Seattle
Design
Commission

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Layne Cubell,
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APPROVED

MINUTES OF THE MEETING

20 March 2003

Convened: 8:30am

Projects Reviewed

Seattle Center Theater Commons
500 Mercer Street
Montlake Library
Boren Pike Pine Park
Flo Ware Park
ProParks Art Plan Update
SR 519—Phase I Surface Improvements

Adjourned: 5:00pm

Commissioners Present

Donald Royse, Chair
Jack Mackie, Vice Chair
Laura Ballock
Ralph Cipriani
Cary Moon
Iain M. Robertson
Nic Rossouw
David Spiker
Tory Laughlin Taylor

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Anna O'Connell

20 Mar 2003	Project:	**Seattle Center Theater Commons**
	Phase:	Pre-Conceptual Design
	Previous Reviews:	21 September 2000 (Seattle Center Theater District—Schematic Design), 19 February 1998 (Mercer Theater District Master Plan—Concept Briefing)
	Presenters:	Jerry Ernst Shannon Nichol, Gustafson Guthrie Nichol Richard Yancey, Weinstein AU
	Attendees:	John Coney, Queen Anne Community Council Shelly Yapp, Seattle Center Dave Buchan, Seattle Center Suanne Pelley, Seattle Monorail Project
	Time:	1 hour (SDC Ref. # 169 | DC00187)

Action: The Commission thanks the team for the thorough background and good analysis and would like to make the following comments and recommendations.

- **The Design Commission looks forward to seeing the next step in this process and the ways in which the concepts will be integrated;**
- **feels that integration is the operative word with regard to dealing with the competing tensions and forms;**
- **recognizes the challenging integration process for this site;**
- **encourages the team to continue to recognize the zones that invite patrons into the Center;**
- **stresses that the Center's broader context must drive the design;**
- **is concerned with the imposition of the Monorail on this project and about the timing for this design process, and urges that this be addressed immediately; and**
- **supports the intimacy of the existing Intiman Theater outdoor space and feels that, in the process of editing, that should not be eliminated.**

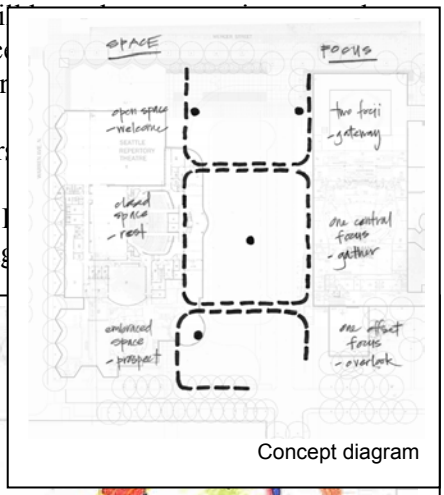
This project team is the same as did the overall theater district plan and they are using the concepts developed in the plan for this design. While the overall plan is the basis for this work, it will not restrict the team from thinking outside the box. The site is located on 2nd Ave. between Mercer St. and Republican St., between the Intiman and Repertory Theaters and includes the wall at the Intiman Theater. The funding comes from a half-million dollar grant for each theater for improvements and from the interest on these grants. An oversight committee from each group is involved in the project. The team is uncertain when the construction will begin, but the goal is to complete the schematic design in May. The project does not require that the site gain parking, but the design must account for service access, ADA parking, current parking, and deliveries.

The primary design goals are

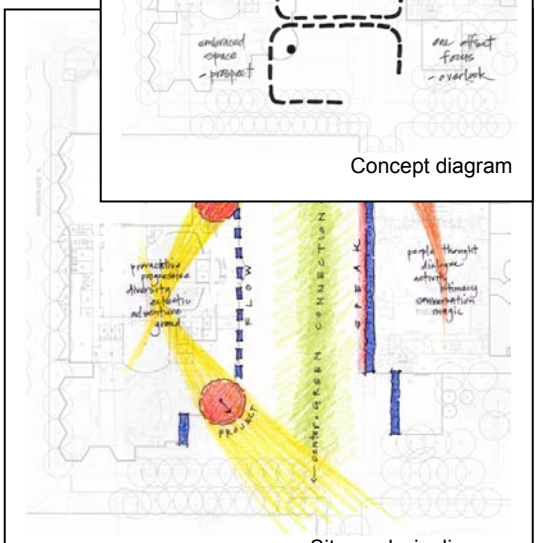
1. The promenade is first and foremost a pedestrian space providing an entry to both theaters and to the Seattle Center campus.
2. The design of the new entry should create clear entry points to both theaters.
3. The new promenade should create a sense of connection between the theaters in addition to inviting separate entry statements.
4. Entries to both the Intiman and Repertory Theaters should be visible from Mercer St.
5. This project will likely be the first to be developed with consideration for the design ideas

developed in the Seattle Center Theater District Plan and wi
these elements and define in practical terms how those conc

6. The Plan suggested that the wall around the Intiman Theater
provide an opportunity for visibility.
7. The Plan also suggested that on-street identity of the theater
be emphasized through a marquee.
8. Grades at the south end of the site near the entry to the Leo
informal amphitheater that can also be used for casual sitting



Concept diagram



Site analysis diagram

The façade of the Repertory looks onto the site and encompasses the north-south length of the site. The Intiman is on the east side and has a more muted façade. A large row of poplars have a significant impact on the perception of the site because it hides the Repertory. Between the poplars and the Repertory is a green space and between the poplars and the Intiman is paved road. The south end of the site is a transitional space that opens into the International Fountain area. The Intiman has a muted box structure that is studio space now but may be used for performances at some point. There is a courtyard at the north end of the building and the large, glazed lobby opens onto that space. The primary patron entrance to the Intiman is at the northeast corner and the secondary entrance is at the northwest corner. A door in the middle of the north side opens onto the mezzanine level of the theater and is used as an ADA entrance. The client does not necessarily want to keep this door and would prefer that all patrons enter the same way. A ramp and loading dock are located at the southwest end. The main entry to the Repertory is at the northeast corner of the building. The primary entry zones for both buildings relate to Mercer St. A fire truck access requirement is met by a 20-foot paved road between the two buildings.

Identifying the entries and strengthening the visibility is a big part of the team's design goals. The poplars disrupt the space and potential relationships between the two theaters. In the larger context, Seattle Center is a clean, green, bright, and crisp space on the whole. The materials create consistent urban, lush planes that are simple and vibrant. Mercer St. currently feels like a back edge, but is on a grand scale and provides a linear axis. The planes of the building facades relate nicely to this scale and act as dams that compress the space. In addition, the zone of the building porches and entries are along Mercer St. and the green fingers created by the smaller streets that connect with Queen Anne pierce this linear axis. Each of these smaller corridors has a different character. For example, Founder's Court is already designed and has a curvy feel to it.

The team recognizes how theater districts transform at night and are using a concept of planes of light to transform the planes along Mercer St. into planes of color or light. Currently, plantings obscure the entries to both the Intiman and Repertory Theaters from Mercer St. and the team wants to change that so activity and the entries are apparent from the street. At the other end of the Repertory is a rotunda that serves as the focus and relates to the International Fountain. The two theaters have an awkward relationship with one another with the Repertory leaning over the demure side of the Intiman. The team is looking at the corridor to unify the spaces so that people feel like they are walking through a series of spaces. As an additional use for the open space, the theater directors want a large outdoor space to accommodate large

events. At the north end, a U-shaped space opens onto Mercer St. The central space balances the two theater buildings. The southern space, which has a kitty-corner relationship with the International Fountain, has a dynamic, contemporary feeling.

