



**Seattle
Design
Commission**

**APPROVED
MINUTES OF THE MEETING
2 May 2002**

Gregory J. Nickels,
Mayor

Donald Royse
Chair

Tom Bykonen

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Animal Control Shelter Addition
Key Tower Base Remodel
Greenwood Library
Ballard Public Library and
Neighborhood Service Center
West Seattle Junction
Dexter Court

Convened: 11:30am

Commissioners Present

Donald Royse, Chair
Tom Bykonen
Ralph Cipriani
Cary Moon
Iain M. Robertson
David Spiker
Tory Laughlin Taylor

Adjourned: 5:00pm

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor



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Construction & Land Use

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slopes steeply, and the parking lot is one level below 15th Avenue West. The existing building is brick, with a standing seam metal roof. The foundation of the existing building would not support an expansion through additional floors above. The new structure will not significantly impact the existing landscape.

The entrance to the parking area would be on West Armory Street, and there would be a light well at the entrance between the two buildings. A bridge would connect the upper floors of the two buildings. There would be an entrance to the administrative offices and the spay and neuter clinic on 15th Avenue West, while there are other entrances elsewhere for different uses. The buildings would appear to be one story from 15th Avenue West, and the parking area below would not be visible from 15th Avenue West.

Key Commissioner Comments and Concerns

- Wonders if currently, there are wayfinding problems within the facility that might be solved through the expansion.
 - Proponents stated that typically, people do not get lost within the facilities, and the uses throughout the clinic are fairly well-defined. Further stated that the signage for the animal shelter is located on the south end of the building. Through the expansion, the building will open up to 15th Avenue West.
- Recognizes that the meeting room will be a very active space. Believes that the wayfinding should be addressed by the design of the expansion, rather than signage. Believes that different entrances for different uses are confusing.
- Recognizes that the Animal Shelter contains many functions and services here. Believes that a central place or lobby would be appropriate in order to provide directions to and an explanation of all of the uses contained within the facility. Believes that the expansion offers an opportunity to accommodate these needed changes.
- Believes that the entry stair should provide an opportunity to direct people to the correct location. Feels that the entry stair should be generous and obvious as a central location.
- Wonders if these suggestions are necessary. Would like to know who comes to the Animal Shelter.
 - Proponents stated that seventy-five per cent of the people coming to the Animal Shelter park in the lower parking lot, and these people typically attend programs on the lower level.
- Believes that there should be an organizing element on the lower level of the facility. Agrees that this does not need to be a lobby, but there should be some organizing directional element that provides clarity.
- Recognizes that, with many additions, people begin to lose their ability to navigate expanded facilities.
- Agrees with previous comments, and is familiar with this neighborhood. Believes that this is one of the best sites in the neighborhood. Currently, 15th Avenue West is not very pedestrian friendly, and there is no on-street parking. Hopes that the design will discourage the use of 15th Avenue West as an entrance. Recognizes that most of the users of this facility already know how to navigate the services and uses on the site.
- Recognizes that the building navigation is appropriate for visitors arriving by car. Believes that, after the expansion, not everyone will come by car, and feels that the pedestrian entry from 15th Avenue West should be clear.

- Encourages the proponents to fund a new sign, visible from the road, to clearly explain the services and function of the facility.
- Would like to know if there is attic space in the hipped roof.
 - Proponents stated there is not an attic, but the second floor follows the hipped roof line.
- Commends the team for the handsome building design, and believes that the new design responds well to the existing building.

2 May 2002 Project: **Key Tower Base Remodel**

Phase: Conceptual Design

Previous Reviews: 5 April 2001 (Key Tower Linkages, Final Design Program), 16 November 2000 (Key Tower Linkages Pre-Design)

Presenters: David Hewitt, Hewitt Architects
Jun Quan, Fleets and FacilitiesAttendees: Lyle Bicknell, CityDesign
Michael Jenkins, Department of Design, Construction, and Land Use (DCLU)
Vince Lyons, DCLU
Bruce Rips, DCLU
Kevin Ryden, Hewitt Architects
Jim Shanahan, Hewitt Architects
Paul Shema, Hewitt Architects
Barbara Swift, Swift and Company Landscape Architects
Ruri Yampolsky, Seattle Arts Commission

Time: 1 hour (SDC Ref. # 169 | DC00202)

Action: The Commission appreciates the presentation of this exciting project and would like to make the following comments and recommendations.

- The Design Commission appreciates the proponents' definition of the design problem as an opportunity to achieve clarity;
- appreciates the proponents' view of the challenge as a deductive process, rather than an additive process;
- supports the proposed building renovation to improve building access, pedestrian safety, and the general public experience at Key Tower;
- agrees that the materials will complement those used in other buildings of the new Civic Center;
- applauds both the glass box parti and bold signage embedded in the glazing, recognizing that these changes will evoke a more civic presence;
- hopes that the signage will be as transparent as possible;
- commends the proponents for various design solutions, including:
 - the use of natural light in the dark, cave-like interior,
 - proposed opportunities for sustainable design solutions,
 - the clearer interior paths between Fifth and Sixth Avenues;
- supports the proposed traffic corridor modifications, including:
 - scrambled light signals,
 - the elimination of one vehicle lane along Fifth Avenue, and
 - the shifted crosswalk at Cherry Street and Fifth Avenue;
- encourages the proponents to investigate the use of materials that would mitigate the noise pollution coming from the I-5 access points beneath Key Tower;
- feels that this proposal will greatly improve the links between the Civic Center and Key Tower and will greatly clarify the many Key Tower entrances; and
- approves the conceptual design and looks forward to future updates.

Commissioner Bykonen recused himself from these actions.

The Key Tower base remodel will improve navigability and the connections between Key Tower and the Civic Center to the south. These changes will also improve the ADA accessibility throughout the site. Currently, the building's main entrance is at the north; through the proposed changes, the main entrance will be at the south. The program and scope have changed to respond to budget concerns. The design principles for the project will coordinate with those that have been established for the full Civic Center master plan. The remodel will also provide a strong civic identity to Key Tower, which now houses many City of Seattle offices and departments.

