

Seattle Design Commission

APPROVED

MINUTES OF THE MEETING

17 February 2005

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Darrell Vange

Guillermo Romano,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Broad Street Substation Improvements
City Planning Division Update
Freeway Park Pre-Design
Queen Anne Standpipe Replacement
Transportation Projects Briefing/Discussion

Convened: 9:30am

Adjourned: 5:00pm

Commissioners Present

David Spiker, Chair
Pam Beyette
Karen Kiest
Hannah McIntosh
Anindita Mitra
Nic Rossouw
Darrell Vange

Staff Present

Guillermo Romano
Layne Cubell
Tom Iurino
Emily Podolak



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Development

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17 Feb 2005 Project: **Broad Street Substation**

Phase: Schematic Design

Previous Reviews: None

Presenters: Tom Parks, Seattle City Light
Steve Stemper, SM Stemper Architects

Attendees: John Fogerty, SM Stemper Architects
George Deleau, community member

Time: 1 hour (SDC Ref. # 169| DC00349)

Action: The Commission appreciates the thorough presentation and commends the proponents for presenting an early review of a modest budget project with significant public impact

- **appreciates the proponents' concise and clear goals and suggest that improvements to the existing structures should focus on the public spaces and consider the urban context**
- **encourages proponents to undertake seismic fixes that would not fill in the windows; keep the Broad Street facade great and aesthetically pleasing; and use care when choosing the exterior concrete wall's color because its color, finish and texture do matter.**
- **recommends approval of schematic design**
- **recommends that proponents do not need further review by the Commission as long as project matches these plans**

This is the first review by the Commission of this \$600,000 project that includes roofing, seismic retrofit, exterior wall repairs and some new windows. The project sits on a prime corner at the intersection of Broad and Harrison, which in the future could have a more pedestrian focus.

Proponents Presentation

The Broad Street Substation scope of work includes, replacing the roof of the control building, repairing cracks in concrete and failed sealant joints, applying a protective coating to the exterior of the concrete walls, refurbishing the windows on the control building and selected windows on the crane tower/shop building and performing structural improvements to the facility, possibly with limited impact to windows on the control building. The project's goals include ensuring a level of structural functionality to the facility in the event of a significant seismic event, extending the functional life span of the facility, balancing the needs of refurbishment with our concerns for the character of the of the building and neighborhood.

The existing control building was originally constructed in 1950. It is constructed of cast-in-place exposed concrete exterior walls which are currently showing degradation due to moisture intrusion. Limited minor cracking is also evident due to thermal and seismic movement. The overall budget for the project is \$600,000. The current envelope restoration estimates are between \$320,000-\$360,000 and the current structural improvement estimates are between \$190,000-\$250,000.

The proponents propose to replace selective windows. The existing windows being considered for replacement are a narrow profile, steel sash, single pane window. The aluminum frame

replacement windows represent very close matches to the profiles of the vintage steel sash windows and will improve the thermal performance of the building.

In the preparation for the production of contract documents, Seattle City Light has directed that 3 different approaches to protecting the concrete walls be considered, as well as three different approaches to re-roofing the control building. Each of these approaches has been identified and associated with construction costs, as well as lifecycle costs have been generated, which will aid Seattle City Light in choosing the approaches which hold the best value for their budget.

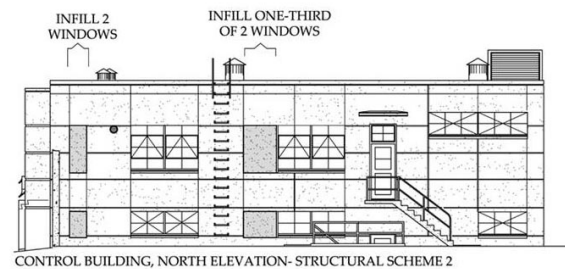
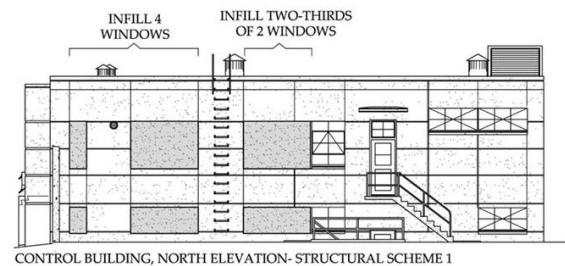
Public Comment

- Comments that the yellow lattice tower that is attached to the control building could be a potential seismic risk if not improved or removed

