



Seattle
Design
Commission

APPROVED
MINUTES OF THE MEETING
4 March 2004

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Frances Nelson

Iain M. Robertson

Nic Rossouw

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Woodland Park Zoo, Discovery Village - Family Learning Center
Seattle Comprehensive Plan Update
Commission Project Updates and Correspondence
Holly Park Redevelopment Phase III – Alley Vacation

Convened: 8:30am

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Frances Nelson
Iain M. Robertson
Nic Rossouw
Donald Royse
Tory Laughlin Taylor

Adjourned: 2:00pm

Staff Present

Layne Cubell
Lisa Baker



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Development

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4 Mar 2004 Project: **Woodland Park Zoo, Discovery Village – Family Science Learning Center**
Phase: Schematic Design Update
Previous Reviews: 21 February 2002 (Schematic Design), 17 January 2002 (Conceptual Design), 6 December 2001 (Pre-Design), 1 July 1999 (Long Range Plan Pre-Design), 19 August 1999 (Conceptual)
Presenters: Jim Maxwell, Woodland Park Zoo
Deb Guenther, Mithun
David Goldberg, Mithun
Attendees: Scott Ringgold, DPD
Brendan Connolly, Mithun
Sean Cryan, Mithun

Time: 1 hour (SDC Ref. # 221 | DC00068)

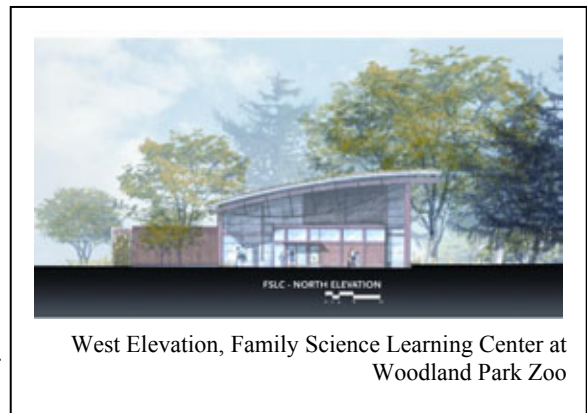
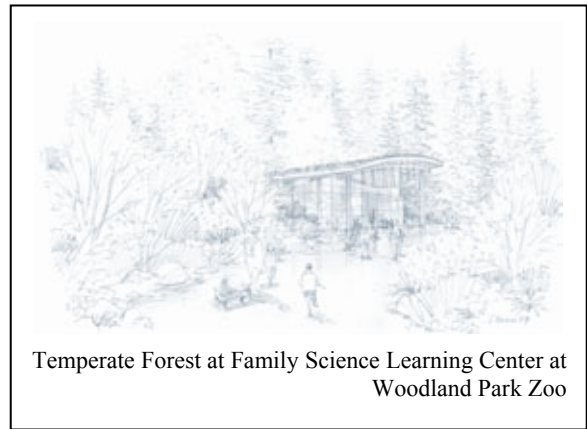
Action: The Commission appreciates the excellent presentation and would like to make the following comments and recommendations.

- **The Design Commission feels that the Family Science Learning Center Building is simple, elegant, flexible and functionally appropriate to the Zoo’s mission;**
- **appreciates the goals of the Discovery Village at large and how they are founded in the Zoo’s mission;**
- **would like the Zoo to consider the involvement of artists in their design projects, as they can teach as much as scientists, urges artists to be involved as early as possible in the conceptual design of Zoo projects and for the Zoo to consider developing an arts plan for their entire facility;**
- **appreciates the clear program and educational components of the Family Science Learning Center building;**
- **is concerned about the amount of glass on the west facing wall since the potential for heat gain could be problematic;**
- **appreciates the holistic consideration of the proposed new entry to the zoo including the traffic, parking, and public transportation impacts;**
- **has strong concerns about the building’s orientation and how the project relates to the future proposed west entry to the zoo; the circulation patterns are problematic because the entry is too buried in the Zoo and appears to favor people coming by car over people arriving on foot or on public transportation;**
- **asks that the team give further consideration to the landscape, especially that portion of the larger Discovery Village site where it is intended that nature will take its course without intervention, because it seems unrealistic to create a natural native species successional forest on this site without some guidance;**
- **notes that the Family Science Learning Center is part of a phased development, and appreciates that the design of this particular building will be compatible with the larger design/aesthetic goals of the entire Discovery Village;**
- **and recommends approval of schematic design.**

It has been two years since the Commission has reviewed this project. This project was on hold for a while because private donations to the Zoo had dried up.

