APPROVED
MINUTES OF THE MEETING

June 16, 2011
Convener 9:30am
Adjourned 3:00pm

Projects Reviewed
Fred Hutchinson Skybridge
North Transfer Station
First Hill Streetcar
Tiger Asian Bear Exhibit Woodland Park Zoo

Commissioners Present
Julie Bassuk, Chair
Malika Kirkling
Laurel Kunkler
Tom Nelson (excused from 9:30am-1:00pm)
Julie Parrett
Osama Quotah
Donald Vehige

Excused Commissioners
Norie Sato

Incoming Commissioners Present
Debbie Wick-Harris

Staff Present
Valerie Kinast
Tom Iurino
Disclosures
Commissioner Nelson disclosed his firm is working on a part of the project.

Project Presentation
The design team presented its plans for the First Hill Streetcar maintenance building in SDOT’s existing maintenance yard south of S Dearborn St. with frontage along 7th Ave S. The site is tight, and the floor is as low as possible to minimize the retaining wall on 7th Ave., the primary street frontage. The building is one story, approx. 40 ft. high, and 70 ft by about 150 ft. It features translucent panels at both ends; it is a shell, like a train station. It also features a rain garden that captures all roof water and other sustainable elements.

Since the commission’s last review, the building is now within the International Special Review District and is subject to review by that board. This is the last time the commission will see the project.

SUMMARY
The Commission thanked the design team for its presentation of the First Hill Streetcar Maintenance Facility. The commission appreciated the designers addressed the comments from the commission’s last review.

This is the last time commission will review the project. The International Special Review District Board will conduct future reviews, the result of a boundary change included in the recently passed South Downtown land use legislation.

The commission made the following recommendations:

- Explore additional strategies to reduce the starkness of the wall on 7th Ave. Create more of a green buffer to soften the edge. Make less prominent the deck that borders 7th Ave. Acknowledge and express the adjacency with neighborhood.

- Add stairs to the east end of the wall on 7th Ave. This will allow for fluid movement of pedestrians and not make them turn around to descend the ramp to the sidewalk.

- Investigate ways to showcase and communicate the building’s green roof. For example, the top edge of the wall might be designed to reveal the green roof.
- Redesign the trolley awning and reconsider its materials to better integrate the awning into the building. The awning appears tacked on.

- Convey more elegantly the building’s expression of industrial use. Study and think through the proposed wrapping detail to make sure it works; explore other options for the building skin besides the wrap-around siding.

- Consolidate the landscaped areas; they are too small to be effective. The north landscaping is more important than the south. Consider moving the landscape areas to the intersection at Dearborn and expand them. Strengthen and expand the proposed rain garden.