



**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Julie Bassuk**  
Chair

**Malika Kirkling**

**Laurel Kunkler**

**Tom Nelson**

**Osama Quotah**

**Julie Parrett**

**Norie Sato**

**Donald Vehige**

**Debbie Wick-Harris**

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## **APPROVED MINUTES OF THE MEETING**

**July 21, 2011**

Convened 8:30am  
Adjourned 3:00pm

### **Projects Reviewed**

First Hill Streetcar  
Alaskan Way Viaduct – South End and Portals

### **Commissioners Present**

Julie Parrett, Chair  
Malika Kirkling  
Tom Nelson  
Osama Quotah  
Norie Sato (excused from 8:30-1:00pm)  
Donald Vehige  
Debbie Wick-Harris

### **Excused Commissioners**

Julie Bassuk  
Laurel Kunkler  
Norie Sato

### **Staff Present**

Valerie Kinast  
Tom Iurino



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July 21, 2011

**Project:** Alaskan Way Viaduct – South End and Portals

**Phase:** Design Update

**Last Reviewed:** May 5, 2011; Mar 17, 2011; May 20, 2010; May 6, 2010; Mar 18, 2010; Feb 18, 2010; Jan 21, 2010; Oct 1, 2009; Jun 18, 2009; May 21, 2009

**Presenters:** Susan Everett, WSDOT  
Lesley Bain, Weinstein AU

**Attendees:** Ron Paananen, WSDOT  
Amy Turner, Alaskan Way Viaduct Communications  
Brian Elrod, Seattle Tunnel Partners  
Clyde Joseph, Seattle Tunnel Partners  
Diane Hilmo, WSDOT  
Mike Johnson, SDOT  
Lorcan French, WSDOT  
Shane Dewald, SDOT  
David Yuan, NBBJ

**Time:** 1:00pm-3:00pm

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## Presentation

Lesley Bain of Weinstein AU presented the landscape concept for the Alaskan Way Viaduct South End and Portals area. She reviewed the contracts and schedules of the project's subcomponents, showing which of those the commission's review could affect. She also reviewed the project, noting the movement of pedestrians and bicyclists and the street movements were the same but the south portal shifted, resulting in changes to the Little H overpass and portal and the boulevard road configuration, necessitating a new landscape concept. Lesley proposed a landscape concept based on Mountains to Sound, featuring a powerful forested landscape that drew inspiration from the crisp and angled views of the Sculpture Park.

She also reviewed the development sites on the east side zone that would have its parking and access from the cityside trail; she recommended inclusion of the citywide trail as it afforded a route for faster moving bikes and provided an alternate and necessary path should the railroad's use of the trail tracks restrict bike movement. First Ave. is designed to be a complete street and integrated into Pioneer Sq., extending the city's grid to the south.

The team will coordinate with DPD about planning for the First Ave. development sites and will be coming to the commission's subcommittee for full review of the landscape concept, the cityside trail and First Ave.

## SUMMARY

**The Design Commission thanked the design team for its presentation of the landscape concept for the Alaskan Way Viaduct South End and Portals. The commission believed that the team had not developed the urban design of the South Portal area enough to evaluate and vote on the proposed landscape concept. The commission's primary concern is for the team to develop a concept and solution that creates the best urban design in the south portal area for the city; it should be both a portal to the city and human-scaled on the surrounding streets. The commission made the following comments:**

- **Further develop the urban design so the landscape concept can be fully evaluated. Show connections to neighborhoods, height of walls, how road elements align, sustainability features, intent for materials, etc.**
- **Revise or develop new landscape concept(s). While the commission appreciated the inclusion of larger trees and landscaping in the Mountains to Sound landscape concept, the concept appeared merely applied. It is artificial in this industrial zone, historically inaccurate for this**

specific place, is not suited to the size and shape of this space, and isn't at the water's edge, the true ending point for the Mountains to Sound Trail. Any revised or new concepts need to: enhance the existing context and work at an urban scale; address connections to the adjacent neighborhoods, both E-W and N-S, including Railroad Ave.; encourage movement and activity along First Ave.; express First Ave. as an extension of the Pioneer Square neighborhood and the Waterfront Park (via Dearborn); investigate how SR99 could be permeated with views or movement and not be thought of as an edge; include a holistic landscape design that is integrated with the larger design; incorporate sustainability measures; and show portal faces and landscape together.

- Participate in DPD's brainstorming meeting on the future use of the surplus development sites west of First Ave. How these sites are used and their development regulated is crucial to designing well the public realm around them. It is especially important when considering safety and function of the cityside trail. Attention should be given to not diluting the activity and energy of First Ave.
- Provide more information on the process and response to the commission's previous comments from both its full reviews and subcommittees so it knows how the team addressed them.

The commission asked the team to return for a review after the brainstorming session with DPD to show one or more revised landscaping concepts, urban design studies of the First Ave. development sites and their impact on the cityside trail, and to address the above comments as well as those unaddressed from the March and May 2011 commission and subcommittee meetings.