



**Seattle
Design
Commission**

**APPROVED
MINUTES OF THE MEETING
15 August 2002**

Greg Nickels,
Mayor

Donald Royse
Chair

Tom Bykonen

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Lake City Parking Garage
Key Tower Base Remodel
Transportation Discussion
Jefferson Community Center Expansion
Environmental Action Agenda

Convened: 8:30am

Adjourned: 5:00pm

Commissioners Present

Donald Royse, Chair
Jack Mackie, Vice Chair
Ralph Cipriani
Cary Moon
David Spiker
Sharon E. Sutton
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Anna O'Connell



Department of Design,
Construction & Land Use

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15 Aug 2002 Project: Lake City Civic Center Parking Garage, Plaza, and Albert Davis Park Redevelopment

Phase: Conceptual Design

Previous Reviews: 1 March 2001 (Lake City Municipal Master Plan, Briefing)

Presenters: Tony Gale, Fleets and Facilities
David Hewitt, Hewitt Architects

Attendees: Douglas Bailey, Seattle Public Library
Mark Johnson, Seattle Parks and Recreation
Cheryl Klinker, North District Neighborhood Stewardship
Tim Morrison, Department of Finance
Sue Partridge, Fleets and Facilities
Kevin Ryden, Hewitt Architects
Paul Shema, Hewitt Architects
John Taylor, City Council Central Staff

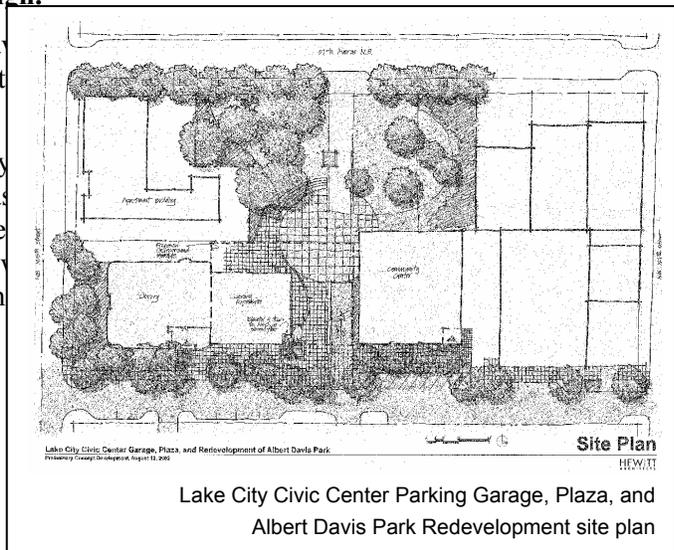
Time: 1 hour (SDC Ref. # 169 | DC00281)

Action: The Commission thanked the team for coming and taking a fresh look at this project, and would like to make the following comments and recommendations.

- The Design Commission applauds the team’s efforts, which has simplified the construction process, eliminated the difficulty of a park on the garage roof, and may result in money saved;
- endorses the idea of a combined elevator for the library, neighborhood service center, and the parking garage;
- applauds the organization of the entrances in a clear manner on the east side along 28th Avenue NE and acknowledges that this is a shift from the master plan;
- looks forward to the proponents continued investigation into making the service entry for the library on NE 125th St.;
- urges the proponents to look in greater detail at the configuration of the park, especially the topography and trees;
- encourages the proponents to continue to investigate the entries to the parking and service areas;
- encourages the team to continue to consider safety and visibility within the park;
- looks forward to seeing the ideas of various partners developed as a single composition, including an art plan;
- **approves the concept design.**



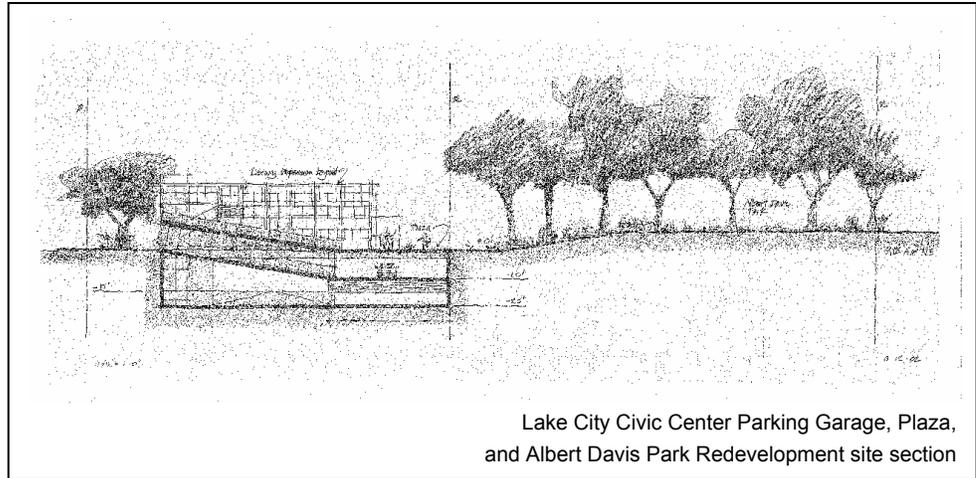
Lake City Civic Center Parking Garage, Plaza, and Albert Davis Park Redevelopment axon



Lake City Civic Center Parking Garage, Plaza, and Albert Davis Park Redevelopment site plan

portion of the park as well.

