

# North Precinct Station

**Edward B. Murray**  
Mayor

**Diane Sugimura**  
Interim Director, OPCD

**Shannon Loew**, Chair

**Ellen Sollod**, Vice Chair

**Brodie Bain**

**Lee Copeland**

**Thaddeus Egging**

**Rachel Gleeson**

**Theo Lim**

**Martin Regge**

**John Savo**

**Ross Tilghman**

**Michael Jenkins**  
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## Commissioners Present

Shannon Loew, Chair  
Ellen Sollod, Vice Chair  
Brodie Bain (excused from 11:00 - 2:00 pm)  
Lee Copeland  
Thaddeus Egging  
Rachel Gleeson  
Theo Lim  
Martin Regge  
John Savo  
Ross Tilghman

## Commissioners Excused

## Project Description

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

## Meeting Summary

The Seattle Design Commission (SDC) voted 9 to 0 to approve the design development of the North Precinct Station. The commission indicated the team has continued to make advances in the building and site design since their August 2015 presentation. The commission noted the facility provides a civic presence and high level of transparency for the community. The SDC approval includes a condition for administrative review of the proposed planting palette.

## Recusals and Disclosures

There were no recusals or disclosures.

October 16, 2015

11:15 - 12:45 pm

**Type**

CIP

**Phase**

Design Development

**Previous Reviews**[9/6/15](#), [3/5/15](#), [5/15/14](#)**Project Team Present****Andy Ishizaki**  
FAS**Duncan Thieme**  
SRG Partnership**Keasa Jones**  
SRG Partnership**Carolyn Alcorn**  
Murase Associates**Attendees****Mihai Baltatescu**  
UW**Sabrina Bolieu**  
Office of Council Member Debora Juarez**Lesley Cordner**  
SPD**Jason Huff**  
OAC**Joy Jacobson**  
FAS-ADA**Lindsay King**  
SDCI**David Kunselman**  
FAS**Scott Murase**  
Murase Associates**Jessica Paley**  
SRG Partnership**Eric Rumpf**  
FAS**Katherine Tassery**  
CBO/FAS**Jaidee Weber**  
WSP Group**Thomas Whittemore**  
DON**Rick Zieve**  
SRG Partnership

January 21, 2016



*Figure 1: Location of artwork in northwest corner of the proposed facility*

**Summary of Presentation**

The North Precinct project was presented by Andy Ishizaki of FAS, Carolyn Alcorn of Murase Associates, and Duncan Thieme and Keasa Jones of SRG Partnership. Andy Ishizaki briefly introduced the project. Duncan Thieme provided the project overview including the site context, program and the overall landscape plan.

Keasa Jones provided the SDC with the team's responses and approach to the SDC's August 6, 2015 schematic review including the art programming, vestibule design, landscaping, and stormwater.

The design team has continued to work with the artist, Nikolaus Hafermaas, to provide a detailed art program for the North Precinct Station. After reviewing several options, the project team decided to move the proposed site artwork from its initial location facing the parking lot along the exterior of the south wall to the interior the northwest corner of the precinct lobby along the main stairway. The artwork was moved into this location because pedestrians will be able to experience the artwork both inside and outside of the facility (see *figure 1*). Placement in this location will allow the Art to be visible from the surrounding streets. Artwork will consist of several vertical elements, which will suspend from the lobby ceiling. Although a specific material for the vertical elements has not been chosen, the artist desires to use a material which will allow the vertical elements to transition in color, from white to black, throughout the day.

The orientation of the vestibule was modified from the last meeting. The former design was oriented and angled towards the southwest corner of the project site, and included an overhang. The new designs integrates the vestibule into the building and its primary west facade (see *figure 2*), and reorients the vestibule to the northwest corner of the project site and the intersection of N 130th and Aurora Ave N.

Along Stone Way N, the landscape design was updated to consolidate a series of rain gardens, designed to provide onsite water infiltration. The project team updated what the team referred to as a parklette design, located near the corner of N 130th and Stone Way, to include skate friendly concrete walls and benches with soft edges. A pathway is located north of the parklette to provide an additional route for pedestrians along N 130th St.

