

Seattle Design Commission

APPROVED
MINUTES OF THE MEETING
19 May 2005

Gregory J. Nickels,
Mayor

David Spiker
Chair

Charles Anderson

Pam Beyette

Karen Kiest

Hannah McIntosh

Anindita Mitra

Sheri Olson

Nic Rossouw

Dennis Ryan

Darrell Vange

Guillermo Romano,
Executive Director

Layne Cubell,
Commission Coordinator

Projects Reviewed

Presbyterian Retirement Communities Alley Vacation
Van Asselt Community Center Expansion
Montlake Community Center Expansion

Convened: 12:00pm

Adjourned: 4:00pm

Commissioners Present

Charles Anderson
Pam Beyette
Karen Kiest
Hannah McIntosh
Anindita Mitra
Sheri Olson
Nic Rossouw, Acting Chair
Dennis Ryan
Darrell Vange

Staff Present

Guillermo Romano
Tom Iurino
Emily Podolak



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Development

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May 19 Commission Business

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|-------------------------|----|--|
| ACTION ITEMS | A. | <u>TIME SHEETS</u> |
| | B. | <u>MINUTES FROM 04/07/05 AND 04/21/05-PODOLAK</u> <ul style="list-style-type: none">▪ 04/07/05 APPROVED▪ 04/21/05 TABLED TO ALLOW MORE TIME TO REVIEW |
| DISCUSSION ITEMS | C. | <u>PUBLIC OUTREACH UPDATES-IURINO</u> |
| ANNOUNCEMENTS | D. | <u>FIRST HILL STREET DESIGN WORKSHOP</u>
5/23, 1-5PM |

19May 2005 Project: Presbyterian Retirement Housing

Phase: Alley Vacation Briefing

Previous Reviews: None

Presenters: Brian England, PRCN
Dan Nelson, Perkins and Will
Gordon Gilmore, Perkins and Will
Dean Gregory, Murase
Bruce Rips, Seattle Department of Planning and Development
Beverly Barnett, Seattle Department of Transportation
Michelle Brown, Heffron Transportation
Marni Heffron, Heffron Transportation

Attendees: Thomas Navin, Greystone Communities
Gene Hooton, Greystone Communities
Julie Lawton

Laura Whitaker, Perkins Coie
Maira Gray, SDOT
Bill Blair, Seattle Parks
Donald Harris, Seattle Parks
Kelly Carson, University of Washington

Time: 1 hour (SDC Ref. # 170)

Action: The Commission appreciates seeing the project in its early nature; seeing the early concepts allowed the Commission to provide feedback

