



**Seattle
Design
Commission**

**APPROVED
MINUTES OF THE MEETING
7 November 2002**

Gregory J. Nickels,
Mayor

Donald Royse
Chair

Laura Ballock

Ralph Cipriani

Jack Mackie

Cary Moon

Iain M. Robertson

Nicholas Rossouw

David Spiker

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Greenwood Library
Seattle University
Transportation Discussion
Blue Ring Strategy
Downtown Wayfinding Project Phase II
High Point Community Center Expansion

Convened: 8:30am

Adjourned: 5:00pm

Commissioners Present

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

Staff Present

Layne Cubell
Brad Gassman
Anna O'Connell
John Rahaim



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7 Nov 2002 Project: **Greenwood Library**

Phase: Design Development

Previous Reviews: 2 May 2002 (Schematic Design); 7 February 2002 (Schematic Design); 21 September 2000 (Pre-design)

Presenters: Douglas Bailey, Seattle Public Libraries
Chris Carlson, Buffalo Design Group

Attendees: Dave Boyd, Dept. of Neighborhoods
Chris Carlson, Buffalo Design Group
Alex Harris, Seattle Public Libraries
Jess Harris, DCLU
Tim Morrison, Dept. of Finance
Ethan Rogers, Greenwood Library Liaison Committee
Lisa Scribante, Buffalo Design Group
Marty Spiegel, Greenwood Library Liaison Committee
Caroline Ullmann, Seattle Public Libraries

Time: 1.25 hours (SDC Ref. # 169 | DC00115)

Summary: **The Commission appreciated the team's presentation, and would like to make the following comments and recommendations.**

- **The Design Commission suggests that proponents simplify the landscape plan and focus more on the real function of the landscape as opposed to an idealized concept;**
- **urges that they simplify the entry plaza, especially the grade change sequence and geometric planting beds;**
- **encourages the team to also simplify the exterior wall by eliminating or reducing the stone and using brick;**
- **is concerned with the disconnect between the exterior form and the interior layout and recommends moving the interior columns and trusses to align with the exterior structure of the glass box or winter garden;**
- **commends the development of the design and the achievement of civic qualities;**
- **appreciates the proponents' response to the Commission's earlier concerns and the improved fit of the building to its context, especially Greenwood Ave.; and**
- **recommends approval of Design Development with a vote of 7 to 3.**

This library project has been an exercise in working with a wide range of groups from the community to the Design Commission to Seattle Public Libraries. The new building must address both the specific programmatic needs of a library while being an architecturally and civically good fit. In addition, several important functional issues need to be attended to: creation of a civic presence and sense of place, fitting with the mixed-use neighborhood, and being a social and community anchor.

The site of the original design of this new library was 85th St. and Greenwood. However, it is now at Greenwood Ave., just south of 85th St. at the old library site. The old library building is valued for its views to the Cascades and its front plaza area, which provides space for community gatherings. Proponents feel that there is a need to maintain this connection to the environment in the new library building. There is also an interest in history—not long ago the area was covered in trees, so it is important

to have green space that provides imagery and harkens back to this native state.

The new building is 15,000 ft² and has 36 parking spaces to address the programmatic needs of the library. In response to the Commission previous comments, the design has been simplified and proponents are now concentrating on just a couple clear ideas. The notion of walls is important because they strengthen the street edge and protect the institutional library frontage from the surrounding residential area. The materials of the exterior walls are stone bases that blend to brick. The other focal idea is the winter garden, or green house the houses the collection. It allows daylighting from the east and north to avoid glare problems, but also permits filtered south and west light.

The site is oriented east-west to enliven Greenwood Ave. to the west. The layout has been reorganized so that the meeting room looks out onto the street with large windows. The glazing animates the façade and allows the meeting room to act as a living room, activating the adjacent outdoor space. The courtyard in the northwest corner is also well daylighted and has a children's area just inside. At the southwest corner there is service access and the workroom. From the exterior, the south elevation does not emit light because of the neighboring residential area, but the façades are open to the north and east and the site slopes down 18 ft. from Greenwood Ave.

Along the east side of the building between the library and residential area is a landscape buffer. The landscape is a metaphor referring to the view, which consists of lowlands, a transitional zone and the Cascades. The lowlands area is the most heavily vegetated and as you proceed along the transitional zone more stones appear along the street. This then opens to the courtyard, which mimics an alpine meadow and refers to the green roof. The courtyard is more of an outdoor room than just a landscape feature. The landscape also serves to mitigate the wall on 81st where there is a lot of activity. The main entry to the building needs to be on Greenwood Ave. The arcade, which provides a connection between the interior and exterior space, is expanded here and people enter through a brick portal.

The scale between the library and residences has changed since the last presentation. Proponents are proposing to use landscaping backed by stone at ground level and simplify the upper level. In addition, since the last presentation, some of the windows have been eliminated on the east side and they focused glazing to one area that is recessed so library patrons will not be looking into homes, but onto the landscape and winter garden. The transition and interaction between the interior and exterior spaces is important. At ground level, there will be stone or pigmented concrete (depending on budget) outside that leads into the circulation desk area. Another outdoor/indoor connection is made as people move through the building, go through the stacks and new collections and into the seating area, which looks out into the gardens.

A colonnade supports simple truss work that holds up the winter garden. The visual relationship of the columns, structures, and windows is that they are designed as if they were one piece. The columns sit on stone bases like that of the base of the building. The corridor has been shortened and widened so it functions as a usable space. Programmatically, it serves as a community display space and provides access to the restrooms after hours and the meeting rooms. An 8 ft. divider wall created by an artist acts more as furniture than as an architectural element, weaving public art through the building. The wall will consist of different kinds of solid and transparent glass pieces that exhibit images meaningful to the community. Near the front meeting room there will be a major installation with people-oriented images on the glass. As you pass this, there will be smaller installations. At the other end of the wall will be another significant installation that is more environment-oriented.

Key Commissioner Comments and Concerns

- Would like to know if the mullion pattern on the glass art wall is derived from the exterior stone pattern.
 - Proponents stated that that is not necessarily the case and they will create a pattern of glazing as needed.
- Would like to know more about the exterior wall. In the courtyard, the wall is placed such that it allows solar access, however would like to know if there will be a shadow effect on Greenwood Ave. Is also concerned that the proponents stated the exterior wall as necessary, but then mentioned mitigating it.
 - Proponents stated that they looked at different places for the courtyard, performed lighting studies to help determine placement, and found the courtyard is placed appropriately. They balanced different wall configurations against the sun angle and its relationship to the adjacent apartment building so the sun would not be totally blocked and then modeled the enclosure to create a safe outdoor room.
 - Proponents stated that mitigation was perhaps a misstatement and the wall is meant to create an interesting dividing line between the residences and the public spaces. It adds more variety and provides opportunities for landscaping as you climb up the hill.
- Would like to know if there is landscaping in the spaces between the columns, if it is essentially a green wall.
 - Proponents stated that there is landscaping there.
- Would like to know in the overall site plan if the on-street parking will be the same as it is currently.
 - Proponents stated that it will, except for the space where the loading zone will be.
- Would like to know if, in the previous scheme, the new library building was closer to the residences.
 - Proponents stated that it was.
- Appreciates the building being moved away from the residences, but feels that it makes other spaces tight. Would like to know what the dimensions of the courtyard, path, and planting bed are and what will be in the planting bed.
 - Proponents stated that the courtyard is 15 ft. by 34 ft., the wedge-shaped piece is 8 ft. at the widest part, the path on the west side is 3.5 ft. wide, and the planting strip is 3 ft. wide. Columnar trees or vine maples will be planted in the planting strip.
- Believes that the planting strip and path are problematic. Suggests that proponents do away with the lyricism of the landscaping concept, accept that that is a narrow strip, and put the path along the property line. Also feels that in the alpine courtyard the metaphor is diluting the space's potential—there is not enough space to grow alpine plants there.
- Would like to know the dimensions of the columns.
 - Proponents stated that the columns are 6 ft. wide, 3 ft. deep, and the top piece is 6' thick.
- Suggests that proponents look carefully at the space and feels that a 6 ft. deep lintel over a 15 ft. space is a heavy imposition. Suggests the possibility of creating something lower that allows the resolution of circulation problems.
- Appreciates the configuration of the building and the focus into the corner at the northwest. Is concerned with the bulkiness of the wall on both sides and wonder if there could be an expression of the winter garden structure on those edges.

