



**Seattle
Design
Commission**

**APPROVED
MINUTES OF THE MEETING
19 February 2004**

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Frances Nelson

Iain M. Robertson

Nic Rossouw

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Northgate Library Community Center and Park
Fifth Avenue NE Street Improvements
Sustainable Building Program
Deputy Mayor Tim Ceis – **CANCELLED**
Departmental Update
South Park Library

Convened: 8:30am

Adjourned: 4:15pm

Commissioners Present

David Spiker, Chair
Pam Beyette
Frances Nelson
Iain M. Robertson
Nic Rossouw
Donald Royse
Sharon E. Sutton
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Lisa Baker



Department of Planning and
Development

700 5th Avenue, Suite 2000
Seattle, WA 98104-5070
phone 206/233-7911
fax 206/386-4039

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19 Feb 2004 Project: Northgate Library, Community Center, and Park

Phase: Design Development

Previous Reviews: 6 November 2003 (Schematic Design), 17 July 2003 (Conceptual Design), 20 February 2003 (Site Plan Follow-up), 6 February 2003 (Pre-Design)

Presenters: David Kunselman, Seattle Public Libraries
Bob Hull, Miller Hull Partnership
Mark Brands, Site WorkshopAttendees: Alex Harris, Seattle Public Libraries
Tim Motzer, Seattle Parks and Recreation
Lyle Bicknell, Department of Planning and Development
Marty Curry, Planning Commission, DPD
Jess Harris, Department of Planning and Development
Bob Shrosbree, Site Workshop
Maureen O'Neill, Seattle Parks and Recreation
Teresa Platt, SDOT
Kelly Davidson, Office of Arts and Cultural Affairs
Lucia Athens, Seattle Public Utilities
Ruth Coates, Miller Hull Partnership
Kurt Stolle, Miller Hull Partnership

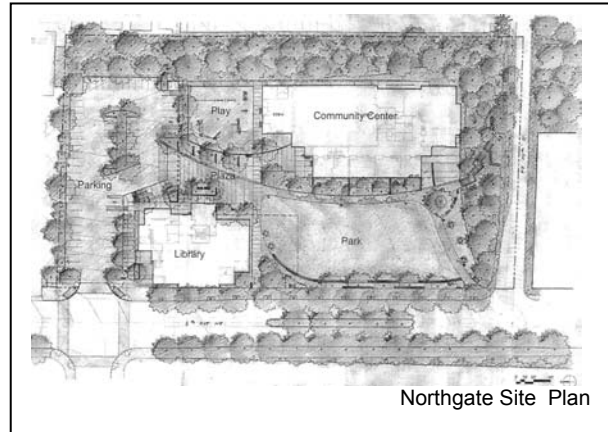
Time: 1 hour (SDC Ref. # 221 | DC00108)

Action: The Commission thanks the team for coming and would like to make the following comments and recommendations.

- **The Design Commission supports the variances from development standards that this project is seeking from City Council, noting that the entry to the Library off of 5th Ave NE is in the spirit of the Land Use code requirement that the entry be directly off of the pedestrian street, and also noting that the variance for parking access off of 5th Ave NE should be approved because it is not possible to have parking lot access from NE 105th St due to the slope;**
- **appreciates the changes that have been made to the design and feels that the team has gone beyond what the Commission asked of them in creating a welcoming site and integration of activities;**
- **remarks that the urban park is now more successful given improved connections to the plaza and playground, and notes the creative solution to ADA access within the community center, integration of stormwater management and landscape, and the educational component of the stormwater system;**
- **recommends that the team reexamine the design of the entrance to the parking lot off of 5th Ave NE , focusing on how to balance the need for cars to know they are entering a street and pedestrian safety;**
- **advocates for the bus stop location on the east side of 5th Ave NE to be at the north corner of the park where there is a better connection to the ADA entrance to the library;**
- **Suggests that the designers develop a dialogue between the architectural language of the two buildings to distinguish which building is the library and which is the community center;**

- **commends the team for pursuing a LEED rating for the entire project and their intention to create a pesticide free park;**
- **and recommends approval of design development.**

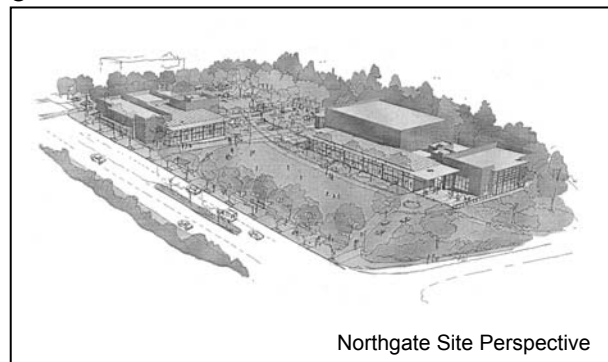
There will be a public meeting for this project and the 5th Ave NE street improvements on Monday February 23rd. The site for this project is just east of Northgate Mall and north of Thornton Creek. Across Thornton Creek to the south and east of the site is a residential neighborhood. The intersection across Fifth Ave NE from the site, which is an entrance to Northgate mall, will be moved north to align with the new entrance planned for the library parking lot. The intersection will also be signalized. Currently on the site there is the temporary library building and a Goodyear tire building. Otherwise it is an asphalt lot. To the south of the site NE 105th connects back to the neighborhood and to Thornton Creek. The library plan includes the possibility of future expansion of 5,000 sf. Currently the new library is being designed as a 10,000 sf building.