The design process has been deductive, and is represented by clear, simple gestures that provide unity to the Key Tower base. A large civic vestibule would mark the Fifth Avenue façade; this vestibule would be naturally ventilated. The roof of this enclosure would be taller than the existing retail at the sixth level. A grand stair would lead people from this vestibule to the lower level, in which there would be many opportunities for public art or retail uses. Natural light would be used to identify this path through the building. Escalators would bring people from this lower level, the "mixing chamber," to the main elevator banks. A new elevator, a colorful central piece and a shear element, would become an icon within this volume and would provide a clear path and ADA accessibility from the Fifth Avenue level to the Sixth Avenue level. Parking for an ADA accessible step-down van would also be included in the remodel.

This vestibule could be enclosed with a double-glazed wall. A very large-scale "City of Seattle" sign would become part of this glazing, through fritted glass or some other means. This sign may be visible from some chosen views. Solar powered fans could also be used to balance the temperatures within this entry vestibule; this ventilation system would be very visible for people moving through the space. This vestibule, through its materials and details, would address the Justice Center and City Hall. Visually and conceptually, the vestibule would mitigate the effects of the I-5 access tunnels.

The existing stairs at Fifth Avenue and Columbia Street could be removed to allow more natural light, and create an opportunity for a porch and a garden. The path to this entry would be flat. A glass vestibule would also extend towards the corner, beyond existing retail uses.

One lane of traffic could be removed from Fifth Avenue, in order to create a grander sidewalk. A scramble light could also be used to improve the pedestrian crossing and Fifth Avenue and Cherry Street.

Key Commissioner Comments and Concerns

- Would like to know if the two proposed atrium spaces, along Fifth Avenue and the corner of Fifth Avenue and Columbia Street, would be connected, and if they would be part of a system.
 - Proponents stated that they would be, and currently, some of these spaces are dark and bleak. Further stated that these spaces are connected in order to bring natural light down into the lower level.
- Would like the design team to explain the design of the corner at Fifth Avenue and Columbia Street.
 - Proponents stated that there are many opportunities around the base of Key Tower. The wall facing the northwest could be revised to incorporate a garden space in the current smoking area. Further stated that inside, the trees would be removed, and the doors and entry at this corner would move out, closer to the street and beyond the existing retail space.

- Would like to know if the main entrance would wrap around the corner, to Fifth Avenue and Cherry Street, if the I-5 access tunnels were closed in the future.
 - Proponents stated that this could be possible. Further stated that the crosswalk could move or shift to the north. Further stated that their traffic consultant believes the tunnel entrance at the corner of Fifth Avenue and Columbia Street could be narrowed.
- Appreciates the re-design of the entry at Fifth Avenue and Cherry Street. Would like to know how people would be drawn to the escalators.
 - Proponents agreed that this is a key transition. Further stated that the monumental stair would be approximately eight to nine feet wide, with a generous rise and run proportion. This space would be very active. Further stated that the doors may be removed if a balance can be achieved in the ventilation system. Further stated that natural light would also be used to direct people to the central vertical circulation.
- Would like to know if the increased sidewalk width is a component of this proposal. Would like to know if the proponents are working with Seattle Transportation on this issue. Feels that this would greatly improve the pedestrian experience at the corners, which are currently very tight and constrained by the I-5 tunnel entrances.
 - Proponents stated that this was originally part of the Civic Center master plan and an exciting component of this project.
- Would like to know if the design team is working with a landscape architect. Would like to know if this design would be coordinated with the Civic Center project.
 - Proponents stated that Swift and Company Landscape Architects would provide continuity between the Key Tower base remodel and other Civic Center projects. Further stated that the design forms, details, and materials would be energetic and would relate to those of other Civic Center projects.
- Would like to know if this proposal would influence increased use of the underground pedestrian connection between the Bank of America tower and Key Tower.
 - Proponents stated that it would, and the tunnel would exit into the larger, forty-foot tall vestibule.
- Commends the team for proposing such inviting and accessible changes to this uninviting block. Supports the proposed changes to the crosswalk.
- Recognizes that the Justice Center and City Hall both have similar glass walls, and the Key Tower base remodel details could be similar. Feels that the glass wall at Key Tower should relate to the street in a similar way. Commends the team for this design idea, noting that it would reduce the architectural clutter of Key Tower.
- Encourages the design team to explore clockwise movement for the grand stair, as this might flow into the space more naturally.
- Would like to know if the glass along the Fifth Avenue façade would be polarized. Would like to know how the signage would be incorporated in the glazing.
 - Proponents stated that the sign would be a matter of scale, perception, and movement. Further stated that the design team has not yet fully determined the appropriate detail. The large “City of Seattle” sign should be transparent and legible, and could be fritted glass. The sign might be flexible and change in appearance as people pass it; it would be very interesting, as an art piece.

Key Visitor Comments and Concerns

- A representative from the Department of Design, Construction, and Land Use (DCLU) recognized that the downtown plan favors property line facades and this proposal is headed in this direction. Would like to know if the public space on the sixth level will extend towards Fifth Avenue.
 - Proponents stated that there would be a view from this level, but the edge of the public space would be the double-glazed wall at the Fifth Avenue entrance.
- Representative from DCLU feels that the traffic noise coming from the tunnel entrances is very disturbing. Would like to know if this could be baffled.
 - Proponents agreed that this is an interesting idea.

2 May 2002 Project: **Greenwood Library**

Phase: Schematic Design

Previous Reviews: 7 February 2002 (Schematic Design), 21 September 2000 (Scope/ Concept Design)

Presenters: Douglas Bailey, Seattle Public Library
Chris Carlson, Buffalo Design Group
Alex Harris, Seattle Public Library
Lisa Scribante, Buffalo Design Group
Peg Staeheli, SvR Design CompanyAttendees: Leroy Chadwick
Jess Harris, Department of Design, Construction, and Land Use
Dan Huang, Buffalo Design Group
Phil Fujii, Department of Neighborhoods
Carla Main, Greenwood Resident
Wanda Moore, Phinney Ridge Community Council
Dennis Ross, CIRP Committee
Bob Smith, Community Member
Marty Spiegel, Community Liaison Committee
Charlie Sundberg, Phinney Resident
John Taylor, City Council Central Staff