- Feels that walls in some ways are heavy, but likes the metaphor of two enclosing walls with a lighter garden. Believes the walls should be maintained but suggests perhaps the walls should have punctures and that the elements could be pared down to two major statements.
- Would like to know when the proponents will know if the budget allows for real stone.
 - Proponents stated that the stone is in the budget now.
- Feels that if they cannot use stone, proponents should be very careful about how they use pigmented concrete.
 - Proponents stated that the stone is an important part of the building and that the walls are heavy because they want it apparent that the stone is genuine and not a veneer.
- Likes the continuity of materials through the building, the focus on views, the playfulness of the wall around the children's area, and the glazing that is about community and the environment. Is concerned with the structure and the big box rising out of a space within a space. Feels that there is not a structural line and finds the section confusing.
- Would like proponents to give a better understanding of what happens inside, for example with the trusses and their intersections with columns.
 - Proponents stated that the columns are at the same height throughout and that the trusses cantilever and pick up the exterior wall of the winter garden. The trusses are only fully visible from the main interior space.
- Would like to know what the underside of the ceiling in the main space is.
 - Proponents stated that it is acoustical wood panels.
- Would like to clarify that the trusses cantilever in different amounts and are supported by columns at either end.
- Feels that exterior form is much improved and likes how the building sits on the street, the dialogue on the corner condition, and the frame of masonry and winter garden.
- Believes that it would not detract from the quality of the building if the stone base was eliminated and the exterior walls were made all brick. Is concerned with the disconnect of the winter garden in both plan and in the structure of the building and feels that the winter garden is not one large garden, but cuts the space into smaller pieces. Believes that the columns should follow the angle of the wall and define the space itself.
- Would also like to see the walls as a single material because it would be better design-wise and less money. Also agrees that there should be a stronger notion of two enclosing walls and the winter garden, and that the columns could follow the angle of the wall. Feels that this design is much improved over the earlier version that the Commission saw.
- Feels that the random mullion pattern on the interior glass art wall takes away from it. Can see the relation intellectually, but is not sure that will really be perceived.
- Agrees that the colonnade is competing and feels that the corner is fussy and could use simplification.
- Suggests that the change in form be reflected in the stairs.
- Believes that most issues can be moved forward with, but that the colonnade needs resolution.
- Feels that the disconnect between form and function of the colonnade is fundamental.
- Sense that as a commissioner, their purview is more with the exterior design than the interior. If there is a fundamental disconnect between the exterior and interior, is there a way to move forward without disregarding others' concerns. In other words, would like to know if they can allow the architects to proceed with just resolving exterior issues.
- Does not believe there is a fundamental disconnect, but rather a design philosophy difference. Feels

there is a disconnect between the structure and the volumes that are conceptual and aesthetic issues.

Key Visitor Comments and Concerns

- A representative of the Greenwood Library Liaison Committee stated that they are pleased with the changes, but do wonder about the impact of the exterior wall. They are concerned with the Korten steel exterior and how it will weather here and are also concerned with the truss system internally and how it will create volumes of space. The group appreciates the volume changes that have been made and how the team has addressed the relationship to the outside.
- A representative from DCLU stated that he met with the architects and identified that the permitting decision needed to be made at the City Council level because the library is going into a single family zone. DCLU would provide a recommendation to the City Council. DCLU was concerned that the height of the new building was originally over that allowed in single family zones, but it was the representative's understanding that the team lowered the height. DCLU has not reviewed the plan that was presented today.
- A representative of Seattle Public Libraries wanted clarification of where the Commission felt the architects met expectations and where changes were still needed. She restated what she heard in summary as good civic presence and layout responsiveness to programmatic needs, but the Commission suggested changes in materials, placement of columns.

7 Nov 2002 Project: **Seattle University**

Phase: Alley Vacations

Previous Review: 3 October 2002 (Alley Vacations)

Presenters: Jerry Pederson, Seattle University
Michael Wishkoski, GGLO

Attendees: Beverly Barnett, SDOT
Joe Conner, Seattle University
Steve DeBrühl, Seattle University
Bob Fenn, Seattle University
Darlene Flynn, Dept. of Neighborhoods
Kelly Goold, Seattle University
Annie Han, resident
Marieke Lacasse, GGLO
Bill Lider, Parsons-Brinckerhoff
Annie Meadows, resident
Daniel Mihalyo, resident
Michael Jenkins, DCLU
Marilyn Senour, SDOT
Bill Zosel, 12th Ave. Neighborhood Plan Stewardship Committee

Time: 1.5 hours (SDC Ref. # 170 | DC00286)

Action 1: **The Commission thanks the proponents for their efforts in putting together a thorough presentation, and would like to make the following comments and recommendations regarding the appropriateness of the alley vacations.**

- **The Design Commission appreciates the team's response to their previous concerns;**
- **is encouraged by the changes in the master plan that are opening up opportunities for a mixed-use neighborhood; and**
- **advises that, based on urban design analysis, the two alley vacations are appropriate and recommend their approval by the Council.**

Action 2: **The Commission feels that the public benefits need to be reexamined and made stronger, and would like to also make the following comments and recommendations.**

- **The Design Commission believes that street improvements slated for 13th Ave. are better suited for 12th Ave.;**
- **would like the proponents to further examine what public space is and means to the larger community;**
- **feels that some proposed amenities are the result of good design and neighborhood fit, and are not clearly public benefits;**
- **recognizes that some public benefits might occur off-site and can be appropriate benefits to help justify the vacations;**
- **urges proponents to continue dialogue with the community and look carefully at this project and the overall campus master plan for the appropriate amount of public space to be offered in perpetuity, including the possibility of community exhibit space; and**
- **encourages the consideration of good, simple building design fit, especially**