To facilitate a better arrangement of uses if the library does expand the design team has moved the children's play area north on the site and moved the community center to the south. This would allow a direct path from Fifth Ave NE into the Community Center even if the library expands. This move also addresses the isolation of the play area that the Commission was concerned about at the last meeting. The Playground will be the same size as in the previous arrangement, but it will be more visible and it will also be adjacent to the daycare center in the community building.

In response to community requests to have more green space the team has reduced the amount of paved paths through the park and increased the lawn area. The patio area that is related to the multi-purpose room at the south end of the community center has become larger in this new arrangement.

The parking lot includes 66 stalls 3 of which are ADA stalls. All of the paths within the park are graded to be ADA accessible without requiring hand rails. The stormwater runoff from the parking lot will move through a series of weirs connected to water meters as part of a wetland filtration system. Some roof runoff will also be diverted into this flow.



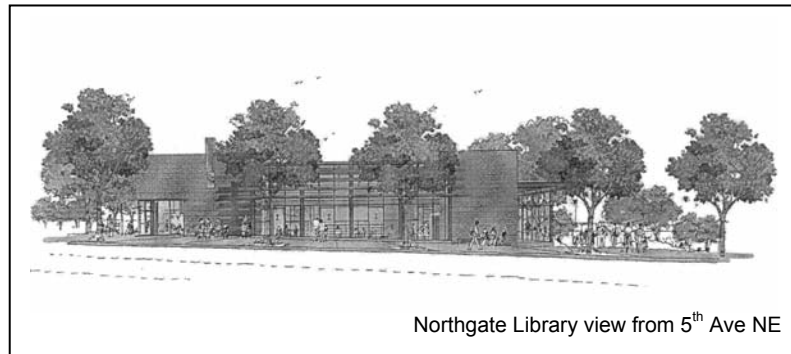
A series of low walls along Fifth avenue will act as baffles separating the park from the sidewalk and the street. These have been introduced to address safety issues that have been raised concerning the adjacency to Fifth Ave. There will also be a double row of trees to provide additional separation. In addition to the paths through the park this project will include a trail connection to Thornton Creek which will connect with existing trails.

There will be three entry points to the site.

- At the new north entry to the library
- At the entry to the community center
- At the secondary entrance to the community center

In response to the Commission's and the community's concerns a new north entrance has been added to the library which will provide more direct pedestrian access off of Fifth Ave. This entrance will join up with the entrance to the library off of the plaza through a single control point. The height of the library on Fifth Ave has also been increased to give it more of a presence on the street.

In the new site arrangement the multi-purpose room in the community center overlooks the slope at the south end of the site. All of the uses in the community center are connected by a ramp with a 1:20 slope which is being treated as an internal street. There will be views into the gym from this corridor. The activity rooms of the community center will be located on the side of the corridor which faces the park. The rain garden adjacent to the community center will help to shade the western exposure of the building which will contain a large amount of glazing. There will also be a 6 foot roof overhang on this side of the building.



In the library the bathrooms have been relocated to reduce the pinch down between the major spaces and open up the plan. The children's area has been moved to the north end of the library so that it can address the street. There is also a new entrance to the library off of Fifth Ave. The project will need to seek a variance for this entrance because the Land Use Code requires the building entrance to be directly off of Fifth Ave because it is a designated pedestrian street. On the façade of the library facing Fifth Avenue there will be a "slash of light" which will act as a façade element and will also introduce natural light into the children's area. The designers have also added more glazing to the Fifth Ave façade of the library in order to advertise the activities of the library on the street and activate the sidewalk.

The second variance that the project is seeking is for the entrance to the parking lot off of Fifth Ave. The code requires that the vehicular entrances should not be on the major pedestrian streets. In the case of this project it would be unfeasible to have the parking lot entrance off of the secondary street (105th Ave NE) because of the steep grade change.

Key Commissioner Comments and Concerns

- Feels that the variances this project is seeking are appropriate. Notes that the entire Commission is in agreement.
- Remarks that the shifts in the site plan work extremely well. Notes that the changes increase the visibility of all of the project elements.
- Notes that the team has expressed a better more subtle understanding of how people will use the spaces in this project.
- Feels the way the park meets Fifth Ave seems very successful, but is concerned about the implications of the possible library expansion on the overall site.

