



**CASCADE
DESIGN
COLLABORATIVE**

Ballard Playground Athletic Field Improvements

Ballard Playground - Athletic Field Improvements

Project Description:

- ▶ Installing two baseball synthetic turf infields
- ▶ Replacing Field lighting
- ▶ Improving access to meet Americans with Disabilities Act (ADA)
- ▶ Improve Field drainage and irrigation
- ▶ Other Field enhancements as budget allows

Project Budget: \$1.6 (plus additional funds for drainage/irrigation)

Schedule: Design through Summer 2019; Construction through late Fall 2019



Seattle
Parks & Recreation

Ballard Playground - Athletic Field Improvements

Project Team:

Project Planner: Libby Hudson

Project Manager: Katie Bang

Project Designers:

- ▶ Cascade Design Collaborative: Lisa Corry and Renee Finney
- ▶ Civil Engineer (Sitewise Design): Steve Hatzenbeler
- ▶ Lighting Engineer
(DMD & Associates): Don McLean and Dan Wong



Seattle
Parks & Recreation

Site Inventory

Natural Features

- Spatial frame of trees includes two healthy 80" heritage trees and smaller trees of varying health.
- Grass outfield was top-dressed and reseeded in 2017.

Circulation

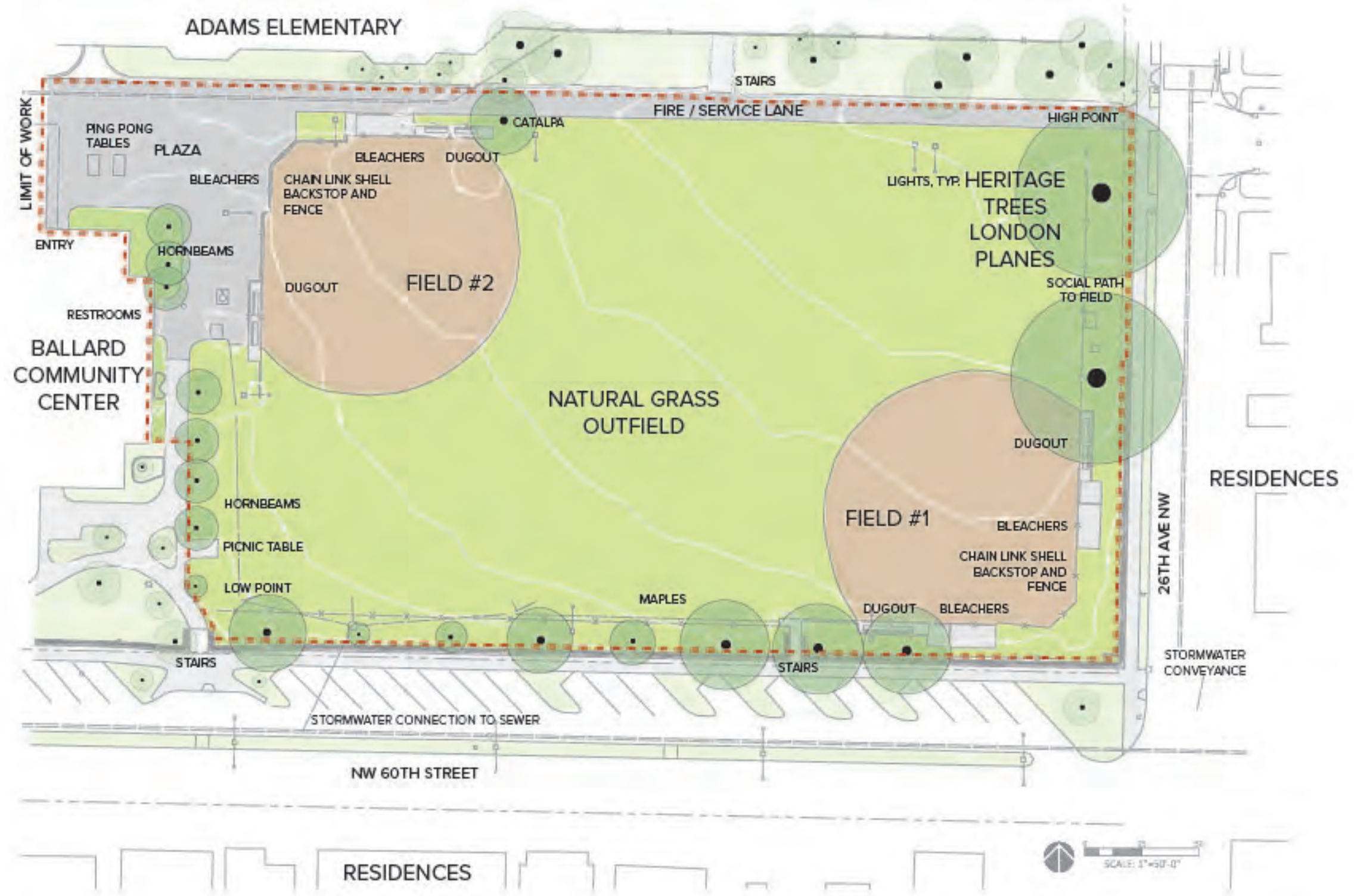
- Two adjacent streets are designated Urban Village Neighborhood Access.
- NW 60th St is a one-way westbound divided boulevard, and 26th Ave NW is a two-way street.
- Parking is on street; accessible parking is west of community center. The fire/service lane is on school property on a vacated ROW.
- There are no internal paths to Field 1.
- Field 1 is elevated from the street about 6 feet and accessed by stairs and an informal social path on grass.