The design team for this project has been working with Aldridge Pears, a firm in Vancouver, BC that specializes in projects that involve early childhood development. Aldridge Pears has been working with the design team to develop the program and interiors for the Family Science Learning Center. In October the Zoo hired Mithun to design the building and to work with Aldridge Pears to finish developing the program.

The Family Science Learning Center is part of the Discovery Village portion of the Zoo. Discovery Village is located on the west side of the Zoo near Phinney Ave N. Discovery Village is arranged along a main path with different biomes off of the main trail. A temperate forest will tie all of Discovery Village together as it is a biome that reflects the local climate. The existing trees in the Discovery Park area have a good canopy, but there are many non-native species. The Zoo has identified the Discovery Village site as an opportunity to demonstrate how a successional forest works. The wooded portion of the site will remain mostly as is with some intervention over



time to



adapted non-native species with native northwest species. There will also be a meadow or open area on the site which will be planted with some pioneer species trees, such as Douglas Fir - this area will represent a natural successional process.

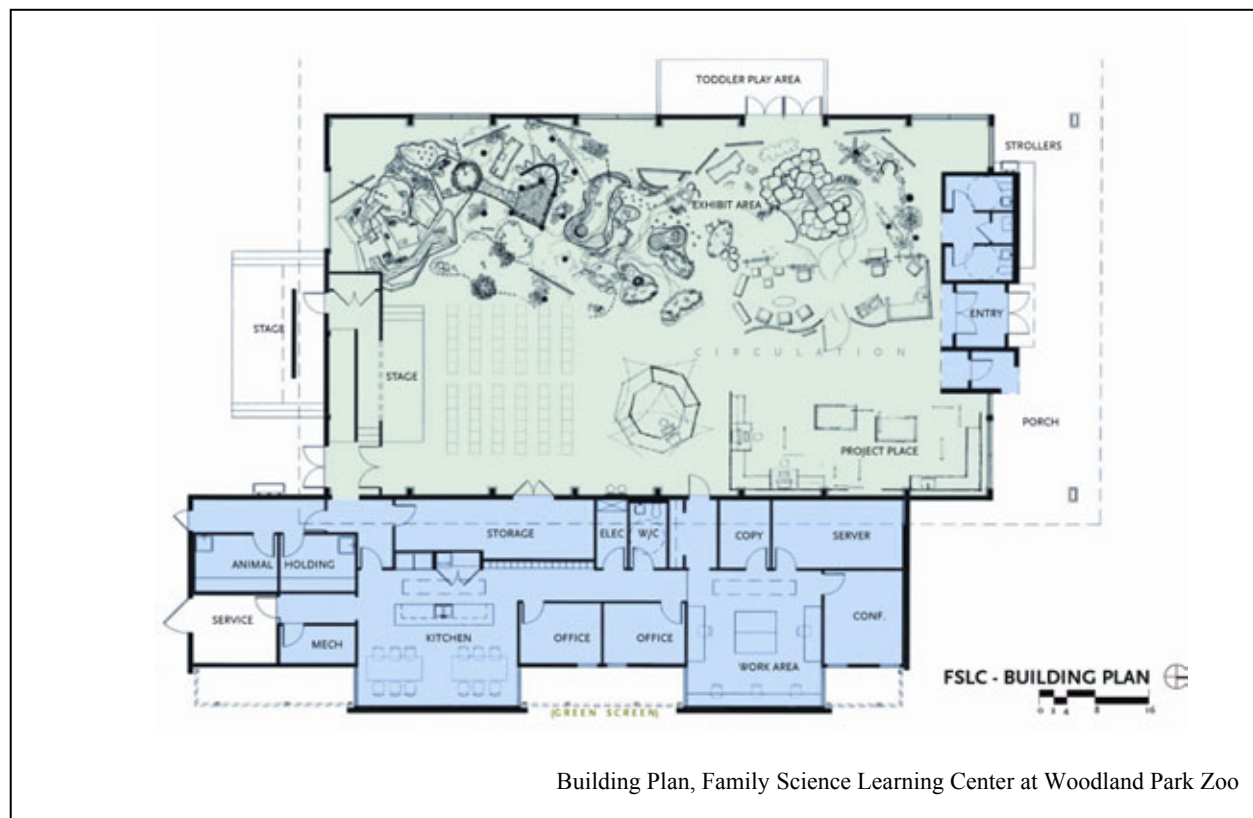
The Family Science Learning Center Building will be built largely within the footprint of a building that was previously on the site, so that the construction of the building will involve as little site disturbance as possible. Paths through the Discovery Village will give children a sense of discovery as they navigate through the site. There will be low understory plants and a high canopy which will allow a clear zone in the middle so that parents can oversee their children. There will be flexible paths and spaces throughout the “old growth forest” including places to hold outdoor classes and places to park strollers.