- Proponents noted that there will still be direct access the community center even if the library does expand.
- Is concerned about wheelchair users arriving by bus. Notes that they would need to take a very convoluted path to enter the library, and that the library expansion would make it even worse.
 - Proponents stated that there is no funding for the library expansion. They explained that this is the only library in the system with any planned. The reason that this library is planning for possible expansion is because of the planned future density of the Northgate area according to the City's comprehensive plan.
- Suggests that there could be a ramp at the east side of the library which would improve the wheelchair access from the bus stop, if the bus stop is where the design team anticipates it will be (at the north end of the park /the south end of the library).
- Remarks that the ADA access to and within the community center is terrific.
- Wonders if an artist has been selected for this project.
 - Proponents stated that Nikki McClure has been selected as the artist for the community center portion of the project. She is working on a gateway piece for the entrance to the playground.
 - Proponents explained that Dana Lynn Louis has been selected as the artist for the library portion of the project. She will be working with the book drop and playing up its ceremonial function.
- Remarks that there seems to have been a lot of interaction between the artists and the other designers. Both projects seem very well integrated into the project.
- Liked the seating walls along Fifth Ave that were in the previous scheme. Notes that some of the movement has been lost in the new arrangement. Wonders if the seating walls could curve into the contours of the site.
 - Proponents noted that there are still seating walls in the new scheme.
- Remarks that if he was sitting on the walls he would want to face south into the sun. Wonders if the seating walls could rotate to face south.
- Likes the straighter edge formed by the new configuration of the seating walls along Fifth Ave.
- Appreciates the pedestrian access to the site.
- Wonders what the sustainable goals of the project are.
 - Proponents stated that they are aiming for a silver LEED rating for the project. They explained that they will be using materials with recycled content, recycling construction waste, and using local materials. They would also like the park to be a pesticide free park. They are also incorporating a sustainable storm water management system which will include interpretive signage to explain its function to the public.
- Thinks that the changes to the façade of the library on Fifth Ave are very successful.
- Feels improvements to the project are really significant. Notes that the challenge of the project has been to create an urban condition on a site without enough building mass and in an area that will be increasing in density.
- Notes that there is a strong similarity in the architectural language of both of the buildings. Would like the language of the buildings to reflect that one is a library and one is a community center.

Key Visitor Comments and Concerns

- Feels that the inclusion of so many compact spaces in the parking lot is not realistic for the current

conditions where very few people are driving compact cars.

- Proponents noted that they need 64 stalls to meet code and 66 stalls to meet the anticipated demand. They could remove two parking spaces and make more of the spaces full-sized. They also explained that they have two drop-off stalls which are not included in the parking count.
- Is concerned about pedestrians crossing the parking lot entrance.
 - Proponents explained that the parking lot entrance started as a drive cut which is friendlier to pedestrians. The problem was that the drive cut didn't signal to drivers that they are entering an intersection. Working with SDOT the team has decided to use full radiused curbs at the entrance to the parking lot.

19 Feb 2004 Project: **Fifth Ave NE Street Improvements**

Phase: Preliminary Design

Previous Reviews: None

Presenters: Teresa Platt, SDOT
Amy Yamabe, SDOTAttendees: David Kunselman, Seattle Public Libraries
Jennifer Low, student – UW Landscape Architecture
Ruth Coates, Miller Hull Partnership
Kurt Stolle, Miller Hull Partnership
Mark Brands, Site Workshop
Marty Curry, Seattle Planning Commission
Jess Harris, Department of Planning and Development
Kristian Kofoed, Department of Planning and Development
Lyle Bicknell, Department of Planning and Development
Bob Hull, Miller Hull Partnership

Time: 1 hour (SDC Ref. # 169 | DC00327)

Action: The Commission thanks the team for coming and for coordinating this review with the review of the Northgate Library, Community Center and Park project and would like to make the following comments and recommendations.