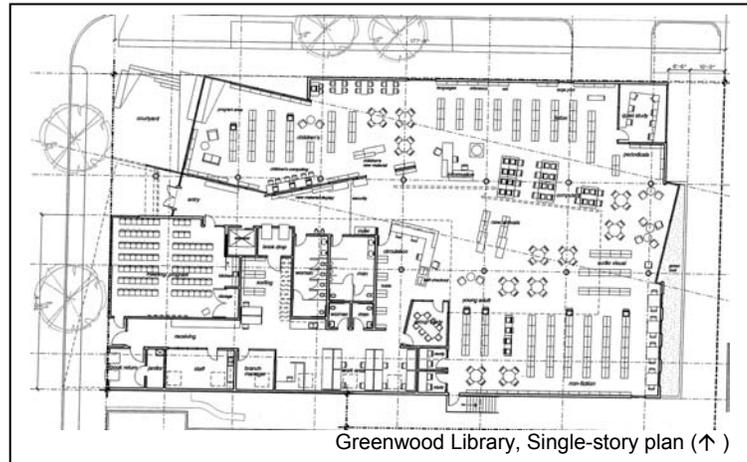
Time: 1 hour (SDC Ref. # 169 | DC00115)

Action: **The Commission thanked the team for the presentation, and appreciates the design team's response to previous community and Commission concerns. The Commission would like to make the following comments and recommendations.**

- **The Design Commission appreciates the design team's exploration of one and two story library schemes, in response to previous community and Commission concerns;**
- **appreciates the landscape design concepts that address the sectional conditions, the view of the Cascades, and environmental concerns;**
- **feels that the design is progressing, but remains concerned that the overall design parti is still not clear;**
- **urges the design team to continue to develop the library's urban scale and civic presence on Greenwood Avenue, hoping that this will be addressed through further refinement of the design;**
- **of the design solutions presented, prefers the scheme without a mezzanine, noting that the mezzanine scheme as developed does not seem to offer any significant benefits;**
- **by a vote of five to one, approves the schematic design of the library; and**
- **a Commissioner will attend community liaison committee meetings to ensure that lingering design issues with schematic design will be fully resolved.**

The site for the proposed Greenwood Library is at the southeast corner of North 81st Street and Greenwood Avenue. The design team met with the Seattle Public Library (SPL) staff and the Greenwood community many times. There were two meetings with the liaison committee, and the design team has

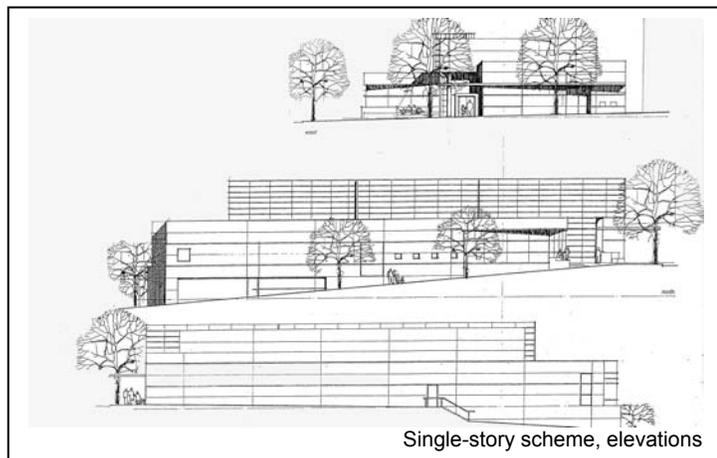
participated in community workshops. The refinement of the concept design reflects many of the concerns and comments of these meetings. The schematic design also responds to many of SPL's design goals. SPL feels that Greenwood Library would not simply be a warehouse for information, but should also be recognizable and transparent as a resource. The connection between this library and the environment is very important. The community hopes that the environmental concerns and connections are increased through the design principles.



The design team considers this library as an opportunity to improve the link between the Greenwood and Phinney neighborhoods by creating a focal point that strengthens the existing pedestrian corridors. The surrounding context is an eclectic mix. The commercial core and historic center is at the intersection of Greenwood Avenue and Eighty-Fifth Street. Commercial uses continue down Greenwood Avenue, along the main vehicular path, while single-family housing extends east and west beyond this corridor. The site slopes up eighteen feet from the east to the west.

The design team presented two schemes. The first library scheme was a single level, and the second scheme incorporated a mezzanine level. The Library Board will identify the preferred scheme at the end of May.

The single-story schematic design responds to many of the existing site conditions. Conceptually, the library would be transparent towards the northeast and solid to the southwest, with a view corridor that focuses on the Cascades to the east. The transparency of the north façade would take advantage of north light, while providing active and visible connections for pedestrians along North 81st Street; there would be different levels of lighting and transparency along this façade. The entry to the structured parking would be on Eight-First Street, with elevator access to the main entry. The taller stacks and service and support areas would be located along the south wall. The plan has changed to encourage increased vitality along the street façades. The meeting room would be along Greenwood Avenue, while the children's area would be located at the northwest corner of the site. The focused view corridor of the Cascades would terminate with large windows to the east. The study areas will also have smaller framed views to the east. The book drop and delivery entry will be on Greenwood Avenue; there are typically two deliveries per day in the morning.



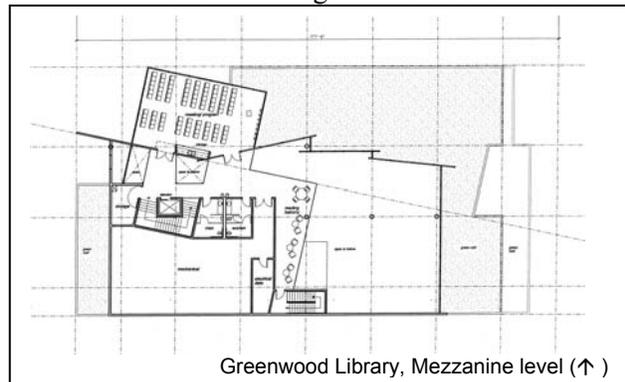
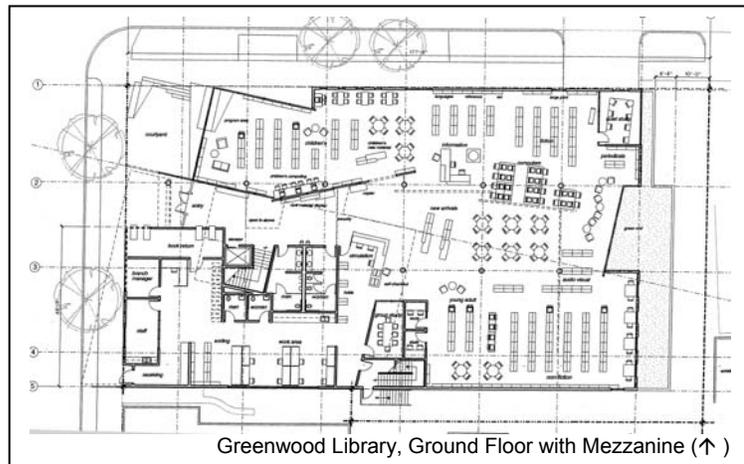
The two-story scheme provides some opportunity for programmatic changes in the plan. Through this scheme, the meeting space would be on the mezzanine, at the northwest corner of the building. The

meeting room would act as a beacon within the community. The reading balcony on the mezzanine would also open up to the east. Through the two-story scheme, the main floor would shift to the west, increasing the area of the parking garage's green roof and increasing the set-back from the residential neighbors to the east.