The Family Science Learning Center will be approximately an 8,300 sf building that is aimed at the following goals:

- flexibility
- integration
- conservation

The design team acknowledges that as a campus type owner the Zoo will be a long term owner of this building and want as much **flexibility** out of the building as possible. The Zoo does not want to have to drastically renovate or replace the building when exhibits change in the future. The design team is also focusing on **integration** between outdoor and indoor spaces. Finally the team will meet its **conservation** goals by targeting a LEED silver rating for this project.

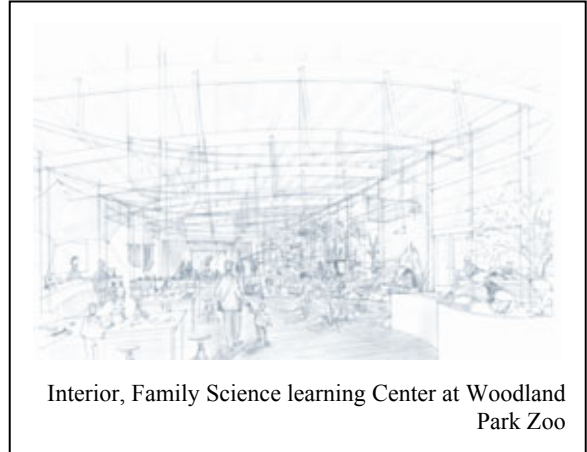
The primary public area of the building will be a flexible exhibit space. The entry to the building will be on the north side connecting directly in to the main public space. There will also be 3,000 sf of back of



house functions along the east side of the building. The building will also contain a small animal holding area and an indoor animal program area for when the weather is not appropriate for outdoor animal programs. The scale of the building is low where it is adjacent to the trail and steps up in height as it meets the forest.

The building will employ a green roof. The green roof will:

- control runoff
- provide insulation
- minimize the aesthetic impact of the building on an adjacent “immersion” exhibit



The building will be designed to utilize natural ventilation as much as possible. In the peak summer months this system will need to be supplemented by air conditioning. The design team will be working with the Lighting Lab to develop a daylighting plan for the building. The building will have a raised floor system to accommodate data and electrical wiring. The raised floor will facilitate future flexibility of the building. There will be “green screens” used outside of the east facing office windows. These screens will consist of wire mesh panels that allow plants to grow up them. The “green screens” will:

- allow light to enter the offices from above
- reduce unwanted thermal gain
- provide privacy for the offices

The primary structural system for the public area of the Family Science Learning Center will be “bow string” trusses with glue-lam beams and exposed steel connections. The skin of the building will be cedar siding and aluminum windows. The existing trees will shade the large glass area of the building facing west.

