



**Seattle
Design
Commission**

APPROVED

MINUTES OF THE MEETING

15 January 2004

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Frances Nelson

Iain M. Robertson

Nic Rossouw

Donald Royse

Sharon E. Sutton

Tory Laughlin Taylor

John Rahaim,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Harborview Medical Center
Bitter Lake Reservoir Open Space
Ballard Municipal Park
Fire and Safety Levy
MRP AND LRRP
Planning Division Update
Olympic Sculpture Park

Convened: 8:30am

Commissioners Present

David Spiker, Chair
Charles Anderson
Pam Beyette
Frances Nelson
Iain M. Robertson
Nic Rossouw
Donald Royse
Tory Laughlin Taylor

Adjourned: 6:00pm

Staff Present

John Rahaim
Layne Cubell
Lisa Baker



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Development

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15 Jan 2004 Project: **Harborview Medical Center**

Phase: Street and Alley Vacation Follow-up

Previous Reviews: 3 July 2003 (Schematic Design and Public Benefits Package Follow-Up), 19 April 2001 (Design Guidelines and Public Benefits Package), 1 March 2001 (Briefing), 16 March 2000 (Briefing), 2 March 2000 (Briefing), 16 December 1999 (Conceptual Briefing)

Presenters: Elise Chayet, Harborview
Chuck Kolb, NBBJ
Jerry Yin, NBBJ
Cath Brunner, Cultural Development Authority
Mark Brands, Site Workshop
Allen Whitaker, NBBJAttendees: Beverly Barnett, SDOT
Maureen McCarry, Harborview
Lesley Harper-Miles, King County Executive Office

Time: 1 hour (SDC Ref. # 170 | DC00134)

Action: The Commission appreciates the presentation and would like to make the following comments and recommendations.

- The Design Commission recommends that the team look one final time at integrating all of the different systems of the project which include landscaping, canopies, architecture, and art, noting that in some cases these elements are not working together;
- encourages the team to look again at the landscaping plan in order to clarify and simplify the streetscape, noting that the intimacy and variety of the landscape should work within a larger unifying framework that is not readily apparent;
- appreciates the artist's approach to the lighting under the bridge;
- applauds the big improvements that have been made to the buildings, particularly the sky bridge building, but encourages the team to express even more clearly that the bridge structure is hanging from the truss at the top;
- appreciates the consideration of social areas in the landscape plan and encourages the team to make sure that they are visible and accessible;
- acknowledges that the team is working with a limited budget for the temporary open space and agrees that vegetative soft-scape is appropriate for this site and also encourages the team to use fast growing trees;
- encourages the team to look at the building canopies and make them more consistent along all of the streets, and also urges the team to bring the canopies down to a more human scale rather than responding to the building elevations;
- Appreciates the four-pronged approach to sustainability including energy reduction, using sustainable materials, site design for water efficiency, and reuse of resources;
- Believes that the team has addressed the issues raised by City Council, including making vital streetscapes through the inclusion of retail, and the

urban design approach in general.

- **Believes that the impact of the sky bridge, which is a large bulky structure, has been mitigated through its design to respond to the needs of the users of the street; and**
- **would like a follow up briefing on just the streetscape design, once the wayfinding plan is complete, to understand how human scale and human comfort issues are being addressed.**

In 2000 a bond was approved by voters to make seismic upgrades to Harborview Medical Center's facilities and also to increase capacity. The project team worked with a Major Institutions Master Plans (MIMP) Citizens Advisory Committee (CAC), which was appointed by Council, and also held several public charrettes to get community input into this project. City Council has approved the proposed street and alley vacations and has outlined the public benefits that they feel are appropriate. Council has requested that the Design Commission review this project to ensure that the public benefits are in keeping with Council's intentions.



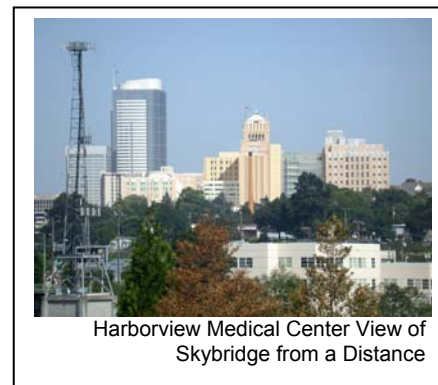
Harborview Medical Center View of Skybridge looking North

In studying the seismic capability of Harborview's facilities, the East Clinic was determined to be the most seismically unstable. This building will be demolished and the uses will be relocated on 9th Ave and Jefferson St. There will be underground parking beneath the full block, but the new building will only occupy the West half of the site. In the future another building will be built on the other half of the site.

The demolished East Clinic building will also be a building site as part of future bond. In working with the community Harborview has determined it would be better to have a temporary open space on this site, than to leave the site vacant until the next bond issue. The project also includes public benefits in the form of street improvements on James St and 9th Ave.

The team has made changes to the building design since the last commission review. Originally there was mechanical equipment on the top of the bridge over 9th Ave. The mechanical equipment has

been relocated allowing the bridge to be much more transparent. The team has determined that they will not pursue their "sky garden" idea because of concerns about infection control. The design team has developed a floating plane beneath the bridge which makes the bridge appear lighter. They are also working with an artist to develop a lighting program for the underside of the bridge. The lighting will add visual appeal to the area beneath the bridge and will also address safety concerns. In response to the Commission's concerns about distant views of the bridge the team has developed a simulated distant view of the bridge.