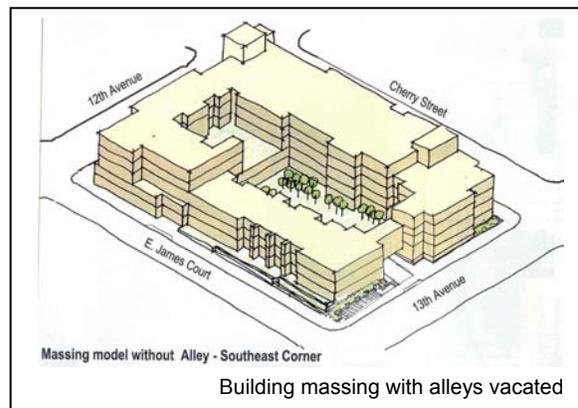
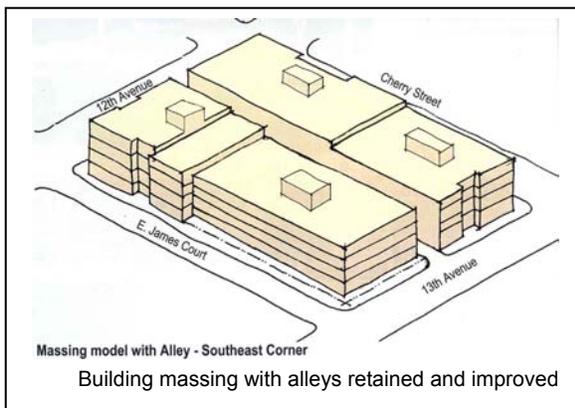
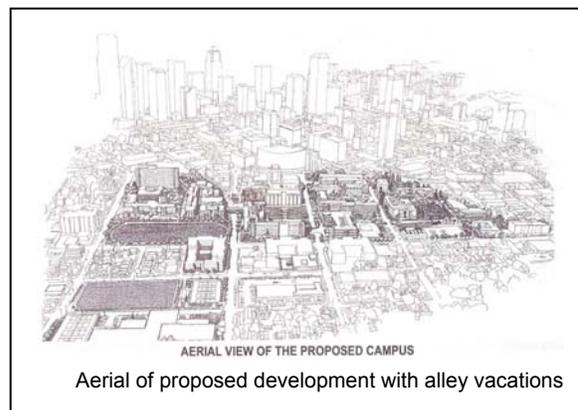
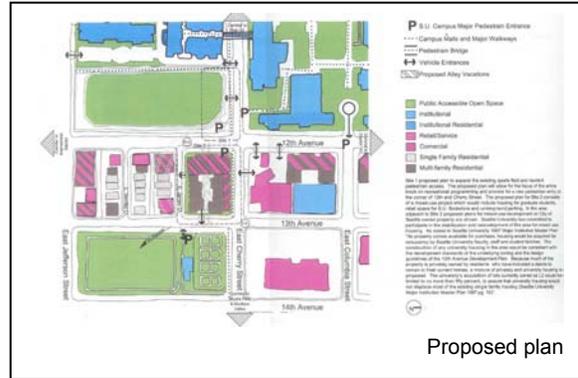
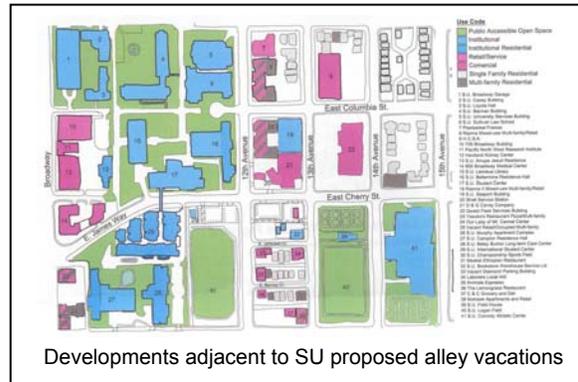
on James Ct.

The discussion with the Commission on October 3rd helped clarify what proponents need to present in their request for alley vacations. Last time they talked about massing and architecture; this session they will refocus the discussion to address public benefits. Seattle University (SU) is petitioning for two alley vacations, one located between 12th Avenue and 13th Avenue in the block bounded by E. Cherry to the north and E. James Court to the south and the other connects to E. Cherry in the block bordered by vacated 11th Avenue to the west and 12th Avenue to

the east. The map is color-coded to show the variety of uses within the area, which include office, retail, residential, institutional, and mixed use. Of the 41 businesses located here, 21 are SU buildings.

The proposed plan shows the key elements such as pedestrian entrances, walkways, and bridges; vehicle entrances; and the proposed alley vacations. Links to other districts include a corridor to the west on Cherry St. and James St. that connects to First Hill; a corridor to Capitol Hill via 12th Ave. and 13th Ave.; a link to the International District on 12th Ave. and 13th Ave.; and a connection to Squire Park and Madison Valley along Cherry St. Proponents noted the importance of the view of Mt. Rainier to the southeast, especially prominent further up on the hill, and the importance of addressing the character of E. James Ct.

The aerial perspective shows the large-scale buildings on 12th create a street edge. The massing diagrams illustrate the massing of the development without the alley vacation and therefore with an improved alley, and the massing with the alleys vacated and with an interior 40 ft. courtyard.



Proposed changes to 12th Ave. are in accordance with the master plan and consist of textured pedestrian crossings and curb bulbs that maintain bike flow. Landscape and lighting blends with what is there and with the 12th Avenue Street Improvements project, including pedestrian-scale lighting and low shrubs and groundcover under street trees. In addition, a pedestrian seating nook is being proposed. At the corner of Cherry St., there will be a textured walk, enhanced and expanded street plantings, and seating stones. At the bookstore there will be textured paving, a parking garage, and a main lobby.

Along 13th Ave. a more urban approach to the street edge was originally proposed. SU now intends to enhance street landscaping and create a plaza at the southeast corner that will consist of textured paving, detailed planting, and seating stones. Small-scale texture is being used to respond to the small-scale elevation to the south by James Ct. Proponents are trying to keep the building edge transparent so there are views into the courtyard. Two Flex-Car stalls in the parking garage are also being proposed as a public benefit.

SU has committed to developing in a language set forth in the master plan and hopes to participate in the revitalization of this residential area. They have also committed to not purchasing more than half of the L2 properties in the area so there will be a mix of owners.

Key Commissioner Comments and Concerns

- Would like to know, per the Commission's last review of the project, what the City's commitment is with regard to improvement of the 12th Avenue corridor.
 - A representative from Parson Brinckerhoff stated that they are currently working at Cherry St. to design pedestrian bulbs. There is not enough money to do all of the curb bulbs, so one is being eliminated from the design. The representative further stated that, should SU take over part and coincide with their design, then it is possible that there could be enough money to put back into the project to be used elsewhere, such as mid-block designs.
- Would like to know the size of the alleys.
 - Proponents stated that one is 2500 ft² and the other is 500ft².
- Is looking at the proposed public benefits and feels that many of these are examples of good design that should happen anyway. Would like to know what 12th Avenue Street Improvements project designs SU is meeting.
 - Proponents stated that they have agreed to use the 12th Ave. tree type and lights instead of the ones SU typically uses. Their intent is not to take credit for things they would have done anyway.
- Would like to know what elements the team would not have put in.
 - Proponents stated that the pedestrian-scale lighting is one example.
 - Would like what is good design versus what is an amenity better defined.
 - A representative of DCLU stated that as part of the MIMP, the block was originally for a plant services building and the proponents are now moving toward a more public building. An amendment to the MIMP is allowing this different use of the site. There are three layers that need to be dealt with: zoning requirements, development standards as part of MIMP, and land-use issues. Proponents are having to deal with the 12th Avenue

Street Improvements plan, MIMP, alley vacations, and SEPA, all of which require a certain level of commitment. The representative further stated that this is a very complex issue in which the lines are blurry.