Key Commissioner Comments and Concerns

- Questions if there is an artist involved in this project.
 - Proponents explained that there is not 1% arts money for this project as the Zoo Society has not yet raised all of the funds needed for the project.
- Encourages the Zoo to include art within its guiding principles.
- Suggests there is an opportunity to add an educational component to the building that explains the history of the primate building on the site, and how the demolition of the primate building represents a change in how we view animals.
- Also notes that there could be an educational component to the construction process of the building particularly the sustainable elements of the building.
- Remarks that there are plans to add parking by the future west entrance to the Zoo. Hopes that the entrance is not off of the parking lot instead of off of the street. Feels it would be more appropriate to orient the entrance to public transit users as cars are major contributors to green house gases that are causing global warming which is destroying natural habitats.

- Notes that the largest glazed areas in the building are facing west. Would like to understand how much the adjacent trees will contribute to shading these areas.
 - Proponents explained that staff from the lighting lab have taken photos of the adjacent trees and will be modeling them so that they can test the specific screening effects of the trees.
- Questions what the phasing/schedule of the future west entrance will be.
 - Proponents stated that they are working with SDOT and Metro to coordinate street and public transit issues. They also explained that they are awaiting a City Council decision about the proposed additional parking.
 - Proponents noted that nothing is funded yet, but that the new parking and the new entrance could possibly be built as soon as 2007.
- Is concerned that there is not an overall arts plan for the Zoo as a whole. Feels that the Zoo is missing an opportunity to have an artist involved who can focus on sustainability or natural systems.
- Feels that the Family Science Learning Center building responds to the Zoo's initial goals, but shares the concern regarding the large expanse of western facing glass.
- Is also concerned about the meadow area that is intended to be left to its own devices. Worries that this may be impractical and suggests that there may be different ways of intervening that could be very subtle.
- Is delighted that the building is aiming for a LEED silver rating.
- Notes that the scale of the buildings in the Discovery Village seems too large to be a "village". Suggests that the Zoo try and find ways of minimizing the building footprints.
- Thinks that "bow string" trusses in the public area of the Family Sciences Learning Center are elegant.
- Feels that the building is elegant and appropriate to its function, and the Zoo's mission.
- Suggests that there could be ways to have animals that are outside of the Zoo's control inhabit the Zoo by providing bat houses and bird houses.
- Likes the simplicity of the form and structure of the Family Learning Center.
- Notes that this building is successfully using new materials in a familiar form.

4 Mar 2004 Project: **Seattle Comprehensive Plan Update**

Phase: Briefing

Previous Review: 19 June 2003 (Briefing)

Presenter: Tom Hauger, DPD

Time: 1 hour (SDC Ref. # 170 | DC00309)

Summary: Tom Hauger updated the Design Commission on the Seattle Comprehensive Plan Update process. The discussion included the effectiveness of the existing plan, new targets for the next 20 years, and selected proposed amendments to the Comprehensive Plan.

The Commission was encouraged to hear about the evolution of the Comprehensive Plan. They thought it was wonderful to hear that the plan is accomplishing the goals that it set out to. The Commission commends the Department of Planning and Development on their public outreach process. They also commend the team on shifting the focus of the Comprehensive Plan toward a broader city viewpoint and away from neighborhood by neighborhood agendas. The Design Commission appreciates that sustainability is one of the primary goals of the Comprehensive Plan. In particular, they support the City's focus on fostering natural drainage systems. The Design Commission suggests that the types of new jobs and new housing that are being created should be recorded as part of the data collection that is aimed at monitoring the effects of the Comprehensive Plan. They feel that this will help take the goal of sustainability further by more clearly addressing issues of social and economic sustainability. The Commission appreciates the analysis that was done on different types of transportation corridors. In addressing transportation the Commission hopes that the Comprehensive Plan establishes transportation goals that support the overall goals of the city rather than depending on the auto-centric traffic count methods of the past. They appreciate that the team has coordinated with SDOT in order to integrate many layers of planning documents. The Commission feels that the Comprehensive Plan's foci on land use, transportation, and the environment are very appropriate.

