

VICTOR STEINBRUECK PARK RENOVATION

PPMHC Application for Certificate of Approval

August 2, 2019



WALKER | MACY

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INTRODUCTION

project description

The Victor Steinbrueck Park Improvements project is the result of the 2008 Parks and Green Spaces Levy. As described in the Levy language, the work will include improvements to public safety, including but not limited to improving sight lines into the park, renovating seating, renovating the former children's play area, and improving and expanding lighting.

Half of the park sits atop a Unico owned parking garage, and early in the design process, SPR and the design team determined that the waterproofing membrane beneath the park was failing, which is typical for projects of this age. Investigation by Tatley Grund Associates, and on-site analysis by Amento Group, the team's waterproofing consultant, documented water below the membrane at all pothole locations, along with efflorescence, staining, active leaks, rust, and spalling on

the underside of the garage lid. Based on these findings and the recommendations of Amento Group (waterproofing) and Lund Opsahl (structural engineers), SPR made the decision to repair the waterproofing in order to protect the City's investment in the Levy authorized renovations. The waterproofing investigation and recommendations was documented fully in the presentation made to the PPMHC on 3/9/2016.

Waterproofing repair requires the complete removal of park features that sit over the garage, the installation of a new waterproofing system with a 30 year warranty, and reconstruction of the park. The grade of the park will be raised 4.5" - 5.5" along the guardrail. In order to maintain the relatively flat nature of the park, the grade change has the effect of requiring park reconstruction

back to the sidewalk in most areas.

Improvements also include minor circulation updates at the park's edges changes in context. These include a connection to MarketFront (honoring Victor Steinbrueck's vision that the park be an extension of the Market), and a connection into the Tree of Life area for improved sight lines and access into this area.

Other improvements honor the significance of the park to Seattle's Native American communities, specifically the Urban Native community. These interpretive elements support the original design intent of the park as a place that welcomes all people, recognize Seattle's Native American communities and reflect the local Coast Salish culture.

The Seattle Department of Parks and

Recreation and the design team led a project design process with broad public and stakeholder outreach that included conversations with the following groups:

- MarketFront PDA
- MarketFront Foundation
- Downtown Seattle Families
- Seattle Department of Planning and Development
- Seattle Police Department
- West End Neighborhood Group
- Neighboring Condominiums
- Women in Black

Formal Open Houses, along a casual “pop-up” event in the park where team members spoke directly to park users, were held on

these dates:

- Public Open House #1 – 5/17/16 – event and online survey
- Pop Up Event in Park - 5/17/29
- Public Open House #2 – 10/4/16 – event and online survey
- Public Open House #3 – 3/10/17– event and online survey
- Public Open House #4 – 2/23/18 – event and online survey

The team worked with Jones & Jones on outreach dedicated to Seattle’s Native American communities:

- Chief Seattle Club (12/15/15)
- Tribal Relations (1/7/16)

- Tribe specific notices: Muckleshoot, Suquamish, Duwamish
- Facebook Posts on “The Native Circle” page
- Chief Seattle Club Focus Groups (January 26th + August 12-19, 2016)
- Seattle Indian Health Board (August 12-19, 2016)

Jones and Jones provided questions that they felt were appropriate to ask each of these groups and communities. Responses are summarized in the Design Review Committee Presentation dated Sept. 7, 2016 .

Park improvements are in keeping with the Park Place Market Historic Preservation District Guidelines. The improvements honor the original design intent of the park

as an extension of the Market, and will help preserve the park's legacy and significance in a changing city. SPR is required to submit the project design to City Council for review and approval prior to appropriation of levy funds for construction.

list of park features & treatments

TO REMAIN IN PLACE

- Concrete Sidewalk
- Concrete Walls in select locations
- Concrete Stem Walls at Guardrails
- Tree of Life area (includes sculpture, paving, boulder)
- Western Avenue Street Trees

TO BE REINSTALLED or replaced in kind

- Carved Poles
- Concrete Paving throughout Park
- Concrete Stem Walls at Rooms
- Decorative Fence Panels
- Large Tree
- Lawns and Berms
- Victor Steinbrueck and Rich Haag Handprints

TO BE REMOVED

- **Brick Paving to Ramp at Western.** *Removed because this paving was deemed unimportant in conversation with Rich Haag. The change in material provides better definition of the South Room and is cost effective.*
- **Wooden Bollards at Park Entries** *These bollards do not prevent vehicles from entering the park and are being removed because these have been deemed unnecessary.*

TO BE ALTERED

- **Benches.** Benches will be installed in the same locations and design as existing, with the addition of Coast Salish patterned arm rests to provide ADA compliant seating in select locations.
- **Concrete Walls at Lawn and Planting.** Walls will be installed in same locations with added height and width to provide extra seating in the park.
- **Special concrete paving with new Coast Salish basket-weave pattern at South Room.** Special paving in the same location as existing brick paving, changed to cast in place concrete per SPR review of cost, durability, and ongoing maintenance of thin brick pavers (over waterproofing membrane on structure). Paving pattern added to honor the native community.
- **Drinking Fountains.** Same general locations, updated SPR standard model. locations, but with added height and width to provide extra seating space.
- **Guardrail Type 1 (at north and south rooms).** Modified to meet code requirements for rail height and structural loading. Includes new Rail Top with shelf to support original park functions (eating and taking in the view).
- **Guardrail Type 2 (at Belvedere).** Modified to meet code requirements for rail height and structural loading. Includes new rail top with Chief Sealth quote to support interpretive theme.
- **Pavilion Seats.** Proposed benches are in the same place as existing but are freestanding for ease of access to this area.
- **Picnic Tables.** Proposed design has metal legs for durability, is sized to allow for ADA seating spaces, and is provided in more varied sizing to support a broader range of group size and comfortable distances for conversation.
- **Planting Areas.** Planting areas are same as existing, with additional planting in original location near the Children's area. Plant species include blueberries and low evergreen species per original design. Additional new species reflect community desire for a more native plant palette.
- **Pole Lights.** Poles will be salvaged and re-furbished. Globe light fixtures similar in style to existing will be installed on top. New fixtures have new LED technology, integral caps and a fritted surface - they will reduce glare and provide more even lighting.
- **Lawn Access Areas.** Selected wall segments lowered (step height or flush) to provide easier access to lawns.
- **Low Level Lighting.** Concrete posts will be removed and light fixtures will be placed in walls. This improves accessibility around path edges, and durability of fixtures.
- **Stools.** Proposed design is similar to existing with adjustments for durability of installation, improved comfort, and ease of maintenance.

The following ALTERED items will be Additive Bid Items:

- **Pavilion.** The proposed design is almost identical to existing but is 2' longer for necessary structural connections to garage, includes 6" in additional clearance for improved views, has freestanding columns for improved circulation, new detailing for improved durability, and storm water gutters for comfort and maintenance. Coast Salish Column Wraps have been added to honor the native community. SPR plans to obtain additional funding for this element to ensure that it is constructed.

NEW FEATURES

- **Children's Area** (the original design included a Children's Area where the Tree of Life is today). *Planting, Boulders, and Stone Paving Inlays.* These features reflect the natural character of the original play area and are being added to replace lost features and respond to community desire for a children's area.
- **Coast Salish Welcome Text at Walls.** *Added to honor the native community.*
- **Council Table.** *This table provides large group and family seating and is designed to be movable by SPR to support small programs and classes in the north room.*
- **Special concrete paving with Coast Salish basket-weave pattern at North Room.** *Added to compliment South Room paving, to reflect intent of original design for similar social rooms at both ends of the park (north and south). Pattern added to honor the native community.*
- **Connection to Tree of Life.** *Added to improve circulation into the north side of the park and encourage use of the Tree of Life Area.*
Grove Trees (part of original design). *Grove trees will be planted in same area as original design. New species with similar character and fall color were selected for urban tolerance.*
- **Modified South Wall and MarketFront Connection.** *Added to provide park users with a direct and accessible connection to MarketFront.*
- **Vines Over Driveway (part of original design).** *New species selected for urban tolerance.*
- **Stair to Western Avenue.** *Required to meet ADA guidelines (existing path is a non-compliant ramp).*

- **Waste Bins.** *Metal waste bins in simple and classic design replace existing plastic bins for improved bee and wasp control, aesthetic coordination with other park features, and durability.*

The following NEW features will be Additive Bid Items:

- **Bike Racks on Western Avenue.** *May be removed due to budget.*
- **Coast Salish Map.** *May be removed due to budget.*
- **Storage Closet.** *May be removed due to budget.*

PARK PLANS & PHOTO INVENTORY

01 PAVING & CIRCULATION

EXISTING CONDITION



PROPOSED DESIGN

Features that will remain in place:

- 1 Concrete Sidewalk

Features that will be removed and reinstalled or replaced in kind:

- 1 Concrete Paving
- 2 Handprints in Paving Panel

Altered Features:

- 1 Special Paving at South Room
- 2 Lawn Access Ramp

New features:

- 1 Stair to Western Avenue
- 2 Modified South Wall and MarketFront Connection
- 3 Special Paving at North Room

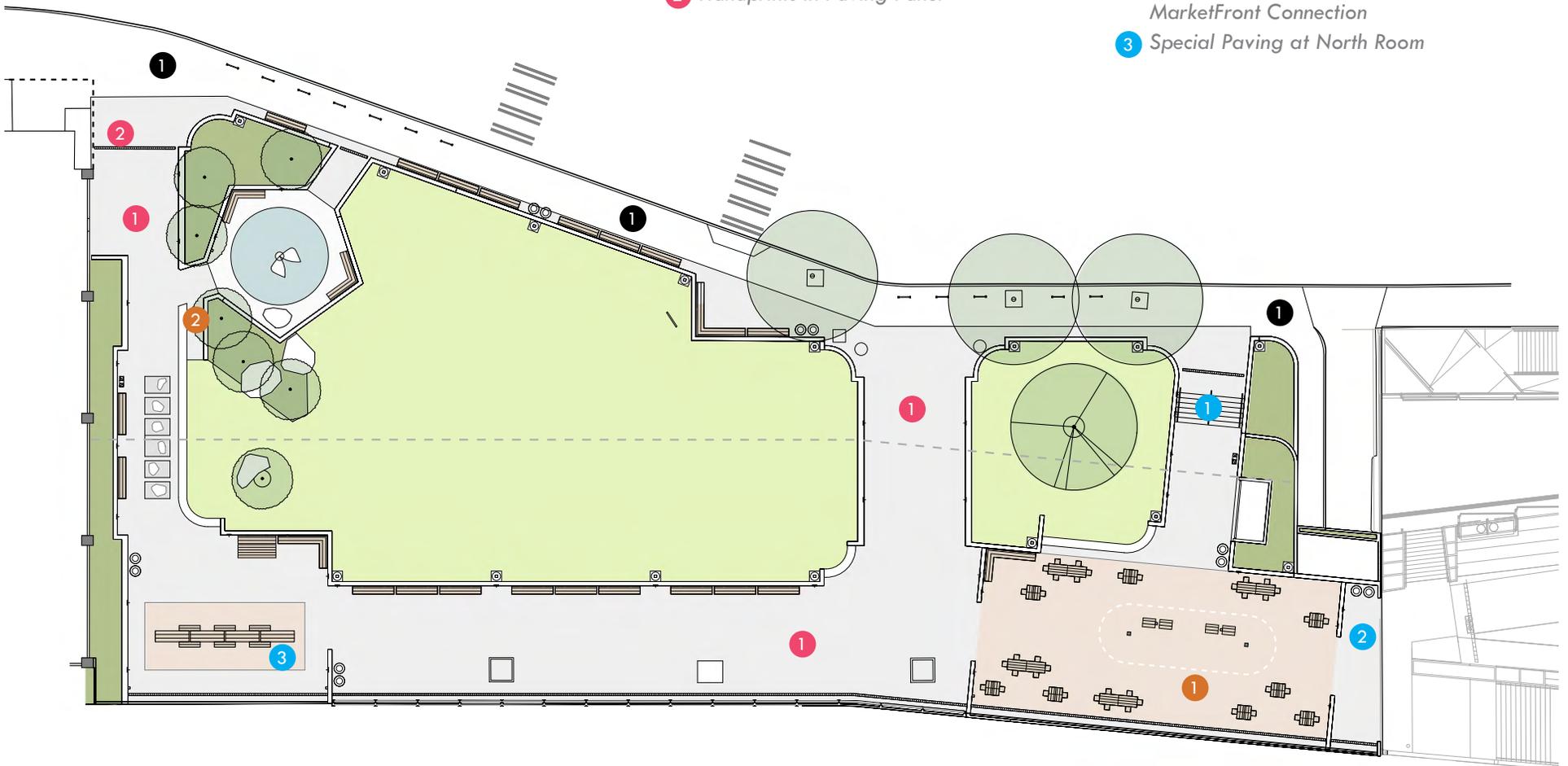


PHOTO INVENTORY (paving & circulation)



Concrete Paving



Concrete Sidewalk



Brick Paving at South Room



Handprints in Paving Panel



Concrete Sidewalk



Brick Paving at South Room



Brick Paving at Ramp to Western



Lawn Access Ramp



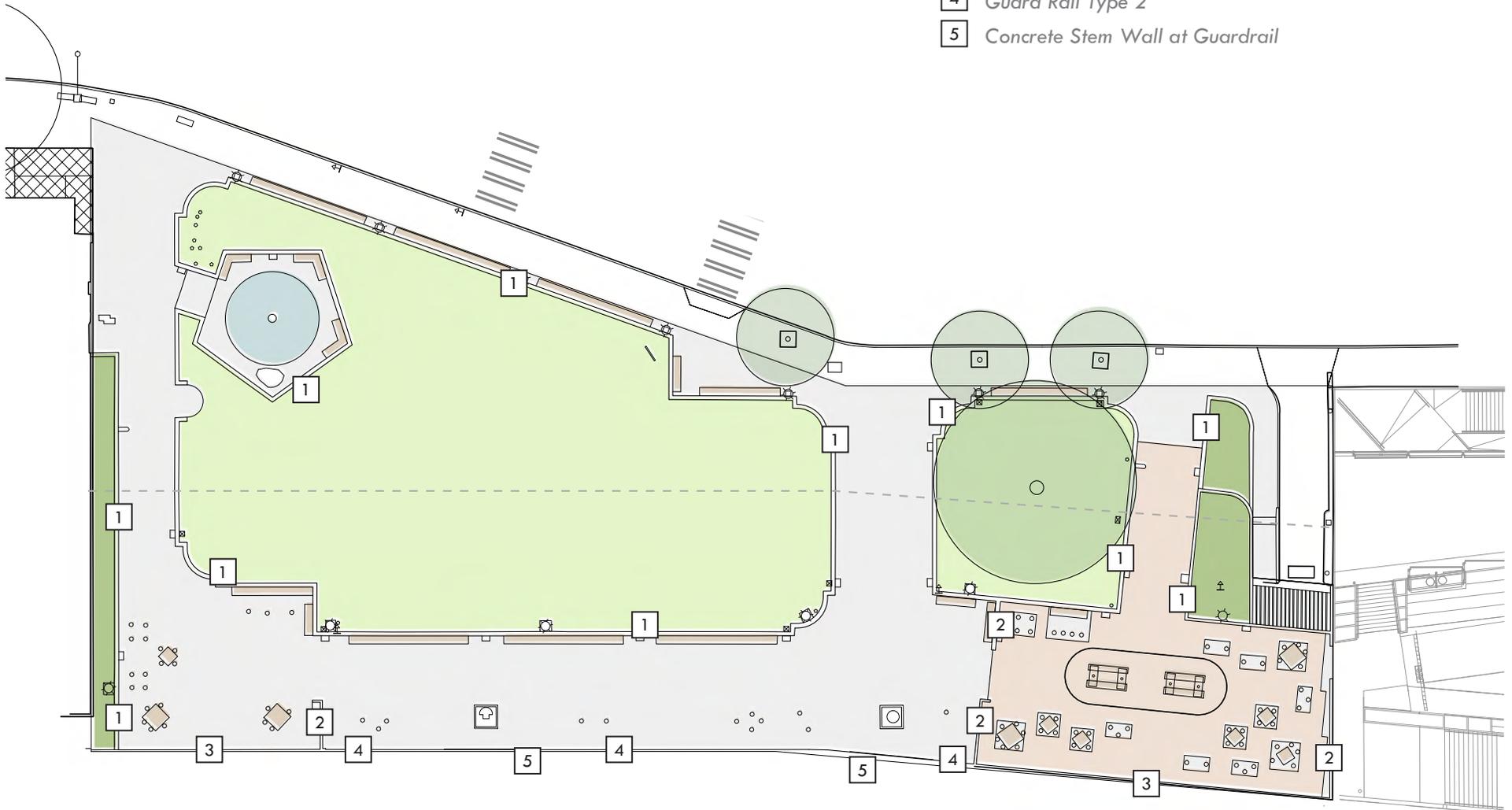
Brick Paving at Ramp to Western

02 VERTICAL SITE COMPONENTS

EXISTING CONDITION

Existing Features:

- 1 Concrete Wall at Lawn and Planting
- 2 Concrete Stem Wall
- 3 Guard Rail Type 1
- 4 Guard Rail Type 2
- 5 Concrete Stem Wall at Guardrail



PROPOSED DESIGN

Features that will remain in place:

- 1 Concrete Wall at Lawn and Planting
- 2 Concrete Stem Walls at Guardrail

Altered Features:

- 1 Guardrail Type 1
- 2 Guardrail Type 2
- 3 Concrete Wall at Lawn and Planting

Features that will be removed and reinstalled or replaced in kind:

- 1 Concrete Stem Wall

New features:

- 1 Storage Closet

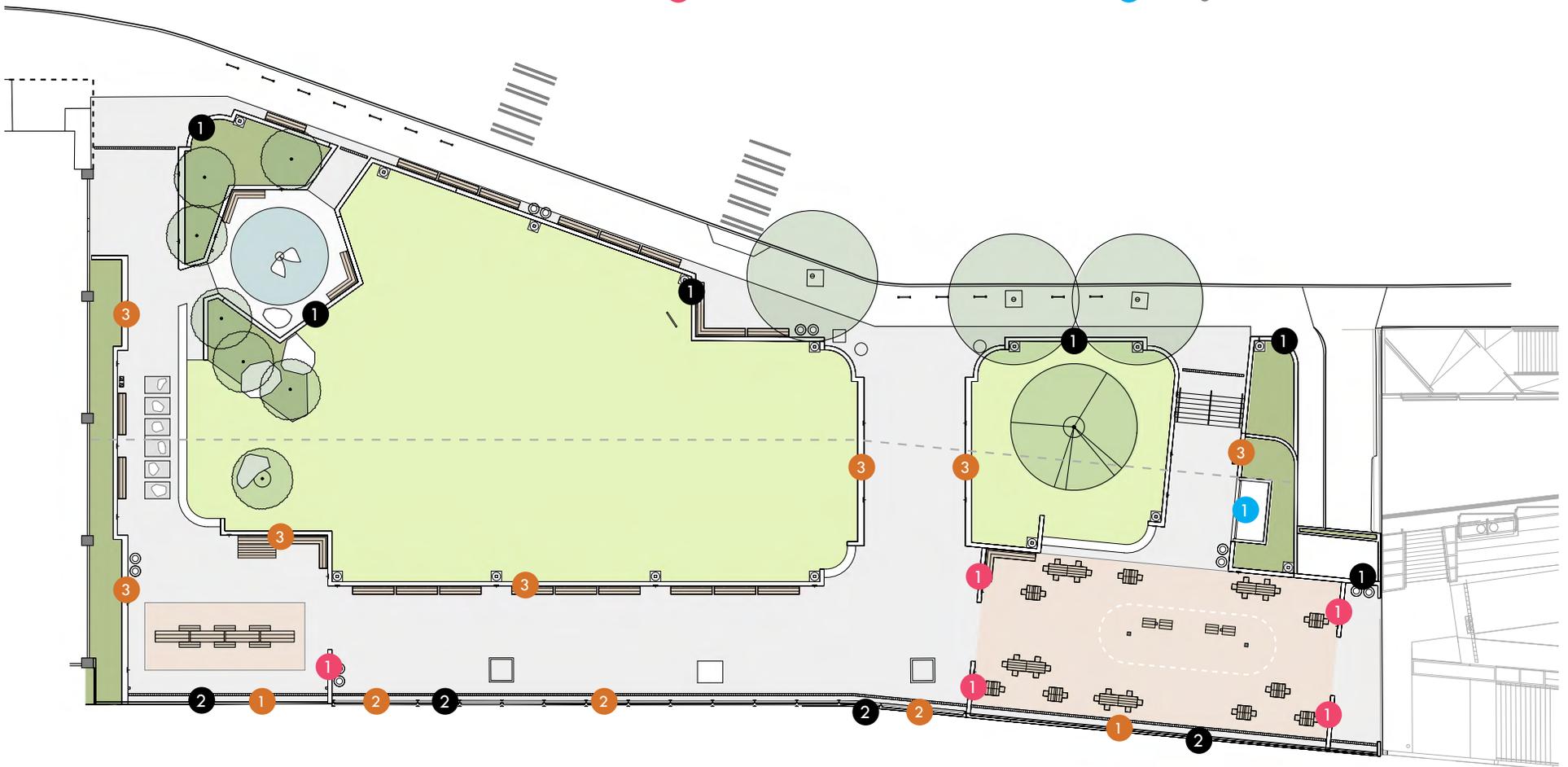


PHOTO INVENTORY (vertical site components)



Concrete Wall at Lawn and Planting



Concrete Stem Wall



Concrete Stem Wall at Guardrail



Concrete Wall at Lawn and Planting



Concrete Stem Wall



Concrete Stem Wall at Guardrail



Guard Rail Type 1



Guard Rail Type 2



Guard Rail Type 1



Guard Rail Type 2

03 FURNISHINGS

EXISTING CONDITION



PROPOSED DESIGN

Altered Features:

- 1 Picnic Table (several @ each location)
- 2 Stool (several @ each location)
- 3 Pavilion Seat
- 4 Drinking Fountain
- 5 Waste Receptacles
- 6 Low Light (throughout park at walls)
- 7 Bench
- 8 Pole Light

New features:

- 1 Council Table

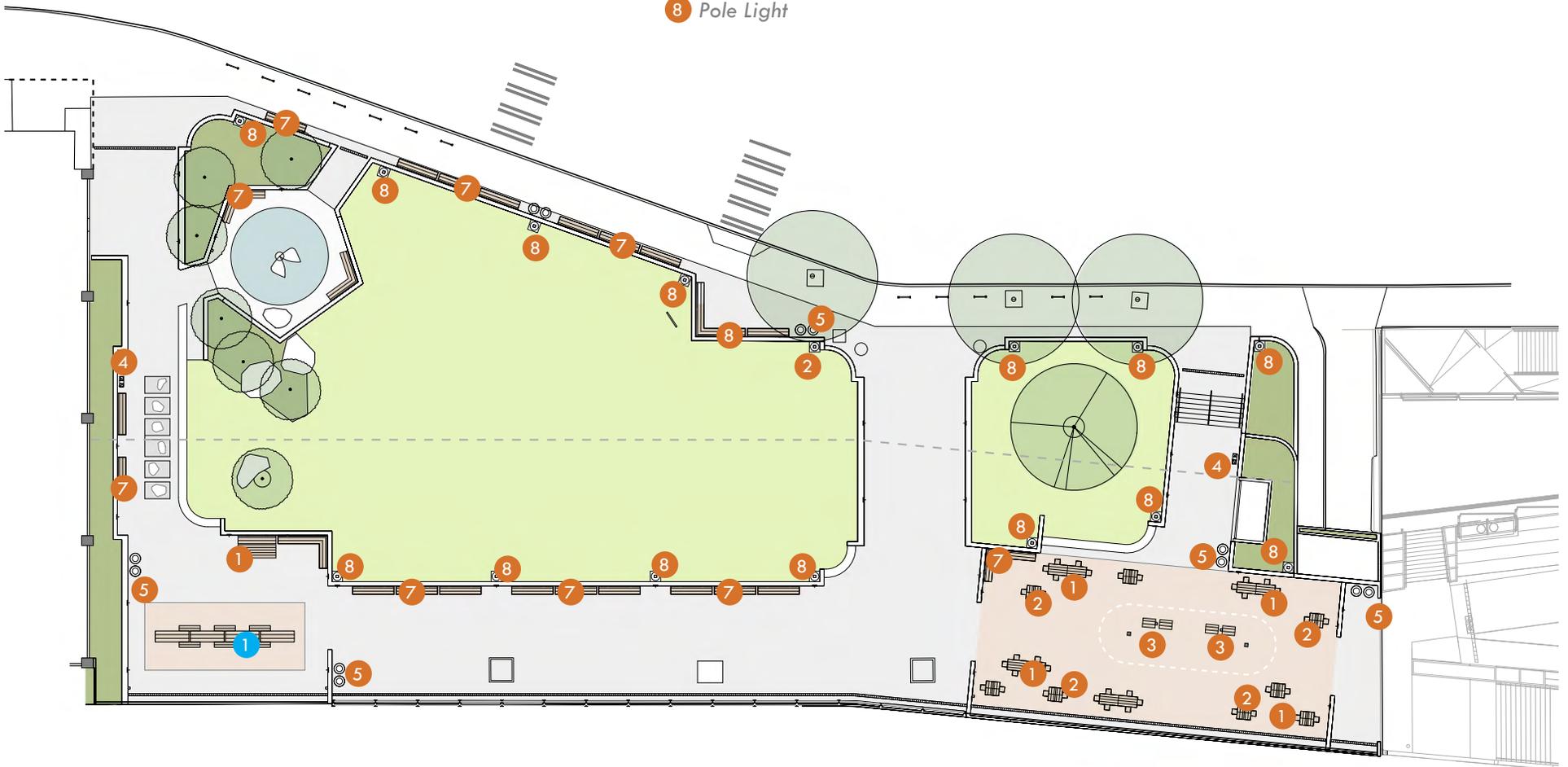


PHOTO INVENTORY (furnishings)



Bench



Picnic Table



Drinking Fountain



Stool



Pavilion Seat



Pole Light



Waste Bin



Low Light



Bollard

04 PLANTING

EXISTING CONDITION

Existing Features:

- 1 Street Trees
- 2 Large Tree
- 3 Planting Area
- 4 Lawn
- 5 Precast Planters
- 6 Empty Vine Planter



PROPOSED DESIGN

Features that will remain in place:

- ① Western Avenue Street Trees

Features that will be removed and reinstalled or replaced in kind:

- ① Lawns and Berms
- ② Large Tree
- ③ Planting Area

New features:

- ① Vines Over Driveway*
- ② Grove Trees*

*This feature was part of the original Steinbrueck / Haag park design.

