

City Hall Park & Vicinity

Design Studies

11.05.2024

Prepared For:



Seattle
Parks & Recreation

By:



PARTNERSHIP
berger

PUBLIC ENGAGEMENT

PROJECT OVERVIEW

In early 2023, SPR hired The Berger Partnership (Berger) and Broadview Planning (BvP) to carry out a broad range of community involvement activities associated with the development of the City Hall Park and Vicinity Plan.

The table to the right summarizes the key engagement events and activities carried out by the consultant team over the past calendar year.



2023 Community Engagement Events and Activities – City Hall Park and Vicinity Plan			
Event/Activity	Berger/BvP Role	Date	
Design Charettes			
• Charette #1: Pioneer Square Residents’ Council	Facilitator	June 14, 2023	
• Charette #2: NE Pioneer Square Stakeholders Committee (Alliance for Pioneer Square)	Facilitator	June 16, 2023	
• Charette #3: City Hall Park Interdepartmental Team (City of Seattle)	Facilitator	June 20, 2023	
• Charette #4: Frye Apartment Building Residents	Facilitator	August 16, 2023	
Inter-Agency Coordination			
• SDOT – Various, ongoing coordination meetings to discuss work in the right-of-way	Participant	May – Aug 2023	
• SPR and the Alliance for Pioneer Square – City Hall Park site walk	Participant	May 3, 2023	
• SPR Proview – City Hall Park existing conditions and stakeholder review	Presenter	June 13, 2023	
• King County – Meeting with internal staff members of King County’s Civic Campus planning team	Facilitator	September 27, 2023	
• Chief Seattle Club – Meeting with SPR and Chief Seattle Club staff to discuss planning and coordination of future listening sessions	Presenter	October 10, 2023	
• NE Pioneer Square Stakeholders Committee – Update presentation on City Hall Park redesign process	Presenter	October 23, 2023	
• Sound Transit – Meeting with government relations and facility management staff	Facilitator	November 7, 2023	
• Sound Transit South Downtown Open House	Attendee	November 15, 2023	
• NE Pioneer Square Stakeholders Committee – Update presentation on Prefontaine Place redesign process	Presenter	December 11, 2023	
• SPR Proview – Prefontaine Fountain	Presenter	December 12, 2023	
Website			
• Website launch	Content Developer	Spring 2023	
• Website update + expansion	Content Developer	Fall 2023	

Summaries of and key findings from each engagement approach are provided below.

PUBLIC ENGAGEMENT

DESIGN CHARETTES

Between June and August 2023, Berger and BvP facilitated four design charrettes focused on City Hall Park. Each charrette was convened to engage and solicit feedback from a specific constituency:

Charrette #1: Pioneer Square Residents' Council

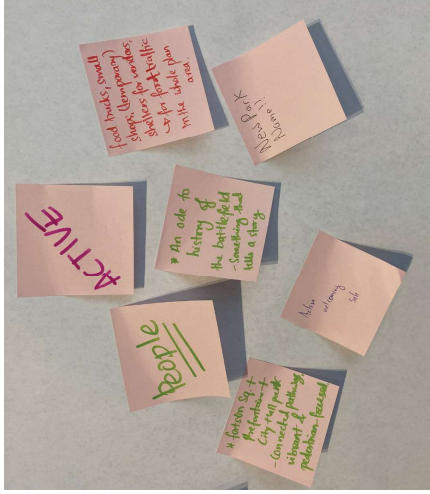
Charrette #2: NE Pioneer Square Stakeholders Committee (an existing group regularly convened by Alliance for Pioneer Square)

Charrette #3: City Hall Park Interdepartmental Team (existing group regularly convened by the City of Seattle/SPR)

Charrette #4: Frye Apartment Building residents (234-unit affordable housing complex adjacent to City Hall Park)

A combined total of over 60 people participated in the four design charrettes. Design priorities and desired park features identified at multiple charrettes include the following:

- Restrooms
- Amenities for dogs
- Public art
- Expanded food service options
- Additional and flexible seating
- Retention of green space.