Park Features

- Retaining walls on south and east sides.
- Plaza provides access to exterior restrooms and Field 2 bleachers and dugouts, contains the drinking fountain and bike rack.
- Dirt infields and natural grass outfields.
- Chain link shell backstops and field fencing.

Utilities

- Underdrainage for field is circa 1970's and drains to NW 60th St to the sanitary sewer.
- Field lighting is Metal Halide type.



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Site Inventory : Photos



PLAZA



FIELD #2



HERITAGE TREES



LIGHTS

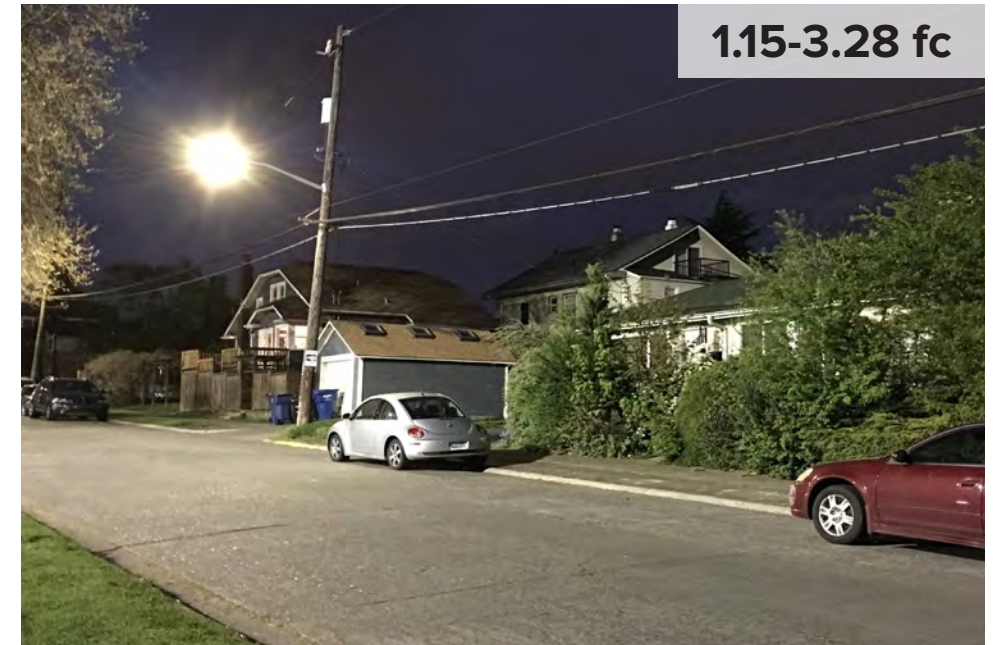
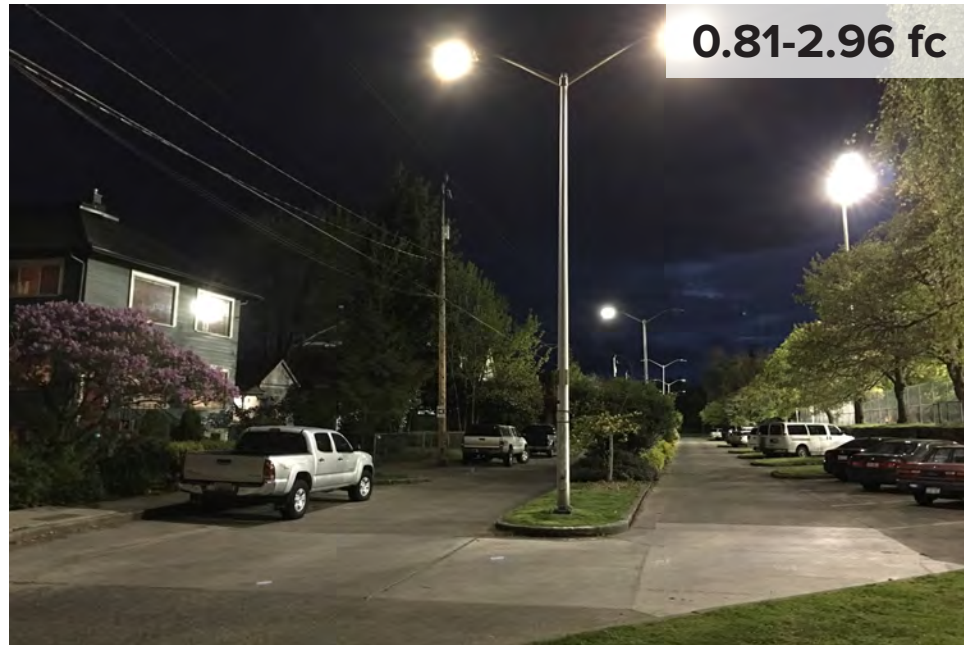
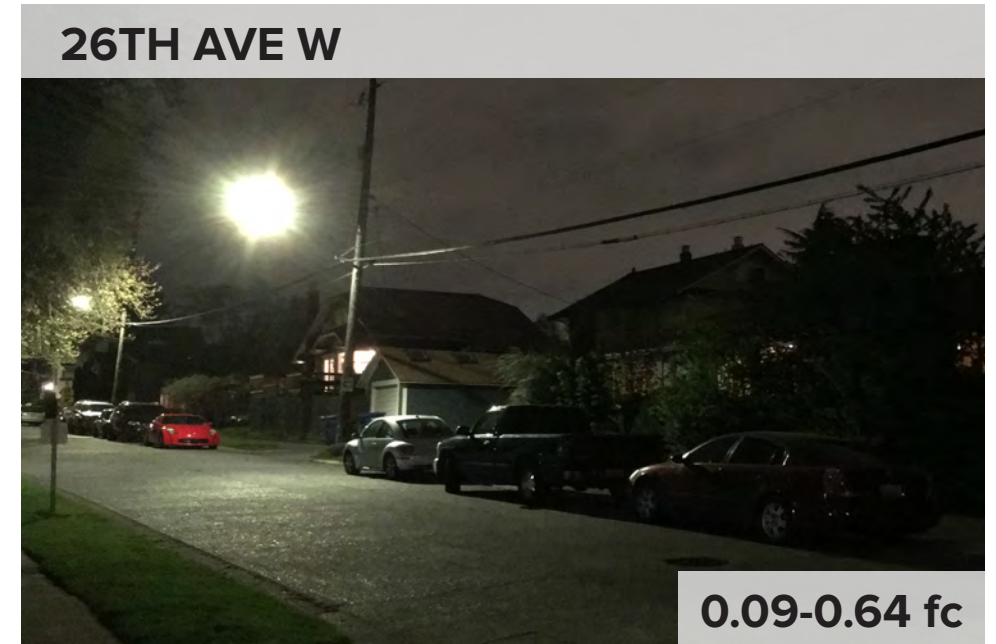
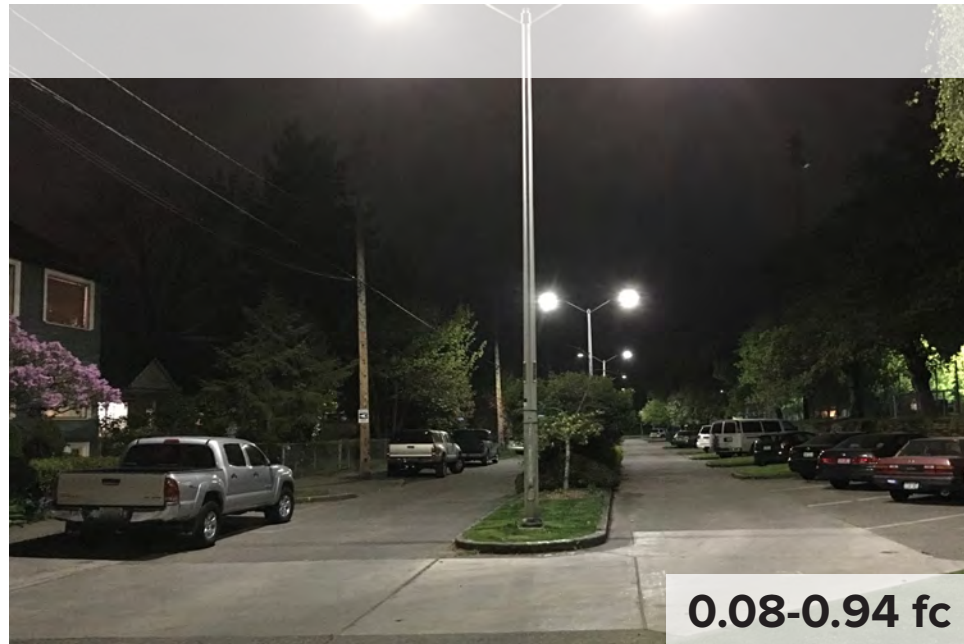


