



Seattle Design Commission

APPROVED

MINUTES OF THE MEETING

18 November 2004

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Donald Royse

Darrell Vange

Guillermo Romano,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Fire Station 10 Improvements and Service Center

Monorail and Light Rail Review Panels

Planning Division Update

Ross Park Shelterhouse Improvements

Van Asselt Community Center Expansion

Washington Park Arboretum—South Entry/Madrona Terrace Project

Convened: 8:30am

Adjourned: 4:30

Commissioners Present

David Spiker, Chair

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Don Royse

Darrell Vange

Staff Present

Guillermo Romano

Layne Cubell

Tom Iurino

Carrie Duncan



Department of Planning and
Development

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18 Nov 2004 Project: Fire Station 10 Improvements and Service Center

Phase: Concept Design

Previous Reviews: 15 July 2004 (Pre-Design)

Presenters: Ed Weinstein, Weinstein A/U

Ken Johnson, Shiels Obletz Johnsen/FFD

Shannon Nichol, Gustafson Guthrie Nichol

Attendees: Erik Hanson, Gustafson Guthrie Nichol

Sarah Sodt, Department of Neighborhoods

Ethan Bernau, SOJ

Joe Taskey, SDOT

Marilyn Senour, SDOT

Richard Yancey, Weinstein A/U

Jon Mikhels, Weinstein A/U

Lucia Athens, SPU

Milton Won, Weinstein A/U

Brian Mills, Seattle Fire Department

Ellen Hansen, Fleets and Facilities Department

Teresa Rodriguez, Fleets and Facilities Department

Molly Douce, Seattle Fire Department

Monica Lake, Fleets and Facilities Department

Jess Harris, Department of Planning and Development

Kristian Kofoed, Department of Planning and Development

Time: 2 hours

(SDC Ref. # 221| DC00334)

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

- States that this is a very complex project with various users and some obvious design conflicts. Finds the early design work to be a successful and sophisticated response to this complex set of needs;
- Encourages proponents to emphasize both the series of planes that cascades from Yesler down the hill and the street wall along 4th Avenue, as well as integrate the parking in the area;
- Encourages proponents to engage the project artist as soon as possible in the design challenges and to look at the corners of 4th and 5th Avenues as portals, consider creative approaches to street trees and landscape around the edges, and integrate security and safety elements seamlessly into the design;
- Supports including a service center as an appropriately located and important part of this project;
- Encourages proponents to make the Fire Station lobby as inviting as possible, especially for interested youth and visitors;
- Encourages the architect to pursue LEED certification, holding Silver as the ideal, and the possibility of integrating a green roof into the design;
- Recommends approval of concept design.

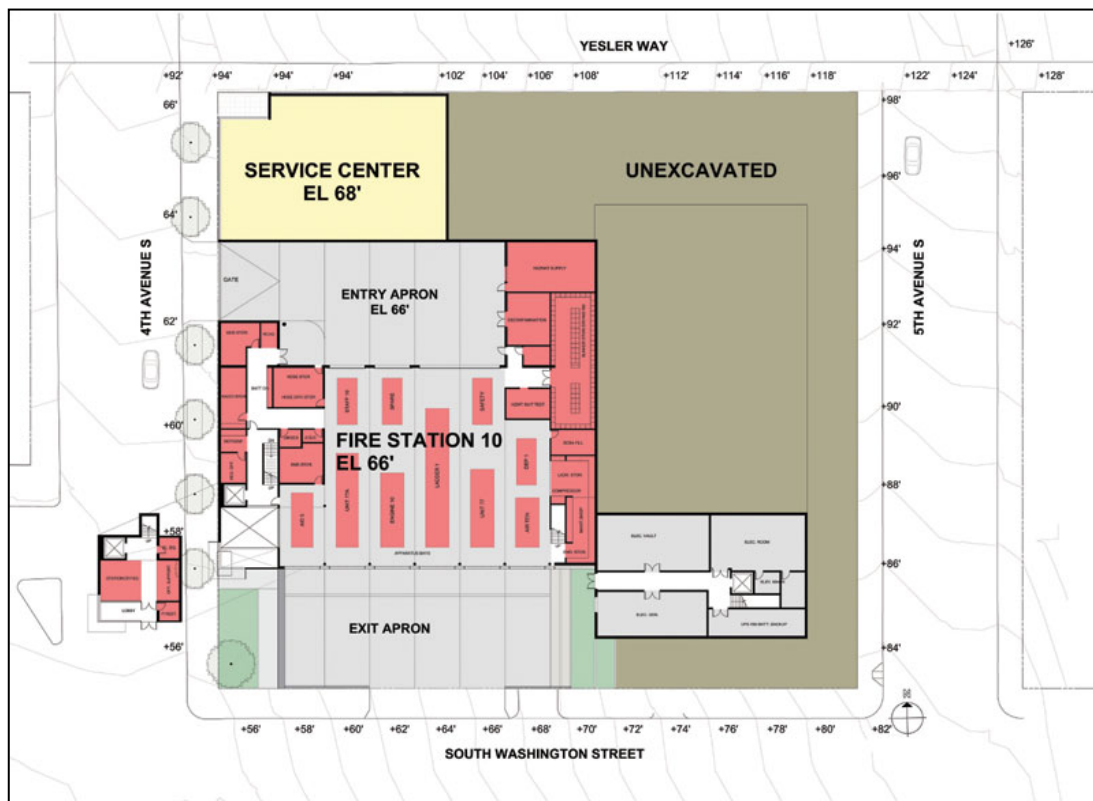
Project Background:

The project site was purchased in November, and lies at the nexus of three neighborhoods. The project budget is near \$37 million. Square footage of proposed buildings in the project is estimated at close to 60,000 sf, and includes Fire Station 10, the Fire Alarm Center, the Emergency Operations Center, and the Service Center. The South Downtown Service Center is a 5,000 sf facility that will provide showers, a laundry, and meeting/sleeping capabilities to the homeless. Proponents will continue to design the project to include the Service Center, while Council staff is looking at other site locations. Construction of project facilities could begin in early fall of 2005.

The project team includes the Fire and Police Departments, as well as a Citizen Advisory Panel with representatives from the three neighborhoods who are advising the proponents on what the project objectives should be and how the project should relate to its surrounding context. A community-wide meeting is scheduled for 6 December.

Review of the Overall Concept:

There are four components to the project: the Fire Station 10 replacement and relocation (30,000 sf), the Fire Alarm Center (15,000 sf), the Emergency Operations Center (15,000 sf), and the Service Center (5,000 sf).



Site Plan Showing Four Components of the Project

The project has presented challenges that have led the proponents to design from an “inside-out/outside in” approach. Some unique challenges include critical operational adjacencies, vehicle turning radii and

apparatus circulation requirements that must be accommodated, site ingress and egress issues, automobile and pedestrian circulation concerns, site security concerns, and cultural needs and concerns that meet the needs of the people of the three neighborhoods.

The most important functional component of the facility is the apparatus bay for the fire station located on one level. Proponents have been designing a single-level floor plate that will accommodate the uses and still provide access and egress. The focus of the design is the response time of emergency calls, and the speed at which the apparatus can move out of the station.

Proponents presented the project principles and program imperatives that were used to design each of the program site strategies. The principles related to the perception of the facility as being perceived at “threat aware” rather than “threat-driven”, design of the facility, the desire for appropriate “civic” presence, open space requirements, circulation, and parking. Program imperatives include elements such as setbacks, sight lines, building requirements, Service Center location requirements, and parking.

Fire Station 10 Replacement Program Site Strategies:

Courtyard:

PROS:

- Secure apron for training

CONS:

- EOC/FAC located on most active corner (4th Avenue and Washington Street)
- Minimal “iconic” civic presence
- Service Center opposite multi-family housing
- Service Center location promotes increased homeless presence on sidewalks

Drive-Through H:

PROS:

- Preferred drive-through configuration

CONS:

- EOC/FAC located on most active corner (4th Avenue and Washington)
- Minimal “iconic” civic presence
- Service Center opposite multi-family housing
- Service Center location promotes increased homeless presence on sidewalks

Corner Apron:

PROS:

- Two access points to apron facilitates easier back-in circulation
- EOC/FAC located on “quieter” 5th Avenue
- Service Center located to minimize impacts on FS-10 and EOC/FAC
- Service Center located to minimize impacts on 5th Avenue multi-family housing

CONS:

- FS-10 apron does not “hold” the important 4th Avenue/Washington Street corner
- FS-10 support functions located under EOC/FAC

Front Apron T:

PROS:

- EOC/FAC located on “quieter” 5th Avenue
- FS-10 has enhanced civic presence at important 4th Avenue/Washington Street corner
- FS-10 apparatus bays become “iconic” element for facility
- Parking parallels Yesler Way for least visual impact (not seen from street)
- Service Center located to minimize impacts on FS-10 and EOC/FAC
- Service Center located to minimize impacts on 5th Avenue multi-family housing

CONS:

- No drive-through circulation—all vehicles back into apparatus bays

Drive-Through T:

PROS:

- EOC/FAC located on “quieter” 5th Avenue
- FS-10 has enhanced civic presence at important 4th Avenue/Washington Street corner
- FS-10 apparatus bays become “iconic” element for facility
- Parking parallels Yesler Way for least visual impact (not seen from street)
- Drive-through circulation
- Service Center located to minimize impacts on FS-10 and EOC/FAC
- Service Center located to minimize impacts on 5th Avenue multi-family housing

CONS:

- Reduced distance between exit apron and sidewalk complicates warping of grade

Massing Study and Model:

On the corner of 4th and Washington Street, proponents have located a three-story administrative component that includes the placement of mechanical equipment and staff facilities. The apparatus bay is topped with a bridge that spans to the administrative component. The bay will be day-lit on both sides, and will act as an icon for the site and a showroom for the fire trucks. Cascading landscaping and the view up 4th Avenue will be significant. The roofscape will be textured or patterned as to be visually appealing, and will be a series of planes that cascade down the site acting as a form of structured topography.

