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Andrew Barash

Julie Bassuk

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Brendan Connolly

John Hoffman

Julie Parrett

Nathan Polanski

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Norie Sato

Guillermo Romano
Executive Director

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

APPROVED MINUTES OF THE MEETING

June 4, 2009

Convened 8:30 pm
Adjourned 4:00 pm

Agenda Items

Yesler Terrace Redevelopment
Councilmember Rasmussen
Councilmember Clark
Madison Valley Stormwater Improvements – Phase II
Council President Conlin

Commissioners Present

Mary Johnston, Chair
Andrew Barash
Julie Bassuk
Graham Black
Brendan Connolly
John Hoffman
Julie Parrett
Nathan Polanski
Norie Sato

Staff Present

Guillermo Romano
Valerie Kinast
Tom Iurino
Jeff Arango



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Celebrating 40 Years 1968-2008



June 4, 2009	Project:	Madison Valley Storm Water Improvements – Phase II
	Phase:	Concept Design
	Last Reviewed:	March 19, 2009
	Presenters:	Tom Finnegan, MWH Brent Middleswart, SPU Gail Staeger, Nakano Associates Mark Graham, MWH Kenichi Nakano Nakano Associates Grace Manzano, SPU

Time: 1 hour

(169/RS0607)

ACTION

With an eight to two vote the Design Commission denies approval of the schematic phase of the design for the Madison Valley Storm Water Improvements Phase II project and asks the project team to return for further Commission review once the schematic design has been refined. The two dissenting votes were on the grounds that the design was sufficient as is with no refinement to the schematic design necessary.

The Design Commission makes the following recommendations:

- **Be more intentional in the geometries and details of the design, especially in relation to the path layout, path ending near the tennis courts and spaces created.**
- **Integrate maintenance features, such as the access pad and truck turnaround, more carefully.**
- **Strengthen the guiding idea of making the tank location apparent.**
- **Consider how the complete tank footprint will be read.**
- **Consider the curves of the various paths and roadways in relation to the circular expression of the tank, and with regard to the organization of the open space.**
- **Allow more opportunity for the art to express the water and engineering of the project. This can aid in bringing to light the powerful engineering of the containment of water**
- **Be more intentional with the planting locations and the spaces that are created.**

Presentation

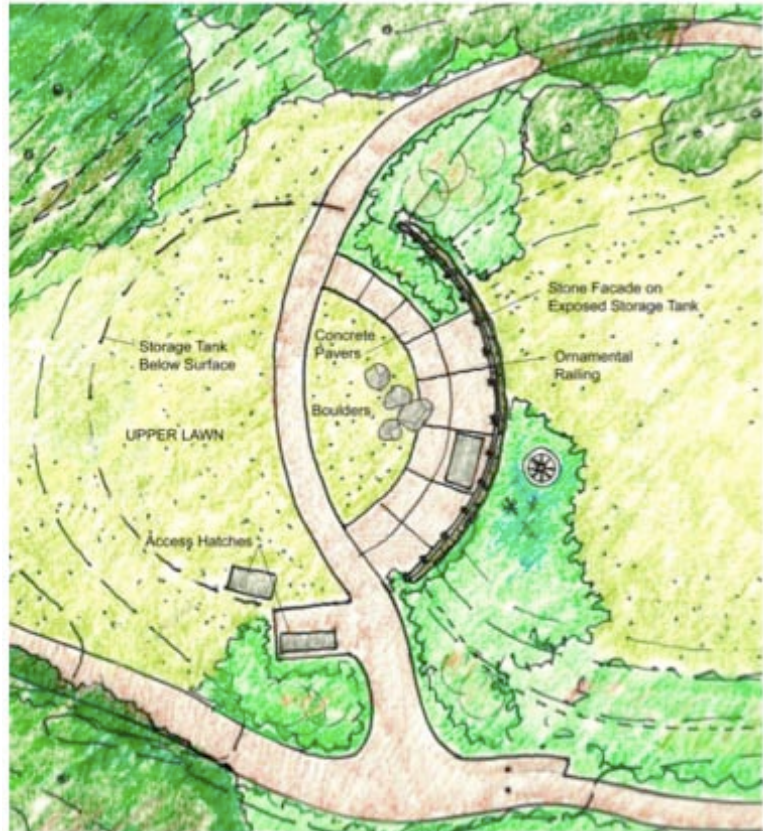
This is the 5th review by the Seattle Design Commission. Last summer and fall was Phase I review, which is now under construction.