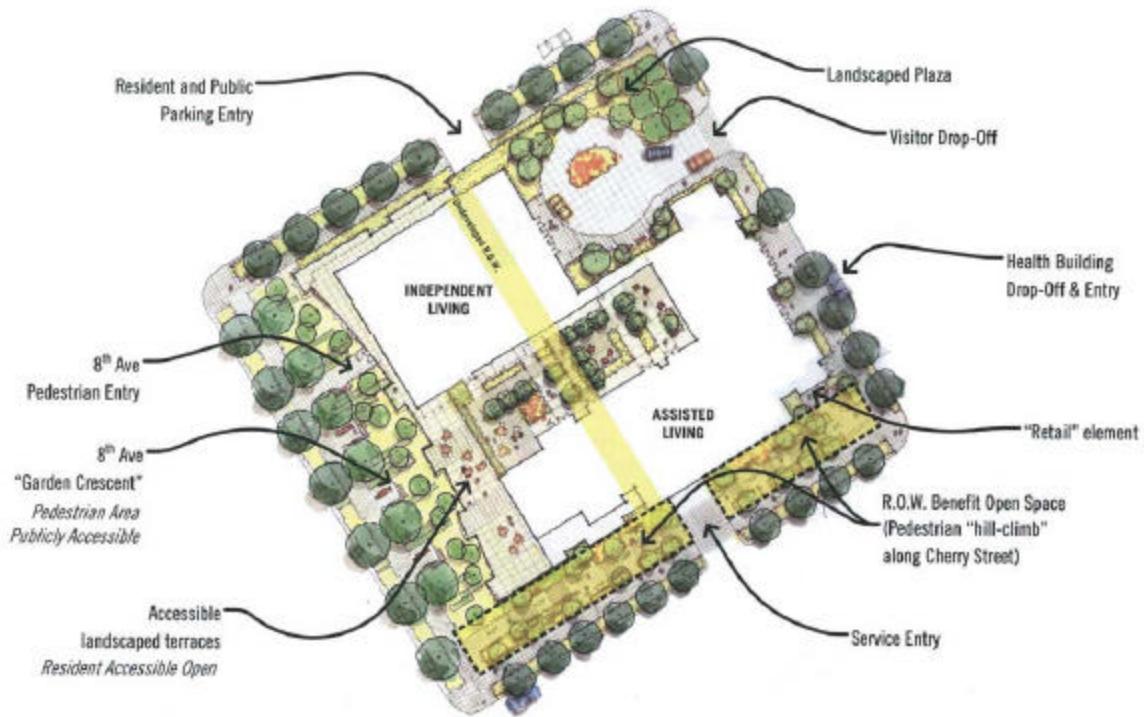
- **believes that the proposed alley vacation is justified based on their assessment of the existing urban design conditions of the public realm because of the existing hilly nature - there currently isn't an alley within the proposed vacation and additionally no through-alleys in the four block area;**
- **appreciates the extent and functionality of the proponents' proposed hill climb along Cherry St., a favorite pedestrian street in the area;**
- **appreciates the quality of the hill climb's treatment, its connections to the more level area on 8th Ave. and to the proposed retail expansion on 9th Ave;**
- **appreciates the proponents' coordination with some of the goals of the Seattle Parks Department and the design review board;**
- **encourages proponents to further explore proposed art installations and the incorporation of storm water as an intermittent sustainable water feature on the site;**
- **believes that the proponents have not stressed enough the opportunities offered at the top of the area at 9th Ave. as a view overlook;**
- **Independent of the proponents' designated public space along Cherry St., the Commission appreciates the design's setbacks on all sides of the block, the landscaping opportunities, and the reduction in curb cuts and surface parking;**

- **recognizes the comments from Seattle Department of Transportation who described that there will need to be greater specificity as to what the provision of things will be publicly accessible, because they will be assumed to be part of the public realm;**
- **believes that the designated public space area on Cherry St. is adequate for the public realm package but if the section on 8th Ave. was added to the designated public space, the two spaces would provide much more than an adequate public realm package;**
- **recommends that should City Council approve the proposed vacation, the following public benefit package is appropriate: the area as identified along Cherry Street, the hill climb's nature, its landscaping, its public activities and its connections to public benefits located at both 8th and 9th Ave.**

Project Description

Proponents propose a large retirement complex on a full block bounded by 8th and 9th Avenues and Cherry and Columbia Streets, which would house a proposed 240 foot high “independent living” tower and a separate 90 foot “assisted living “ structure both above a residential and parking plinth. An estimated 300 residential units (199 independent, 60 assisted living, 17 dementia and 30 skilled-nursing care units) are proposed. The site is located on a steep slope, rising 46 feet between 8th and 9th Avenues, and currently contains one apartment complex and three parking lots used by neighboring churches. Based on the proposed site plan, the proponents need an alley vacation to realize the desired campus, which is to consolidate the site for a full block development and to facilitate development on the steeply sloped site. Due to the steepness in slope, the alley right of way is currently not in use; the total area of the right of way is 3840 feet. The alley vacation will allow one building base allowing proponents to consolidate services for both towers and will allow the building to have a smaller footprint set further back off of the street.

Three historic landmarks lie within close proximity to the proposed building site including St. James Cathedral, Trinity Parish and the German Heritage Society. Other surrounding buildings were built between the late 1940s and the 1970s. The proposed building design responds to this surrounding context. The design includes a base structure that levels at or near 9th Avenue creating an underground structure that provides 425 parking stalls and utility support functions such as central power and heating. The exposed edge along 8th Ave would allow for low-rise, street-related living units. Two buildings atop the base would house a 20-story independent living tower at 8th Ave and Columbia St and a 9-story assisted living tower located at 9th Ave and Cherry St. The base structure would contain 35 town home style units along 8th Ave. The primary pedestrian access and vehicle drop-off is located off of 9th Ave; another pedestrian entry is available off of 8th Ave. Parking and service entries are located off of Columbia and Cherry Streets, respectively. Proponents aim for only allowing three curb cuts, one each on Cherry St., Columbia St. and 9th Ave. The plan includes 3840 square feet of publicly accessible open space along Columbia St. between the alley and 9th Avenue. Terraces and plantings along 8th Avenue include separate rooms for neighbors to sit and watch street activity, play chess and other games, both encouraging neighborhood interaction. Storm water collected from the roof is used in the rain garden.