Summary of Themes Across all Charrettes

All three charrettes ended by asking participants to identify their top three design elements (dot exercise) that were most important to them the re-thinking City Hall Park. The cumulative results (Table 1) provide rough summary priorities, and we highlighted most desired elements:

Table 1. Prioritized design elements (dot exercise)

BUILT ARCHITECTURAL FEATURES	
Pavilion Structure	3
Performance Stage	6
Concierge Kiosk	2
Café	14
Restrooms	12
PARK AMENITIES AND ACTIVITIES	
Plaza	1
Open Multi-use Space – Lawn	12
Memorial Statue	0
Built-in Seating	0
Historic Building	0
Public Transportation Hub	0
SPATIAL LAYOUT	
Plaza	1
Open Multi-use Space – Lawn	12
Open Multi-use Space - Synthetic Turf	0
Garden Areas	2
Interesting events	1
SEATING COMPONENTS	
Flexible Seating - Table and Chairs	12
Built-in Seating – Benches	3
Built-in Seating - Terraced Seating	5
VISUAL INTEREST	
Public Art	18
History	1
Fountain – Interactive	6
Fountain - Non-interactive	0
Lighting	3
CIRCULATION	
Buffered Bike Lane	3
Bike-share Station	1
ENTERTAINMENT AND ACTIVITIES	
WiFi Access	1
Dog Area - On-Leash	11
Dog Area - Fenced Off-leash	7
Temporary Play Area	2
Seasonal Ice-Skating Rink	4
Games (Ping Pong, Giant Chess, Cornhole, etc.)	0
Little Free Library	2
Farmer's Market	8

PROJECT AREA

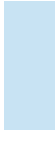
LEGEND



Project Area - City Hall Park (SPR)



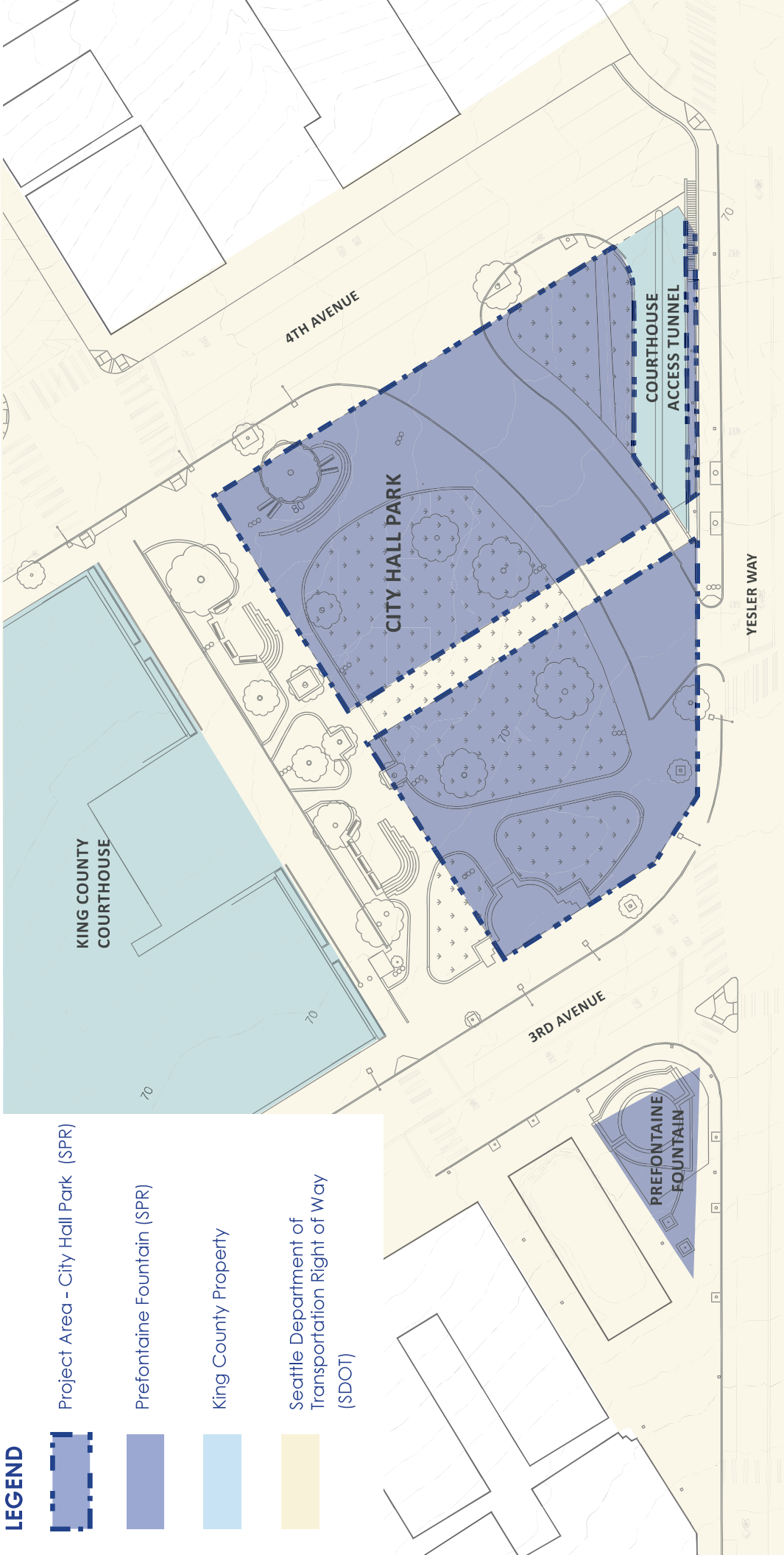
Prefontaine Fountain (SPR)