Commission Comments and Questions

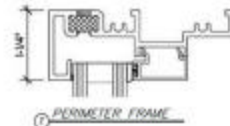
- Comments that the aluminum window replacement is a good idea, be selective about their placing, don't fill too many of the existing windows in with concrete
- Asks if there will be seismic improvements to the crane building
- Internal columns will be reinforced States appreciation for retaining the character of the building
- Expresses that the color of the paint is important, and assumes proponents will paint to the existing color
- Expresses that the Broad Street facade is the priority
- Asks what if anything will happen to the art fence and the exteriors of the building
 - The exteriors of the building will be cleaned, concrete patched and then painted over. The art wall's masonry will be cleaned and cracks repaired. A metal coping will be installed over the top of the art wall's masonry. The art wall's steel framework will receive touch up painting. Where touch up painting occurs, the touch up paint will match original colors.

Structural Improvement at Control Building

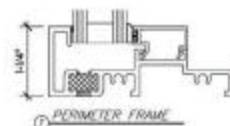
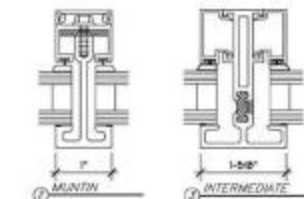


Replacement Windows

- The window manufacturer being considered to supply replacement windows offers a line of extremely thin aluminum frame windows. Their available profiles represent very close matches to the profiles of vintage steel sash windows.



- The aluminum frames are constructed with thermal break assemblies, and can be glazed with insulated glazing panels. This would offer an increase in thermal performance while maintaining the character of the windows.



17 Feb 2005 Project: City Planning Division Update

Phase: update

Previous Reviews: 18 November 2004; 16 September 2004

Presenters: John Rahaim, City Design

Marty Curry, Department of Planning and Development

Attendees: None

Time: 1 hour

(SDC Ref. # 169| DC00322)

Summary: The Commission thanks John Rahaim, Planning Division Director, for his bimonthly update with the following recommendations:

- appreciates the updates on current land use code work including downtown building height increases and critical area code changes;
- encourages Planning staff to explore incentives to provide market-rate and workforce housing in the proposed height increase legislation
- thanks Marty Curry for developing the *Integrating Public Involvement in Project Management* as a great guide for the city's planning staff at DPD that can also serve as a prototype and model for other departments and agencies outside of the city

Proponents Presentation

John Rahaim, DPD updated the Commission on what is happening in the larger planning division. He discussed the city's recent decision to lift the cap on building height in Center City, the state's mandated changes to the city code based on environmentally critical areas (ECA), new development areas in the city: First Hill, the south side of Belltown and Denny Triangle, near Pikes Market.

Marty Curry reviewed the Guide to Public Involvement, which she is in the process of finishing. The Guide is a fifteen page worksheet for city staff with fill-in-the-blanks located in inserts that can be used for documentation. It was initiated with the goal of providing a more consistent and high quality approach to public involvement for the many planning related processes and projects of which DPD's City Planning staff is responsible. Given limited resources and the need to involve the public to produce credible and quality plans and policies, it is important to engage the public appropriately and effectively in planning and policy practices. Planning staff hopes to use the Guide as a model for other city departments.

Commissioner Comments and Questions

- expresses that there is some public concern about building height increases in Area 5
- asks what efforts are being made to encourage workforce housing
 - Right now, bonus height is for commercial buildings. Work is being done to ask developers of market rate housing to also put money into affordable housing.
- comments that it would be great if the DPD Public Involvement Guide could be available for private consultants dealing with similar issues
- believes that the Guide has great structure and really makes sense; it presents material in a very rational/logical way and looks to be a great tool
- asks what proponents believe the Commission's role will be
 - envisions the Design Commission being involved early in the process and Planning Commission involved throughout the duration
- appreciates the suggested "check-ins" at the bottom of each page

February 17 Commission Business

- | | |
|-------------------------|---|
| ACTION ITEMS | A. <u>TIME SHEETS</u> |
| | B. <u>MINUTES FROM 1/20/05/PODOLAK</u>
1/20/05 APPROVED |
| DISCUSSION ITEMS | C. <u>OUTSIDE COMMITMENTS/ALL</u> |
| | D. <u>DC ADMINISTRATIVE POLICIES/ SPIKER AND CUBELL</u> |
| ANNOUNCEMENTS | E. <u>RECRUITMENT UPDATE</u> |
| | F. <u>VIADUCT SURFACE DESIGN WORKSHOP 2/18/05</u>
8:30 AM -1:00 PM |
| | G. <u>MONORAIL REVIEW PANEL MEETING 3/21/05</u>
4:00-7:00 PM |

