E. | <u>35TH ANNIVERSARY UPDATE</u> - GASSMAN AND CUBELL |
| | F. | <u>PROJECT UPDATES</u> - CUBELL |
| | G. | <u>RECRUITMENT UPDATE</u> - CUBELL |
| ANNOUNCEMENTS | H. | <u>CENTRAL WATERFRONT PLAN FORUM #2</u> – NOV 7 TH , 8:30 AM
– 5PM |
| | I. | <u>MONORAIL ALL-CITY FORUMS</u> – NOV 11 TH AND NOV 19 TH , 5:30-
9PM |

6 Nov 2003 Project: **Northgate Library, Community Center and Park**

Phase: Schematic Design

Previous Review: 17 July 2003(Conceptual Design), 20 February 2003 (Site Plan Follow-Up), 6 February 2003 (Pre-Design)

Presenters: David Kunselman, Seattle Public Libraries
Jackie Kirn, Office of Policy and Management
Teresa Platt, SDOT
Bob Shrosbree, Site Workshop
Bob Hull, Miller Hull PartnershipAttendees: Ellen Bennington, King County Metro
Tim Motzer, Seattle Parks and Recreation
Maureen O'Neill, Seattle Parks and Recreation
Kristian Kofoed, Department of Planning and Development (formerly DCLU)
Lisa Rutzick, Department of Planning and Development
Alex Harris, Seattle Public Libraries
Denise Lathrop, Seattle Planning Commission
Mimi Sheridan, Seattle Planning Commission
Marty Curry, Seattle Planning Commission
Tony Mazzella, SDOT
Ann Sutphin, SDOT
Phillip Thordarson, SDOT

Time: 1.5 hours (SDC Ref. # 221 | DC00108)

Action: **The Commission thanks the team for the thoroughly comprehensive presentation and would like to make the following comments and recommendations.**

- **The Design Commission commends all of the agencies for cooperating to tie together all of the pieces of this project;**
- **fully supports the direction in which this design is going including the site layout and the architecture;**
- **would like the team to keep in mind that this project will be the focal point of a neighborhood and regional center that will increase in density over time, and that this should be considered as the relationships between the horizontal and vertical components of the buildings are resolved;**
- **encourages the team to look at the pedestrian entrance to the plaza and find ways to ensure that people will be drawn around the buildings to the central entry plaza, both from the north and south, especially to the library entrance;**
- **feels that there is a disconnect between the plaza and the open space of the adjacent park and encourages the team to move the open space further to the north in order to make a stronger connection;**
- **urges the team to look at the roof and entrance canopy of the library as they relate to 5th Avenue and as a way of creating a stronger presence on the street;**
- **asks the team to look at the playground location in terms of its connection to the rest of the park, and consider not only the safety of the children, but also the connections between the community center and the playground to ensure**

- that they are equally direct for able bodied and disabled people;
- encourages the team to consider how art will be incorporated into this project, and to expand the scope of the artist's work to look at not only entrances to the buildings, but also site entrances;
 - notes that the team has acknowledged that this is not a flat site and would like to see sections at the next review;
 - encourages the team to look again at the height of the library in relation to this project's role in serving as the focal point of a regional center;
 - suggests that the team look at the subdivisions of space within the library and how they are balanced with the circulation and open spaces of the library, particularly the location of the rest rooms which may be blocking views into the main library space;
 - urges the team to look for opportunities to provide intimate spaces for social interaction within the plaza, and within the entire site and suggests the plaza should be given more focus;
 - appreciates the way the design has dealt with runoff and drainage on the site;
 - urges the team to look at the shape of the lawn in relation to the natural slope and contours;
 - notes that there is currently a lot of asphalt in this part of town, and encourages SDOT in the redevelopment of 105th to go lightly in their use of impervious surfaces;
 - and finally, recommends approval of schematic design.

There was a community meeting to review this project last night. Roughly 90 people attended the meeting. It was a mixed group of community activists and new people. The community complimented the design, and also the storm water management for this project.



Neighborhood Conditions

This project is located just south of Northgate Way which is a major arterial that runs from Ballard to Lake City Way. Northgate has a commercial core which is ringed by single family residential development. Northgate has been designated as an Urban Center according to Seattle's Comprehensive plan. This means that Northgate is targeted to receive new households and new jobs in the future. So far Northgate has only achieved 21% of its targeted jobs, and 6% of its goal for new households.

