



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Mary Johnston
Chair

Andrew Barash

Julie Bassuk

Graham Black

Brendan Connolly

Lauren Hauk

Laurel Kunkler

Julie Parrett

Norie Sato

Donald Vehige

Guillermo Romano
Executive Director

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

May 20, 2010

Convened 8:30am
Adjourned 4:30pm

Projects Reviewed

Alaskan Way Viaduct and Seawall Replacement
History of Seattle City Planning
Crown Hill Park
Fire Station 9 Fremont
South Transfer Station

Commissioners Present

Mary Johnston, Chair
Andrew Barash
Brendan Connolly
Julie Bassuk
Graham Black
Lauren Hauk
Laurel Kunkler
Julie Parrett
Norie Sato

Staff Present

Guillermo Romano
Valerie Kinast
Tom Iurino
Jenny Hampton



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May 20, 2010	Project: Alaskan Way Viaduct and Seawall Replacement Phase: Design Update Last Reviewed: May 6, 2010; Feb 18, 2010; Jan 21, 2010; Oct 1, 2009; Jun 18, 2009; May 21, 2009; Jan 15, 2009; Oct 16, 2008; Aug 21, 2008; Jul 3, 2008; Apr 3, 2008; Dec 20, 2007; Oct 18, 2007; Oct 4, 2007; Apr 19, 2007; Nov 2, 2006 Presenters: David Yuan, NBBJ John Savo, NBBJ Boris Dramov, Roma Design Steve Pearce, SDOT Susan Everett, WSDOT Attendees: Travis Allen, NBBJ Jessica Clawson, McCullough Hill Bonnie Fisher, Roma Design Diane Hilmo, WSDOT Mike Johnson, SDOT Bean Katey, WSDOT Jim Keller, Site Workshop Steve Leach, WSDOT Steve Pearce, SDOT Matt Roewe, VIA Wolf Saar, VIA Dave Peterson, WSDOT Mike DeLilla, GHA Katie Zemtseff, DJC Ross Wildman, MIW Brian Steinberg, Allied Arts
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Time: 9:00am-11:00am

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ACTION

Portal Area Visual Guidelines

The Design Commission unanimously voted (9-0) to approve the Portal Area Visual Guidelines presented subject to the following recommendations, which were communicated to WSDOT at the meeting and in an agreed upon subsequent email sent out on May 27th:

Scope, Specifications, and Mechanisms

- **Provide a clear statement that all work planned and performed under any of the tunnel and portal contracts should not in any way compromise the Guidelines or preclude later contractual work from fulfilling their intent and vision.**
- **Provide a clear definition of the physical boundaries where the Guidelines apply, while maintaining emphasis on universal guideline requirements. Consider a graphic showing the delineation of the area, cross referencing to the text of the guidelines or possible use of color or symbols to provide clarity of guideline application.**
- **Reference City of Seattle plans and initiatives that are relevant to the portal design, such as the Bicycle Master Plan and the Pedestrian Master Plan, Thomas Street concept plan, Lake to Bay**

Loop trail.

- Stipulate that departures from the guidelines shall meet with Design Commission approval or administrative chair review of the Design Commission.

Sustainability and Materials

- Strengthen the sustainability language in the guidelines document. Encourage sustainable choices in construction methods, materials, large-scales systems and details.
- Require contractors to maximize using a local or regional material procurement radius (less than 500 miles).
- Where possible, specify materials that have high recycled content and avoid hazardous or red-list compounds, such as PVC, if there are appropriate substitutes.
- Require a high level of green stormwater management that meets or exceeds Seattle's green infrastructure requirements.
- Require a high level of energy efficiency, in lighting and other elements requiring power.

Urban Design and Pedestrian Experience

- Along Railroad Ave. S, either do not show curbs or provide a continuous sidewalk, creating a solution that reflects that pedestrian use should be the highest priority in this area.
- Provide renderings that illustrate the design intent for the open space along Alaskan Way south of S Dearborn Street.
- The Design Commission strongly recommends that the extension of Charles Street at the South Portal location remain an option. This would provide the best transition from highway to city street for both drivers and the many pedestrians that pass through this area.
- Although the concept of Universal Design is mentioned in the beginning of the document, we urge you to strengthen the commitment to this value. It should be a pervasive theme and a guiding principle of the project.
- Because signage will be a large part of the visual impact of the final project, we support minimizing it as much as is practical. The signage needs to be carefully placed and designed, avoiding redundancy, confusion and clutter.
- The trees and landscaping are a key concept for the portal area and signal the entry into the city. Strengthen the language and images to better define this aspect of the portal design. Underscore that the trees, though primarily in street tree species, still need to function as a primary entry, not just an ordinary "beginning" of street tree plantings.
- Make sure that the structural immediately above the portals allow for sufficient landscaping/and or sculptural elements as may be located there.
- Take the surrounding urban context strongly into consideration, including initiatives and plans by the City of Seattle and other entities for development of the urban fabric surrounding the portals.
- Include a boundary map that illustrates the area of influence of the project guidelines.

Portal Support Buildings Design Guidelines

The Design Commission thanked the project team for the presentation on the Portal Buildings Visual Guidelines and approved them with a vote of seven to one subject to the following comments. In agreement with the project team, the comments were augmented after the meeting and transmitted to WSDOT as shown below on May 27th.

- Provide more specificity in the building guidelines to more strongly guide the design intentions

and details. Concrete reveals and window recesses should be dimensioned, opaque shear walls should not be allowed to infringe on the transparent fan enclosures, the concrete pedestal height on which the fan enclosures sit should be kept to a maximum height of 48 inches above adjacent sidewalk levels if possible to enhance the pedestrian experience.

- Holistic sustainability goals founded on LEED silver certification strategies should be specified, and requirements for recycled content, material sourcing and other sustainable design criteria should be clarified.
- Provide more specificity in the landscape guidelines, including: graphics of the facades both with and without the trees and landscaping.
- At the base of the “glass box” provide larger trees. The examples shown seem out of scale with the size of the fan enclosure.
- Supply minimum dimensions of the planter boxes and better definition of the planting requirements and design intent of these elements.
- If guidelines do not describe tree species, define the minimum caliper, size and dimensions of elements desired.
- Provide language on the intent of the continuous tree pits and pervious paving strips.
- Add the landscape visuals to the document.
- Integrate the existing street trees and landscape plans for both the north and the south buildings.
- Take the surrounding urban context strongly into consideration, including initiatives and plans by the City of Seattle and other entities for development of the urban fabric surrounding the vent building structures.
- Recognizing that guidelines are general; incorporate clear language that will define specifically what the (do’s and don’ts) of the project are. Define what shall not be used or done.
- Consider view corridors from adjacent buildings and users, and minimizing visual obstruction for light, air and views to and from neighboring uses. Preserve, to the greatest extent possible, access for pedestrians and vehicles to adjacent existing buildings.
- Require additional tools to engage the public, such interpretive displays or signage so that the pedestrian will know the functions of this building.
- Explore including provisions for art, although it is not being provide with State funds. Provide guidance on how it could be a powerful tool to help relate this building to the public realm.

The dissenting vote was based on the opinion that more development of the landscape plans needed to be developed, particularly for the south building.