King County Property



Seattle Department of
Transportation Right of Way
(SDOT)



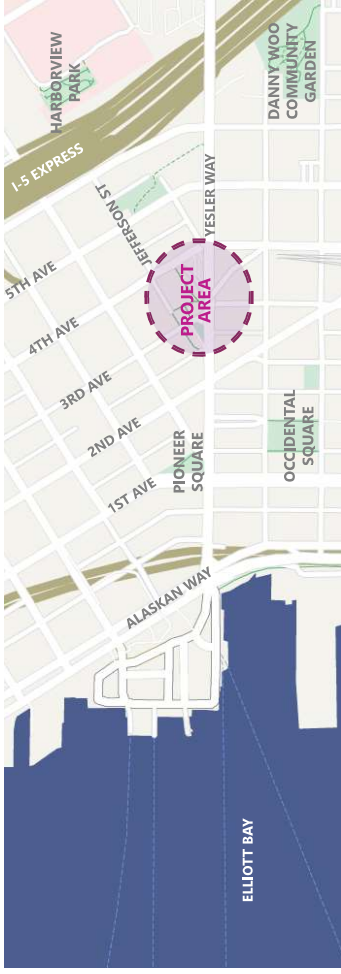
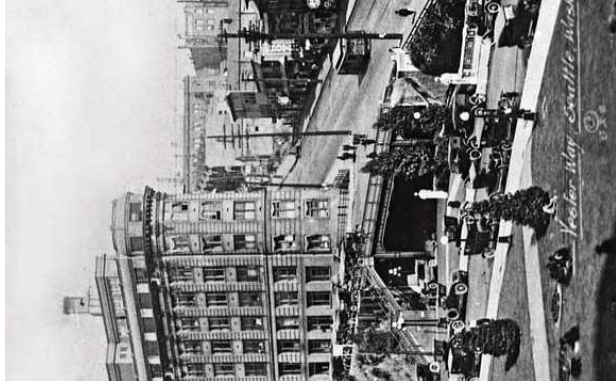
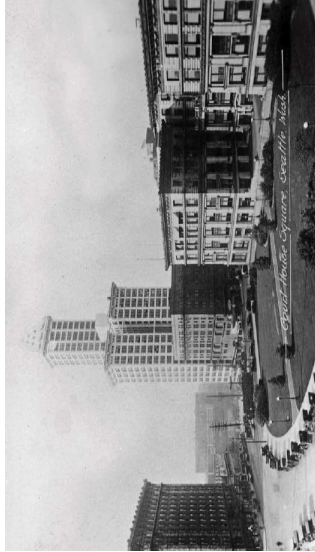
CITY HALL PARK

