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Director, DPD

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Brodie Bain

Lee Copeland

Thaddeus Egging

Rachel Gleeson

Grant Hromas

Martin Regge

John Savo

Ross Tilghman

Michael Jenkins
Director

Valerie Kinast
Coordinator

Nicolas Welch
Planner

Joan Nieman
Administrative Staff

**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883
seattle.gov/dpd

Commissioners Present

Ellen Sollod, Vice Chair
Brodie Bain
Lee Copeland
Thaddeus Egging
Grant Hromas
John Savo

Commissioners Excused

Shannon Loew, Chair
Rachel Gleeson
Martin Regge
Ross Tilghman

Project Description

The City's Department of Finance and Administrative Services (FAS) is proposing a new North Precinct police station, located at the southeastern corner of Aurora Ave N and N 130th St. The current facility is located at 10049 College Way N, approximately 1 ½ miles southeast of the proposed location, and is no longer able to meet service and capacity needs. The new station is proposed to open by the end of 2018.

Meeting Summary

The Seattle Design Commission (SDC) voted 7 to 0 to approve the Schematic Design of the North Precinct Station. The commission indicated that the team had made substantial advances in the building and site design since their May 2015 presentation. The commission noted specific advancements in the building's architecture and landscape designs, both of which highlight the civic presence of the facility within the community.

Recusals and Disclosures

There were no recusals or disclosures.

August 6, 2015**1:30 – 3:30 pm****Type** CIP**Phase** Schematic Design

Location Full block bounded by S Massachusetts St, 1st Ave S, S Holgate St, and the BNSF Railway right-of-way

Previous Reviews[5/15/14, 3/5/15](#)**Project Team Present****Andy Ishizaki**

Finance and Administrative Services (FAS)

Duncan Thieme

SRG Partnership

Keasa Jones

SRG Partnership

Scott Murase

Murase Associates

Rick Zieve

SRG Partnership

Attendees**Carolyn Alcorn**

Murase Associates

Frank Coulter

FAS

Jason Huff

OAC

Katie Hunt

SRG Partnership

David Kunselman

FAS

Katherine Tassery

CBO/FAS

Rich Teddy

Turner Construction

Mark Tilbe

Murase Associates

Thomas Whittemore

DON

Summary of Presentation

The North Precinct project was presented by Andy Ishizaki of FAS, Scott Murase of Murase Associates, and Duncan Thieme, Rick Zieve and Keasa Jones of SRG. The presentation highlighted changes in the building's architecture and landscape design from the previous proposal.

Andy Ishizaki described how the community had been engaged in the design process, highlighting community support for the facility and its design. The project team had also met with Seattle Police Department (SPD) leadership and incorporated their input. He reported that Turner Construction was selected as General Contractor and Construction Manager (GCCM).

Duncan Thieme then described the urban context of the site. He explained site access and circulation flows around the site, including the influence of the neighborhood plans and bike master plan in their designs for N 130th St.

Rick Zieve described the overall building and site program. He provided an overview of the program, which places the garage on the east end of the site, the operational functions at the center, and the public functions along Aurora (See Fig. 2). Mr. Zieve explained the building is designed to support 458 officers. Keasa Jones provided an overview of the SDC's previous comments and presented the designers' responses. In their previous review, the commission indicated that the proposal needed to consider the following revisions:

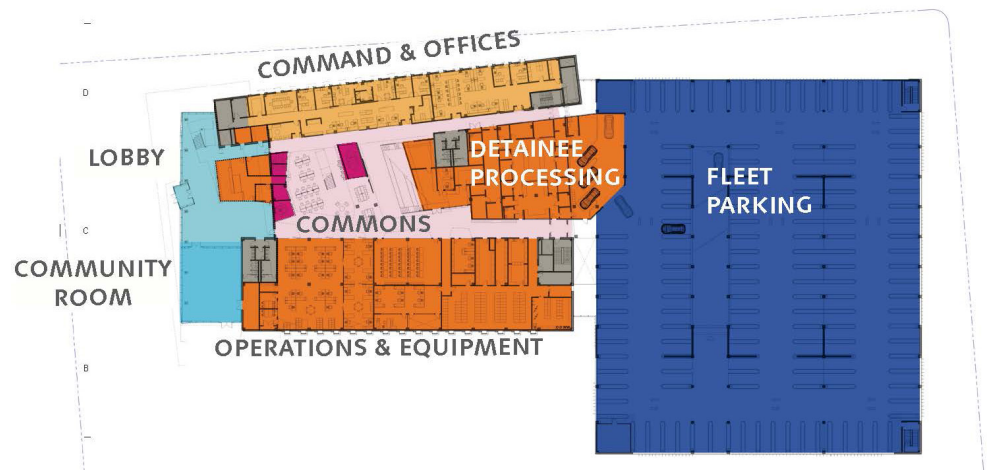


Figure 2. The more public functions are located at the west to provide an active civic presence along Aurora Ave N.

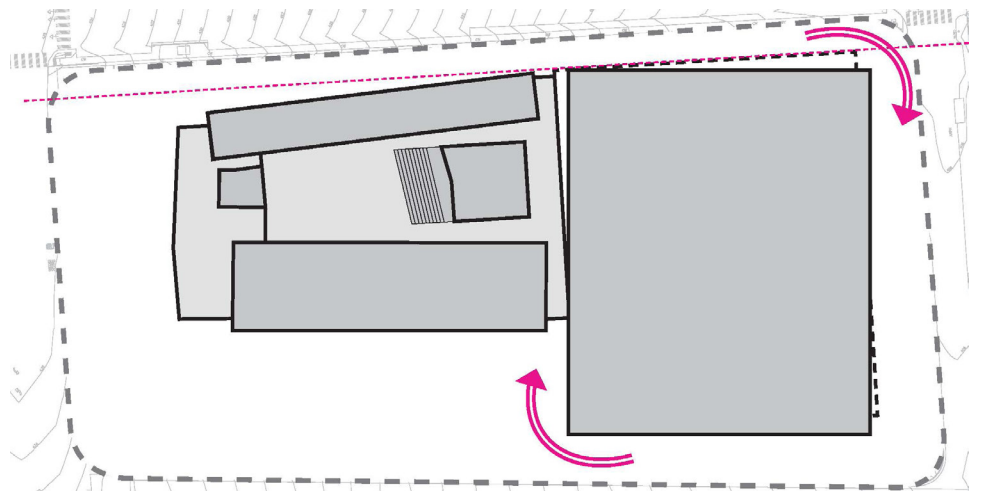


Figure 3. Shifting the garage, reducing its size, and setting it back more from N 130th St improved the design greatly.

- Create a civic experience at all edges
- Make a civic gesture at 130th and Aurora
- Explain the costs and benefits that were weighed in deciding to build one precinct and not two.
- Provide linkages into the community
- Continue to consider what locations are the best for public and community spaces

In her presentation, Ms. Jones first reviewed the N 130th St pedestrian experience and the garage. The garage was reduced in size, reoriented and setback an additional 16' to 28' feet from N 130th St (see Fig. 3). This reorientation created an opportunity to develop a linear open space along N 130th Street, one that would include areas for skate structures (see Fig. 4).

Scott Murase described the changes to the building and landscape plan along N 130th. The overall landscape design went from being linear to curvilinear, as illustrated in figure 5. A gravity fed water feature was also added along N 130th St.

Ms. Jones then presented changes to the building facades along Aurora Ave. N, with specific detail given to changes made to the vestibule. The changes included adding a mirrored soffit above the entry. Mr. Murase explained the landscape at the front of the building would include terraces and boulders, which will provide barriers for safety as well as complementing the adjacent façade of the building.

Ms. Jones explained their ideas on methods to provide building sun shading, along its west facade. The design team is considering an option to integrate steel wire mesh into the curtain wall glass panels. She explained the challenge of retaining the crystalline shape of the entry while providing sun shading. She also talked about various types of building cladding that included exterior screens; they're concerned about its potential to detract from the angled curtain wall.



Figure 4. Schematic design for the open space along N 130th St (above) and revised proposal in design development (below).