Harborview Medical Center View of Skybridge from a Distance

On the 9th and Jefferson Building the designers have removed a corner of the building, on 9th and James, to allow more sidewalk space, and to allow more room for art on the corner. This building also includes pedestrian oriented retail along James to Terry Ave and a new bus canopy on Jefferson St. The entire

project is subject to the 1% for art allocation. The entire project has \$2 million for art. The project team has worked with the Citizen Advisory Committee to develop an art plan for the project. Interior art elements will be incorporated into the lobby of the new Inpatient Expansion Building, and also on each floor. The art on each floor will help make all of the floors unique. The exterior art will include work on the south side and the underside of the bridge. An artist will also work on the streetscape along 9th Ave. Further, there will be a sculpture designed for the corner of 9th and James.

This project also includes many landscape improvements. Streetscape improvements include:

- Sidewalks
- Street lights
- Pedestrian lights
- Street furnishings

9th Ave is the primary access route to Harborview. Most traffic comes from James onto 9th. The highest amount of traffic is on 9th Ave between James and Jefferson. The landscape designer had a site walk through with the City's urban forester to discuss the landscape possibilities along the streets. In the block between Jefferson and James. There will be landscape improvements to both sides of 9th Ave. On the non-Harborview side of 9th Ave a planting strip will be added and the existing trees will be maintained. The street will have an asymmetrical/informal design. The Harborview side will not mimic the other side of the street.



On the next block to the south there is very active vehicle and pedestrian access. The only landscaping will be at the main entrance to the existing building. This will consist primarily of rearranging the existing landscape elements at the building entrance.

On James the street planting will be used as a buffer, and there will be a very generous sidewalk. Overhead wires on this street limit the street tree height.

There is also a landscape plan for the East Clinic temporary open space. This will be the only area with southern exposure on the campus. There will be a designated smoking area as part of this open space. Because this is a temporary open space the landscape will consist mostly of soft-scape elements.

The project team is looking toward the American Society of Healthcare Engineering (ASHE) program to address their sustainability goals. As the team has noted at previous Commission reviews, the LEED program is not applicable to tertiary hospital projects.

Key Commissioner Comments and Concerns

- Would like further clarification as to why the “sky garden” is being eliminated.
 - Proponents explained that the 10th floor, where the garden could have been, is above the ICU (Intensive Care Unit) on the 9th floor. They were concerned about the number of

people that would be coming to the garden. They were concerned both about infection control and security.

- Appreciates the change to the top of the bridge. Questions if the rest of the bridge is hanging from the truss.
 - Proponents stated that the bridge structure is hanging from the truss.
- Would like the exterior of the bridge to express the fact that it is hanging.
 - Proponents noted that the structure does read through from floor to floor.
- Questions what is happening on the roof level. Wonders if that space is occupy-able.
 - Proponents explained that the roof space is not occupy-able. They noted that the glass from the façade of the bridge extends in front of one side of the truss.
- Notes that this project is challenged by vehicular access on many sides. Appreciates that the team is putting plants where they are likely to survive and not pretending that they will grow under the bridge.
- Suggests that the designers should not rely entirely on landscaping to make 9th Ave more pleasant for pedestrians. Notes that 9th Ave is very inhospitable and that building setbacks may be more important than landscaping.
- Questions what the building setback on 9th Ave is.
 - Proponents stated that it is 10 feet behind the property line. They explained that this is double the 5 foot setback required by Council as a public benefit.
- Encourages the canopies over the sidewalks to be light and not feel too heavy. Is also concerned that 12 feet may be too high to give good protection from the weather to pedestrians.
- Agrees that the designers should consider how a pedestrian would feel standing under the canopies, not just how the canopies work with the proportions of the building facades.
- Questions if the canopies extend along 9th Ave.
 - Proponents stated that there is only one canopy which marks the building entrance.
- Is concerned that the streetscape along 9th will feel barren.
 - Proponents noted that there are not a lot of street-level pedestrian uses along 9th Ave. They are concerned that having a lot of canopies in this area would give the wrong cues to pedestrians. They also explained that an artist will be involved in designing this streetscape, which will add interest for pedestrians.
- Is concerned that the planting on the east side of 9th ave, adjacent to the 9th and Jefferson Building, is too fussy. Questions why the planting on this part of 9th is not symmetrical on both sides of the street.
 - Proponents explained that they want to differentiate the two sides of the street in order to mark that one side of the street is part of the Harborview campus and the other is not.
- Recommends a more symmetrical approach to the landscaping. Notes that the Harborview campus is already very prominent.
- Questions what will happen to the smoking/socializing area in the temporary open space once the new building is built.
 - Proponents explained that the smoking area will be relocated and incorporated into the future new building on the east clinic site
- Notes that there can be a strong synergy between the artist and the landscape. Also notes that the art on the corner of 9th and James seems disconnected from the building. Encourages more collaboration between the designers and artists.

- Questions what is happening at the main entrance to Harborview.
 - Proponents explained that work in this area is outside of their current scope, but they are trying to find ways to make improvements.
- Notes that the design team is coordinating with SDOT to make sure that their streetscape improvements meet SDOT's standards. Encourages them to meet with Barbara Grey in order to push beyond typical SDOT standards.
- Questions how the pedestrian connection to the viewpark will work.
 - Proponents stated that they have just started the wayfinding design.