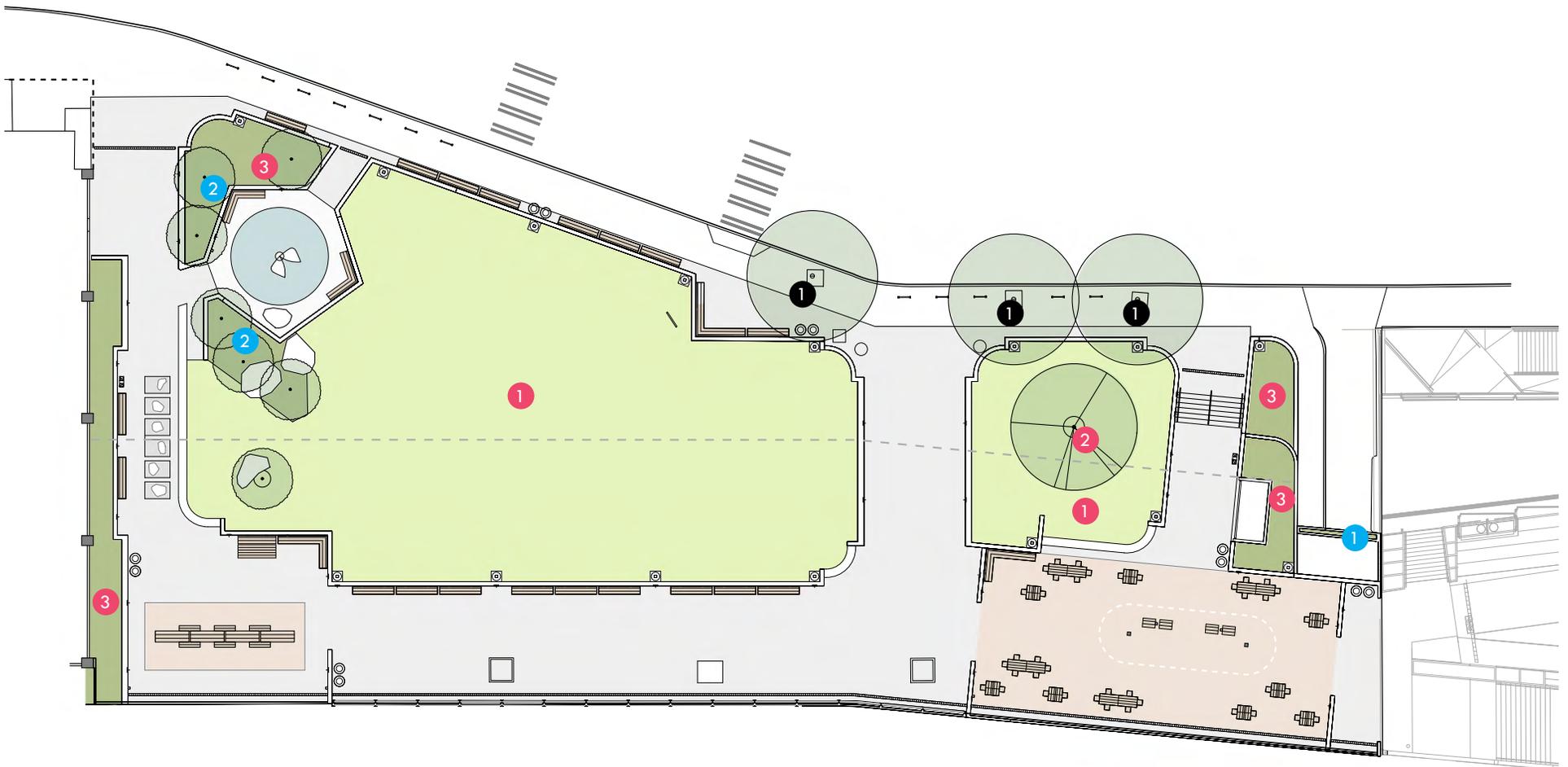


PHOTO INVENTORY (planting)



Street Trees



Large Tree



Lawn



Street Trees



Large Tree



Lawn



Planting Area



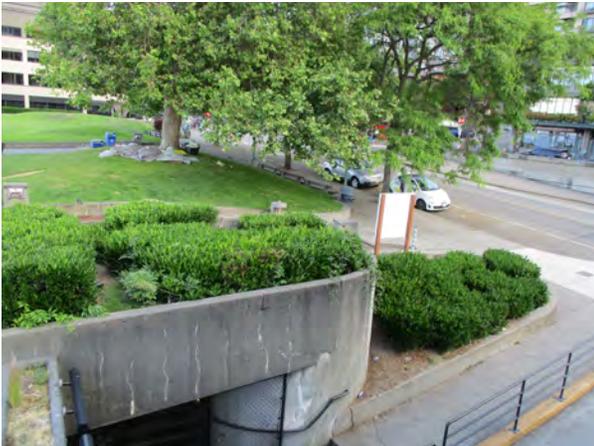
Precast Planters



Empty Vine Planter



Planting Area



South Planting Area



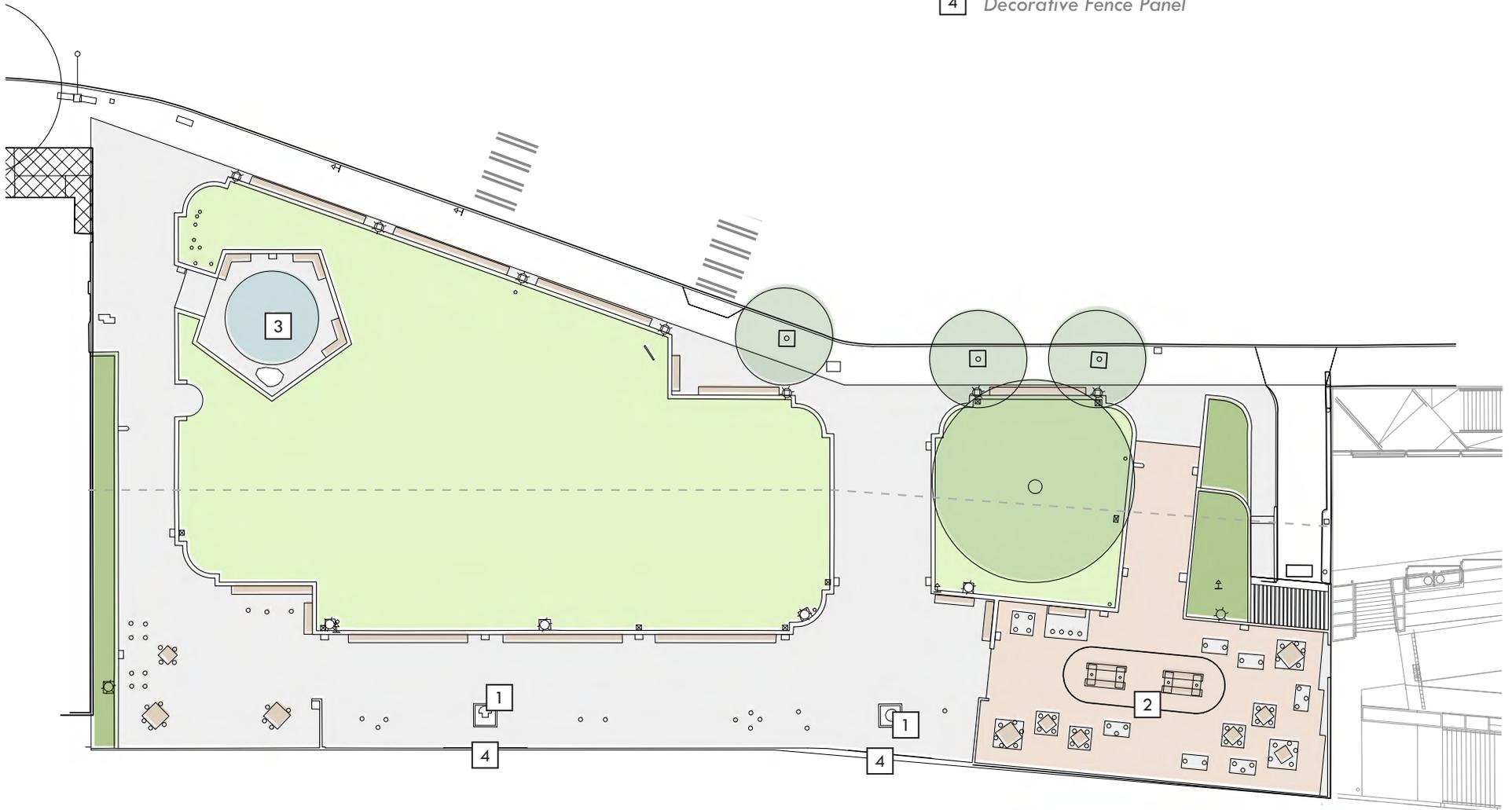
Empty Vine Planter

05 SPECIAL FEATURES

EXISTING CONDITION

Existing Features:

- 1 Carved Pole
- 2 Pavilion
- 3 Tree of Life Sculpture
- 4 Decorative Fence Panel



PROPOSED DESIGN

Features that will remain in place:

- ① Tree of Life

Features that will be removed and reinstalled or replaced in kind:

- ① Decorative Fence Panel

New features:

- ① Children's Area*
- ② Welcome Text
- ③ Coast Salish Map

*This feature was part of the original Steinbrueck / Haag park design.

note: The temporary removal and restoration of the existing carved poles are not in the scope of this project.

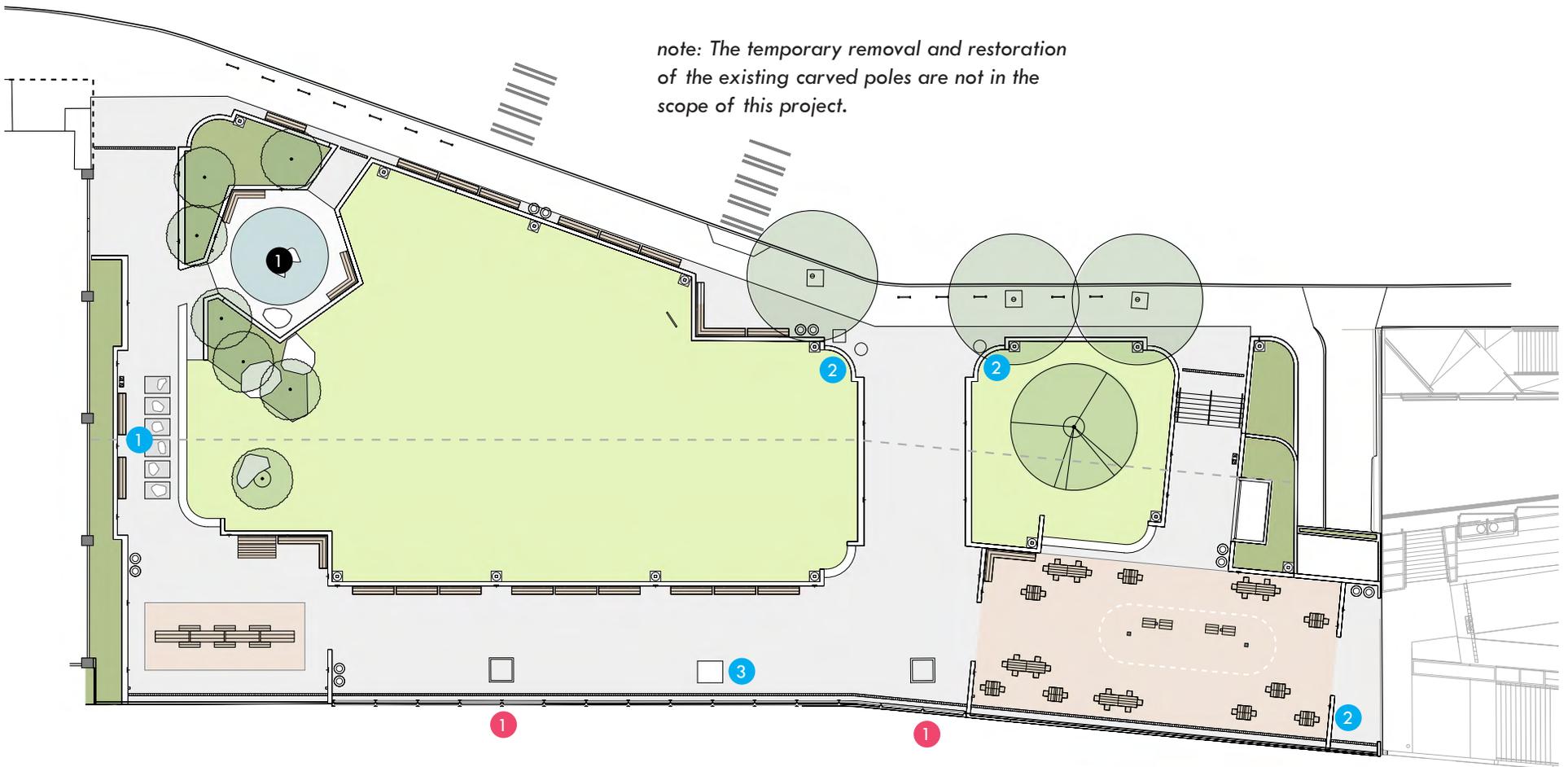


PHOTO INVENTORY (special features)



Carved Pole



Pavilion



Tree of Life Sculpture



Carved Pole



Pavilion



Tree of Life Sculpture



Decorative Fence Panel



Decorative Fence Panel

PARK FEATURES

01 PAVING & CIRCULATION

CONCRETE SIDEWALK (WESTERN AVENUE)

TO REMAIN

EXISTING CONDITION

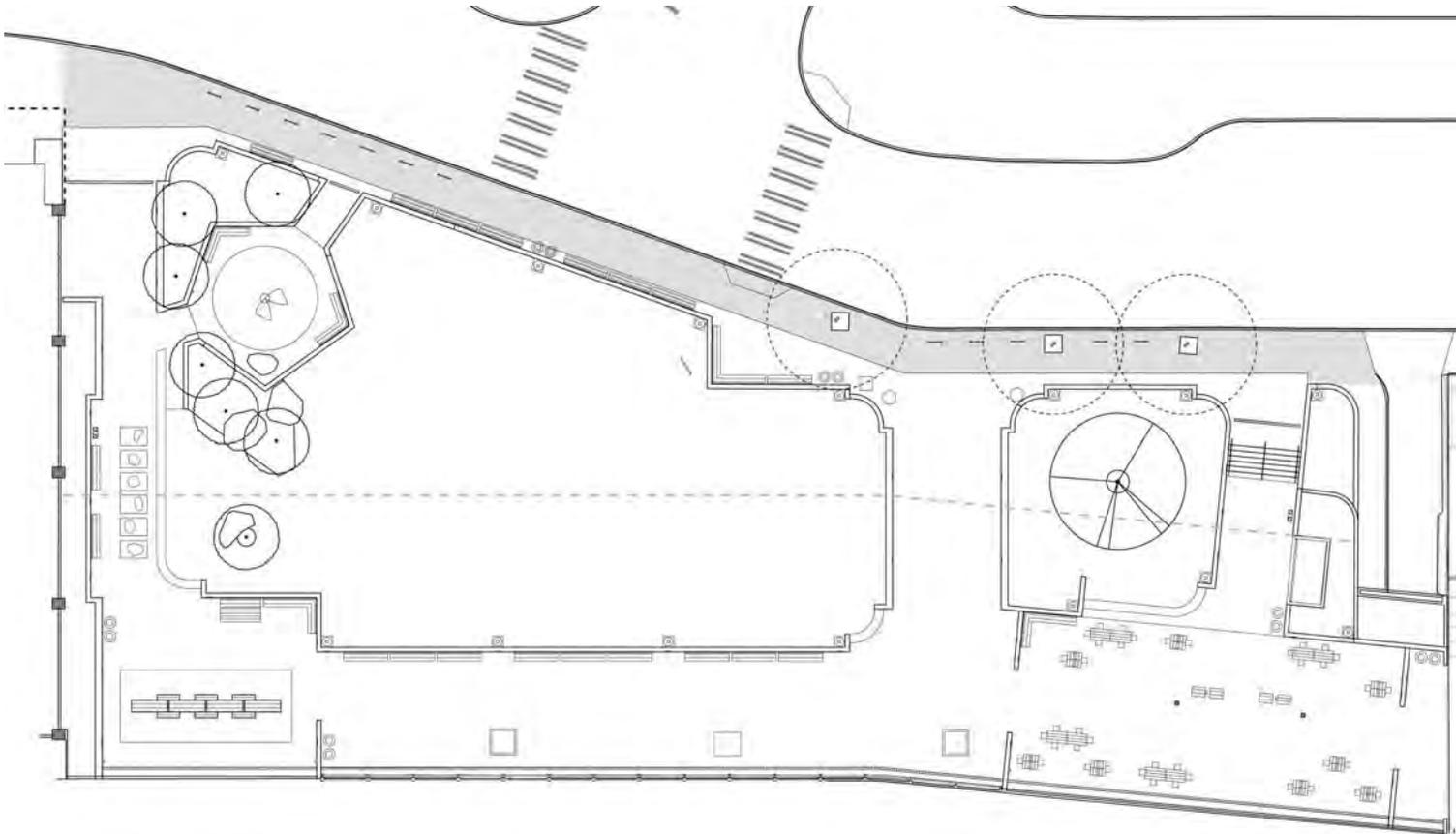


PROPOSED DESIGN

REFERENCE DRAWINGS: NONE

DESCRIPTION:

- existing sidewalk to be protected: no change



CONCRETE PAVING (PARK)

REINSTALLED

EXISTING CONDITION

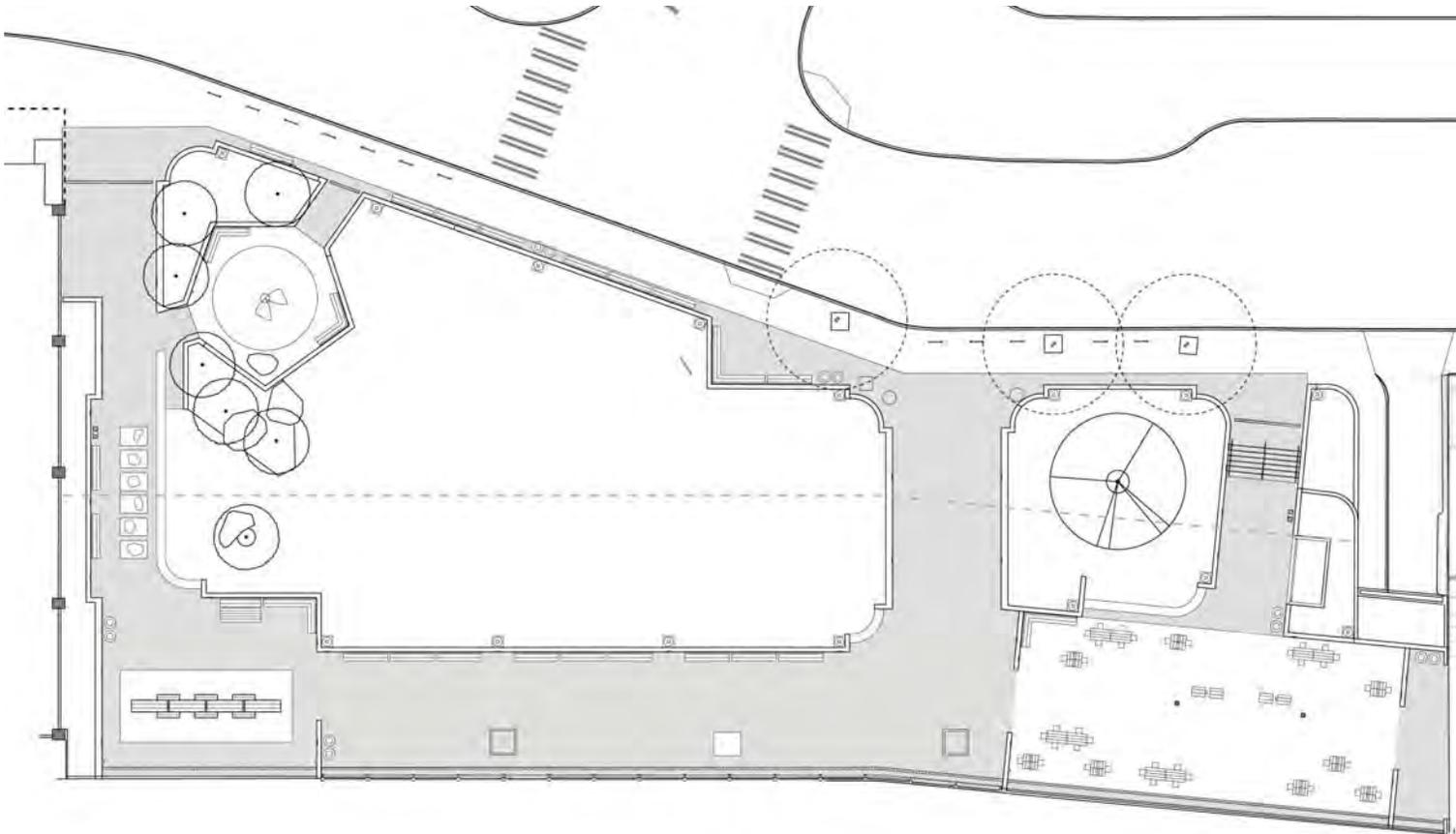


PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102

DESCRIPTION:

- natural concrete, textured finish
- tooled joints, roughly 4' x 4' square
- continuous appearance throughout site
- see Finishes section



STEINBRUECK AND HAAG HANDPRINTS

REINSTALLED

EXISTING CONDITION

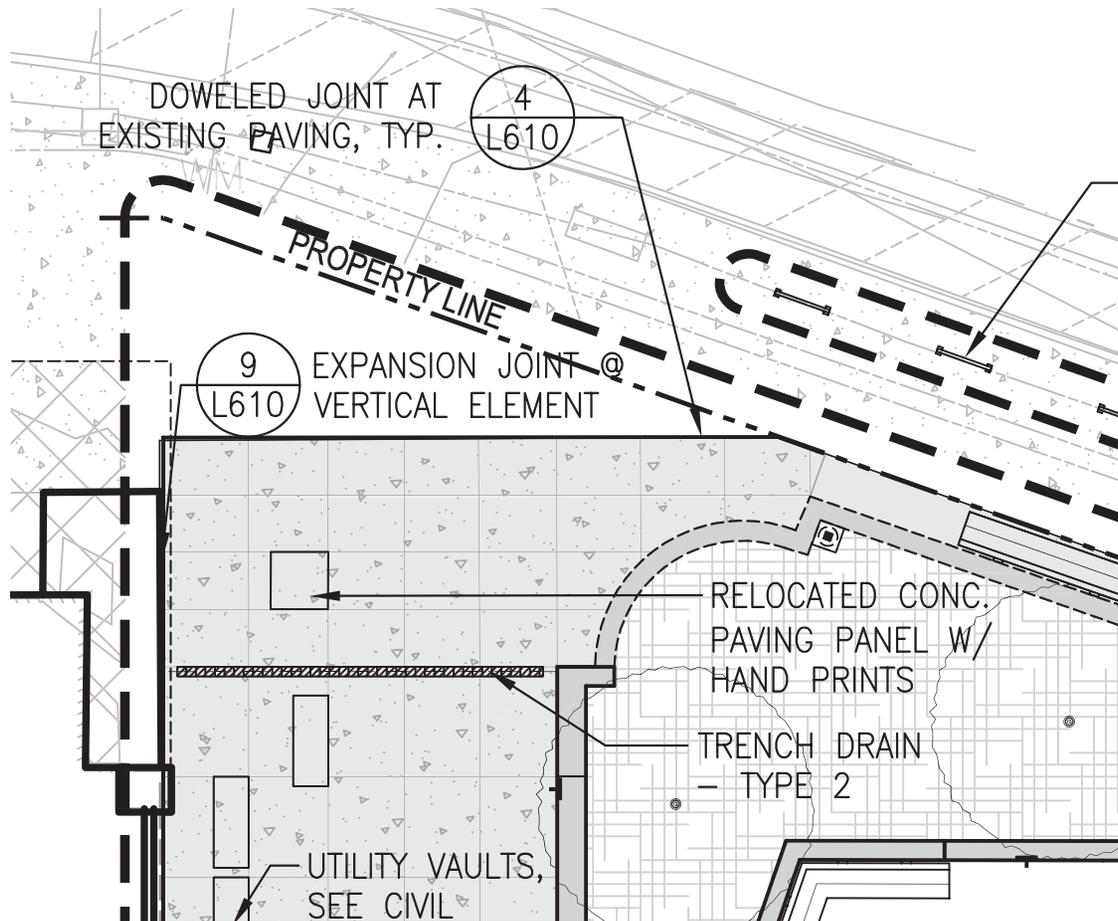


PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L211

DESCRIPTION:

- existing concrete paving panel with handprints and signatures to be saw cut from existing paving and reinstalled in new paving, same location



SPECIAL PAVING AT SOUTH ROOM

ALTERED

EXISTING CONDITION

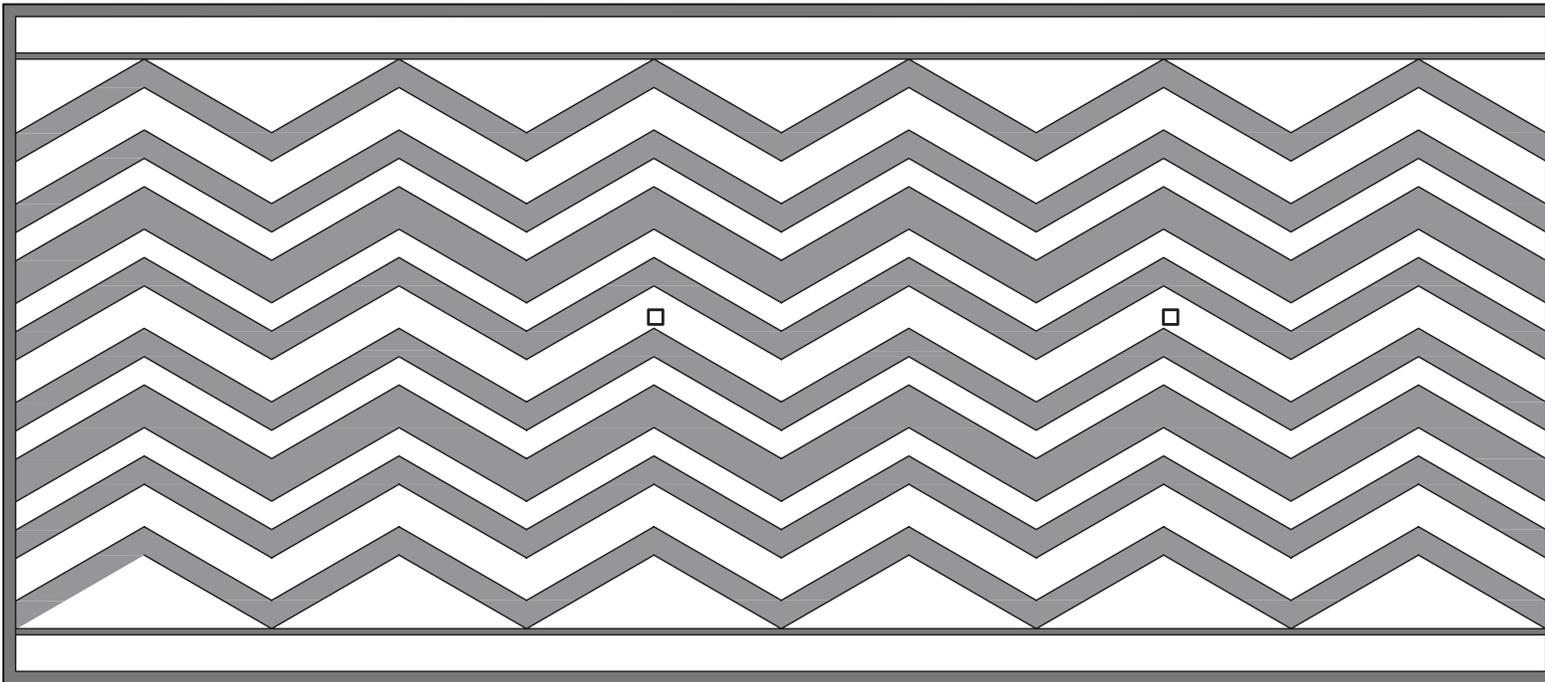
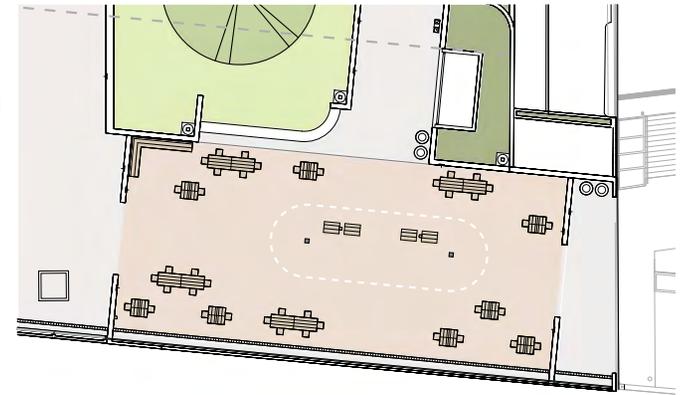


PROPOSED DESIGN

REFERENCE DRAWINGS: 1/L612*

DESCRIPTION:

- Coast Salish basket weave pattern
- *Changed to cast-in-place concrete after SPR review of brick paver cost, durability, and maintenance
- 1-2 integral colors, warm/buff tones
- 2-3 special finishes (lightly exposed aggregate)
- Colors and finishes to be confirmed during construction mock-up review
- see Finishes section



LAWN ACCESS

ALTERED

EXISTING CONDITION

NORTH CONDITION



SOUTHWEST CONDITION



PROPOSED DESIGN

REFERENCE DRAWINGS: L101, C400, C401

DESCRIPTION:

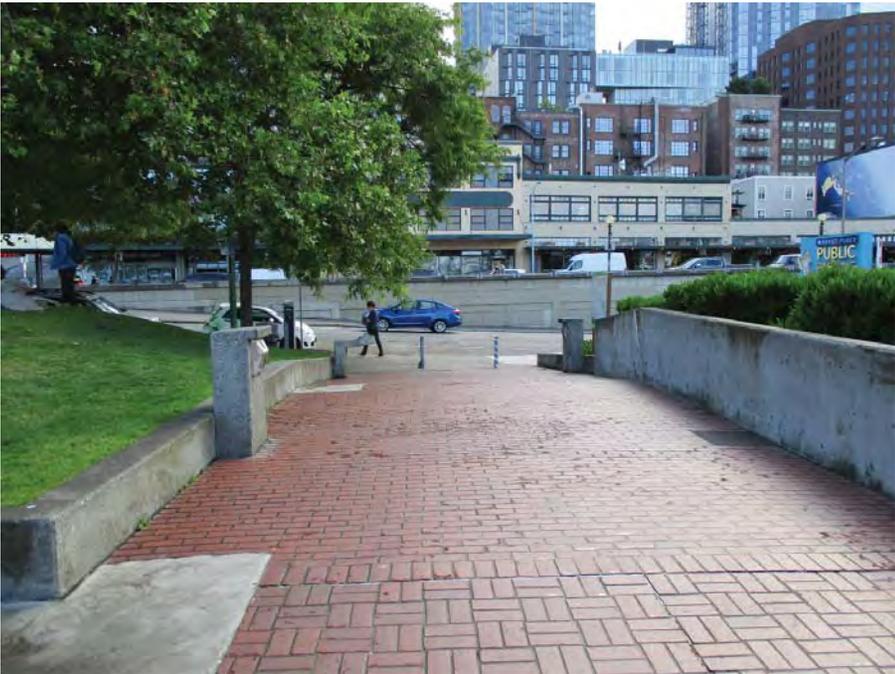
- north access to north lawn provided by ADA accessible concrete path (A) and step (B) to children's area lawn
- south access to north lawn provided by ADA accessible flush curb and gently sloping lawn (C)
- access to south lawn provided by step (D)



STAIR TO WESTERN AVENUE

NEW

EXISTING CONDITION

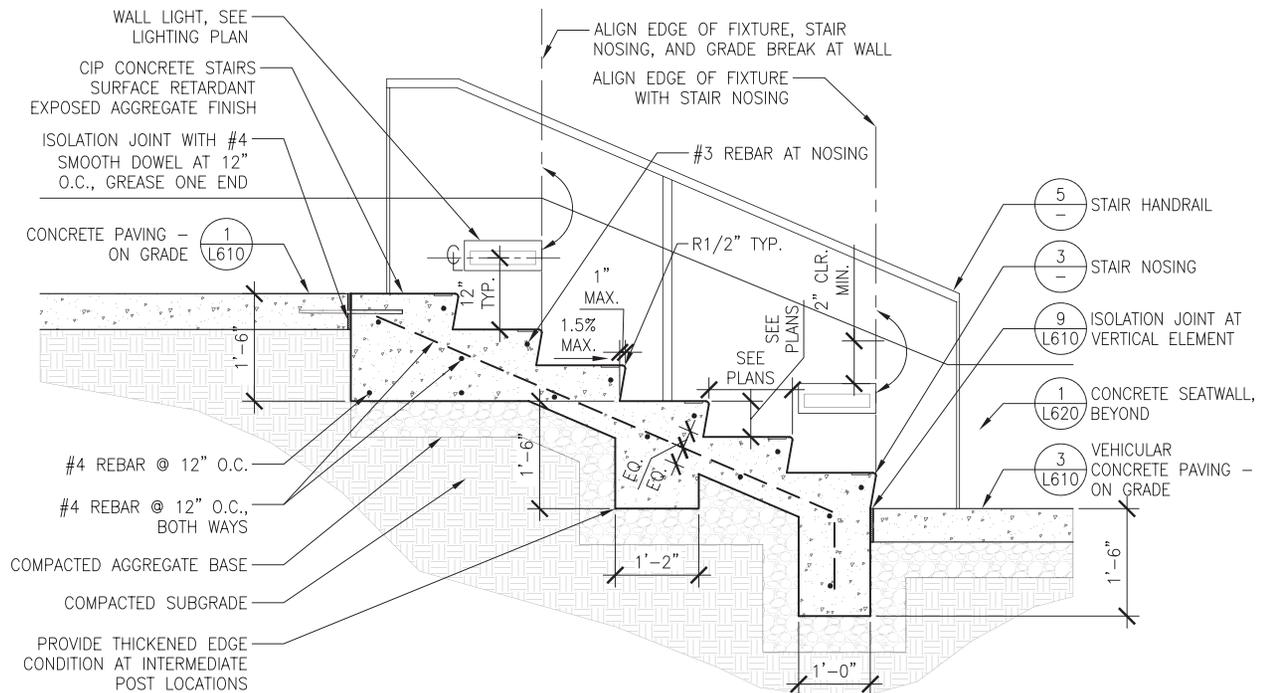
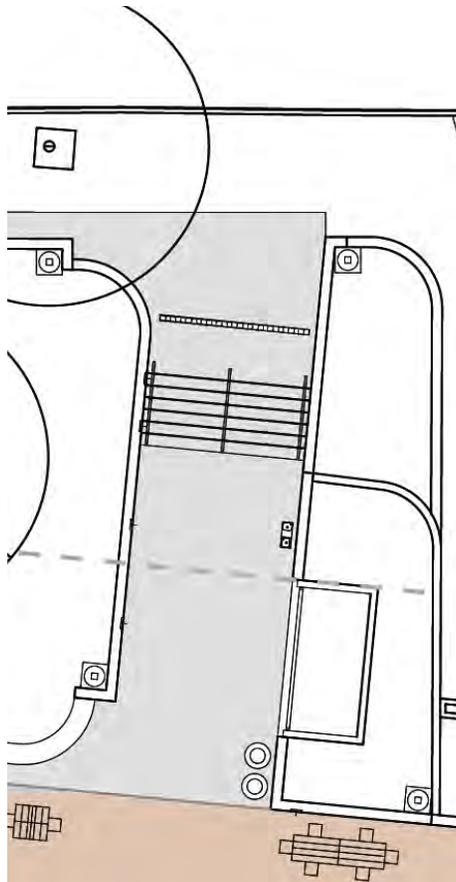


PROPOSED DESIGN

REFERENCE DRAWINGS: L622

DESCRIPTION:

- concrete stair
- (6) steps with 12" treads, 6" risers
- painted steel handrails
- low lights in north cheek wall
- see Finishes section



2 CONCRETE STAIR
SCALE: 3/4" = 1'-0"

SECTION

MARKETFRONT CONNECTION

NEW

EXISTING CONDITION

CURRENT CONDITION



PREVIOUS CONDITION

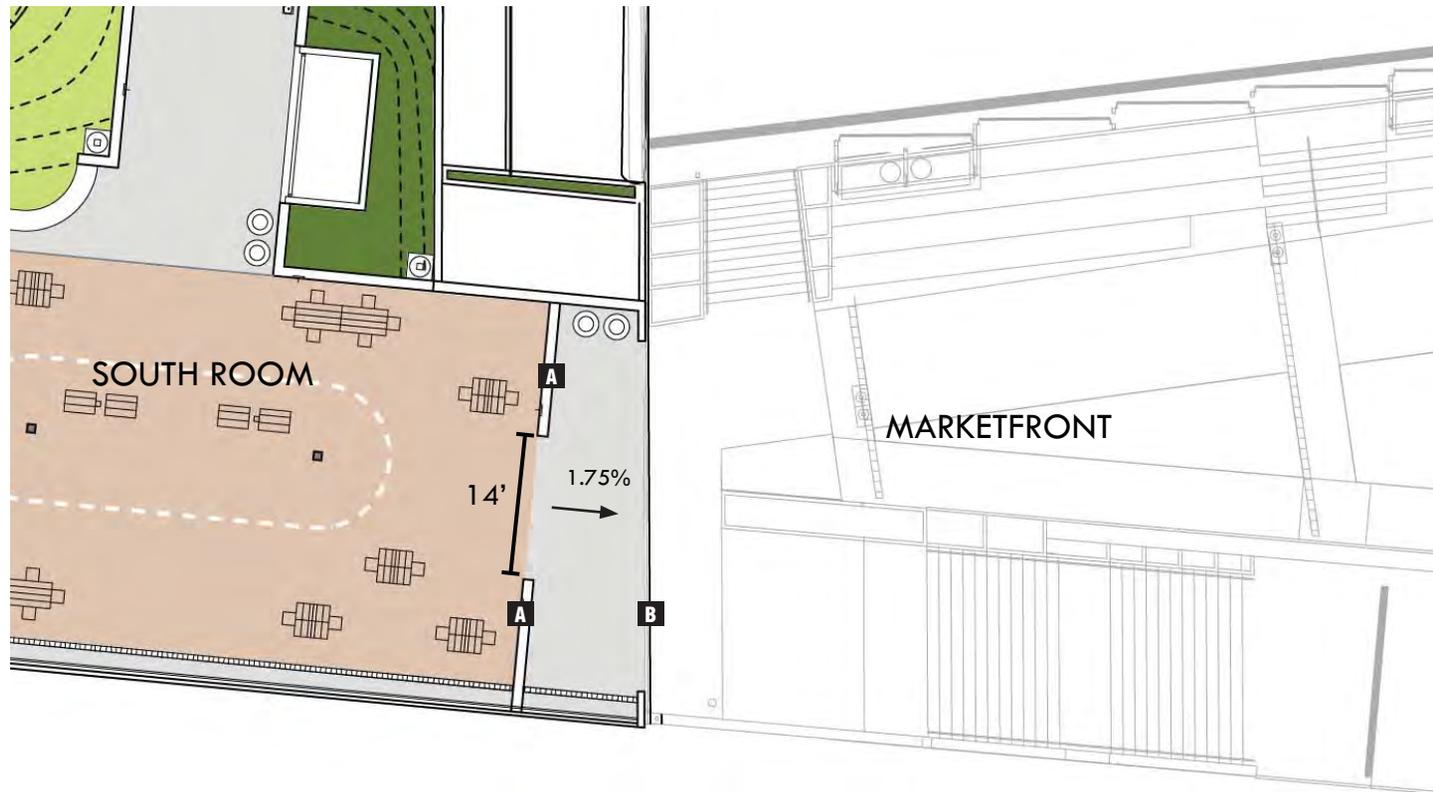


PROPOSED DESIGN

REFERENCE DRAWINGS: L102

DESCRIPTION:

- Park wall (A) shifted north from existing location (B) to provide transition to required new grade of park
- ADA accessible sloped transition to 14' wide opening in south room walls



SPECIAL PAVING AT NORTH ROOM

NEW

EXISTING CONDITION

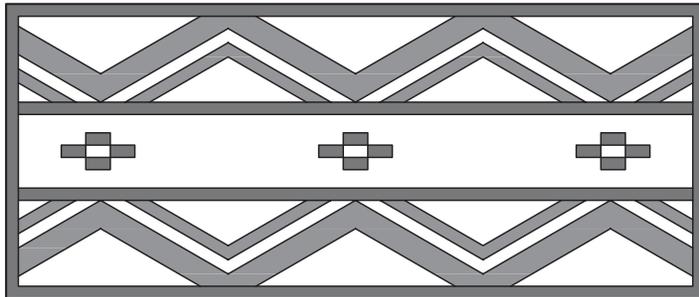


PROPOSED DESIGN

REFERENCE DRAWINGS: 3/L612*

DESCRIPTION:

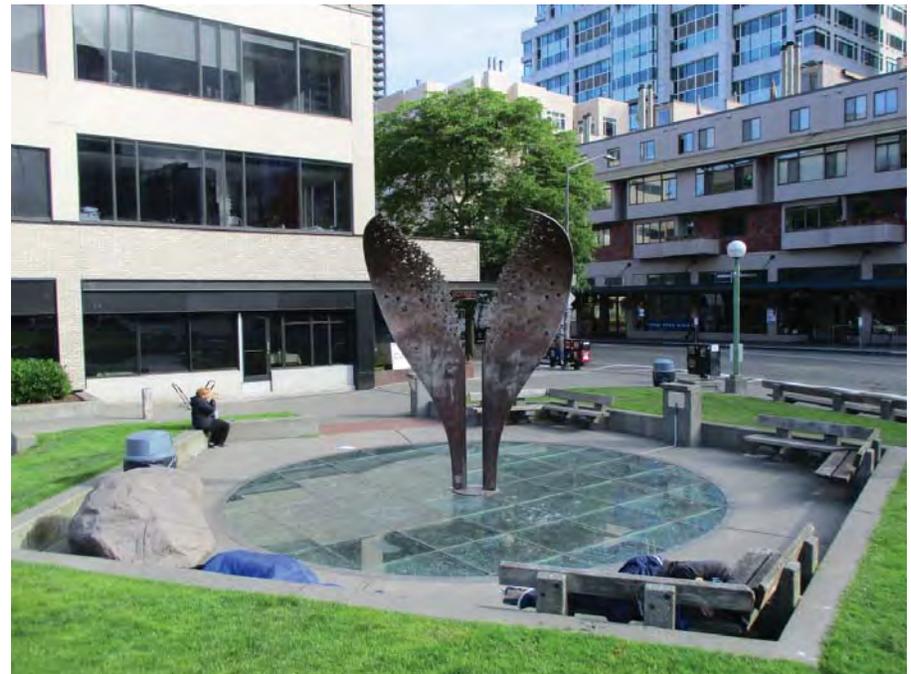
- Coast Salish basket weave pattern
- *Changed to cast-in-place concrete after SPR review of brick paver cost, durability, and maintenance
- 1-2 integral colors, warm/buff tones
- 2-3 special finishes (lightly exposed aggregate)
- Colors and finishes to be confirmed during construction mock-up review
- see Finishes section



CONNECTION TO TREE OF LIFE

NEW

EXISTING CONDITION

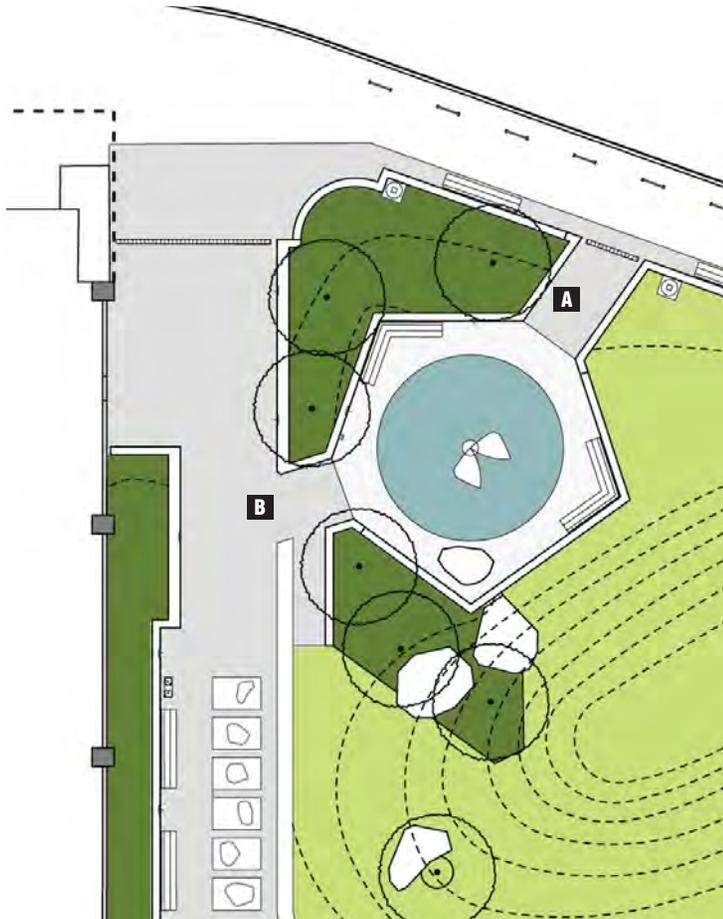


PROPOSED DESIGN

REFERENCE DRAWINGS: L101

DESCRIPTION:

- new connection provided to sidewalk (A)
- relocated connection to park path (B)
- Tree of Life sculpture, glass paving, and surrounding concrete paving to remain
- boulder to remain



02 VERTICAL SITE ELEMENTS

CONCRETE WALLS AT LAWN AND PLANTING

TO REMAIN

EXISTING CONDITION

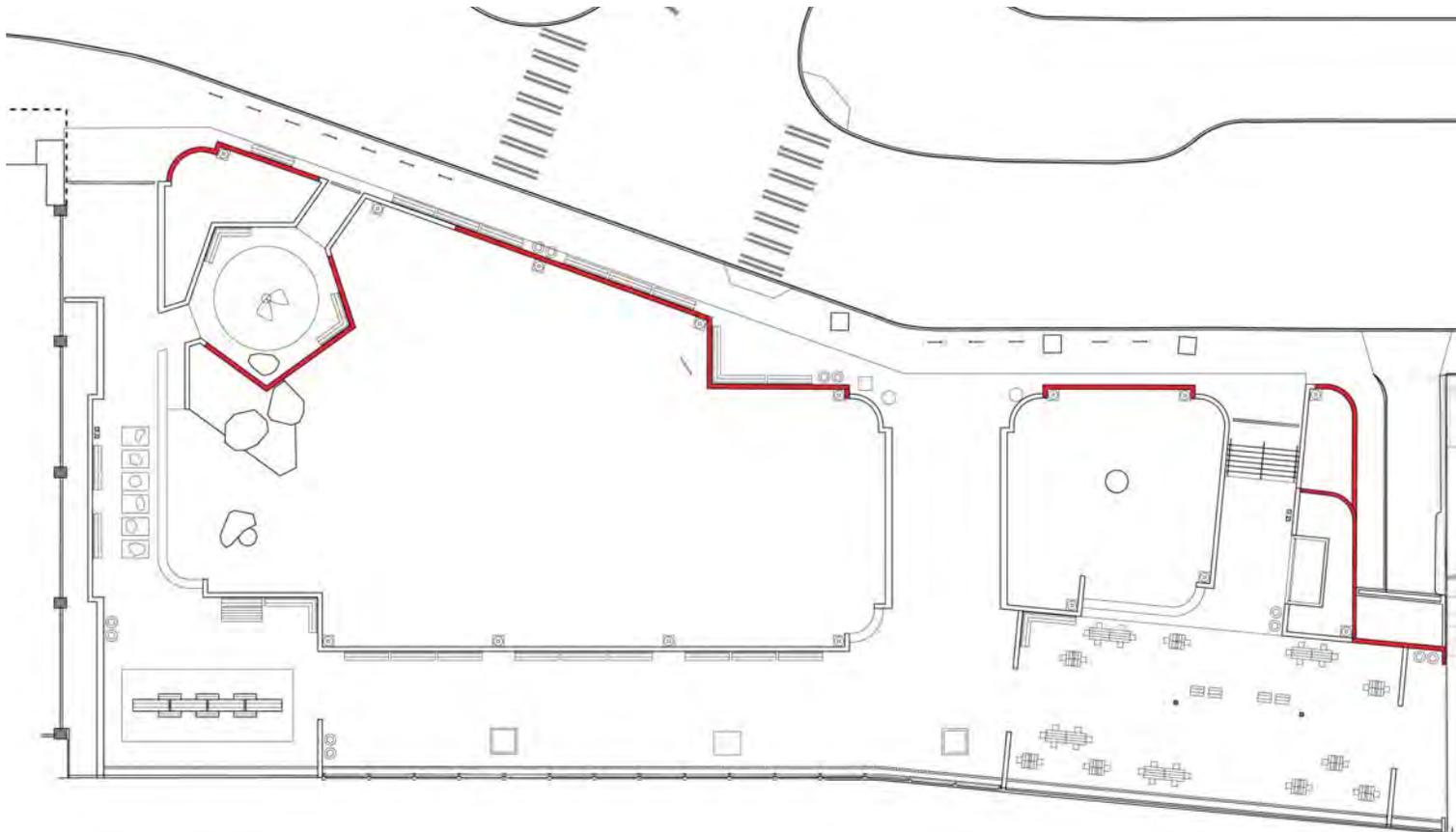


PROPOSED DESIGN

REFERENCE DRAWINGS: L101

DESCRIPTION:

- existing walls shown below (red) to remain
- walls will be sandblasted and cleaned



CONCRETE WALLS AT LAWN AND PLANTING

ALTERED

EXISTING CONDITION

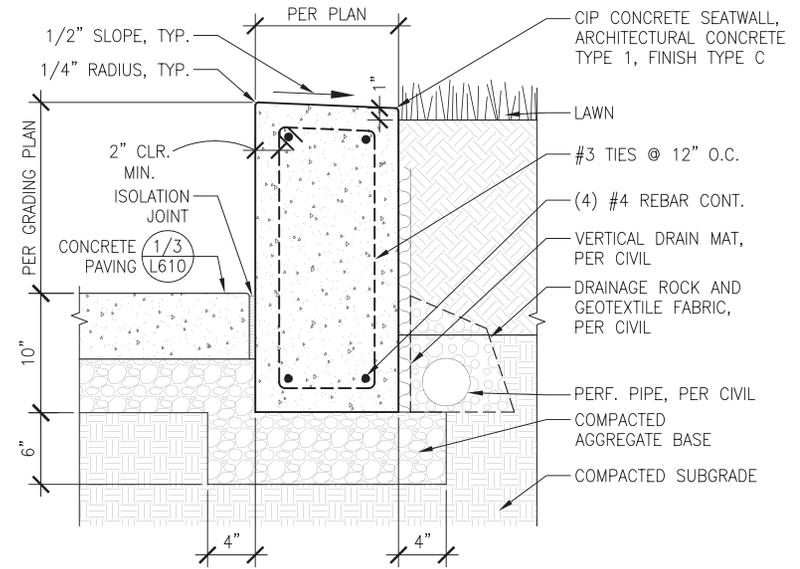
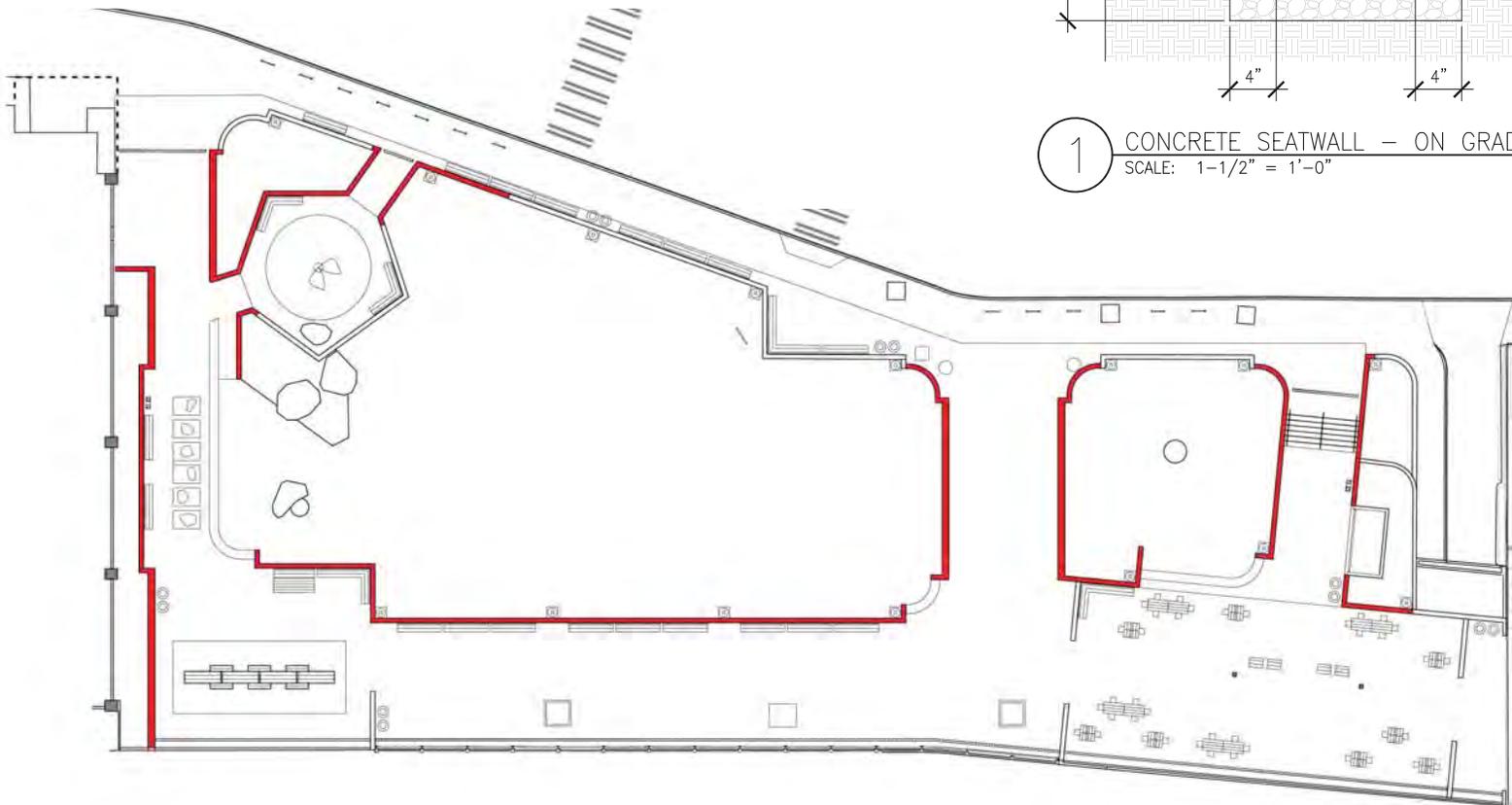


PROPOSED DESIGN

REFERENCE DRAWINGS: L101, 1-3/L620

DESCRIPTION:

- new walls shown below (red) to replace existing walls
- wall height standardized to support sitting (16" typical)
- wider walls in some locations provide a more comfortable seating surface (18")
- see Finishes section



1 CONCRETE SEATWALL – ON GRADE
SCALE: 1-1/2" = 1'-0"
SECTION

CONCRETE WALLS AT ROOMS

REINSTALLED

EXISTING CONDITION

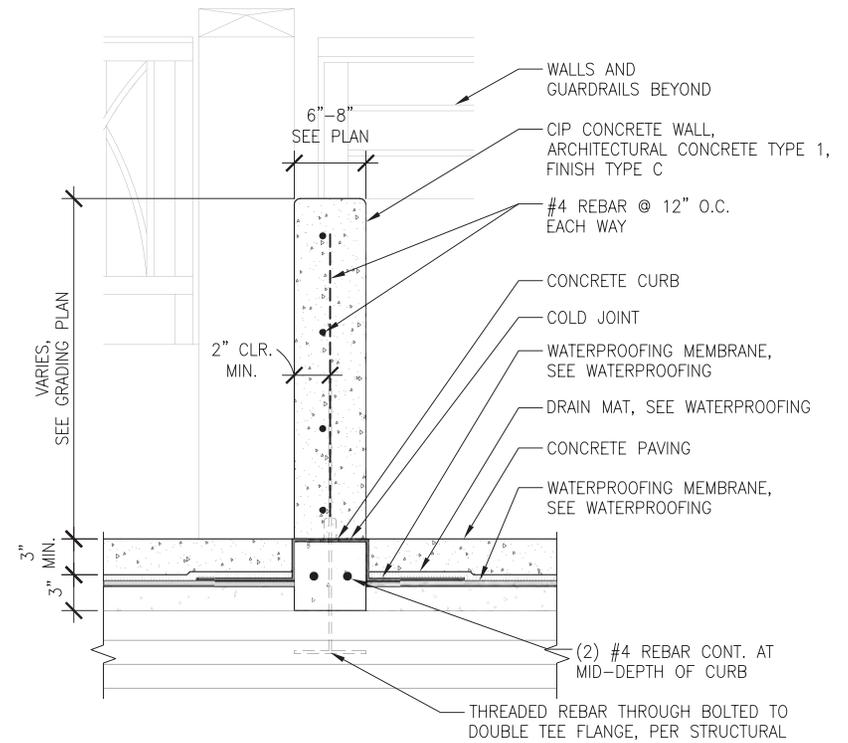


PROPOSED DESIGN

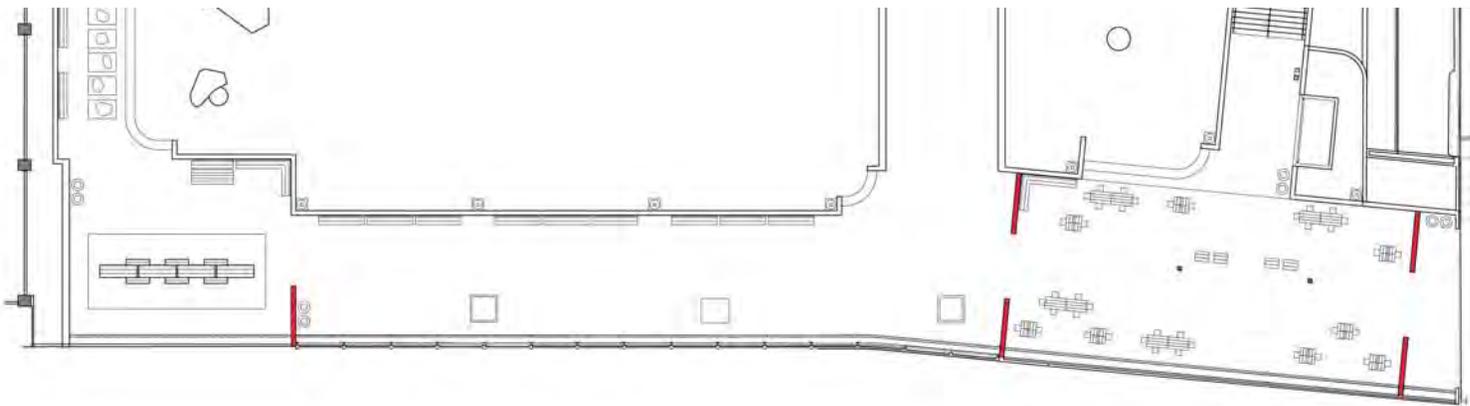
REFERENCE DRAWINGS: 1/L621

DESCRIPTION:

- new walls shown below (red)
- wall finish, profile, and height reflect design of original walls
- see Finishes section



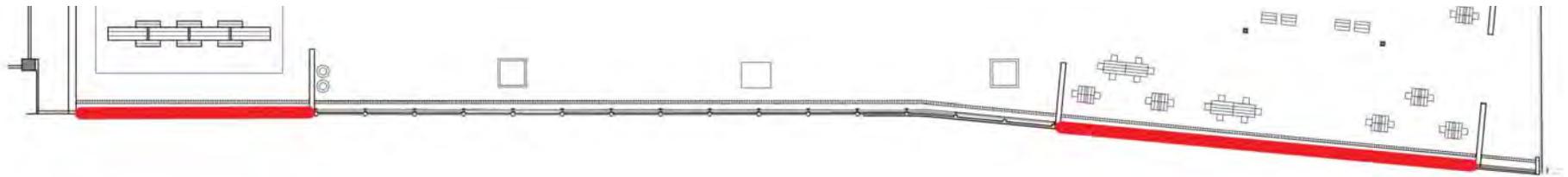
1 CONCRETE STEM WALL – ON STRUCTURE
 SCALE: 1 1/2" = 1'-0" SECTION



GUARDRAIL TYPE 1

ALTERED

EXISTING CONDITION

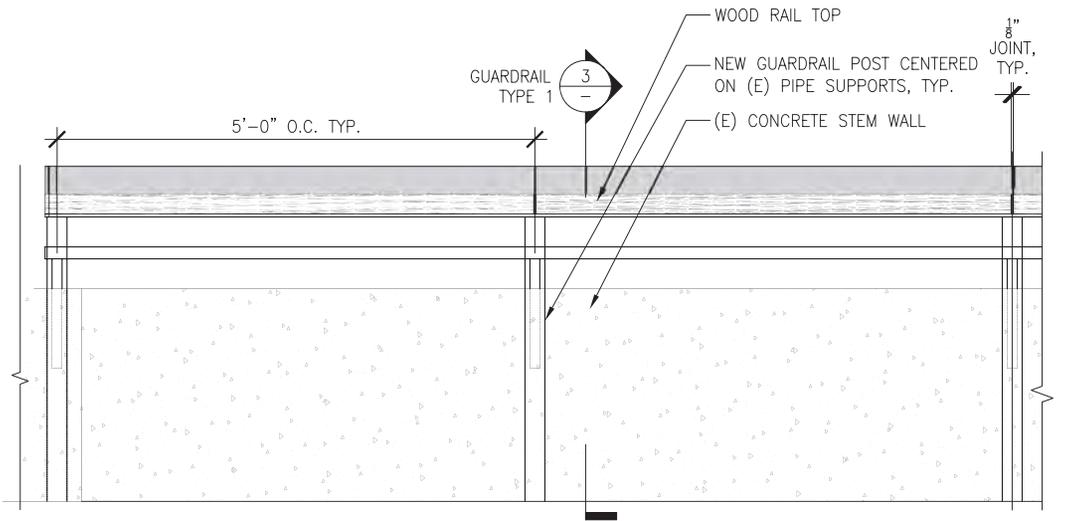


PROPOSED DESIGN

REFERENCE DRAWINGS: L630

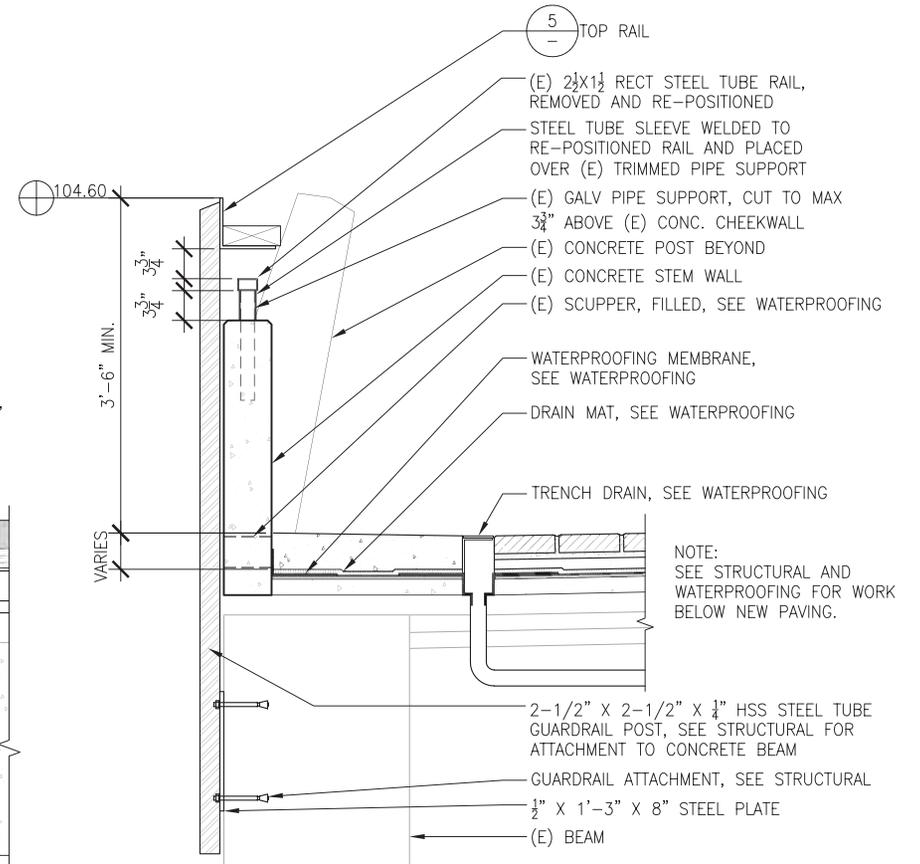
DESCRIPTION:

- rebuilt to meet code (guardrail height and maximum opening)
- new painted steel posts and top rail bracket
- new wood top rail "counter"
- restored tube rail at top of existing stem wall
- see Finishes section



2 GUARDRAIL TYPE 1 - FRONT
SCALE: 1" = 1'-0"

FRONT ELEVATION



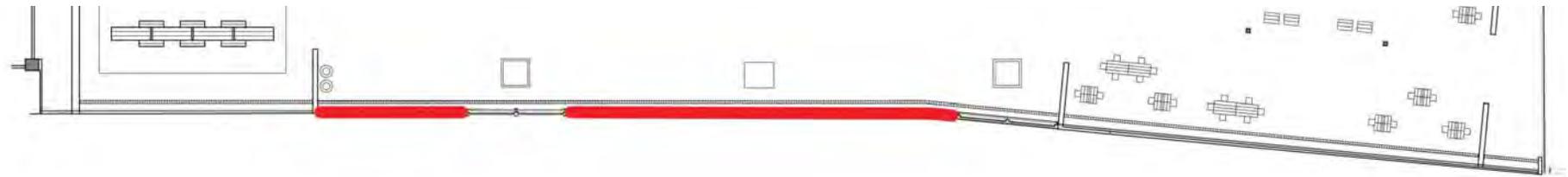
3 GUARDRAIL TYPE 1
SCALE: 1" = 1'-0"