Key Commissioner Comments and Concerns

- Is concerned that the project does not change with the Monorail and feels that they need to be careful about the clear cut policy. Feels that if the poplars and London plane trees are taken out, that fundamentally changes the project. Urges the team to draw perspectives with the Monorail guideway in there so they can see what effect it will have. Would like to know what expectations there should be with the Monorail accommodating the theater district and not vice versa.
- Believes that the overall concept of the Seattle Center in terms of reflecting 1960s design was a precursor to minimalism. Feels that some of the difficulty in enhancing the visibility of the performance halls can be achieved by editing elements of the visual landscape and eliminating the clutter in this location as it currently is the antithesis of 1960s clean optimism. Believes that one of the things that could make this unique district successful is the land use around the Center. Encourages the land use changes in the vicinity of the theater district to accommodate complementary and supportive uses such as ballet schools and low-cost housing for artists.
- Would like to know what the roles of the players are.
    - Proponents stated that Jerry Ernst coordinates the work and is the overall master planning consultant to Seattle Center, Weinstein AU is the prime, and Gustafson Guthrie Nichol is the design lead.
- Feels that the overall concept is nice and is curious to see how it plays out in physical design. Believes that there are dualities: the notion of the strong north-south visual connection to Queen Anne is attractive, but at the same time the idea of discrete spatial entities that provide an entrance, gathering area, forecourt, and transition into the Center campus might run counter to that. Is concerned with the late arrival of the Monorail-Seattle Center issue and feels that the team needs to address this in the future. Encourages the team to do something to bring people into the space.
- Supports the concerns with regard to the Monorail. In looking at the old minutes, sees that there was previously some concern regarding how transit would be incorporated on Mercer. Feels that the seclusion of the courtyard of the Intiman Theater is nice and hopes the design does not lose this by opening it up too much.
- Loves the diagrams and feels that the team needs to draw a third diagram to make circulation clear that shows the entry points and pedestrian routes. Feels that it is apparent that three different people are working on this and would like to see the team focus in and have one idea and execute that well. Believes that one list of guiding principles would be helpful.
- Is concerned that the focus is largely on the Theater District and that the team is forgetting it is a district within the Seattle Center. Believes that the emphasis of night is effective, but is not as convinced with what happens in the daytime. Encourages the team to think about people other than just the theater-goers.
- Feels that the row of poplars is another big, grand plane and encourages the team to think of the central space as a pass-through space. Believes that the trees do not block and that the buildings grab

people's eyes anyway and urges the team to think about washing light onto the introverted Intiman Theater wall and have the trees cast shadows. Feels that the north and south spaces make sense, but is not convinced of the central space.

  - A representative of Seattle Center stated that they are still early in the process with the three different organizations and are trying to figure out how they are all going to share space. They are thinning some of the foliage in the northwest corner of the Intiman and all need a better understanding of the visual elements in the space.
  - The representative further stated that they are now thinking about the key design concerns and opportunities for the Monorail and are thinking about things like how they might use column placement to frame things, etc.

- Feels that it is an issue of how the Monorail accommodates the existing Center, the living room of the city and the region.

- Believes that what is missing is the application of looking at this as public space and would like to see more functional diagrams that acknowledge other users.

Key Visitor Comments and Concerns

- A representative of a Queen Anne citizen's group stated that they support the northwest Monorail route and urge the design team to work closely with the Monorail design group to integrate it. They are concerned with the potential narrow traffic capacity on Mercer St. in peak hours and feel that the changes from 5th Ave. to Fairview would impact traffic.

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20 Mar 2003 Project: **500 Mercer Street**
Phase: Alley Vacation
Previous Review: 5 December 2002 (Alley Vacation), 25 January 2001 (Pre-Petition Alley Vacation Briefing)
Presenter: David Hewitt, Hewitt Architects
Attendees: Dan McKinney, Jr., The Transpo Group
Alan Winningham, 500 Mercer Partners LLC
Jack McCullough
Michael Jenkins, Dept. of Design, Construction, and Land Use
Kevin Ryden, Hewitt Architects
John Coney, Queen Anne Community Council
Jeff Benesi, Hewitt Architects
Dave Buchan, Seattle Center
Moira Gray, Seattle Dept. of Transportation
Marilyn Senour, Seattle Dept. of Transportation
Joan Rosenstock, Fleets and Facilities

Time: 1 hour (SDC Ref. # 170 | DC00210)

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

- **The Design Commission appreciates the responsiveness to their previous concerns;**
- **commends the developers, architects, and City staff and departments for bringing forward a creative project showing how mixed uses can truly be achieved and be compatible;**
- **compliments proponents on the use of rainwater and its educational opportunities that will show up as people reuse and reuse the site;**
- **appreciates the building transparencies and translucencies and the overall design of the building;**
- **appreciates the Mercer St. approach with no curb cuts and believes that the resolution for Taylor St. is appropriate for the uses that will occur;**
- **urges additional consideration be given to the southeast corner;**
- **encourages the team to look to expanding the pedestrian realm along Mercer St. if possible and, if that cannot be done now, place a seed of how it might be done in the future; and**
- **urges that no English ivy be planted**
- **believes that the public benefits for an alley vacation have been met through the following features:**
  - **the variations from SDOT streetscape standards including special paving and feels that is a primary benefit;**
  - **feels that, specifically, the attention paid to the pedestrian realm on Taylor St. through the paving and the full-block canopy are public benefits;**
  - **sees the translucencies and transparencies of the building as a secondary, but strong public benefit;**

- **appreciates the ecological attention to the rainwater and finds that to be a benefit; and**
- **recommends approval of the alley vacation.**

In looking at the broader context, there are several influences. The Potlatch trail, which occupies two edges of the site, is not moving forward at the moment but is still waiting in the wings. Hewitt is also the designer for the trail. Another influence is the Mercer Street Plan that includes the addition of a pull-off lane, plantings, and lighting elements. The site and the area are very much part of the project's identity and where the building meets the street and its edges are important.

The primary entrance to the building will be at 5th Ave. and Mercer St. and a secondary entrance will be located at 5th Ave. and Roy St. All of the corners of the building are transparent and activated. The project is half retail and half residential with a lot of open space. Three spines move through the project and show an influence of where the alley would have been. The central spine is for use by the residents. On Mercer St. there is a belvedere and interior garden. On Roy St. there is also a belvedere. The interior space of this spine is two stories and acts as an interior street with a roof overhead that allows air to pass through. On Taylor St. lies a similar space, but it is three stories. These spaces will be well-lit by natural lighting and will have good ventilation.