15 Jan 2004 Project: **Bitter Lake Reservoir Open Space**

Phase: Design Development

Previous Review: 4 September 2003 (Schematic Design), 17 July 2003 (Concept Design), 1 May 2003 (Concept Design)

Presenter: Tanja Wilcox, JA Brennan, Landscape Architects

Attendees: Michael Shiosaki, Department of Parks and Recreation
Jim Brennan, JA Brennan, Landscape Architects
Joel Paulson, ABKJ

Time: 1 hour (SDC Ref. # 169 | DC00303)

Action: **The Commission thanks the proponents for the presentation and would like to make the following comments and recommendations.**

- **The Design Commission appreciates how the plan has been simplified since the last review, particularly extending the seating walls at the perimeter of the reservoir landform;**
- **would like the team to consider moving the trees closer to the seating walls and path and making them more consistently spaced;**
- **suggests that the concrete ripple paving pattern radiating out from the central plaza could be arranged differently, as the adjacent wall may impact their form;**
- **recommends that the team get rid of the tree at the center of the plaza as there is too much attention focused on it, and it would be very hard to pull off successfully**
- **applauds the plaza area because it focuses on creating a sense of (?) place and also brings attention to the reservoir itself;**
- **encourages the team to develop a low maintenance plan for the open space, and also to consider carefully the landscape species they use to ensure they will survive;**
- **and recommends approval of design development.**

Based on the Commission's comments at the last review of this project the team has continued to work with the idea of the reservoir as a fortress of water. At the previous review the Commission supported the location of the uses on the site, in particular the two gathering spaces on the northeast and southeast corners of the site.

The Commission encouraged the team to work with SPU to find an aesthetic solution to the fence around the reservoir. There are two portions of the fence that will be replaced. The new fence will be 12 feet high. The budget is for chain-link topped with barbed wire. SPU has given the Parks Department the budget for the new fence so that they can coordinate the work. It's unlikely that the Parks Department will have any additional money to put toward this fence.

The Commission had also recommended the further integration of the vertical pipe element in the plaza in the northeast corner of the site. The pipe has since been cut from the budget. Instead of the pipe in the center of the northeast plaza there will be an incense cedar as the focal point. The team has reduced the size of the plaza based on comments from pro-view. Previously the plaza was a full circle, but now it is overlapped by the landform that continues from the reservoir. The team is working with the idea of a water droplet radiating out from the center of the plaza. This idea will be articulated through a series of

concentric colored concrete rings which step up to seating height at the outermost ring. There will also be an earth berm that continues this form.

The Commission had also asked that the seating walls be more integrated into the rest of the landscape. The designers have continued fragments of the seating wall around the continuous land form with the 4:1 slope that surrounds the reservoir. They have also simplified the path and arranged it so that it passes through the seating wall per the Commission's recommendation.

At the previous review the commission urged the team to collaborate with the artist who designed the scatter piece sculpture that is on the site. The artist has explained that the bow of the sculpture needs to point north, as it is the bow of all of the related scatter pieces. There also needs to be space around the sculpture for the bow wake. The bow wake is coordinated with a swale that is continuous on the site.

The team wants to emphasize the idea of the reservoir bringing water to the community. There will be a drinking fountain coming out of the wall adjacent to the northeast plaza. The plaza will slope toward the center at an exaggerated pitch to emphasize the water running toward the tree.

Key Commissioner Comments and Concerns

- Notes that it is ironic that the tree at the center of the plaza is a dry species cedar.
 - Proponents explained that the choice of a dry species was intentional as a water-loving tree would not do well in this location.
- Remarks that the success of the tree will be critical to the success of the design. Feels that this is a lot of attention to focus on one tree.
- Questions if all of the ground cover in the open space is mown grass.
 - Proponents explained that there will be wetland sedges, rushes and grasses in the swales. There will also be a wildflower and grass hydroseed on the bermed land form, that would require only infrequent mowing.
- Notes that the elements in the center of the plaza seem to be fighting with each other.
- Compliments the team on doing a nice job of tying the elements of the park together.
- Suggests that the trees along the path could be closer to the seating walls so that the trunks help to define the walled perimeter of the reservoir.
- Agrees that there doesn't need to be a tree in the center of the plaza. Suggests that the tree could be on the slope adjacent to the plaza. There could be few trees on the slope.
 - Proponents suggested that there could just be an ornamental drain grate.
- Notes that when water drops encounter a barrier they do not radiate in perfect circles, but are reflected off of the barrier. Suggests that the plaza form could respond to the adjacent wall and could then tie in better with the art piece.
- Suggests focusing the summer irrigation on the plaza area so that the green of the park does not look out of place with the dry grass around the reservoir.
- Wonders what native species are being used in the park.
 - Proponents stated that they are using native birch, sequoia, and native wetland species in the swale.