17 Feb 2005 Project: **Freeway Park**

Phase: Pre-Design

Previous Reviews: None

Presenter: Susanne Friedman, Parks and Recreation
Kevin Stoops, Parks and Recreation

Attendees: David Brewster, Town Hall
Iain Robertson, University of Washington

Time: 1 hour (SDC Ref. # 169| DC00350)

Action: The Commission thanks the proponents for their presentation of Freeway Park's proposed improvements

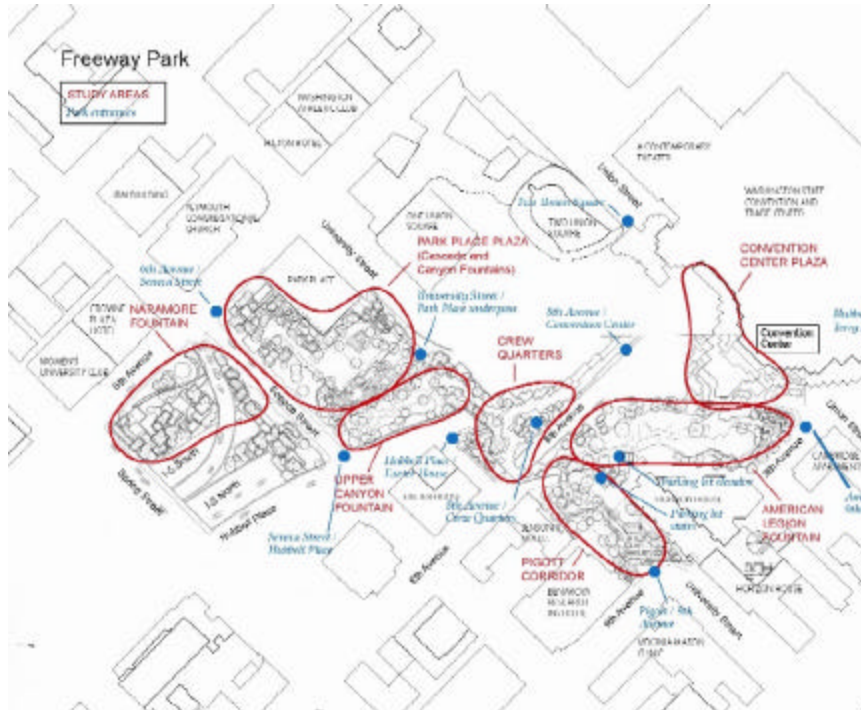
- **encourages the proponents to engage their partners in seeing the park as an asset, especially the adjacent Jensonian Hotel site**
- **commends the Parks Department for taking on a Herculean task, their thoughtful analysis of the unused, unsung park and their long term vision to turn it into a focal point for the city**
- **recognizes that both programming and structural changes are necessary, and that several short term CIP projects will help, but is concerned that funds available are not up to the larger task. agrees that it would be good to rely on a non-profit foundation or management entity like Seattle Center and to tap the new Enterprise Development unit at Parks for advice and ideas on vending and programming**
- **suggests increasing the porosity of the edges rather than shutting the entries out of concern for public safety**
- **recommends approval of pre-design**

This is the first review by the Commission of the Freeway Park Improvement. The project is funded by a Neighborhood Matching Grant and Park's CIP monies.

Proponents Presentation

Freeway Park is located near First Hill, the Theater District, and the edge of downtown. Last year the Freeway Park Association received an NMF grant from the Department of Neighborhoods, Parks matched the amount and together along with the Freeway Park Association they created the 2004 Activation Project and hired New York City based, People for Public Spaces (PPS) as a consultant. PPS convened a series of workshops and meetings to garner public input on early project ideas and recommendations, and they used a Client Group to provide consistent guidance.

PPS observed the park on several occasions, interviewed the Client Group and other key constituents on their perceptions of the park in its current configuration.



Key Issues

1. lack of activity
2. poor perception
3. poor connection to adjacent buildings
4. hidden entrances
5. inadequate signs
6. lack of a broad management strategy beyond maintenance

PPS Objectives and Recommendations

1. improve access to the park with better entrances, lighting and signs
2. restore the park's original experiences, optimizing sunlight and forest areas with plant management
3. increase activity in the park and provide amenities
4. improve the park while respecting its original design vocabulary
5. enhance the relationship between the inner and outer park by creating connections with future development around the park
6. develop an active management and funding strategy

2004 Activation Project Goals

The project goals are to develop a program plan with a range of activities to draw together members of the diverse downtown and First Hill communities by providing opportunities for social interaction and improving security. It includes programming ideas for the outer edges of the Park, coupled with the local community's desire to preserve the quiet oasis at the center of the Park, striking a balance between preservation of the Park's signature design and implementing change to open up sight lines and improve security.

