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APPROVED MINUTES OF THE MEETING

May 5, 2011

Convened 10:30 am
Adjourned 2:00 pm

Projects Reviewed

Alaskan Way Viaduct Sound End and Portals
Unico

Commissioners Present

Julie Bassuk, Chair
Graham Black
Malika Kirkling
Tom Nelson
Julie Parrett (excused from 1:00-2:00pm)
Osama Quotah
Norie Sato
Donald Vehige

Commissioners Excused

Laurel Kunkler

Incoming Commissioners Present

Debbie Wick-Harris

Staff Present

Valerie Kinast
Tom Iurino



May 5, 2011

Project:

Unico

Phase:

Alley Vacation

Last Reviews:

Apr 21, 2011

Presenters:

Bryan Fish, Fish Mackay Architects
Scott Woodcock, Windrose Landscape Architecture

Attendees:

Don Mackay, Fish Mackay Architects
Erin Parker, Fish Mackay Architects
Jack McCullough, McCullough Hill, PS
Julie Currier, Unico Properties
Marni Heffron, Heffron Transportation
Thatcher Milholland, Unico Properties

Time: 1:00pm – 2:00pm

Presentation

Unico proposed the public benefit package as compensation for an alley vacation to facilitate development of its 234 unit, 3-7 story mixed use project in the Interbay neighborhood. The proposal included a request to vacate the southern end of the alley and dedicate a segment that would run from the center of the site west, essentially changing it from a straight alley to an L-shaped one. At an April 7 review, the commission approved the urban design merit and asked for improvements to and clarification of the public benefit package.

Unico's updated public benefits package included: 1. Voluntary Building Setbacks (of building and alley); 2. Streetscape Amenities (public bike racks, additional lighting, wayfinding elements, etc.); 3. Street Improvements at Neighboring Properties (street trees and sidewalk); 4. Sustainable Stormwater Controls (daylit rain gardens); 5. Reduce Curb Cuts around Site; 6. Screening of Parking Garage (30% above code requirement). The details of the public benefit package were detailed on page 6 and 7 of Unico's 5-5-11 presentation to the Design Commission.

ACTION

The Design Commission thanked the design team for its well-organized presentation of the public benefits package for the Unico alley vacation. The commission stated the project is a great project and mutually beneficial to Unico and the city. By a vote of 8-0, the commission approved the public benefit package of voluntary building setbacks, streetscape amenities, street improvements, sustainable stormwater controls, reduction of curb cuts, and screening of parking garage as presented (see attached for details) with the following conditions:

- **Add an agreement to cover the on-going, long-term maintenance for the amenities outlined in the public benefit package.**

Commissioner Wick-Harris is not yet confirmed and thus abstained from the vote.

Commissioner Kunkler did not attend the review and did not vote.

Commissioner Parrett did not attend the review and did not vote.

Public Benefits

#1 Voluntary Building Setbacks

- Setbacks along alley
- Street-level setbacks
- Upper-level setbacks

#2 Streetscape Amenities

- a. Public bike racks
- b. Canopy lighting at 16th/Dravus and Lobby
- c. Pedestrian street lights at Barrett
- d. Building-mounted alley light fixtures
- e. Upgrade stadium light fixtures at sidewalk level
- f. Upgraded alley paving at 17th Ave.
- g. Dog bag dispenser on Barrett
- h. Weather protection over sidewalk at Dravus & 16th
- i. Greenscreen/landscape enhancement at alley
- j. Street trees
- k. Street tree size
- l. Planting improvements in R.O.W.
- m. Pedestrian wayfinding elements at Dravus
- n. Waste receptacles at each entry
- o. Seating elements at Dravus
- p. Seating elements at 17th

#3 Street Improvements at Neighboring Properties

- a. Street tree replacement on Dravus
- b. Street trees on 17th north of Alley
- c. Sidewalk replacement on 17th north of Alley
- d. Planting improvements on 17th north of Alley

#4 Sustainable Stormwater Controls

- Daylit raingardens & enhanced plantings at 16th & 17th

#5 Reduce Curb Cuts around Site

- Increase continuous pedestrian frontage by reducing curbcuts around the site

#6 Screening of Parking Garage

- Screen parking garage from street with commercial and residential uses, above 30% code requirement



PUBLIC BENEFIT KEY PLAN

Public Benefit	Description	Existing	Required	Proposed
#1	Voluntary Building Setbacks	n/a		
	Setbacks along alley		0 sf	659 sf
	Street-level setbacks		0 sf	502 sf
	Upper-level setbacks		0 sf	8822 sf
#2	Streetscape Amenities			
	a. Public bike racks	0	2 spaces	8 spaces
	b. Canopy lighting at 16th/Dravus and Lobby	0	0	10
	c. Pedestrian street lights at Barrett	0	0	3
	d. Building-mounted alley light fixtures	0	0	4
	e. Upgrade stadium light fixtures at sidewalk level	0	0	4
	f. Upgraded alley paving at 17th Ave.	0	0	1000 sf
	g. Dog bag dispenser on Barrett	0	0	1
	h. Weather protection over sidewalk at Dravus & 16th	0	0	600 sf
	i. Greenscreen/landscape enhancement at alley	0	0	500 sf
	j. Street trees	2	28	31
	k. Street tree size	<2" Caliper	2-2.5" Caliper	3" Caliper
	l. Planting improvements in R.O.W.	0	700 sf	3100 sf
	m. Pedestrian wayfinding elements at Dravus	0	0	2
	n. Waste receptacles at each entry	0	0	2
	o. Seating elements at Dravus	0	0	48 lf
p. Seating elements at 17th	0	0	10 seats	
#3	Street Improvements at Neighboring Properties			
	a. Street tree replacement on Dravus	n/a	0	5
	b. Street trees on 17th north of Alley	0	0	5
	c. Sidewalk replacement on 17th north of Alley	n/a	0	800 sf
d. Planting improvements on 17th north of Alley	0	0	1800 sf	
#4	Sustainable Stormwater Controls			
Daylit raingardens & enhanced plantings at 16th & 17th	0 sf	0 sf	3400 sf	
#5	Reduce Curb Cuts around Site			
Increase continuous pedestrian frontage by reducing curbcuts around the site	4	n/a	1	
#6	Screening of Parking Garage			
Screen parking garage from street with commercial and residential uses, above 30% code requirement	n/a	214 lf	618 lf	

PUBLIC BENEFIT SUMMARY