



Date: March 24, 2010  
Project: Rainier Beach Community Center & Pool  
Subject: PAT Meeting #4

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**In Attendance:**

- Leika Suzumura
- Yvette Moy
- Sam Gaytan
- David Sauvion
- Paula Johnson
- Martha Winther – Seattle Parks, Rainier Beach Manager
- David Graves – Seattle Parks, Project Manager
- Maureen O’Neill – Seattle Parks, South CC Manager
- Barb Marsh – Seattle Parks, Rainier Beach Pool Manager
- Jason Huff – Seattle Office of Arts
- Stan Lokting – ARC Architects, Project Architect
- Emily Wheeler – ARC Architects, Project Manager
- Gail Staeger – Landscape Architects

**E-mailed to:**

- David Graves
- Maureen O’Neill

**The following meeting notes are an update to the notes from 11/17/09. All comments from 3/24/10 are noted as such.**

**Artist:**

David explained process of the artist selection. The artist was selected yesterday but there hasn’t been a public announcement yet. Yvette shared the struggle they went through & the scope of the selection. David explained that the artist medium and location are not determined. The artist will be integrated into the process and be a part of the design team. **3/24 – The selected artists are Roy McMakin and Jeffery Mitchell. They were not able to attend the meeting so Jason Huff described the process and their decision to focus on the building signage. Sam expressed he was unimpressed with the artists application. Jason described the long process and the panel selection by artists. Emily shared the design team’s excitement about working with the artists on the building signage and its creative overall on the building.**

**Site design discussion:**

- It was suggested to provide edible gardens if possible. Kenichi to look at a location possibly along the west side of the tot lot. **3/24 - Edible plants were again discussed with the landscape architect. Plant selection has not yet started but will consider what works with sun and access.**

- We discussed the north events plaza. The building has a 10-12 foot covered area that many felt was a good idea for events to spill outside. Kenichi said he will choose more narrow trees to keep sunlight in the plaza. **3/24 – The current design has 4 trees in an arc with bench seating in between. No comments.**
- **3/24 - It was agreed that the design team needs to consider how movies could be shown in the events plaza on the south corner of the site.**
- It was asked if Parks has permission yet to make changes to the South Plaza. David G. clarified that this has not yet been finalized. **3/24 – Parks and School district are still working on final property lines.**
- Yvette cautioned showing the fountain in the designs if it is not in the budget. ARC agreed that as we review costs and we will remember not to “disappoint” and to be clear with what is in the budget. **3/24 – The fountain is not in the current plan but the plumbing and infrastructure will be planned for in the design.**
- There was support for having an exterior b-ball court but not necessarily near daycare. A court could fit in the park and provide more space for other uses near the building. The old basketball courts at the park were removed when the South Lake HS was built. Design team to evaluate. **3/24 – It was discussed whether the school bball court is open to the public after hours. Martha will look into whether this is available.**
- Jibril said lights would help with safety at the exterior and it was suggested to use motion detectors on lights. **3/24 – This has been added to the program.**

#### **Building design comments:**

- We discussed the issue of the limited access to the green roof for maintenance only. There was concern expressed about the maintenance requirements. **3/24 – The design team has weighed the environmental value vs. the cost and maintenance of the green roof and has recommended that for this project to not include the green roof. A memo has been sent to Parks outlining this recommendation.**
- We discussed the MP wall along Rainier that is currently solid up to about 10’ with clerestory windows above. David S. encouraged use of more glass- similar to pool – to show off the building. He expressed concern about the ‘closed’ look of the wall. **3/24 – The corners of the MP room are now glass with a solid wall up to about 14’ at the center of the room for mirrors and presentations. There are also patios to the north and south of this MP room. It was discussed to possibly build in a gas grill at the north patio for events.**
- There is a need to provide more clarity in the design of the entrances. At the south plaza, the large glass wall of the pool draws your eye and the entry is downplayed too much. The north entry has similar issues with the gym. **3/24 – The entries are now more prominent and extend past the gym to the north and the pool to the south. The entries are announced by the tall wall end of the clerestory and a large opening in the roof. Large signage will also be designed most likely by the artist.**

- Sam shared his concern about the cost of solar panels. Emily explained that the design team is researching the latest technology, the costs, and the return on the investment. Sam also suggested possible use of stationary bikes to produce energy. **3/24 – Solar panels are still in the plans for heating of the pool water. No further discussion at the meeting.**
- David S encouraged expression of sustainable design if this is the linking idea. Stan agreed that this will be explored in the design development. **3/24 – The sustainable design updates were reviewed.**
- Leika said she likes the Rainier CC kitchen for teaching. She also sent an email recently with notes from her visit to Northgate. Emily said this information would be shared with the kitchen designer and there would be a follow-up meeting on this. **3/24 – There is the kick-off meeting for the kitchen design on 4/5/10 with Leika, Parks, ARC, and Bundy (kitchen designer).**
- We discussed possible audio visual ideas. Emily explained that an AV and acoustic consultant would be on the team in January and would begin to look at this in more detail with Parks and the PAT. **3/24 – The design team is meeting with acoustics this Friday and AV with Parks next week. We'll share the audio visual plans with PAT at future meetings.**
- **3/24 – There was concern about having adequate ventilation in the fitness room. Exhaust fan and ceiling fans are in the plans. Parks will consider adding AC to the fitness room as an amenity.**

#### Costs:

- Alan asked about costs project. Emily explained that the construction cost target is approximately 17M. The cost estimate is currently being put together. ARC will work with Parks on the soft costs. **3/24 – Costs were not discussed but are included in the schematic design report.**
- Possible fundraising was discussed. There may be opportunities with elements that are not tied to the progress of the building design such as the exterior basketball court (Seattle Storm?), the fountain, or additional audio/visual equipment. We'll know more soon about costs. The estimate will help guide further discussions. **3/24 – Maureen said she is still working on possible additional funding.**

#### Next Steps

- **Public Meeting on April 13, 2010.**
- **Design Commission Meeting on May 6, 2010.**
- **Next PAT meeting time to be determined for sometime in May.**
- **Design Team to meet with Owner on AV, kitchen, childcare, pool, etc.**
- **Design Team is working to submit for Master Use Permit**

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