Landscape Approach:

Proponents will utilize several aspects of the site--its location within the three neighborhoods, and its location as being at the juncture of two distinct city forms. The low building mass and roofplanes create a layered foreground for the views from Yesler Way. Proponents hope to use this layered composition to terrace the landscaping in the form of elevated platforms in a low scale. There are various opportunities to connect 4th and 5th Avenues. Proponents would like to emphasize the linear aspects of the streets at a pedestrian scale, and will include street connectors, shade trees along the street in the form of “informal groves and openings.” Landscaped spaces will likely be permeable, and may include turf or textured paving. The Avenues will include street trees and will act as a transition element into the site. An urban garden layer will be incorporated, with low seating walls that create a visual layer and a backing element toward the street. A terrace on 5th Avenue will act as a key visual “relief valve” for the site, and will elongate views across the block.

Key Commissioner Comments and Concerns

- States that parking needs to accommodate the 35' easement.
- Asks if there is a LEED target.
 - Proponents stated that the buildings will be certified, but do not achieve Silver status as of yet because it is too much of a challenge on this site. City policy, however, encourages the Silver rating.
- Asks if there are options for the Service Center
 - Proponents stated that the site plan is being designed with alternatives in mind where the Center is located at the northwest edge.
- States that proponents may not need to reinforce the edge of 4th Avenue. Encourages proponents to look at more setbacks and greener options.
- States that this site does not seem like an “urban” site.
 - Proponents stated that the site will be more of an “urban” site in the future with other developments to the south.
- Encourages proponents to address the street edge more.
- Appreciates the fire truck “stage set” idea.
- Encourages proponents to make the landscape as urban as possible, pulling the building up to the street edge. States that rooftop gardens will be key.
- Encourages proponents to use native plants in the landscaping of the site.
- Encourages proponents to use the vertical elements or towers as icons.
- States that this is a very complex project with a very sophisticated design approach.
- Appreciates the idea of “civic” in a minor key, as more of a utilitarian “civic.”
- Enjoys the idea of using the fire trucks as the icon of the site.
- Encourages proponents to avoid overlapping in landscaping on the southwest corner, and encourages

proponents to design the landscape to employ a smooth transition.

- Suggests that proponents avoid vestigial structure on the southwest corner. Encourages proponents to work on this particular piece of the design and to resolve issues.
- Appreciates the inclusion of the Service Center, and states that the siting is right for the use.
- Encourages proponents to look at the components as an opportunity for a sustainable design model including physical, social, and economic elements.
- States that the location of the parking could pose safety issues.
- Enjoys the emblematic use of the bays in the fire station design.
- Encourages proponents to examine the art plan, and to look at 4th and 5th Avenue parks.
- Encourages proponents to engage an artist in the design process as soon as possible.
 - Proponents stated that an artist will be selected in the near future.
- States that there are many design challenges that go along with bridging two distinct elements—the FS-10 Replacement project, and the Service Center.
 - Proponents stated that there needs to be some catch-up in terms of resolving issues of the Service Center.
- Asks if the drive-through areas or configurations will be visible from the street.
 - Proponents stated that there will be a security gate, but that it will be well-designed.
- Encourages proponents to look at the selling of development rights.
- Suggests that proponents avoid putting additional offices on the site. States that it would work against the design program.
- Encourages proponents to push the buildings back from the streets to enable them to read better as “beacons.”
- States that the Service Center will attract long lines along 4th Avenue.
- Suggests that proponents engage the Yesler Bridge with the 4th Avenue design.
- Appreciates the program, massing, and design evolution of the project as a whole.

18 Nov 2004 Project: Monorail and Light Rail Review Panels

Phase: Update

Previous Reviews: 7 October 2004 (Update); 19 August 2004 (Update); 17 June 2004 (Update); 20 May 2004 (Discussion); 15 January 2004 (Staff Briefing)

Presenter: Lisa Rutzick, Department of Planning and Development

Attendees: Rachel Ben-Shmuel, Seattle Monorail Project
Brad Shinn, Seattle Monorail Project

Time: 1 hour (SDC Ref. # 170 | DC00231/114)

Summary: The Commission thanks Lisa for her continued work with MRRP and LRRP and would like to make the following comments and recommendations.

- **Regarding Light Rail:**

- Supports staff plans to ask the Planning Commission to build on its previous work and take a position on the alignment of 8th and 12th Avenues before this issue is presented to the Sound Transit Board;
- Urges active consideration of the vent shaft at Montlake by LRRP and coordination with WSDOT's SR 520 project which the Commission has begun to review;
- Recommends increased coordination among transit programs and the MRP be briefed on the two elevated Light Rail stations that are located at McClellan and 154th Avenues;

- **Regarding Monorail:**

- Expressed frustration that much of the design work is still speculation, and that little information about the DBOM contract is available for comment;
- Expresses severe concern about the overall design of the system, and how urban design and station design work to date factors into the DBOM contract;
- Expresses frustration on behalf of the public that designs which have been reviewed and discussed previously not be abandoned;

- Looks forward to future updates on the work of these two panels.