Presbyterian retirement housing concept plan

Design concepts to activate streetscape and promote independence for residents. Think it is important to have residential scale on 8th Ave and amenities that can encourage people to interact along the street. Propose to wrap the condos and windows along the steep slope to prevent blank walls.

The design proposes two types of landscape:

1. on-structure – roof top gardens located on the 5th and 6th floor of residences, landscaped terraces envisioning a combination of step/planters, and landings that take advantage of the views west.
2. streetscape planting – street tree plantings and vegetated buffers

Ninth Avenue serves as an important vehicular and pedestrian corridor. The original proposed public benefit package streetscape was proposed along 8th Avenue, the public benefit package now focuses on Cherry Street with a hill climb connecting 8th to 9th Avenue.

Public Benefit Package

Proponents propose to provide publicly accessible open space as the public benefit. The open space proposed to be provided is equal to the area of the alley right-of-way proposed for vacation.

The public benefit proposal includes

- Publicly accessible open space 3840 square foot in area, equal in size to the existing right of way, located in the northeast portion of the site adjacent to the intersection of 9th Ave and Columbia St.
- The features of the open space comply with applicable Land Use Code requirements

- A hill climb connecting 8th Ave to 9th Ave.
- All public areas operated and maintained by proponents but open to public

Public Questions and Comments

Bruce Rips, Department of Planning and Development

The Capital Hill Review Board saw this as an early design guidance and saw several alternatives agreed in concept with the preferred alternative presented today. They had several comments, had doubts about seeing the NE corner as public open space and encouraged proponents to consider Cherry St. instead. Requested retail along SE corner, reduce curb cuts; bring the town houses along 8th Ave, uphill on both sides of block

Beverly Barnett, Seattle Department of Transportation

There are some updates presented today that SDOT has not seen yet, including access proposal. However she believes that the feasibility of the alley vacation does make sense, but still leaves the whole array of public benefit and land use impacts. Would like to see more detail about the street environment that is the focus for the public benefit package. Because thinks that talking about activating spaces is good because a set back does not equate with a pedestrian environment, see where people can enter and exit and how private the buildings and terraces look. Need to have discussion about the scale of the public benefit with the scale of the project.

Bill Blair, Parks and Recreation Department

Interested because ProParks levy project has couple of projects on first hill one of which is looking for a park site and at one point thought this site might be it. Also doing a park plan for First Hill and are trying to do a 20 year look out for the additional park spaces and also recommended improvements of existing parks. Park plan not complete but the concept at this point is to link a series of smaller parks with streetscape improvements and environments and with that perspective the draft agrees with neighborhood plan identifying 8th and Cherry as well as 9th being very important pedestrian connections, transit and pedestrian use, glad to see the focus of improvements on these targeted areas. Like the idea of some retail at the SE side of 9th and Cherry

Commissioners Questions and Comments

- On 8th the chess playing areas, will there be a fence, will they be private gardens?
 - No, sidewalk right along 8th, primary pedestrian way and other sidewalk branched off, no pedestrian access into building through this area, will have the look of a walk up area, will have seating and benches it will invite people to participate, to sit, rest, talk, open all the way up to the building, park like setting
- Clarify designated public benefit
 - Cherry is what we are designating as that space
- Comments about corners and security and connectivity, more attention should be focused on the public amenity wrapping the corners at 8th and 9th. Should be better connected for surveillance and enjoyment

