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Martin Regge

Ellen Sollod

Debbie Harris

Valerie Kinast
Coordinator

Joan Nieman
Staff Assistant

**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883

APPROVED **MINUTES OF THE MEETING**

May 2, 2013

Convened 8:30 am
Adjourned 4:00 pm

Projects Reviewed

Center for Wooden Boats

Arena – Vacation Occidental Ave. S

Commissioners Present

Tom Nelson, Acting Chair

Osama Quotah, Vice Chair

Seth Geiser

Shannon Loew (excused from 8:30-10:45am)

Julie Parrett (excused from 12:30- 4:00pm)

Martin Regge

Ellen Sollod

Debbie Wick-Harris

Unconfirmed Commissioners Present

Bernie Alonzo

Commissioners Excused

Julie Bassuk

Laurel Kunkler

Staff Present

Valerie Kinast

Joan Nieman



May 2, 2013

Project: Center for Wooden Boats
Phase: Concept & Urban Design Merit
Last Reviewed: n/a
Presenters: Tom Kundig, Olson Kundig Architects
 Steve Rainville, Olson Kundig Architects
 Eldon Tam, Deputy Director CWB

Attendees: Angus MacGregor, Olson Kundig Architects
 David Bolin, D.Bolin Co., Owner's Rep
 Megan Groth, GGLO, Get Engaged Candidate

Time: 10:30-12:00 pm

Description of Proposal

The Center for Wooden Boats proposes to build a 10,000 sq ft, two story building in Lake Union Park. The building will be located south of the MOHAI and north of Valley St, on the west side of the driveway leading to the MOHAI. The building will house a restoration boat shop, boat gallery and exhibition space, youth classroom/sail loft, a library and administrative offices. The design is intended to capture the essence of the traditional boat building facility, a single rectangular wood and glass box with a pitched roof. At the ground level, the building is cut away in places creating lightness and visible entry points. Extensive glazing and operable large panel doors open the building to its surroundings.

Summary of Discussion

The Design Commission was enthusiastic about the overall approach and concept plans for the new Center for Wooden Boats facility. It appreciates the simple, egalitarian nature of the proposed building and program. The building orientation, and cantilevers over the paths at the north and south, are good steps to connect the building with its context within Lake Union Park. The project has great potential to enliven the park.

The commissioners had some concern about how the clean, simple concept would hold up through the design process as functional and regulatory solutions are introduced. They were also worried the existing paths and gravel around the proposed building would not hold up to the anticipated pedestrian volumes and movements of boats. The main concerns with the design centered on a lack of integration within Lake Union Park, and how the new building will connect to the existing Center for Wooden Boats facility down on the water. Commissioners felt it was a great disservice to the project to tightly restrain it to the small trapezoidal space it was allotted in the park. The Commission would like the City to revisit the intent of the park's Master Plan for this part of the park, and adjust the parameters set for this project so that it can reach its full potential as a catalytic piece of the park.

ACTION

The Seattle Design Commission approved the Concept Design of the new Center for Wooden Boats building in Lake Union Park.

The Commission encourages the project proponents and Seattle Parks and Recreation to work collaboratively so this project may reach its full potential for enlivening this part of Lake Union Park. Given the central role of this building in activating the park, and observations of the park now that it is complete, the Commission suggests that Seattle Parks and Recreation revisit the master plan in the southeast part of the park. Conceptual ideas should be updated in light of new realities, to inform the CWB design, and the future use and design of the temporary

parking lot that lies between the project site and Valley St. This will help enliven the park, link the new and old CWB facilities, and draw people from the rapidly evolving SLU neighborhood into the park.

Recommendations

Develop design ideas for connecting with the park context beyond the narrowly delineated site that was appropriated for the project. Explore how this element of the Lake Union Park can be integrated with design moves beyond the site, such as to the south connecting to the neighborhood, and to the east, to the existing CWB “campus.”

Seek solutions for the ground plane that better respond to the programmatic needs of the facility and provide a visual connection with the existing CWB buildings.

Explore the role of the moveable panels/doors on the southwest façade, considering their transparency vs opacity, climatic control, and activation.

Add directional signage pointing to the new facility at appropriate places.

Pay special attention to retaining the clean, simple nature of the design as solutions for meeting the energy code, are sought.

The Center for Wooden Boats should consider how the sustainability goals of the project might be expanded to include measures related to their operations, such as use of less toxic products in boat building.