At street level on 5th Ave. and Mercer St. there is a major grocery store. The second floor, which is at the level of 5th Ave. and Roy St., will also have retail space. The corner at 5th Ave. and Roy St. is canted back so provide a perspective of Seattle Center. Residents can enter from Taylor St. to reach the residential units. Roy St. has been considered and designed both for before and after the Potlatch Trail is built. Roy St. with the trail has either seating or a sidewalk adjacent to the building. In addition, there is a planting area, 5 feet of sidewalk adjacent to the street, benches, and a water runnel that collects runoff from the roof and brings it through the landscape to the trees to provide water. Roy St. with the Potlatch Trail will be edged with a bike lane that is bordered by trees. The right-of-way is wider than 66 feet to accommodate the bike lane. There is a pedestrian safety zone against the building formed by urban hardware like trash cans and seating. A section shows 4 feet of seating, an 11-foot walkway, and an 8-foot planting strip. On 5th Ave., a striped paving pattern connects to the curb, there is a wide planting area, existing and new trees, and hardscaping at the corner that acts an identifier for the building. Elevators connect the lobby area to 5th Ave. and Mercer St. Along the length of the building on Taylor St., there is a projection over the sidewalk that protects pedestrians. It has downlights in the soffits and provides a sense of continuity. A paving pattern bridges the three openings, one to the garage and two to service areas.

The building is transparent at each end of Taylor St. and has a landscape wall that is watered by the runoff from decks. The service bay is treated as another elevation with color and good lighting that allow people to see activity as they pass by so it is not a dark and forbidding place. The corner of Mercer St. and 5th Ave. identifies the building to the community and houses the community room. Graphics are used as art and the corner is an active and light corner. The entire façade along Mercer St. is transparent and has a belvedere. The 5th Ave. façade is more residential and has the community elevators. The residential lobbies are located along Roy St. and are connected with glazing and the rest of the façade is treated with textured concrete. There is retail on this elevation and a belvedere that overlooks the street. The roof appears as a translucent plane over spines and is made of sloping metal. The low-sloping part of the roof has a surface of rock.

<u>Key Commissioner Comments and Concerns</u>

- Would like to know how the sidewalks are different than SDOT standards.

    - Proponents stated that if you assume the SDOT standards are a 2'x2' grid, then the grid changes. The edge of demarcation that sets the building relates to the grid and geometry of the grid is resolved where it meets the building. Strips of smooth concrete connect to the curb with the drop off and create rooms with the benches. Other departures from standards include the paving pattern at the southeast corner and the widened planting areas that use runoff as a resource.

- Commends the developers, architects, SDOT, and DCLU on this project, especially when compared to what could have been put on this site. Feels that this is a great infill development and that Seattle is getting closer to sophisticated sustainable developments. Encourages the team to push the envelope at the southeast corner and does not feel that it currently has the same level of intensity or interest as the other elevations.

- Believes the team has done an excellent job looking at the streetscape considering both if the Potlatch Trail is there and if it is not. Also commends the design along Taylor St. with the parking and services entries. Feels that Mercer St. looks meager in comparison when it could become the primary street in the area. Would like to clarify the public benefits—would like to know if the primary is the enhanced pedestrian realm treatment.

    - Proponents stated that the public benefits also include the modulation of the building massing to meet the scale of pedestrians. The team was also concerned with transparency along Mercer St. and used the idea of light and excitement at this elevation when could have not gone to those lengths and gotten project identity in another way.

- Would like to clarify what proponents meant when they discussed street furniture as seats, trash cans, and *maybe* planters.

    - Proponents stated that they think that the hardscape relationship between the sidewalk and building is positive. The space is at a garden scale. Along the streets, the area can have significant plantings, but what is put along the edge can vary.

- Urges the team not to plant any English ivy.

- Would like proponents to clarify the runnel idea.

    - Proponents stated that there is an 18-foot drop along Roy St. The water is collect from the roof in a subsurface vessel at the top and is piped under the sidewalk to get it across and is then brought to the surface. The water then spills out into the runnel and is brought to the trees.

- Compliments the team on the use and integration of the rainwater and feels that it creates an object of interest.

- Would like to bring up a public benefit that was mentioned last time. By developing the site as one unified project rather than two separate pieces with an alley, there is a positive impact on traffic flow that eliminates the potential for two traffic conflicts.

- Feels that the project provides exciting, compelling environments for public space and areas for the residents. Would like to know what is behind the translucent panels along Roy St.

    - Proponents stated that they are living spaces and that the panels bring light into the living units.

- Would like to know the number of units in the building and whether the developers have secured a

grocery store or other retail yet.

    - Proponents stated that there are 100 residential units. They have negotiations underway for an upscale grocery store and other interested retail that will fit in. Tower Records will be there, although the amount of square footage for their store is in flux. The development will be centrally managed.

- Would like to know the materials of the canopy along Taylor St.
    - Proponents stated that it is steel and serves as a deck surface for the units above.

Key Visitor Comments and Concerns

- A representative from DCLU stated that most of the issues are on Taylor St. There are one or two design departures that would be needed for the driveway loading features, but they feel the team can work with SDOT to meeting the intent of the code.

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20 Mar 2003 Project: **Montlake Library**
Phase: Schematic Design
Previous Reviews: 21 November 2002 (Pre-Design)
Presenters: Ed Weinstein, Weinstein AU
Richard Yancey, Weinstein AU
Lisa Corry, Swift and Company
Attendees: Jess Harris, Dept. of Design, Construction, and Land Use
Justine Kim, Seattle Public Libraries
Tim Morrison, Dept. of Finance
Christiane Pein, Weinstein AU
Lyle Bicknell, CityDesign

Time: 1 hour (SDC Ref. # 221 | DC00110)

Action: The Commission appreciates the review of this small but important library and would like to make the following comments and recommendations.

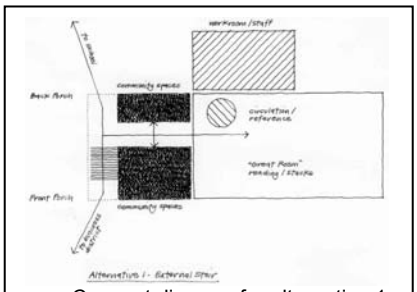
- **The Design Commission applauds the continuing focus on site analysis, neighborhood character, and the primary programmatic elements;**
- **supports the decision to place parking under the building, which allows the positive use of developed exterior social zones and specific functional places around the site;**
- **appreciates the clear conceptual thinking and approach to the project's planning and follow-through from the diagram to the schematic design;**
- **applauds the architectonic rigor and clarity, particularly the textural richness derived without excessive gestural, complex, or formal moves;**
- **suggests the same conceptual attention be applied to the landscape, particularly the social spaces and how they work as part of the entry sequence, in relation to the neighborhood, in relation to the indoor community spaces, as part of the library visitor's experience, and also sectionally in relation to the neighbors;**
- **asks that, at the next review, proponents provide a concept statement and written design principles; and**
- **recommends approval of schematic design.**

Note: Commissioner Cipriani recused himself from this project review.

With regard to the public process, Seattle Public Libraries hopes to go in front of the Montlake community with this plan in the first part of May. They have selected an artist, Rebecca Cummins, to work on the library.