The Commission was updated on both the MRP and the LRRP panel membership and future schedules. Lisa Rutzick noted that neither panel met too regularly in the fall.

Monorail Review Panel:

All seats of the MRP are now full.

Updates:

- Retreat held at the end of October. Future goals and work were generated from the session.
- Agenda topics of past two MRP meetings included:
 - SMP Art Program

- Public Realm Analysis
- Corridor Proposals
- Future agenda topics likely to include:
 - Completion of Corridor Proposals
 - Review of Draft Handbook
 - SMP Updates
- Panel bio's on the website have been updated
- Seattle Times article from November 17, 2004: Monorail Station Designs: Flair or Function?

Light Rail Review Panel:

The LRRP is still seeking to fill two seats representing the Arts Commission. Two to three meetings are anticipated to occur within the next few months. The Commission discussed their role in review, and will focus on the Montlake link and the SR-520 vent shaft.

Updates:

- Agenda topics of past two LRRP meetings included:
 - Overview of North Link
 - Review of Link Light Rail and initial segment
- Future agenda topics likely to include:
 - Roosevelt alignment options
 - 1st level of review for North Link stations

Key Commissioner Comments and Concerns

- Asks if there are elevated stations with the Light Rail.
 - Proponents stated that the stations are elevated, with 5 miles of track above grade.
- Asks if there is coordination with the SMP on elevated station designs.
 - Proponent stated that Sound Transit will present on two of the elevated stations at a future MRP meeting.
- States that there seems to be a lack of coordination among major transit systems given the large scope of these projects.

18 Nov 2004 Project: Planning Division Update

Phase: Update

Previous Review: 21 October 2004; 16 September 2004; 19 August 2004; 15 July 2004; 3 June 2004; 15 April 2004; 15 January 2004; 18 December 2003; 20 November 2003

Presenter: John Rahaim, Planning Director, DPD

Time: 1 hour (SDC Ref. # 220 | DC00322)

Summary: The Commission thanks John for his update on the Planning Division, appreciates his description of the structure and operation of DPD and budget planning work, and would like to make the following comments.

- Would like to be kept abreast of the Right of Way Manual re-write being spearheaded by SDOT with DPD involvement;
- Is encouraged by the notion that the SDOT street classification system will be overlaid with pedestrian, zoning, and planning objectives;
- Would like to hear more about how the Planning Division and CityDesign will be involved in the I-5 rebuild and SR-520 bridge replacement projects;
- Encourages John to ensure that the concerns of neighborhood planning do not drop off the Division's list of priorities;
- Looks forward to future updates on City Planning.

John presented the Commission with a description of the structure and operation of DPD, a total Planning Division work plan for 2005, and budget planning work. The 2005 work plan outlines the Planning Division's mandated work, as well as major initiatives, Mayor and City Council priority code amendments, and transportation planning projects.

Major Initiatives:

- Center City Strategy
- Waterfront Plan
- Industrial Policies: Of regional concern; includes Shoreline Mitigation Plans, and the Restore Our Waters Initiative (formerly Aquatic Ecology), and the impacts of sprawl
- Right of Way Manual: Includes urban design issues, street types, skybridges, vacations, and green streets. Collaboration with other City departments includes DON (neighborhood plans), and SDOT.
- Northgate

Transportation Planning Projects:

- SR-520
- I-5 Redevelopment
- Viaduct

- Monorail
- Waterfront

November 18 Commission Business

ACTION ITEMS

A. TIMESHEETS

B. MINUTES FROM 21 OCTOBER: APPROVED—DUNCAN

DISCUSSION ITEMS

C. OUTSIDE COMMITMENTS—ALL

ANNOUNCEMENTS

D. COMMISSIONER FAREWELL/WELCOME RECEPTION—

11/19, 5-8 PM

E. DC/PC CHAIRS AND STAFF YEAR END CHECK-IN—11/23,

12-2 PM

F. DESIGN COMMISSION ANNUAL RETREAT—12/2, 8:30 AM-

12:30 PM, CENTRAL LIBRARY

G. MONORAIL REVIEW PANEL MEETING—12/6, 4-7 PM

H. WATERFRONT ADVISORY TEAM—TBD, 3-5 PM, RM. L280

18 Nov 2004 Project: Ross Park Shelterhouse Improvements

Phase: Design Development

Previous Reviews: 7 October 2004 (Concept Design)

Presenters: Cathy Tuttle, Department of Parks and Recreation
Joseph Herrin, Heliotrope Architects

Attendees: Mark Bramos, Site Workshop
Michael Shiosaki, Department of Parks and Recreation
Jon Jainga, Department of Parks and Recreation
Thomas Isarankura, Heliotrope Architects

Time: 1 hour (SDC Ref. # 169 | DC00340)