Goals of the Lake City master plan include making 28th Avenue NE and 30th Avenue NE green streets and creating a pedestrian linkage from Albert Davis Park to Lake City Way. In addition, the original plan called for an entrance to the garage off 27th Avenue NE. The Landmarks Board wants to maintain the library's existing entrance on 28th Avenue NE. The proponents' plan places the entrance to the parking garage on 28th Avenue NE rather than 27th Avenue NE as called for in the master plan, so there is a sequence of entry points along 28th Avenue NE. The garage entrance canopy will be a sculptural element on the plaza and could be temporary—with the redevelopment of the community center the entrance could be relocated north of the community center. Along 28th Avenue NE, the pedestrian path will be widened, which nominally reduces the number of on-street parking spaces. The team is proposing that the parking garage and library share an elevator.



Lake City Civic Center Parking Garage, Plaza,
and Albert Davis Park Redevelopment site section

Key Commissioner Comments and Concerns

- Would like to know if there is an opportunity for the wider sidewalk to be continuous along the east side rather than being narrower on east side of the community center and still have enough parking for the time being until the site is further developed.
 - Proponents stated that because there are three departments involved, they would have to come back with an answer to that. Proponents further stated that even the narrower part of the sidewalk is still wider than most around the neighborhood.
- Is pleased that the team is saving money by not relandscaping the park and combining elevators. Is also pleased that they are avoiding leaks by not landscaping the roof of the garage. Feels that there is a wonderful dialogue between existing hardscape, and geometry and existing landscape; feels that there is a conversation between the built, lifted up entry into the parking and the existing park. Would like to know more about the parking garage if it turns out that it has to be one story.
 - Proponents stated that the garage ramps are sloped at 5% and with this they are able to provide the required parking in one loop plus one row. If they are able to expand that one level slightly to accommodate the row of parking, it can be done in one story and would be less expensive.
- Would like to know if the team considered daylighting the garage.
 - Proponents stated that the entry itself allows a lot of light to enter. The team has looked into lighting penetration around the elevator, but that is fairly hidden architecturally at this point. In addition, there may be ways of getting light down into the garage from the plaza area.

- Would like the proponent to explain the advantages and disadvantages of having parking under the park.
 - Proponents stated that replacing the park, on top of the high cost of the structure alone, would be very expensive. The proponent further stated that scheduling would be difficult and this could take the park out of the critical path. In not replacing the park, the project could catch up with the library evolution and be bid as one project.
- Would like to know if two levels of parking are significantly more expensive than one level.
 - Proponents stated that building two levels of parking is not significantly more than building one, but they would be saving a lot by not relandscaping. In addition, money would be saved because construction of the garage could be paralleled with construction of the building, so only one construction set with two volumes would be necessary.
- Would like to know what other issues or questions might affect the parking garage.
 - Proponents stated that they need a drivable area for book deliveries and access for all services that come off of 28th Avenue NE through the plaza, which has implications on how the plaza can be developed. Through the community process there has been a recurring theme of security with respect to the location of the plaza and its visibility from the street. The ramp creates some blocking and visibility into plaza is primarily between the elevator and an area with a lot of traffic and activity. In addition, they do not know if they can get rid of the elevator in the library yet—there are still usage issues, but are confident that these can be resolved.
- Is concerned with the entrance to the parking garage. From the back, the entrance is cool, but from the front it will look like any other parking and there is not a lot of space to do something there.
 - Proponents stated that they see this as a colorful element. There is an opportunity to address the community's concerns about visibility here by eliminating the lid and using screening in its place—use it as a garden space. In addition, they could keep the seat wall and add some classic garden elements to provide more visibility.
- Suggests that the team further investigate having access to library off of NE 125th Street even if it means losing a tree. Would be curious to see what the conditions are in that case.
- Would like to know when development of the park will occur. Would also like to know what the park will be and how it will be reconfigured, especially given the existing conditions such as it being dark. Suggests that it would be worth thinning trees in park and would like to know if this scheme and these drawings represent thinning.
 - Proponents stated that this scheme does represent some thinning and that there are some unhealthy trees in the park that would be removed. Realize that there needs to be more light in the park, so it will be thinned and carefully culled. Also recognize that there are some stunning, significant trees in the park and these will be kept.
- Would like to know if the alley shown in the drawings from NE 125th Street is an alley now.
 - Proponents stated that now that is just a drive that allows access to an apartment building's parking and services and that it is not library property.
- Urges the proponents to consider glazing—a light, translucent material for the top of the ramp since it is temporary.
 - Proponents stated that they have looked into polycarbon panels, which will not help with visibility/transparency, but would help with light quality in the garage.

- Urges the team to pursue the idea of an arbor at the garage entrance. In addition to transparency, it would also reflect the temporary nature of the entrance.
- Suggests proponents create an iconic gateway element that lets passersby know it is a park.
 - Proponents agreed that the edge there needs to be addressed.
- Would like to know where this plan is in the process.
 - Proponents stated that they have received preliminary concept approval and are moving into design development.
 - Would like know where the art plan is in the process.
- Would like to know where this plan is in the process.
 - Proponents stated that they do not have an artist on board yet. Went on to state that this project is an anomaly that is being pursued with the Arts Commission because art has not been identified as a component for the parking garage itself.
- Believes that because this is a CIP a percent for art should be attached to that.
- Believes that not every site that contributes to CIP actually has art.
- Feels that this plan is a comprehensive shift in the making of the place and will pursue inclusion of art with at the next Arts Commission meeting.
- Feels that this is a big shift in that portion of the city and is an opportunity to provide a number of different forms of engagement.
- Supports the notion of having the entrances and activity on the street side and acknowledges that is a shift from the master plan.