Seattle's Comprehensive Plan is required to be updated every 10 years. The Department of Planning and Development is concluding the first 10 year update to the Comprehensive Plan since the Plan was adopted in 1994. Generally the Planning team facilitating the Comprehensive Plan update has found that the Comprehensive Plan is working. The team has been focusing the update around three key issues:

- Land Use
- Transportation
- The Natural Environment

The team within the Department of Planning and Development that is coordinating the update of the Comprehensive Plan has held a number of public meetings in order to solicit community involvement in the process. The initial public meeting was an open house with a key note speaker which was a new meeting format intended to draw broader interest in the Comprehensive Plan. The team also met with many city-wide citizen groups including 1,000 friends of Washington, and the League of Woman Voters.

DPD has accepts proposed amendments from the public once a year, and then reviews them with planning staff and the City Council. This year they have received the fewest amendment proposals from the public since the comprehensive plan was adopted. Currently the Planning Team is working with City Council staff and other City staff to review the amendments proposed by the public. They will then draft an amendment to the Comprehensive Plan, which will be reviewed by the public, and then reviewed and adopted by City Council.

The update to the Comprehensive Plan includes accommodating new job and housing targets projected until 2024. This target includes 50,000 new residents for this new 20 year period (from 2004 to 2024). The initial target for the first 20 years (from 1994 to 2014) projected 60,000 new residents during that 20 year period. Seattle has been averaging 2,300 new units per year over the first 10 years of the Comprehensive Plan. Seattle would need to be averaging 2,500 new units per year to meet the growth targets. The planning team has decided to start calling the “growth targets” associated with the Comprehensive Plan “growth estimates”. This will more accurately reflect their function which is to predict future growth so that it can be accommodated, not to set goals for the amount of growth.

Part of Seattle’s Comprehensive Planning process is the consideration of potential annexation areas. King County is looking for cities to incorporate the unincorporated areas that are within the urban growth boundary. Two areas that Seattle is considering annexing are North Highline (the area between Seattle and Burien), and West Hill (the area between Seattle and Renton).

In the future the Comprehensive Plan may include street design guidelines for different types of roads in different types of urban areas. The mode split goals of the original Comprehensive Plan now seem overly aggressive compared to the actual changes that have taken place. The planners had anticipated that there would be more mass transit systems in place than there are now. Most of the mode split change is occurring in the designated Urban Centers. This change is being watered down by the large areas of single family housing in the city that are having relatively little change in mode splits. The Comprehensive Plan team is looking at setting mode split goals for specific Urban Centers instead of for the city as a whole.

There is a proposed amendment to designate BINMIC (Ballard Interbay North Seattle Manufacturing/Industrial Center) as an Urban Center in order to allow mixed use development. There is also a related proposed amendment to discourage non-industrial public access to the industrial street ends so that public uses associated with new mixed use development would not threaten functional areas that are needed by the industrial uses that are already in the area. The City will most likely not be ready to act on these proposed amendments this year.

Key Commissioner Comments and Concerns

- Questions how the update to the Comprehensive Plan is related to the Mayor’s state of the City speech in which he stated it is his goal to double the number of people living in downtown Seattle over the next 20 years.
 - Proponents explained that this goal is very closely related to the goals of the Comprehensive plan. They stated that Seattle’s downtown includes three of the Comprehensive Plan’s designated Urban Centers.
- Wonders if annexation is a contentious issue.
 - Proponents admitted that it could be, but noted that it is not being contested yet at this early stage of consideration.
 - Proponents stated that Burien would like to annex the part of North Highline that has a fire station that serves Burien.

