



APPROVED MINUTES OF THE MEETING

Greg Nickels
Mayor

Diane Sugimura
Director, DPD

Mary Johnston
Chair

Andrew Barash

Julie Bassuk

Graham Black

Brendan Connolly

John Hoffman

Laurel Kunkler

Julie Parrett

Dennis Ryan

Norie Sato

Guillermo Romano
Executive Director

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

November 19, 2009

Convened 9:15am
Adjourned 3:00pm

Projects Reviewed

Rainier Beach Community Center
Ballard Roadside Rain Gardens
Denny Way Access Program

Commissioners Present

Mary Johnston, Chair
Andrew Barash
Julie Bassuk
Graham Black
Brendan Connolly
John Hoffman
Laurel Kunkler
Julie Parrett
Dennis Ryan
Norie Sato

Staff Present

Guillermo Romano
Valerie Kinast
Tom Iurino
Tim Trujillo



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November 19, 2009 **Project:** **Rainier Beach Community Center**
Phase: Schematic Design
Last Reviewed: September 17, 2009
Presenters: David Graves, Seattle Parks and Recreation
 Stan Lokting, ARC Architects
 Kenichi Nakano, Nakano Associates

Attendees: Dave Rutherford, ARC Architects
 Jason Huff, Seattle Office of Arts and Cultural Affairs
 Maureen O'Neill, Seattle Parks and Recreation

Time: 10:05am – 12:00 pm

(000/RS0000)

ACTION

The Commission would like to thank the design team for their presentation of schematic designs for the Rainier Beach Community Center. The Commission unanimously approves the current direction with the following comments:

- **Simplify the approach of the pieces.**
- **Activate and articulate the entries and their intersections with the plazas.**
- **Consider an improved parking situation.**
- **The Commission agrees that the design should not reflect one ethnic aesthetic.**
- **Explore enhanced pedestrian opportunities.**
- **We support the use of natural drainage systems.**
- **We appreciate the various sustainability strategies. Prioritize these elements.**
- **We appreciate emphasis on natural lighting.**
- **Improve the service access for the kitchen.**
- **Consider uses throughout day and night as well as seasonal environmental conditions.**

Project Presentation

The design team has received feedback from community meetings. Public outreach provided new ideas. A call for artists generated 208 responses. Interviews will begin on December 1, 2009. Schematic Design will wrap up soon with the goal of starting construction in 2011 and completion in 2012.

At the previous Design Commission meeting, the Commission had suggested further exploration of entry options along S. Henderson St., looking at indoor/outdoor space, massing ideas, corridor ideas, shared wall between school and this building, and orientation of E-W building. The design team will attempt to address many of these issues today but some will come later.

There is the Rainier Beach Link Light Rail Station located to the West of the project at S Henderson St and MLK. Three concepts were developed to organize the site from a general design perspective: Options A, B, and C.

Option A: Created too much space along Rainier Beach.

Option B: Located the gymnasium along the eastside of the project site.

Option C: Attempted to push pieces to the street. This option allows enhanced circulation.

The surrounding community is the most diverse in Seattle. Its multi-cultural heritage resulted in an attempt by the design team to find a common thread to make connections via the natural setting.

Opportunities exist for cultural identity within the project. The architecture aims to respond to its setting.

Project elements and approaches:

- Solar hot water
- Gray water harvesting
- Storm water harvesting for gardens
- Daylighting
- Natural ventilation
- Gym orientation to the north to face events plaza.
- South orientation for natatorium for passive solar heating and natural lighting.
- Saving all trees along Rainier Avenue S.
- Encouragement of activities to activate Plaza.

Programmatic activities:

- Events plaza important for school activities
- Multi-purpose room also includes some open space to events to spill out.
- Room needs to be located near parking lot for access.
- Responding to need for kitchen proximity.
- Day care needs 75 sq ft per child.
- Half basketball court desired by community, attempting to decide where to locate. Currently shown near Day Care but could move to the northwest corner.

Plaza:

- Scale is very large in relation with its surroundings.
- Potential spray pool which was recommended by the community. Lawn would need to be removed.

Parking lot:

- 77 spaces, 20 more than existing,
- ADA for north entrance.
- Swale to help clean stormwater.

In terms of water:

- It will be a major feature that is referenced in the architecture.
- Rain gardens are intended for the east side of the facility between S. Rainier and the activity rooms' exterior wall. The design team feels that they would complement the architecture.

Additional design elements:

- Green roof over small rooms along S. Rainier.