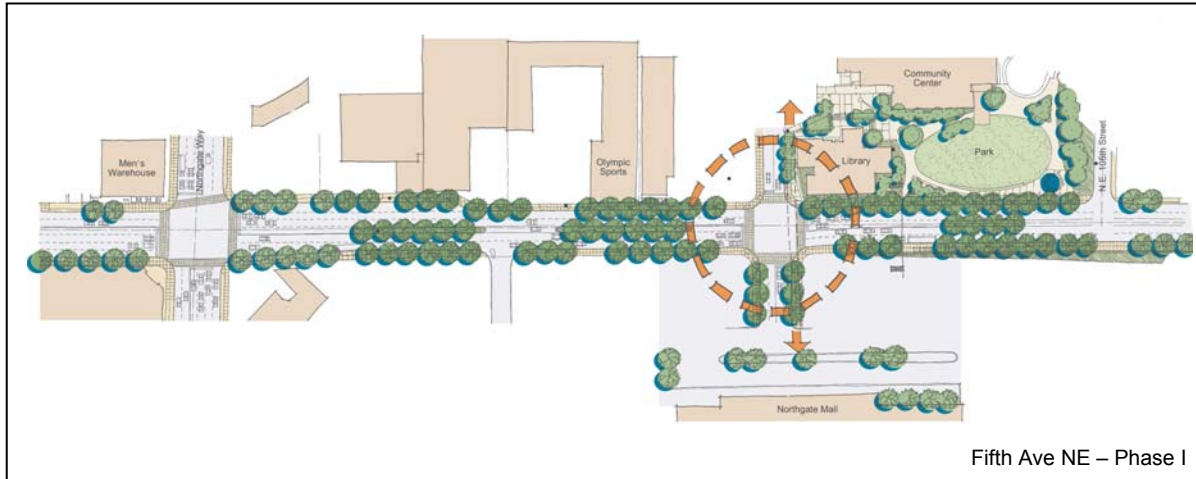
- The Design Commission supports the ongoing connection to the neighborhood from 5th Avenue NE to NE 105th, treating 105th not as a high density road, but as a welcoming pedestrian street, and encourages the team to use a light touch there and even reconsider whether a paved pedestrian path is necessary;
- feels that there is an opportunity to coordinate the bus stop location on 5th Ave NE with the library;
- urges the team to maximize the length of the planted medians to give them a sense of cohesion, rather than of unrelated fragments;
- remarks that the health of the trees is critical to the landscape plan and thanks the team for maximizing the tree pits while also encouraging them to explore backfilling under the street with structural soil that will allow the trees to develop healthy root systems;
- appreciates the way this project addresses traffic calming through the planting of trees adjacent to the street and the tree-lined median, and also supports the inclusion of on-street parking on this street, during off-peak hours, as a key part of the traffic calming strategy;
- would like to speak strongly in favor of undergrounding utilities as a part of this project, and feels it would be shortsighted not to take advantage of this opportunity;
- supports and encourages the inter-agency cooperation on this project, especially on the shared stormwater detention for the street and adjacent public buildings, as it speaks to the City's commitment to sustainable systems;
- feels it is important to understand this project in its larger context as part of

a holistic plan for Northgate, and to know how phased implementation of street improvements will work with the mall's redevelopment and the involvement of other property owners;

- **and recommends approval of preliminary design.**

This street improvement project is being designed in-house by SDOT staff. They are currently moving from preliminary design into more detailed technical design. During the early design Hewitt Architects was involved in producing images of the street improvements.

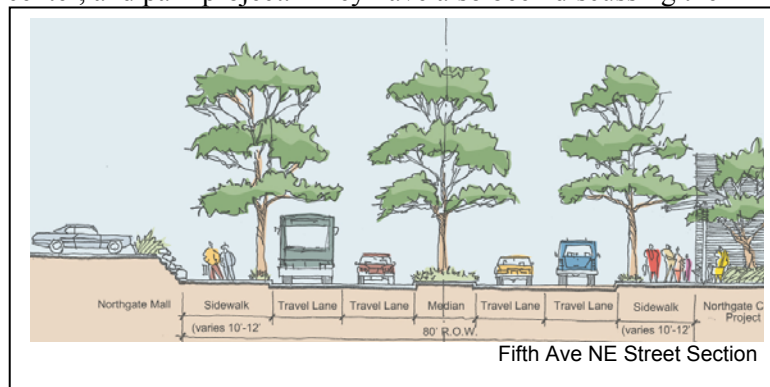
Currently SDOT has \$2 million of the budget for this \$5 million project. In addition to improvements



along fifth Ave NE this project will also include some improvements to NE 105th St where it meets fifth Ave. The improvements on NE 105th will include widening the road 12 feet for a length of 50 feet in order to accommodate cars which are waiting to turn onto fifth Ave. The improvements on 105th will also include a concrete pedestrian path which will transition into an asphalt path as it moves away from fifth Ave. The path will not be a sidewalk, but more of a trail which will wind as necessary to preserve as many trees as possible.

SDOT has been working with Simon Properties, The Bon, and the Library to coordinate the intersection location at the new library, community center, and park project. They have also been discussing the

location of the bus stop. Generally the policy is to have bus stops on the far side of the intersection, but there could be a deviation from this policy in order to coordinate with the new library project. One concern with moving the bus stop further south to coordinate with the library is that people may be more likely to jay walk instead of walking north to cross at the intersection.



The Street Improvements project will be joining with the stormwater drainage system of the library project instead of having several small systems. This project is exempt from SEPA (the State Environmental Protection Act) because it is a street. The project will still need to do a biological assessment. The biggest issue in this assessment will be the drainage because of the proximity to Thornton Creek.

The coordinated investment plan for Northgate will address parking requirements in the area and determine if there will be on street parking on Fifth Ave in off-peak hours. The concept plan for the street improvements to Fifth Ave NE includes parking in the transit lanes during off-peak hours. The road will be two lanes wide in each direction, one of which could be used for parking. Nothing in the design of this improvements project precludes on-street parking.