SECTION

GUARDRAIL TYPE 2

ALTERED

EXISTING CONDITION

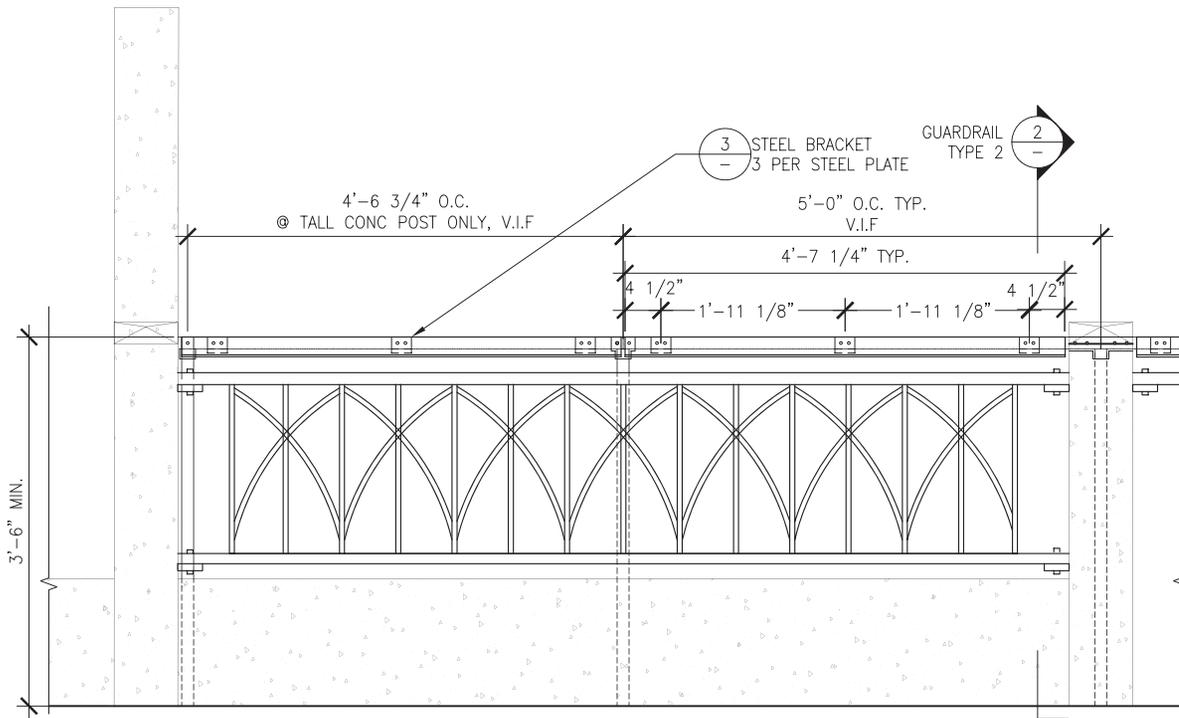


PROPOSED DESIGN

REFERENCE DRAWINGS: L631

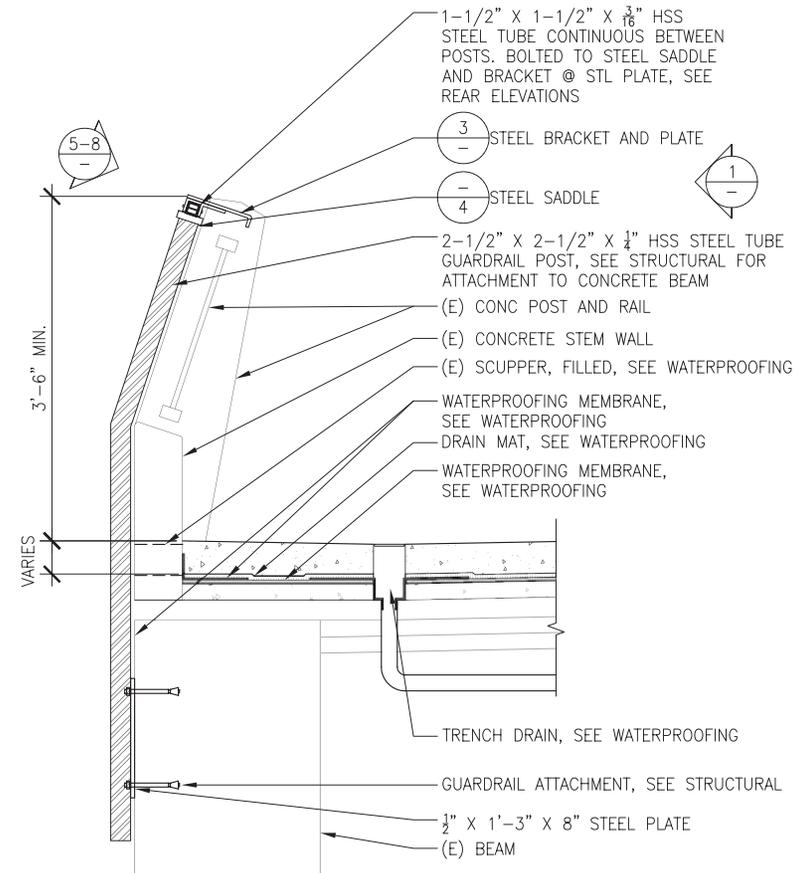
DESCRIPTION:

- rebuilt to meet code (guardrail height)
- new painted steel posts and attachments
- new painted steel top rail with inset quotes in English and Lushootseed in 1 location
- restored decorative panel between existing concrete posts to remain
- see Finishes section



1 GUARDRAIL TYPE 2
SCALE: 1" = 1'-0"

FRONT ELEVATION



2 GUARDRAIL TYPE 2
SCALE: 1" = 1'-0"

SECTION

STORAGE CLOSET

NEW

EXISTING CONDITION

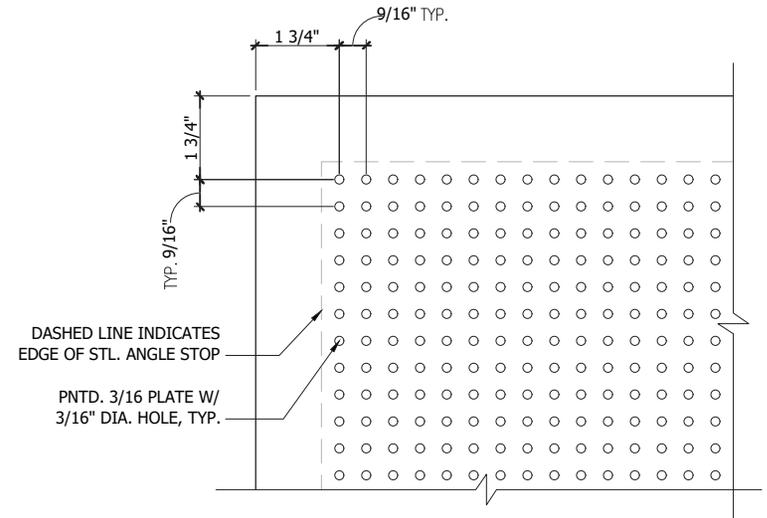


PROPOSED DESIGN

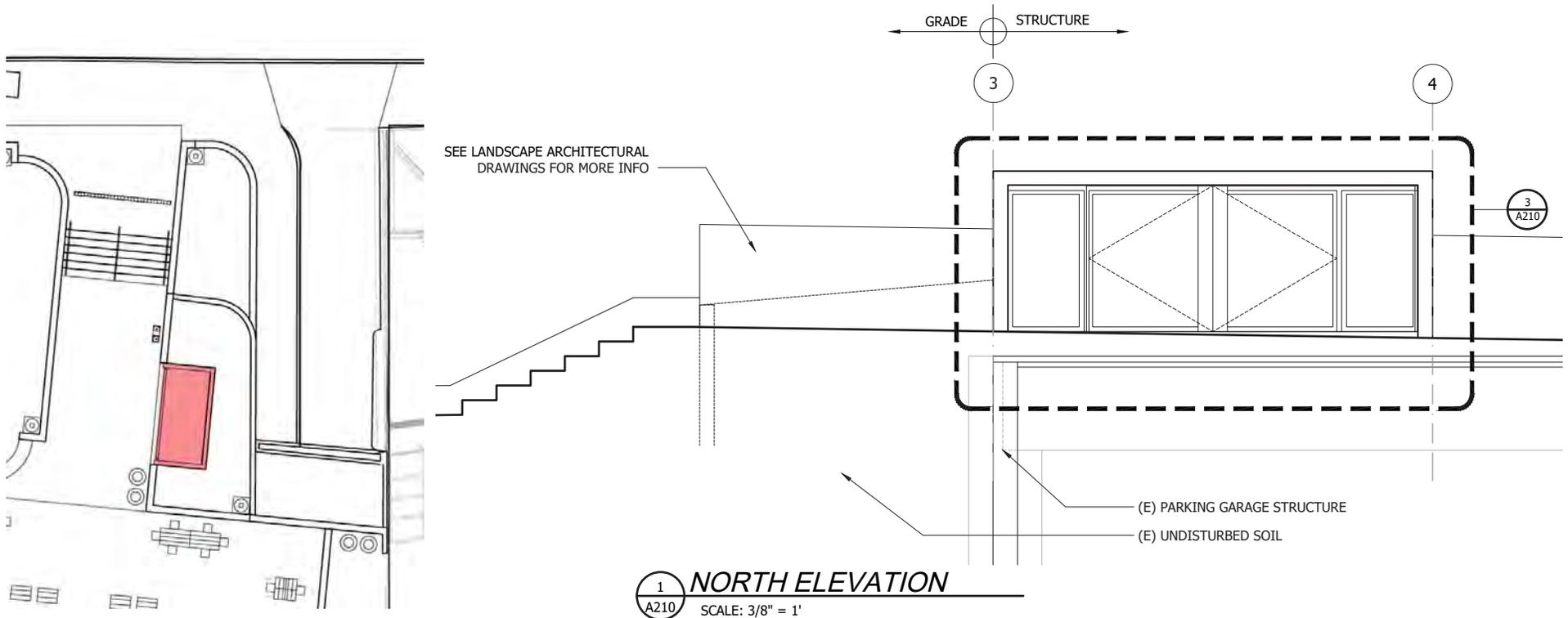
REFERENCE DRAWINGS: A110, A210, A910

DESCRIPTION:

- 15'-4" wide x 5'-10" tall x 7'-10" deep
- concrete walls and top
- (2) steel swing doors with painted perforated metal panels
- see Finishes section



2 *PERFORATION DETAIL*
A210 SCALE: 6" = 1'



1 *NORTH ELEVATION*
A210 SCALE: 3/8" = 1'

03 FURNISHINGS

BENCH

REINSTALLED

EXISTING CONDITION

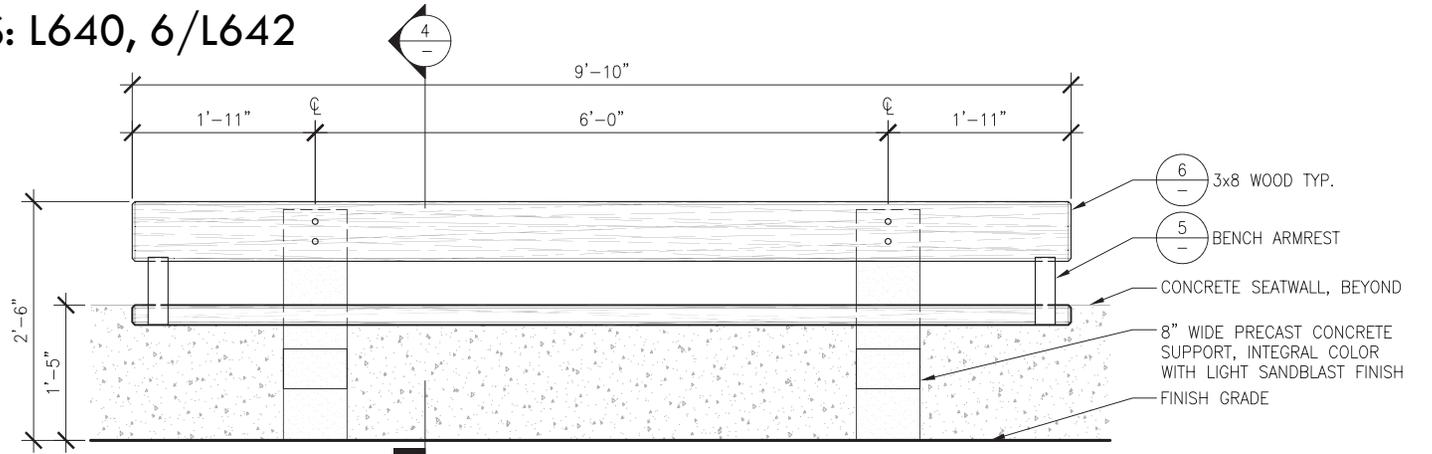


PROPOSED DESIGN

REFERENCE DRAWINGS: L640, 6/L642

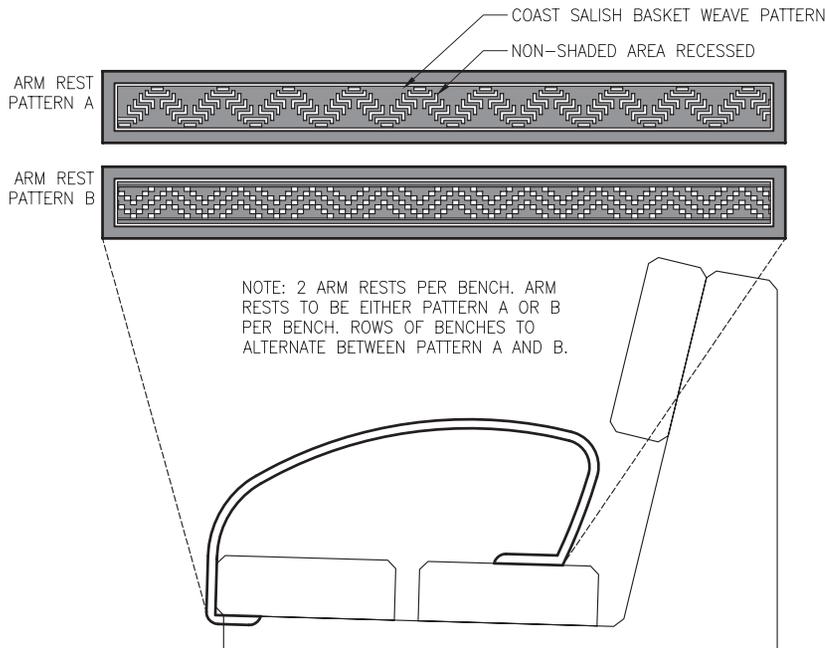
DESCRIPTION:

- new precast concrete base
- new wood seat and back
- custom cast iron armrest with Coast Salish basket weave patterns
- see Finishes section



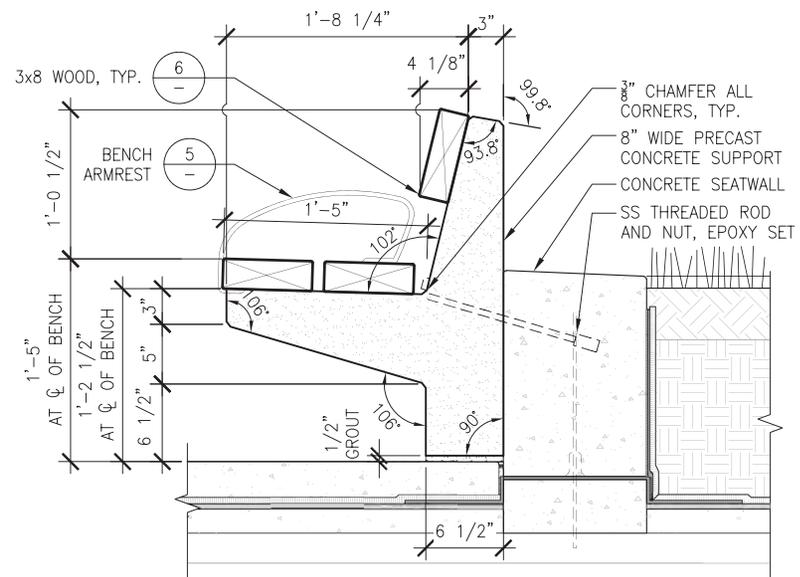
2 BENCH
 SCALE: 1" = 1'-0"

ELEVATION



6 BENCH ARMREST PATTERN
 SCALE: 3" = 1'-0"

SECTION



4 BENCH
 SCALE: 1 1/2" = 1'-0"

SECTION

POLE LIGHT

ALTERED

EXISTING CONDITION



PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 1/L623, EL101, EL102

DESCRIPTION:

- 13 original poles salvaged, restored, and reinstalled
- 2 new poles fabricated to match existing
- new dome style fixture similar to existing with improved light distribution and cutoff
- see Finishes section



LOW LIGHT

ALTERED

EXISTING CONDITION

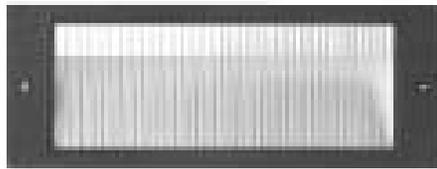


PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 6/L623, EL101, EL102

DESCRIPTION:

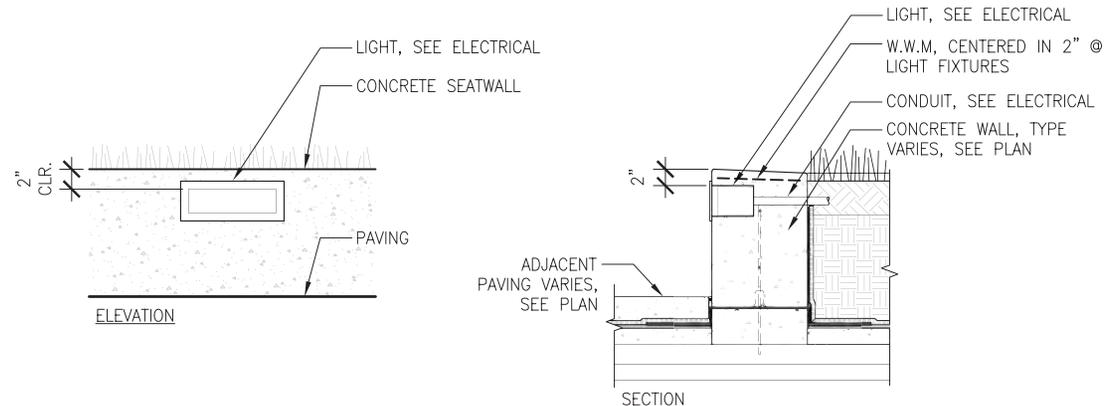
- flush mounted in concrete walls
- 2 similar fixtures for improved distribution
- see Finishes section



S2 - Wide Distribution



S3 - Deep Distribution



6 WALL LIGHT
SCALE: 1" = 1'-0"

PICNIC TABLE (small)

ALTERED

EXISTING CONDITION



PICNIC TABLE (large)

ALTERED

EXISTING CONDITION

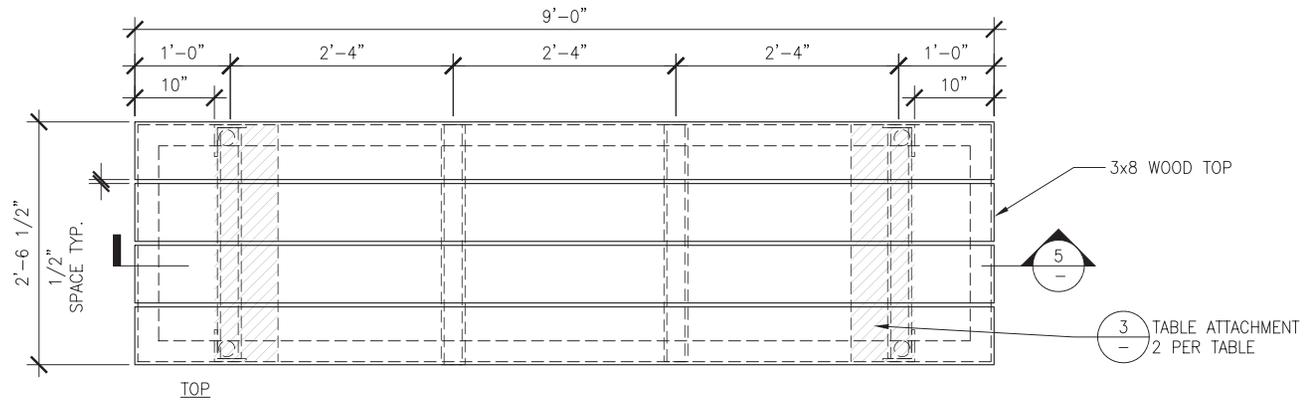


PROPOSED DESIGN

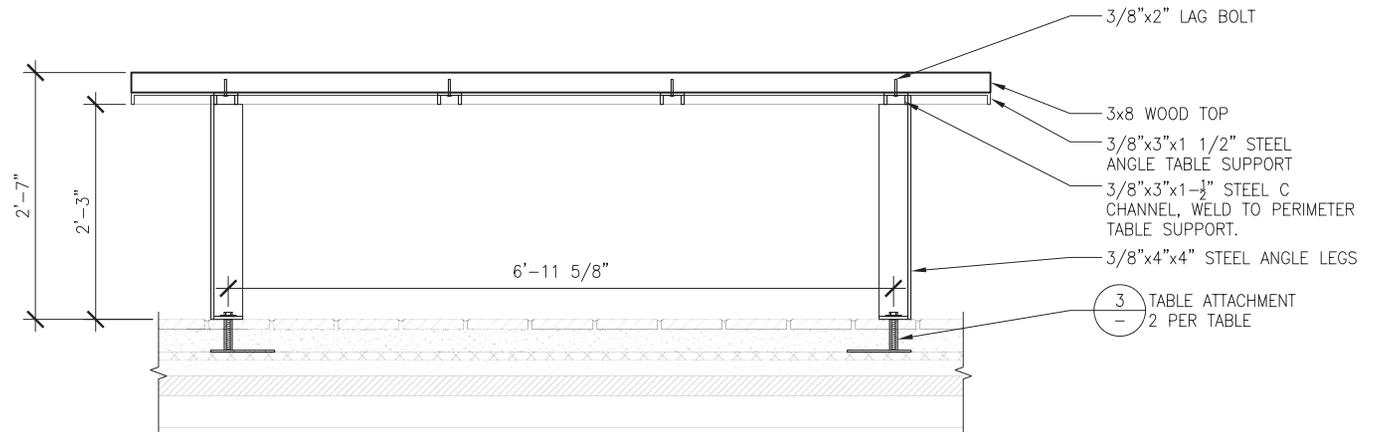
REFERENCE DRAWINGS: L101, L102, 4-5/L641, 5/L642

DESCRIPTION:

- similar to original design (6 to 8 person table)
- wood top
- painted steel frame and legs
- wheelchair accessible
- see Finishes section



4 LONG TABLE
SCALE: 1" = 1'-0" PLAN



5 LONG TABLE
SCALE: 1" = 1'-0" SECTION

STOOL

ALTERED

EXISTING CONDITION

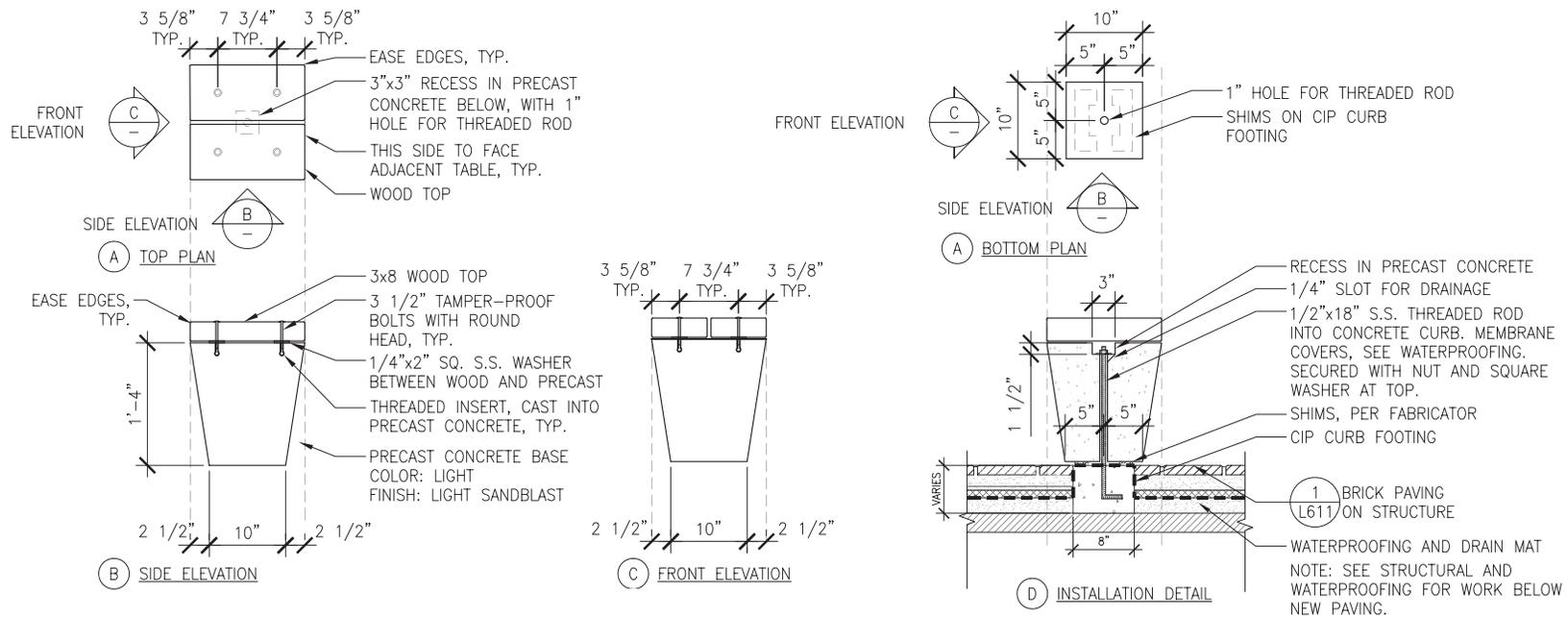


PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 4-5/L641, 5/L642

DESCRIPTION:

- similar to original design
- located at tables only
- wood top (square for easy maintenance/ replacement)
- precast concrete base
- see Finishes section



6 STOOL
SCALE: 1" = 1'-0"

SECTION

PAVILION SEAT

ALTERED

EXISTING CONDITION

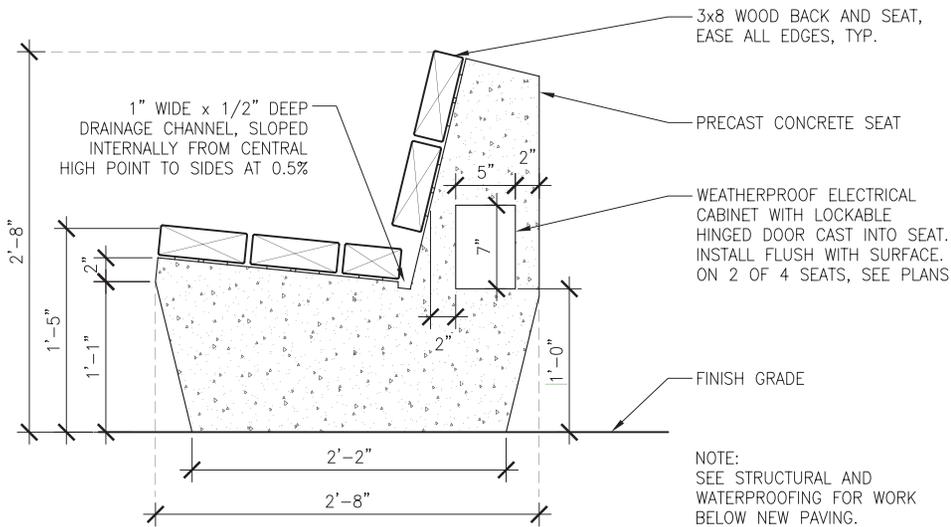
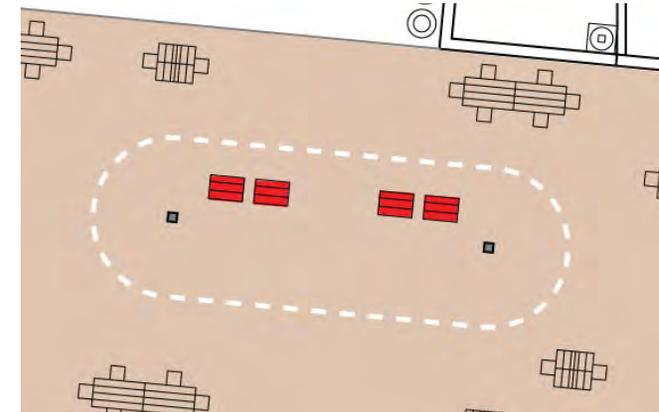


PROPOSED DESIGN

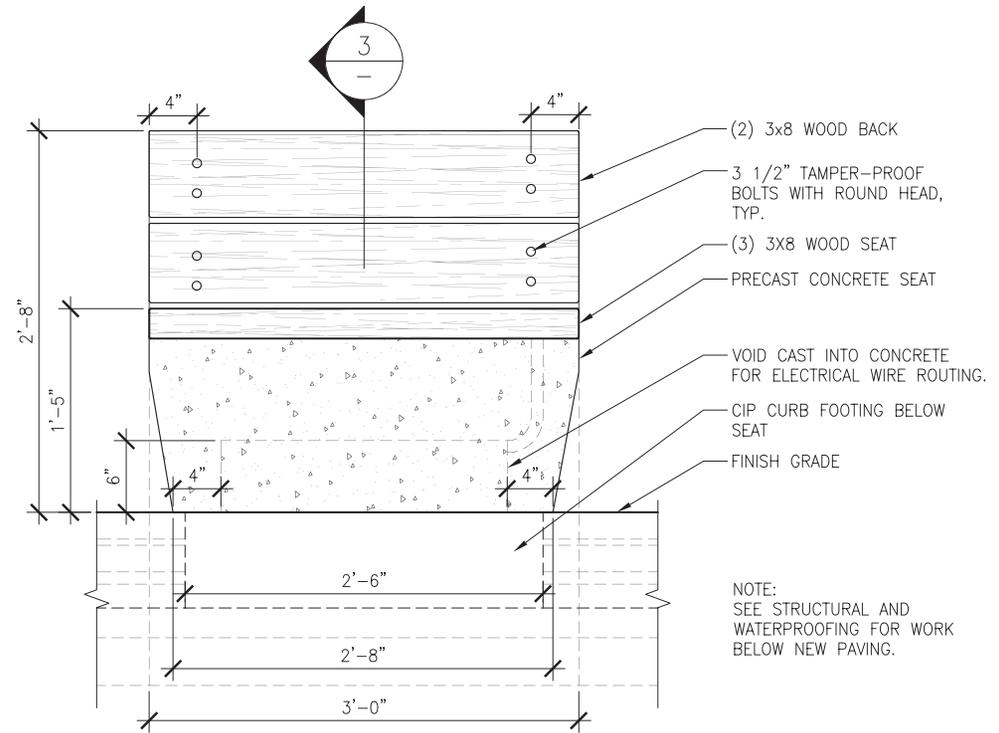
REFERENCE DRAWINGS: L102, L643

DESCRIPTION:

- wood seat and back similar to bench design
- precast concrete base
- deeper seat for comfort
- 4 wide personal seats, all facing west (Puget Sound)
- see Finishes section



4 PAVILION SEAT
SCALE: 1 1/2" = 1'-0" SIDE ELEVATION



2 PAVILION SEAT
SCALE: 1 1/2" = 1'-0" FRONT ELEVATION

DRINKING FOUNTAIN

ALTERED

EXISTING CONDITION



PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 1/L644

DESCRIPTION:

- 2 stage ADA accessible
- 2 locations, similar to existing
- Haws Model 3300 - SPR Standard
- see Finishes section (color to be black)



COUNCIL TABLE (table component)

NEW

EXISTING CONDITION



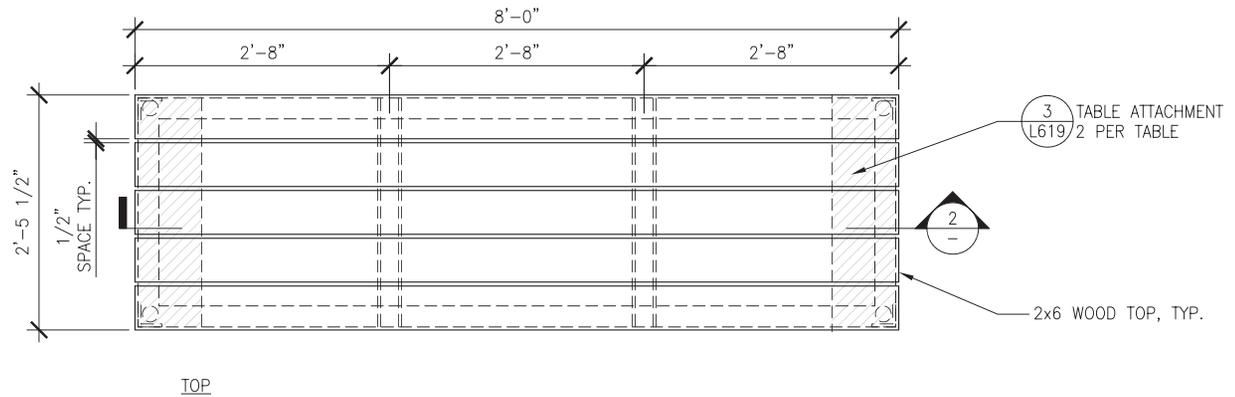
PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 1/L644

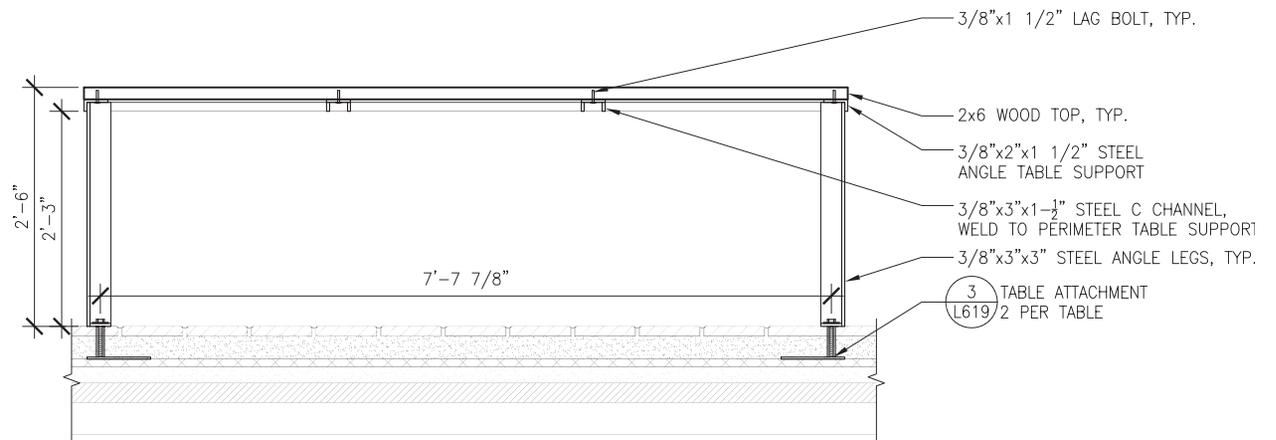
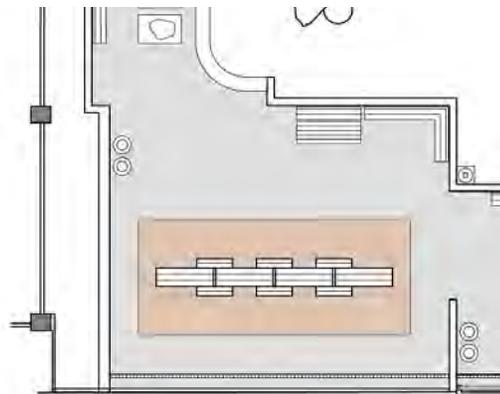
DESCRIPTION:

- design similar to picnic tables
- wood top
- painted steel frame and legs
- wheelchair accessible
- can be moved by SPR for park programming and events

- see Finishes section



1 COUNCIL TABLE
SCALE: 1" = 1'-0" PLAN



2 COUNCIL TABLE
SCALE: 1" = 1'-0" SECTION

COUNCIL TABLE (bench component)

NEW

EXISTING CONDITION

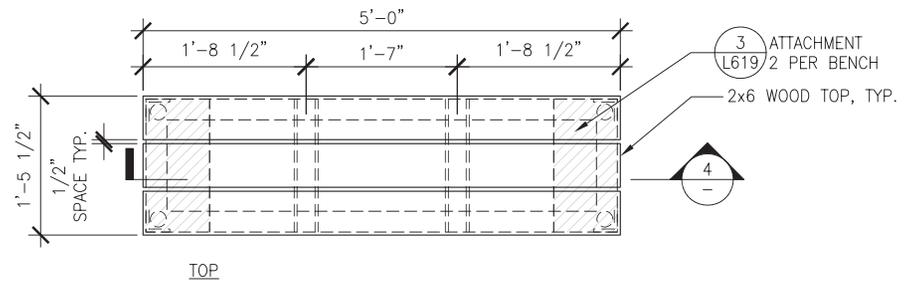
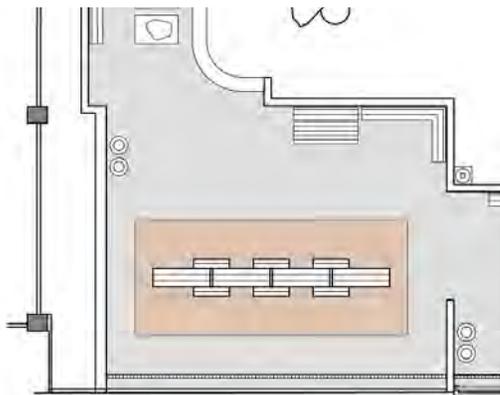


PROPOSED DESIGN

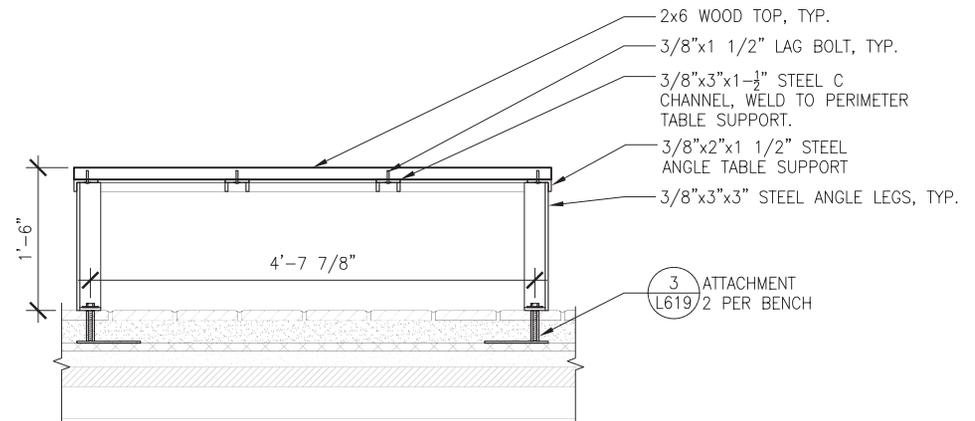
REFERENCE DRAWINGS: L101, L102, 1/L644

DESCRIPTION:

- wood top
- painted steel frame and legs
- can be moved by SPR for park programming and events



3 COUNCIL BENCH
SCALE: 1" = 1'-0" PLAN



4 COUNCIL BENCH
SCALE: 1" = 1'-0" SECTION

PERMANENT WASTE RECEPTACLES

NEW

EXISTING CONDITION



PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, 2/L644

DESCRIPTION:

- 2 bins at each station (trash & recycling)
- painted steel body
- self-closing lid
- see Finishes section (receptacle to be black)



04 PLANTING

LAWNS AND BERMS

REINSTALLED

EXISTING CONDITION



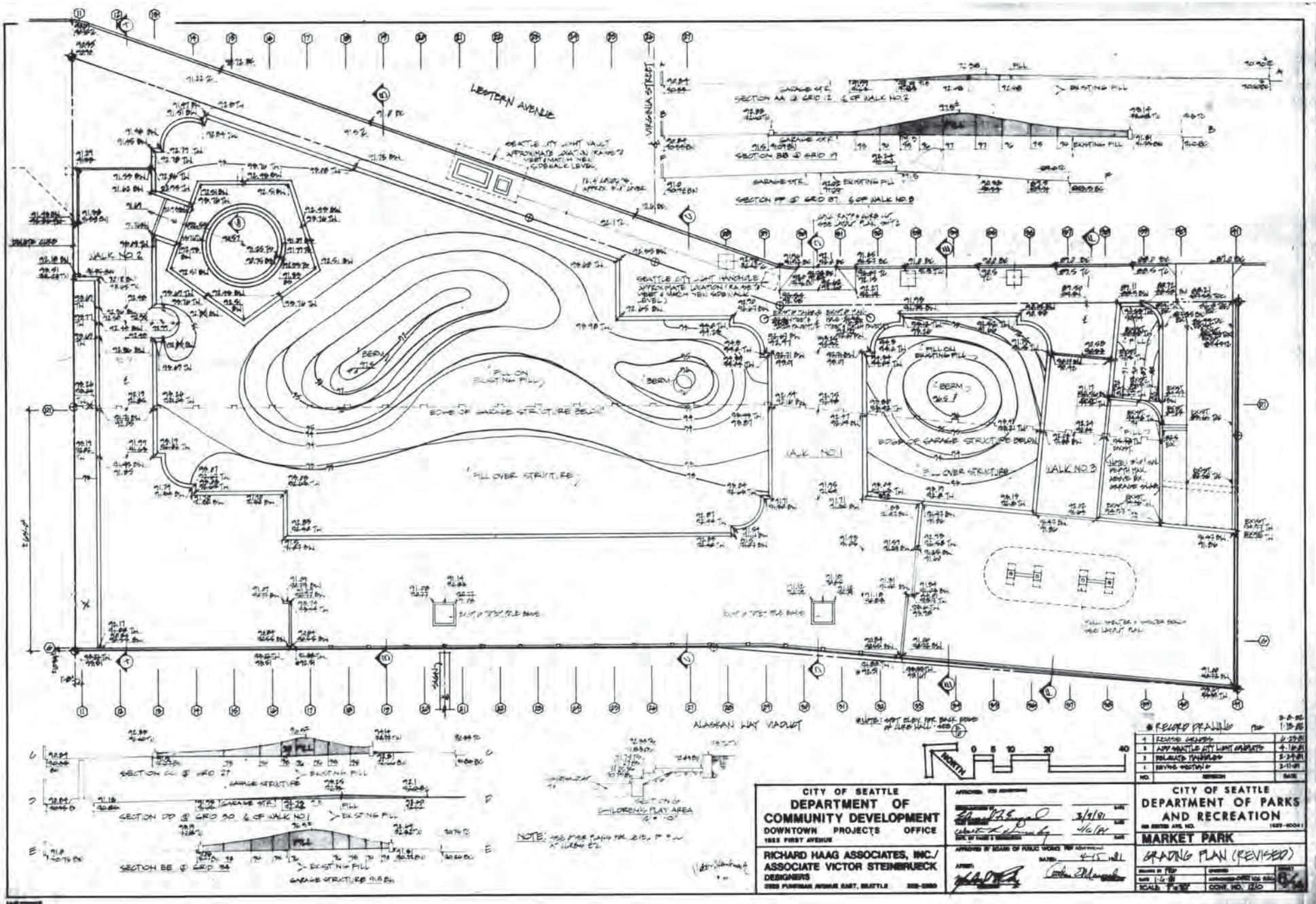
LAWNS AND BERMS

REINSTALLED

EXISTING CONDITION



ORIGINAL DESIGN



REVISIONS

NO.	REVISION	DATE
1	REVISED GRADING	2-2-80
2	ADD SEATTLE CITY LIGHT VAULTS	2-10-80
3	RELOCATED PLAYFIELD	2-24-80
4	REVISED WALKWAY	2-11-80

CITY OF SEATTLE
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT
 DOWNTOWN PROJECTS OFFICE
 1825 FIRST AVENUE

APPROVED FOR SUBMITTAL
[Signature] 2/1/80
 CHECKED FOR SUBMITTAL
[Signature] 4/6/80

APPROVED BY BOARD OF PUBLIC WORKS FOR REVISIONS
 APPROVED: *[Signature]* DATE: 4-15-80

CITY OF SEATTLE
 DEPARTMENT OF PARKS
 AND RECREATION
 1825 FIRST AVENUE, NO. 1825-1004
MARKET PARK
GRADING PLAN (REVISED)

DESIGNED BY: *[Signature]* CHECKED BY: *[Signature]*
 SCALE: 1"=40'-0"

NOTE: SEE PLAN FOR 2.5% OF 0' AT LEVEE ETC.

PROPOSED DESIGN

REFERENCE DRAWINGS: L101, L102, C400, C401

DESCRIPTION:

- grading reflects original design
- north lawn berms to match existing elevations
- south lawn berm lowered by 6" for CPTED (better visibility to reduce erosion)
- improved drainage at walls



LARGE TREE

REINSTALLED

EXISTING CONDITION



Platanus x acerfolia
London Plane Tree
30" caliper

PROPOSED DESIGN

REFERENCE DRAWINGS: L502

DESCRIPTION:

- same species reinstalled (dependent upon availability)
- installed at 8"-12" caliper (dependent upon availability)



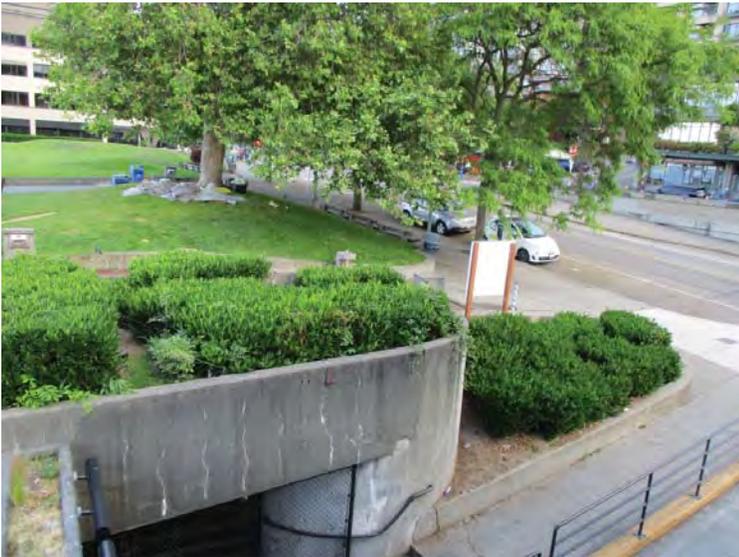
PLANTERS

REINSTALLED

EXISTING CONDITION (NORTH)



EXISTING CONDITION (SOUTH)



PROPOSED DESIGN

REFERENCE DRAWINGS: L501, L502

PLANT PALETTE:

FLOWERING CURRANT

Ribes sanguineum 'White Icicle'
- native, semi-evergreen shrub
- 6'-8' tall and wide

BLUEBERRY HYBRIDS

Vaccinium spp.
- in original design
- semi-evergreen shrub
- 2'-3' tall and wide

CREeping MAHONIA

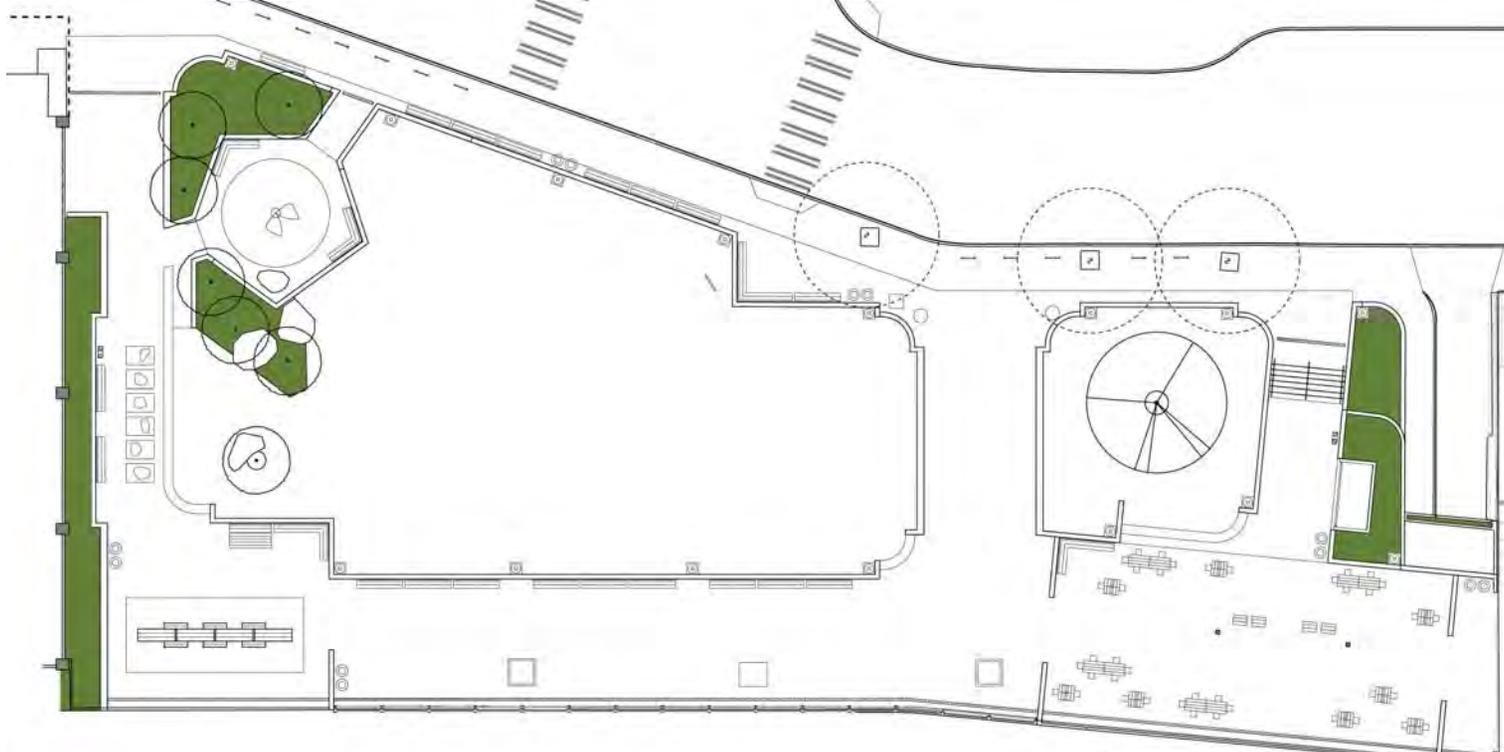
Mahonia repens
- native, evergreen shrub
- 1.5' tall x 3' wide