Northgate Mall is at the center of the neighborhood. It is surrounded by undeveloped or underdeveloped land. Northgate transit center, located

just south of the mall, is the 2nd largest transit center outside of downtown Seattle. There is the potential for future transit oriented development which would help to build the Northgate community.

Current issues facing Northgate are:

- the Mayor's proposed plan
- SDOT's transformation of 5th Ave NE
- Potential development on the lot south of Northgate mall

In the late 80's there were lots of concerns about traffic in the area, and the feeling that there was too much uncontrolled development. There was a temporary building moratorium, and then the Northgate Comprehensive plan was developed. This plan was finished in 1993, which was before the other neighborhood plans were completed. The goal of the plan is to transform the neighborhood from auto-oriented development to more urban and more neighborhood focused development. The intent is to make the area more pedestrian friendly and to make better use of the existing transportation. The plan establishes the Northgate Overlay District. Under this General Development Plan any site over 6 acres must develop a 15 year long range master plan.

It is the Mayor's intention to "break the log-jam" in Northgate. There has been much debate over the



usefulness of the General Development Plan. Many feel that it is stymieing the development of large parcels. The Mayor has recommended to City Council that it be lifted. Other rules of the Northgate Overlay District would still apply. When the General Development Plan was put in place there was no design review process to guide development. Northgate has just adopted Northgate neighborhood specific design

guidelines.

Simon properties, who owns Northgate mall, would like to demolish a theatre and some offices on their site in order to add more retail, and possibly some restaurants. If they are able to do this they would convey the last parcel to the south of the mall to the City.

Flow control and water quality control to Thornton creek are important issues to the Northgate area. Most of the area was developed before there was a good understanding of runoff control. The properties to the south of Northgate Mall could be very useful in controlling the runoff into Thornton Creek. They could also be used to add more dense housing to Northgate. If the City gets control of the property the development agreement when they resell the property would require that at least 150 units of housing will be built on the site. Lorig, who is interested in developing the property has stated that they would likely construct 300-350 housing units on the site. The development agreement would prohibit some uses such as heavy commercial and auto sales, and other uses which are generally incompatible with transit oriented development.

SDOT is planning a \$5 million project to improve 5th Ave NE. Currently they have \$2 million of the funds available. They would like to focus the first phase of the project on the area closest to the new library, community center, and park. The project area will be from south of Northgate way to NE 105th

St. The improvements will include wider sidewalks and street trees, as well as a median with trees. Most of the elements in the street improvement project are those outlined in the pedestrian overlay guidelines.

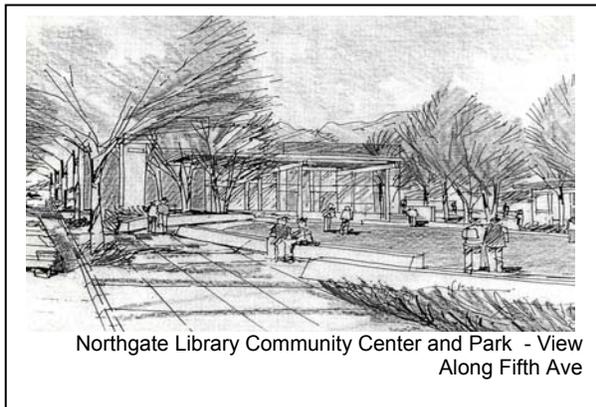
Library, Community Center, and Park Design

The current design team has inherited the initial design direction from the phase I plan which was developed by Arc Architecture. The site is currently 80% asphalt with two steep edges covered in trees to the east and south. There are two buildings on the site, which will be demolished. The design team has responded to the Commission's comments at the previous review concerning:

- Entrance alignment of the parking lot
- Site grading
- Improvements on 5th ave
- Civic presence
- Connections to the neighborhood
- Treatment of NE 105th St
- Creation of an urban park

Site layout and landscaping

In this project the plaza is an important element that links all of the program elements. There is also a courtyard which links the community center to the park. The library has been moved to be immediately on the property line along 5th Ave. Trees along the street will shade the building and also act as a pedestrian buffer. There will be markers along 5th Ave that indicate connections into the site. The design team has been looking at how the site could accommodate occasional festivals including ways to use the



parking lot as a multi-purpose area which could be used for a farmer's market or art festival.