- Proponents noted that the current act to amend the Comprehensive Plan does not include the annexation of any new areas. It only includes the City's intentions to annex new areas in the future.
- Questions if the unincorporated areas would be a financial liability if they were annexed by the City.
 - Proponents stated that they would be. They remarked that the only urban areas that have not yet been incorporated are primarily residential, and therefore cost more to provide services to than they generate in tax revenues.
- Wonders what the City's perspective is regarding annexation given its current budget problems.
 - Proponents stated that the Mayor is supportive of plans to annex the unincorporated areas of North Highline and West Hill. They noted that some City Council members may have concerns about this plan.
- Questions why the proposed Monorail is considered to be an intermediate capacity transportation system while the light rail is considered high capacity. Wonders if there will really be more people using the light rail system than the Monorail.
 - Proponents noted that the transportation categories are not based on the specific ridership projections for each of the systems as they will be implemented in Seattle. They are general categories that refer to the capacity of the transportation systems independent of their particular implementation. For example buses are generally considered to be a low capacity system, while light rail has the potential to be a high capacity system. Intermediate capacity systems are those in between such as monorail or streetcar systems.
- Wonders if WSDOT is involved in the Comprehensive Plan process.
 - Proponents noted that WSDOT is mostly involved in a reactive way.
- Notes that he does not see anything referring to the Viaduct Replacement in this update.
 - Proponents explained that they will not be ready this year to adopt policies that will result from the Waterfront Planning effort.
 - They added that policies regarding the Viaduct project will be added to the Comprehensive Plan next year.
- Questions what the stance of the Comprehensive Plan is regarding natural systems.
 - The goal of the Comprehensive Plan is to preserve natural systems and use them as models for stormwater and drainage management.
- Notes that the housing targets and the job targets of the Comp Plan are not tied together. Remarks that future development in South Lake Union is theoretically matching job goals with housing goals in the same neighborhood. Feels that the types of jobs that will be created in South Lake Union are unlikely to provide salaries that will match the cost of the housing that will be developed in the area. Emphasizes that if the housing being created does not match the jobs being created that the Comprehensive Plan is not working.

4 Mar 2004 Project: **Commission Project Updates and Correspondence**
Phase: Discussion

Time: 1 hour (SDC Ref. # 169 | DC00009)

Summary: The Commission discussed ongoing and upcoming projects.

The Commission is concerned that members of the Monorail Review Panel be treated equitably and so will forego their typical stipend for this project. They discussed their ideal would be to pay all members equally and to have the monorail project continue to pay appropriately for the amount of Commission input that they are receiving. The Commission is also concerned that the City receive and hear the recommendations of the Panel. The Commission members who are not serving on the review panel would like to make sure that they are keeping up with the Monorail project. They would like to be copied on the MRP's briefings to City Council. Charles Anderson offered to serve on MRP in Cary Moon's place, but cautioned that to do so, he would need to step down from the Light Rail Review Panel (LRRP).

The Commission and staff reviewed two letters, from the AIA and ASLA, that were sent to the Mayor and City Council last year regarding the development of the Public Safety Building site, which is part of the Civic Center Master Plan. The Commission will draft a similar letter to the Mayor and City Council regarding their concerns with the development of the Public Safety Building site.

Finally, the Commission discussed how they should be involved in reviewing the DEIS for the Viaduct. They would like to find an effective and time efficient way to review this extremely long document. The Commission agreed that they will form a joint subcommittee with the Planning Commission to review the DEIS. The preferred alternative and the final design should be reviewed by the full Design Commission.

4 March 2004 Commission Business

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|-------------------------|----|---|
| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 19 FEBRUARY 2004</u> - Tabled |
| DISCUSSION ITEMS | C. | <u>UPCOMING COUNCIL BRIEFINGS</u> - CUBELL |
| | D. | <u>CIP UPDATE</u> - CUBELL |
| | E. | <u>OUTSIDE COMMITMENTS</u> - ALL |
| ANNOUNCEMENTS | F. | <u>ARCADE RECEPTION</u> - SWENSON SAY FAGET, MARCH 4, 5:30-7:30 |

4 Mar 2004 Project: Holly Park Redevelopment Phase III

Phase: Alley Vacation

Previous Reviews: 20 January 2000 (Holy Park Phase II), 18 February 1999

Presenters: Carter Hart, Seattle Housing Authority
Anne Torney, Solomon ETC-Wallace Roberts ToddAttendees: Beverly Barnett, SDOT
Dave Robertson, Triad Assoc.
Peg Staeheli, SVR Design Co.