FIELD #1



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Site Inventory : Existing Field Lighting Effect on Neighboring Residences



Typical Light Levels:

Parking Lot Lighting 2 fc
 Street Lighting 1 fc

Pathway Lighting 0.5 fc
 Moonlight Falling on a Surface 0.1 fc



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Site Analysis

Trees

- ① Heritage Trees, exceptional trees per City of Seattle Urban Forestry, have strict protection measures.
- ② Maples on south perimeter are unhealthy due to buried roots. Park arborist advised replacement of two if budget allows.
- ③ Catalpa north of Field 2 is healthy.
- ④ Hornbeams west of outfield are healthy.

Accessibility

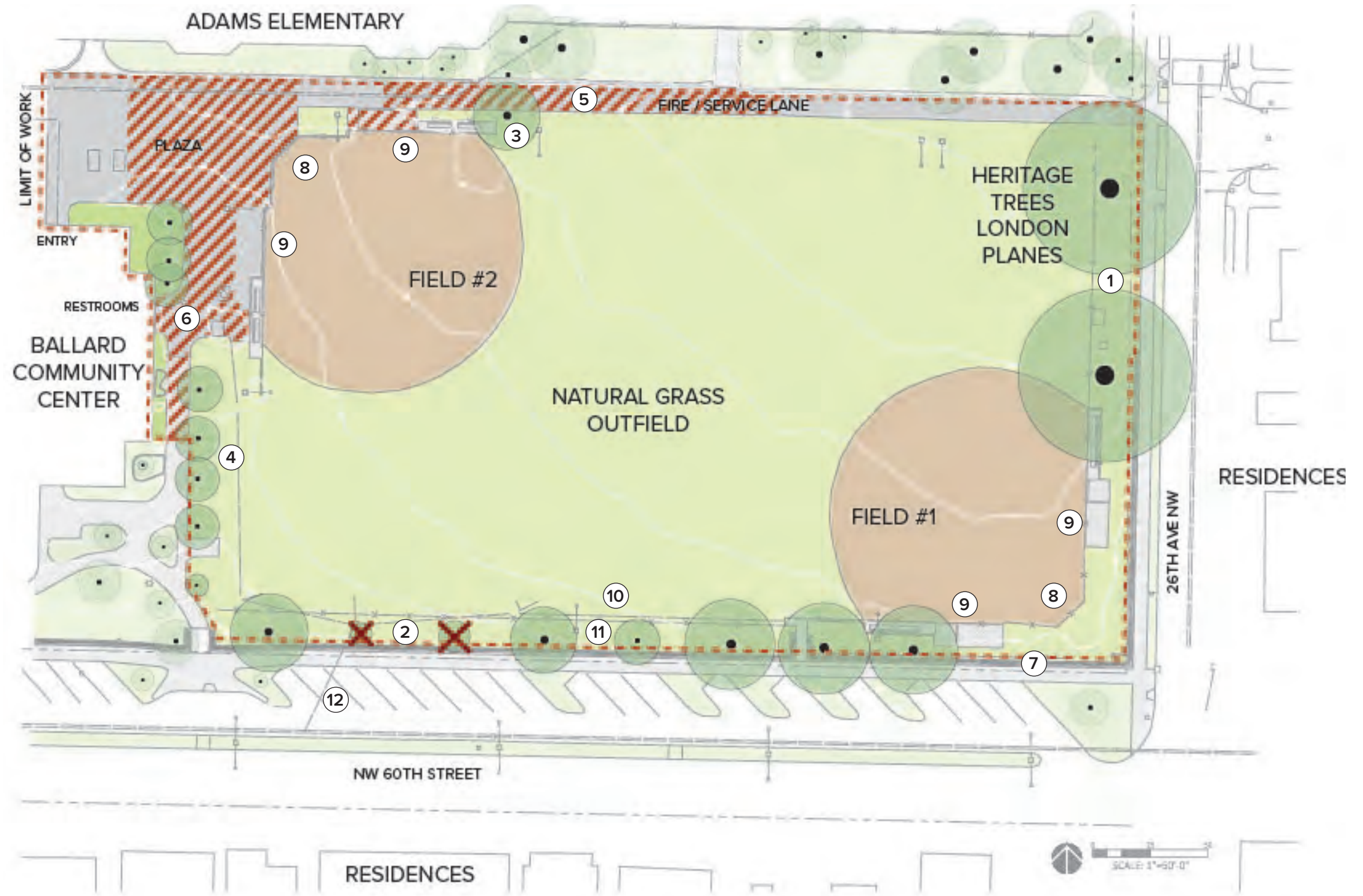
- ⑤ Portions of the fire/service lane are not universally accessible due to cross slope.
- ⑥ The plaza east of Community Center is not accessible due to cross slopes.