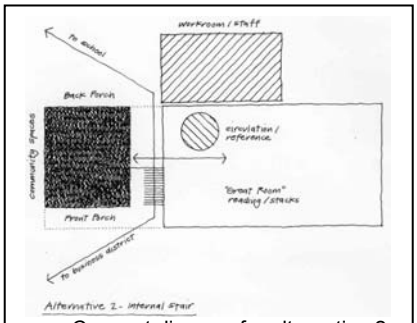
In the site analysis, the design team found this site to be at the epicenter of Montlake. On one side of the site is 24th Ave., a high-velocity arterial, and on another side runs McGraw St., a pedestrian link for the two sides of Montlake. The neighborhood is predominately single-family residential with the exception of one block adjacent to the site, which has commercial development. The topography of the site is nearly flat from Montlake to the arboretum, but very steep from Montlake to the elementary school. The preferred alternative, which is the same as the one the Commission favored at the last meeting, has parking under the library and an open library and reading room with views to the arboretum. From the north, there are street trees and could be confusion as to where the site is, so how the building reads from north to south is a significant issue. The goal and challenge is to fit a civically-scaled building into a

single-family neighborhood that also recognizes the adjacent commercial area.



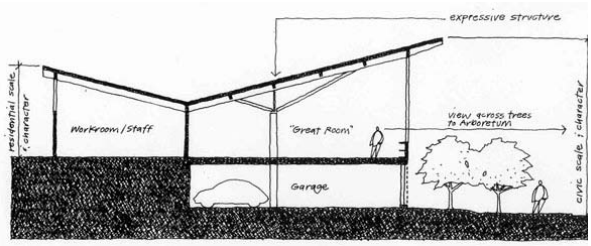
Concept diagram for alternative 1.

The library consists of three components: a workroom/staff area, reading room/great room, and community space with a related kitchen and storage. In addition, there are restrooms and an elevator. Visual supervision from the circulation desk is critical. Two alternatives have been created from the original preferred scheme. Alternative 1 has stairs at the south end that are very public and celebrated. The flaw with this diagram is that visual supervision for the whole space is lacking and a secondary entrance makes this even more difficult. Alternative 2 has all the community spaces consolidated into one block and a zone of circulation separates these facilities from the great room. From the circulation desk, employees can supervise the back and front doors and the meeting room and community spaces. Alternative 2 is also the most economical and is the direction the team is headed.



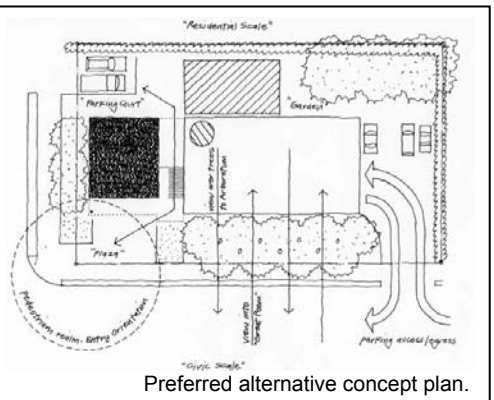
Concept diagram for alternative 2.

The concept sections show how the garage can be naturally ventilated. There is 9 feet between the garage and great room so the rise-to-run ratio of the stairs is not onerous. There are two different scales: a smaller one adjacent to the single-family neighborhood on the west and a more civic one as seen from 24th Ave. on the east. The grade differential also works in favor of creating these different scales. The facility will be fronted with a bosque of trees that is perceivable at high speeds and sets a horizontal datum. In addition, the bosque sets an appropriate architectural foreground and filters out the view of traffic for those in the great room so they primarily notice the arboretum.



Preferred alternative conceptual section diagram.

There are different outdoor zones. At the southwest corner is the pedestrian realm where people begin to enter the library. It is a zone of reciprocity and has an influence on the commercial district. Much of the energy in architecture and landscape architecture has been devoted here. The zone off McGraw St. is a parking court that functionally accommodates accessible vans, delivery vans, and drop off. In the northwest corner is a quiet garden that may have an interior relationship or may be passive. The workroom/staff area mediates the space between the parking court and the garden. Access to garage is right turn in and right turn out only off of 24th Ave. There are four exterior parking stalls and eight interior stalls.



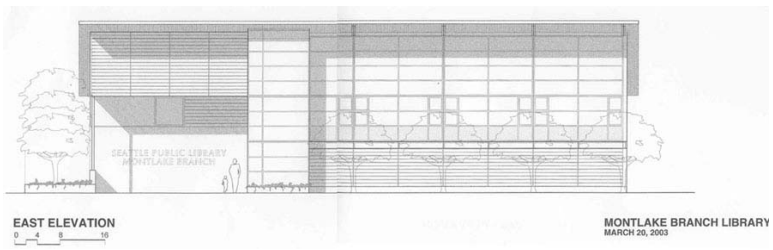
Preferred alternative concept plan.

The design principles for the Montlake Library are to

- create a civic building in scale and embellishment;
- make it inviting and tactile; not an intimidating presence;
- use a straightforward assemblage of materials that are well crafted;

- make it a demonstration of sustainability, particularly in the use of natural light;
- focus on circulation and create stairs that are an art piece in and of themselves; and
- design an authentic and situation building—make it feel like it fits perfectly and was inevitable.

The ground floor is at grade with 24th Ave. and the second story is at grade with the back of the lot. A piazza is oriented toward the commercial area of Montlake and the front door is at the west of the building and faces south. Community spaces are located to the west, staff space to the northeast, and the reading room and stacks are to the southeast. There is the potential to have a gate that locks the library off from the meeting spaces for use after hours. The bathrooms are in the community area and are visible from the circulation desk. A children's area is opposite the circulation desk and the stacks are arranged for exposure to daylight with a quiet lounge at the north end. The quiet courtyard is visible from the library and it may be open for public use or just for special programs. The periodicals bookcase is located so that it occludes 24th Ave., but still allows a large window above it and the library's presence on 24th Ave. The roof rises up to admit light and there are windows down to the plaza at the front door. The design team has just begun to study the elevations at the schematic level and is planning to screen parking with landscaping and a wood or metal screen. The large space of the reading room will have wood screens and windows. At the entry zone, the window in the meeting room is L-shaped to bring the glazing around the corner. In addition, the wood slats will help make the zone comprehensible as light will glow out from this area at night. There are windows in the administrative space, but they still allow for privacy. An interior steel pipe column will rise up in the interior and support the wooden window wall. Primary materials are wood, steel, and concrete.



East elevation of the library.

The site is steeply sloped at 12 percent along McGraw St. There are opportunities for borrowed landscape from the arboretum and the Cascades. A retaining wall adjacent to the residences provides an opportunity for planting a hedge/screen. Plantings along 24th Ave. will be simple with a bosque of low trees or tall shrubs. Land is a strong form-giver here and inspires a subtle sculpting of the site. The planting area is organized into two levels. In the courtyard entry there will be seating, and the planting will include seasonal color to welcome the visitor. To assist pedestrians walking on the steep McGraw St. sidewalk, the team proposes to put in a handrail along the planting edge and keep the strips that are currently in the sidewalk. The existing trees are topped birches and maples, so those will be replaced if SDOT recommends it. The parking court at the northwest is really a mixed-use area for pedestrians and temporary parking. A retaining wall is also needed along the west edge and a hedge will be planted here to screen neighboring use and as a visual backdrop from viewers looking out of the library. The interior library garden will be partially paved and partially planted with some seating. Library staff is discussing the level of use and program for this space. The garden at the northeast corner of the site can be viewed from above when in the interior library garden and from below when in the entry to the parking garage. It will have sculpted landforms of interlocking mounds with mosaics of low plantings.