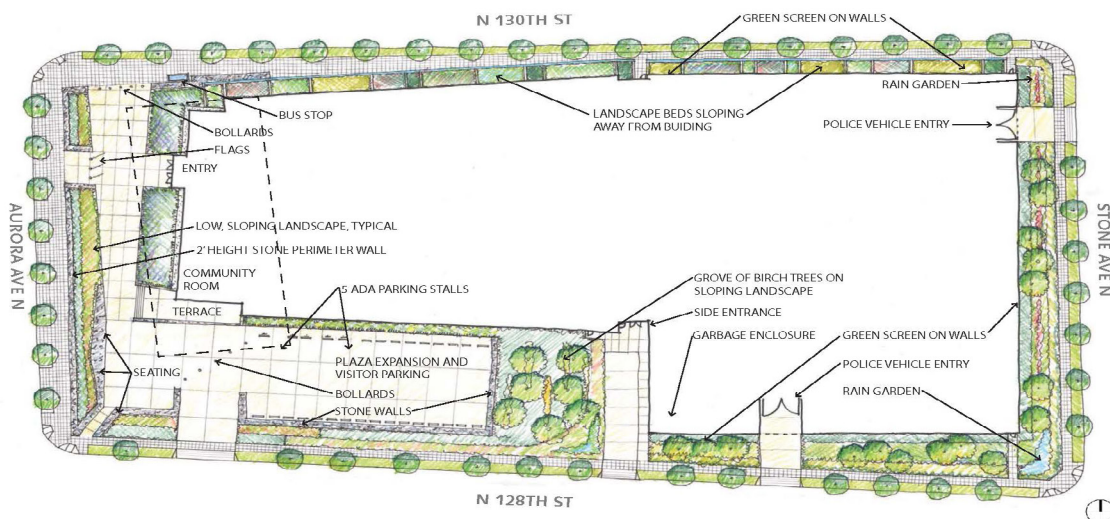


Figure 5a. Previous design proposal

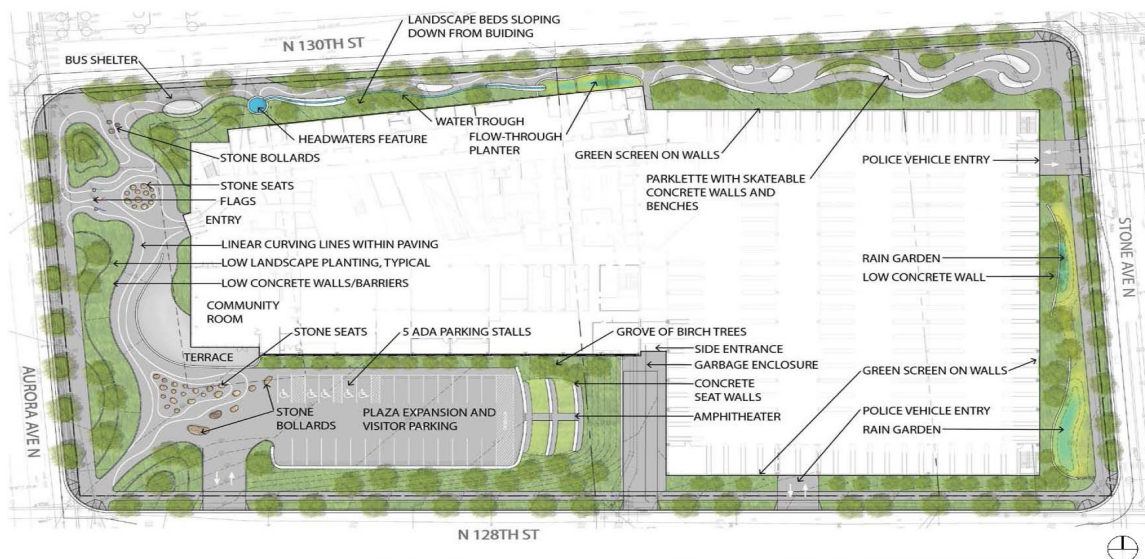


Figure 5b. The rectilinear geometry of the landscape architecture (see 5a) in the schematic design phase gave way to a curvilinear scheme at the design development phase

Mr. Murase presented the revised landscape design at the southwest corner of the building. The design of the public gathering spaces had become more organic. Seating boulders were added, and the transition from one space to another had become seamless and less abrupt. Ms. Jones described how the building cladding was further developed to provide more variation and soften the facade.