Park Features

- ⑦ The structural integrity of the retaining walls must be maintained during installation of new lights.
- ⑧ Backstops and dugouts are in decent condition and will remain.
- ⑨ Bleachers and warmup areas are in poor condition.
- ⑩ Fence along south edge is in poor condition.

Utilities

- ⑪ Field lighting is outdated and new location must consider tree protection zone and wall integrity.
- ⑫ Project is in a separated storm/sanitary sewer basin. Stormwater currently drains to a sewer line on NW 60th St.



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Program and Schematic Design

Field Upgrades

- Synthetic turf on two softball infields including inlaid lines and bases.
- Upgrading field drainage and irrigation.

Lighting Upgrades

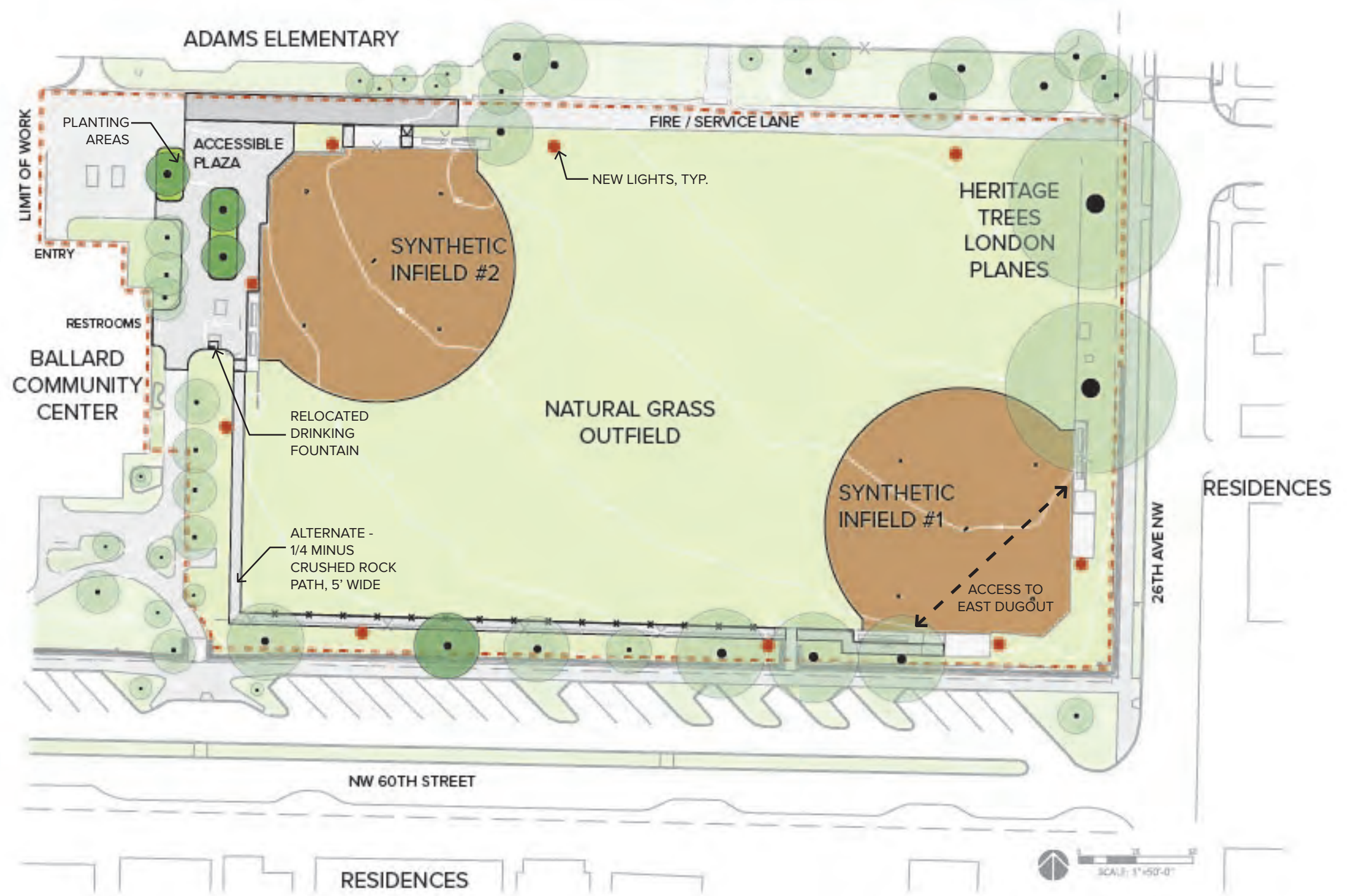
- System replacement with energy efficient LED field lighting, including replacement of poles, brackets, and luminaires.
- Meet desired illumination levels and minimize glare and off-site spill lighting.
- New field lighting control system to meet Park's Energy Management Control System.

Accessibility Upgrades

- Retrofitting accessible routes of travel from the restrooms to the dugouts to meet ADA requirements.
- Re-grading and resurfacing travel pathways to meet surface and slope standards.
- ADA compliant furniture and equipment as appropriate and as budget allows.
- Relocate drinking fountain for ADA compliance.

