



# Seattle Design Commission

**Approved**

## **MINUTES OF THE MEETING**

**August 3, 2006**

Gregory J. Nickels,  
*Mayor*

David Spiker  
*Chair*

Pam Beyette

Adam Christiansen

John Hoffman

Karen Kiest

Anindita Mitra

Sheri Olson

Nic Rossouw

Dennis Ryan

Darrell Vange

Guillermo Romano  
*Executive Director*

Layne Cubell,  
*Senior Staff*

Convened: 8:30am

Adjourned: 3:00pm

### Projects Reviewed

Council President Nick Licata – Discussion  
53<sup>rd</sup> Avenue South Pump Station – Street Use Permit exception  
Colman Dock Redevelopment – Design Update

### Commissioners Present

David Spiker, Chair  
Pam Beyette  
Adam Christiansen  
John Hoffman  
Karen Kiest  
Sheri Olson  
Nic Rossouw  
Dennis Ryan  
Darrell Vange

### Staff Present

Layne Cubell  
Tom Iurino  
Valerie Felts  
Guillermo Romano



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Development

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### 3 August 2006 Project Council President Nick Licata

Phase: Briefing  
Presenters: Council President Nick Licata  
Attendees: None  
Time: 1 hour (SDC Ref. #220)

#### Summary

The Commission appreciates the well prepared briefing on 13 key issues and makes the following comments:

- **Appreciate that CM Licata has asked for the Design Commission's early involvement in fire station siting.**
- **Design Commission will continue to review design of City Hall Park**
- **There is agreement that there needs to be a larger picture of the streetcar and its individual points. CM Licata encouraged a systematic point of view regarding the streetcar network.**
- **Appreciate comments on the Thomas Street Pedestrian Bridge**
- **Appreciate CM Licata's strong support of King Street Station as a transportation hub**
- **Explore need of a Transportation Commission in the future and more immediately one focused on the ever expanding trolley network**
- **Though not a City project, the Design Commission should retain strong role in the Colman Dock project**
- **Acknowledge that the North Lot is largely outside of Design Commission purview and will be handled by the Design Review Boards and the Pioneer Square Review Board.**
- **Recognize that City Council has been concerned about confirming the financing of the Woodland Park Zoo Garage in relation to the general fund and that the current garage design is the best resolution to a challenging location**
- **Appreciate comments on the 520 Bridge improvement project, which CM Licata believes is going in the direction of larger regional support for the base 6-lane roadway and Pacific Interchange 6-lane alternative as the two options moving forward.**
- **Appreciate comments on the Public Safety Building, specifically on public accessibility, and need for review by the Commission.**
- **Appreciate frankness in CM Licata's support of the rebuild of an elevated Alaskan Way Viaduct, acknowledging that his concern is primarily economic and that if funds were available he would support the tunnel option. Notes that CM Licata has recommended that urban design as related to the rebuild option be looked at.**
- **Also appreciate CM Licata's frankness and perspective on proposing an up/down vote on the tunnel option while reiterating the Commission's continued stance on record that the project should not be put to a vote.**

Council President Nick Licata briefed the Commission on the work of City Council in 2006 and flagged several items of concern for Design Commission awareness and involvement. In addition, CM Licata pledged to report back to Council on the work of the Commission including: 1) Fire Safety Levy – glad to hear that Design Commission has urged Fleets and Facilities to model their design process for the Fire Safety Levy after Seattle Public Library’s approach, 2) Trolley Barn – appreciates that the Design Commission will follow up with KC/Metro on latest plans and coordinate review by the Commission along with PSRB, and 3) he will discuss the need and potential to establish a Transportation Committee for the trolley network with Grace Crunican at SDOT.