Key Commissioner Comments and Concerns

- Feels that the team has done a beautiful analysis and would like to see the same rigor in analyzing

how it works. Encourages the team to create concept diagrams and analysis, not just for the building, but showing where kids will ride their bikes, shoppers will walk by, the water flow, etc. Would like to see an analysis of the outdoor social spaces and wants the landscape to be an equal space with the architecture.

- Is concerned that patrons who cannot climb the stairs must go in and around the corner behind the lobby to enter. Encourages the team, on the east elevation, to show parking and landscape, like the retaining wall height, to show that they fit. Urges proponents to look to the railing outside of Benaroya Hall for an example of a railing along a sidewalk.
- Recommends that the team look at the Capital Hill Library for how not to do that and the Ballard Library for how to do it.
- Is impressed with the rigor of the team's approach and feels there is wonderful potential for social spaces. Is concerned with the entry; from a site perspective it flows, but is concerned with the detailing.
- Is impressed with the development of this project. Suggests that, as the use of the courtyard in the back develops if it cannot be accessed regularly, it be made open to the workroom for employee use. Hopes that overhead wires can be put underground.
- Is concerned that when a person is driving they will not perceive the corner of the library.
    - Proponents stated that they should be able to through the L-shaped window.
- Feels that the building is not fitting in with the context and that the zone of vegetation pushes the building back from the street.
    - Proponents stated that it is a transitional site between single-family to the north where there are 20-foot front yards and commercial buildings to the south where there are no yards at all. Currently, there is no pedestrian continuity on the street and the only block with pedestrian activity is to the south because of the commercial businesses. The bosque responds to this situation as infill and a transition.
- Feels that moving from the diagram to the building works well and the spaces for social interactions can be there. However, feels that in the model, the trees conceal the library more than necessary and the entry column of glass becomes less clear.
- Feels that the architects have taken the challenge and addressed the dilemma of this needing to be both a small civic structure and a large house. Believes that it is in between in size and formal condition and is heading in the right direction and that it works in terms of figure ground. Feels that there is still a question in the entry sequence with a high degree of geometry planning the desk and the stair that could be broken away from in the tertiary pieces.
    - Proponents stated that they are pressured by the garage and could perhaps let the stair inflect and get wide at the bottom.
- Feels that the entry needs to be a broader gesture and needs to connect with the circulation desk. Would like to see the roof overhang vary in width.
    - Proponents stated that the roof overhang does vary some.
- Encourages the team to consider getting rid of the last tree at the corner of McGraw St..
- Feels that the meeting room is in the right location, but would like to see it be more open.

- Would like to know if there is something behind the wall under the meeting room or if the glazing could be brought down.
    - Proponents stated that they are trying to set a datum at the community room, so it is more a compositional issue. They are using the L-shaped window to announce the community room.

20 March 2003 Commission Business

ACTION ITEMS	A.	TIMESHEETS
	B.	MINUTES FROM 6 MARCH 2003—APPROVED
DISCUSSION ITEMS	C.	PROJECT UPDATES—CUBELL AND GASSMAN
	D.	OUTSIDE COMMITMENTS UPDATE
	E.	MONORAIL REVIEW UPDATE—CUBELL AND RAHAIM
	F.	STATEMENT OF FINANCIAL INTERESTS—GASSMAN
ANNOUNCEMENTS	G.	MONORAIL REVIEW AT PC—TBD
	F.	CITYDESIGN/DESIGN COMMISSION BROWN BAG LUNCH—3/21

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20 Mar 2003 Project: **Boren Pike Pine Park**
Phase: Schematic Design
Previous Reviews: 5 April 2001 (Concept Design)
Presenters: Lynn Sullivan, Parks and Recreation
Brad Kurokawa, Nakano Associates
Nicole Kistler, Nakano Associates
Attendees: Russ Kerwin
Joan Peterson, Office of Arts and Cultural Affairs
Jill Janow, Pike/Pine Urban Neighborhood Council

Time: 1 hour (SDC Ref. # 169 | DC00219)

Action: The Commission appreciates the great presentation and would like to make the following comments and recommendations.

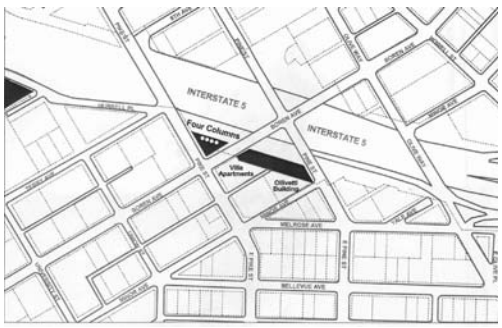
- **The Design Commission appreciates the attention paid to the previous comments even with the design team change;**
- **asks that, in future visits, a strong, bold conceptual statement be made clear and that proponents express their design guidelines, as well;**
- **encourages the team to enhance connectivity between the two sides of the park and improve the perception of safety and security for pedestrians;**
- **feels that the gateway notion is being compromised by Boren rushing through the site and feels that there are two ways a gateway could be achieved: by having a symmetrical or vertical element expressed on both sides or by using art or lighting to express the gateway;**
- **encourages proponents to rework the paving where it meets the buildings and the landforms;**
- **urges the team to rethink the placement of the urns and place them in a more expressive way that engages people to the place rather than having them act as an edge of the park;**
- **suggests the team look to Victor Steinbrueck Park as a precedent and study its relationship between social and functional components and how a vertical element along the edge of the highway can achieve some of the goals the team has expressed for this park;**
- **appreciates the thinking of integrating retail or a coffee shop into the park;**
- **recognizes that the social problems being dealt with here cannot be fully resolved in design, but appreciates the inclusion of diverse users; and**
- **recommends approval of schematic design.**

Note: Commissioner Cipriani abstained from the vote.

The project location sits on the corner of five neighborhoods and is bordered by Pike St., Pine St., and Boren Ave. Currently, it is most commonly used by transients for hanging out and by the community to get between Pike St. and Pine St. The planning process began in 1997 by Murase, but Parks and Recreation was not comfortable with the plan because it did not create new uses. When it became a ProParks project with $825,000 committed to it, Parks and Recreation interviewed consultants and brought on Nakano Associates.

The community was surveyed to get an idea of what they wanted and three urns were purchased from the old Music Hall Theater to be placed in the park. The design team's objectives for the project are to

- change the social activity currently associated with the park;
- analyze the current use patterns; and
- survey the larger community to determine user preferences, which resulted in the following list
  - a place for the community to gather, meet friends, and hold events;
  - a lawn on which to relax; and
  - a pedestrian short cut.



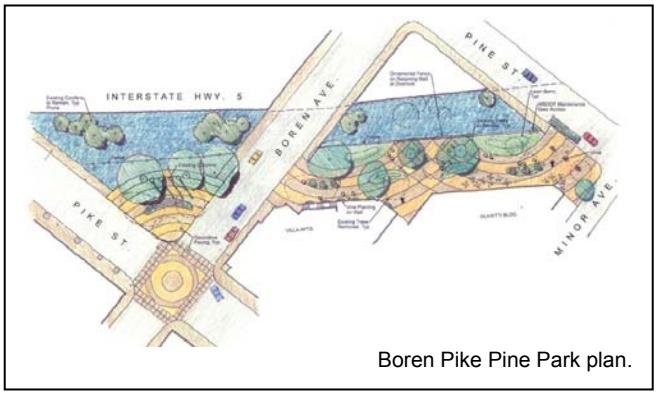
Boren Pike Pine Park context map.