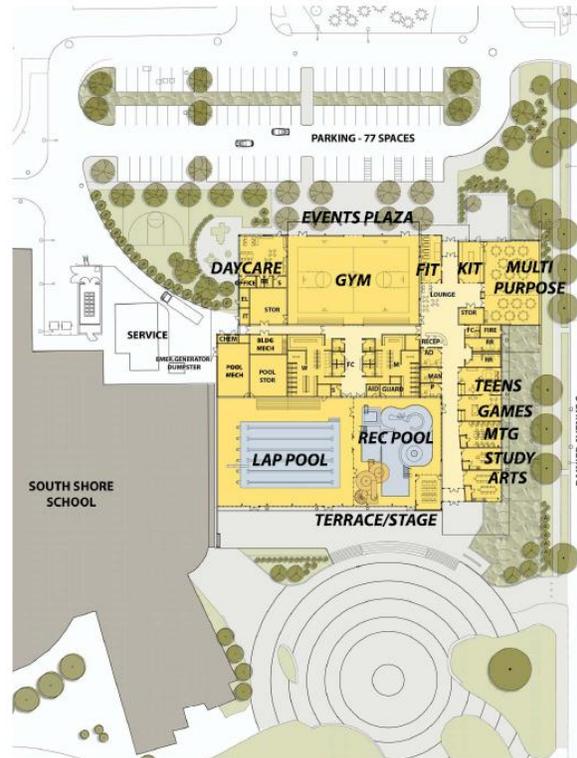


Figure 1: Rainier Beach Community Center & Pool plans and renderings

- Stack affects natural ventilation with louvers to ventilate corridor as well as a light shelf to reflect natural lighting into the rooms.
- 14-foot ceilings.
- Wall along corridor joining the small rooms to act as a cultural wall that can potentially announce and celebrate community events and cultures.
- Brick, glass (various types), and steel are proposed as primary materials.
- North side glass to light the gymnasium.
- North entry is still under evaluation.
- Building may slide to the north or south a little bit.
- There is a challenge in using glass for the natatorium façade while maintaining privacy.
- Solar panels to be mounted on the slope of the clerestory.

Commissioners' Comments & Questions

The school just opened this year so it remains to be seen how busy the place may get.

Where are the mechanical systems hidden?

They are hidden on the roof in a "mechanical farm. There are five rooftop units, two per pool.

What happened to the buffer strip?

With regards to the structural frames, how will they be presented?

They will be located within the glass and will be seen.

How high off the ground will the green roof be located and what types of plants might be used?

The preliminary idea is for intensive vegetation along the edge so that it can be seen from the street level and extensive in center. The minimum height of the green roof from grade is approximately 15.5-feet.

This is a difficult site, how did you envision this?

We envisioned a rigorous structure that links the landscape and is parallel with the street, and materials that connected with the location.

Need to go further with the rigor and discretion of the forms. The party room wall stands out negatively on south elevation.

Where is the entrance to the daycare?

It must be independently operated so it has a separate entrance on the north side.

Handicapped parking hinders use of the events spaces. Is there any flexibility?

Handicapped spots must be located curbside at main entrance.

There is a need for further discussion of the larger ideas behind the center. Ideas so far are just concepts for sustainability. What are the relationships with the diverse population in the neighborhood?

This facility is a gathering space. The program drives the design. Architects were pushed to respond to the changing nature of the demographics that inhabit the area at a given time. These ideas will continue to be refined.

Strongest parts of the buildings are the glass walls. The commonality between them is important. Think hard about putting a different structural connection between the different parts of the buildings.

The slot wall is at odds with the rest of the façade. The welcoming entries need to be enhanced.

The roof is a powerful element that could be extended from the south of the building through the north.

We encourage editing. There are many exciting spaces. Privacy wall needs some study. The multi-purpose room location along Rainier might present sound issues.

An engineer will evaluate the noise.

The terrace space has the potential to be a terrific gathering spot.

Enhanced visibility of connected systems (i.e. green roof, solar, etc) would be helpful as opposed to several independent systems.

There is a lot of space in the plaza that could be used for green space.

In terms of the rain garden, think of the plant pallets to create a dialog that helps make connections between the systems.

Moving the basketball court to another location would be helpful.

Encourage geothermal potential.

The parking lot will be used for geothermal wells.

A pedestrian path for people coming from Rainier would be helpful.

Consider a side path for pedestrians to appreciate the rain gardens.

We commend the design team for community outreach.

Design with maintenance in mind and keep in mind the longevity of the facility.

We encourage the team to evaluate the uses of the small rooms and their relation to the programming of the surroundings.

Movable furniture could be utilized to activate the plaza.

There are lots of exciting plans here and a handsome design. Thank you for being enthusiastic