SITE HISTORY AND PROJECT CONTEXT

In 2019, a public process created the Public Life Action Plan and Northeast Pioneer Square Framework Plan+ Vision, both of which made recommendations for potential improvements to the City Hall Park and its vicinity.

Now, in the summer of 2023, recognizing the disruptions from the COVID-19 pandemic, we are holding stakeholder engagement meetings to ensure that the findings remain relevant, and identify additional recommendations.

Previous recommendations focused on capital improvements to key public spaces with the goals of meeting the needs of current users, bringing more people to the area, creating a more diverse usership, and establishing a cohesive network of public spaces in Pioneer Square that are designed to optimize spaces for movement, as well as for people to linger and spend time together.



The site has a complex history reaching back at least 10,000 years ago when the Duwamish and Suquamish people settled in this area. The area that is now Pioneer Square and its surrounding was once a village located within a lagoon, tidal flats, and towering trees.

Settlers came into the area now known as Seattle in 1851. Relations started amicably between the indigenous community and the settlers but over the years became progressively strained. In 1856 City Hall Park was the location of a one day battle between the settlers and the Native Americans. In 1865 Seattle's first city council banned Native Americans from entering the city.

City Hall Park was established as Seattle's first downtown park in 1911. The park was named after the adjacent building at the time, the County-City building, which housed both Seattle and King County government. The city offices moved out of the building in 1962, and the building now exclusively serves as the King County Courthouse. City Hall Park remains the largest public green space in this area of the city, serving the nearby neighborhoods of Pioneer Square, Downtown, Yesler Terrace, and Chinatown/International District.

Prefontaine Place, the triangular plaza space across 3rd Avenue, was named after Monsignor F.X. Prefontaine, Seattle's first Catholic priest. The space received the installation of the fountain in 1925, which remains in place to this day. Fortson Square was established in 1901 as a bustling transportation hub to the area.

City Hall Park has transformed over the years, with the most notable transition of the Courthouse building's main entry modified into a loading dock in 1967. In 1990, the Pioneer Square Station was installed in Prefontaine Place.

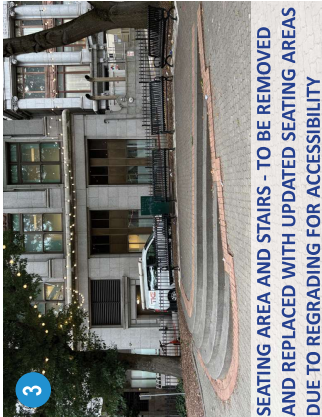
CITY HALL PARK EXISTING CONDITIONS



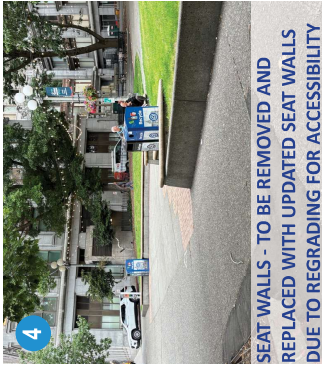
STAIRCASE TO YESLER - TO BE REMOVED AND OR
RETAINED BASED ON CONCEPT DESIGN OPTION