Key Commissioner Comments and Concerns

- Wonders what types of planting will be included in this project.
 - Proponents stated that there will be tree pits along the sidewalk as well as planted medians with trees.
- Questions why the medians are so limited.
 - Proponents stated that the median lengths and locations haven't been finalized. They explained that they will be meeting with business owners to coordinate the median locations with access to businesses.
- Notes that the left turn lane for south bound traffic turning onto 105th seems longer than necessary.
- Wonders if the medians could be longer. Notes that they look very fragmented.
 - Proponents stated that the medians could be longer as long as they can still accommodate the left turn lanes and business access points.
- Appreciates the minimal approach to 105th that addresses the safety issue, and handles the pedestrian traffic with a meandering path, but leaves the character of the street as is.
- Understands that on-street parking is not in the purview of this phase of the project, but notes that the Commission is strongly in favor of street parking on Fifth Ave during off-peak hours.
- Questions how wide the street is.
 - Proponents stated that the street is 58 feet wide.
- Wonders if the team is considering ways to stop drivers from speeding up as they approach the intersections and scaring pedestrians in the crosswalk.
 - Proponents stated that the trees planted along the street and the trees in the median should encourage drivers to slow down. They also explained that they will be using narrower lanes than SDOT's usual standard, which should also discourage drivers from speeding. The inside lane will be 10 feet wide and the outside lane will be 12 feet wide. The outside lane is wider than the inside lane in order to accommodate buses and bicyclists.
- Questions if there is funding for phase II of this project.
 - Proponents stated that they are seeking grant funding for the second phase of this project.
- Wonders how the entire scope of the project will be implemented.
 - Proponents explained that they are hoping to get individual projects/properties to buy into this effort instead of doing individual traffic studies.
- Questions what the schedule is for this phase of the project.
 - Proponents stated that they are planning to post a notice to proceed by May 1, 2005.
- Wonders if this project includes burying the overhead utilities.
 - Proponents stated that they are trying to gather support to include underground utilities in this project, but currently it is not part of the project scope.
- Compliments this project for coordinating with the adjacent library, park, and community center

project to share storm water detention.

- Appreciates that nothing in this plan precludes on-street parking.
- Notes that locating the bus stop on the east side of Fifth Ave NE at the south end of the library seems like a better location for people.
- Feels that NE 105th deserves to be left alone. Encourages the team not to pursue a paved sidewalk/path. Suggests that pedestrians and cars can cohabitate.
- Urges the team to put structural soil under the sidewalk and road on Fifth Ave NE in order to give the trees lots of space for their roots to expand.
 - Proponents noted that they are using larger 6ft x 10ft tree pits instead of the standard 5ft x 6ft pits.
- Notes that this project is the first piece of a larger development and that this project will set the tone for future work. Feels that it is especially important that this project set a good precedent by including on-street parking and underground utilities.

Key Visitor Comments and Concerns

- Wonders how locating the bus stop at the south end of the library would impact on-street parking.
 - Proponents noted that it would be a competing use.

19 Feb 2004 Project: Sustainable Building Program

Phase: Briefing

Previous Reviews: 18 September 2003 (Sustainable Design Checklist), 15 August 2002
(Environmental Action Agenda Briefing)

Presenter: Lucia Athens, Seattle Public Utilities and City Green Building Team

Time: 1 hour (SDC Ref. # 169 | DC00323)

Summary: Lucia Athens briefed the Commission on the initiatives of the City's Sustainable Building Program.

The Design Commission feels that the social realm of sustainable design can be explored further. They appreciate the push that the Green Building Team has made to make the city greener, and compliments the City agencies that have developed sustainable projects even those that are not seeking LEED certification. The Commission hopes that as a Commission they will continue to ask questions about the sustainability of the projects they review. The Commission encouraged the team to develop public education tools such as online and paper maps showing the location of sustainable buildings in Seattle. They also suggested that the location of sustainable projects could be included in the Center City Wayfinding Project. The Commission encourages the City to include a public artist as part of the Green Building Team.

Seattle has a long history of sustainable initiatives. In 1998 a citizen group put together an action plan for the city. Part of their plan evolved into the Sustainable Building Policy which was started in 2000. This policy requires that all of the City's major facilities have at least a LEED silver rating. Some projects have not been able to comply with this policy. The major issue has been the design team selection. It is important to have designers with experience in sustainability and LEED certified designers.

Lucia Athens would like all projects that are presenting to the Commission to tell the Commission whether or not they fall under the City's Sustainable Building Policy. If they do fall under the policy and they are not seeking a LEED rating she would like them to explain the reason to the Design Commission. She noted that Seattle Public Libraries made a decision not to qualify their earliest branch library projects with the LEED rating system mainly due to budgetary constraints. There is an opportunity with the new Fire and Safety Levy for the City to expand the range of buildings that fall under the green building policy.