Phase II is a large stormwater pipeline conveyance to storage in Washington Park. Three alternatives for the pipeline alignment were explored including a full open cut to completely trenchless. Financial, economic and social cost and benefits along with outreach to the community were considered as part of the decision making process that led to the selection of the fully trenchless technology. Eight shaft locations are along the route to send and receive the equipment for the boring machines. The project includes both above and below ground storage including a large storage tank. The tank holds everything except for anticipated flow during the two most extreme events that occur approximately every 200-600 years. An arborist has been involved in the project area including identifying and cataloging the tree areas.

An artist is on board at this point, but is still at the conceptual stage and they don't have designs to share today. The public process has led to a strong desire to keep the Olmsted urban forest features of the park. Friends of Olmsted have reviewed the project.

In terms of the project schedule, the next public meeting is on Monday the 8th, council utility committee on the 23rd of June and the master use permit will be completed by the end of the year.

There will be one entrance off of Madison, a pedestrian entrance. The service entrance is now from the end of East Roy Street to the top of the tank. Pedestrian pathways will be 7' wide. The entry road will be asphalt, but they are still undecided on the materials for the pedestrian paths, but they are looking into natural looking materials. Almost all native plants will be used (approximately 90%). The green footprints organization would like to see a trail around the three sides of the lawn area. The paths are designed to allow for future connections.



Conceptual Landscape Detail

The east side of the tank will have a stone façade on the exposed portion of the tank with an ornamental metal railing and pavers will likely be used. A real stone veneer will be used around the lower portion of the tank overlooking the sunken lawn meadow.

Commissioners' Questions and Comments

Do you know what medium the artist works in?

He's looking to emphasize sustainability to tie in with the stormwater theme, perhaps providing refuge areas with native plantings.

Have you thought about plantings that have seasonal interest and smaller scale perennials?

We haven't gotten that far yet, but it seems like a good idea.

Can you talk a little more about the native plantings that you are proposing?

We have not developed that yet, but our thought is that there are a lot of trees there, so adding understory plantings and other varieties to provide a balance.

When you're on the overlook, next to the fence, what are you able to see?

The view over the soccer field is a nice building and out to the redwoods .

Are you adding lighting?

No additional adding is proposed. The Parks Department and neighbors expressed a desire not to add any additional lighting.

What is the path material?

We're still exploring what the surface will be, perhaps crushed rock.

Is there flexibility on where the hatches on the top of the tank can be placed?

For the one with the stairs, it can be anywhere on the perimeter, but the others must be where the valves are.

Is there anyway to tie Phase I and II together?

The artist may be able to help with that and also in the landscape materials and plantings. It is the same artist being used on Phases I and II.

Are there opportunities for the artist to be involved more fundamentally in the design?

Yes, but the initial runoff from the street will be dirty and would need to be treated.

One way that you could get in the idea of the power of water and the retention of it is to take the path around the outside of the tank to create a more powerful image of the size and scope of the tank.

The service road and the parking spaces need to be integrated better, particularly between the two materials for the pathways.

In terms of plantings, I'm excited about the types of planting you are proposing, but when I look at the site plan and the dark green and light green I'm wondering the logic of where you are locating your plantings. I'm feeling that the path orientation and the open spaces you are creating could be more intentional and graceful.

It seems the primary element, the tank, is fighting between being expressed and being hidden. The theme of the tank could be utilized in the pathway design as well by creating circular nodes at various points.