The existing trees on the edges of the site are mature deciduous trees. The team would like to bring the Thornton Creek environment into the park, including trees and storm water. All of the runoff from the impervious surfaces on the site will be gathered and treated and then connected into Thornton Creek. The team would like to create a path through the existing trees to connect to Thornton creek. They would like path to have a soft surface. The team is working with a forester from the City to design this path.

The design will expose the collection and movement of storm water across the site. Storm water will be drawn through the plaza in a trench. A rain garden will be created to the west of the community center which will be the first treatment of the water. The team would like to include follies that will highlight the falling water off of the community center roof. After the rain garden the water will pass through a second treatment and will be detained in underground bulbs.

All of the grades within the site will be 5% or less, so there will be no hard ramps or steps. There will be curved seating walls that act as baffles between the lawn area and the sidewalk. The heights of these walls will vary as the sidewalk slopes. This will allow comfortable seating heights for adults and

children.

Community Center and Library

The design team is using a strategy of digging and perching to connect the buildings to the site. The phase one design for this project included an elevator and a lift to negotiate the site grades. Now the grade changes are accommodated by a gentle slope within the community center, and by digging the library into the site. Both buildings will consist of brick elements which will be contrasted with transparent elements.

The community center will include a glassy box facing the park. Trees and a deep overhang will be used to shade this wall. The sloped corridor in the community center will be ten feet wide and will have a 1:20 slope. Five activity rooms will be lined up along this corridor and will create the western edge of the building which faces the park. The site slopes in front of this edge of the building, and the glazing will follow the slope of the site.

The child care area of the community center will be located at the upper level of the community center and will be coordinated with a drop-off and pick-up area, which will add a function to the plaza space. There will be a large overhang at the main entrance to the community center on the north side of the building. Plumbing and electrical will be provided to serve a Starbucks-type cart for major events.

A meeting area will be located by the entrance to the library. This area will be able to be accessed separately from the rest of the library for evening events. The main reading room will be formed as a large bay window that projects into the park. In response to the Commission's prior concerns the library has been moved to the property line on 5th Ave. Markers have been added along 5th Ave to help address wayfinding for pedestrians. The Library is not interested in having more than one entrance to this building.

Responses to previous Commission concerns:

- Creating an urban edge
 - Library shifted to property line
 - Transition area from sidewalk to lawn area
 - Site markers along 5th Ave
 - Coordination with SDOT to ensure character of 105th St
- Entry alignment at parking lot
 - Coordination with SDOT to resolve this intersection
- On-street parking on 5th Ave
 - Design team agrees with this idea
 - Design of 5th Ave is under SDOT's jurisdiction
 - Current SDOT plans do not preclude on-street parking
- Embrace grade changes as design opportunities
 - Used natural grade to create accessible site
 - Grading creates informal amphitheatre at south of lawn
 - Building strategy of digging in and perching

- Increase interaction between site and building elements
 - Transparent materials and slipping forms allows site lines to penetrate from exterior to interior
 - Common architectural language links buildings
 - Edges of park and plaza are lined with activity
- Explore pedestrian circulation
 - Pedestrian connections are created through the site
 - Connections are designated by physical markers

Key Commissioner Comments and Concerns

- Appreciates that the office of Policy Management attended this meeting.
- Would like to know how the library façade on 5th Ave activates the street edge even though the entrance is not on that side of the building.
 - Proponents stated that the windows into the library will show a real working library rather than being static display windows.
- Questions what the visual cues are from 5th Ave that signal how to get to the library entrance.
- Wonders if the design team anticipates that more pedestrians will be coming from the south than from the north.
 - Proponents stated that they aren't sure which direction will have heavier pedestrian traffic. They noted that people walking from residential areas will come from the south while people coming from Northgate Mall or getting off of a bus will come from the north.
- Notes that the pedestrian sequence entering from the south of the library is more successful than from the north.
 - Proponents noted that representatives from Seattle Public Libraries have made the same comment. Proponents stated that a window into the office on the North side of the building has been added in response to this concern.
- Feels that there is a disconnect between the street and the plaza.
- Suggests that the roof of the library should tilt away from the building in order to create a larger presence on the street.
- Doesn't understand how the lawn form relates to the topography
 - Proponents explained that they are creating a knoll at the north end of the lawn and a flatter area toward the south end.
- Suggests that the area immediately to the south of the library could be used as the urban plaza that connects to the sidewalk, instead of the current location midway along the length of the lawn. Notes that the area that is currently planned as a grove of trees could be made into an urban paved area.
- Notes that the play area seems separated from the main area of the park. Observes that children like to be part of the main activity. Also remarks that it is important to have the play area connected to the rest of the park for safety and visibility.