- Would like to clarify the overall urban design context and how proponents are proceeding to meet the goals of the neighborhood. The scheme without the alley vacations show two bar buildings that fill out the site—there is more floor area in these than there would be in the scheme with the alley vacations. Also believes it looks like there is no open space in the scheme without the alley vacations.
 - Proponents stated that without the alley vacations they probably do not go forward with this plan at all and there would end up being more of a services building on the site.
- Notes the two existing playfields and the three blocks with cottages and small businesses. Feels that this project will set the tone of development for the area. Is concerned that the project does not address the two small, residential streets to the south and that the courtyard opens onto 13th Ave.
- Can see that proponents are trying to preserve the rhythm of the streets to the south and respects that. However, is not convinced that the courtyard is oriented appropriately for public use. Would like to know how pedestrians can use it; recognizes the team proposed a lot of public seating, but not public open space.
- Clarifies that the courtyard is elevated and is for private use.
- Feels that there are two goals for the project: enhance 12th Ave. as an active, mixed-use area and respond to the small-scale feeling of the courts. Supports the alley vacations because they support these goals and allow the courts to be kept in place without detracting from them.
- Believes that a few small businesses will be displaced by the development and would like to know how proponents will help the displaced businesses.
 - Proponents stated that when they bought the property from SPU, they told the current occupant that they planned to develop it. When that tenant's lease expired, SU offered to find ways to help, but he was not receptive. The janitorial firm that is located there has not expressed feelings of being dislocated and will be able to find another place.
- Is looking at the physical impacts on this small block and feels that the proposal allows for porosity at the pedestrian scale.
- Feels that the illustration of pedestrian flow shows campus flow, but would like to know the circulation of the community flow.
 - Proponents stated that what is desired is not what is going on there right now—right now there is little pedestrian activity on 12th Ave. Believes that when this project is complete, other adjacent developments will follow and create a pedestrian environment.
- Believes that there is all kinds of potential traffic up and down 12th Ave. and this will increase over time. Student traffic going east-west is on Cherry. Feels that this all suggests places to sit on the northwest or southwest edge, not the southeast edge where proponents have put it. Encourages the team to look at 12th Ave. and Cherry St. as the primary edges. Would like to know if there is the possibility of developing the courtyard as a public space.
 - Proponents stated that the people who deal with housing issues say it is difficult to operate with a public courtyard because tenants require a secure building. Focus groups were conducted and they found that a public courtyard would be problematic. In addition,

the housing is for the law school, so it could be families with children and safety is of particular concern.

- Notes that the Department of Neighborhoods is the City property owner in the neighborhood; they have two properties on 12th Ave., one at James Ct. and one at Jefferson. If the City does not develop these, they sell them in a very specific way. They are seeking design consistency and developments that relate to each other and 13th Ave. is not the emphasis for activity. The Rianna projects are examples of what the City would like to see.
 - A representative from the Department of Neighborhoods clarified that the projects slated for those two lots are smaller than the Rianna developments.
- Would like to know if, on the ground floor, there are public benefits or uses other than retail.
 - Proponents stated that there are not and that the RFQs were developed long ago, and the push was not public benefits, but a certain tone. Housing and retail are used to encourage neighborhood interaction.
- Would like to know if non-profit arts groups could have space there.
 - Proponents stated that it is too late to require that.
- Would like to vote in favor of the vacations because likes the general thrust of the proposal in terms of mixed use and revitalization. However, feels that the list of amenities will be mainly for the users of the facility, not the general public. Believes that the Flex-Car stalls are the only place where public benefit is being offered. Urges proponents to look at property for a space that can be dedicated for public use—the public would be giving up 3000 ft² and a comparable amount of benefit must be returned.
 - Proponents stated that they had a discussion with the provost in response to community concerns and all of the ground floor interior of development will be dedicated campus space—part will be offices for bookstore and part may be faculty office space.
 - Proponents stated that if they were to do open space, they would not do most of the 13 proposed benefits and put that money elsewhere.
- Feels that the Flex-Car spaces will likely be used by students and not be public benefits. Believes that public benefits are usually open space, and the uniqueness of this site is that it already has a lot of open space around it, so the question becomes what kind of a trade-off is appropriate. The City is sacrificing 3000 ft², which is almost 10% of the site—how can we get something back in perpetuity that is comparable to that?
 - Proponents stated that if you look at SU, there is a lot of open space. Would like to be given credit for what has already been created and of creating this kind of density in this area.
- Feels that the Commission is getting too much into check counting and would like to look at it more holistically. Believes that the vacations support the vision and are appropriate in the urban design context. Also feels that there are things on the list that are public benefits. Suggests that money not be wasted on public spaces that do not reinforce what is happening and what they would like to have happen in the future, and focus energy on making James Ct. work because it is affected by the vacations.
- Would like to know if the number of surface parking spaces that are being displaced are being moved under the building. Feels that if it is not and students start parking in the neighborhoods, this would have a negative impact.

- Proponents stated that the garage parking will accommodate student parking.
- Feels that the southeast corner is the wrong place to put effort in the urban context. Students trying to cross Cherry St. have difficulty and suggests putting in a bulb here, as well.
- Is in favor of vacations in terms of urban design impacts and feels that the public benefits package has enough good stuff for a start, but recommends that proponents add two things: put energy into space where there is public life outside the building and think again about doing something in support of arts on or off site.
- Feels that proponents are limited in terms of what they can do on the ground floor of the building and that this is a big issue. Would like more ground floor to be available for other uses like non-profit arts spaces and does not think the bookstore will be effective in activating space. Is aware of the difference in leasing arrangements this would require.
 - Proponents stated that zoning does not allow them to do that.
- Believes it might be possible and suggests that the Chatterbox Café and SAS project is a good model for this.

Key Visitor Comments and Concerns

- A representative from the Department of Neighborhoods stated that the discussion of what the public should get back is very important. There is a struggle in sorting out what proponents would do anyway, but there are some things, like the textured crosswalks, that go above and beyond what would have been done. Believes that the Commission can help interpret—rather than just ask questions, would like the Commission to help advise as to what looks like it is above and beyond. Acknowledges it is a judgment call, but believes that the Commission can help discern this.
- A representative of the community stated that people generally just want to get across 12th Ave. and then walk on 13th Ave. and 14th Ave. One of the goals of the 12th Ave. plan from the 1990s was to encourage the integration of institutions with residential and small businesses.
 - Proponents stated that City-owned property on and near 12th Ave. was sold for development and in hopes of encouraging economic development. The City property on James Ct. will be sold for mixed use.
- A representative from the community stated that she feels this project misses opportunities and that the benches are not in good locations and will not be well-used. People would be more inclined to sit on the west side of James Ct. Feels that movable furniture or something like that would better complement the retail on 12th Ave. and James Ct.
- A community representative stated that the community has only recently seen this proposal when SU came to a Squire Park Community Council meeting. Feels that SU is open to talking with the community.
 - A community representative is concerned with the physical impacts of the loading area—delivery trucks will be going down and backing into James Ct., which is a small, residential street.
- A representative from the community stated that she feels this project misses opportunities and that the benches are not in good locations and will not be well-used. People would be more

- A member from the community thanks the Commission for bringing up the question of public benefits. Feels there are many buildings built with the intention of being public-friendly, but they're private property and people do not go on the property and enjoy it. Believes that the community is in support of the vacations, but would like to see something that is their own in return. Feels that the public development proposed for 12th Ave. does not have places for art and discussed having art functions in the building with SU. Believes there is an area in the building along Cherry St. that is unprogrammed that could be used in this way. Is not for the alley vacation if the function of the alley ends up on James Ct.
 - Proponents stated that they were looking at the unprogrammed space for a hotel for visiting lecturers or something similar. Believes that one space could be granted on a competitive basis for non-profit arts organizations on a rotating basis.
 - A second proponent stated that this has been put forth to the provost and it sounds like the hotel won't happen and that the space is needed for SU.

7 Nov 2002 Project: **Transportation Discussion**
Phase: Staff Briefing

Time: 0.75 hours (SDC Ref. # 219 | DC00231; 169 | DC00242; 221 | DC00262)

Summary: **With regard to the Monorail, the Commission discussed their potential role and where City positions would be added to deal specifically with the Monorail should the results of the election come back with the proposal passing. The Commission also discussed approaches to waterfront planning related to the Viaduct/Seawall project, based on information presented by CityDesign.**

The results of the election are still uncertain, but in order to be prepared, the City is approaching it as if the Monorail will go forward. The City has 20 staff positions built into the proposal and CityDesign would be a leader in urban design and planning issues. The Light Rail Review Panel might provide a model or lessons learned for this kind of panel.

There are several possible approaches to waterfront planning related to the Viaduct/Seawall project. A waterfront planning group will be organized in 2003, and a schedule and task list are being developed by SDOT and CityDesign at the request of the Mayor's office. The next joint Design Commission-Planning Commission review session on the Viaduct is scheduled for 18 November and will include a design update and discussion of how the larger waterfront planning process will be coordinated with Viaduct planning.