The design team explained site design strategies common to both schemes. The exterior material would be masonry to provide a civic presence for the library. There would be a wide planting strip along North 81st Street, and the transparency of this edge would reflect the need for views in and out of the library. The plant materials along the north and west facades of the library would be native Northwest landscape materials. Rocks would be placed along the north façade to provide seating and resting areas, as the topography slopes up sixteen feet to the main entry of the library. The courtyard at the entry will be covered and enclosed by five steps on the northern edge that lead up thirty inches to North 81st Street. Transitional planting would be incorporated with paving materials along the west edge of the building, while the existing beech trees would remain. The roof drainage would also be celebrated as a sustainable element. Artists would work with these common ideas and themes to create a unique environment for exploring the world of knowledge and information.

Key Commissioner Comments and Concerns

- Would like the design team to explain the differences between the single-story plan and the mezzanine plan.
 - Proponents stated that the building heights of the two schemes are approximately the same, as the mechanical services are on the mezzanine in both schemes. Further stated that the single story scheme is approximately 16,200 square feet, while the mezzanine scheme is approximately 18,000 square feet. Proponents stated that, while the mezzanine scheme would cost approximately \$300,000 more, there are operating costs for library staff to consider as well. The mezzanine level must be monitored by the staff, and the design team has also examined opportunities for electronics or design to provide the required security measures. Two emergency exits from the meeting room are also required. SPL hopes that the meeting room could operate separately in the future.
- Would like the design team to explain the glazing that faces north and continues through the building, sectionally.
 - Proponents stated that these are clerestory windows that would allow north light to highlight the library's central axis. These windows would continue through the building to create a separation between the children's area and different areas.



- Does not believe that the design has changed significantly since the last Commission review. Believes that the design team identified many of the site opportunities so well, but the vision for the design is not clear.
- Feels that the project is moving in the right direction, from an architectural massing and site design view, but the overall design parti needs further coherence. Feels that the plan diagram is clear. Feels that the sectional relationship between different programmatic uses is clearer. But does not believe that the design has changed significantly since the last Commission review. Believes that the design team is working on the edges of the problems, but is not addressing the architectural problem directly. For example, believes that the theme and fragmentation of the clerestory windows descending into the main space in the mezzanine scheme should be used at the northern edge of the building. Believes that there are still two or three different languages driving the design. Encourages the design team to reduce the conceptual confusion in the design.
- Commends the design team for their effort and the clarity present in the revised plan, but is still looking for conceptual clarity or a stronger design parti.
- Thought that the mezzanine level plan would resolve more programming concerns or design concerns than it did. Believes that the design of the north and west façades of the library have improved, and relate well to the context.
- Feels that the library design incorporates so many different ideas that don't relate well to each other, but feels that the library design is improving.
- Agrees that the schematic design is improving. Is intrigued by the mezzanine scheme, primarily because the main glass box would have a strong presence on the corner. Recognizes that the single-story elevation is very horizontal. Feels that the glass box could be a strong design component of the single-story scheme. Recognizes that formally, the mezzanine scheme incorporates the design components that reinforce the natural theme on the north edge of the building by breaking down the masses and forms.
 - Proponents stated that the design team did explore many other mezzanine and single-story schemes with different programmatic relationships. Further stated that there aren't many active spaces within the library's program that could wrap around both facades of the building.
- Appreciates the scale of the children's section in the mezzanine scheme and the location of the meeting room on the ground floor in the single-story scheme. Recognizes that the angles in the plan respond to the view, but does not believe that these angles are appropriate within the overall design.
 - Proponents stated that the angle of the clerestory windows allow natural light into the central area of the library. Further stated that the columns that bounce in and out of these angles are meant to provide small eddies of activity or other uses. Further stated that SPL staff did study four or five other mezzanine schemes, and the scheme presented to the Commission today represents the scheme preferred by the SPL staff. Further stated that, while the mezzanine scheme is more challenging, SPL is still considering it a possibility.
- Recognizes that the mezzanine level scheme does not provide many benefits. Actually prefers the massing of the one story scheme.
 - Proponents agreed and stated that the mezzanine scheme includes additional circulation. Most of the public service spaces are on the ground floor, but the mezzanine scheme is difficult, as it separates so many important functional relationships.

- Prefers the scheme with the meeting room located on Greenwood Avenue. Believes that the interior angles could become the design parti of the north wall to strengthen the scheme.
- Believes that the desire for views is overemphasized. Does not believe that people come to the library for the views. Believes that there should be an opportunity to go outside on the green roof.
- Appreciates the design changes that the team has made. Believes that the mezzanine decision will be driven by operating costs and concerns. Does not believe that the design shows that one solution is better than the other.

Key Visitor Comments and Concerns

- A representative from the Community Liaison Committee stated that the committee has been working with SPL for a couple of years, as the library site has changed. The community has some primary concerns. First, the library will be on Greenwood's main commercial street, and the zoning is NC2-40. The library would be surrounded by development that could be much taller. This scheme must be urban in character. The need for a mezzanine scheme was identified by the community. The community is concerned that a one-story, suburban building would not be appropriate on Greenwood's main commercial street. The community feels that the North 81st Street façade has improved, but the Greenwood Avenue elevation needs to be resolved further.
 - Proponents stated that SPL and the design team would continue to work with the Community Liaison Committee, and a Commissioner could be a part of the committee as the schematic design evolves.