- Would like to know if an artist is engaged on this project.
 - Proponents stated that they would like to have the artist involved in designing the entrances to the buildings, and also possibly in designing the site markers along 5th Ave if the budget will allow. There could also be the potential to have pieces of art in the rain garden which act as follies to highlight the rain coming from the roof.
- Feels it would be helpful to have a site section that shows how the two buildings form the plaza space.
- Notes that the library seems very low. Wonders if the height has been dictated by budget concerns.
 - Proponents stated that the library is not a particularly short building. They explained that the building is 16 feet tall to the underside of the wooden decking.
- Remarks that some other one story libraries are as much as 35 feet tall.
 - Proponents stated that the massing of the library is primarily a response to its adjacency to the park. They noted that this is a unique site opportunity that most libraries do not have.
- Wonders if there is a way to have a more direct accessible route between the multi-purpose room in the community center and the play area outside.
- Would like to see opportunities for person-to-person interaction on the site. There should be places where employees from the library, community center, or people who work at the mall could meet each other. Would also like to see opportunities for people to take books outside in good weather.
 - Proponents stated that there will be lots of activity surrounding the plaza. They explained that they are looking for strategic places to put benches along the paths, and in the plaza, and are also making sure that there is not too much shade in the plaza.
- Suggests that bowed seating walls could continue into the plaza so that people know that the plaza is for everyone.

Key Visitor Comments and Concerns

- Notes that Northgate is designated as a regional urban center according to Seattle's comprehensive plan. Explains that this will be one of the densest areas in the region. Feels that the scale of the buildings is very low. Remarks that it will seem odd in 25 years when there is a lot of density if the civic buildings are the lowest in the area.
- Notes that SDOT would like to maintain the character of 105th St, as much as is possible. Adds that there is a site line issue that will require the street to be widened at the intersection with 5th Ave. Also explains that SDOT is required by ordinance to obtain needed right of way when a property redevelops.

6 Nov 2003 Project: Homer Harris Park

Phase: Schematic Design

Previous Reviews: 2 October 2003(Conceptual Design)

Presenters: Cathy Tuttle, Seattle Parks and Recreation

Monad Elohim, Artist

Steve Worthy, Worthy and Associates

Attendees: Kari Stiles, Parks Foundation

Royal Alley-Barnes, Central East Division, Seattle Parks and Recreation

Michael Shiosaki, Seattle Parks and Recreation

Robert Stephens Jr., Central Area Cultural Arts Commission

Time: 1 hour (SDC Ref. # 169 | DC00318)

Action: The Commission thanks the team for their presentation and would like to make the following comments and recommendations.

- The Design Commission feels that the design is going in the right direction;
- urges the designer to take a strong hand in filtering the wish list from the community in order to create something that is an enduring space;
- believes that the design has too many pieces, which detract from the main idea of creating a “warm center,” and suggests that the plan be simplified;
- has concerns about how the narrative of the commemoration of Homer Harris is being translated into physical form and encourages the team to look for a less literal expression of his life history;
- suggests that the designer clarify the metaphor of the path through the site as the timeline of Homer Harris’s life to give better direction to the artist’s work and to see how the art can reinforce and be part of an integrated statement of culture, art and landscape;
- feels the lawn should be given a much stronger form in relation to the Unity Plaza;
- and approves schematic design.

This is a Pro Parks named project in the Central District. The money for this project is primarily from the Seattle Parks Foundation. Monad Elohim has been hired as the artist for this project. Upon the urging of the commission the artist’s involvement in this project has been sped up. The artist presented a study for a wari journey wall sculpture, and an entrance arch sculpture.

The project team is getting the mature tree on the site dated in order to determine how old it is. The tree may be very close in age to Dr. Homer Harris. The warm center of the park is what Homer Harris is all about as a person and as a physician. Dr. Harris’s determination will be set forth as a challenge to those visiting the park. A path through the park will act as a timeline through Dr. Harris’s life. Elements along the path will include stretching bars and healing gardens which will provide four seasons of scent and healing. At the end of



the park will be game tables which represent a quieter moment after the middle of a persons life. Another new feature in the park is a unity plaza with a paving pattern that symbolizes world unity.



wall for children as well as adults.