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### 3 August 2006 Project 53<sup>rd</sup> Avenue South Pump Station

Previous Reviews: None  
Phase: Street Use Permit Exception  
Presenters: Rod Boyd, King County/METRO  
Elizabeth Gaskill, King County/METRO  
Martha Tuttle, King County/METRO  
Mary Beth Gilbrough, King County/METRO

Time: 1 hour

(SDC Ref. #170)

#### Actions

**The Design Commission recommends approval of the final designs and supports the Street Use Permit exception with the following recommendations and comments:**

- **Recommend simple utilitarian approach to individual elements that need to be above grade without planters or other cloaking devices**
- **Believe steel vents if simple can be elegant and should not be painted or decorated**
- **Recommend that team treats the edges of the vent enclosures in a manner that is skateboard friendly**
- **Recommend concrete scoring and joint patterns be carefully designed so sidewalk surfaces complement existing boardwalk surfaces**
- **Recommend either including separate art features or using refined engineering design rather than applied art or decoration**
- **Execute elements using high quality materials and simple finishes rather than the planters and landscaping as shown in current design**
- **Applaud ongoing community outreach and worker safety efforts**

#### Proponents Presentation

King County/METRO presented information on a proposed upgrade to an existing pump station facility on Alki Beach and 53<sup>rd</sup> Ave. S. in West Seattle. The team addressed several design goals: safety, consolidation of elements to preserve views, focus on materials, and responding to input from the local community.

The existing station is old and in need of replacement. Its last upgrade was in 1982. The new design increases the footprint by 50%, although the majority of the station will be underground. Work for the proposed facility includes a large concrete slab 2 ft. high by 75 ft. long by approximately 20 ft. wide; two new 20 ft. tall steel vent shafts; concrete benches and landscaping. Construction is estimated to take 20 months. Impact on the Alki neighborhood would be for one summer only.

Community outreach efforts indicated the community is pleased with an odor control system that will be part of the new facility. A 24-hour construction hotline will also be available.



- Traffic congestion concerns
  - Temporary loss of parking
- Treat it as utilitarian, no need to compete with stunning setting. Angle plinths/gate to discourage climbing - higher on street side. Add skateboard edges.
- Why 2 ft. high?
  - To discourage people from walking over
  - Could be flush or 8 inches
- Propose low landscaping as elsewhere on beach to give cues and create edge
- Patterns in concrete should be explored, especially to help integrate to existing concrete
- Be wary of edge and kids along seawall
- Urge consistency in materials. Appreciate steel vents, eliminate planters.
- Use funds for planting on better materials
- Appreciate need to make it better and safer
- Reduce electrical panel, put it underground

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**03 August 2006 Project Commission Business**

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| <b>Action Items</b>     | <b>A.</b> Timesheets  |
|                         | <b>B.</b> Minutes from 07/06/06/Felts                           |
| <b>Discussion Items</b> | <b>C.</b> Viaduct letters and recruitment Update/Cubell         |
|                         | <b>D.</b> Public outreach/Iurino                                |
|                         | <b>E.</b> PSB site workshop update/Romano                       |
|                         | <b>F.</b> Street/Alley vacations update/Cubell and Barnett      |
|                         | <b>G.</b> DC Comments on SR-520/Cubell and Allen                |
| <b>Announcements</b>    | <b>H.</b> Montlake Library Opening, 8/12, 12-4pm                |
|                         | <b>I.</b> Council COW on SR-520, 8-14, 2:30pm, Council Chambers |
|                         | <b>J.</b> USF/Robert Dunhy, Central Library, 8/28, 5:30–7 pm    |

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## 03 August 2006 Project Colman Dock Redevelopment

Previous Reviews: April 7 and September 15, 2005  
Phase: Design Update  
Presenters: Tim King, Washington State Ferries  
Jim Cade, LMN Architects  
Walt Niehoff, LMN Architects  
Marcia Wagoner, PRR  
Attendees: Becca Aue, SDOT

Time: 2 hours (SDC Ref. #122)

### Summary

**The Commission thanks the team for the design update and continues to support ongoing early design work on this major project. The Commission:**

