



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Mary Johnston
Chair

Andrew Barash

Julie Bassuk

Graham Black

Brendan Connolly

Lauren Hauck

Laurel Kunkler

Julie Parrett

Norie Sato

Donald Vehige

Guillermo Romano
Executive Director

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

May 6, 2010

Convened 8:30am
Adjourned 5:00pm

Projects Reviewed

South Transfer Station
Alaskan Way Viaduct and Seawall Replacement
Fire Station 6
Maple Leaf Reservoir Park
Rainier Beach Community Center

Commissioners Present

Mary Johnston, Chair
Andrew Barash
Julie Bassuk
Graham Black
Lauren Hauck
Laurel Kunkler
Julie Parrett
Norie Sato
Donald Vehige

Staff Present

Guillermo Romano
Valerie Kinast
Tom Iurino
Jenny Hampton



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May 6, 2010

Project: **Rainier Beach Community Center**

Phase: Design Development

Last Reviewed: Nov 19, 2009; Sept 17, 2009

Presenters: David Graves, Parks and Recreation
Stan Lokting, A R C Architects
Kenichi Nakano, Nakano Associates

Attendees: Michael Shiosaki, Parks and Recreation
Jason Huff, Arts and Cultural Affairs
Emily Wheeler, ARC Architects

Time: 3:50pm-5:00pm

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ACTION

The Design Commission thanked the project team of the Rainier Beach Community Center for their presentation and for the progress the design has made since the first review by the Commission. Commissioners appreciate that the playground that is designed for use by the daycare will also be available to the public. Design Development is unanimously approved with the following recommendations:

- Explore how the sheer wall of the south facade can be developed to appear as one unit with the glass wall.
- Find solutions that will make the south patio appear less barren, such as adding more trees, additional seat walls, and/or movable seating.
- Consider how the idea of the slot wall may be made more visible, such as bringing the wood all the way through to the outside.
- Think of how shading might be provided in the play area.

Project Presentation

The design team is wrapping up design development and our goal is to finish up construction documents. The artist has been selected and will also be managing the signage for the center.

The project is at the intersection of Henderson Street and Rainer Beach South. In the vicinity, there is a large parking lot, a new school, and bus stops.

We reviewed the commission's comments on the schematic design and came up with a refined scheme. We worked to make the end terraces more prominent and made material and form relationships more clear. The slot wall extends the length of the building, the multipurpose room's ceiling and roof construction is similar to the activity rooms. The sustainable design features are expressed, including solar hot water panels.

The green roof that we had proposed was pulled from the project due to maintenance costs. We refined the landscape since the last presentation. We concentrated on stormwater mitigation on the parking lot. We incorporated some edible plants in the entry as requested by the community. The children's play area has been expanded. On the east side, we still have the rain garden to take water off the roof. The water feature was removed.

For the building, the slot wall provides ventilation and light depending on the activity. In the activity rooms, the rain garden and downspouts are visible so that you can see their function. The multipurpose room will be

transparent so that you can see activities inside, but also can become private spaces. The slot wall is expressed on the north and south ends of the building.

For materials, we are contemplating brick and a small amount of wood that reflects what is happening inside. We have placed the solar panels so they are visible and we have flat skylights.

We are planning on using some of the existing materials and the wear of those will be exposed.

Commissioners' Comments & Questions

Can you go over the plant palette again?

To get our LEED credit, most of our pallet is natives and drought talent except for the rain garden. We will use birch and maples trees.

Is the rain garden accessible to the public? Do you still have that big wall from before?

Yes, that is the slot wall and we are going to use some of the materials that is existing.

Could you explain the wall between the pool and the patio?

It is nearly all glass. The upper 14 feet has sun shades. There is also a beam around the 14 feet mark that has drapery in it that can come down when needed.

What is the large thick wall?

It is a wall that is bit wider as it has the glass and concrete mix.

Can you talk briefly about the southwest corner and how close they are together?

They are about 7-8 inches apart.

How are the solar panels celebrated?

They are now more visible.

Are the walls that go to the gym glass as well?

Yes they're are mostly they are naturally ventilated and CMV certified. We are protecting the backsides with a gym designed grill in front of them.

What are the other things that you are doing besides the green roof?

We are harvesting grey water and reusing dehumidification water. There are geothermal heat pumps and wall. We are reusing recycled materials and fill and are finding an acceptable location for a green wall. We are bringing the maintenance of the parks in early so we know where they are on this.

When do you think we will have the artwork?

The art involves some community interaction. They are focused on signs and how people make signs for different things and how there could be a flexible structure for them.

I like a lot changes that you have made, but the wall that is in the middle of the stairs sticks out. This needs to be more developed. Either tie it back into the building or make it more unique.

One of the programs that the community wants is maybe an outdoor movie and it seems that this could be a good spot. I think that the wide curve of the steps in the public plaza, maybe that can be broken up by landscape.

Is seating going to be pulled out by the pool area?

It's a staffing and program issue.

This plaza gets southern exposure. I feel that this is one of those spaces that will get some great light and people will want to congregate there. I think that most people will want to come here and hang out. I think that getting seating walls here is important and cafe seating areas as well.

It would be great to have that slot wall be wood to have that continue all the way through.

Are you designing the playground? I would also look at adding a tree to provide some sort of tree to provide shade.

The playground will be open to the public.

I would have loved to have seen some vignettes of the landscape specifically at a smaller scale. It would be great to get some ideas of what these spaces are.