15 Jan 2004 Project: **Ballard Municipal Park**

Phase: Concept Design

Previous Reviews: Ballard Civic Center Master Plan – 6 June 2000 (Pre-Design), 7 October 1999 (Briefing)

Presenters: Cathy Tuttle, Department of Parks and Recreation
Barbara Swift, Swift and Company, Landscape Architects

Attendees: Michael Shiosaki, Department of Parks and Recreation

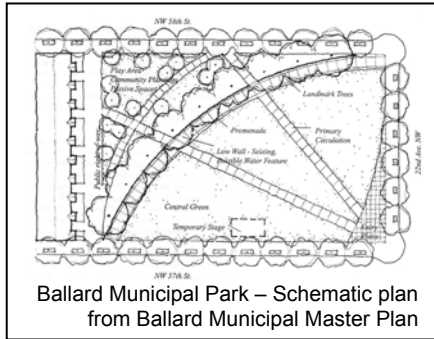
Time: 1 hour (SDC Ref. # 169 | DC00325)

Action: The Commission appreciates the exemplary presentation and would like to make the following comments and recommendations.

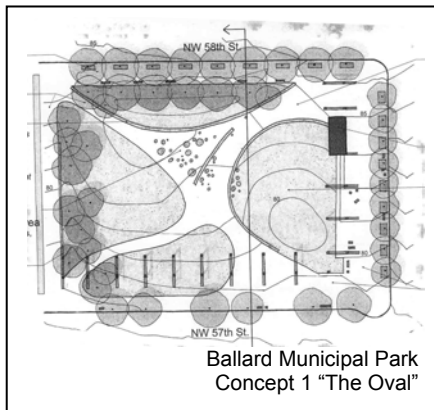
- The Design Commission appreciates the clear articulation of design principles which have been developed in conjunction with the community, noting that the team is responding to the community in a meaningful way rather than playing of off clichéd notions of Ballard;
- Acknowledges the development of 3 distinct concept options and believes the team has responded to the need for multi-generational facilities and also worked at integrating soft-scapes;
- enthusiastically supports the designer’s approach of using the grittiness of the neighborhood and its association with craftsmanship to drive the design of the park, rather than relying on clichés relating to maritime industries or the Scandinavian heritage of Ballard;
- appreciates the way the skate park element is being integrated into the park and treated as an opportunity not a crime, and encourages the team to develop places for spectators, as well;
- appreciates that the designer is using the site conditions and topography as an opportunity in all of the designs;
- encourages the designer to more fully explore the possibilities of form, and the complexity of form;
- suggests that the framing elements should be simpler and bolder;
- encourages the designer to consider increasing the amount of paved area and scaling this area to the size and kinds of festivals that will be held in the park;
- appreciates the inclusion of restrooms in this project;
- urges the team to look for opportunities early in the design process to incorporate site integrated art into the design of the park as well as signature art pieces;
- suggests that the team look at the conceptual park diagram in the master plan again and see how all 3 current concepts relate to the library site which is diagonally across the street;
- is intrigued by the third scheme and the many levels that are used to create dynamic spaces for different activities;
- compliments the citizens of Ballard for so actively and cooperatively participating in this process, and the team for facilitating such an interactive process; and

- **recommends approval of the conceptual approach with the three alternatives.**

This is a 1.4 acre pro-parks funded park in the center of Ballard. This project has had excellent turn-out at both of the community meetings. There were approximately 150 people at each of the meetings.



22nd Ave NW which runs to the east of the site is zoned as a P-2 pedestrian zone and has lots of pedestrian traffic. North of the site is a residential area. Immediately adjacent to the site is high-rise residential and senior housing. East of the site is a church that has a soup kitchen once a week. South of the site is a commercial district. Immediately south of the site is a Bartels and a large parking lot. To the west of the site is an existing QFC. There is interest in doing a multi-use development on the QFC site which would incorporate the QFC. The area around the site is zoned to be built up to 65 feet. The community has acknowledged that this is a neighborhood in transition.



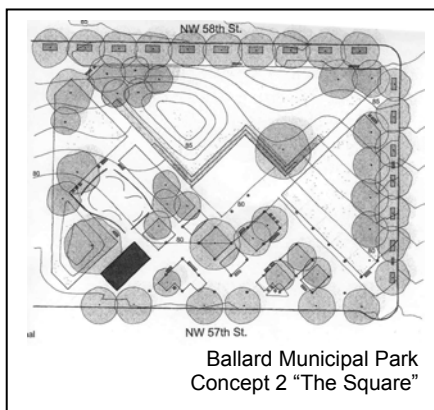
The site is essentially a tilted plane that faces south. It will be shaded in the winter once the adjacent neighborhood is built out to its full capacity. To the southeast of the site will be the new Ballard Library and neighborhood service center.

The master plan called for mostly passive green space in this new municipal park. The community is interested in activating the park more and changing the program a bit from the master plan. Working with the community the team has developed a list of design principles.

The conceptual approach to the park is a mix between passive and active. There is also a shift to more hard-scape than was envisioned in the master plan. The first concept for the park,

called "the Oval" is the closest to the master plan scheme. This scheme is the most passive of the three concepts. It includes:

- a simple frame of trees on two sides of the park
- a grass amphitheatre/informal play area
- a restroom

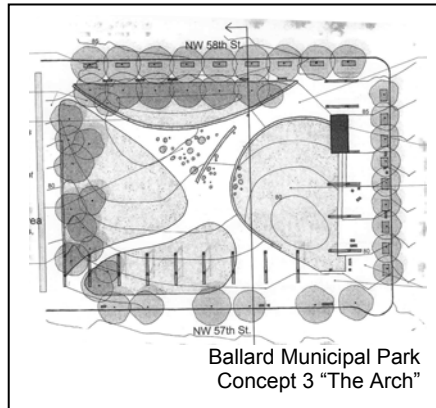


All three schemes incorporate nearly universal ADA access. All three schemes also include a restroom. The community wants to have a restroom and the Parks Department has made a policy commitment. The community has a series of festivals and performances that they would like to expand, which is a consideration for all three concepts.