- **Recognizes that the ferry terminal is a transportation project first and foremost and understands the timeliness of pursuing changes to the Land Use Code and Comprehensive Plan this fall for future code variances likely to be needed with any redevelopment options**
- **Commends transparency of team's public processes**
- **Reminds team that dock should serve as an iconic structure from the water and land both**
- **Continues to support the idea of co-use for cultural uses such as concerts on the pier or other public programs.**
- **Observes that redevelopment aims are for this to be a public/private hybrid project, so cautions against a full buildout that is solely market driven**
- **Encourages pedestrian nodes at vehicular entries and exits**
- **Urges continued distinction and preservation of public views, especially relating to Alaskan Way**
- **Among the early concept massing options presented, prefers the more iconic, tall/thin design versus the low/flat design**
- **Thanks team for the excellent model**
- **Looks forward to future design briefings**

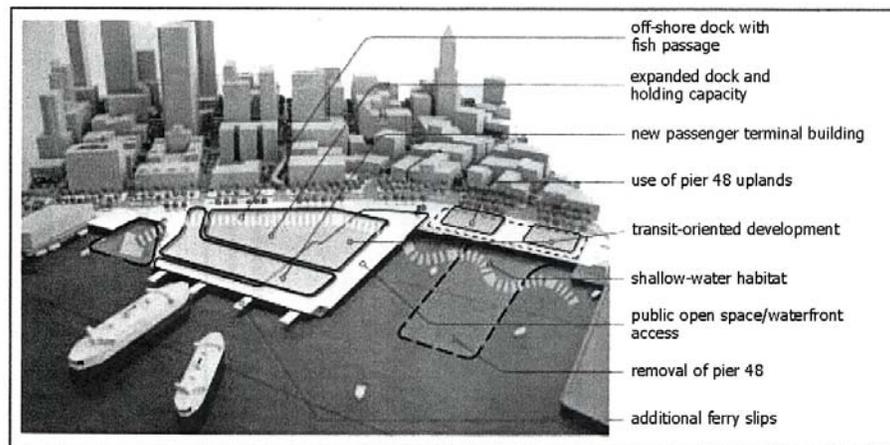
### Proponents Presentation

Proponents presented a brief history of the project, outlining the soon to be finalized Long Range Systems Plan for Washington State Ferries and preliminary work on the DEIS. Double the current number of cars and triple the current number of pedestrians are projected in the next 20 years. The team discussed the challenge of getting pedestrians to the various transportation hubs/nodes from the ferries. Currently the 18 ft. wide Marion St. bridge is at full pedestrian capacity. WSF currently operates four vessels on two routes. Seven vessels and four routes are proposed. WSF will gradually discontinue pedestrian-only service, which may be picked up by King or Kitsap County.

The development of an Environmental Impact Statement will start soon after boundaries of the project have been defined and now that public comments on the EIS scope have been received. Public outreach efforts include workshops held last year, the recently convened Colman Dock Citizens Advisory Group and plans for a Public Meeting to be held in early spring. Issues covered in the workshops were: 1) transportation, 2) environmental, 3) urban design, and 4) economic impact. Focus groups then combined economic/urban design, and transportation/environmental issues. The teams sought to define a range of feasible alternatives rather than one preferred alternative.

**The following elements will be considered as WSF develops alternatives for the Seattle Ferry Terminal:**

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**Commissioner Comments and Questions**

- Timeline – project starts in 2009?
  - Yes, DEIS in 2008
  - Need to get council to look at code development
  - 1-year delay costs approximately \$20 million, time is important
- When will you start winnowing options?
  - Real options will be delineated in early 2007
- When will the public process begin?
  - 165+ comments on EIS scope
  - lots of agencies
  - CAC – meets monthly until January
  - Public meetings – next January
- City needs to weigh in on what is desired programmatically as adjunct function to ferry dock, core function:
  - No to housing
  - Maybe hotel
  - Maybe cultural facility
- More parking goes against City priorities