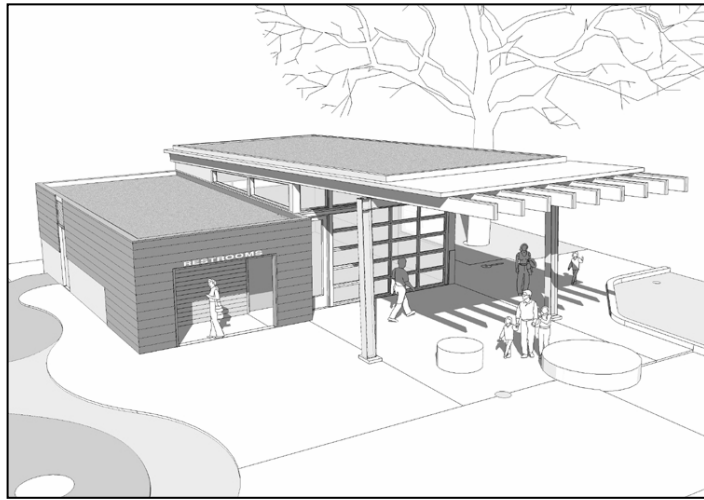
Action: The Commission thanks Heliotrope and the Parks Department for their engaging presentation and would like to make the following comments and recommendations.

- Commends proponents for their active community involvement and process;
- Commends proponents for their efforts in sustainable design, especially given budget constraints;
- Commends proponents for using the old foundation and materials from the existing building;
- Commends proponents for incorporating educational elements into the green roof program;
- Applauds progress in the design. The current plan is clear, simple, and elegant;
- Appreciates the simple incorporation of artwork into the project with the restroom entry gates;
- Asks that proponents consider increasing the slope of the green roof, or lifting the entire roof for more impact. This will also increase the direct sunlight that reaches the interior space;
- Suggests that the columns in the front of the building represent an opportunity for interesting design;
- Suggests an additional study of the north elevations, especially reconsidering the size of the windows;
- Cautions proponents about the cost and operations of a green roof, and suggests that this may not be the perfect spot for a demonstrative project, but would not override the desire of the community and City departments in this regard;
- Asks that proponents consider channeling rainwater to a rain guard or otherwise explore rainwater harvesting concepts;
- Recommends that site access, especially an improved connection to the northwest corner, be given high priority;
- Recommends that proponents pursue LEED certification for the project;
- Recommends approval of design development.

***NOTE:** Commission Nic Rossouw recused himself from presentation

The Ross Park neighborhood is located on the boundary between Fremont and Ballard. The shelterhouse improvement project has spurred much community interest, as 30 people attended the final public meeting on 9 November 2004.

The goals of this project are to include aesthetically pleasing exterior spaces that serve, and are accessible to, members of the community; to include interior spaces that adequately serve the community, such as restrooms; and to reach as high a standard as possible under the budget that proponents have to put toward sustainable building practices. The current budget for this project under the ProParks project is \$544,000, which includes planning, construction, and design.



Exterior Perspective of Shelterhouse

Proponents have reused the original foundation, and have created a new building according to community desires. They have focused on the public restrooms, and have moved both restrooms to orient toward the park. The restrooms will be locked after dark with a metal gate, and will include signage at the entry. The new joint entry includes tile from an art project. Both restrooms will include skylights. Ceilings will be clad with cedar panels, and walls and floors will be tiled.



Perspective of Exterior Stairway

Proponents further focused on strengthening the design concept and the diagram of the outdoor space. The community space includes a garage door. The roof accentuates the architectural aspects of the building, and the overall architecture lends itself as an icon for the neighborhood. The roof is proposed to become an 800 square foot partial green roof, with two downspouts that will monitor the quality and duration of the outflow of rain water as an educational element of the project that will be monitored by local students. Proponents have

attempted to include environmentally-friendly elements, such as waterless urinals in the men's room, and low-toxic paint.

Exterior improvements include improved visual access as well as pedestrian access at the northwest corner with timber-planked stairs and a gravel path. Concrete round plinths provide informal seating on the front of the plaza under the building canopy. Proponents noted that the main issues with the green

roof include maintenance and operations.

Key Commissioner Comments and Concerns

- Asks if the materials on the interior meeting space are materials that will be reused from the demolition of the current project.
 - Proponents stated that they are hoping to reuse the siding and bring that into the meeting room, but that the siding contains low levels of lead paint. The meeting room will function as a sort of classroom. Proponents are reusing materials from the current structure for the floor.
- States that proponents have chosen a good mix of materials.
- Asks about the doors that will be used for the meeting space.
 - Proponents stated that they will be using doors that are similar to those used for fire stations. They will most likely be manually operated, aluminum doors.
- Asks if the architectural firm is designing the grills that will secure the restrooms at night.
 - Proponents are designing them, and are working with the community.
- States that design development is much more clear than it was initially, especially in terms of the restroom design.
- States that proponents could make the meeting room more interesting by manipulating the roof planes.
- Feels that there may be some opportunities for interesting architectural expression in terms of the supporting posts of the canopy, such as those used in Olympic College. Such expression may establish the shelterhouse as a community icon.
 - Proponents stated that they are interested in making this a substantial element, but are limited to visually adequate massing and scale.
- States that the column design could relate to the roof gesture.
- Commends proponents on the new design, the organization, and the way the community's concerns have been addressed.
- States that the restrooms and the meeting space are receiving the same sort of attention in terms of massing. Suggests that there may be a way to downplay the massing of the bathrooms, and to add a greater element of safety. States that the restroom massing seems to overpower the massing of the transparent meeting space.
- Asks if there is a reason that the north window is so narrow in the meeting space.
 - Proponents stated that there are residences on the north side of the site, and with all of the other windows in the meeting space, there was not a need to make the north window large.
- Is concerned with the restrooms opening out into the plaza, and the impacts that that may have on those who are picnicking at the park. Suggests that proponents reverse the relationship of the protruding elements.