- Asks about wind patterns
 - Have not studied yet but do intend to do a pedestrian comfort wind study
- Asks about parking access, and use for church
 - Segregated vertically, All car access off of Columbia, Service off of Cherry
 - Residents and parkers will enter off of Columbia and then separate, on grade connection out of parking garage to Columbia and an additional exit through the second level through the building and out onto 8th Ave. One hundred spots are designated for James Cathedral, and located on 1st and 2nd floor, separate elevators that serve the two floors of parking, the two groups will only meet on the 2nd floor and shared pedestrian exit to 8th Ave.
- Asks what is the square feet of crescent-shaped space off of 8th Ave.
 - 6000 square feet
- Proposes that proponents can also call this area public benefit in terms of marketing it
- Would have liked to see landscape plan at finer scale to see some more details
- Stormwater management would be nice interesting feature
- Please be consistent with north arrow, label streets
- Likes sequencing of rain gardens
- Proposes art not only at intersection but along the Cherry corridor
- Encourages getting a public artist on board
- Believes that it makes sense by urban design context
- Likes hill climb on Cherry, reminds of views, at 9th and Cherry there is an eddy space which is a wonderful overlook, sets great precedence for future development in the neighborhood
- Recognizes that Capri Apts. represents workforce housing that has been lost in city area
- Believes that the development along 8th with pedestrian entry to parking is a very positive thing, at least once a week activates the space
- Believes that there are benefits of setbacks on all sides of block
- Thinks that Cherry Hill climb is adequate, how to make sure the rest of the open space proposed is part of the public benefits

Public Questions and Comments

Beverly Barnett, SDOT

- Requests next iteration of what the concept is so that when we get to City Council and imposing conditions we will have more specificity on the elements. proposed setbacks and amenities will be accountable, whatever proposed as public benefit will be accountable, if setback is accessibly to public we will review and approve

19May 2005 Project: Van Asselt Community Center Expansion

Phase: Revised Schematic Design Update

Previous Reviews: 18 Nov 2004 (design development)
15 July 2004 (concept design)

Presenters: Dan Johnson, Seattle Parks Department
Michael Shiosaki, Seattle Parks Department
Ron Wright, Ron Wright and Associates
Eric Gold, Steve Worthy and Associates

Attendees: Denise Dana, Ron Wright and Associates

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

Action: The Commission congratulates the proponents for stepping back and reconsidering the site design which has opened up possibilities for the building design

- **commends the proponents' new approach to maintaining the gym, which has allowed more money to be used for the new section of the building;**
- **expresses that they still have concerns about the site design; they encourage the proponents to simplify and clarify the site circulation, by perhaps strengthening the north-south and east-west connections through the building and site and to better integrate the building and the site ;**
- **encourages proponents to further develop the child care area and its integration to the site**
- **commends the proponents on the development of the building spine, believing that it has stronger sense of partie ;**
- **however, still believes that the building's architecture could be further developed which could include reexamining the depth of the vestibules, overlaying some structural, rational organization on the spine ;**
- **encourages exploration of roll-up doors between the rooms and the spine to further activate the interior circulation;**
- **encourages the proponents to use more color possibly through accent blocks and metal awnings; requests that the proponents provide more information about the existing site conditions during the next presentation to help them make more specific recommendations;**
- **recommends approval of revised schematic design.**