2 May 2002 Commission Business

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| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 4 APRIL 2002</u> - APPROVED |
| DISCUSSION ITEMS | C. | <u>OUTSIDE COMMITMENT UPDATES</u> - CUBELL |
| | D. | <u>VIADUCT AND MONORAIL UPDATES</u> - RAHAIM/ CUBELL |
| ANNOUNCEMENTS | E. | <u>COMMISSION SITE TOUR, 5/31</u> - CUBELL |
| | F. | <u>HIGH POINT UPDATE</u> - GASSMAN |

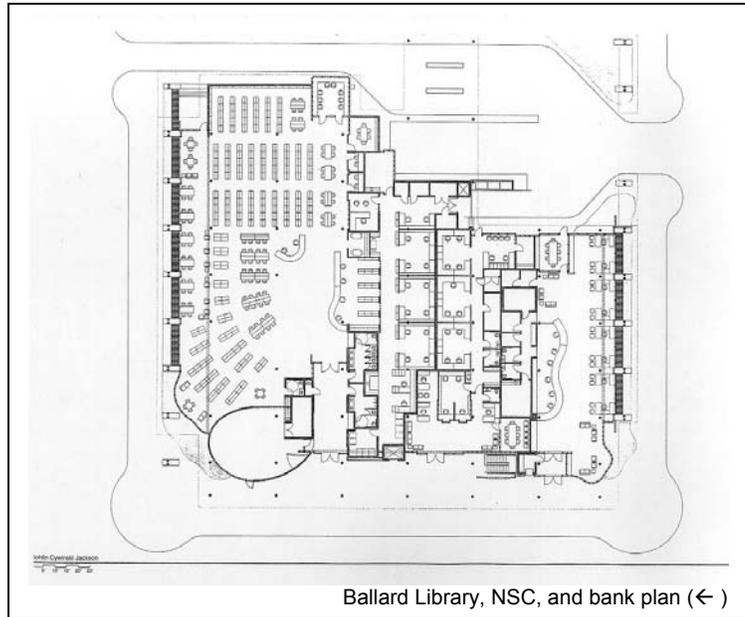
2 May 2002 Project: **Ballard Public Library and Neighborhood Service Center**
Phase: Conceptual Design
Previous Reviews: 20 December 2001 (Conceptual Design), 2 November 2000 (Pre-Design), 15 June 2000 (Master Plan Briefing), 7 October 1999 (Briefing)
Presenters: Peter Bohlin, Bohlin Cywinski Jackson
Alex Harris, Seattle Public Library
David Kunselman, Seattle Public Library
Barbara Swift, Swift and Company Landscape Architects
Attendees: Lisa Corry, Swift and Company Landscape Architects
Sibyl de Haan, Ballard Library
Phil Fujii, Department of Neighborhoods
Jess Harris, Department of Design, Construction, and Land Use
Pamela LaBorde, Ballard Library
Stephen E. Lundgren, Ballard
Rob Mattson, Department of Neighborhoods
Robert Miller, Bohlin Cywinski Jackson
Tim Morrison, Department of Finance
Melanie Reynolds, Department of Neighborhoods
Teresa Rodriguez, Fleets and Facilities
Scott Surdyke, Northwest Design Review Board
John Taylor, City Council Central Staff

Time: 1 hour (SDC Ref. # 169 | DC00113)

Action: **The Commission thanked the team for the presentation on the library design and the opportunity to be a part of the evolutionary design process. The Commission would like to make the following comments and recommendations.**

- **The Design Commission commends the proponents' tenacity to implement the co-location of the library, the neighborhood service center, and bank;**
- **feels that this library will have a strong civic presence in Ballard;**
- **appreciates the response to previous Commission concerns and efforts to provide a shared entrance for the civic components of the project and to enliven the entrance with landscape features;**
- **applauds the design team for the fascinating and graceful design;**
- **encourages judicious use of skylights, to maximize the impact of the natural light;**
- **supports the integration of environmentally responsive art and building design;**
- **is concerned about the technical challenges and maintenance requirements of the green, planted roof as proposed;**
- **approves the conceptual design; and**
- **looks forward to future reviews through design development, as the details and materials of the project evolve.**

The Ballard Library will be located at the west end of the block bounded by 56th Street Northwest, 57th Street Northwest, and 22nd Avenue Northwest; the site slopes to the south. The structure will house three functions; the library, the neighborhood service center, and the U.S. Bank branch. In mid-March, U.S. Bank committed to be a partner in this development. The site is 200 feet by 200 feet. The context to the north of the site is of a smaller scale, and the edge along 22nd Avenue Northwest will be developed to promote a strong pedestrian character. The team has maximized the parking beneath the library; there will be 71 spaces.



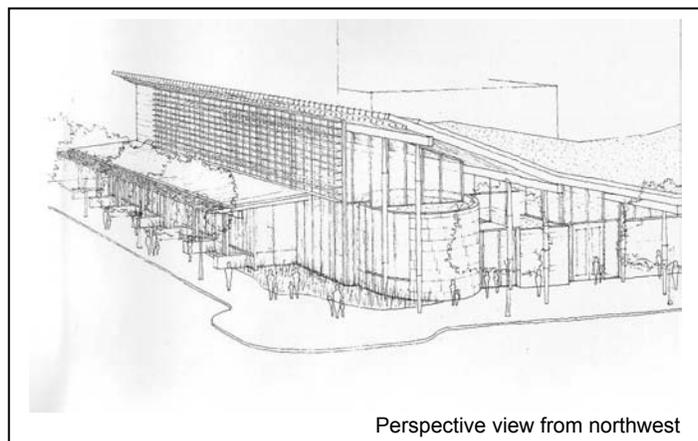
The design team presented an updated conceptual design, which has changed to respond to previous Design Commission concerns. The building design responds to the variety of conditions found within the site's context, as it makes a transition between residential and commercial areas. The library will also address the park, which will be diagonally located across the intersection of 22nd Avenue Northwest and 56th Street Northwest. The library will be located in the northern section of the building, the neighborhood service center will be in the middle, and the bank will be at the south end of the building. The western edge of the library will be enclosed by an arcade along 22nd Avenue Northwest; street trees will also mark this edge. Seating areas will also be built into this edge of the building.

The building would open up to the north for natural light; there may be taller buildings along the northern edge in the future. Natural light wells and skylights would be used throughout the roof, to mark entrances along the western edge, mark the entry to the parking garage, and highlight special places within the library. The north and south facades will also provide opportunities for natural ventilation.

The design will incorporate a green roof system, to become an important environmental symbol for the city. The mechanical systems will be set down within the green roof.

The project artist hopes to use art to allow people to be aware of the surrounding environmental systems. Propellers on the façade may also be used to explain the dynamics of the wind. The vegetation planted throughout the site would also reflect the sense of motion created by environmental systems.

