



## APPROVED MINUTES OF THE MEETING

**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Julie Bassuk**  
Chair

**Mary Fialko**

**Laurel Kunkler**

**Shannon Loew**

**Tom Nelson**

**Julie Parrett**

**Osama Quotah**

**Norie Sato**

**Donald Vehige**

**Debbie Wick-Harris**

**Valerie Kinast**  
Coordinator

**Tom Iurino**  
Senior Staff

**February 2, 2012**

Convened 8:30am  
Adjourned 4:00pm

### Projects Reviewed

Jefferson Park Golf Course Facility Improvements  
Bullitt Center PV Array  
Alaskan Way Viaduct – South End and Portal (Landscape Concept)  
Alaskan Way Viaduct – South End and Portal (Operations Building)

### Commissioners Present

Julie Bassuk, Chair  
Laurel Kunkler (from 11:15am-4:00pm)  
Shannon Loew  
Tom Nelson  
Julie Parrett  
Osama Quotah  
Norie Sato  
Donald Vehige

### Commissioners Excused

Mary Fialko  
Debbie Wick-Harris



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### Staff Present

Valerie Kinast  
Tom Iurino



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February 2, 2012

**Project:** Bullitt Center PV Array  
**Phase:** Term Permit  
**Last Reviewed:** N/A  
**Presenters:** Chris Rogers, Point32 Development  
Brian Court, Miller Hull

**Attendees:** Melody McCutcheon, Hillis Clark Martin & Peterson  
Angela Steel, SDOT

**Time:** 10:45am-12:00pm

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## Disclosure

Commissioner Nelson served on the City of Seattle's Living Building technical task force.

## Summary of Project Presentation

The team presented the rationale and design for the photo-voltaic (PV) array of the Bullitt Center building, a six-story commercial building that would be the nation's first urban "living building." The proposed rooftop PV array is essential to meet the building's requirements for on-site renewable energy. The array would extend over the sidewalk of East Madison Street, 15th Avenue East, and to the centerline of the alley between East Madison Street and East Pine Street. The array is about 76 ft above the sidewalks and overhangs the Madison by 10 ft., 15th Ave by 20 ft. and the alley by 7 ft. The array is made of steel. Some light will get through the panels as they are not fully opaque and there are some gaps between them. The height of the array will allow planting underneath.

## ACTION

The Commission thanked the design team for its excellent presentation of the Bullitt Center PV Array. The commission was impressed with the team's thorough research of sites, systems, design, and alternatives and its effort to first reduce the building's energy needs before asking the city for a term permit to allow the PV array. The commission believed the project raised the standards the use of renewable energy, and is hopeful that it will be a great learning tool and be replicated by others. By a vote of 7-0, the commission recommended that the SDOT director approve the Bullitt Center's request for a term permit, with the following comments:

- Regularly monitor and report the building's energy use and the lessons learned. Not only will that help assure that the energy goals are met into the future and the PV arrays are continuing to do their work, the city, the general public, and those in the building professions can learn from this living building experiment.

The commission asked the SDOT director to develop a new process for considering requests such as these, as this was not a skybridge and the review criteria were not well matched.

The commission was concerned that this recommendation for approval could be seen as setting a precedent in its review of future, similar projects. The commission noted this was a unique request, and future requests for similar permits, including a renewal of this one, would be judged on the project's impacts to the public realm and the rigor in the applicant's research and exploration of alternatives. Future projects should explore district-wide energy solutions and the use the best technology available at the time with the least impact on the environment.

Commissioner Kunkler abstained because she did not attend the whole presentation.