With regard to SR 520, CityDesign staff sent a thank-you to the team for their recent presentation to the Commission. The SR 520 team has agreed to return with another update in the spring.

7 November 2002 Commission Business

- | | |
|-------------------------|---|
| ACTION ITEMS | A. <u>TIMESHEETS</u> |
| | B. <u>MINUTES FROM 3 OCTOBER</u> —APPROVED |
| DISCUSSION ITEMS | C. <u>ETHICS AND ELECTIONS MEETING</u> —ROYSE |
| | D. <u>CONSULTANT SELECTION PANEL FOR WESTLAKE STREET DESIGN</u> —CUBELL |
| | E. <u>VISIT FROM RUSSIAN PLANNERS IN EARLY DEC.</u> —CUBELL |
| | F. <u>PROJECT RECOGNITION EVENT 12/19/02</u> —CUBELL |
| | G. <u>DC HOLIDAY GATHERING, 12/19/02, 6:30PM</u> —CUBELL |
| | H. <u>PUBLIC OUTREACH UPDATES</u> —CUBELL |
| | I. <u>PHOTOS AND BIOS FOR WEB</u> —GASSMAN & O’CONNELL |
| | J. <u>DC ANNUAL RETREAT ON 1/9/03</u> —CUBELL |
| | K. <u>OLMSTED CENTENNIAL 2003 PARTNERSHIP</u> —CUBELL |
| DISCUSSION ITEMS | L. <u>SEATTLE ARCHITECTURAL FOUNDATION “TALE OF TWO CITIES: SEATTLE AND PORTLAND” NOVEMBER 12, 5:30-7:30PM AT URBAN EASE-POLIFORM, 2512 2ND AVE. AT VINE</u> |
| | M. <u>SDOT MERCER CORRIDOR OPEN HOUSE, NOVEMBER 12, 5:30-7:30PM, SLU ARMORY</u> |

7 Nov 2002 Project: **Blue Ring Strategy**

Phase: Concept Design

Previous Reviews: 16 May 2002 (South Lake Union Streetscape Briefing), 4 April 2002 (South Lake Union Streetscape Briefing), 20 Sept 2001 (Open Space Strategy Briefing), 17 May 2001 (Open Space Strategy/Westlake Corridor South), 5 October 2000 (Open Space Strategy Briefing)

Presenter: Robert Scully, CityDesign

Attendees: Lyle Bicknell, CityDesign
Susan Jurasz, Sea Reach, Ltd.
Catherine McCoy, Sea Reach, Ltd.
Diane Perkins, University of Washington
Peter Reedijk, Sea Reach, Ltd.

Time: 1 hour (SDC Ref. # 592 | DC00184)

Summary: **The Commission commended the work proponents have done, and would like to make the following comments and recommendations.**

- **The Design Commission appreciates the detailed review of draft documents developed for the Strategy which are currently in circulation;**
- **completely buys into the substance of the design, but would like proponents to consider how to sell it to the public and, as part of its implementation, make it accessible to the audiences that need to hear it—there may be different ways of presenting the Strategy to different audiences; and**
- **encourages proponents to look again at the name itself and at the essential pieces of the Blue Ring to find an expression of these that captures the essence and brings it alive to people.**

The area for the Blue Ring is the Center City neighborhoods including the stadium neighborhoods. The Center City is at the core of the Puget Sound region, and is composed of ten neighborhoods and important open spaces within these neighborhoods. In October of 2001, proponents had reviewers look over the Blue Ring document and provide feedback. Reviewers felt that the document contained too much, so it was changed in an effort to make it clearer. In doing so, the document was broken into two pieces: a 10-year implementation strategy and a 100-year vision. Proponents will focus on the 100-year document in this meeting and walk the Commissioners through the changes that were made and where more changes are being considered.

In the revised document, proponents added arguments for why the project is being done. They took the original principles and looked at where the project originated and where it is going. Figures showed that, at the time, the city was in a state of growth. Employment and residences were both expected to continue increasing in Center City. The team did not want to just address the increasing numbers, but also look at how the public realm works in Center City. There are hidden opportunities in existing open spaces like the waterfront, existing parks, private plazas, and street rights-of-way. Creating a sense of connection among these places, addressing notions of sustainability, and emphasizing on building on the past, in terms of growth management and neighborhood planning, are also goals of the strategy.

Historic connections for the strategy include comprehensive city planning and planning by the Olmsted Brothers. Proponents want to connect this new ring with that of the Olmsted Brothers plan, but they are also including space that was added later such as Gas Works Park, the Burke-Gilman Trail, Myrtle Edwards Park, and Freeway Park. Center City is rather underdeveloped in terms of parks; there are some key locations, but they lack connections within and outward.

The guiding principles from the start of the project still carry through: capitalize on opportunities in Center City and create awareness between natural and built spaces. In addition, they are now adding sustainability as a guiding principle. To achieve this, they are finding ways of pulling together different ideas that emerged early on and emphasize different ways to approach open space such as looking at spaces between buildings, shorelines, and rights-of-way. Time as a fourth dimension is also being explored—use of spaces at different times of day, different times during the week, and in different seasons. The concept for the Blue Ring is to enhance the actual physical spaces and create a way of connecting existing civic spaces. In thinking in terms of possible future spaces, one of the challenging spaces to create would be extending the lid over I-5 from Freeway Park/Convention Center to South Lake Union.

The team is also trying to work with the idea of Center City watersheds. There are at least three watersheds in Center City: one drains to Lake Washington, one to the Sound, and the third drains to Lake Union. Proponents are discussing further definition of how the Blue Ring could help reveal the watersheds. The watershed concept presents opportunities for use of drainage patterns in the creation of sustainable infrastructure.

The team is currently trying to define criteria by which they can characterize streets. They started out with talking about streets using the idea of a hierarchy of connections, but the term *hierarchy* does not explain their concept well. The focus is more the unique quality of connections and how to enhance these. There are essentially three levels of streets: city corridors, Center City connectors, and Green Streets and urban trails. The focus of city corridors is to create connections to the outer Olmsted Ring, as well as neighborhoods outside Center City. In the next iteration, there will be more specific details about why certain streets should be larger city corridors. They will also look at design elements for key streets such as Westlake, Pike, 4th and 5th, Jackson, and Dearborn. The Center City connectors provide important connections between neighborhoods in Center City. For example, Broadway connects Capitol Hill to First Hill and Yesler Terrace. Criteria and design elements need to be further defined in this category. Green Streets and urban trails are a part of urban open space that is more intimate—they are street parks. It has been suggested that some additional Green Streets be designated: a continuation of University St. east of 2nd Ave., a connection between Freeway Park and the waterfront, an extension of Harrison St. and Thomas St.; and a bridge over the railroad tracks at Elliott Ave. and Thomas St. to Myrtle Edwards Park. In area planning like South Lake Union, they have found that streets are not necessarily fitting into the hierarchical categories at the neighborhood level. For example, Dexter was not thought of as a Center City connector, but it is the primary bike path to Center City.

The 100-year vision and the 10-year strategy will evolve and integrate some of the work that is happening now. The last part of the document discusses catalyst projects for the strategy. Early on there was a sense that they were not just defining a concept for a large system, but they must balance this more at the neighborhood and project levels and there are several projects happening now along the Blue Ring or in a corridor, connector, or Green Street. The first project like this is Westlake Ave. and the team is looking at the project in more detail than in some other parts of the Blue Ring. They also acknowledge South Lake Union Park as a key part of the Blue Ring. The team included Occidental Ave. as an example of a Green Street that is also an important connector between Pioneer Square and civic areas further up and the stadiums. There may be ways this street can be enhanced while serving all those functions.