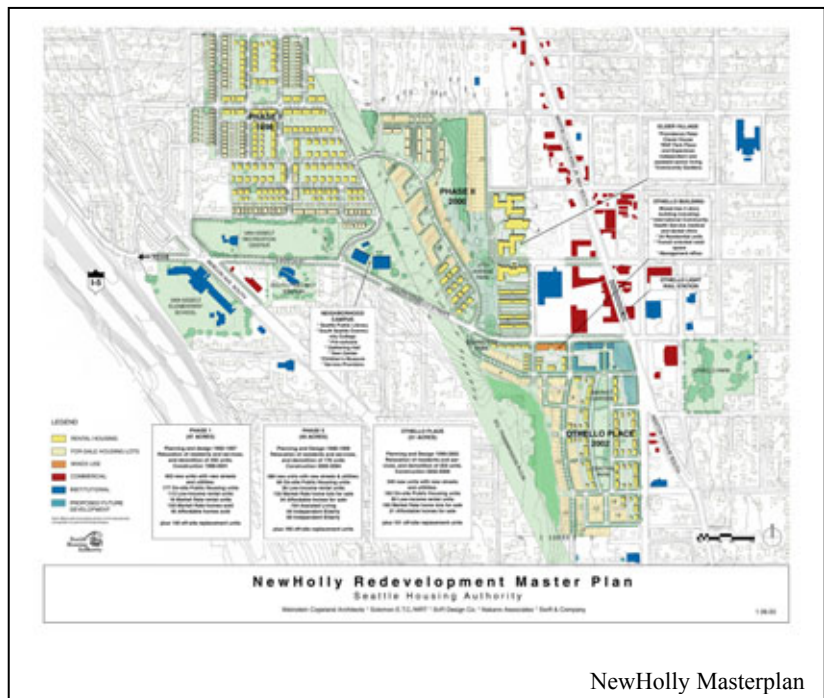
Time: 1 hour (SDC Ref. # 170 | DC00328)

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

- The Commission can find no problem with the proposed alley vacation;
- feels the vacation and relocation of the alley is justified given the urban design conditions;
- notes that the vacation and relocation will allow denser development which supports the goals of the Holly Park Master Plan;
- sees the public benefits of this project as creating a wider alley, establishing an internal street grid, and allowing a new access point to the central park;
- and recommends approval of the alley vacation.

This project is a proposed alley vacation and rededication as part of Phase III of the Holly Park Redevelopment Master Plan. The Holly Park Site is near the Intersection of Martin Luther King Way S and S Othello St, which is near the future Othello Light Rail station.

Previous to this redevelopment project the entire Holly Park site was developed with curving suburban style streets and large superblocks. All three phases of the redevelopment have made new connections to the adjacent street grid wherever practical. This project has been guided by a New Urbanist influence and has aimed to put Holly Park back on the Seattle street grid. The goal is to have Holly Park be as indistinguishable from the surrounding neighborhoods as possible. Throughout this project alleys have been added wherever possible. Alleys allow additional carriage house units to be built on some properties which increases density in the area.



NewHolly Masterplan



Perspective Rendering of NewHolly

Phase I

The first phase of the Holly Park redevelopment included 305 units. 12 of these units were market rate while the rest were low income or very low income. Phase I included complete replacement of all of the very low income units that were demolished.

Most of the housing developed in Phase I were single family houses, even the rental properties were primarily single family dwellings. There were some duplexes and townhouses built as part of Phase I, but they were the exception not the rule.