The second concept "the Square" has the following features:

- a skate park at grade
- a community garden
- a series of masts that define the edges of the park

The community was concerned that this scheme was too angular, and the designers agree.



Skateboarding has been an important issue in the design of this park. There is currently a small skate park on the site which was intended to be temporary. The skateboarding community has really embraced this skate park. Based on the community meetings the community is potentially interested in incorporating a skateboarding use into the park. The key issues regarding this use are containing and controlling it to allow for a comfortable cohabitation of uses. The designers are retaining a consultant who would help them design for skateboarders and also help them control which areas skateboarders will use and will not use.

The third concept for the park is called “the Arch”. This scheme:

- keeps the existing skate bowl
- is the most active scheme
- has the most hardscape
- has masts similar to concept two
- has the potential for exposed stormwater systems

Some community members were concerned that scheme 1 was too passive and lacked scale transitions. They liked the bathroom. Many community members liked the skate park in scheme 2 but were concerned about the angularity of the overall design. The community was generally supportive of scheme 3, but was concerned about the size of the plaza. The community generally supported the skate park element, but were concerned about the management.

The next step for the design team is to meet with QFC and Bumgardner who are the architects for that project, so that they can coordinate the park with the plans for the adjacent site.

The community expressed a desire to have green on this site, also expressed interest in the notion of grittiness and being on the water. The team is not moving toward Scandinavian or maritime themes, but is more interested in developing details that are in-keeping with the neighborhood.

Key Commissioner Comments and Concerns

- Wonders if the Parks Department has a feeling regarding the skate-park.
 - Proponents noted that when the skate-park was built it was seen as temporary. There has been a huge constituency attracted to the skate-park. The Parks Department feels it would be difficult to develop this park without a skate-park element.
- Feels that the skate-park embraces a large population.
- Likes the design so far. Notes that if the skate bowl is kept in the existing location there needs to be a separation from the festival space. Suggests that there should be adequate space for spectators of the skate bowl.
- Compliments the team on a wonderful presentation. Feels that the team has really listened to the community. Appreciates that the designers are using topography as an asset. Appreciates that the alternatives are truly alternatives. Appreciates that the team is avoiding superficial metaphors about Ballard.

- Feels there is an opportunity to have more complexity of form.
- Is concerned that the first scheme is just a pass-through space.
- Remarks that the question should not be “why should there be a skate-bowl?”, but “why shouldn’t there be a skate-bowl?”.
- Likes the cup shape of the 3rd scheme. Isn’t sure if the skate-bowl is in the right place.
- Would increase rather than decrease the amount of paved areas in the park.
- Appreciates the presentation and that the park appeals to multiple generations. Thinks that concept 2 works well in terms of multi-generation appeal. Urges the designer to continue considering grittiness and craft. Suggests that the designer look at the work of San Francisco artist Bary McGee, who does graffiti art and urban art.
- Likes scheme 3 but doesn’t feel that the location of the existing skate-bowl should drive the form of the park. Likes the way this scheme opens up toward the civic center.
- Would like the Commission to compliment the citizens of Ballard for taking such an active role in steering the design of this park.
 - Proponents noted that community members spoke with incredible generosity in the community meetings.
- Suggests that the team look at the space required to accommodate the festivals and design around that rather than having the space for the festivals be whatever is left over.
- Wonders if there will be a community kiosk in the park.
 - Proponents stated that there will be space for community information on the walls of the restroom.
- Agrees with other Commissioners that the forms of scheme 3 are appealing. Does not feel there is enough definition to the oval space.
- Feels that the park diagram from the master plan has a stronger relationship to the library than any of the schemes presented at this review.
- Notes that the texture of scheme 3 is appropriate more so than its specific geometry. Remarks that schemes 1 and 2 seem thin.
- Feels that the skate-park should be included in the park, but urges that it should not be treated as a separate facility.
- Suggests that there is the potential for art to be more integrated into the structure of the park, rather than just having a signature piece.

15 Jan 2004 Project: **Fire and Safety Levy**

Phase: Overview

Previous Reviews: None

Presenters: Tony Gale, Fleets and Facilities Department
Dove Alberg, Fleets and Facilities Department

Time: .5 hours

(SDC Ref. # 221 | DC00324)

Summary: Representatives from the Fleets and Facilities Department presented an overview of the Fire and Safety Levy to the Design Commission.

Voters approved this levy in November 2003. This initiative will include \$167 million of levy funds as well as \$30 million of additional funds. 42 projects will be developed over a nine-year implementation schedule. These projects include the joint training facility, the command center, emergency cache centers, and the rebuilding or remodeling of 32 of the 33 fire stations. The City would like to continue to use as many of the historic fire stations as possible. The Fleets and Facilities Department is working with the Office of Sustainability and the Environment to make sure that the historic preservation goals of this project are not in conflict with sustainable goals. The Fleets and Facilities Department will initiate a regional selection provision for this levy, whereby all project designers will be selected from within the local region.

15 Jan 2004 Project: **MRP and LRRP**

Phase: staff briefing

Presenters: Lisa Rutzick, CityDesign/Planning Division, DPD

Time: 1.0 hours

(SDC Ref. # 170 | DC00231/DC00014)

Summary: Lisa Rutzick briefed the Commission on the progress of the Monorail Review Panel (MRP) and the Light Rail Review Panel (LRRP).

