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Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Julie Bassuk**  
Chair

**Malika Kirkling**

**Laurel Kunkler**

**Tom Nelson**

**Osama Quotah**

**Julie Parrett**

**Norie Sato**

**Donald Vehige**

**Debbie Wick-Harris**

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## **APPROVED MINUTES OF THE MEETING**

**June 16, 2011**

Convened 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



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June 16, 2011

**Project:** **First Hill Streetcar Maintenance Facility**

**Phase:** Design Development (60% Design)

**Last Reviewed:** Apr 7, 2011

**Presenters:** Jon Styner, Waterleaf Architecture  
Michael Sawiel, Waterleaf Architecture  
Terry Amundson, Waterleaf Architecture

**Attendees:** Cynthia Padilla, Sound Transit  
Ethan Melone, SDOT  
Patrick McDonnell, community member  
Rebecca Frestedt, DON  
Terry Plumb, SDOT

**Time:** 1:00pm-2:00pm

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## 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 7<sup>th</sup> 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 7<sup>th</sup> Ave. Create more of a green buffer to soften the edge. Make less prominent the deck that borders 7<sup>th</sup> Ave. Acknowledge and express the adjacency with neighborhood.**
- **Add stairs to the east end of the wall on 7<sup>th</sup> 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.**