



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Mary Fialko

Laurel Kunkler

Shannon Loew

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

March 15, 2012

Convened 8:30am
Adjourned 3:00pm

Projects Reviewed

4420 26th Ave SW
Fred Hutchinson Skybridge

Commissioners Present

Julie Bassuk, Chair
Laurel Kunkler
Tom Nelson
Julie Parrett (excused from 12:45 – 3:00pm)
Mary Fialko
Shannon Loew
Debbie Wick-Harris

Commissioners Excused

Osama Quotah
Don Vehige

Staff Present

Valerie Kinast
Tom Iurino



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March 15, 2012

Project: 4420 26th Ave SW
Phase: Street Use Permit
Last Reviewed: N/A
Presenters: Steffanie Evans, Legacy Partners
Maria Barrientos, Barrientos Development
Matt Porteous, Hewitt

Attendees: C Michael Taylor-Judd, North Delridge resident
Kari Mueller, North Delridge resident
Tammy Frederick, SDOT
Tom Fanning, PB Architects

Time: 9:00am-10:30am

Summary of Project Presentation

The design team presented its request for a street use permit and its design for the SW Dakota Street right-of-way west of 26th Ave. SW. The project would convert an unimproved street right-of-way into a 60' x 140' green space that would connect the Youngstown Flats project and the neighborhood to the Longfellow Creek Legacy Trail. The design of the green space was inspired by the design of the sculptural dragonfly pavilion in nearby Longfellow Creek Park. The design featured: an arcing path that connected the sidewalk to stairs that led to the trail; strategic placement of trees to accommodate neighboring properties; and a sign with a trail map. The path was 12' wide to permit access to utilities, but the paved surface of the path ranged from 6'-8' with the remainder grass concrete. The plant palette included an ornamental mix at the street that transitioned to a woodland mix, designed to bridge the urban and the natural riparian environments. Two North Delridge community members expressed their support for the design.

ACTION (by Wick-Harris)

The Design Commission thanked the team for its presentation of the design for the Dakota Ave. right-of-way and its associated request for a street use permit. The commission appreciated the thorough presentation, the thoughtful and well-executed design, the subtle design details such as the varied width of the path, and the care shown for the neighborhood and the project's immediate neighbors. By a vote of 8-0, the commission approved the design of the green space and the team's request for a street use permit, with the following recommendations:

- Include a sign which explains the care and ownership of the green space and its exceptional use of the right-of-way. Make it clear that the green space is meant for the public. Strike the right balance in the explanation of both the maintenance responsibilities and the benefits to the community.
- Consider the best place for the sign. The public should not see it as a barrier to the green space; for that reason, consider locations other than at the sidewalk edge.
- Carefully treat the edge of the corten steel; do not attach rubber bumpers as a way to treat the edge.
- Take all precautions necessary to successfully install the grass pavement so that it is durable, visually appealing, and performs as the design intends. Bring a manufacturer's representative to the site to supervise the installation.