Mr. Thieme presented the sustainability strategy and measures for the project. He explained that the team's goal was for the project to achieve a LEED Platinum rating, with long term, net zero energy use. The building will include round source heating, green roof, PV array, and natural storm water management. Another part of the sustainability strategy would include daylighting the building. Ms. Jones also indicated that a goal of their sustainability strategy was to make the features as visible to the public as possible.



Figure 6. Commissioners were intrigued by the curving lines in the pavement, but recommended they be carefully refined within the landscape of other design elements.

Agency Comments

There were no agency comments.

Public Comments

There were no public comments.

Summary of Discussion

The commissioners identified the following issues for their deliberation:

1. Site plan and landscape design
2. Building massing and materiality
3. Sustainability
4. Art Integration



Figure 7. The amphitheater was debated and ultimately acknowledged as a valuable asset for the community.

and extent of the lines as a design feature. The design team explained that it was still unclear if the stripes would be painted onto the surface or if a textured surface material would be used instead. A commissioner mentioned that Superkillen Park in Copenhagen uses similar lines, which relate to the topography and site fixtures. The commission agreed that the lines were a good feature but that the design team needed to focus more attention to detail.

The commission then discussed the necessity of the proposed amphitheater, shown in figure 7. Overall, the commissioners agreed that it would be best if the amphitheater included programming, while several commissioners believed that, regardless of programming, the amphitheater could be an inviting, engaging feature, depending on how it was designed and integrated within the site.

Building massing and materiality

The Commissioners next discussed the building program, massing, and materiality. All agreed that the building design had improved from the previous proposal, and thanked the team for taking the Commission's recommendations. The commission appreciated the refinements and variations developed for the building façade as well as reducing the garage footprint. (see figure 8). Although progress had been made on the west end of the building, the commission was concerned that the vestibule was not of an appropriate scale in relationship to the overall façade and its design features (see figure 9).

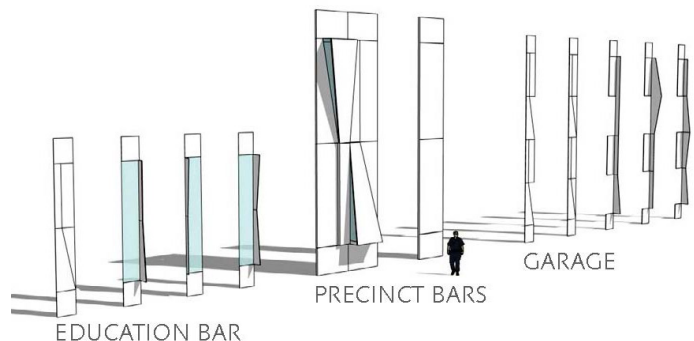


Figure 8. Teach of the larger, overall building masses will receive a different façade treatment.

There was discussion between the Commission and the project team about the level of surety that community programming would occur. David Kunselman of FAS explained that the SPD leadership and staff were exploring possibilities.

Sustainability

To the subject of sustainability, Commissioners asked that the use of grey water be maximized. They also thanked FAS for incorporating sustainability measures in every project they manage.



Figure 9. While refinements to the west façade were appreciated, some concern remained about the vestibule element

Art

On the topic of art, the Commission expressed a desire to see the art further developed quickly now that it was shifting location on the site.

Action

The Commission thanked FAS and their design team for the presentation and for the creative responsiveness they saw to previous recommendations from the Commission. The SDC was particularly impressed with the bold architecture, civic nature of the design, and the sustainability of the new facility.

The Seattle Design Commission voted 7 to 0 to approve the schematic design phase of the North Precinct Police Station with the following recommendations for further development of the design:

1. Refine and consider simplifying the curved lines on paving.
2. Continue explorations for the vestibule design.
3. Extend the reuse of water beyond what is planned now. Storm water management can be a difficult item within the Living Building Challenge program. Consider additional building systems (ie: HVAC) and/or deep-well injection as means for achieving the storm water petal.
4. Continue to search for an art location on the building.

This is the final time the Design Commission expects to review the North Precinct Police Station. If any significant changes to the building or site design occur, or any of the fundamental sustainability components is found to be infeasible, the Commission requests that the project return for another review.