Key Commissioner Comments and Concerns

- Appreciates the time and energy put into getting the artist involved in the project.
- Is confused about how the art will work with the landscape.
- Wonders what the scale and context of the art pieces will be.
 - Proponents stated that the wari wall could be a wall around the play area. The wari wall will most likely be concrete with incised bronze. The entrance sculpture could be made of bronze or aluminum.
- Wonders if the wari wall will function as a seating wall.
 - Proponents stated that the wari wall will function as a seating wall. They also noted that it will be varied in height in order to serve as a seating wall for children as well as adults.
- Questions what the materials in the unity plaza will be.
 - Proponents stated that the unity plaza will be concrete.
- Would like to know how the contours influence the shape of the lawn area.
 - Proponents stated that the shape of the lawn is determined by views into the warm center of the park.
- Feels that there are still too many elements in such a small park. Questions what elements the designer would remove if he needed to.
 - The designer stated that he would eliminate the game area, and would combine it with the seating area to the north of the park. He also stated that he could combine the two primary paved areas. The designer added that he has already given up a stone wall along the alley to the east of the site.
- Suggests that removing some elements could strengthen the scheme. Notes that the clarity of the original diagram has been lost through the addition of too many disparate elements.
- Notes that the designer doesn't need to be too literal in honoring Dr. Homer Harris.
- Feels that the simplicity of the scheme needs to be elevated.
- Notes that the unity plaza is a very strong element. Remarks that the lawn winds around the plaza and has less of a clear identity. Suggests that the design would be more successful if the lawn area were simplified.
- Remarks that the collision between the unity plaza and the picnic area is especially awkward.

- Questions whether the designer feels that all of the elements of the park are in the appropriate places given his first hand experience of the site.

Key Visitor Comments and Concerns

- Notes that the community is very pleased with the overall development of this project. Agrees that the park gets lost in all of the details, but admits that the community wants all of these elements and more in their park.
- Feels that the Commission's comments have been on target and focused. Urges the designer to make the best use of natural land and light.
- Recommends that the artist slow down and work with the rest of the team.
- Would like this park to be the gem of the Central District.

6 Nov 2003 Project: Olympic Sculpture Park

Phase: Design Development/Design Update

Previous Reviews: 20 June 2002(Conceptual Design), 19 October 2000(Briefing)

Presenters: Chris Rogers, Seattle Art Museum

Lisa Corrin, Seattle Art Museum

Marion Weiss, Weiss/Manfredi Architects

Michael Manfredi, Weiss/Manfredi Architects

Julie Parrett, Charles Anderson Landscape Architects

Attendees: Cara Egan, Seattle Art Museum

Michael Jenkins, Department of Planning and Development

Beverly Barnett, SDOT

Arthur Skolnik, Waterfront Landings Homeowners Association

Paula Hoff, Seattle Parks and Recreation

Libby Parham, Seattle Art Museum

Time: 1.5 hours

(SDC Ref. # 170 | DC00195)

Summary: The Commission thanks the team for the presentation and would like to make the following comments and recommendations.

- **The Commission is happy to hear about the thought that is going into the issues of curation and about evolving art into the next century and how art can be experienced in different places on the site in different ways;**
- **would like to hear equally complete thinking about social interaction and gathering places including visual access into the park;**
- **feels that the completeness with which the lighting and utilities have been worked into the plan is very good;**
- **enthusiastically supports the design direction;**
- **would like to see a more complete set of landscape and building details, including sections, and would like to get a clearer idea of what is happening on the underside of the overpasses;**
- **and feels that the amount of material presented is less than would be expected at design development and will take this review as a design update.**

Note: Commissioner Anderson recused himself from this project.

This project has already submitted for a master use permit, but the schedule has been delayed by the tunnel bypass project. The EIS for the viaduct replacement project will include the tunnel option, but the DOT is no longer focusing energy on this scheme.

The design of the pavilion has evolved since the last commission presentation in response to the artistic program. Consultants have also been added to the design team. Previously the project included an off-shore jetty. This idea has been revised in favor of a more salmon-friendly solution that will allow better access to the water and will also be less onerous to get the required permits.

The goal is to have the park open in the spring of 2006, but this date is contingent upon several issues. One of these issues is the seawall replacement adjacent to the park site. A test pit was recently dug. Based on this test pit the earth is unstable in this area. The project team for the Olympic sculpture park project would like the portion of the seawall adjacent to the sculpture park site to be pursued ahead of the rest of the seawall replacement, which currently has an undefined timeline.