Lucia Athens noted that the LEED system does have some limitations and does not address some local issues, but that it is still a good tool.

Lucia presented highlights of some completed City buildings that have successfully achieved LEED ratings.

- Justice Center
 - Double skinned wall – with passive air circulation
 - Green roof
- City Hall
 - Rainwater collection system used for toilets and irrigation – funded through grant from SPU
 - Conducting pre and post occupancy surveys – to measure changes in sick days, staff turnover, air quality complaints

- McCaw Performance Hall
- Fisher Pavillion
- Carkeek Park Environmental Learning Center
 - Good job of explaining sustainable features to visitors
- Seattle Public Library (Main Branch)
- Key Tower Conference Center
 - Followed LEED interior standards
- Joint Training Facility
 - Used Goat Vegetation Management (GVM)
- Park 90/5
 - Water reclamation – will be used to wash parking enforcement vehicles
 - Urban (wind) Turbines – planned use to drive water reclamation pump

One of the impediments to the City using the LEED rating system more extensively is that maintenance budgets and capital budgets are separate. This does not allow for higher construction costs to be easily offset by lower maintenance costs. The City's Green Building Team has found that there has been an average increase of 1.4% to the first cost of the LEED rated projects that have been built by the City. This percentage includes an increase to both hard and soft costs. The team has also noted that 43% of the LEED points are already standard practice for all City capital projects.

Key Commissioner Comments and Concerns

- Questions if the LEED rating includes the site, or just the building.
 - Lucia Athens stated that the rating system includes the site as well as the building. She explained that the city is currently using the LEED tool that is geared toward commercial office projects. LEED is also developing a tool for projects that do not include buildings.
- Notes that the Commission has seen 14 of the 16 sustainable city projects. Also notes that the Commission has given letters of commendation to 9 of the projects. Remarks that there is an overlap between good design and sustainable design.
- Questions why Seattle Public Libraries has chosen not to follow the LEED rating system.
 - Lucia Athens explained that the Capitol Hill branch library had a large cost overrun at the bid stage and attributed part of it to trying to achieve a LEED rating.
- Questions if there is any kind of sustainable building library.
 - Lucia Athens stated that there are some materials available at the DPD permit counter. She also explained that the City would like to create The Puget Sound Sustainable Development center, similar to the Lighting Design Lab, which would be a centralized location for sustainable building information
- Suggests that there could be an artist in residence as part of the sustainable building center.
- Notes that the LEED rated projects that have been built by the City are a valuable resource. Suggests that the Green Building Team could contact the Architectural Foundation, which does architectural

tours, and see if they could start giving tours of sustainable buildings.

- Feels that the tours could also include sustainable buildings even if they are not LEED rated.
- Agrees that there is possibly too much emphasis on the LEED certification.
 - Lucia Athens explained that the City does not have the staff/resources to independently verify project performance.
- Is concerned that in the future sustainability will move out of people's attention. Notes that during the energy crisis in the 70's people started driving smaller cars but by the 80's people were buying as big of a car as possible again. Would like sustainable building to be built in to the City's system so that it will happen even after sustainability has lost people's attention.
- Notes that there are many major institutions and private development projects that do not fall under the City's policy. Suggests that zoning increases could be offered in exchange for meeting sustainable building standards.

19 February 2004 Commission Business

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|-------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------|
| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 5 FEBRUARY 2004</u> - APPROVED |
| DISCUSSION ITEMS | C. | <u>URBAN PLANNER RECRUITMENT</u> - CUBELL |
| | D. | <u>FINANCIAL DISCLOSURE FORMS</u> - CUBELL |
| | E. | <u>WATERFRONT PLAN UPDATE</u> - CUBELL |
| | F. | <u>OUTSIDE COMMITMENTS UPDATE</u> - ALL |
| ANNOUNCEMENTS | G. | <u>CENTRAL WATERFRONT CHARRETTE</u> - FEB 27 TH -FEB 28 TH ,
8AM-10:30PM, BELL HARBOR CONVENTION CENTER, PIER 66 |

19 Feb 2004 Project: **Deputy Mayor Tim Ceis**
Phase: Briefing
Previous Reviews: None
Presenters: Tim Ceis

NOTE: This briefing was cancelled.

19 Feb 2004 Project: **Departmental Update**

Phase: Discussion

Previous Reviews:

Presenters: Diane Sugimura, Director, Department of Planning and Development

Attendees: John Rahaim, Planning Director, Department of Planning and Development

Time: 1.5 hours

Summary: Diane Sugimura discussed issues facing the Department of Planning and Development with the Design Commission.

They discussed the budget and hiring situation within the department. They also discussed the role and scope of the Design Commission. The group discussed issues surrounding public space in the city. The Commission also discussed their connection to City Council and particularly how they can work with Council Member Peter Steinbrueck in the future.