In waterfront planning prior to the earthquake, it was assumed that the Viaduct would be in place, which limited their scope at the time. The focus had been on connections along Thomas St., Broad St., Pine St., University St., and Pioneer Square. Since then, things have changed along the water and they intend to include ideas for how the Blue Ring relates to the waterfront. The potential impacts of this are big because the waterfront includes almost half the Blue Ring area. The team is also currently revising an arts

plan. Lorna Jordan, who was involved in this project early on and developed concepts prior to development of the Blue Ring concept, is currently revising the arts concepts. She is going to back to relate her original work to the structure of the Blue Ring.

Key Commissioner Comments and Concerns

- Suggests that since Mayor Nickels has not decided to make this plan his own, there is an opportunity to remarket or restructure the plan. In the months they have been working on the strategy, the Blue Ring is still a little confusing. The content of what is being described is more meaningful like the places and connections. Recommends a different way of packaging the strategy like the *Green Web* or the *Green Network*.
- Feels that discussing spaces as view or fresh air is a distraction and city code protects those anyway. Would like to see a focus on the physical spaces like parks and streets. Also feels that many of the streets proponents have marked are good, but feels others are not appropriately categorized. Streets people know and love should move up to iconic map and the ring shape should not be forced.
- Notes that the Olmsted ring was not really a ring and would like to see one image of what the elements look like together rather than just in layers. Feels that analysis is critical, but one image needs to be put up front to create one clear thing with one clear system. Feels that it is not important if it ends up being a ring or not.
- Feels that the Blue Ring does not work when you talk about details, especially things like the watersheds. If water is the driving concept, let it be more than superficial. Feels that there is the potential for the concept of water to be pushed forward.
- Feels that there are two problems: where is it and what should it be? and how it can it be realized? Would like to see an abstract holistic concept on one or two pages. Feels that the implementation is very detailed in the document, but it should be right at the beginning. Would like there to be a statement at the beginning that says here's where it is, here's what it is, and here's how it can be done.
 - Proponents stated that they would like to come back and talk about that.
- Would like to know how projects that can be attached to the strategy are identified. Feels that proponents should develop a public relations piece or vision to put out in affiliation with projects that are identified.
 - Proponents stated that the can simplify the message, but simplifying implementation is impossible. By nature, this is complex because it is not one entity or one building. Proponents see their role as being a lot of facilitation and coordination.
- Feels that that explanation should be up front and part of concept. Also feels that it should say up front who the players and facilitators are.
- Feels that the proponents are on that, but would like them to carry forward by starting to get a grasp on the icon that is out there so things can begin to roll.
- Suggests that presenting at things like developers conferences would help get it started.
 - Proponents stated the way things will be implemented will not be to get \$5 million, but to have three staff work with other departments to facilitate.

- Is not asking proponents to simplify, but clarify their message. Feels that these documents speak to other planners, but who needs to be addressed? Other communication methods are necessary for other audiences. A shorter document for some because many people are not interested in layers of planning documents. Suggests proponents, for the name/icon, pick up on something that is part of the city like *Emerald Network*.
- Feels that instead of this document, there needs to be something loose to speak to politicians with the more detailed vision under it.
- Believes that the team could use a branding team to help encapsulate message.
- Feels that it's not about branding, but good urban design and that it has to be more than just a phrase.
- Believes that if the way to get the project done is incrementally, different projects need something that links them and branding is the way to do that.
- Neighborhoods have names like this that they can relate.
- Believes that the implementation mechanisms are great, but encourages the team to clarify up front what we need as a city to do it. Staff could bring the word out.
- Feels that Green Streets are a good model of that.
- Would like to know why the Green Streets do not connect and make a continuous pattern for habitat.
 - Proponents stated that the connectors provide connections between Green Streets and that Green Streets are designed to be more for people than for cars. They were never intended to be habitat corridors.

7 Nov 2002 Project: Downtown Wayfinding Project Phase II

Phase: Pre-Design

Previous Reviews: 16 May 2002 (Pre-Design), 28 January 1999 (Downtown Wayfinding Project Concept Plan), 15 July 1999 (Downtown Wayfinding Project Briefing), 18 March 1999 (Downtown Wayfinding Demonstration Project Briefing), 19 November 1998 (Downtown Wayfinding Project Concept Design)

Presenter: Robert Scully, CityDesign
Susan Jurasz, Sea Reach, Ltd.

Attendees: Lyle Bicknell, CityDesign
Catherine McCoy, Sea Reach, Ltd.
Diane Perkins, University of Washington
Peter Reedijk, Sea Reach, Ltd.

Time: 1 hour (SDC Ref. # 169 | DC00005)

Action: The Commission thanks the team for coming at this early stage, feels the presentation has been enlightening, and would like to make the following comments and recommendations.

- **The Design Commission is enthusiastic about the extensive research and documentation proponents have done for this project;**
- **sees opportunities for the project to extend beyond their original expectations into a real framework for future phased development;**
- **feels that the proponents should strongly consider topography and geologic history;**
- **urges the team to keep the approach to design straightforward and universal to meet the goal of making the city's wayfinding system more coherent;**
- **recommends that a single City agency be appointed to control content so it is not a subject of debate for all community groups;**
- **encourages proponents to be creative in their approach and not to strictly observe traditional neighborhood boundaries or recent branding efforts;**
- **urges the team to use more consistent rather than individual signage; and**
- **recommends approval of Pre-Design.**

This is the second phase of a three-part project. The first phase was a pilot project that resulted in the design, fabrication, and installation of 28 wayfinding signs along Pike St., Pine St., First Ave., and the waterfront. Funding for Phase III of the project is being assembled and includes \$30,000 from SDOT, \$10,000 from the South Downtown Foundation, and \$10,000 from the Washington State Department of Transportation Rails Division to make up a local match. The current phase is focused on developing a location plan and design standards for all of the Center City. Task 1, survey and analysis, for this part of the project is reaching 60 percent, so a design is not being proposed yet.

The team has been building a broad base of information about the Center City's existing wayfinding and what is working and not working. They have looked at signs and maps and found that there are too many different signs, but few maps. In addition, they have talked to people who reviewed or used Phase 1 of the Wayfinding project and found that it is not ideal, but those who produced it did what they could with the funding and time they had. The team is looking to embrace the first phase, but is not sure how much they will be able to use.

Proponents made photo logs wherein every photograph gets an identifier and is mapped to help give an

overview of how the city's areas make sense in a wayfinding way. Categories for photographs include

- *identifiers*—anything within a neighborhood that stated the name of that neighborhood such as all the businesses that have “Belltown” in their title
- *thematic*—something that distinctly tells people they are in a specific neighborhood—often subtle clues, so they are more for residents than visitors—like the dragons on the light poles in the International District or lamp posts in Belltown
- *architectural and streetscape*—the feeling of a place, a more subtle identifier like the older buildings in Pioneer Square
- *wayfinding*—items meant to help people find their way like the map where the tour ship docks; these relate to private contractors and tend to all be very different from one another
- *next*—recognition, within a specific area, that you are leaving one area and entering another
- *directional*—signs that give directions to streets like where to get on and off the freeway and where to ride a bike, and to destinations like Seattle Center and Pike Place Market
- *intersection*—looked at every one at neighborhood entrances and surveyed what it looks like and whether it lets people know they are in a new neighborhood

The team is not just looking at the neighborhoods, but at ways to learn the Center City as a whole. It is important that neighborhoods support this idea so that there is consistency in the new system. One of the project goals is to balance a comprehensive Center City wayfinding system with individual neighborhood identity.