Along Aurora Ave N, the landscape plan includes a series of terraced plantings and low concrete walls. In addition to providing planting opportunities, it provides a vehicular barrier for the station. The terraced plantings will include a curvilinear design, which will transition into the adjacent public plaza and pathway through the use of curvilinear striping within the paving material. Visitor parking is located on the south side of the site, accessed from N 128th Street. A series of stone bollards will be placed between the parking lot and

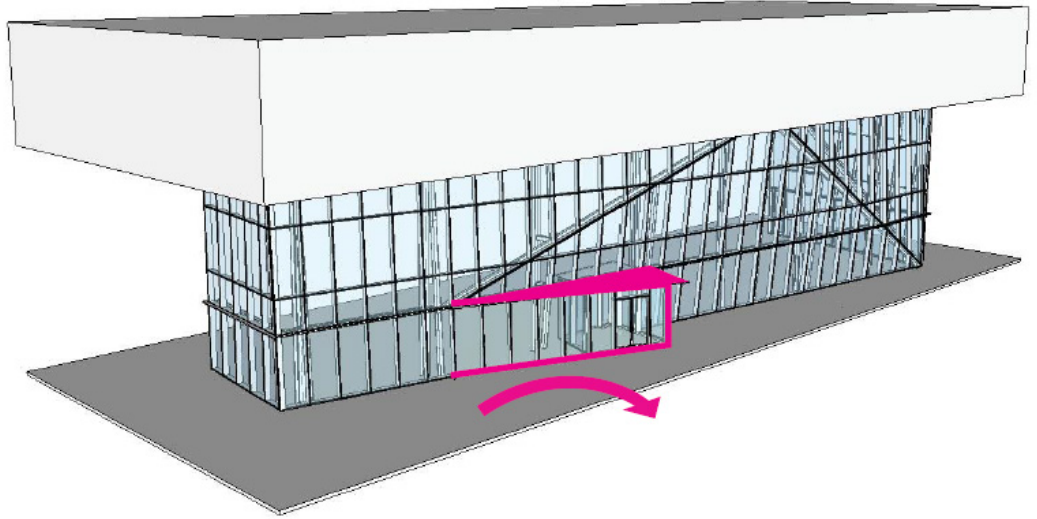


Figure 2: Reorientation of vestibule along Aurora Ave N

public plaza to serve as a vehicular barrier. Additionally, a small amphitheater is located east of the parking lot, which will include a series of low concrete seating walls as well as a grassy berm. The amphitheater is designed to seat small groups of people and serves as a community gathering spot. See figure 3 for more detail.

Outdoor lighting will occur throughout the project site. Trees surrounding the perimeter of the site will be up lit for dramatic effect and safety precautions. A light glow will project from the building façade while the soffit underneath the building canopy will include a lighting feature that emulates a 'starry night'. See figure 1 for more detail.

Because the project team is striving to achieve LEED Platinum certification, the building will include several sustainability measures. Natural ground source heating and cooling and solar thermal panels will be used to meet 100% of the building's heating, cooling, and hot water demands, while 1/3 of the buildings energy needs will be provided using a rooftop photovoltaic system. The project site will include a series of rain gardens as well as an extensive green roof to naturally treat stormwater. The building will also incorporate daylighting strategies and is designed to be 'net ready', meaning it is ready to incorporate future technology when it becomes available. See figure 4 for more detail.