Key Visitor Comments and Concerns

- A member of the community stated that the plan is generally well accepted, although the security issue is big. Went on to state that other community issues are that the park has a large depression and is cut off from 28th Avenue NE, that there is little in the way of rain protection at the entrances, and they would like to see more windows in the library.
- The Parks Department stated that they are supportive of the scheme.
- A member of the community stated that there are concerns within the community that the addition has a lot of metal and they do not want typical, corrugated metal siding. They have been told that it will be brushed or sculpted metal and that is generally accepted.
 - The Landmarks Board will be looking at the addition to the library, but the Commission supports that idea.
- Would like to know where this plan is in the process.
 - Proponents stated that they have received preliminary concept approval and are moving into design development for the library and service center.

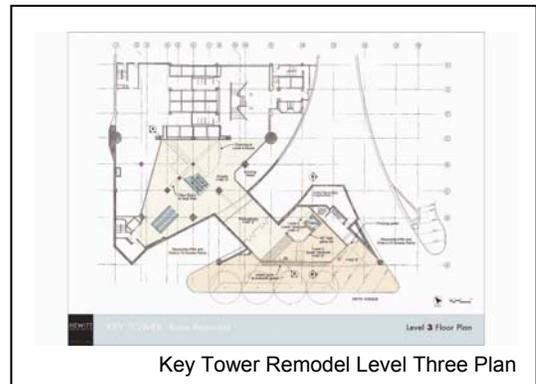
proposing widening the east sidewalk along 5th Avenue and relocating some street trees to calm a lane of traffic and create a more pedestrian feel. In addition, it is important to get people across the street and under cover quickly.

An opening that functions as a vestibule has been created to provide visual identification. To provide handicap access to the retail in the plaza, the team is creating an elevator in the vestibule from 5th Avenue to 6th Avenue. It is only about 7' down from 5th Avenue to the 3rd level, so the concept is to come in graciously off the corner and move down through the vestibule. At present, the escalators up to the main bank of elevators are straight ahead as people come through the tunnel. They have been shifted to create enough surge space for people at the top of the escalators.

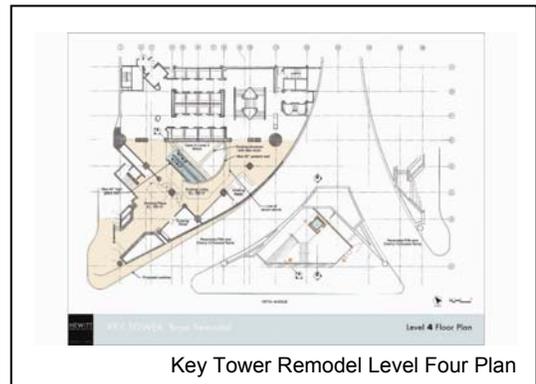
The columns are retained and a beam is being added so the floor structure can be kept and a slab can just be cut out of the floor on the 4th level. The circular form came out of the softness of the circulation path and also gave an open feeling, which will be enhanced with a glass plate under the railing.

The elevator takes people down to a place that connects through into the passageway. As a detail, the team intends to enliven the corner with reflective “gymnastics” that bring the street down to the users of the space.

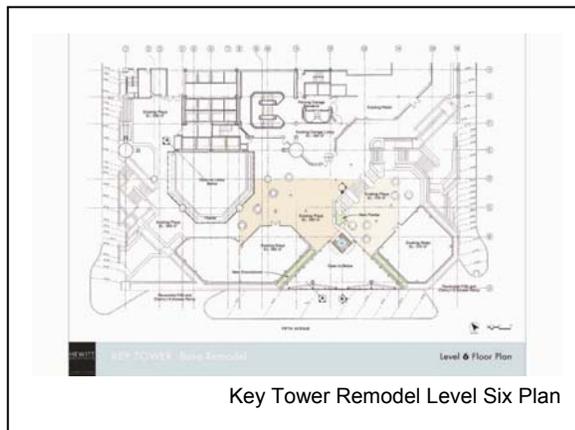
The plaza on the 6th level is modified—the team is retaining the reveal and existing retail, but shifting some of the signage. At this level, the solar/air vestibule will rise up as a pristine glass triangle. For heat and ventilation, there is a chimney mounted above the elevator where the glazing permits the top of the elevator core to be heated, which causes the air within the vestibule to rise. Air is brought in from the street, taken down through a below-grade cool chamber, through a quality backup, and out through this space. This movement is induced by a solar-powered fan.



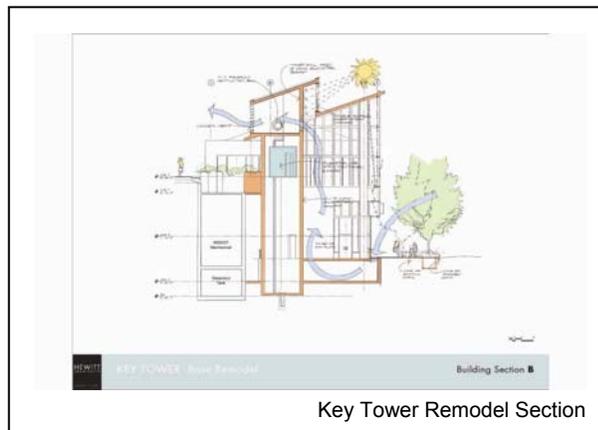
Key Tower Remodel Level Three Plan



Key Tower Remodel Level Four Plan



Key Tower Remodel Level Six Plan



Key Tower Remodel Section

The structure is essentially in three pieces: the elevator core and two columns. These elements support the glass which will be pristine, a triangle that’s glazed—it will be a plane lit with ambient light off the

columns and the elevator core.