- Suggests that proponents raise the roof a bit more. States that it would be easy to manipulate since the green roof will not be providing a substantial amount of heat for the structure.
 - Parks stated that they fully endorse this site as an ideal place to test this sort of roof structure. Stated that SPU are advocates of the green roof addition.
- States that the cost/value of the project should prioritize the northwest site access path over the green roof.
- States that less canopy might be better. Sun may reach into the space to let more light in.
 - Proponents stated that they have conducted lighting and winter/summer studies, and would like the green roof to be bold.
- Suggests that proponents add the two elm trees to the model in order to illustrate how important it is to keep them.
- States a preference for the skinny, larger roof over the community meeting space.
- Suggests that proponents look at raising the roof to bring more light in, either at the same angle or at a different angle.
- Suggests that proponents incorporate the green roof into the larger landscape, such as a rainwater garden on the street edge.
- Asks if proponents have considered rain water harvesting for plumbing.
 - Proponents stated that there is not enough volume of water
- Asks if proponents have considered radiant floor heating.
 - Proponents stated that floor heating is a possibility, but the team is planning on reusing the existing floor.
- States that the project has a great energy and focus.

18 Nov 2004 Project: Van Asselt Community Center Expansion

Phase: Design Development

Previous Reviews: 15 July 2004 (Concept Design)

Presenters: Ron Wright, Ron Wright and Associates/Architects
Dan Johnson, Department of Parks and Recreation
Aaron Powers, ArtistAttendees: Marilynne Gardner, Department of Finance
Denise Dana, Ron Wright and Associates/Architects
Jorge Barrero, Ron Wright and Associates/Architects
Michael Shiosaki, Department of Parks and Recreation

Time: 1 hour (SDC Ref. # 169 | DC00335)

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

- Feels that the project design needs to address several issues, and reinforces the Commission's previous recommendation that the design should reflect an overall concept, rather than material choices and budgetary constraints;
 - Feels that circulation through the site and building has improved, but encourages proponents to look at the location of the exterior restrooms;
 - Finds that the design does not match the "pavilion in the park" idea, and that the building is too heavy with its complex massing and incorporates too little light to be interpreted as a pavilion;
 - Encourages proponents to address day-lighting for the building, especially ways to bring more light into the stairwell, and encourages clear sight lines from the reception area;
 - Encourages proponents to revisit the massing of the building, and to design with a degree of consistency so it feels like the building has a place of entry;
 - Believes that the massing of the building has been addressed on some levels, but the building still does not have a relationship to the overall layout of the site;
- Does not recommend approval of design development, and would like to see the project again.

This project is the renovation and expansion of the existing Van Asselt Community Center. The site is near Holly Park. The original structure was built in 1938, and the gymnasium was added in 1982. The gym straddles two distinct levels of the site. The first is the main level and the focus of the expansion, and the second is a lower level, which lies 10 feet below the main level. Proponents will remove the existing shelterhouse and the addition that was provided to connect it to the gym. The gym will be completely renovated.

The site currently houses an asphalt basketball court, a parking court, tennis courts, a pool, and a play area. The original program provides many constraints, such as the square footage of addition vs.

replacement, and the size of the required spaces.

The current concept is 6,000 square feet of addition. Existing restrooms will be removed on the lower floor, and will be used for a new elevator, lobby, electrical room, and storage. The second floor will provide a distinct connection through the building. New amenities will include new restrooms, showers, a mechanical room, a team game room, offices, and elevator, a living area, a lobby, a dividable multipurpose room, a kitchen, and an after-school daycare. Members of the PAT have determined that exterior restrooms are essential, and proponents have accommodated those.

Proponents are working to bring the existing gym up to code. They are placing insulation, a membrane, and a rainscreen, or panel system, on the exterior of the existing structure. There will be new glass entries with canopies, and new exterior laminated siding/glazing panels with lights and rainscreens on the gym. The panels will act as an educational element, and will be accessible online.

Proponents are hoping to complete design development by the end of the month. They are hoping to complete the project by the end of 2005.

Artist Aaron Powers presented the Commission with two schemes. Two of the primary interests in the public art piece were that it be interactive and that it address the diversity of the neighborhood. The artists is envisioning a convex, concrete spool and bowl structure, with tile or veneer insets engraved in the concrete. The structure will be serviceable, with the artist exploring LED lights and fiber optics. The art sculpture will be sited at the main entry of the project.

The Project Advisory Team (PAT) has been meeting on a regular basis since the project has started. The PAT consists of community representatives, two SHA members, and City staff. The Parks Department has sought to avoid duplicating or replicating the same function and program as the adjacent development at Holly Park. The intention of the PAT is to honor the intent of CCLP, and to manage the community's desire while keeping with budgetary constraints.