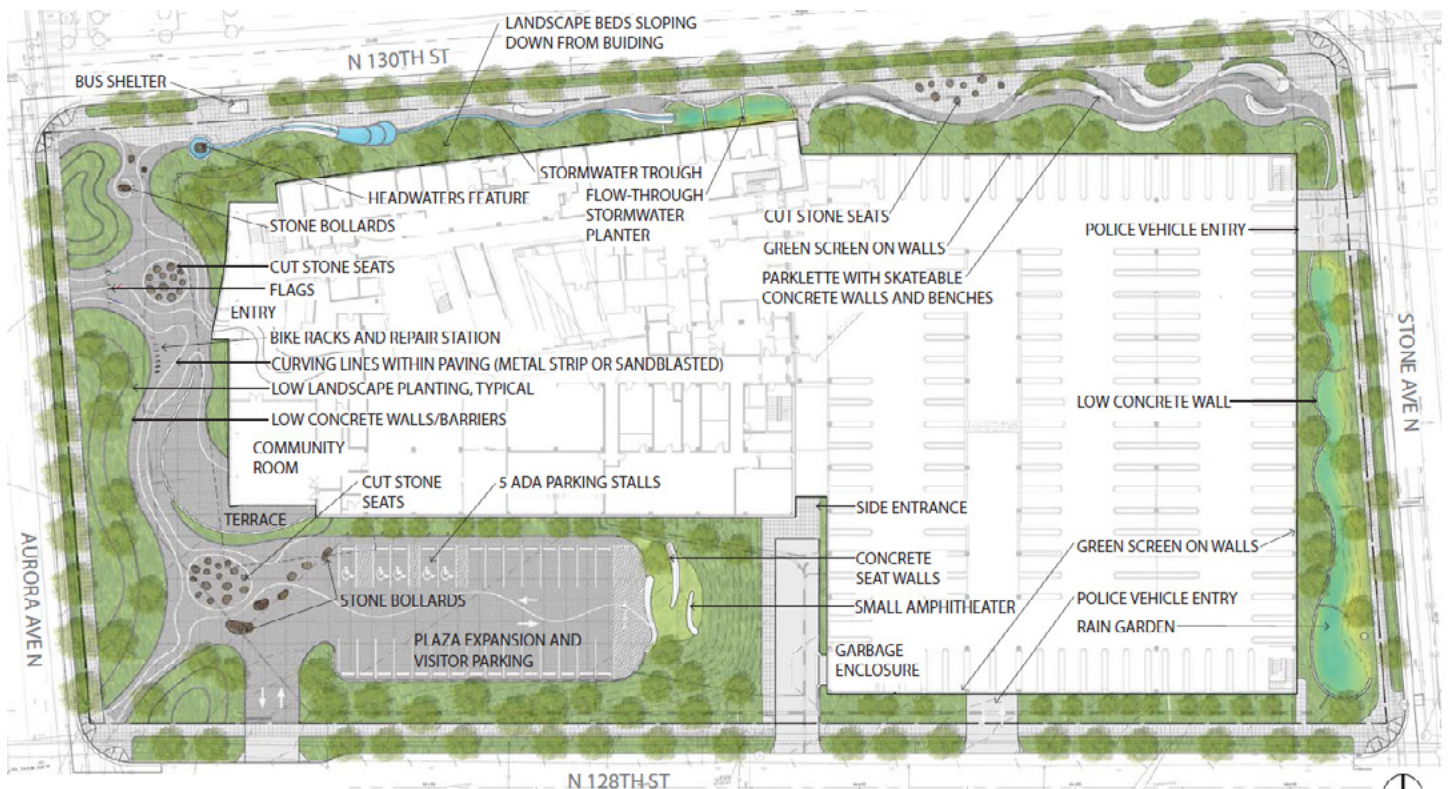
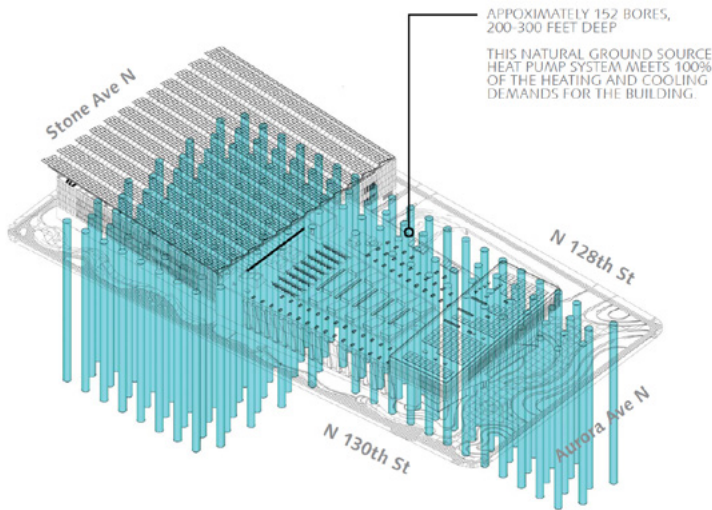
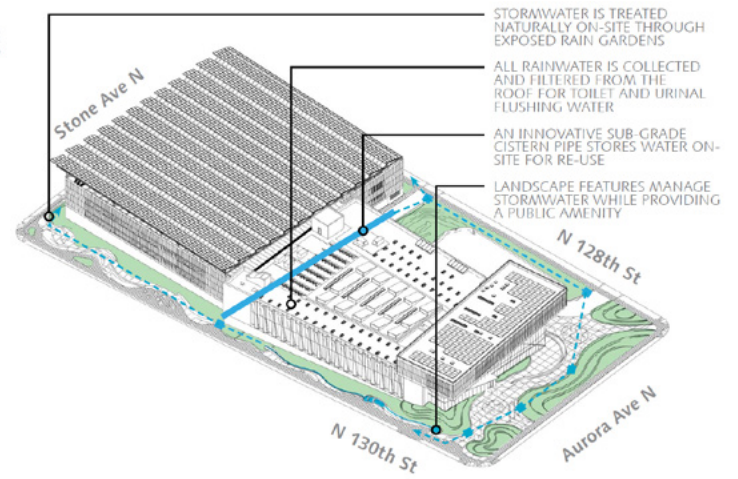