In the façade, the window system is held up by the two columns that are tension members that hold up a horizontal beam, which will be a fairly significant reveal. The beam creates a stepping form that integrates the detailing of the window into the feeling as you come down 5th and the building is set back, exposing one column and hiding the other. There is a beveled plane at the corner of 5th and Cherry to address the most desirable line.

Want to create a visual spine that links openings. The form of this spine is yet to be determined, but will create a lifting sensation and will incorporate light. The device should tell people that that is where to enter and should create a sense of anticipation as a person rides up the escalator.

The plan provides some interesting edges because the glass triangle sticks out from the building, past the planter. The team would like to make some reflective surfaces that bring the streetscape down to the lower level, so for example, when people are on level three they will be able to see the corner of Columbia and 6th. On the street, people will be able to see the wonderful passageway that has been developed. As people go down the elevator, they would see an image by which light and activity would be brought into the space. As people walk up the sidewalk, they would be confronted with a vignette or “moment” reflected by louver-type mirrors

The team is hoping to find a system of windows can that allows for them to be a flush plane of glass. The proponents must look into whether there is a system like this that meets budget restraints.

Key Commissioner Comments and Concerns

- Would like to know if the proponents are doing anything in the main entrance.
 - Proponents stated that that has not yet been determined and they are looking at whether to leave the recess open or contain it.
- Would like to know if the team is doing something optical, illusional with the glazing.
 - Proponents stated that they are looking for opportunities to integrate art throughout the project and that may be one way.
- Feels that the 2’ setback of the building weakens the potential of the glass screen and exposure of the one column.
 - Proponents stated that that’s a different sensibility and they feel that the plane sets up the stepping of the building and the exposed column is a device that brings people into the building. In addition, the team is using that overhead space created by the street-level setback as a place to get air up through the ventilation system.
- Is impressed with the way logistics have been worked through and the proposed solution. Would like to know how the outside space at the intersection at the southwest corner of 5th and Cherry is being treated as it is a key place to connect with the new City Hall.
 - Proponents stated that they are working with SDOT who is being supportive, and they are pushing strongly to make it a scramble or “all walk” intersection, but it has not yet been resolved.
- Would like to know if there are issues with SDOT in widening the sidewalk as proposed.
 - Proponents stated that SDOT is being supportive.

- Would like to know if the team considered widening the crosswalk at this intersection.
 - Proponents stated that a scramble light signal would allow a person in a wheelchair to get from City Hall to Key Tower without going through a tunnel.
- Is aware that when Key Tower was first built it was allowed FAR and height bonuses because of public benefits. Would like to know how the team is making sure these public benefits are not lost.
 - Proponents stated that they have looked at what was done, which is the terrace and bonus plaza. Their proposal would remove some of the plaza, but they would be putting in a hillclimb assist and taking away 9000 ft² of bonus while replacing it with 30,000ft² of bonus space.
 - Proponents also stated that they are working with DCLU to come to a satisfactory package of amenities. This will be reviewed in a Council process or by Type 1 staff reviews.
- Would like to know if the hillclimb assist is the elevator that goes from 5th Avenue through level 3 to the 6th Avenue plaza and if so, what hours the building will be open for the assist to be accessible.
 - The property manager of the building stated that the outside doors are locked at 7 pm, but there is access through the building to the elevator 24 hours a day. There is also potential to have those outside doors into the elevator bank open 24 hours a day and have the area policed.
- Believes that at the last presentation the proponents talked about taking out the stairwell and would like to know if that is happening.
 - Proponents stated that that is another phase and is not happening in this phase.
- Feels that it is difficult for pedestrian traffic to get across the street at 5th and Columbia and Cherry Streets because the cars are going so fast.
 - Proponents stated that there is access from the 3rd level of the parking garage into the courts and lobby, so you can go directly from the garage into Key Tower and then into the new City Hall. Proponents went on to say that they are still working on a campus-wide circulation plan.
- Would like to know if the last time this project was presented there were stairs up to the 6th level.
 - Proponents stated that was not the case, but the elevator's location has been shifted.
 - Proponents stated that at 6th there is no bridge or vestibule and the elevator now opens directly onto the plaza, which heightens the visibility of its accessibility.
- Would like to know if the signage will be polarized or something that is visible in different ways as you move.
 - Proponents stated that that is the case and that they will be superscale graphics that are clearly legible.
- Would like to know if the elevator will be solid.
 - Proponents stated that because the elevator shaft is a structural element it must be, for the most part, solid. However, there can be small openings in it, so they could put a glass elevator in an opaque shaft which would allow for a good perspective onto 6th. Proponents further stated that they will explore that further.
- Would like to know if there was a dialogue between the proponents and the original architect of Key Tower, Bassetti.