MOUNTAIN SPIRAEA

Spiraea densiflora
- native, deciduous shrub
- 2'-3' tall and wide

BEACH STRAWBERRY

Fragaria chiloensis
- native, semi-evergreen
- groundcover, 6" T x 3' W



GROVE TREES

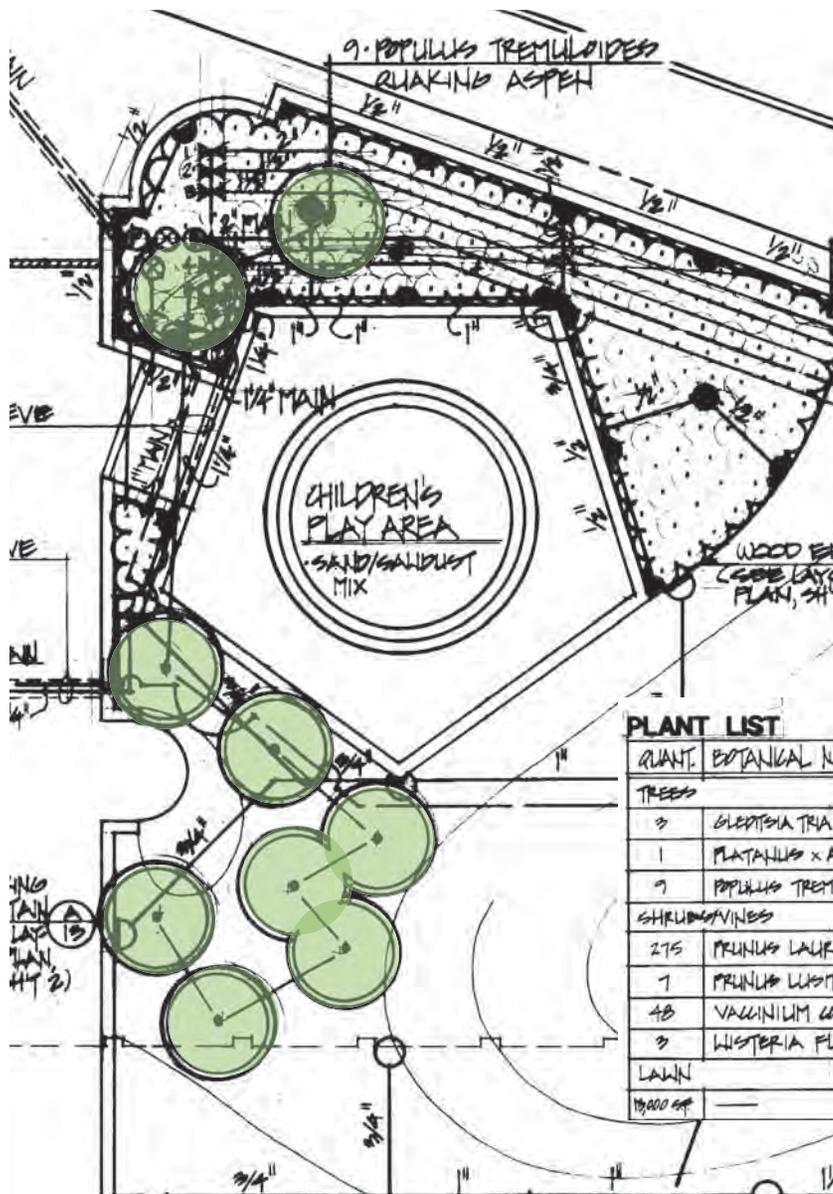
NEW*

PAST CONDITION

* IN ORIGINAL DESIGN



ORIGINAL DESIGN



PLANT LIST

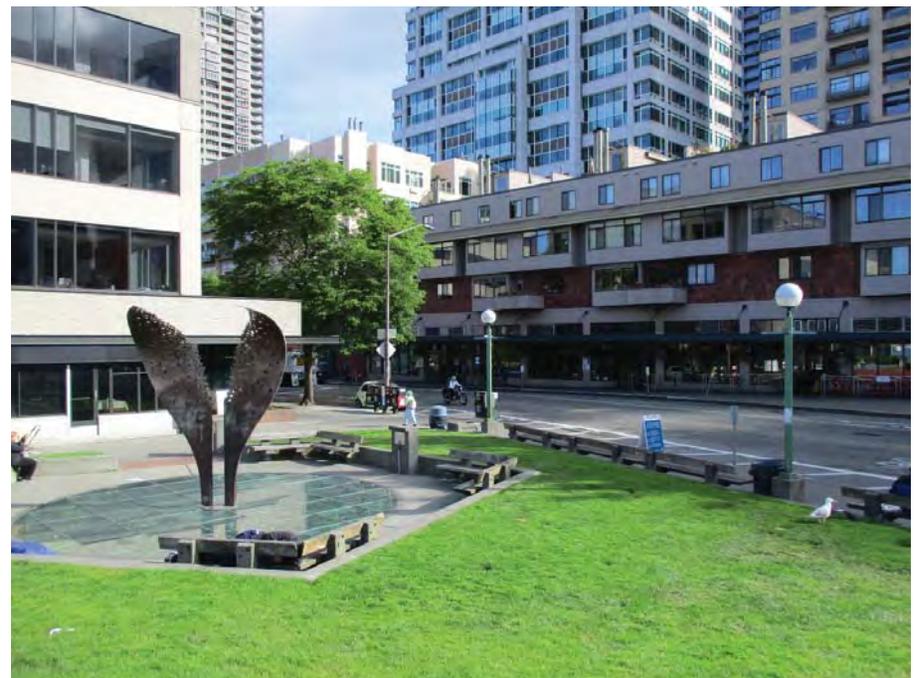
QUANT.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES			
3	GLEDETIA TRIA. INERMIS	THORNLESS HOUSTONIA	3"-3 1/2" CAL. • BB. • STRAIGHT TRUNK • WELL-BRANCHED
1	PLATANUS x ACERIFOLIA	LONDON PLANETREE	8" CAL. • BB. • SPECIMEN (TO BE APPROVED BY ARCHITECT)
9	POPULUS TREMULOIDES	QUAKING ASPEN	(1) 5" CAL., (3) 3" CAL., (5) 2 1/2" CAL. • BB. • WELL-BRANCHED • 7' O.C. MIN.
SHRUBS/VINES			
275	PRUNUS LAUROCASSUS 'OTTO LUTKEN'	OTTO LUTKEN LAUREL	18"-24" HT. • BB. • FULL • 3/16" O.C. MIN.
7	PRUNUS LUSITANICA	PORTUGAL LAUREL	3'-4' HT. • BB. • FULL • 3.5' O.C. MIN.
43	VACCINIUM CORYMBOSUM	BLUEBERRY	5 CAL. CONT. • 16 EACH VAR. 'EARLIEBLUE', 'BLUEFOOT', 'JERSEY'. 4' O.C.
3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA	5 CAL. CONT. • 3 RUNNERS MIN. • FULL • 4.5' O.C.
LAWN			
13,000 SQ		TYPE I - ATHLETIC FIELD SOG	SEE LANDSCAPE SPECIFICATIONS

GROVE TREES

NEW*

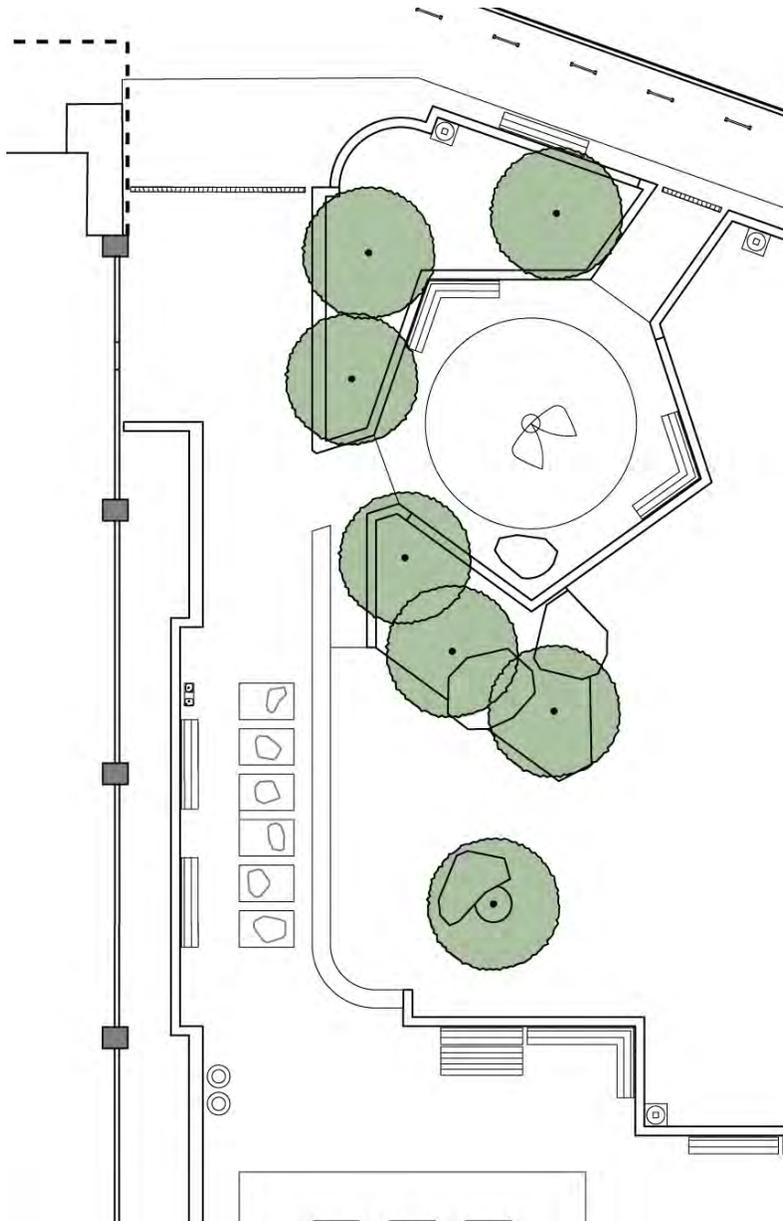
EXISTING CONDITION

* IN ORIGINAL DESIGN



PROPOSED DESIGN

REFERENCE DRAWINGS: L501



PLANT PALETTE:

MAIDENHAIR TREE

Ginkgo biloba 'Princeton Sentry'

- deciduous tree
- 40'-50' tall x 20' wide
- suited to urban environments
- improved soil & soil volume (over original condition)



VINES OVER DRIVEWAY

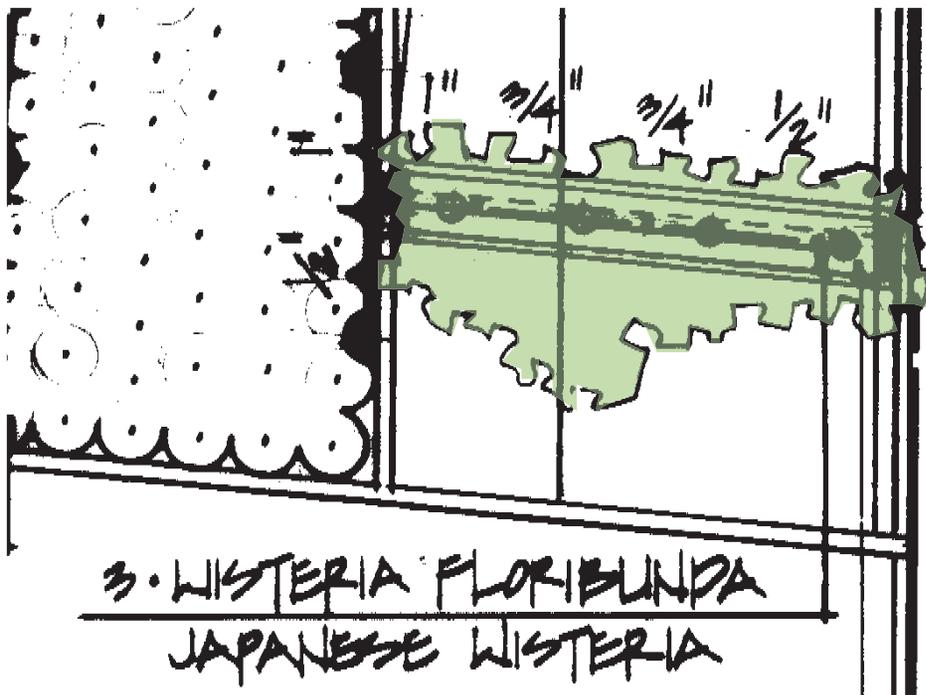
NEW*

EXISTING CONDITION

* IN ORIGINAL DESIGN



ORIGINAL DESIGN



PLANT LIST

QUANT.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES			
3	GLETSIA TRI. INERMIS	THORNLESS HONEYLOCUST	3"-3 1/2" CAL. • BB • STRAIGHT TRUNK • WELL-BRANCHED
1	PLATANUS x ACERIFOLIA	LONDON PLANETREE	8" CAL. • BB • SPECIMEN (TO BE APPROVED BY ARCHITECT)
9	POPULUS TRENTULOIDES	QUAKING ASPEN	(1) 5" CAL., (3) 3" CAL., (5) 2 1/2" CAL. • BB • WELL-BRANCHED • 7' OG. MIN.
SHRUBS/VINES			
275	PRUNUS LAURO-CERASUS OTTO LUTKEN'	OTTO LUTKEN LAUREL	18"-24" HT. • BB • FULL • 3/8" OG. MIN.
7	PRUNUS LUSITANICA	PORTUGAL LAUREL	3'-4' HT. • BB • FULL • 3/8" OG. MIN.
48	VACCINIUM CORYMBOSUM	BLUEBERRY	5 GAL. CONT. • 16 EACH VAR. 'EARLHILL', 'BLUEFOOT' & 'JERSEY' • 4' OG.
3	WISTERIA FLORIBUNDA	JAPANESE WISTERIA	5 GAL. CONT. • 3 RUNNERS MIN. • FULL • 4.5' OG.
LAWN			
15,000 sq	—	TYPE I - ATHLETIC FIELD SOD	SEE LANDSCAPE SPECIFICATIONS

VINES OVER DRIVEWAY

NEW*

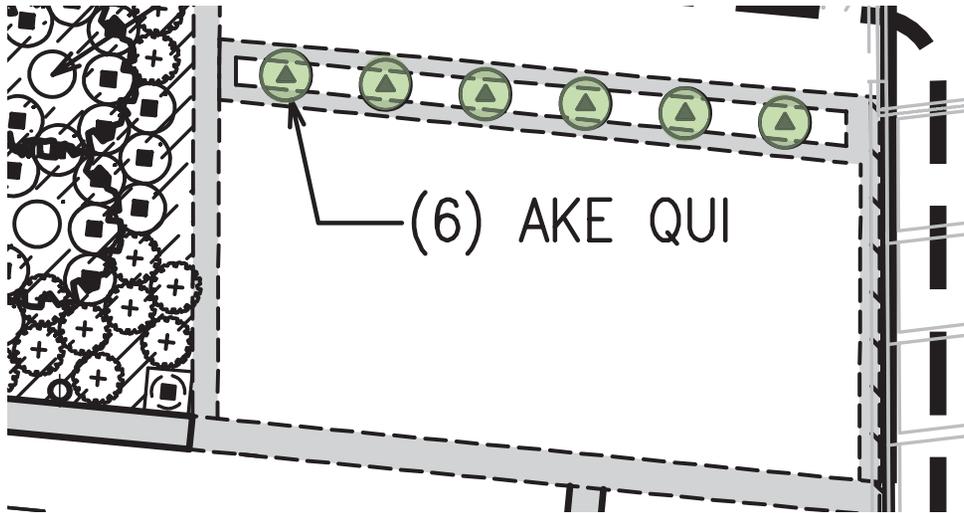
EXISTING CONDITION

* IN ORIGINAL DESIGN



PROPOSED DESIGN

REFERENCE DRAWINGS: L502



PLANT PALETTE:

CHOCOLATE VINE

Akebia quinata 'Alba'

- deciduous vine
- suited to urban environments
- fast growing



05 SPECIAL FEATURES

DECORATIVE FENCE PANELS

REINSTALLED

EXISTING CONDITION



PROPOSED DESIGN

REFERENCE DRAWINGS: (none)

DESCRIPTION:

- existing fence panels to be removed, restored, and reinstalled in place
- see Finish section

PAVILION

ALTERED

EXISTING CONDITION

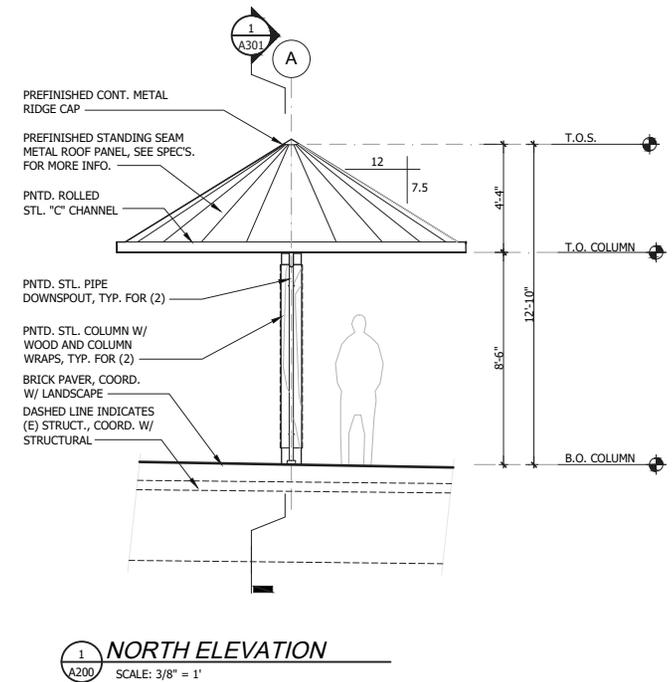
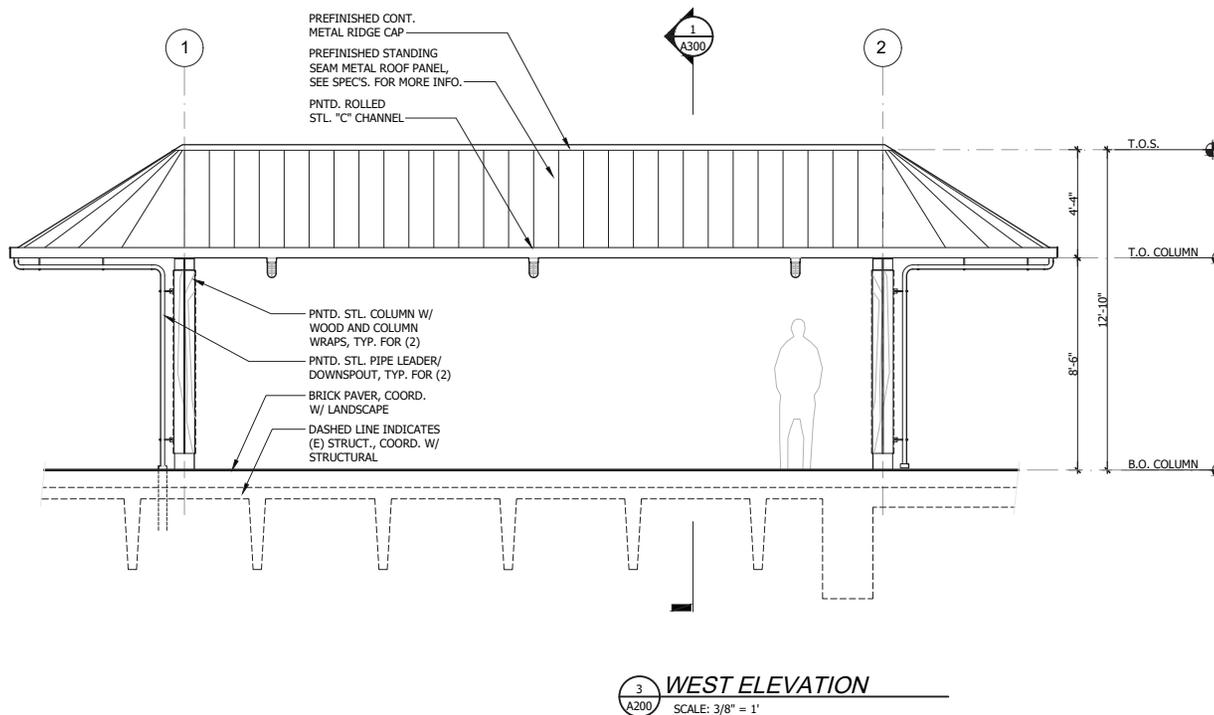


PROPOSED DESIGN

REFERENCE DRAWINGS: A101, A200, A300, A301, A900, A901

DESCRIPTION:

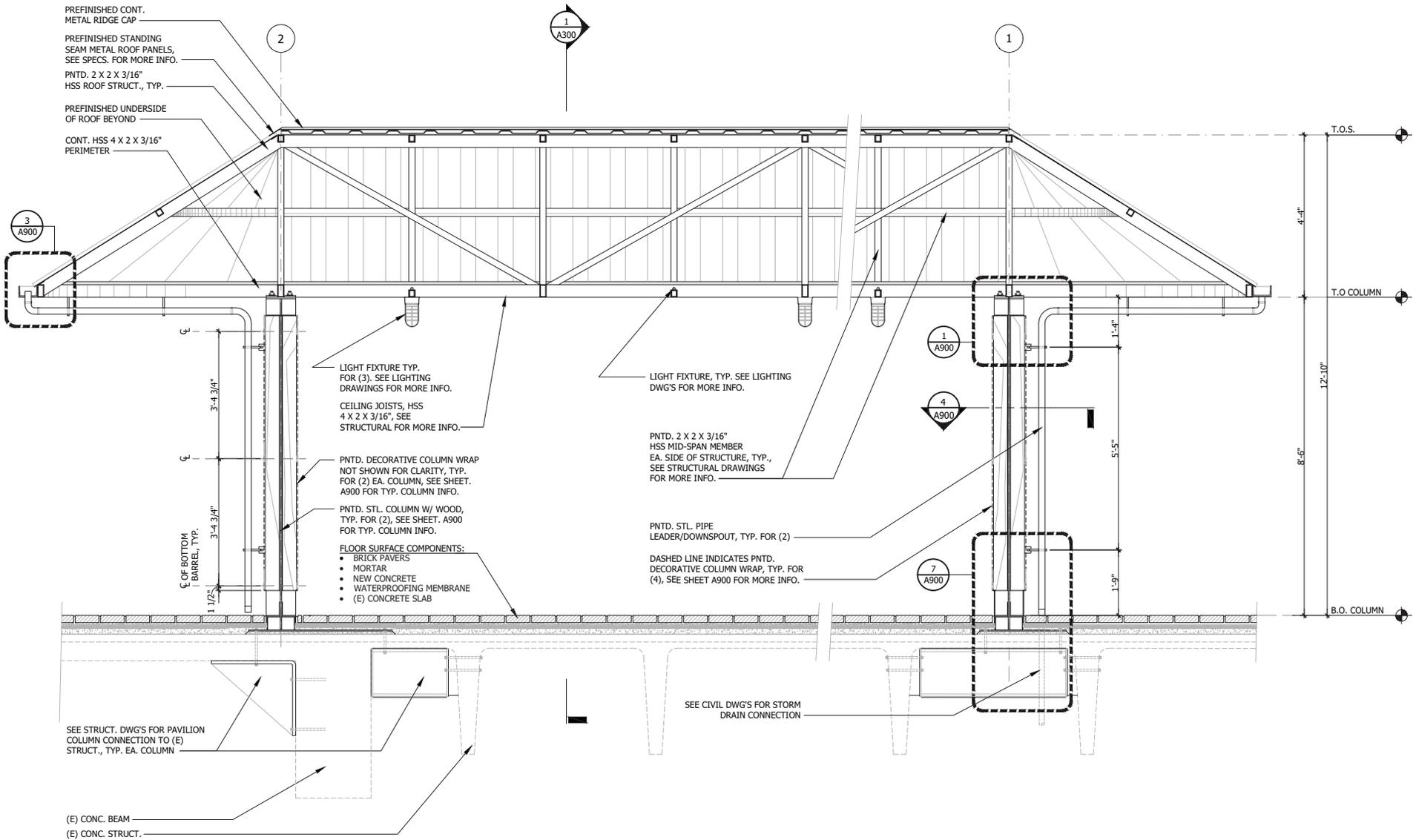
- new pavilion based on design of original pavilion
- painted steel structure and metal roof
- 2 columns attached to garage structure provides a more open, flexible space than the original design (existing condition is 4 columns mounted to elevated concrete footing/benches)
 - 2' longer (42') than existing, end to end, due to garage structural members
 - same width (14') as existing
 - 6" higher (8'-6") than existing for better light and visibility
 - improved drainage: perimeter gutter with downspouts through garage
- columns wrapped in wood with lasercut painted metal art by Joe Seymore Jr.
- "hunt, forage, gather" & "food one has gathered" in Lushootseed (Coast Salish language) and English text



PAVILION

ALTERED

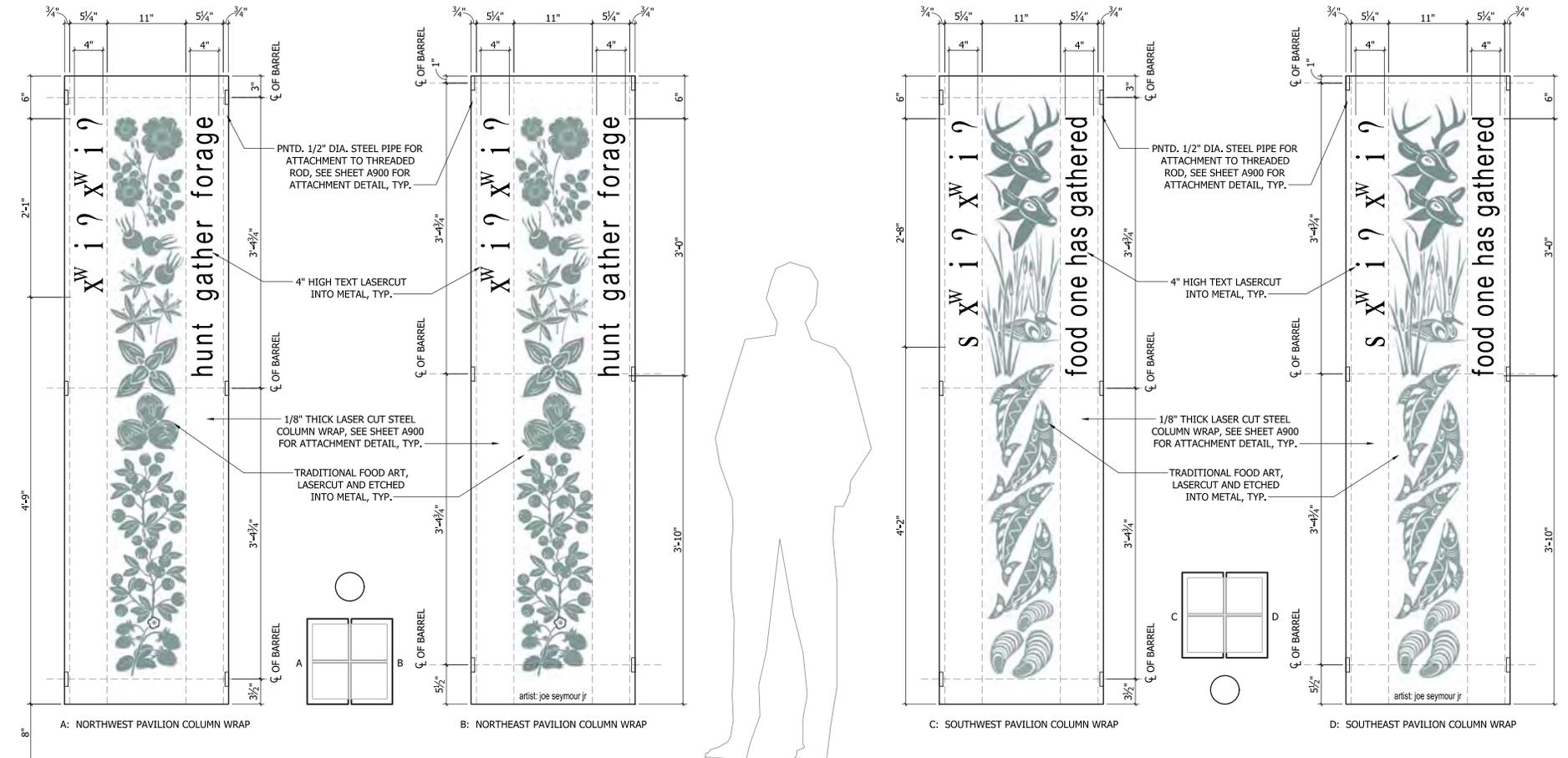
PROPOSED DESIGN



1 A301 LONGITUDINAL SECTION
SCALE: 3/4" = 1'

PROPOSED DESIGN

REFERENCE DRAWINGS: A101, A200, A300, A301, A900, A901



② NORTH COLUMN WRAP ARTWORK
1 1/2" = 1'-0"

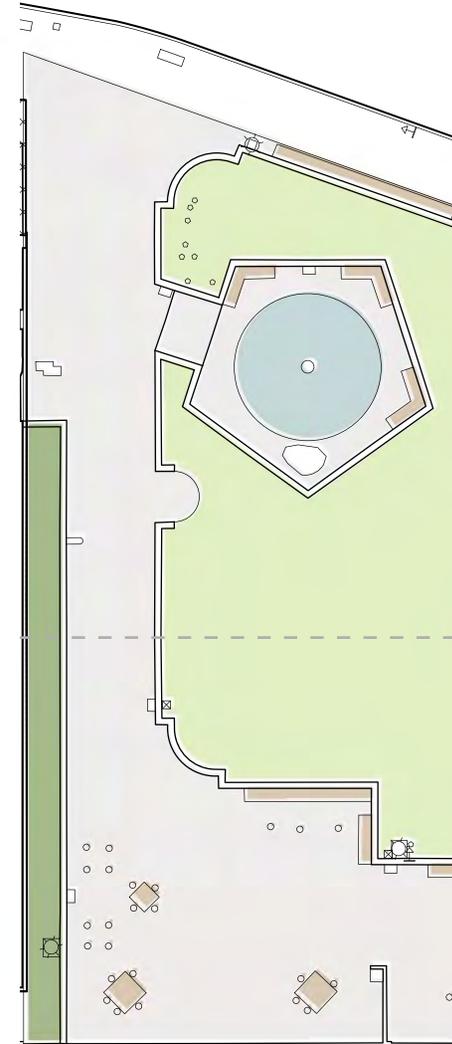
① SOUTH COLUMN WRAP ARTWORK
1 1/2" = 1'-0"

CHILDREN'S AREA

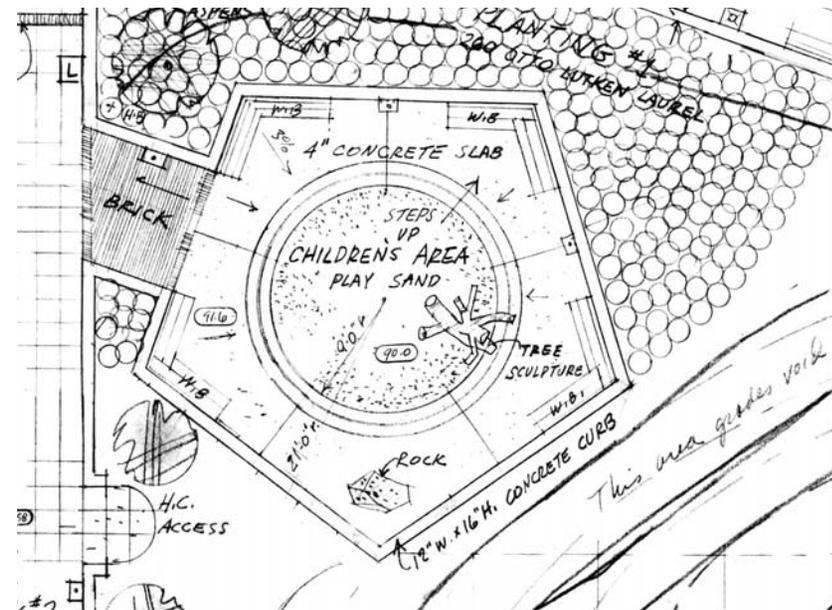
NEW*

EXISTING CONDITION

* IN ORIGINAL DESIGN



ORIGINAL DESIGN



CHILDREN'S AREA

NEW*

EXISTING CONDITION

* IN ORIGINAL DESIGN



PROPOSED DESIGN

REFERENCE DRAWINGS: L101, 1-3/L613

DESCRIPTION:

- children's area of original design was previously removed (Tree of Life sculpture in its place)
- new tree grove (similar to original park design) and planting area (A)
- 3 new large boulders/slabs for seating and play (B)
- new accessible path (C) and 6" step (D) up to lawn
- 2 new benches (E)
- special paving panels (F)
- open connection to lawn/berms (G)



WELCOME TEXT - EAST (at western avenue entrance)

NEW

EXISTING CONDITION

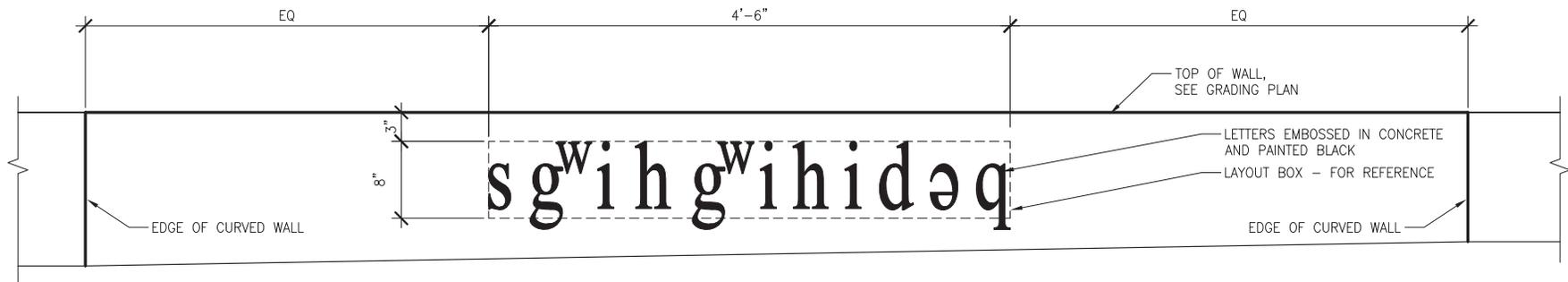
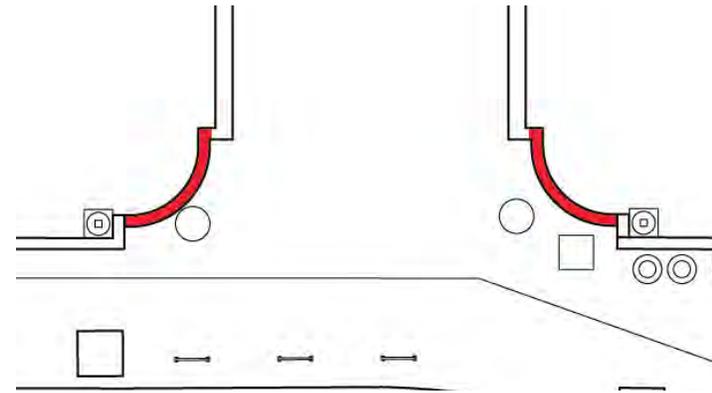


PROPOSED DESIGN

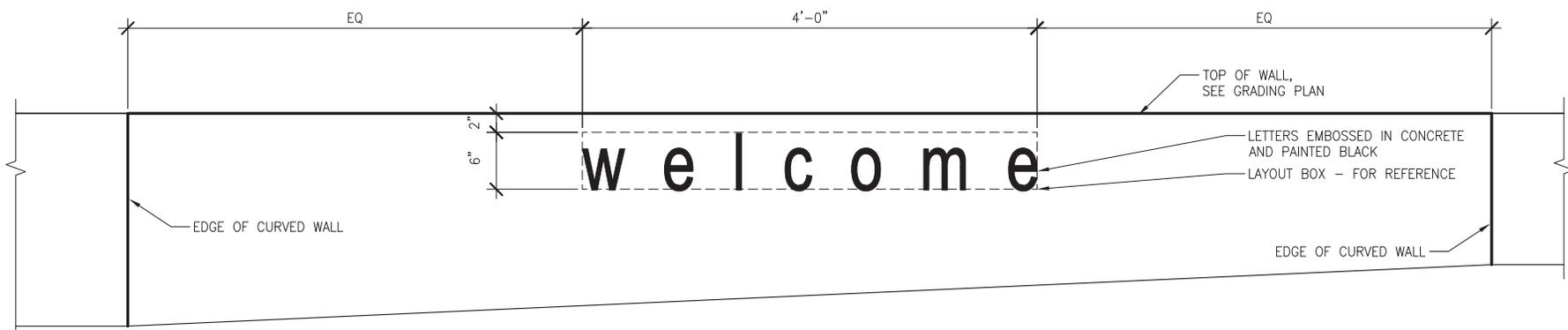
REFERENCE DRAWINGS: L101, 1-2/L624

DESCRIPTION:

- engraved and painted “welcome” in Lushootseed (Coast Salish language) and English text
- facing Western Avenue



1 NORTHEAST "WELCOME" CORNER – LUSHOOTSEED
SCALE: 1-1/2" = 1'-0" ELEVATION



2 SOUTHEAST "WELCOME" CORNER – ENGLISH
SCALE: 1-1/2" = 1'-0" ELEVATION

WELCOME TEXT - SOUTH (at marketfront entrance)

NEW

EXISTING CONDITION

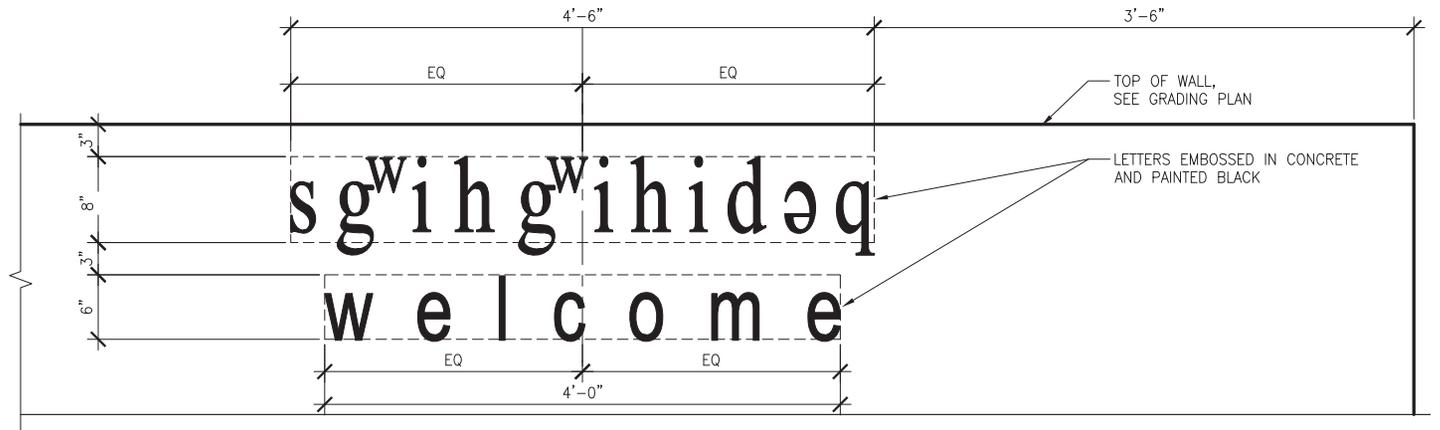
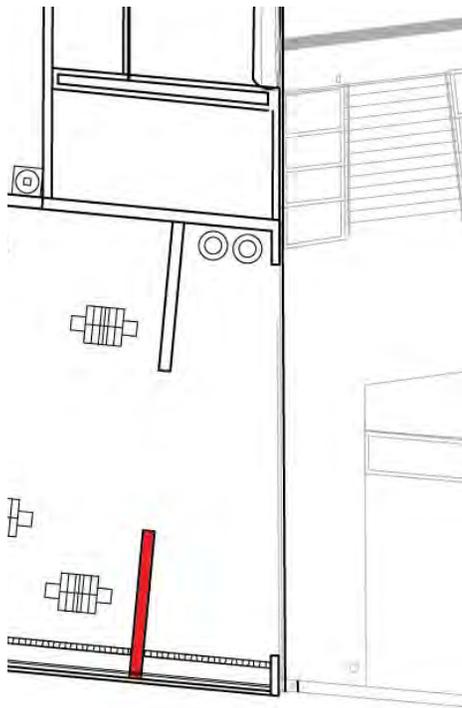


PROPOSED DESIGN

REFERENCE DRAWINGS: L102, 3/L624

DESCRIPTION:

- engraved and painted “welcome” in Lushootseed (Coast Salish language) and English text
- facing MarketFront / Pike Place Market



3 SOUTHWEST "WELCOME" WALL
SCALE: 1-1/2" = 1'-0"

ELEVATIO

PARK FINISHES

FINISHES

CONCRETE SCHEDULE

<i>CONCRETE</i>	ITEM	COLOR/FINISH	DESCRIPTION
	Concrete Paving	Concrete 1	natural gray concrete, textured finish
	Concrete Curbs	Concrete 2	medium gray concrete, light textured finish
	Concrete Walls	Concrete 2	medium gray concrete, light textured finish
	Children's Area Paving (panels)	Concrete 3	dark gray concrete, smooth finish
	Existing Concrete Walls to Remain in Place	NA	(existing, sandblasted)
	Precast Concrete Bench Supports	Concrete 4	light concrete, acid etched finish
	Precast Concrete Stools	Concrete 4	light concrete, acid etched finish
	Special Paving at North and South Rooms	Concrete 5	warm/buff colors (1-2), textured finishes (2-3)



Concrete 1



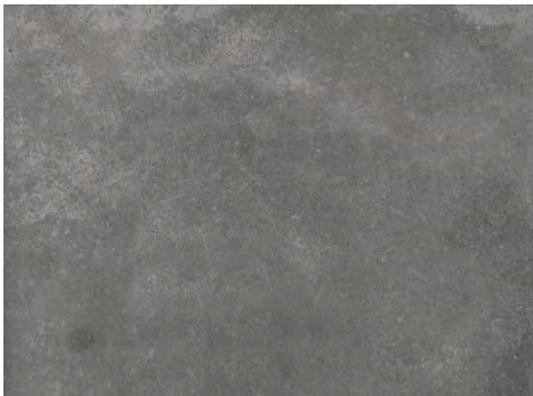
Concrete 4



Concrete 2



Concrete 5



Concrete 3

FINISHES

METALS SCHEDULE

<i>METALS</i>	ITEM	COLOR/FINISH	DESCRIPTION
	Metal Handrail	Metal 1	painted, dark bronze
	Guardrail Type 1	Metal 1	painted, dark bronze
	Guardrail Type 2	Metal 1	painted, dark bronze
	Table Frames	Metal 1	painted, dark bronze
	Storage Closet Doors	Metal 1	painted, dark bronze
	Steel Grill Over Driveway	Metal 1	painted, dark bronze
	Light Poles	Metal 1	painted, dark bronze
	Pavilion Columns	Metal 2	painted, dark green
	Pavilion Trusses	Metal 2	painted, dark green
	Pavilion Perimeter	Metal 2	painted, dark green
	Pavilion Roof	Metal 2	painted, dark green
	Pavilion Ceiling	Metal 3	painted, light green
	Pavilion Column Wraps	Metal 4	painted, black
	Trench Grate Brackets	Metal 4	painted, black
	Misceallaneous Attachment Plates for Furnishings	Metal 4	painted, black
	Bench Armrests	Metal 5	cast iron, rust conditioner finish
	Trench Drains Grates	Metal 5	cast iron, rust conditioner finish
	Coast Salish Map	Metal 5	cast iron, rust conditioner finish



Metal 1
dark bronze



Metal 4
black



Metal 2
dark green



Metal 5
rust conditioner finish (natural)
cast iron



Metal 3
light green

FINISHES

WOOD SCHEDULE

<i>WOOD</i>	ITEM	COLOR/FINISH	DESCRIPTION
	Benches	Wood 1	douglas fir, C or Better grade
	Tables	Wood 1	douglas fir, C or Better grade
	Stools	Wood 1	douglas fir, C or Better grade
	Guardrail Type 1 Counter Top	Wood 1	douglas fir, C or Better grade
	Pavilion Seats	Wood 1	douglas fir, C or Better grade
	Pavilion Columns	Wood 2	western red cedar, clear vertical grain



Wood 1



Wood 2



NOTE

*Douglas fir and western red cedar will fade to gray/silver over time.
This image shows new (left) and weathered (right) cedar.*

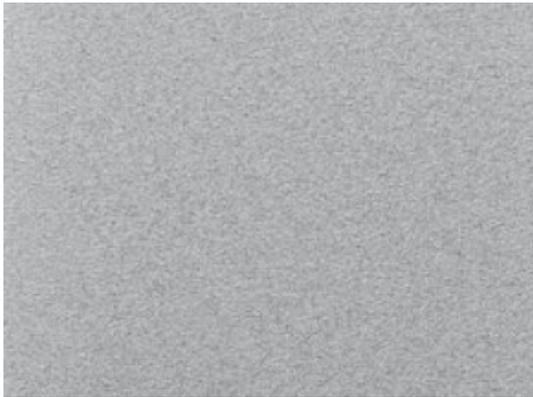
FINISHES

FURNISHINGS SCHEDULE

<i>FURNISHINGS</i>	ITEM	COLOR/FINISH
	Waste Receptacles	black
	Bike Racks	black
	Drinking Fountains	black
	Pole Light Head	black
	Low Light	silver
	Pavilion Light	black



black



silver