Figure 3: Updated landscape design

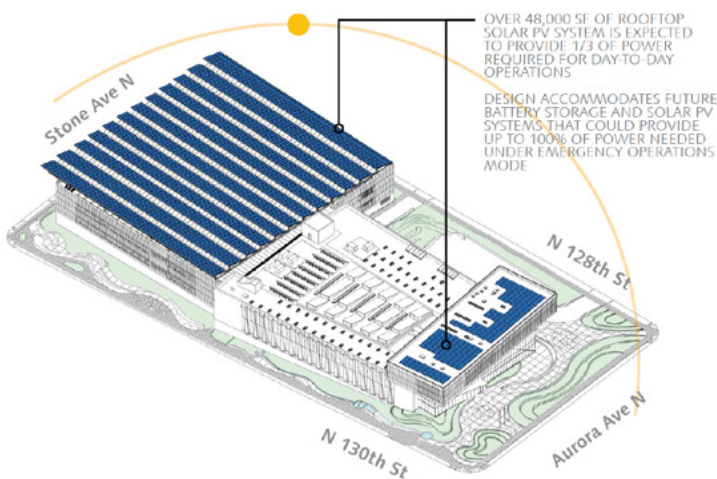




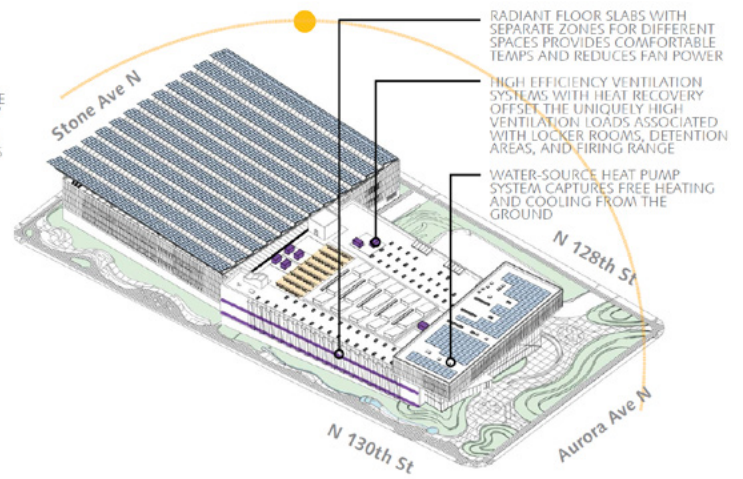
Ground source heat pump system



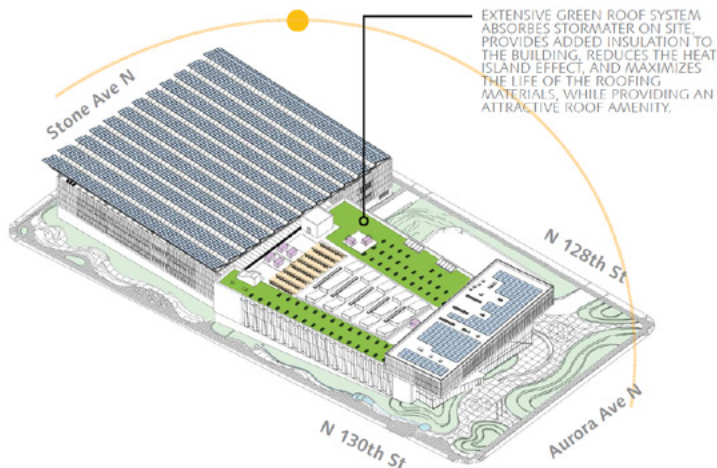
Stormwater management



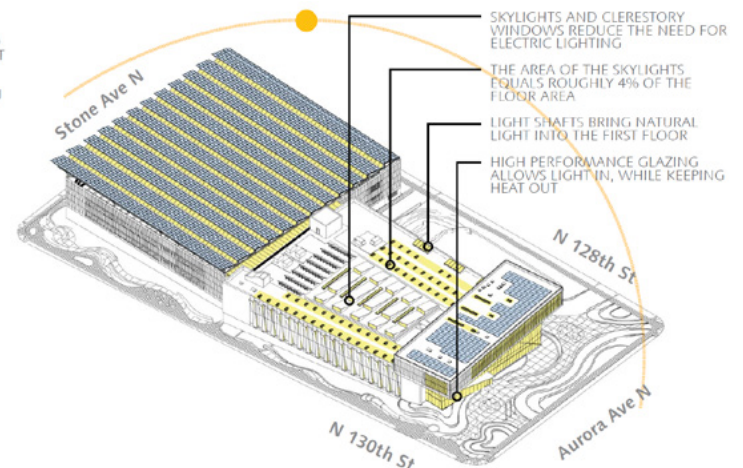
Solar photovoltaic cell panels



High efficiency HVAC systems



Green roof



Natural daylighting strategies

Figure 4: On-site sustainability programming

## Agency Comments

None

## Public Comments

None

January 21, 2016

## Summary of Discussion

The Commission organized its discussion around the following issues:

- Site plan, landscape, lighting
- Building massing and materials
- Sustainability
- Art

### *Site plan, landscape, and lighting*

The SDC commended the project team for a well-designed site plan. Specifically, Commissioners appreciated the integration of the building and lighting within the overall landscape to create a heightened sense of public space. Commissioners agreed that on-site lighting is integrated in a way to subtly highlight the natural and architectural features of the site, while providing lighting for site safety and security. The Commission recommended the design team reduce the width of the stainless steel banding located within the pavement in order to minimize slipping hazards. Commissioners also recommend the project team continue to find ways to better incorporate the parking area with the adjacent plaza. The SDC questioned how often the proposed amphitheater will be used and encouraged the project team to further research the extent to which it is needed.

Although the SDC agreed with the proposed design, on-site programming, and sustainability measures, they were concerned certain elements may be excluded if the project budget is reduced. Because of this, the SDC recommended the project team create a hierarchy of design elements and on-site programming, placing an emphasis on certain design features and programs that should be retained, assuming that the project would be subject to later budget constraints.

### *Building massing and materials*

The Commission provided positive feedback regarding the facility design. Overall, Commissioners agree the level of transparency and materials used allows the building to have a strong site presence and further helps to create a sense of civic pride for the surrounding community. Commissioners encouraged the design team to research how the chosen materials will age over time.