- Proponents stated that there was not.
- Would like to know what happened to the childcare center that was in the last presentation of the project.
 - Proponents stated that it was evaluated and determined not to be economically viable in this location, so it will be part of phase 2 of the Civic Center.
- Would like to know how the space between the planter and the glass triangle is going to be kept pristine.
 - Proponents stated that there has been discussion with the landscape architects as to whether or not that space should have plant material and how to address the visual and technical issues. The landscape architects suggested that short, dense ground covers that do not project would provide a green plane. Alternatively, the team has thought about putting a metal roof over that piece so it is a reveal between the existing building and a glass plane. Furthermore, proponents are looking at the effect of the wall of the retail just outside the glass and how that should be handled—whether or not you should be able to look right through or if there should be glass fins that fracture the image.
- Feels that clarity is the beauty of this plan and that the building as it exists now is too articulated and this plan counteracts that.
 - Proponents stated that they are working with the interstitial spaces to be better activated for special city functions because there is need for storefront spaces.
- Would like to clarify that the Commission is supportive overall, but the proponents still must do whatever needs to be done with the City planners to get approval of the scheme.

15 Aug 2002 Project: **Commission Business**
Phase: Staff Briefing

Time: 1 hour

Summary: The Commission discussed their public outreach efforts to date and what more can be done to inform the public of the work the Commission performs.

Key Commissioner Comments and Concerns

- Feels that current outreach materials such as the Commission Handbook, the CityDesign brochure, and other pieces should be more widely distributed.
- Would like the CityDesign brochure to be updated with regard to new public officials and new projects.
- Believes that the Commission's primary efforts should be focused on real-time interactions.
- Believes that current efforts should remain in place, but would like to do more to clarify the role of the Commission and feels that a one- to two-page role/mission statement of the Commission should be published in pertinent locations such as the Commission and Department of Neighborhoods websites.
- Would like to do more to help people participate in the Commission meetings, perhaps with a letter that explains protocol for successfully participating in a public meeting and a differentiation between public meetings and public hearings.
- Would like the Commission to have a more systematic and welcoming way to introduce community members who attend meetings and would like to speak.
- Would like to encourage public involvement through yearly charrettes/workshops focused on timely topics.

15 Aug 2002 Commission Business

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|-------------------------|----|----------------------------------------------------------------------------------------------------------------------|
| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 18 JULY AND 1 AUGUST 2002</u> —
APPROVED |
| DISCUSSION ITEMS | C. | <u>MONORAIL PROJECT FOLLOW UP</u> —CUBELL |
| | C. | <u>HIGH POINT UPDATE</u> —GASSMAN |
| | D. | <u>UDRC UPDATE</u> —CUBELL |
| ANNOUNCEMENTS | E. | <u>DC/PC VIADUCT UPDATE SESSION</u> —AUG 20, 3–5 PM, MUNI 221 |
| | F. | <u>NORTHWEST MASTERS</u> - AUG 20, 5–7PM, CITY SPACE—THIRD
FLOOR, BANK OF AMERICA TOWER, 701 5 TH AVE. |

15 Aug 2002 Project: Transportation Discussion

Phase: Staff Briefing

Attendees: Lyle Bicknell, CityDesign

Time: 1 hour (SDC Ref. # 221 | DC00262; # 219 | DC00231;
169 | DC00242)

Summary: CityDesign staff presented an update on the SR 520 bridge expansion project and the Commission discussed the Monorail and Viaduct. The Commission is concerned with the increased size and scale of the 520 expansion and asked staff to coordinate a formal follow up with WSDOT staff. The Commission also discussed edits to their upcoming Op-Ed piece on the Monorail and approved the accompanying cover letter with revisions. The Commission then discussed the upcoming August 20 Viaduct meeting with the Planning Commission and SDOT.

The expansion plans for the SR 520 bridge have recently gone through a dramatic change, but public focus on this project has been eclipsed because of the high profile of the Viaduct and Monorail. The expansion could cost more than the Monorail. The current proposal at its extreme includes demolition of the existing Montlake Bridge, a new 8-lane span bridge, and demolition of the Museum of History and Industry, and will affect adjacent wetlands, shoreline, and parkland. In addition, the expansion will significantly affect pedestrian and bike routes.

With regard to the Commission's Monorail Op-Ed, the general agreement is to make minor changes that emphasize their endorsement of connections with other transit.

The Commission discussed what the focus of the Viaduct follow up letter to Mayor Nickels should be and decided that the letter would be put on hold and redrafted after the August 20th meeting with the Planning Commission.

Key Commissioner Comments and Concerns

- Would like to know what the City is doing about the SR 520 expansion project.
 - CityDesign staff stated that the City has four representatives on the Translake Board, so there is some influence.
- Would like to know how it evolved so dramatically since last year.
 - CityDesign staff stated that WSDOT would like to change the speed limit to 60 mph, so the expansion is now being designed to that speed.
- Would like to know how it is going to be connected to I-5.
 - CityDesign staff stated that it is going to be lidded.
- Believes that with the increased speed limit, they would have to reconfigure the curves all along that area.
- Would like to know what the financial reality of the expansion is.
 - CityDesign staff stated that funding is conditioned on a public vote and if the state

referendum is defeated, the process will slow down. Believes that there is support for this project on the east side.

- Would like to know what the Commission can do to help stop this alternative for expansion from happening right away.
 - CityDesign staff stated that the Commission can support delaying the vote until the impacts are more defined, get back to the state on analysis in terms of pedestrian and bicycle connections because the report they have done does not appear to be thorough, get enlightened designers to consult on the project because many people do not even know that this is happening.
- Feels the Commission should draft a letter to the City Council and the Mayor that says the Commission had reviewed a preliminary conceptual design of this major capital project with WSDOT last spring and what was presented at this staff briefing was a surprise because the project has been expanded to something never previously discussed.
- Believes the Commission should talk to a representative before writing the letter to the Council to see what is already being done about this project.
- Believes that the appropriate action would be to set up meeting with WSDOT for them to update the Commission on the project and to allow the Commission to voice their concerns about where the project is going.
- Recommends that the paragraph suggesting an alternative route for the Monorail be deleted from the Op-Ed.
- Feels that the Op-Ed should strongly emphasize the Commission's endorsement of intermodal connections.
- Believes that the Viaduct letter to Mayor Nickels should be informed by the Design Commission's meeting with the Planning Commission that will occur next week. Thus the letter will be redrafted after the meeting takes place.