Key Commissioner Comments and Concerns

- Cautions proponents that the rainscreen panels could be expensive. Seems like the panels could be a very high-class material for such a low budget.
 - Proponents stated that there are fall back panels. Proponents have already limited the number of panels according to budget constraints, but wanted to add a strong gesture.
- Asks if the same community uses both the Holly Park and the Van Asselt facility.
 - Proponents stated that it is the community at large that uses both, but the facilities also draw people from the Beacon Hill community.
- Asks proponents to clarify what other buildings, other than the gymnasium, are existing on-site in the new design.
 - Proponents stated that the gym is the only building that is existing. The rest of the design will be new.
- Asks proponents to clarify the square footage.
 - Proponents stated that the project makes up 6,600 square feet of addition.
- Asks how the building will spill out onto the landscape.

- Proponents stated that they have accommodated that through the exterior access points, as well as the multipurpose room. Are working on hardscape issues, and intends to have hardscaping around the perimeter. The main entry is a hardscaped plaza, and a minor, secondary entry to the south is tied to a path on-site.
- Asks proponents to describe their decision-making process.
 - Proponents stated that they had a series of eight schemes that were revised at seven different meetings with PAT members. Stated that they have embrace the “pavilion in the park” idea as a visual anchor.
- States that it would be nice to see sections and elevations at this point in design development.
 - Proponents stated that they do have those graphics, and presented them to the Commission.
- Asks if proponents are required to use different materials at the building base for maintenance reasons.
 - Proponents stated that the brick is used for maintenance. There is an 8 foot section where materials at the base will be different due to the sensitivity of the panel system. The brick will serve as a more durable and functional material.
- Asks why proponents chose to use rainscreens.
 - Proponents stated that the idea of the rainscreen turned out to be the most viable option in terms of cost.
- States that it is difficult to read the massing of the sections. They seem chunky. Sees the grid of panels as opportunities to work in glazing.
 - Proponents stated that they are in the process of working with the input they have received from project engineers.
- Suggests that the emphasis on cladding may not be right for this project and seems to contradict the concept of the “pavilion in the park” which is traditionally glazed.
- Sees the stairwell as a potential opportunity for daylighting, but is concerned that it may be too narrow.
- Asks if proponents considered an entry on the west side of the site.
 - Proponents stated that they did consider a west entry, but north and south access was the chief challenge and they wanted that axis to be readily evident. In order to create a west entry, they would have had to close the north and south walls. Further stated that the elevator works better at the north entry.
- States that the notion of the “pavilion in the park” is compelling, but it works against the massing of the project.
- States that the floor plan is much clearer and simpler, but wonders if the location of the restrooms at the end of the corridor makes sense from a security perspective.
- Asks if proponents have considered skylights
 - Proponents stated that they have not due to maintenance reasons, but have clerestory windows over the multi-purpose room.

- Is disappointed in the design opportunities with the site. Feels that proponents got distracted by the focus on the skin. States that there still isn't a clear design concept.
- Concerned that everything rests on the idea of the skin and glass panels. States that nothing interesting is occurring at the entries or outside.
- States that the roof structure is difficult to read.
- States that a strong design parti has still not evolved.
- Notes that the Commission's role is to advise, but states that project decisions are ultimately those of the project team.

18 Nov 2004 Project: **Washington Park Arboretum—South Entry/Madrona Terrace Project**

Phase: Schematic Design

Previous Review: None

Presenters: Bill Hacker, Portico Group
Dennis Meyer, Portico Group
David Goldberg, Department of Parks and Recreation

Time: 1 hour (SDC Ref. # 169 | DC00342)

Action: The Commission appreciates Portico Group and the Parks Department for the excellent graphics and presentation on Schematic Design and would like to make the following comments and recommendations.

- Supports improved visual access to the site and reinforces the importance of ADA access issues for the Arboretum;
- Encourages the use of historical materials in a modern way and incorporating natural materials found on site;
- Asks that proponents consider using the trees that are to be removed to construct some of the structures along the paths, and asks that proponents consider a more contemporary design for the shelter structure;
- Encourages proponents to look at the location of the Chilean garden, to focus on Northwest native plants as a way to organize and simplify trails and park features, and to edit and pare down the overall design approach;
- Recommends approval of schematic design.

Proponents noted that this project began with the Master Plan, which was adopted by the City and the Board of Regents at the University of Washington in 2001. Proponents are now working on bringing the Master Plan project through schematic design.