The landscape architect has been working on the design within the context of the Ballard Municipal Plan. The design proposes many improvements within the right-of-way. The Design team is exploring opportunities for the design of the street bulbs and street trees in order to improve the pedestrian character



Perspective view from northwest

around the library. There could also be a garden directly outside of the children's area.

Key Commissioner Comments and Concerns

- Would like to know how the three functions, the library, the neighborhood service center, and the bank, within the building would be separated.
 - Proponents stated that the vertical separation would be below the roof line. The top section of the wall separating the library from the neighborhood service center would be glazed to maintain a visual connection, while the wall separating the neighborhood service center and the bank would be solid. Some of these walls would be shear walls. Further stated that the ceiling height would range from sixteen feet to twenty-four feet.
- Would like the proponents to explain the building structure.
 - Proponents stated that the columns would be steel, and the east west beams would be either steel or laminated wood. The main roof deck would be wood or metal.
- Would like the proponents to further explain the green roof. Would like to know if this system would be irrigated during the summer.
 - Proponents stated that the green roof would act as normal insulation, and various grasses and sedums could be used. The deck for this green roof system would be similar in form to an egg carton, which functions as a water reservoir system. Proponents stated that the roof would not need to be irrigated during the summer, and the roof would be one of the building components that would express the natural systems and changes in nature over time. The color of the sedum would vary based on the roof slope and the collection of available water. The green roof would be seriously maintained and weeded approximately every six months. Further stated that this would be an exciting roof for adjacent neighbors to look down upon.
- Would like the design team to address how the library and neighborhood service center entries have evolved. Would like to know if the design team explored possibilities of a shared entry.
 - Proponents stated the library and the neighborhood service center will be important civic uses in Ballard. The team did consider a large interior lobby for these uses. SPL and the design team examined the program to determine whether or not this would work. Different uses would be required to make the lobby an active and interesting space, such as the restrooms or the book drop; the lobby would also require a certain level of security. However, the book sorting area must be adjacent to the book drop, which is at the entry. This area separates the library from the neighborhood service center. The elevator and stairs to the parking below have been moved to frame the neighborhood service center. The arcade along the west is considered the exterior lobby of the library and the neighborhood service center, and the building, read from afar, should be considered a civic building.
 - A representative from the neighborhood service center stated that they worked with SPL and the design team to explore opportunities for a shared interior lobby space. Feels that the proposed exterior solution is much better than any type of interior lobby. Believes that the interior lobby would have simply been a long corridor flanked by restrooms. States that the interior square footage is very valuable, in terms of the library's and neighborhood service center's budgets.
- Believes that the design development refinements are very interesting, and most of the changes are positive. Feels that the design refinements support the original design parti. Would like to know if

the design team prefers a fragmented roof form, or a curved roof form. Encourages the design team to play with the orthogonal forms of the design. Hopes that the civic qualities of the design develop with the materials and details.

- Would like to know if the U.S. Bank branch has confirmed that they will be at this location.
 - Proponents stated that the bank is a confirmed partner. Further stated that SPL is still working on the wording for this agreement.
- Prefers the meeting room as a solid element. Encourages the design team to play off the relationships between the glazing and the mass of this volume, and the other volumes along the western edge of the building.
- Feels that there should be a skylight at the door of the neighborhood service center, rather than at the elevator.
 - Proponents stated that the skylight is meant to draw people to the elevator and the stairs at the lower level of the parking. Proponents agreed that the location, size, and geometry of the skylights could change.
- Has many concerns about the proposed green roof. Does not believe that the slopes of the roof, at the north and south edges, are amenable to a green roof system. Recognizes that some areas may be hot and dry, and the grasses may not grow as planned. Believes that wind will blow materials from these edges and corners. Feels that the slopes will also affect the sun exposure of the roof, and the exposure will be inconsistent.
- Is not sure that all of the skylights are necessary. Does not understand how these will be incorporated with the green roof, literally and conceptually. Also, believes that some of the skylights at the edges of the roof would be redundant, noting that there are many clerestory windows near the edge of the roof.
 - Proponents stated that the skylights are also meant to be major vertical elements at important spaces within the library.
- Recognizes that the neighborhood service center is in the middle, between the library and the bank. Would like to know if the neighborhood service center is comfortable with the amount of glazing and opportunities for natural light within their bay.
 - A representative from the neighborhood service center stated that they are pleased with the glazing to the west. Believes that the neighborhood service center lobby will be very active and visible from the exterior lobby.

Key Commissioner Comments and Concerns

- Would like to know if the northwest corner of the building, the meeting room, would be transparent. Believes that the view to the proposed open space to the northwest should be addressed, to improve the connection between the park and the library.
 - Proponents stated that this façade would be translucent, the exposure at this corner should be maximized, and this space should glow at night. Further stated that curtains would be required along these windows, to provide darkness for some meetings.

2 May 2002 Project: West Seattle Junction

Phase: Subterranean Alley Vacation

Presenters: Charlie Conner, Conner Homes Company
Chris Golden, Weber Thompson Architects
Brandon Morgan, Simpson Housing
Linda Stalzer, Cascade GatewayAttendees: Beverly Barnett, Seattle Transportation
Scott Kemp, Department of Design, Construction, and Land Use
John Leonard, Department of Neighborhoods
Chip Marshall, Cascade Gateway
Marilyn Senour, Seattle Transportation
Scott Surdyke, Simpson Housing
Jim Westcott, Weber Thompson

Time: 1 hour (SDC Ref. # 170 | DC00273)

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

- **The Design Commission acknowledges the thorough analysis and explanation of the vacation petition associated with this housing development in West Seattle;**
- **notes that the public benefits for a solely subterranean alley vacation need not be as extensive as those typically desired for above-ground vacations;**
- **recognizes that the proposed public benefits would be the preservation of safe pedestrian environment through the design of consolidated parking access and improvements to the alley entrance;**
- **urges the project developer to make a contribution in some form to the future park just to the north of the site, and recommends that the proponents develop the proposal regarding the scope and type of this contribution; and**
- **by a vote of five to one, recommends approval of the subterranean alley vacation and will not review this project again.**

The proposed project is located at the north end of the block bounded by Southwest Alaska Street, California Avenue Southwest, 42nd Avenue Southwest, and Southwest Edmonds Street. The project site is zoned NC3-85. The development will consist of commercial uses at ground level, up to seven floors of luxury housing above the commercial uses, and underground parking. The commercial and residential uses will be located in two structures divided by the alley. The parking would be located under each parcel, with vertical circulation accessing the individual projects above.