15 Aug 2002 Project: Jefferson Community Center Expansion

Phase: Conceptual Design

Previous Reviews: None

Presenters: Don Bullard, Seattle Parks and Recreation

Rex Bond, ARC Architects

Karen Kiest, KKLA

Attendees: Michael Shiosaki, Seattle Parks and Recreation

Time: 1 hour (SDC Ref. # 169 | DC00282)

Action: The Commission thanks the team for coming, appreciates the goals established for the project and recommends the following to move forward.

- The Commission advocates that the team add sustainability to their set of goals for the project;
- recommends that the team consider reestablishing the tree line on the frontage road;
- urges the team to meet the parking requirements with spaces already provided and only provide additional parking for handicap close to the building;
- supports the north-south operable wall variation of the schemes presented, which will allow for daylight into both sides of the gym and better connections to the existing community center;
- urges proponents to establish the building entry sequence with future expansion in mind as a priority;
- recommends that proponents use the money and land area saved from parking to create a better, more welcoming entry;
- encourages further development of connections to the larger park
- clarifies that the design is at the concept design stage rather than the schematic design stage; and
- approves the concept design.

Jefferson Community Center is located on Beacon Hill adjacent to the Jefferson Park Golf Course, Cheasty Blvd., North and South Beacon Reservoirs, and the Pacific Medical Center. Portico was chosen as the consultant for the site plan for the Jefferson Park area. The EIS was completed six weeks ago and the plan went to the Parks Board and was approved. Several small projects have been and are being implemented within the site plan area including:

1. Replacement and relocation of fencing (SPU project), as requested by the community.
Two years ago a substantial amount of property around the reservoirs was fenced. The fence has been relocated to be the minimum distance required from the reservoir, which opened up many acres for public use.
2. Replacement by the Parks Department of the fence at the north end of the golf course and constructed a pathway.
3. Removal of the fence at the north end of the driving range, which was requested by the community.

4. Construction of a path in the 9-hole golf course.
Bids for this project just opened.
5. Replacement and relocation of other fencing in the park area to allow for future construction of a pathway, as requested by the community.
6. Reconstruction of the trolley shelter by fire station 13.
It is a 1940–41 structure that has lead paint and the wood components are deteriorating. The community will do a planting project around the shelter.

Individually, these projects are small, but cumulatively they are important and have led to tremendous change in terms of vitality in this neighborhood. However, the really big changes are still ahead. In two years SPU will abandon the north reservoir, reconstruct the south reservoir, and put the south reservoir into a box so the park can be extended over it.



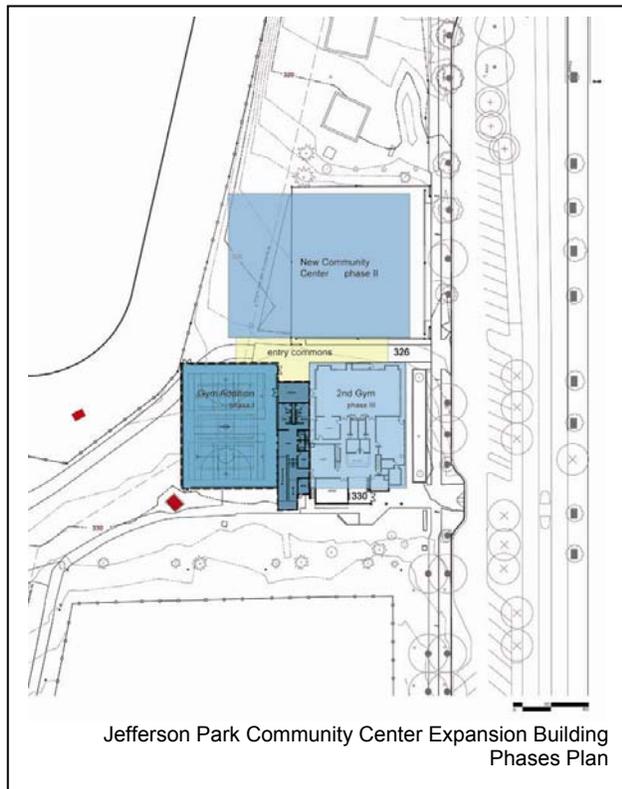
Today the Commission is being presented with the first large project for the Jefferson Park area—the Community Center expansion. The program for the addition includes the regulation-size gym, storage space, toilets, showers, mechanical for the gym, parking, and site work. The budget is funded from 1999 CCLB, which are fixed funds. The challenge is to accomplish functionality, but also give the building appropriate civic image as this will set the tone for the rest of the project. This addition is the first part of a three-phase reconstruction of the community center area. The gym needs to work with the existing community center, but the design team must also take into account the likelihood that in the future the community center will be demolished and new activity space and second gym will be built.

In addition to important immediate adjacencies/connections, the site has a view to the city. At present, the main entry of the Jefferson Park Community Center is dark, a feeling created by dark brick and dark stained wood. All of the parking is on a frontage road that runs parallel to Beacon. On the west side of the building there is a basketball court. The building has a three-tiered history: it was built in 1929, then in 1949, and again in 1971. The result is a compilation of architectural statements.