Key Commissioner Comments and Concerns

- Would like to know the overall boundaries for this project.
 - Proponents stated that they are from Broadway to the water and from Lake Union to Lander St.
 - Proponents also stated that they have spoken to people in Duwamish to coordinate the project, so there may likely be connections even beyond these boundaries.
 - CityDesign staff stated that this is an entire wayfinding system, not just signs; it will include maps, signs, and website that will all be graphically coordinated and implemented over a long period of time. They also stated that they are impressed with the amount of communication they have with the proponents.
- Noticed that proponents have included mass transit in their documents and points out that when driving and you see a directional sign, you can get to where you want to go. However, when you are on a bus, there is no way to know because the transit maps are bad and bus drivers do not necessarily know. Would like to know if this is outside the purview of this project or if it can be addressed.
 - Proponents stated that this is not outside the project because it does affect the city's wayfinding. They photographed bus stops and categorized them as opportunities. It is a matter of how and where to disseminate the information. The maps are crucial—those at bus stops and distributed by Metro do not necessarily need to be the same as those made for the wayfinding project as long as they both use the same recognizable features like corridors and boundaries.
 - CityDesign staff pointed out that they do have an opportunity with SoundTransit. They are ahead in creating their wayfinding system, but there are ways to coordinate the two efforts.

- Believes that each neighborhood will have their own graphics and would like to know how proponents will determine what the system looks like.
 - Proponents stated that they will set parameters such as legibility and letter size, fonts, and contrast requirements. Within these parameters, there are still a lot of things neighborhoods can do.
- Would like to know how proponents will get to what it looks like.
 - Proponents stated that because all neighborhoods have their own look, the graphics will have to be clean.
- Would like to know how they will balance the need for a system-wide look with individual neighborhood looks.
 - Proponents stated that there are ways to step over the boundary. For example, a red question mark implies that information is going to be given at the point, but is not confused as a neighborhood identifier.
- Is concerned with what the system will look like. Would like to know what the icon will be and how they will determine what it looks like.
- Would like to know about size, shape, and color and whether each neighborhood will have a different look.
 - Proponents stated that that is the next stage of the project.
- Would like to know how proponents will get there.
 - Proponents stated that they will determine that through the creative process. They will look at streetscapes and see what works and what does not in terms of things like color, iconography. It will involve a lot of creating prototypes and trying different things out. Proponents further stated that they are not sure the system needs an icon; maybe the consistency will be some other factor like that they are all 15 feet high.
- Congratulates the team on their very detailed documentation. Is concerned that they will come up with a great scheme and run into road blocks. Would like to know if there is a process for transplanting the process and having it happen on its own.
 - Proponents stated that if it takes too long to implement, the system will fail and that it is better to wait until there is the money to get it done within a short period of time. Not all of it needs to be done, but there must be a critical mass to start with.
 - Proponents stated that they talked with the sign shop here to see how they manufacture and process signs. This also helped them understand how the system will be maintained. There must be maintenance and support of the system in both the physical and intellectual sense, so that signs that fail are noticed and replaced.
- Believes that neighborhood names are an issue and feels that a process or authority should be designated because otherwise it could take a very long time to implement.
 - CityDesign stated that the names that are already on the map apply because those have been sanctioned by the City.
- Believes the benefit of what proponents are doing goes beyond the scope of the project, opens doors, and sets in place a conceptual network. Would like to see a clear means of defining city neighborhoods.

- Would like proponents to think of the topography of the city because it is intimately tied to wayfinding in Seattle. Feels that there is only one way to understand the topography and suggests that the team read *The Natural History of the Puget Sound*.
 - Proponents stated that the first thing they looked at was the topography.
- Believes that there is a question of the expression of pieces versus the expression of the whole. Seattle lacks expression of the whole and wayfinding could help. Believes that a consistent, clear system will be more helpful than a fragmented system. Encourages proponents to push toward uniformity rather than too much individuality, and believes that the team will be pushed by others for individuality. It would be good if the system had character beyond that, but clarity is very important and would like to see a clear, simple system.
 - Proponents stated that their goal is to create an efficient, clear, comfortable system because that is what keeps people coming back.
- Would like to know why the baseball stadium is considered in Pioneer Square and the football stadium is not.
 - Proponents stated that those neighborhood boundaries were set before those two stadiums were built.

7 Nov 2002 Project: High Point Community Center Expansion

Phase: Design Development

Previous Reviews: 1 August 2002 (Schematic Design Update), 18 July 2002 (Schematic Design)

Presenter: Mark Johnson, Seattle Parks and Recreation

Sam Cameron, Streeter Architects

Gail Staeger, Nakano Associates

Attendees: Luis Vargas, Streeter Architects

Rich Hennings, Seattle Parks and Rec.

Kristin Kildall, University of Washington

Mel Streeter, Streeter Architects

Time: 1 hour (SDC Ref. # 169 | DC00271)

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

- **The Design Commission compliments the team on their resolution of the interior and exterior design issues while still maintaining the original parti and concept;**
- **notes the benefits achieved by reducing the scale of the building at the southwest corner and reworking the entries to the childcare center and multipurpose room;**
- **commends the integration of water infiltration in the building and in the landscape;**
- **likes the idea of continuous paving that goes into the building, appreciates that it matches the existing finishes, and supports further exploration of how it can serve as wayfinding to clarify circulation;**
- **appreciates the enhancement of the “back porch” at the southeast and suggests that steps and seating might enhance the exterior pedestrian experience;**
- **recommends that proponents reexamine the three-dimensional experience of the multipurpose room looking at how it will be divided and the effective use of lighting and daylighting;**
- **recommends approval of Design Development.**

This project is part of the 1997 Community Center levy program and they have \$3.7 million for an addition to the existing High Point Community Center. The building will resemble other community centers in Seattle with a size of 20,000 ft². They are hoping for completion of the addition in December 2003. What will be presented today is a design development package that focuses on the exterior and interior finishes.

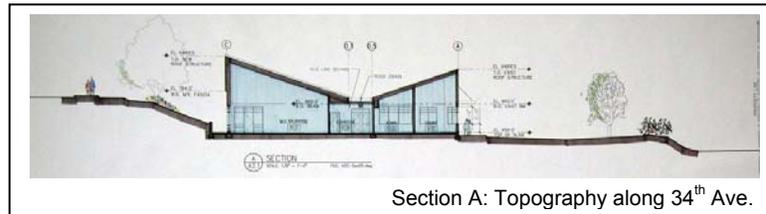
The existing community center contains a gym, meeting room, and restroom, and is 9400 ft². It sits in a park that is bordered by 35th Ave., Willow St., Myrtle St., and Sylvan Way. The community center is one block east of 35th Ave. on Willow St.. To the north is High Point Elementary School and to the east and north is the Hope VI High Point redevelopment, so the community center is surrounded by residential areas. 34th Ave. is the main vehicular access while 35th Ave. provides primary access to public transit. Most people walk east-west through the site to get to 35th Ave. The main access of 34th Ave. is currently at a diagonal as a person enters on the south side. The entry has been designed to create visual access to the front of the building and the façade has been opened with glazing to reveal activity.

Most users who drive will park their cars on site, so an entry visible from the north side has been created. The plaza has been pulled to the edge of the parking lot and a canopy and seating area have been introduced to the north for people waiting for rides. A paving pattern has been introduced at the entry and marches through the building and out back to the playfield creating a “Main Street” that emphasizes the diagonal axis concept. Concrete masonry units are used at the entry and through the building along this line. Skylights accentuate the diagonal and allow solar access in the interior of the building.