New community facilities were also developed as part of phase one. The new library, community college branch, daycare, teen center, and other facilities are all very visible from the street. These facilities are available for residents of Holly Park as well as residents in the surrounding neighborhoods. So far ten times the number of library cards that were previously issued have been issued since the new Library building has opened.

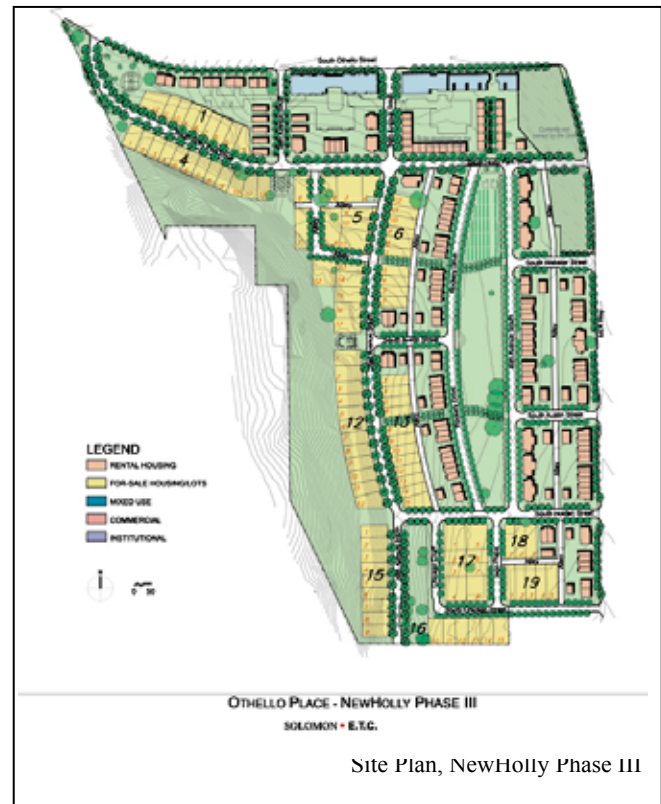
Phase II

Phase II was built on an area with more severe terrain than Phase I. Because of the topography it was determined that it did not make sense to try and continue the street grid as a part of this phase of the project. This phase included a new 3 story row house unit type that was not included in Phase I. The housing in this phase transitions into more urban housing types as the development gets closer to Martin Luther King Way and the future light rail station. Phase II includes senior housing, which was developed by organizations that partnered with Seattle Housing Authority. This phase included 59 for sale housing units developed by Seattle Housing authority. The rest of the for sale housing in this phase of the development was built by private developers on land that was sold by the Housing Authority.

Phase III

Phase III includes a new network of streets that connects to the existing Seattle grid. There is a north south orientation to the streets in order to facilitate connections to the future Othello light rail station. In the center of the Phase III development is a public park, which also has a north-south orientation. The blocks surrounding the park are served by alleys in order to reduce the number of curb cuts on the streets facing the park.

At the outset of the Phase III planning there was a property at the north east corner of the development which was not yet owned by SHA. While the long range plan for the site included the acquisition of this property an interim plan had to be devised until the property could be purchased. In pursuing the initial development SHA dedicated a new alley that followed the boundary of their property. It was SHA's intention and part of their agreement with the City, when applying for a Master Use Permit (MUP), that when they acquired the rest of the property they would vacate this crooked alley that follows the property line and rededicate a wider and more orthogonal alley. This agreement also bound SHA to their intention to dedicate part of the newly acquired property as a new street of way that would connect South Holly Park Dr and Martin Luther King Jr. Way.



Key Commissioner Comments and Concerns

- Notes that there seems to be no reason to object.
- Is glad to be able to see this project.
- Compliments the Housing Authority on their perseverance in developing this plan.
- Questions if the unit mix has changed as the later phases have been developed.
 - Proponents stated that there have been less market rate rental units in the later phases of the project.
- Completely supports this proposed alley vacation.