Monetary parameters in Parks Department buildings are key because there is a limited operational budget. In addition, there will only be one control person for this community center.

Physical site parameters include a fence adjacent to the driving range, which will be moved south to allow for more space; a small vault southwest of the building that carries water from the reservoirs; the fence around the reservoirs; and the existing building. The three-phase approach is also a parameter the proponents must deal with:

- Phase 1: Build a gymnasium that can be accessed from the community center.
- Phase 2: Take what are currently the tennis courts and build a new community center, and maintain use of the current community center so there is no down time.



Phase 3: Take down the present community center and establish the new gym, so there would be two gyms and a large community facility.

The grade drops down toward the north of the site and the final building will rest about 4' lower than the existing community center. Looking toward the future, the team decided that it would be most practical for the gym floor to be at that same elevation (4' below FFE of the existing building), which is a major driver in the design of this project.

The program is fairly simple providing only a few items to work with, those being essentially a 30' tall box, restrooms, showers, mechanical, electrical, and circulation. The team went through a series of studies and looked at putting service material on the outside to lower the scale, which results in one-story in front and a taller story set back. As the schemes were further developed, a ramp was added to deal with the 4' elevation change. Proponents looked at two schemes for a ramp: one with the ramp in the center and the other with the ramp traversing the entire south side of the gym with a long ramp that

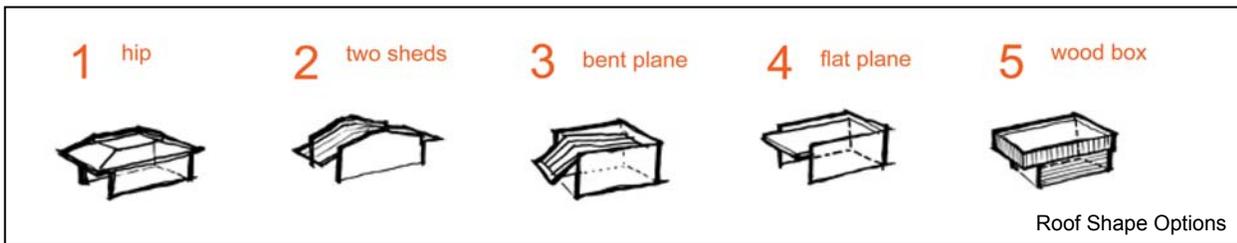
could be a glass element. The ramp along the south side put users at the wrong end of the gym and they would need to back track to get to the core facilities. Thus, the ramp and stairs are placed in the center.

The core facilities are in the center because this will allow for future buildings to share mechanical spaces and the existing plumbing core could be extended and accessed from both gyms and the community center. The storage facility is placed at one end of the building. This scheme also allows for the mechanical equipment to be placed on top and screened.

This extends the circulation space through a games area, opens it up, and allows access to the gym and views in. Circulation is directed to circle the ramp and stairs. Because of the additional load of occupants for the gym, previously covered space outside the constricted lobby has been enclosed to increase its capacity.

The goals for the project are to respect the existing community center, not knowing when phases 2 and 3 will happen—the new building must live in harmony with what is there; reflect the Olmsted approach to park design—the building faces the park; and create a quiet building—the park is the main feature and the building is background. In designing the gym, the proponents looked at the broad spectrum of architecture in Beacon Hill and at old park structures and how they might interpret those. The two models that proponents worked with are a U-shaped form that is open at one end and a form that has parallel walls and is open at both ends. In addition, they looked at several roof forms including a hip, shed, asymmetric, flat plane, and wood box.





For the site/landscape plan, two options are being considered. The first provides a graceful curvilinear, Olmsted entry to the park with a broad swath of green. There is access to the gym in back, a plaza to the north, and parking on the access road. The other scheme provides parking in the park proper and creates an asphalt play area between the buildings and the driving range. In addition, there would not be accessibility around the building.

Key Commissioner Comments and Concerns

- Would like to know if a basketball court will fit in with the curvilinear scheme.
 - Proponents stated that one may fit in back.
- Would like to know if the strip of trees could be maintained rather than interrupted with parking.
 - Proponents stated that there is some flexibility next to the building face, so that is possible.
- Would like to know whether eliminating 10 or 12 of the proposed parking spaces next to the building would put them under the City's parking requirements.
 - Proponents stated that they could go for a variance.
- Urges proponents to consider requesting a variance and only provide handicap parking, so they can provide as much green as possible.
- Recommends that if proponents must take on more parking, take advantage of the asphalt that is already there.
- Suggests that no extra parking be provided unless there is absolute need for 10 to 12 more spaces.
 - Proponents stated that, on one hand, the Parks Department is about creating green spaces. On the other hand, users and neighbors want more parking, so a balance must be struck.
 - Proponents stated that here they had planned to provide code required parking because in the next two phases they will be asking for variances.