LRRP: The North Link SEIS comment period for light rail ends this month. While the Planning Commission is taking the lead on drafting a comment letter to the Mayor and City Council, LRRP members elected to collaborate on this effort rather than write a separate letter. One joint working session between the Planning Commission and the LRRP regarding the SEIS was cancelled due to the weather; therefore there was only one joint work session was held. The letter will be submitted to the Mayor and Council by the end of January.

MRP: MRP has recently drafted a letter to the Mayor and City Council regarding the preferred monorail alignment and station locations. The Panel was unable to reach consensus regarding the alignment through Seattle Center. Instead of proposing a preferred alternative for this segment, the letter presents the arguments behind each of the different options. The MRP will begin to review the monorail project on a segment-based approach. They will begin with the Ballard segment starting with contextual information and ending with a brief discussion of the stations within that segment. The Panel is interested in integrating and emphasizing the art as part of the guideway rather than focusing on the stations. The Panel has asked SMP to clearly define the art budget, as separate from the basic guideway elements.

15 January 2004 Commission Business

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|-------------------------|----|---|
| ACTION ITEMS | A. | <u>TIMESHEETS</u> |
| | B. | <u>MINUTES FROM 18 DECEMBER 2003</u> - Tabled |
| DISCUSSION ITEMS | C. | <u>PREP FOR DC RETREAT ON 22 JANUARY</u> - CUBELL AND SPIKER |
| | D. | <u>URBAN PLANNER RECRUITMENT</u> - CUBELL |
| | E. | <u>WATERFRONT PLAN</u> - CUBELL AND NELSON |
| | F. | <u>OUTSIDE COMMITMENTS UPDATE</u> - ALL |
| | G. | <u>SPU PLAN UPDATE</u> - CUBELL |
| | H. | <u>1201 WESTERN AVE SPECIAL PAVING REQUEST</u> – CUBELL AND SPIKER |
| | I. | <u>35TH ANNIVERSARY FOLLOW UP</u> - CUBELL |
| ANNOUNCEMENTS | J. | <u>DC/PC WATERFRONT SUBCOMMITTEE</u> – JAN 21, 8AM, KT 4070 |
| | K. | <u>WATERFRONT CHARRETTE ORIENTATION</u> – JAN 29, 1:30-5PM, BELL HARBOR |

15 Jan 2004 Project: **Planning Division Update**

Phase: Discussion

Presenter: John Rahaim, Planning Division Director, DPD

Time: .75 hours

(SDC Ref. # 170 | DC00322)

Summary: John Rahaim updated the Design Commission on the latest status of changes to the Planning Division at DPD.

The waiver has been approved to fill the position of CityDesign Executive Director. This position will oversee CityDesign work and will also be the director of the Design Commission. The new position will have less oversight of the monorail project team as this project has become more autonomous and is now more directly under the Planning Division Director. John Rahaim requested the Commission's help in recruiting and interviewing candidates for this position. A subcommittee of Spiker, Royse and Laughlin-Taylor will work most closely on this.

15 Jan 2004 Project: Olympic Sculpture Park

Phase: Design Development/Street Vacations

Previous Reviews: 6 November 2003 (Design Development/Design Update), 20 June 2002 (Conceptual Design), 19 October 2000 (Briefing)

Presenters: Chris Rogers, Seattle Art Museum
Marion Weiss, Weiss/Manfredi Architects
Michael Manfredi, Weiss/Manfredi Architects
Julie Parrett, Charles Anderson Landscape Architects
Drew Ganges, MKA Inc.
Maria Barrientos, Barrientos LLCAttendees: Beverly Barnett, SDOT
Buster Simpson, artist
Krista Bunch, City Council President Drago's office
Paula Hoff, Seattle Parks and Recreation
Jay Reeves, Sclater Partners Architects
Stephanie Pure, City Council Member Steinbruecks's Office

Time: 2.5 hours (SDC Ref. # 170 | DC00195)

Action: The Commission appreciates the presentation and would like to make the following comments and recommendations regarding the design development of this project.

- **The Design Commission notes that the development of the project has been such that the strength of the concept is still in tact;**
- **commends the team on the clear distinctions they have made between the valley, the grove, and the shore, and the unique characteristics within these districts that support public use and the presentation of art;**
- **urges the team to look again at the concrete walls along Elliott Ave and to find ways to keep them from being large and oppressive surfaces;**
- **supports the idea of on-street parking on both sides of Elliott Ave in order to create a more pedestrian friendly environment;**
- **applauds the proposal to allow access to the water, which is consistent with the waterfront planning process, particularly the ability to actually touch the water and the effort to potentially restore salmon habitat, and asks the team to look at the dimension of the shore area to make sure it is large enough to work as planned;**
- **suggests that the fence along Western Ave be wrought iron rather than chain link and encourages the team to develop the fence in a manner that allows people to see through it into the park;**
- **urges the team to clearly articulate the differences between major entrances to the park and entrances that operate on a more intimate scale, and to make all of the entrances clearly visible and inviting to the public;**
- **and recommends approval of design development.**

Action: The Commission would like to make the following comments and recommendations regarding the urban design appropriateness of the proposed aerial and right of way vacations.