The nearby trolley barn would also need to be relocated to accommodate the park. This relocation could potentially affect the schedule of the sculpture park project. The trolley barn relocation could potentially involve the extension of the trolley line north, or east to the South Lake Union area.

The curation of this park is based upon the idea of creating a park that can embrace an evolving definition



of sculpture. Rather than cluttering the space with a lot of stuff the project team would like to take a slow and methodic approach to adding pieces to the park. They would like the park to respond to how artists work and also to how people use the space. The team feels strongly that different kinds of art need different kinds of viewing experiences. Art will frame views as well as define places to gather. The team does not want to focus on art to the exclusion of the users. The curator has been working with public artists across the world and locally. She

has also met with Barbara Goldstein from the Office of Art and Cultural affairs to understand the history of public art in Seattle.

The park will consist of a series of distinct precincts. The first precinct is called the valley. It will be located next to the pavilion. It will feel very enclosed and will house works of classic modern sculpture. These pieces will be of a very small scale.

Several infrastructure pieces in the park will combine art and function:

1. A water feature will be developed with the runoff from the pavilion roof. This feature will include an interactive water piece that children can play in.
2. A giant green house will shelter an 80 ft long dead tree in its own ecosystem. This tree will act as a giant nursing log.
3. An artist will be invited to design a gracious crossing over the railroad tracks.
4. Major portals into the park will be developed by artists. This will include relocated steps at the Southeast entrance to the site which will allow room for a major artwork. The team would like to work with a Native American artist on this piece in order to connect to the natural heritage of the site and the fishing rights of Native Americans in this area.
5. The pathway system through the park will be a major piece of artistic infrastructure.
6. A berm will be developed as a place to sit and view the water.
7. The beach will be a very complex piece of the park. A recommendation has been made to leave it alone until it is better understood how salmon will interact with it. The team would like to gather artists and ecologists to talk about this area.

The park will also include semi-permanent grass and meadow areas. The grove area will include many trees but will be able to accommodate spaces being carved out of the trees. Grasslands in the park will be able to be left high or mown low depending on the art program. There will also be temporary projects on an annual or biannual basis. The curator would like to have these types of exhibits in the pavilion in the winter in order to activate the park in all seasons.

Other art projects in the park could include video projection, and performance pieces, such as fireworks displays. The curator would also like to collaborate with Amtrak to create pieces that are meant to be viewed from the train.

The landscape architects have embraced the urban nature of the park, and have not tried to create a sentimental landscape. The park will be filled in over time, but certain pieces will need to be coordinated with the initial construction of the park. Each precinct will have an anchor piece to activate when the park opens. A text artist will also design umbrellas for the park, so that when people use the museum's umbrellas they will be carrying a piece of art.

The pavilion will act as an entrance to the park but will not keep people from entering the park if they do not want to enter the pavilion. The pavilion will be as multi-use as possible. Adjacent to the pavilion will be a series of terraces which will act as a centerpiece for enclosed art, or a place to show films.

The team would like Elliott Ave to be developed less as a suburban street and with more of an urban character. They feel that on-street parking on Elliott would be desirable in achieving this goal.

The team is working with the contrast between the infinite views over the water and the enclosure of the city. The early scheme included an ambitious plan to acquire property in the water. The design had been revised in order to create a beach that works behind the existing seawall.

In order to eliminate hand rails within the site the park will employ a system of lay back retaining walls which will project up 42" where necessary. 1:20 slopes will be developed within the park instead of 1:12 slopes in order to eliminate the need for handrails.

This park will be a major open space for the city of Seattle and will provide an opportunity to educate people about nature and plants. The aim of the park is to create discrete intensified settings for art. The original four gardens have been renamed to reflect the types of spaces that are being created. The garden of the ancient has become the valley. The garden of the city has become the grove.

The park will incorporate plants based on a very broad understanding of native species. Ginkos which would have been native to this area thousands of years ago will be included. The regional context is also being considered as extending to southern California.

All of the rainwater on the site will be collected and used for irrigation. The team is developing a pesticide free program so that all of this water will be clean water. At the beach area of the park the team would like to develop a salmon snack bar. The idea will be that the salmon are guests, not the food.

The primary zig-zag path through the park will also house the major infrastructure such as irrigation, audio, and electrical. This will leave the other areas free to be developed by artists.