The Department has been given a waiver on the hiring freeze in order to hire someone to replace John Rahaim as the manager of CityDesign and the director of the Design Commission. The Department of Planning and Development (DPD) has also received waivers to replace other positions that are fee-based positions. They are still waiting for waivers on several positions in the department which are paid for through City's general fund.

Diane Sugimura noted that the largest projects built in the city, such as stadiums, schools and hospitals are not reviewed by any of the City's boards or commissions. The Commission noted that there are three scales of projects that they review. They review small to medium projects with clear finish dates. They also review huge projects such as the monorail and the viaduct that do not have clearly established schedules. The third category of projects the Commission reviews are approaches or strategies such as the Blue Ring, or the Central Waterfront Plan.

Staff suggested looking at the boundaries of the Commission's review and putting clearer guidelines in place. One idea might be for any projects within a set distance from the water to be slated for special review. They also suggested that with the large number of transportation projects it could be purposeful to have a dedicated transportation Commission.

The group acknowledged the importance of having the Design Commission continue to weigh in on the City's open space strategy. They noted the conflict between the need for more public space vs. the inability to maintain the parks we have. The Commission remarked on the tendency in Seattle for the public to be uncomfortable with public/private partnerships where private development benefits from public space. John Rahaim pointed out Seattle Center as an example of successfully managed public space in the city.

The Commission questioned how they can develop stronger ties with the City Council. They also asked about Council Member Steinbrueck's reaction to the value of density in order to create a 24-hour Center City. Diane Sugimura recommended that the Commission meet with Peter Steinbrueck about his goals as he has publicly stated them, and how the Commission can help.

19 Feb 2004 Project: **South Park Library**

Phase: Schematic Design

Previous Review: 7 August 2003 (Pre-Design)

Presenters: Ray Johnston, Johnston Architects

Mary Johnston, Johnston Architects

Attendees: Joseph E. Pasquarella Smith, Citizens Implementation Review Panel(CIRP)

Frank Coulter, Seattle Public Libraries

Kelly Davidson, Office of Arts and Cultural Affairs

Time: 1 hour

(SDC Ref. # 221 | DC00307)

Action: The Commission thanks the team for coming and following up on the Commission's questions from the last review and would like to make the following comments and recommendations.

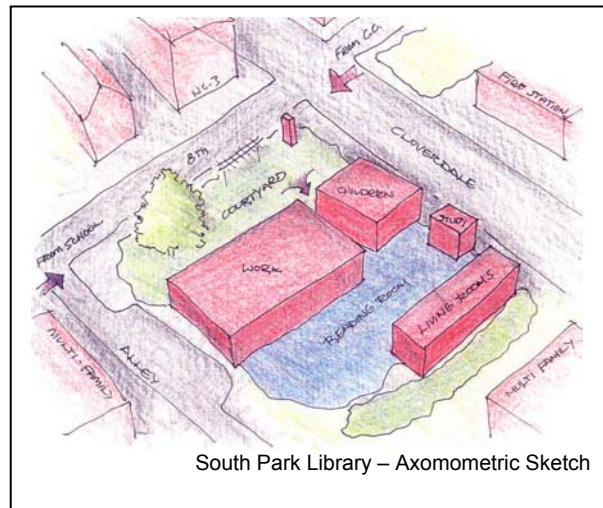
- The Commission appreciates the direction of the design;
- Commends Seattle Public Libraries for being flexible in the program of the library and responding to the community's request not to include a meeting room in the library;
- Would like to see the clerestory windows remain as part of the design, and is worried that the strength of the design will be compromised if they are cut from the budget;
- Is concerned about the lack of transparency into the courtyard from the children's area and would like this area to have visual access into the courtyard;
- Is concerned about use of materials that are appropriate to the natural light in this area, and how light will affect the perception of materials and colors;
- Encourages the team to include more hardscape in the courtyard;
- Hopes that art is integrated throughout the design;
- Would like to see the walls surrounding the courtyard as extensions of the walls that shape the building;
- Appreciates the green roof and the consideration of sustainable materials;
- And recommends approval of schematic design.

This project is a 5,000 sf new branch library funded by the opportunity fund of the Libraries for All Levy. The project site is at the bottom of a valley. Sun angles on the site will be slightly occluded by the hill. There will be some aerial views of the library from SR 99. The site is surrounded by residential zones, and is in a less dense area than the main business district. The project will be located on the corner of S Cloverdale St and 8th Ave S. The site is in a low-rise zone which includes a diagonal setback on the corner of the property which is adjacent to the residential zone. There are also building setbacks required by SDOT for future expansion of the right of way.

The design team developed four schematic program arrangements based on possible locations for the parking, open space, and library. They have selected the option that locates the parking on the alley to the south of the site. This allows the alley to be used as the back up space for the parking and leaves more space for the other programmatic elements.