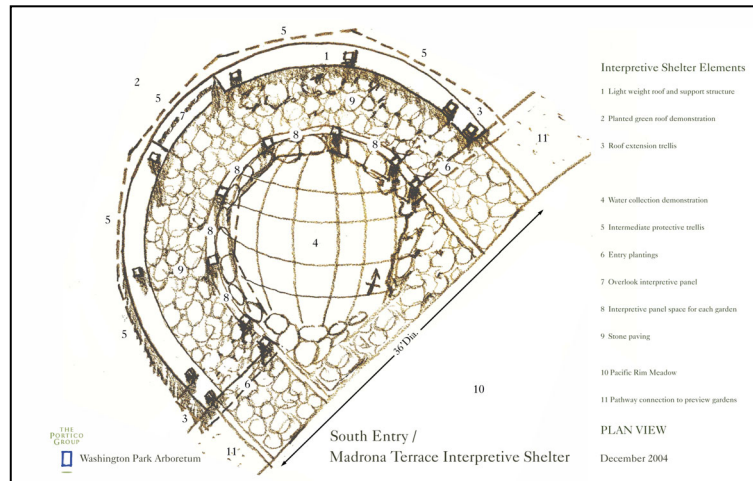
The project encompasses the 10 to 12 acres south of the lookout. The Master Plan calls for the creation of eco-geographic exhibits that show the ecology of the area in a similar climate in different parts of the world. Other elements of design include a parking lot that is part of the overall parking plan, a lookout shelter, trails, and restoration of a rockery at the south end. The design work is being provided by the ProParks Levy. Proponents have not identified all resources for funding, but are working with the Arboretum Foundation to secure funding.

The Arboretum has a rich history, including Olmstead designs and WPA improvements that were constructed on the site in the 1930s. There has been a significant amount of public participation during the Master Planning a subsequent design work. Following adoption of the Master Plan, proponents were able to develop an implementation plan that ranks all of the projects. The South Entry/Madrona Terrace project is prioritized because of its visibility and the ability to fulfill the primary elements of the Master Plan—conservation, education, and recreation. Proponents have conducted two charrettes with stakeholders and community members, and one public meeting.

Master Plan:

The Olmsted Plan consists of a taxonomic grouping of plants. The Master Plan identified that this area would provide an arrangement of plants that have ecological relationships and climatic associations, as opposed to taxonomic associations. The new concept looks at the south end as a grouping of collections from other places in the world that have similar climate to Seattle, and will use that as a vehicle to compare and contrast the Pacific Northwest to these other places in the world. This will be used as an educational element.

Other related Master Plan elements that are not related to this project are a proposed pedestrian bridge across Washington Boulevard, multiuse bicycle and pedestrian trails, and day-lighting Arboretum Creek. The South Entry/Madrona Terrace Project will increase visibility of the Arboretum's south end, an area that has never developed historic collections. Proponents also seek to create an immersive environment to transport visitors to other places, want to respond to the context of the site, to showcase green technologies, and to pick materials that respond to place.



Madrona Terrace Interpretive Shelter

Madrona Terrace:

The 12-acre scheme presented to the Commission is a refinement of the Master Plan, and looks at places that are similar to ours, focusing on countries that lie along the Pacific Rim—Southern Oregon/Northern California, Chile, Australia, New Zealand, and China. Proponents have adopted the relationships to the Japanese Garden noted in the Master Plan, as well as the concept of borrowed views to create the Asian Hillside.

Preview gardens will be arranged around a circular meadow and will introduce visitors to the respective collections at trail heads. A series of looped paths and trails will link the eco-geographic exhibits. There is a 30-car parking lot that is oriented around some of the significant collections. The central meadow on a flat portion of the site will accommodate gatherings, as well as opportunities to display some of the gardens. The education shelter is located on top of the slope on the western edge. It will be a low-key, simple, and direct structure with a



Perspective of Madrona Terrace Interpretive Shelter

possible green roof. It will mimic the stone cottage, and will have views across the valley. The shelter allows for the exploration and interpretation of nearby plant communities of cool, winter-rain regions of the world. Interpretive and wayfinding elements will help identify locations and provide graphic signs that will be consistent with the approved wayfinding and interpretation plan. The 40,000 square foot Holmdahl Rockery will be renovated.

Key Commissioner Comments and Concerns:

- Asks if the meandering paths stem from the Olmsted Plan.
 - States that this is a great opportunity to make a statement about Pacific Northwest native plants and to establish a collection of plants that reflects the local area.
 - Proponents stated that the adopted Master Plan calls for the eco-geographic exhibits.
 - States that the graphics presented are fabulous. States that the arboretum is a romantic place, but encourages proponents to push contemporary interpretations in design.
 - Asks about the schedule for implementation, timing, and phasing.
 - Proponents stated that the projects will take many years, depending on the funding. Stated that an option is that the project could begin with the rockery and the shelterhouse.
 - States that proponents should let the design be. Seems that proponents have made choices with a lot of input. States that designers need to stay on course.
 - Encourages proponents to edit the design approach. States a familiarity with the history of the site, and states that this history should push the designers toward a stronger essence.
-
- Schematic Design: Pacific Rim Geographic Collections
- States that the allocation for the paths is not clear.
 - Commends the proponents for an excellent choice of location for the shelterhouse in the meadow clearing.
 - Would like to see the existing conditions site plan to assess the proposed improvements and new

elements.

- Suggests that the shelterhouse should be more contemporary. Suggests that proponents examine the Tahoma National Cemetery.
- Asks that proponents examine the differences between “bigger and bolder” vs. the Olmsted Plan.
- Encourages proponents to pare down the design.