The team recognized when they took this project on that there are certain things design can take on, but some things are societal and beyond designers' control. They have recommended active programs to bring events to the site to activate the park, which could help. Proponents wanted to use neighborhood planning as a springboard for the project and recognize Parks and Recreation's idea of bringing in the greater neighborhood. To achieve this, the team did behavior mapping in the park and created the survey. To map behavior, two members of the design team went to the park and observed in half-hour intervals over a period of two weeks. The goal was to get snapshots of the park during busy times like lunch and commuting hours, slower times, and Sundays. They found

- a strong pattern of people walking through during commuting hours;
- more people are there during afternoons;
- few people are there on Sundays;
- obvious illegal activities are happening there; and
- women are discouraged from going there, i.e., when there are large groups of men, women do not walk through the park.

Six hundred neighborhood residents responded to the mail survey. The results of the mail survey provided the team with several items that effected design decisions. People wanted

- a gathering space for cultural activities;
- flowering plants;
- lighting;
- a lawn area; and
- a coffee stand or food cart.



Boren Pike Pine Park plan.

The team compiled the input and thought about ways to also address safety, maintenance, and the neighborhood plan's identification of the park as a gateway. Three design concepts were brought to the community favored a plan that is curvilinear in contrast with the right-of-way.

There are significant existing trees on the site and the design team will be sensitive to preserving some of them, but balance that with creating a sense of space. Several trees may be transplanted to another site. The team wants to

maintain a sense of movement on the ground plane and encourage eyes on the street, so the pavement goes up to the adjacent building. The space will be broken up with low berms of lawn that serve as sitting areas. Washington State Department of Transportation (WSDOT) owns the land, but Parks and Recreation is negotiating with them for an air-space lease for the park property. Parks and Recreation will continue to maintain the and also assume responsibility for maintaining the WSDOT right-of-way, which lies between the park and the freeway. The urns are placed along Pike St. and serve as a gateway while balancing the columns along Pine St. Accent lighting will placed around the columns and possibly the urns; additional pedestrian-scale lighting is located throughout the park for safety. Some pavement will extend into the alley from the park. The alley is often gated because of security issues, but the team plans to work with the owner of a nearby building to eventually get the gate taken down.

Key Commissioner Comments and Concerns

- Would like to know if there are drug problems on the site.
    - Proponents stated that it is to some degree and syringes are found on the site, but it is not a marketplace for them.
- Would like to know if a traffic circle is part of this design.
    - Proponents stated that it was not. The intention of it is to signify the space as a gateway and slow traffic and to relate the pieces of the park across the street because a lot people cross there. Although the team has proposed the traffic circle, it is not part of the budget so the project would have to be implemented by the community using the mitigation funds they were awarded for the Convention Center project.
- Supports the notion of traffic calming and treatment at that intersection to make more pedestrian friendly. Feels that further north on Boren Ave. it might be problematic to achieve a gateway and encourages the team to push the envelope in dealing with the functional split of the two parts of the park. Believes that art or some other method might be used to visually link the two sides of the park and that the team has not gone far enough to make this a strong gateway.
- Feels that there has been a lot of discussion regarding art solving some problems, but is not convinced there is the budget for that. Encourages the team to give an artist a piece of the project money and suggests a lighting artist be used.
    - Proponents stated that when they interviewed they recommended bringing an artist on immediately, but that was not possible.
- Feels this is a good start in defining how the park will be used. Urges proponents to create a bold concept statement to help the Commission understand the goals and design guidelines. Feels that the landforms could be more abstract and paving could be more different from the landforms. Encourages the team to rethink having the paving pattern go up to the building because it may be oblique and ugly against buildings that were meant to have landscape around them. Feels that the team can find a better place for the urns because they are currently reinforcing the street edge and acting as bollards.
- Believes that, overall, this is a huge improvement on the previous scheme. Last time the Commission had suggested a simplification of the scheme and this plan is simple. Suggests the team explore reversing the placement of the berms and open space so that it is open along the freeway and the berms are against the building. Recognizes that there are social problems and urges proponents to do the best they can and not let these problems compromise the park design. Also recommends that the little bits of green be eliminated.

    - Proponents stated that one of the buildings that is currently a garage will change and won't be a hard line wall. It is going to be developed into retail space.

- Agrees with the improvements and feels the design is moving in a positive direction. Believes it is unrealistic to try and solve social and transportation problems in this park. Encourages proponents to include more verticality because the pattern will not stand out with it only at ground level.
- Recognizes that SDOT will not allow the project to change Boren Ave. and suggests that the team make an effort to visually distract and slow down drivers.
- Feels that the biggest problem with the plan is on the ground because the pattern will be hard to read when there. Suggests using a totem idea and have large trees or some vertical element on either side so eye is drawn between the two.
- Suggests the team look at thinning the trees rather than removing them.
- Appreciates the discussion of the use of the park. Feels it will still be a place where homeless people gather and they are citizens, as well. Urges proponents to suggest to the developer of the Olivetti Building that there be a restaurant in there to activate the park and help make it safer at night.
- Would like to know, with the redevelopment of the Olivetti site, if Parks and Recreation is looking into acquiring it.
    - A representative of Parks and Recreation stated that they are not and that the owner wants to rebuild it.
- Believes that Victor Steinbrueck Park has very similar conditions to this site. There two poles are used to anchor the edge. Suggests the team look at Victor Steinbrueck as a precedent study.

Key Commissioner Comments and Concerns

- A representative from the community stated that the community is supportive of this design and is hoping that mitigation funds might be used to improve the quality of materials. In addition, they are interested in having some interesting lighting.

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20 Mar 2003 Project: **Flo Ware Park**
Phase: Design Development
Previous Reviews: 6 September 2001 (Schematic Design Briefing)
Presenters: Cathy Tuttle, Parks and Recreation
Randy Robinson, Parks and Recreation
Claudia Stelle, Coyote Junior High
Attendees: Marybeth Satterlee, Coyote Junior High
Diane Solvang-Angell, Friends of Flo Ware Park
John Barber, Friends of Flo Ware Park
Shwu-jen Hwang, Parks and Recreation

Time: 1 hour (SDC Ref. # 169 | DC00245)

Action: The Commission loves the project and thanks the proponents for bringing this interesting and exciting park before them, and would like to make the following comments and recommendations.

- **The Design Commission compliments all parties on this collaboration among the Friends of Flo Ware Park, Coyote Junior High, and Seattle Parks and Recreation;**
- **compliments the use of cultural references and references to the life of Flo Ware that are both serious and playful and feels that this is a good balance;**
- **encourages Parks and Recreation to stick to the cubist forms of the columns and feels they are cultural patterns and should not be simplified for construction purposes;**
- **compliments the banner and entry structure ideas as wonderful ways to represent and celebrate Flo Ware's career and contributions and not just the person herself;**
- **encourages the community to continue to maintain ownership of the park by leaving part of it a blank slate for continuing work;**
- **asks Parks and Recreation to take another look at the geometric forms of the park and allow themselves the freedom to explore more powerful, simpler forms that allow the banner to become the dominant element;**
- **asks the team to look again at the placement of the basketball court and make sure it is not an uncomfortable and angular form in an otherwise flowing park;**
- **asks the designers to look again at the places for people to sit to ensure that as users sit they become part of Flo Ware's life and the banner rather than having the seating feel as though it was added on as an afterthought; and**
- **recommends approval of design development.**

Funding for this project has come from Friends of Flo Ware Park who raised $465,000 for park improvements. The primary source is ProParks and additional money was gotten from neighborhood matching funds and other private and public funding sources. There has been a lot of community involvement in the project with the community meeting six times to come up with a design. The park is currently in very bad shape. It is in the heart of the Central District and is bordered by 28th Ave. and Jackson St and is close to Martin Luther King Way. Significant buildings near the site are the Tabernacle Baptist Church, Seattle Girls School, and the Oromo Community Mosque; there is a lot of community

activity near the site. Flo Ware is a neighborhood icon and did much for the community including starting a meals-on-wheels program and being a foster mother for 20 children.