Immediate action items that Parks can initiate in 2005 towards activating Freeway Park fall into four categories: vending, programming, maintenance and CIP projects.

1. Vending – determine locations and infrastructure needs to support vendors and performances, issue temporary permits, possible café collaboration with Park Place cafe and WSCTC.
2. Programming – bring back summer concerts in the park along with other performance opportunities, develop and implement the park-wide exercise loop for spring/summer, develop four season multi generational programming for Cascade Foundation area,

WSCTC plaza and 8th Ave walkway, create a game center space providing movable tables and chairs around the fountain

3. Maintenance – implement annual plantings at key entrances and other select locations throughout the park, restore grass berms in the American Legion Fountain Area, selectively thin and limb up trees, with possible tree removal
4. CIP Projects – remove concrete slabs along staircase on the north side of the Canyon Fountain to open up sight lines, implement new signs and way finding concept into and within the park, implement new lighting concept for the park, focusing on circulation paths, entrances and fountain areas, implement new bench program – done in conjunction with Programming efforts.



The budget for the Park has \$100,000 in CIP funding for 2005 to proceed with design development and \$400,000 on hold in the 2006 budget for construction.

Project Schedule

- 2005 – design development and construction documents
- 2006 – construction

Commissioner Comments and Questions

- Asks how tree trimming and removal will be decided
 - With consultation of Iain Robertson and the Parks Department
- Asks about issues of homeless camping in the canyon area
 - This area does need remediation, course of action is yet to be determined
- Encourages proponents to carefully consider level of activation, how much is needed and how to be sensitive to the homeless issues
- Encourages the use of sustainable elements in the park
- Asks if the proponents are considering changing the name of the park
 - It has been considered. There are three parts to the park and that is part of the challenge, possibility of using names for different areas
- Encourage proponents to continue to engage neighbors as stewards and partners

Public Comments

Iain Robertson commented on the need for pruning trees and possibly removing trees throughout the park to create a balanced range of views for the community, to allow sight lines for visibility and safety, and to improve the health of those that will remain.

17 Feb 2005 Project: **Queen Anne Standpipe Replacement**

Phase: Schematic Design

Previous Reviews: 18 Dec 2003

Presenters: Bill Heuback, Seattle Public Utilities
Laurel Harrington, Seattle Public Utilities
Steve Southerland, Miller/Hull
Susan Black, SBA Landscape Architects

Attendees: Susan Harper, Seattle Public Utilities
Kalindi Adler, HOA
Judy Williams, community member
Robert Frasier, Citizen's Advisors Committee

Time: 1 hour (SDC Ref. # 169| DC00125)

Action: The Commission thanks the proponents for their presentation of the Queen Anne Standpipe

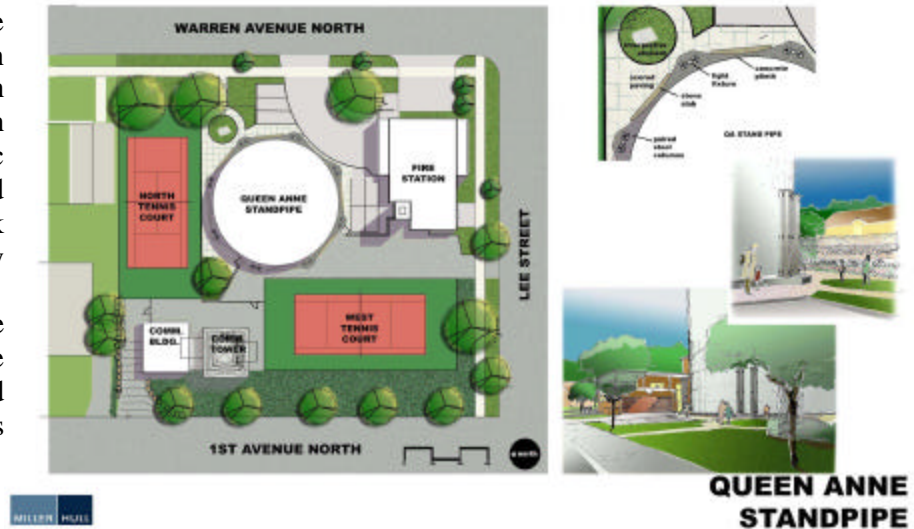
- **recognizes the difficulties of the constrained site and thanks the proponents for the years they have put into the project**
- **discourages the proponents from incorporating a piece of the historic tank into the new design as this is too literal a reference and instead encourages using other ways to remember it and suggest reinforcing water as a key theme on site.**
- **encourages proponents to make thoughtful color decisions**
- **recommends approval of schematic design**