### *Sustainability*

Commissioners appreciated the level of detail surrounding sustainability measures. Although much thought went into making the building sustainable, the commission questioned the extent to which sustainability had been included in the landscape design. Because the landscape plays a vital role in creating a positive image for the community, the SDC recommended the project team increase sustainability measures within landscape design and the maintenance program. The commission is concerned with the lack of a specific plant palette and recommends the project team return for an administrative review once a plant palette has been selected.

The SDC also recommended the project team to compile, track, and make publicly available data as it relates to on-site sustainability measures used to run the facility.

### *Art*

The Commission agreed with the location of the artwork in the northwest corner of the building. Commissioners appreciated the collaboration between the project team and artist and were excited to see how the artwork continues to evolve.

## Action

The SDC thanked the project team for presenting the design development plans for the North Precinct Station. The Commission appreciated the attention to detail regarding the integration of aesthetics, sustainability, and the landscape with the facility. Commissioners also appreciated how the overall architecture and site design work well in creating an important civic landmark.

The SDC approved the design development for North Precinct, 9 to 0, with the following condition:

1. Return to SDC for an administrative review of the proposed plant palette. This should occur prior to publication of a Master Use Permit decision.

The SDC also provided the following recommendations:

1. Continue to explore how the parking lot can be better integrated with the adjacent plaza.
2. Continue to explore the extent to which the public amphitheater is needed for community gathering space or any other similar activity.
3. Continue to analyze the extent to which the exterior building materials will weather over time.
4. Enhance sustainability strategies within the landscape design and maintenance.
5. Develop a plan to use site and project sustainability for public education, including public display of sustainability performance data and measures.
6. Develop a plan that evaluates the feasibility of providing and maintaining programming elements in the public spaces, including strategies to replace these features if they are not fully funded or provided as anticipated.
7. Coordinate with King County Metro and Sound Transit to better integrate the bus shelter within the site.