The Parks and Recreation staff came into the project late, but are reworking the plan and getting it built. An obstacle has been the proposed location of the basketball court because of zoning—the site is adjacent to a single-family area. This meant shuffling other things to move the court closer to South Jackson St. The park is zoned commercial/residential at the south end so there is not a setback requirement like that in the north end. The ribbon of Flo Ware's deeds is the central concept. Initially, this paving pattern was not going to be done by artists, but several artists in the neighborhood have stepped forward to take the project on. A seating wall along the edge of the play area provides opportunities for artists to create a statement that further explains what Flo Ware's life was about.

Flo Ware Park plan.

Coyote Junior High, whose mission is to have children work with professionals, will create the art at the entrance to the park. The goal of this art will be to honor Flo Ware and make a gracious entry at 28th Ave. and Jackson St. The original concept for the piece was a house, which embodies Flo Ware's presence in the neighborhood. Through the design of the park, it became clear that it was desirable to mirror the sloped entryway and a rectangular structure seemed awkward so the form has changed to be more trapezoidal. Pillars that support the roof are 8.5 feet tall with 18-inch concrete base footings. Two surfaces of the columns are flat and two are jagged. They are covered with a combination of milestone that takes color and a black-and-white mosaic. The patterns will represent cultures of the Central District. Along the lintels are quotes from Flo Ware or deeds she did for the community. On top are images of community members and other representative images. There will also be a prominent image of Flo Ware made of enamel on steel or etched aluminum.

Key Commissioner Comments and Concerns

- Would like to know about the materials in the park.
    - Proponents stated that they will leave as much green space as possible. The basketball court will be paved, the entryway will have colored paving, and play equipment will have a safety surfacing underneath. There will be plantings along the edges at the north and east. The ribbon will be made of colored concrete and inlaid with brass or bronze sayings.
- Applauds what Coyote Junior High is doing and recommends that when fabricating the columns, their design is not simplified to make construction easier. Feels that children will learn more here than just what Flo Ware looked like. Would like to know if they have the artists already.
    - Proponents stated that for additional artwork, they have had some artists show up at community meetings and volunteer.
- Would like to know if Coyote Junior High is privately funded and just a summer program.
    - Proponents stated that it is a nonprofit operated year-round and all the time children spend there is out of school time. There are two programs—an all-year studio and a

summer art program.

- Loves the story of Flo Ware, the art process, and the community involvement but feels one thing has been lost from the original design—the plan does not read as well and seems disjointed. Would like to know if the central circle needs to be there and if it means anything.
    - Proponents stated that they agree and are struggling with this. The size of the basketball court makes programming the space difficult and the circle was meant to address the desire for a gathering space.
- Suggests that maybe the two sidewalks could be straight.
- Feels that the designers have resolved some of the problems in the original plan and likes the entrance, but is also concerned with the circle and doesn't feel a gathering space needs to be circular.
    - Proponents stated that it is an outgrowth of the original plan for the gathering space, but agrees that there may be too many forms.
- Believes that the plan could be simplified and the banner could be the dominant, noticeable element. Suggests the team go back and look at the shapes of the lawns as positive rather than negative/leftover space and make the pavement what is left. Also suggests the banner flow even more and have larger meanders.
- Suggests that maybe what is now the circle could just be a wide space in the banner.
- Would like to know if there is any seating near the entry because can see that as a good place to hang out.
    - Proponents stated that the community police officer said not to create a place to gather adjacent to the street right-of-way because it is a high substance abuse area.
- Would like to know if the all the artwork will be completed and done when this project is over or will it be done more gradually over time. Feels that it would be good to allow for the art to be added to as the community changes and recommends that proponents leave an opportunity for more to happen.
    - Proponents stated that not all the artwork will be complete and they are leaving that opportunity for people to add to the space.

20 Mar 2003 Project: **ProParks Art Plan**
Phase: Staff Briefing
Previous Reviews: 21 March 2002 (Briefing), 1 November 2001 (Briefing)
Presenters: Carolyn Law, Parks and Recreation

Time: .75 hours (SDC Ref. # 169 | DC00270)

Summary: The Commission applauds the depth, clarity, and conceptual richness of the plan and would like to make the following comments and recommendations.

- **The Design Commission feels that the plan is exemplary as a work of planning and encourages the City to think of this as a model for physical planning: it is visionary, bold, energizing, and strategically savvy;**
- **believes that the four elements are here: creating a hunger, finding and hiring the best possible artists, providing strong guidance and shepherding for artists' work, and celebrating the work as it is developed and as it comes on the line;**
- **encourages the proponent to do outreach and education to a city-wide audience to develop a larger understanding of our public spaces, nature, and urbanism, and to loosen the control neighbors feel over the expression of their own ideas;**
- **feels that the examples given are particularly compelling in that they are of and about nature, abstract, and provocative;**
- **encourages the proponent to keep insisting on the process that ensures this level of quality; and**
- **urges the proponent to keep the pressure on elected officials, managers, and new Arts commissioners to celebrate and promote this thinking.**

Much time was spent on the new ProParks Art Plan and the proponent was able to forge relationships with Parks and Recreation and get projects in place to a degree that they could be confident the plan would be successful. There is significant background included in the plan that is the intersection of Carolyn Law's research and thoughts. There are four categories of projects

- major art projects—sites that have a larger city draw such as South Lake Union Park, Jefferson, Mineral Springs, Westcrest, Dexter Pitt Park, I-5 open space, and Sand Point;
- smaller projects targeted for emerging artists—for parks between a neighborhood scale and large park scale such as Lake City, Bergen Place Park, and Pratt Park;
- projects that in-house landscape architects can choose to do themselves; and
- writer in residence projects—innovative series of ways to incorporate writing and parks.

The goal of the plan is to define ways to approach each of these types of projects. To do this, Law looked at the city in its entirety and the parks system and tried to locate projects in a way that, if people were to go to all of the project sites, they would see the whole city. The projects are meant to show the larger surroundings while giving a perspective on the immediate environment. Law is working in the Parks and Recreation department, but directly interacts with the artists to make sure that they come with openness are able to have a critical conversation about the development of their ideas. She is hoping that by being a direct link, she can at least get the initial projects off to a good conceptual start.