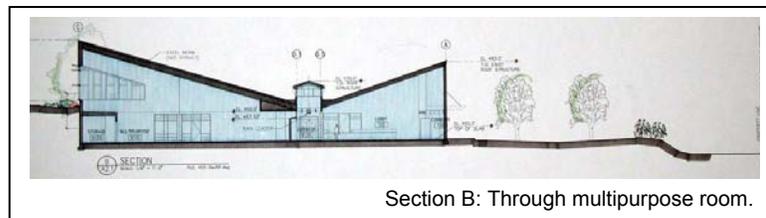
The main desk has visual access to all of the building’s interior space. In addition to the multipurpose room entrance from the main hall, there is an entrance on the west edge for use during events. Along the south edge of the building is the mechanical and storage room. The kitchen is located between the multipurpose room and the childcare center. The childcare center is at the end of the main hallway to keep noise away from the rest of the building and allow for a secondary entrance to the childcare center. There is a path along the tennis courts that gives parents access to this entrance.

Other activity space like the game room and teen room, are located across the hall and have outside walls with windows. The plaza provides a connection to the playfield and during normal operating hours one could walk through the building to 34th Ave. When the building is closed, people walk along the tennis courts where there is a 10-foot path that is lit at night.

Section A shows the relationship of the building to the topography and the cut along 34th Ave. Proponents are attempting to keep the large red oak that is in the right-of-way.

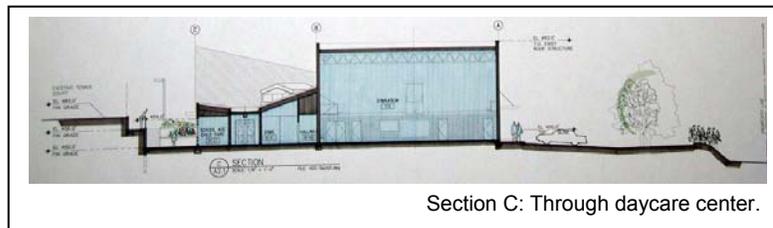
Section A: Topography along 34th Ave.

Section B is a cut through the multipurpose room. The highest cut in the slope is about 14 feet and they have determined that shoring of the earth will not be necessary. The gable roof clerestory pops up in relation to the existing building and allows light in the north side of the multipurpose room to balance light coming in from the south and west, although they will still have to supplement with artificial light. Sun screens and shades will be used to control direct sunlight in the summer and allow direct light in the winter, which will save on heating costs.



Section B: Through multipurpose room.

Section C is a cut through the daycare center and shows its relationship to the outside. In order to make the adjacent path work, the lower wall will be shored, however the upper portion is only 4 feet and will not need to be shored.



Section C: Through daycare center.

The exterior elevations illustrate the palate and materials. The existing gym is a concrete color; it will be painted two-tone to lower its volume of scale. The triangular part will be replaced with metal to match what is happening on the other side. A hole is being cut in the side of the façade to let light into the plaza/entry area; currently that area is covered. On the west side is a portion of the entry, the resource center, windows into the large



multipurpose room, and a trellis canopy that dies into



the existing roof form. On the south side are the clerestory windows with projecting sun screens. The east is a transition from the old to new; the new part is recessed to make a graceful transition.

Red metal siding provides a strong color to emphasize the strong geometric forms. There will be a bronze tint on all of the glazing. Accents such as the trellis will be ochre and window mullions will be a champagne color. Rose-colored concrete masonry units will create the base of the building. The interior colors will be fairly bright, but not overpowering.



In the landscape plan, a number of new design solutions have been applied. Circulation is addressed in a number of ways to make both entrances easily accessible. A new ramp at the northwest corner is wide enough that it does not require handrails. Parking is physically separated from the entrance, but is open in that paving has been carried out to the parking lot.

Sustainability is a driving factor, but there is limited space for plantings. Thus, the team is saving as many trees as they can—they are part of the neighborhood and help to lessen the impact of the scale of the building. They are saving most of the evergreens along the east side, but will take some out and replace them with deciduous trees to allow solar access in winter. They hope to capture roof water and infiltrate it on site and an underground catchment will be installed. The team also hopes to channel some surface stormwater via swales at the southeast corner that will direct it to the rain garden. Organic matter will be added to the soils to help absorb rainfall. The low-gallon irrigation system is being planned with an emphasis on programming and the landscape architect is working with the Parks Department. The landscape will get watered regularly the first two seasons to get plants established and then irrigation will be cut back. Plants are a mix of moisture-tolerant and drought-tolerant species that allow solar access. At the entrances, plants with fragrance, texture, and color are being used. To provide scale, a birch and a couple of large pines are being planted at the south. The team has a maintenance contract with the people who are installing the landscape, so they feel they are off to a good start.

Key Commissioner Comments and Concerns

- Would like to know if there are outside spaces for the kids.
 - Proponents stated that there is no additional outdoor play space, but there is an existing one south of the tennis courts that is accessible from the south side.
- Would like to know how the team is using plants to create outdoor spaces, for example marking the path from the street to the playfield.
 - Proponents stated that there is not a lot of room for landscaping, but the path is lit. The tennis court fence is right up against the path, so they are leaving it open. There is seating at the southeast corner, but they are still looking at how to enliven this area. Both entrances are the spaces where plants are primarily being used.
- Would like to know about paving choices and patterns.
 - Proponents stated that they want to introduce something besides gray concrete, so they are using red and brown in alternating patterns through the building. They do not want to create a freeway through the building, so the “Main Street” will not be a stripe. There is existing red tile with which they are integrating the new paving pattern.
- Feels that the red border at the south entry looks like an enclosure and would like it to open out.
 - Proponents stated that they will consider that. Art will be integrated at the main entry and maybe they will be able to play more with water.
- Would like to clarify what the lower part of the ceiling in the section that shows the multipurpose room is.
 - Proponents stated that that is the mechanical part of the building and City Light has measuring equipment up there.
- Would like to know if proponents considered extending the clerestory through the whole length of the building.
 - Proponents stated that they did, but it creates a problem with collecting water at some points along it.
- Compliments the team on good resolutions of the problems discussed with the Commission earlier. They have resolved workable space issues, made the entry more visible, and eliminated the feeling of the walls bearing down in the southeast corner.
 - Proponents stated that the process of working with the Commission and a Commissioner one-on-one was very helpful and resulted in a better design.
- Suggests the team consider adding a bench or some place to sit at the south entrance because it would be a good place to catch sun and people will want to sit there.
 - Proponents stated that they look at the steps and cheek walls in that area as places to perch.
- Feels that the southeast side should be thought of as a back porch and should be designed as a good place for people to hang out.
- Compliments the team and feels that the childcare center has become a great separate building within this building with it having daylight and a perspective out. Is having trouble visualizing how the shape of the multipurpose room and its highpoint are related. Would like to know if there is a way to moderate what is happening with the room with what is happening with the roof. The storage space creates boxes, the highpoint of the roof is not the center, and it is a complex three-dimensional space.

Would like to know if there is a way to make the room the grand room that it is meant to be.

- Proponents stated that there will also be a partition that drops in to create two separate spaces.
- Suggests that the team take a closer look at the three-dimensional volumes of both parts of the of the multipurpose room space.
 - Proponents stated that they will do interior studies.
- Suggests that there could be a mezzanine in above the storage area.
 - Proponents stated that there is a chance that is possible and they will look at the requirements for access to such a space.
- Feels that the wall in the multipurpose room will cut up the space. In looking at a section, it is more than half the height of the space and in the center it is almost two-thirds the height of the space.
 - Proponents stated that another option is to glaze the area.
- Feels that glazing would be less effective than a solid wall.
 - Proponents stated that they saw an example of this in Meadowbrook and it looked okay. Perhaps they can also look at some examples in churches.
- Compliments the team on the interesting metaphor of the building and the landscape both being treated in terms of stormwater. Suggests that the team find a way the water can be treated that will be revealed to users.