The team has revised the original library program in agreement with Seattle Public Libraries based on a request from the community. Community members noted that they already have plenty of meeting

rooms, and requested that meeting room be eliminated from the library program in order to allow more space for the other parts of the library. The designers have looked at the program elements of the library as a series of blocks which could define space both outdoor and indoor. After the program revision the design team moved the children's area into the space that had been for the meeting room, to promote quiet and enclose noise. They also expanded all of the remaining program elements after the removal of the meeting room. The Library was excited about having the children's area on Cloverdale because it is the most colorful and active space in the library.



South Park Library – Axonometric Sketch

There will be an outdoor courtyard adjacent to the library on the west side of the site. It will act as an environmental buffer protecting the building from the strong western sun. There is also the potential to incorporate a water feature into the courtyard. The team would like to have the sound of a fountain in the courtyard.

Originally the designers wanted to connect the program blocks with a glassy skin. They are finding that that will probably not be possible within the budget. Instead of glass they are now suggesting vertical cedar siding in some parts of the façade. The designers see the cedar as representative of the older native American culture on the site and the stucco of the building masses as reflective of the current Latin American culture in the area. They feel that the scale and colors of the building will fit into the existing neighborhood while the style of the building will be different and more modern than other buildings in the neighborhood.

The design team is looking to incorporate lyrical elements into the library such as a woven recycled cedar matt which can be incorporated into the entrance canopy and also suspended from the ceiling on the interior of the library. This woven cedar will be hung at the height that the Duwamish River used to be. It will also evoke a connection to traditional basketry.

The building will have a simple roof that will float over the entire structure. The designers would like to keep the architecture simple and not use a complicated tectonic expression. They would like to focus on highly crafted elements.

The Library will include self check out which will allow the circulation desk to be more permeable and less of a “fortress” type podium. The entry to the library will be an axis that runs between the children's area and the other enclosed spaces of the library and ends in the ESL room which is one of the three “living rooms” that form a bar at the eastern edge of the building.



South Park Library Plan

Key Commissioner Comments and Concerns

- Questions if the Library is o.k. with using stucco on this building.

- Proponents stated that they have talked with the Library about using stucco and the Library noted that stucco is very easy to repaint if there is graffiti. The designers also like that the stucco material can be continued into the interior of the building.



- Questions if the project will be using real stucco or dryvit.
 - Proponents stated that they will use real stucco.
- Questions if the roof of the library will be made of closed large span trusses.
 - Proponents explained that the trusses will be open on the end bays of the building, in order to separate them from the wall and to allow light into the building. Otherwise the trusses will be closed to emphasize the sculptural quality of the ceiling.
- Questions if there is an artist that will be working on this project.

- Proponents stated that Franklin Joyce has just been selected as the artist for this project. This will be his first public project, and he wants to get to know the community.



- Questions how the woven cedar element will be incorporated into the entrance canopy.
 - Proponents stated that there will be a solid canopy material above the woven cedar. They explained that originally they considered having a glass canopy above the cedar, but they determined it would be problematic in terms of maintenance.
- Questions how the walls surrounding the courtyard will be composed.
 - Proponents explained that the walls will act as the back of a bench and will incorporate seating. There will also be an arbor above.
- Wonders how the courtyard will be used.
 - Proponents noted that it is a very small space. They feel they need to establish an anchor to the space such as a significant tree with a bench. The courtyard will function as a place for people to wait before going in to the library and also as an auxiliary gathering place for the community.
- Notes that there are lots of opaque surfaces around the courtyard. Wonders if kids will be able to see into the courtyard from the children's area.
 - Proponents stated that the sills are three feet high which means that the smallest kids will not be able to see out. They noted that they have some extra shelving space in the children's area so it would be possible for them to eliminate some shelving and lower the

sill height.

- Suggests that the entire courtyard could be hardscape.
 - Proponents noted that they have considered using grass-crete.
- Remarks that it is important to use a stucco color that is appropriate for Seattle. Notes that some colors that are traditionally used for stucco in other climates can look washed out in the light quality in Seattle.
- Commends the Library for their flexibility about the program.
- Appreciates the cultural references incorporated in this design.
- Notes that it is important to keep a connection between the plaza and the building.
 - Proponents stated that they would like to continue some of the paving material of the plaza into the building.
- Would like the elements that surround the courtyard to be more of a continuation of the building walls.
 - Proponents noted that they have been consider having one of the courtyard walls as a graffiti wall.
- Would strongly support the inclusion of a graffiti wall in this project.
 - A visitor from the Office of Arts and Cultural Affairs noted that an artist proposed a similar graffiti wall project, but ran into problems because there was no good way to control the content of the graffiti.
- Suggests that the courtyard walls could be seen as a negative reflection of the notches in the building walls.
 - Proponents explained that the walls will act as the back of a bench and will incorporate seating. There will also be an arbor above.
- Appreciates that this project incorporates a green roof. Wonders what the other sustainable features of the project are.
 - Proponents stated that they will be using certified lumber, urban salvage wood veneers, and carpet with a high recycled content. The building will also include deep overhangs that will provide good shading.