Project Description

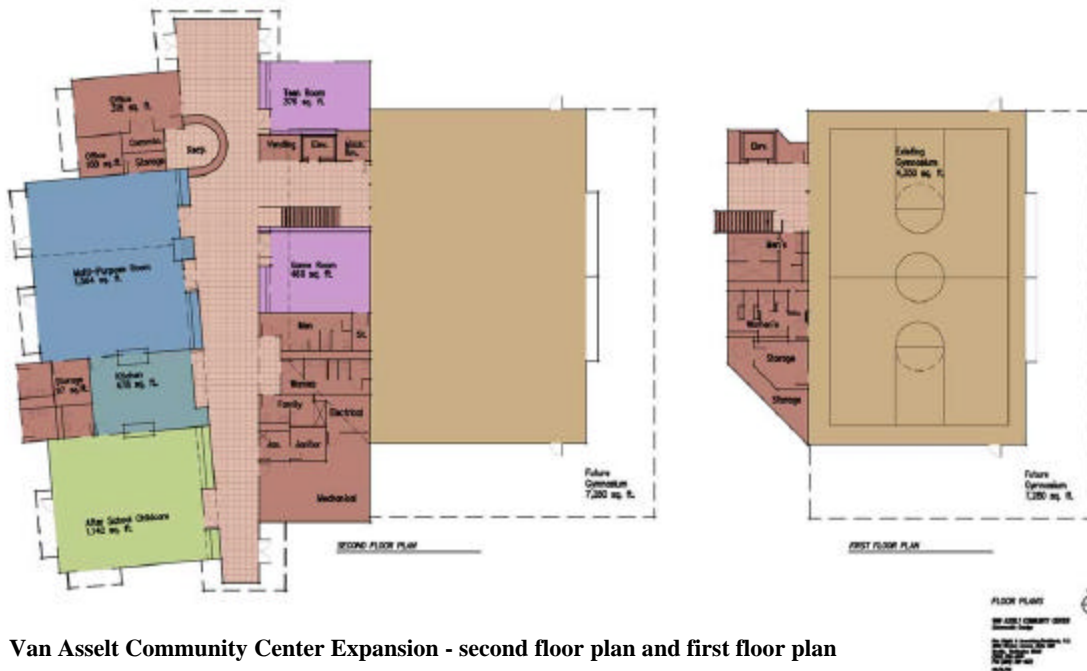
The project was funded in 1999 by the Community Center Levy, which provided \$3.9 million for an expansion of this project. The project has been seen twice and since then returned to schematic design phase. The design of this facility has been modified to minimize improvements to the existing gymnasium to include only code required upgrades. This change in design direction then focuses on maximizing the creation of new program space and site



Rendering of Van Asselt Community Center Expansion

amenities that provide for a properly functioning entry sequence. The existing gym will remain for now and the web that connects the gym to the house will be removed as will the house. The new design proposal includes: green space, additional parking and a new building. The building has two access points to the main entry, one access from the New Holly neighborhood and one access from the parking lot. The proposed building is sited so its interior relates to the existing site.

The larger site context contains a park that has been modified in a piece meal manor since the 1950s. Programmed activities and structures are sprinkled through the site; the proposed design concept was to determine how all existing elements of the site relate to one another, including the proposed building. Proponents explored moving the basketball courts to the tennis courts' location and moving the tennis courts to somewhere else on site but decided not to proceed with this approach. The existing play area falls in side of the expansion area and therefore it was removed and replaced next to the wading pool. A permeable rubber surface has been proposed adjacent to the wading pool. The design clears the tennis courts from the area in front of the building allowing room for an entry courtyard, a front yard for the park. This design move allows better approaches to the building including gradual transition ramps to the entry door and additional picnic spaces off of the basketball courts. The design concept for the building is a larger space, with clear circulation, and with a spine that feels light and open.



Van Asselt Community Center Expansion - second floor plan and first floor plan

Commissioner Questions and Comments

- Asks about material used for building
 - Gray cinderblock on upper section, brick on lower section. Polished face and painted with graffiti resistance.
- Asks if rear entry is open during business hours.
- Asked if area is fenced off around after school care
 - No, but there will be a DHS certified instructor at all times and separate bathrooms in their classroom.
- Asks if child care and multipurpose room could be flipped
 - Felt that the multipurpose related better in the corner further away from parking
- Asks why there are alcoves to each doorway, and their depth
 - The alcoves are 5 foot wide, the space in the ceiling responds to the five feet needed for utility connections and allows for sink/cabinet area in the rooms
- Proposes perhaps using rolling doors (like garage doors) that open up onto the center area of the hall instead of using standard doors
- Proposes using metal elements with color
- Comments that the site seems too complicated visually, encourages proponents to provide broader context to explain why design decisions are justified
- Suggests strengthening north-south and east-west connections through the building and site and to better integrate the building and the site
- Encourages proponents to include more information and broader context on maps to clarify design moves and explain pedestrian circulation
- Feels that there is a disconnect between the building and what is happening with the rest of the site
- Appreciates both landscape architect and architect being present
- Suggests making the entry to the building facing the street and plantings to support the entry
- Believes that the interior space has improved but is concerned about the five foot deep alcoves
- Believes that the exterior of the building has been improved but lacks personality that needs to be found in the details
- Congratulates proponents for stepping back and reconsidering the site and building design
- Encourages proponents in future presentations to bring an aerial photo of the site for context