Currently, the alley is underutilized and it is difficult for trucks to enter and exit the alley. Typically, trucks park in the center turning lane of adjacent streets to make deliveries. The alley will be widened (two feet on each side) and improved, promoting delivery efficiency for the businesses within the development. The improvements will also encourage pedestrian activity near the business core along Southwest Alaska Street and California Avenue Southwest. The alley will be closed for approximately eighteen to twenty months during project construction.

There are no queuing lanes or center access lanes along Southwest Alaska Street or California Avenue Southwest. Therefore, this development could pose traffic problems within the area. The design team has proposed to locate the single parking access on 42nd Avenue Southwest, which has a queuing lane. This will greatly improve the pedestrian qualities of Southwest Alaska Street or California Avenue.

The above-ground electrical utilities would be buried. Additional space for future utilities would be provided underground as well.

Pedestrian use is important for the residents and the merchants in this area, the West Seattle Junction; this project is at the heart of the Junction. West Seattle also hosts a strong artist infrastructure; this character will be replayed and augmented at the entry to the alley. Recessed entries for the residential uses would also be located at the alley to promote the activity of the alley, and make connections to the proposed park across the street.

Key Commissioner Comments and Concerns

- Would like the proponents to summarize the proposed public benefits.
 - Proponents stated that the physical improvements to the alley and the proposed adjacent uses would help to promote an active, healthy alley. Further stated that there would be paving improvements within the alley, at the residential entries. Further stated that a park has been proposed to the north of this site; this design will address this site to make connections between the proposed park and housing. Further stated that the utilities will be buried throughout the length of the alley along this project. Further stated that, through the underground vacation and combined underground parking, multiple curb cuts and access points will not be required throughout the site. The minimal curb cuts will improve the pedestrian experience.
- Does not agree that these constitute a public benefit. Feels that all of these improvements are simply a matter of consequence for the project.
- Believes that these improvements to the pedestrian experience along California Avenue Southwest and Southwest Alaska Street constitute an opportunity to improve this urban village in West Seattle. Encourages the Commissioners to support these improvements. Recognizes that two separate projects on either side of the alley would be able to provide multiple access points to the two sites.
 - A representative from the Department of Design, Construction, and Land Use stated that the large retail floor plates might be considered public benefits. Typically, developers propose only the minimum amount of retail frontage, as required by Land Use code. Recognizes that the proponents have proposed retail uses within the entire first floor in this intense commercial area.
- Does not believe that this constitutes a public benefit, and feels that this is a consequence of the program. Recognizes that in this urban village overlay, the proponents are required to propose eighty percent of the frontage as retail. Recognizes that Land Use code typically prefers access from the alley; if the parking access was in the alley, no curb cuts would be required along any of the surrounding streets. Believes that many of the design solutions the proponents have offered as public benefits are actually only a consequence of the program.
- Recognizes that this is a subterranean vacation, and the public alley will not be lost. Does not see the need to require a larger external benefit.
- Recognizes that a degree of public benefits required for different types of vacations has not been

defined. Does not believe that the proponents have described any improvements that surpass improvements that would be completed regardless of the vacation.

- Recognizes that public benefits are typically in exchange for land that the City loses. Does not believe that the City is relinquishing much through this subterranean vacation, nor is the developer gaining much through the vacation. Feels that the neighborhood and immediate vicinity would be gaining something through this development and would therefore, constitute a public benefit.
- Recognizes that the City, through the subterranean vacation, would be losing flexibility for the utilities and other City services that are often located under the street right-of-way.
 - Proponents stated that the vacation would be at a certain depth, in order to allow for utilities as required by Seattle Transportation.
 - Proponents stated that the corners of the building, at the alley, will turn the corners, as promoted by the design guidelines. Further stated that the design will acknowledge and gesture towards the connection between this development and the future public park, a Neighborhood Matching Fund (NMF) project, to the north.

Key Visitor Comments and Concerns

- A representative from Seattle Transportation stated that the discussion is very helpful, as the City does try to balance the land use impacts with the public benefits. Recognizes that the City still requires a public benefit in this case, even if the City does not define a significant change. Recognizes that the density and the use of the site would not change significantly through this subterranean vacation, nor would the development potential increase greatly. However, the flexibility of the alley would change. Does not believe that the proponents have proposed any public benefits that the City Council would consider acceptable. Believes that the improvements are development related. Encourages the proponents to recognize that this subterranean vacation would only occur along thirty percent of the alley, and the alley will continue to be used as a service corridor for other businesses along the block.
- A representative from the Department of Neighborhoods recognized that the park site to the north has been purchased with Pro Parks funds, and NMF grants will also be used to develop this park. Further stated that the pedestrian experience in this area is very important to the adjacent merchants.
 - Proponents stated that the development company is involved in many community activities. Further stated that they would consider making a charitable contribution for the future park. Further stated that they would like to be involved in neighborhood projects, but would have to make a proposal to the City to determine what this contribution would be.

2 May 2002 Project: Dexter Court

Phase: Street Vacation Follow-Up

Previous Review: 4 April 2002 (Street Vacation Follow-Up), 6 May 1999 (Street Vacation), 4 March 1999 (Street Vacation)

Presenter: Brandon Nicholson, Driscoll Architects
Don Sellars, Ilium AssociatesAttendees: Beverly Barnett, Seattle Transportation
Hugh Brannon, Dexter Deli
S.L. Ferreira, University of Washington
Tom Rengstorf, Tom Rengstorf Associates
Lisa Rutzick, Department of Design, Construction, and Land Use
Andy Taber, Opus NW
Tom Warren, Holland Partners
Jeff Wiper, Opus NW

Time: .75 hour (SDC Ref. # 170 | DC00004)

Action: The Commission appreciates the presentation, and the team's effort to respond to previous Commission concerns. The Commission would like to make the following comments and recommendations.