The total budget for this project is \$80 million which includes \$20 million for land acquisition, and a \$20 million endowment to allow the park to operate as a free space. \$64 million has been raised through a public/private partnership. The project budget does not include the money that will be required to reinforce the seawall. The team does not yet know the cost of this project, but estimates that it should be something short of complete replacement.

Key Visitor Comments and Concerns

- Notes that most of the problems facing this project are on a policy level. Remarks that soil remediation could benefit from moving excavated soil from the Seattle Art Museum expansion project site.
- Remarks that there are a lot of challenges facing this project particularly in terms of the schedule. Notes that the seawall project could cost tens of millions of dollars, also adds that it could cost \$8-12

million to move the trolley barn. Urges the team not to underestimate the difficulty of these tasks.

- Proponents noted that they have delayed exploring these issues due to the tunnel project.
- Proponents explained that they are looking at a variety of solutions for relocating the trolley barn, and incorporating a fix of the seawall into the park's construction. It is too early to know the actual costs for each, and it is important that preliminary estimates are not used to establish policy.
- Proponents noted that the Washington State Department of Ecology has granted up to \$2.6 million in matching funds for remediation associated with the park's development. They also explained that there is the possibility that the former owner of the site could help pay for the environmental remediation, in order to lessen their liability.

Key Commissioner Comments and Concerns

- Feels that the aural component is very important in viewing outdoor art. Wonders how this is being addressed in this project.
 - Proponents stated that the design team is very excited about incorporating the sounds around the site into the park, such as the sounds of the train and the sounds of traffic. The park will be quiet in some places and will embrace sounds in others. Proponents also noted that they would like to explore the potential of having acoustical works in the park.
 - Proponents explained that sound can only be stopped with mass. They explained that the valley will be quiet because of the mass of the earth surrounding it.
- Wonders what kind of lighting will be used, and if this park will be open at night.
 - Proponents believe that most outdoor spaces are over-lit. The ambient light levels in this park will be very low and will be provided by waist high illuminated bollards set on 30 foot intervals along the main path. Proponents explained that it will be up to the Seattle Art Museum to determine if and how they would like to light specific pieces.
 - Proponents explained that the park will likely be open sometimes at night, but the specific hours have not been established. They noted that the pavilion will act as a lantern at night. They also explained that they would like to look at the lighting conditions along Elliot Ave.
- Questions how running all of the utilities through the zig-zag will work.
 - Proponents explained that all of the conduit will be run through the zig-zag path. Pull boxes will be located every 100 feet. Temporary or permanent electrical feeds can be pulled to serve specific pieces or lighting needs. Notes that the pull boxes themselves could become an art element.
- Commends the team on the breadth of their approach. Is glad to hear about the curation of this project.
- Compliments the team on the design of this project.
- Would like to see a section or a site model.
- Is disappointed with the amount material being presented. Expected to see more details including sections and plans. Is aware that this work has been done by the team. Would like this material to be presented to the Commission.
 - Proponents explained that they had understood this to be a design update rather than a

design development review.

- Would like to see how the precincts of the park relate to each other and how the needs of the community and the city are being met. Would like to know where there are areas for people to gather.
 - Proponents explained that there is a 40 ft grade change between Western Ave and the waterfront. They noted that the meandering path allows them to accommodate this change. Proponents also explained that areas adjacent to the street will be brought down to grade so that people can see into the park.
 - Proponents noted that they do not want to clutter the park with art so that there is no space for people to use the park for other things. They added that they do not want the park to feel like a precious place where people cannot touch things. Proponents further noted that they are thinking of siting the Calder sculpture so that people need to walk through its legs when they follow the path. They feel that this will help invite people to interact with the art.
- Would like to know more about the beach, and would like to see an experimental nature brought into the park. Notes that salmon are not the only issue concerning the health of the bay, they are only one indicator.
 - Proponents stated that some artists have focused all of their careers on environmental issues. The Museum would like to raise money to bring these artists to Seattle and also work with artists in Seattle who are already focusing on these issues. Proponents noted that a curator alone cannot decide how to treat this part of the park, and neither can ecologists working alone.
 - Proponents noted that this may be a part of the park that is developed later than the rest of the park. They added that the existing riff-raff from Sand Point Park reveals the change in tide which is 9-12 feet. This extreme tidal change is a unique feature of the Seattle waterfront.