- Would like to know whether, in considering the future addition of another building, one architectural alternative is a better precedent for future buildings or more favorable for an addition.
 - Proponents stated that the least sympathetic would be the hipped roof and the simplest as far as ease of connection would be the wood box.
- Would like to clarify that schemes 1 and 2 (hipped and shed roof schemes) are more sympathetic to the existing building and 3, 4, and 5 (asymmetrical, flat plane, and wood box roof schemes) are easier to add on to.
- Would like proponents to give a sense of how the building and spaces will be used. The gym is a gathering space and an important opportunity—there is a possibility that it will eventually get divided. With the parallel walls and open ends scheme, the gym will get light in both spaces if divided. The U-shaped schemes allow greater flexibility to the future, but less flexibility in dividing the space.
 - Proponents stated that all that is true, but could be changed. Schemes could be changed to allow light in on both sides.
- Would like to know how you get to the kitchen.
 - Proponents stated that given where the existing kitchen is, users will have to traverse because it is 4' up.
- Would like proponents to clarify which are the parallel walls.
 - Proponents stated that the longer parallel walls are oriented east-west, so the shorter end walls are north-south and could be open.
 - Proponents stated that their initial reaction was to open to the west, but this was not desirable because the building is 4' down at that location and in order to create a plaza outside there they would need to lay back a significant amount of land. In addition, for the initial phase you would be opening out onto the fence around the reservoir and that is not a pleasant space.
- Would like to know if proponents considered an entrance in the middle.
 - Proponents stated that they did but they had to back down because of cost. The budget allows for building of the new gym, but not for remodel of the existing building.
- Would like to know if the second gym is added whether there will be an entrance in the middle.
 - Proponents stated that the future entry point is at the lower floor, not in the center.
- Feels that the alternatives that are more sympathetic to the existing building are more completely developed. Alternative 5 for example is paying some attention to the existing building, but would like to know what that band that looks like windows in this scheme would actually be.
 - Proponents stated that they wanted to create a daylight atmosphere for the gym, but that presented two problems—the light would create a glare off the floor and changes in light are difficult for eyes to adjust to, so a uniform light environment is desirable. Proponents further stated that they were thinking of having sliding doors for the open ends that have glazing. Above the doors there would be, if the budget allows, openings with a translucent material that allows uniform light in.
- Urges the Parks and Recreation Department to direct ARC to further the design based on parking not being provided on the side, otherwise it will be compromising the structure. Further suggests that that

will shave off some expense and allow the design team to work toward an ultimate solution and put the entry in the center.

15 Aug 2002 Project: **Environmental Action Agenda**

Phase: Briefing

Presenter: Steve Nicholas, Director, Office of Sustainability and the Environment

Time: 1 hour

Summary: **The Commission enthusiastically supports the Environmental Action Agenda and various Office of Sustainability and the Environment programs, and would like to make the following comments and recommendations.**

- **The Commission recognizes the enormity of what OSE is tackling and the successes it has had so far;**
- **appreciates that the OSE is approaching city environment and sustainability issues at both the macro and micro levels;**
- **believes that the ethics put forth, as they permeate at the city level and gain visibility, will impact the private sector;**
- **encourages continued conversations with the public at every opportunity and would like to be part of that;**
- **strongly supports the shift in paradigm that the city is not only creating sustainable projects, but avoiding unsustainable projects and development;**
- **feels that the common ground between the OSE and CityDesign and their overall ethic is in their trying to address fragmentation within the city and supports creation of a powerful alliance based on this;**
- **requests that OSE provide a checklist of what indicators of sustainability and environmental sensitivity the Commission should look for in the projects they review to ensure that those goals are better infused in every Commission dialogue; and**
- **supports the idea of continued, regular meetings and communication between the Commission and OSE.**

The Office of Sustainability and the Environment (OSE) was formed in 2000 and reports directly to the mayor. Their goal is to infuse sustainable development into the ethic of the City. The city government is not set up to deal with projects holistically because it is so fragmented. The OSE looks at City projects already in place or on the horizon and figures out how to do those more sustainably.

They have identified three broad themes:

1. Reduce human and environmental risks—and lower City operating costs—through resource efficiency and waste reduction.
2. Restore ecological function and promote environmental justice through more sustainable approaches to managing the built environment, urban forest, and green space.
3. Improve mobility, environmental quality, and social equity through smart transportation services and solutions.

OSE is working with interdepartmental groups to measure the outcomes of their work. These groups have come up with 10–15 specific outcome measures.

With this meeting, OSE is particularly interested in finding the nexus between their work and the Design Commission's work.

Key Commissioner Comments and Concerns

- Believes that the OSE program has been successful and their work is some of the most significant that can be done for the future of the City.
- Feels that the idea of conversations with the public cannot be overstated.
- Suggests that OSE look to the Program on the Environment at the University of Washington for interns and take advantage of the continuing discussion of students at the College of Architecture and Urban planning to have sustainability be a focus.
- Recognizes that there are a lot of programs the focus on reducing the effects of what is happening with the environment, but would like to see more in the way of programs focusing on preventative measures.
- Believes that there are methods of obtaining support from local environmental organizations, but these often do not work together. Would like to see such organizations work more cooperatively and combine resources.
- Urges OSE to create a checklist for the Commission of what indicators of sustainability and environmental sensitivity they should look for in the projects they review to ensure that those goals are better infused in every Commission dialogue.
- Would like to know if there is any relationship between OSE and the school board.
 - OSE stated that there is a relationship with school districts and some of the school board members. In addition, he stated that the City does have an office for education and there is an environmental education employee with whom they work.
- Would like to know what is happening to get people out of their cars and reduce need for parking downtown.
 - OSE stated that they are working with SDOT on getting people out of their cars, but they are not directly involved with parking issues.
- Feels it would be helpful if a list of environmental inconsistencies throughout the City was articulated. For example, they encourage/try to work toward sustainable transportation, yet there is a code that gives a minimum requirement for parking spaces for new buildings/projects.