The project was last reviewed by the Commission in December 2003. The goal of the project is to continue to provide the Queen Anne community with an adequate, safe and reliable water supply. The existing tanks were built over 100 years ago when the population of the Queen Anne area was substantially less than the current population, and when building standards and techniques were substantially below today's required practices. Consequently, the current tanks are undersized, seismically deficient and in poor condition.

The project will include resurfacing the existing tennis courts and some site amenities that are consistent with the requirements of the other site users, budget and space restrictions. The proponents propose saving a piece of the old stand pipe during deconstruction and reusing it in the design as a historic relic.

The two existing tanks will be replaced with a single 2.0 million gallon tank that is the same height as the existing tanks. The new tank will be steel, welded in stages but will have a single casing that is smooth and cylindrical. There will be scalloped edges towards the base of the tank and lighting to decorate its base.

Public meetings were held with the Queen Anne community in January. Based on input, Seattle Public Utilities will proceed with the one tank option. The community has requested that they be involved in the design of the site amenities and notified of public meetings involving this site.



Commissioner Comments and Questions

- Asks if there has been artistic involvement in the design process
 - Yes, the contract has since run out and decision was made not to continue
- Asks about the treatment of the tank surface and proposed paint color
 - Proposing a fairly neutral and smooth color
- Asks if there is a height limit on the tank
 - Yes, 65' with current shape, it will meet capacity needs
- Asks about the plinth/base details and construction
 - It will be a 6 inch stone slab on concrete
- Encourages proponents to avoid making a safe, suburban space with basic site plan, consider paving the whole plaza without the traditional curb cuts
- Supports the architectural relief towards the base of the tank
- Encourages proponents to tell more of the story to make the space a more exciting experience
- Likes pilasters and lights and encourages proponents to make them modern
- Discourages proponents from reusing a fragment of the old tank, too literal, instead consider photos on the steel, plaques to tell the story

Public Comments

Expresses that this is the first time the community member has seen the base drawings, they were not available at the last public meeting.

Expresses that they will miss the old tower, it has a beautiful public face.

17 Feb 2005 Project: **Transportation Projects Briefing/Discussion**
Phase: Briefing
Previous Reviews: None

Presenters: Grace Crunican
Diane Sugimura
Ethan Melone

Attendees: None

Time: 1 hour (SDC Ref. # 169| DC00347)

Summary : The Commission thanks Diane Sugimura, DPD, Grace Crunican, SDOT, and Ethan Melone, SDOT, for their comprehensive briefing on major transportation projects in the city.

- **appreciates the opportunity to discuss how they can most effectively engage in these projects**
- **congratulates SDOT and DPD for their collaborative approach in taking on major transportation projects. It is apparent from the early work that these projects are being handled in a new way in that urban design and transportation are being considered holistically**
- **looks forward to the Monorail Review Panel working closely with both SDOT and DPD permitting staff to bring about the most effective design review of the Seattle Monorail Project as it moves towards implementation**
- **encourages SDOT to look carefully at the proposal to re move a portion of Broad Street as part of the Viaduct and Mercer Street replacement projects as its current alignment provides a direct and unique connection between Lake Union and Elliott Bay**
- **looks forward to the opportunity to review the following projects and acknowledges that SDOT will be looking for their insights on: the expansion of the city's bike trails; pedestrian and transportation improvements around Northgate; the proposed new parking garage at Seattle Center; Center City Access Strategy, SR 520 Replacement Project, and the redevelopment of both King Street Station and the Colman Dock Ferry Terminal**
- **appreciates the clear consensus between SDOT and DPD that parking needs to be handled in a way appropriate to positive urban development throughout the city**
- **looks forward to meeting with both department directors again to continue this discussion**

When the planning department dissolved in 2002, it sent half of its functions to SDOT and half to DPD. The two departments are now working together on these issues that overlap and with much success. Major transportation projects have been leading city redevelopment and the communication and collaboration between the two departments has been a key to this success

Proponents discussed recent transportation projects, discussions and issues including Colman Dock, Viaduct, Monorail, Light Rail, South Lake Union Streetcar, lowered Aurora, Mercer Corridor, I-5 improvements, 520, I-90, Fremont Bridge Approaches, Northgate, and city bike trails.