



## APPROVED MINUTES OF THE MEETING

**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Tom Nelson**, Chair

**Osama Quotah**, Vice Chair

**Bernie Alonzo**

**Brodie Bain**

**Megan Groth**

**Debbie Harris**

**Laurel Kunkler**

**Shannon Loew**

**Martin Regge**

**Ellen Sollod**

**Michael Jenkins**  
Director

**Valerie Kinast**  
Coordinator

**Joan Nieman**  
Administrative staff

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**October 3, 2013**

Convened 8:30 am  
Adjourned 5:00 pm

### Projects Reviewed

Jimi Hendrix Park  
North Transfer Station  
Railroad Way, 1<sup>st</sup> Ave to Occidental

### Commissioners Present

Tom Nelson, Chair  
Osama Quotah, Vice Chair  
Bernie Alonzo(9:30-5:00)  
Megan Groth  
Laurel Kunkler (8:30-1, 3:30-5:00)  
Shannon Loew (10:30-5:00)  
Martin Regge  
Ellen Sollod

### Commissioners Excused

Brodie Bain  
Debbie Harris

### Staff Present

Michael Jenkins  
Valerie Kinast  
Joan Nieman



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<b>October 3, 2013</b>	<b>Project:</b>	<b>North Transfer Station</b>
	<b>Review Type:</b>	Vacation/CIP
	<b>Phase:</b>	30% Concept
	<b>Previous Reviews:</b>	12/2/10; 6/16/12; 11/15/12-UDM approved; 2/7/13-PB approved
	<b>Presenters:</b>	Jeff Neuner, SPU Pierce McVey, Mahlum Dean Koonts, HBB
	<b>Attendees:</b>	Josh Campbell, SPU Gregory Lindstadt, CDM Smith Kelly Pajek, Office of Arts and Cultural Affairs Ken Snipes, SPU Olivia Williams, HDR

**10:30 am – 12 pm**

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### **Recusals and Disclosures**

There were no recusals or disclosures.

### **Purpose of Review**

The project is receiving both Capital Improvement Project review by the Design Commission, and review of the street vacation of Carr Place N. At previous meetings in the fall of 2012 and early 2013 the Design Commission voted to recommend approval of the vacation to the SDOT Director, who in turn recommended to City Council to approve the vacation. On April 5' 2013 the City Council approved the vacation.

The purpose of this meeting was to review the 30% design of the North Transfer Station. Also, the Commission was reviewing the further development of public benefit items that had been approved conditionally at an early conceptual level with the street vacation.

### **Summary of Proposal**

SPU is replacing the existing transfer station at 1350 N. 34<sup>th</sup> St. Additional property was acquired on the east side of Carr Place N and Carr Place N was vacated in order to expand the facility to meet utility demand. The existing North Transfer Station is over 50 years old and is becoming unreliable and unable to meet all recycling needs as it ages. The goal is to improve programming, onsite access, and traffic flow.

SPU also acquired a lot immediately to the north of the lot, on the east side of Carr Pl. N, and open space improvements are planned there as part of the public benefit package of the street vacation.

The new transfer station consists of a large tipping building, a small administration building attached to it, a reuse and recycle building, scale yard, parking, and park like open space at the east end of the site and across the street to the north. Along the north and east edges of the site, the station is set back from the property line, providing room for open space and plantings, and preserving the view corridor from Ashworth Ave N.

The City Council approved an agreement that SPU reached with the Wallingford and Fremont Community Councils, which detailed some of the project's design, such as the setbacks and elements of the open space design.

### **Summary of Presentation**

Jeff Neuner of SPU introduced the project and provided background information. Dean Koonts of HBB, the project landscape architect, and Pierce McVey of Mahlum, the architect, presented the powerpoint dated October 3, 2013, which is posted on the Design Commission website:

[http://www.seattle.gov/dpd/Planning/Design\\_Commission/Project\\_Review\\_Meetings/Minutes/default.asp](http://www.seattle.gov/dpd/Planning/Design_Commission/Project_Review_Meetings/Minutes/default.asp)

Kelly Pajek of the Office of Arts and Cultural Affairs explained that Jean Shin had been selected

### **Summary of Discussion**

Overall, the commission was supportive of the direction the design was taking, especially the architecture. But the commissioners discussed at length the lack of integration of the site and landscape design with the architectural design. It was questioned, whether the approach of blocking off the facility from neighborhood view would have been pursued if the beauty of the architecture had been known at the time. The monolithic scale and nature of the walls surrounding the facility were of concern, especially along 34<sup>th</sup> Ave N. Commissioners discussed how the walls might be further developed taking impulses from the materiality of the building architecture. There was concern that locating the art along the wall might be precluding better solutions for the walls and the art itself. The concern about the walls was related to an overall concern that the 34<sup>th</sup> St N edge of the site might not be inviting enough to the public. The landscape and hardscape design of the entry plaza was discussed to that end. The idea of drawing the public in and connecting to the viewing and educational program was talked about. For the next meeting, commissioners wanted to have clarity about the agreement that was made with the community and exactly what was agreed on.

### **Agency and Public Comments**

None

### **ACTION**

The Design Commission thanked the team for the presentation of the 30% concept design of the North Transfer Station project.

With a vote of 6 to 2 the Design Commission approved the 30% design of the North Transfer Station with recommendations. Overall, the team is encouraged to push the concept of the landscape design further to resolve its relationship between the neighborhood and architecture.

- Further develop the dialog between the architecture and landscape architecture. Enhance the relationship between the two.
- Consider the hierarchy of the landscape in relation to the neighborhood. Instead of adhering strictly to the idea of aligning with the grid, build on the richness that can be achieved by layering and how it is seen from the edges of the site.
- Avoid creating a bastion in the neighborhood.
- Work to make the walls more of an architectural component within the integrated landscape and architectural design, instead of an enclosure of the site. Especially the wall along 34<sup>th</sup> needs resolution.
- Consider opening up art opportunities in areas the public will visit within the site, not just along the perimeter.
- Please show more examples of the artist's work and explain how the art relates to the site and architectural design.

The Commission requested that for the next presentation, the proponents provide a chart to clarify what elements are required by the neighborhood agreement.

The reasons for the votes against approval were as follows:

Bernie Alonzo: The landscape needs to advance the development further. Resolve the tension between integrating architecture and landscape architecture.

Osama Quotah: Excited about direction. Concern about street edges along 34<sup>th</sup> and 35<sup>th</sup>.