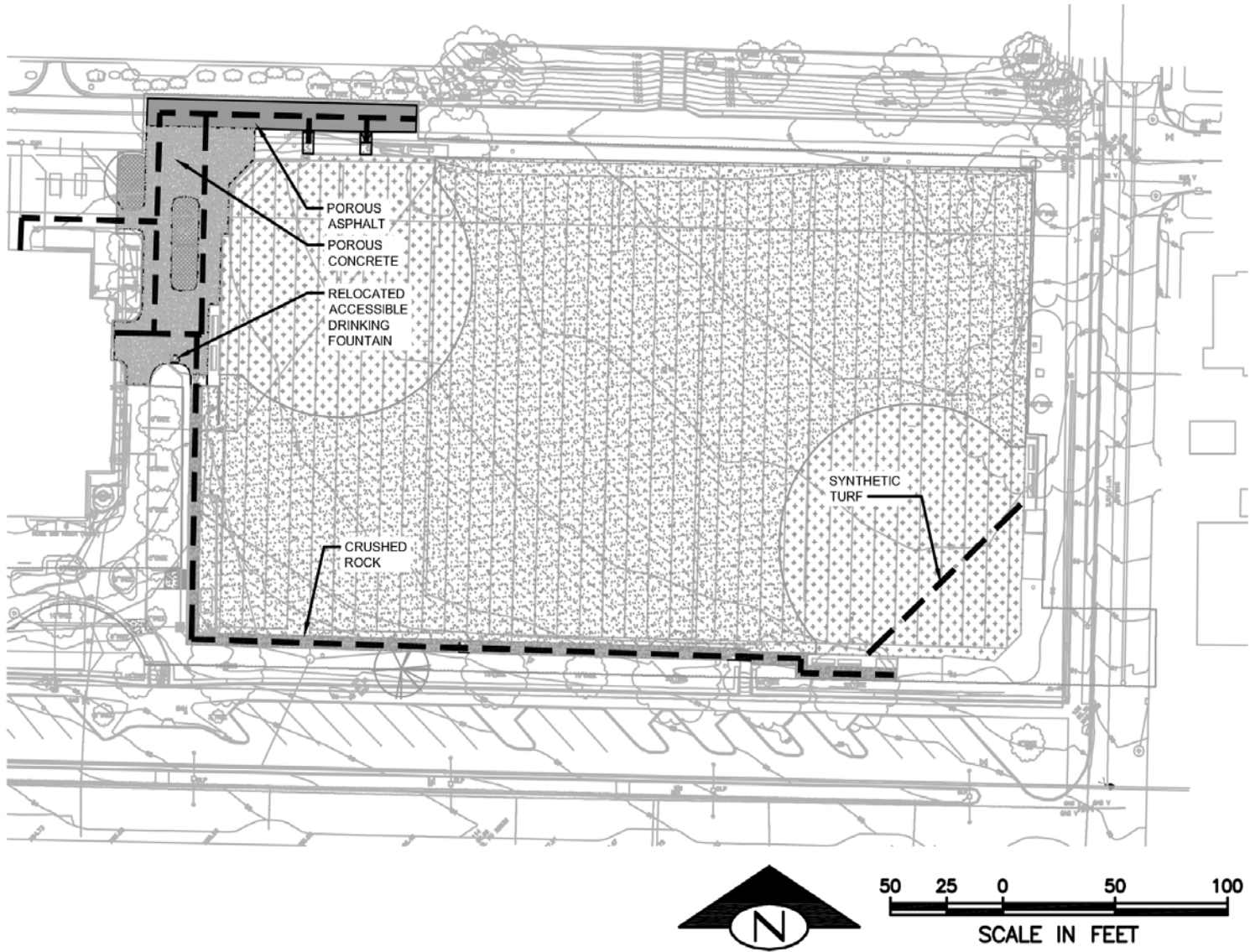
Ballfield Amenities

- Protect existing backstops, dugouts, and wing fences. Upgrades dependent on project budget.
- New furnishings may include picnic table, bleachers, goals and signage, dependent on project budget.



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Accessibility Compliance Plan



ACCESSIBILITY NOTES

1. ALL WORK SHALL CONFORM TO 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN; 2012 INTERNATIONAL BUILDING CODE W/ WA STATE AMENDMENTS; ICC/ANSI A117.1-2009; 2012 SEATTLE BUILDING CODE; WASHINGTON ADMINISTRATIVE CODE 51-50;
2. PROJECT SCOPE INCLUDES RETROFITTING THE ACCESSIBLE ROUTE OF TRAVEL FROM THE COMMUNITY CENTER'S EXTERIOR RESTROOMS TO THE DUGOUTS OF EACH FIELD.
3. SLOPES OF WALKWAYS AND ACCESSIBLE ROUTES TO HAVE A MAXIMUM CROSS SLOPE 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
4. ACCESSIBLE ROUTES TO BE OF VARYING MATERIALS WITH FLUSH FINISH GRADES: 1/4" MINUS CRUSHED ROCK WITH METAL EDGING, CONCRETE, POROUS CONCRETE AND POROUS ASPHALT, AND SYNTHETIC TURF INFIELD. SEE SITE PLANS FOR LOCATIONS.
5. CONCRETE LANDING BETWEEN CRUSHED ROCK PATH AND POROUS CONCRETE IS PROVIDED AS A SEPARATION OF MATERIALS FOR MAINTENANCE PURPOSES.
6. DRINKING FOUNTAIN TO BE RELOCATED TO PROVIDE A MINIMUM 30" X 48" LEVEL PAD CENTERED ON DRINKING FOUNTAIN.
7. ADDITIONAL ACCESSIBLE SITE ELEMENTS SUCH AS PICNIC TABLES ARE TO BE PROVIDED ONLY IF BUDGET ALLOWS.



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DISCUSSION



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