<u>Key Commissioner Comments and Concerns</u>

- Commends the proponent and feels that this is an outstanding example of planning. The document shows comprehensive thinking, an overall framework, and what can be achieved incrementally and over the long term. Feels this plan should be a model in other disciplines as well and achieves something that has not yet been done for the Viaduct, Waterfront, SR 520, or SR 519. This plan is an inexpensive model for what could be done. Has witness millions being spent to hire expensive consultants to focus on design details without the benefit of this kind of framework.
    - The proponent stated that arts plans have been created before, but nothing as comprehensive as this. The goal was to be as generous as possible in terms of allowing artists to come and respond to the site and now they have to see how to engage people in the projects.
- Would like to know why the proponents stayed in the Parks and Recreation department and to what extent she interacts with the designers and how much of design work is done in house.
    - The proponent stated that people in the department have started to come to her to discuss projects, but it is up to her to foster these connections at the beginning.
- Suggests that the proponent speak to the people doing Flo Ware Park and encourage them to push to do more.
    - The proponent stated that they had a brainstorming session about that project. Project managers get frustrated because they are tied by things like budget, time, and pressure to keep projects moving forward. The proponent further stated that she is fairly well integrated into the planning structure.
- Believes that important elements have been addressed. There needs to be a hunger for what you want to achieve and the document does that; the process should have a clear RFQ and it seems to have that; there needs to be oversight of the projects and the proponent does that; and projects need to be celebrated as they come on line, but it is not clear if this is done.
    - The proponent stated that they are talking about letting people know what is coming up to create excitement around projects and Parks and Recreation does have some money for that. They are also hoping the Parks Foundation can play a role, for example in South Lake Union Park.
- Feels that the Commission often sees conflicts between people who see parks as city resources and parks as neighborhood resources. When Parks and Recreation does outreach, urges them to do it city-wide and get their thinking out through media like newspapers.
    - The proponent stated that it has been interesting talking to project managers because people often tend to think of parks as their park. It is good to have ownership, but people do also need to see parks as city resources that last over time.
- Would like to know if this is addressed in calls for artists.
    - The proponent stated that it is, but it is a question of how people read the project and respond.
- Believes that there are wonderful examples in the Plan and they all have two characteristics: they are about land and are very abstract, which often runs counter to local/community art. Feels that a challenge is presented in how to keep the bar high.
    - The proponent stated that they have taken on a surge of community-based work, but they do not want to take it on entirely. They have discussed the distinctiveness of this work versus what they usually see and are grappling with how to deal with it. The key is

refining the selection process and doing what is necessary so that conceptual thinking does not get buried under nuts and bolts issues.

- Would like to know if they are reaching out beyond local artists.
    - The proponent stated that they are and have sent out national calls that are getting good response. The challenge is to reach people and deal with budgets for travel.
- Would like to know if they are investigating connections with Seattle Public Utilities (SPU) in creating ecorevelatory art.
    - The proponent stated that there will be some opportunities to use some SPU funding. However, they want to keep this program separate and not limit it to showing environmental issues.
- Recommends that the proponent constantly remind people of and refer people to the Plan so it is not forgotten.
- With new Arts commissioners coming on board, there could be a fundamental shift.
- Would like to know if they are talking about having traveling exhibits in community centers.
    - The proponent stated that they do have exhibits at community centers.

20 Mar 2003 Project: **SR 519—Phase I Surface Improvements**
Phase: Design Development
Previous Reviews: 4 May 2000 (Concept Design); 28 October 1999 (Concept Design); 7 October 1999 (Update); 15 July 1999 (Schematic Briefing)
Presenters: Bill Anderson, Seattle Department of Transportation
Shane Dewald, Seattle Department of Transportation
Llew Hansen, Seattle Department of Transportation

Time: 1 hour (SDC Ref. # 169 | DC000730)

Action: **The Commission thanks the proponents for bringing this project before them and would like to make the following comments and recommendations.**

- **The Design Commission appreciates the team presenting the context of the project so clearly given the complexity;**
- **appreciates the efforts to make this area more pedestrian accessible and taming the environment for those not in vehicles;**
- **feels that proponents have done a great job designing the project to meet the ever-changing demands from the neighboring properties; and**
- **recommends approval of design development.**

This project consists of surface improvements along Alaskan Way. The larger project was initially begun in 1996 as a $180 million freight mobility project and was rescoped to include three phases. Nine parties are involved including the State, City, County, Port, Burlington Northern Santa Fe (BNSF), Seahawks, and Mariners. Phase 1 has two stages, the first of which will be complete in May and the second in November. Phase 2 has been postponed pending more traffic analysis and funding. Phase 3 was tied into Alaska Way Viaduct, but that notion disappeared after the earthquake. This piece of the project begins at Occidental Ave. and goes west to the Port property. It is below and adjacent to the Alaskan Way corridor project. All Alaskan Way alternatives substantially impact or wipe out this project, so they are trying to provide the necessary infrastructure for the next 8–13 years to accommodate the interim needs.

Critical to the project's success for freight mobility is grade separation of traffic modes. Within the project is a spur track of the BNSF rail that is used in building trains. When in use, this spur track blocks Atlantic St. and Royal Brougham Way. Future developments will only compound the problem. Therefore, the function of building trains will be relocated to another nearby alignment. Only those utilities that will be carrying additional loading from the trains are going to be replaced. A place for trucks to queue will be located from the freight yard to T46. Train activity and the main SR 519 eastbound traffic can coexist on Alaskan and northbound on Marginal Way. A ferry queue for peak hours will be located under the Viaduct from Royal Brougham Way to Dearborn St. Where the queueing is to occur, there was a significant amount of back-in parking spaces. To compensate for this loss of parking, the area where the train tracks are coming out will be graded and surface with gravel for parking. It will be accessed from Royal Brougham Way and will accommodate over 100 vehicles.

The existing multiuse path will be to South Atlantic St. and crosswalks will be enhanced. The sidewalk along South Atlantic St. is 16 feet and will be widened to 20 feet. The existing 9-foot walk on the west side of Alaskan Way will remain. Traffic operations were designed so that a 62-foot truck and trailer can turn, so the turning radii are large.

The landscaping picks up where existing Alaskan Way and Royal Brougham Way improvements left off. The project provides a connection for the Mountains to the Sound Greenway. A variety of trees will be planted to go with those that are existing and to provide fall color such as Norwegian or Pacific sunset

maples, sycamore, columnar red maples, and redwoods. Because this is part of the Mountains to the Sound Greenway, there are opportunities to get volunteers to help with landscape installation. Both native and non-native plants will be used, as this is the interface between an urban and more natural landscape. Understory plantings will include hydrangea, red twig dogwood, and flowering current, and the focus again will be fall color and seasonal change.

Key Commissioner Comments and Concerns

- Appreciates the team's efforts to make this area more pedestrian accessible and the effort to control traffic.
- Feels that the team has done a great job, especially with all of the contingencies and changes they are having to deal with.
- Would like to know if Burlington Northern is going to be able to bring trains across Alaskan Way.
    - Proponents stated that they will, but they will not be blocking the state route. In this situation, bikers and pedestrians will have to wait for them to finish to get through.
- Would like to know how often this staging occurs.
    - Proponents stated it is fairly frequent and they do tend to have lots of collisions there. It's a dilemma of which traffic movement you choose to stop.
- Would like to know if there is going to be any signage involved for wayfinding and safety.
    - Proponents stated that there will be extensive signage. For example, there will be a sign indicating the status of the ferry queueing area and signs to discourage through traffic south on Marginal Way because it is a truck corridor.