ACCESS TUNNEL - TO BE REMOVED AND OR RETAINED BASED ON CONCEPT
DESIGN OPTION



SEATING AREA AND STAIRS - TO BE REMOVED
AND REPLACED WITH UPDATED SEATING AREAS
DUE TO REGRAIDING FOR ACCESSIBILITY



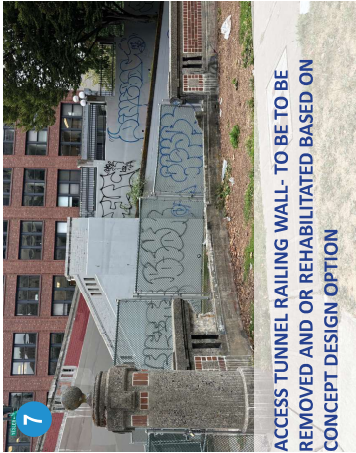
SEAT WALLS - TO BE REMOVED AND
REPLACED WITH UPDATED SEAT WALLS
DUE TO REGRAIDING FOR ACCESSIBILITY



BATTLE OF SEATTLE MONUMENT -
TO BE REMOVED, PER DOHN-COA
01174



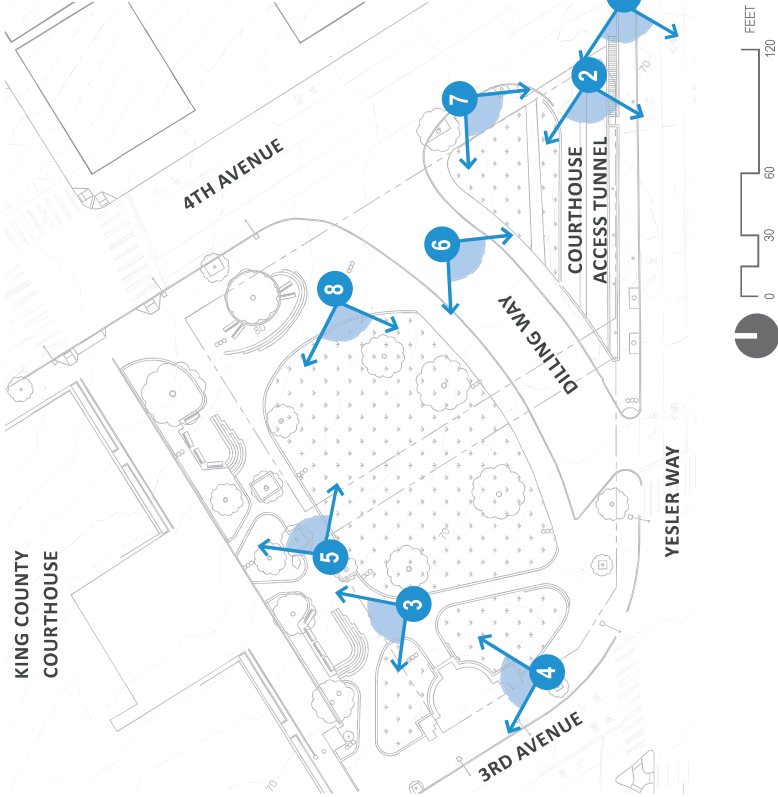
DILLING WAY - TO BE REMOVED AND
BICYCLE ROUTE TO BE INCORPORATED
INTO NEW DESIGN



ACCESS TUNNEL RAILING WALL- TO BE TO BE
REMOVED AND OR REHABILITATED BASED ON
CONCEPT DESIGN OPTION



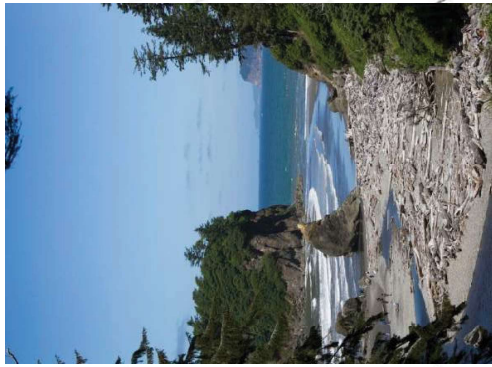
EXISTING TREES - RETAINED AND PRESERVED TO BEST ABILITY FOR ACCESSIBLE
ROUTES TO BE INCORPORATED, OPEN LAWN SPACE - TO BE REHABILITATED PER
REGRAIDING IN PROPOSED DESIGNS, GLOBE LIGHT STANDARDS - TO BE RETAINED
AND RELOCATED DUE TO REGRAIDING FOR ACCESSIBILITY