- **The Commission commends the design team for the design development of the welcoming courtyard at the Dexter Avenue entrance of the building;**
- **is excited that an artist will work with the design team to develop the design of the Highland Drive hillclimb;**
- **hopes that the public wayfinding signage will be distinct in appearance from the private building signage;**
- **encourages the design team to make these further changes to the Highland Drive hillclimb, in order to improve the experience and general flow of pedestrian movement;**
- **supports the final design improvements and feels that that they meet the intent of the design conditions contained within City Council's concept approval; and**
- **will not review this project again.**

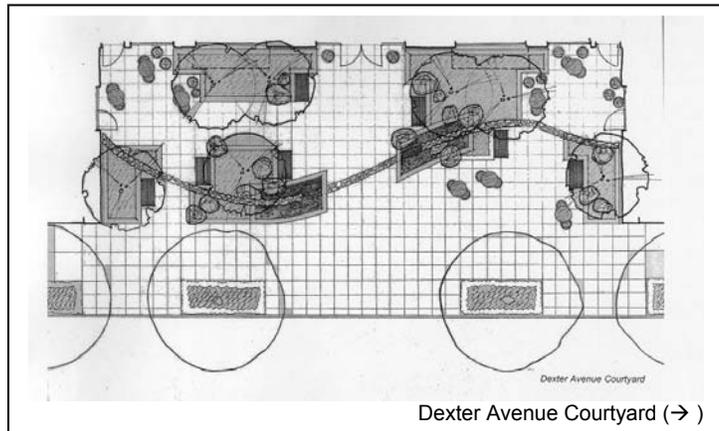
The Dexter Court North development, located on the east side of Queen Anne, is a mixed-use building located within the block bounded by Aurora Avenue, Comstock Street, Dexter Avenue North, and Highland Drive. This mixed-use building is U-shaped and opens up to Lake Union. The vacation of Dexter Court North, an unimproved right-of-way north of Highland Drive was approved by City Council (Clerk File 302881) in 1999; the approval of this vacation was subject to conditions. City Council directed the proponents to continue to work with the Design Commission to ensure that the final design included elements recommended by the Commission and required by City Council. These requirements include pedestrian hillclimbs at Highland Drive and Comstock Street, a view platform on the Highland Drive hillclimb, and a public plaza at the building entry on Dexter Avenue North.

The design team updated the Commission on design changes that have been made to the public benefit components, in response to previous Commission concerns.

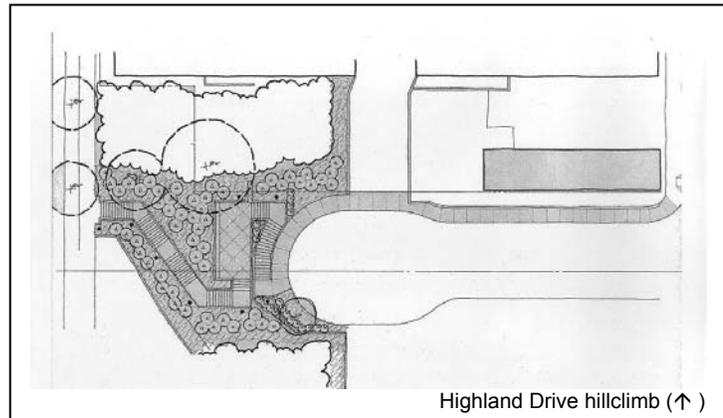
Previously, the Commission was concerned that the Highland Drive hillclimb did not make a full

connection between Aurora Avenue and Dexter Avenue. Textured paving could continue from Aurora Avenue to Dexter Avenue. Wall treatments along the hillclimb could also be used to make this connection. Vertical elements, such as lights or bollards could continue along the path of this hillclimb also. The curvature of the hillclimb stair wall would also shift to follow the curvature of the cul-de-sac.

The design team has made some changes to the Dexter Avenue courtyard as well. The proponents have proposed doors along the retail spaces to access the courtyard. The curving stone wall that meanders through the site would be approximately thirty-two to forty inches tall, and this line would continue at-grade with a change in paving. This stone wall would also continue through the courtyard's water features. The paving, a two foot by two foot grid, would continue to the sidewalk's edge, so that the courtyard would be considered part of the pedestrian experience. The wood trellis would not be a part of this entry courtyard, but there would be an awning at the building's entrance.



The design team is working with graphic arts design team to address the project signage, leading people through either of the hillclimbs, from Aurora Avenue to Dexter Avenue. The team will identify the theme and elements that would tie everything together to create a welcoming public space. There would be an identification sign, a freestanding unit, or as a banner. There are also opportunities for interpretive displays at the hillclimb landings, these may be thematic signs, such as salmon or soft, organic shapes. These themes may also be incorporated in the paving of the stairs. Lighting, small pole lights or bollards, typical of Queen Anne would also be used to make these connections.



Key Commissioner Comments and Concerns

- Recognizes that, previously, the Commission encouraged the team to unify the spaces and hillclimbs with the landscape design.
 - Proponents stated that grasses, bamboo, and the stone would be used within these spaces. The grasses would continue along the wall. The views along the hillclimb need to remain open. Further stated that larger trees or plantings would be ornamental trees, such as sumac.
- Commends the proponents for the design of the Dexter Avenue courtyard and the hillclimbs. Hopes that the difference between the art elements and private building signage is clear. Is concerned that the interpretive signage and the building signage could be confused. Recognizes that one design team has been hired to do both. Feels that an artist, rather than solely a commercial graphic designer,

should be part of the design team in the early stages of the project.

- Proponents stated that they are speaking with an artist, for future work and design on the retaining walls at the hillclimb. Further stated that the interpretive signage has not yet been finalized.
- Would like to know who would be responsible for the maintenance of the hillclimbs, which would be public rights-of-way, after construction is complete.
 - Proponents stated that Seattle Transportation would be responsible, and the owners would meet with them to discuss the maintenance of non-standard items.
- Recognizes that only a small change has been made to the geometry of the Highland hillclimb. Was hoping for a stronger geometric gesture.
 - Proponents stated that the hillclimb must follow the contours of the grade, so that a shoring wall is not required.
- Understands the logistics driving the design of this hillclimb, but believes that it still needs more design development.
- Recognizes that trees and larger plants would not grow in the small wedge adjacent to the hillclimb landing. Believes that both the landing and the stair should follow the curve of the cul-de-sac.
- Feels that the Dexter Avenue courtyard is now much more inviting. Would like to know the width of the rock wall.
 - Proponents stated that the rock wall would be twelve to fourteen inches.
- Feels that the rock wall should not divide the water features in half. Believes that the rock wall should be an edge or back face of the water features, as the water features are not wide enough for this type of obstruction.