- **The Design Commission believes that the project as proposed with the**

assurances of an easement back to the City, of the portion of the project that is in the Alaskan Way right of way, meets the design criteria for public use;

- **and the Commission recommends in favor of the urban design appropriateness of the project with four in favor, one opposed, and one abstention;**

Action: The Commission would like to make the following comments and recommendations regarding the public benefits proposed in conjunction with the two aerial vacations and the right of way vacation.

- **The Design Commission feels that they have not been presented with enough information to evaluate the public benefits proposed as a part of this project;**
- **and the Commission tabled the action regarding the public benefits package until a future review with five in favor and one opposed.**

Note: Commissioner Anderson recused himself from this review.

The Olympic Sculpture Park is scheduled for ground-breaking in 2005 and opening in 2006. The beach project and associated habitat mitigation could still affect the schedule. The Broad St underpass project has been dropped by SDOT, but there is still work on the seawall that is planned that could have serious implications for the sculpture park. If the seawall replacement goes according to the City's current plans it is very likely that some of the improvements made in the sculpture park would need to be undone in order to repair the sea wall. The Sculpture Park team has developed an alternative buttressing scheme that would cost less than the solution proposed by the city and would allow the sculpture park to stay on schedule. This solution would also allow for the creation of shallow habitat for salmon and other species. The project team has met with the City and State and confirmed that this is a viable solution.



Olympic Sculpture Park - View of Pavilion from the Valley

The City has plans to do a sewer improvement project on Elliott Ave, which will involve resurfacing the street. The Sculpture Park team would like the city to make additional pedestrian improvements to Elliott Ave, and also add on-street parking to both sides of the street.

The goal of the park is to provide a seamless journey from the city to the water's edge. The park will be an urban park but will also let people put their feet in the water. The team wants this park to be a truly public space. Toward this end there will be many entrances into the park. The main entrance to the park will be on the corner of Western and Broad. There will also be a smaller entrance further down the hill on Broad St. There will also be two entries at Broad and

Elliott. Another entry at the corner of Broad and Alaskan Way will be marked by an art piece. This entry will include wide steps as well as an accessible entrance.

This project will involve two different types of engineered fill. The top three feet of soil will be engineered to support plants. Underneath this fill will be another type of engineered fill that will provide a sound structural foundation for the park. The park will also incorporate Mechanically Stabilized Earth (MSE) walls. This method which works well in fill situations consists of using "pillows" of earth.

The team has also been working to address stormwater issues. The site is currently served by a combined sewer. The team wants to bring water to the embayment rather than dumping it in a combined sewer. They also plan to capture roof water from the pavilion and use it in a water feature nearby.

The pavilion will mark the main entry to the park. It will have a broad overhang that will protect the entrance. Even when the pavilion is closed the park will still be open to the public. The team is concerned about activating the street life on Western. There will be a series of undulating glass bay windows along western to help enliven the street.



Olympic Sculpture Park - View looking East from the Grove

The pavilion is the formal entry to the park, but there are other entrances as well. Similarly there is a main path through the park, but there are also a series of secondary paths. The park is seen as a multi-purpose space not as a museum.

The aim is to create an experiential narrative through the park. The valley will be the first of three precincts in the park. It will be the quietest place in the park. The valley will have tall northwest conifers and an understory of ferns. It will include small sculpture pieces that people can interact with on an intimate level.

In addition to three distinct landscape precincts there will be meadow and grass areas. These areas

will be flexible and informal. They will be able to be modified and reconstructed for different art pieces. There will be a concrete buffer between the crushed-stone accessible route and the grass areas. These buffer walls will range from flush up to 18 inches in order to be a comfortable seating height. These borders will allow the crispness of the landscape forms to be maintained. There will also be secondary cut-through routes through the grass. The team is thinking about ways to animate key intersections along the main path.

The second precinct in the park is called the grove. It will combine a feeling of refuge and prospect. This area will consist of quaking aspens and birch trees. This area will be less permanent than the valley. Niches for art can be carved out and replanted. Pieces can also be strung up in the trees. The Grove will provide internal and external views.

In lighting the bridge over Elliott Ave the team would like to bounce light off of the walls rather than illuminating the roadway. They see the bridges as continuations of the landscape but also dramatic viewpoints. They have moved the walks to the edge of the bridges to respond to people's natural desire to look over the edge. This will also serve the large "train spotting" community. The bridge over the railroad will include a throw-wall art piece.

The park will provide dedicated bike and pedestrian paths that will be the entry/continuation of Myrtle Edwards Park and will also connect to the Burke-Gilman Trail.



Olympic Sculpture Park - View looking Southeast from the Shore

The final precinct in the park is the beach. The park steps down from a structured landscape to a soft edge as it meets the water. Rather than having an additive beach which would have been prohibitive in terms of the permitting process the team has elected to pursue a subtractive beach. The beach is created by digging behind the seawall and allowing the bay to come into the park. There will be a structured jetty with stepped terraces behind it. The jetty will incorporate seating along the water. The beach will be a gravel beach rather than a sand beach. The beach will be the only point in the park where you can see the Calder sculpture and the red cranes at the same time.