19May 2005 Project: Montlake Community Center Expansion

Phase: Design Development

Previous Reviews: 20 January 2005 (Schematic Design)

Presenters: Dan Johnson, Parks and Recreation
Don Carleson, Carleson Architects

Attendees: David Goldberg, Parks and Recreation
John M. Marshall, Parks and Recreation
Mohan Khandekar, Parks and Recreation
Michael Shiosaki, Parks and Recreation
Sean Engle, University of Washington Student (MUP/M.ARCH)
Lyle Bicknell, Department of Planning and Development/City Design

Commissioner Karen Kiest recused herself from presentation;
her firm is involved in the project.

Time: 1 hour (SDC Ref. # 169/DC00346)

Action: The Commission appreciates the presentation on the Montlake Community Center expansion

- **commends the proponents on their cost saving efforts without sacrificing design content in the overall project;**
- **commends the use of natural ventilation, natural light and solar panels in the design and for embracing the existing landscape and bringing it into the building through the windows and their placement;**
- **commends visually opening up the corner of the gymnasium to the lobby to allow views into the gymnasium;**
- **commends the simplicity of the courtyard design, and suggest that proponents consider using gravel in the courtyard area as an alternate material;**
- **hopes that the proposed art piece at the entrance brings more prominence to the front entry, and encourages proponents to explore the use of an architectural feature above or around the entry doors to strongly highlight the entrance;**
- **recommends approval of the design development drawing and does not need to review it again.**

This is the second presentation in front of the Commission for the expansion project with existing facilities. The design fulfills simple program requirements including a 2700 square foot public gathering room, transition spaces and smaller rooms for social spaces and lounge spaces.

Since the last presentation on January 20, 2005 the following changes have been made:

- Form for multipurpose room and activity room has been established
- Need to cut \$400,000 from budget resulting in 100 feet cut from activity room, reducing building footprint saved the most on cost because pilings dug 90 feet deep required for foundation; also simplified building materials



Rendering of Montlake Community Center Expansion – view from parking lot

The proposed building design blends the expansion roof line with the existing roof line in the front, the roof then lifts in the back, outward and upward towards the birch trees and allows in natural light from the north. A 10-11 foot high passage way runs the length of the existing building and the expansion along the front side of the building, a garage door opens up to a hardscape courtyard used for gathering area for summer camps. A central mixing area is also located in the lobby area outside of the gym, an additional alcove along the east of the gym will provide an area for players and spectators. The glass corner of the gym and an additional four windows along the east side of the gym allow people to view the gym from outside of the gym area. The expansion section of the building will be naturally ventilated through rills along the base of the walls that are tempered during the winter. Windows spanning the length of the expansion wall located high on the walls electronically open to provide ventilation.

The outside material of the building will be concrete board in different ways, shingled and painted perhaps mossy green. Concrete board and batter will be used to replace existing shingles. Hopes for roofing material to be metal. In addition, solar energy panels will be added to the lifting area of the roof that were donated with the agreement that the community center would provide environmental education about the panels.

Commissioner Questions and Comments

- Likes courtyard idea but suggests material other than hardscape, perhaps crushed gravel, softer feel and it will deter skateboard/basketball area
- Encourages to explore whether rectangular walk to entry is large and inviting enough
- Feels entrance is over simplified, lends to asking where is the entrance
 - Proposes a simple skylight with light emanating out, also an entry art piece

- Asks about entry art piece
 - Adaptive reuse of past parks department building material skin, will be elevated and lit
- Suggests breaking vertical plane near entry, maybe roof line a little higher
- Asks if slope of new roof is same as old roof
 - Roof heights are as follows: community room 14', new corridor 10-11'
- States that with some tweaking of entry, the building is fabulous
- Appreciates gesture to the trees
- Asks proponents to look again at connections to the site, who is coming from where
 - Wanted to minimize pathways because of soggy site
- Suggests incorporating runoff from the roof into a temporary water feature and other sustainable opportunities
- Commends use of solar panels and natural ventilation strategies
- Suggests changing location of parking and tennis courts
 - Thought about it but parking lot is within 200 ft wetland buffer
- Likes simplicity of the courtyard
- Asks if it is necessary to review project again
 - no