The park incorporates three separate properties. The Museum purchased the Unical site in 1999. The City purchased the 10 Broad Street site. Part of the park will also lie on what is now part of the Alaskan Way right of way. The Sculpture Park is seeking a vacation for this portion of the right of way. The park would then grant an easement back to the City. The Sculpture Park is also seeking aerial vacations over Elliott Ave and over the railroad tracks. The easement back to the City for the portion of the park in the Alaskan Way right of way would be similar to the easement at Harbor steps. It would ensure that this portion of the park will always be open to the public even if the rest of the park is closed for a special event. The petitions for the two aerial vacations have already been filed, but the petition for the right of way vacation has not yet been filed. The main purpose of the right of way vacation is to provide public access to the park. The park will provide public open space, protect views, and generate economic activity. Providing open space and protecting views are two of the Design Commission's public benefit criteria for street vacations.

The park will also provide access to the water and allow people to touch the water. Both of these have come up as important issues during the central waterfront planning process. The park will also provide waterside habitat, which has also been a concern for the waterfront. Due to the slope of the land underwater, not all sites along the waterfront are appropriate for habitat improvements. The Sculpture Park site is uniquely suited to this goal.

Key Visitor Comments and Concerns

- Notes that the creation of public open space is certainly a public benefit. Explains that there is a concern about entities self-defining the public benefit. For example Harborview could claim their services as their public benefit. SDOT's primary concerns are access points, manageability and connections to the street and community.
 - Proponents noted that their operational objectives such as having free admission to the park have already been documented.
- Suggests that parking for buses should be provided adjacent to the site.
- Remarks that it would be a shame if this were to turn into a skate park.

Key Commissioner Comments and Concerns

- Has had concerns with the concept for the park, but compliments the team on their development of the details.
- Is concerned about vertical walls as there are some large drops.

- Proponents explained that they will be using lay-back concrete walls which will extend up to 42 inches to act as guard rails.
 - Proponents explained that they are doing a mock-up of these walls. Pre-cast concrete allows them a lot of control over the finish. They are experimenting with different finishes.
- Is concerned about the evergreen and deciduous mix in the valley. Is worried about the big leaf maples. Notes that Seattle Sentinels often get very dense and fall apart.
 - Questions if there is a suggestion for a different type of tree.
- Notes that a big leaf maple is fine, it is just the particular species that is problematic.
 - Proponents explained that they picked that species because it is a columnar native species.
- Is excited to see the project coming alive. Questions whether all of the walls are concrete.
 - Proponents explained that all of the walls are concrete but that they will have a variety of finishes. There will be a distinct difference between the poured in place walls and the pre-cast walls. There could also be walls with larger aggregate where the aggregate could be exposed.
 - Proponents noted that the wall treatments will support the art. For example walls will be finished to support projection art or possibly a graffiti or mural wall.
- Remarks that the challenge will be to keep Elliott Ave from looking like a concrete trough.
 - Proponents reiterated that they will be doing full scale mock-ups of the walls.
- Questions what the hours of operation of the park will be.
 - Proponents stated that they will most likely follow the hours of Myrtle Edwards Park.
- Wonders if the public toilets will be open when the park is closed.
 - Proponents stated that they are looking at options for locating the toilets. One option would be to have one toilet in the garage and one located closer to the water.
- Wonders how the park will be programmed.
 - Proponents explained that events in Myrtle Edwards will continue as usual. They suggested that they may not want to have hempfest spilling into the Sculpture Park.
- Encourages the team to think about the experience all along Elliott Ave.
- Notes that on-street parking along Elliott would be very helpful in improving the pedestrian environment.
 - Proponents stated that they would like Elliott to be as much like other adjacent streets as possible.
- Questions if all the lighter green areas on the plan are surfaces that can be walked on.
 - Proponents stated that they are all mown areas and grasses and could be walked on. The only exception is the ground cover on the steep slope.
- Notes that the only entrance to the park on Western is at Broad and Western. Is concerned that there will be two blocks without an entrance to the park.
 - Proponents explained that there will be a fence along western in front of a row of trees. They added that the drop-off is too steep to allow access along Western. They noted that there will be windows in the pavilion at eye level along Western.
- Notes that the existing parking lot in the Alaskan Way right of way provides accessible access to the waterfront and access to the waterfront in bad weather. Has seen many people parking in this lot so

that they can sit and look at the water.

- Proponents explained that the park will provide an opportunity to have an accessible drop-off point and will also provide accessible parking spaces.
- Notes that this park will be a private space that is open to the public rather than a true public space.
- Questions if there are any options other than a street vacation.
 - Proponents explained that with a street use permit the city could require the Park to vacate the right of way with 30 days notice, and remove all of their improvements.
- Notes that this right of way vacation would mean that the link between Myrtle Edwards Park and the Central Waterfront would be in private hands.
- Questions if the seawall improvements are being proposed as a public benefit.
 - Proponents stated that they aren't proposing seawall improvements as a public benefit.
- Is sensitive to the needs of the Sculpture Park, but also to the needs of the City. Wonders if an easement offers the City enough protection.
 - Proponents explained that there is no reciprocal agreement that allows the Park enough protection.
- Questions if the Parks Department is concerned that this vacation would eliminate the parking that is adjacent to Myrtle Edwards Park.
 - Proponents stated that the Parks Department does not see this parking lot as critical to the functioning of the park as most of the visitors are bikers or joggers. They also noted that traffic counts indicate that the parking lot is used on average to only 30% of its capacity.
- Compliments the team on this design and is excited to see the development of the project.
- Is concerned about the narrowness of the beach area.
 - Proponents explained that it is equivalent to the width of two or three lanes of traffic.