Design Study #1

DESIGN STUDY #1

INITIAL DESIGN STUDY - SHORELINE

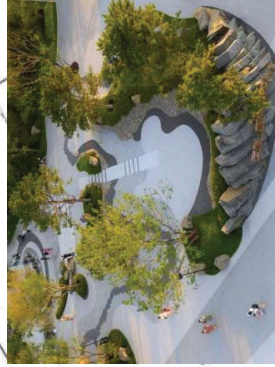


Recognize the park is near the original shoreline pre-development.

Consider how to reshape the space with more natural forms.

The main structure has elements that form a background for the space.

Existing trees are preserved.



DESIGN STUDY #1

UPDATED DESIGN STUDY - LAYERED LANDSCAPE



Existing trees and service tunnel are preserved

Accessible pathways are provided along with new seating areas

Park amenities include dog area, restroom, concierge space, and informal seating.

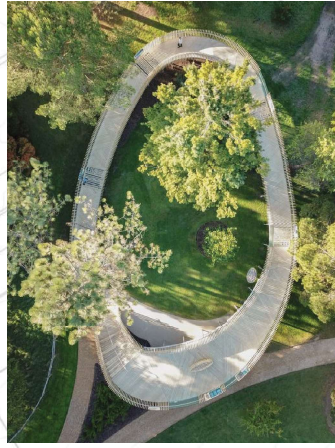


City Hall Park & Vicinity
Design Studies
2024.11.05

Design Study #2

DESIGN STUDY #2

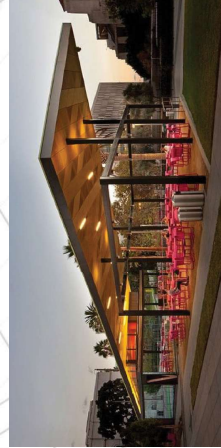
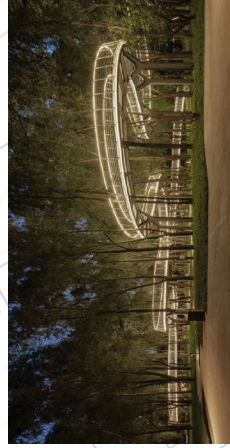
INITIAL DESIGN STUDY - CANOPY WALK



Provide a canopy walk experience through the existing trees that connects to Yesler Way.

Look for ways to unify the larger park site with Prefontaine Fountain.

Preserves the large lawn space, and re-purposes Dilling Way.



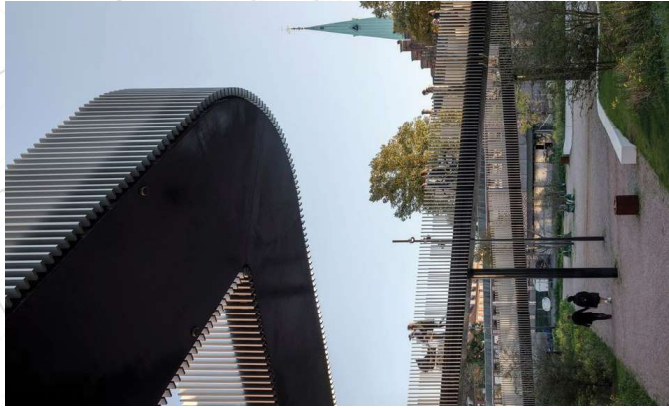
DESIGN STUDY #2

UPDATED DESIGN STUDY - CANOPY WALK



Refined scheme moves the pavilion / restroom closer to 3rd Ave and allows an under 5% canopy walk from 4th up to Yesler Way.

Existing trees are preserved, and new seating areas are provided.



Design Study #3

DESIGN STUDY #3

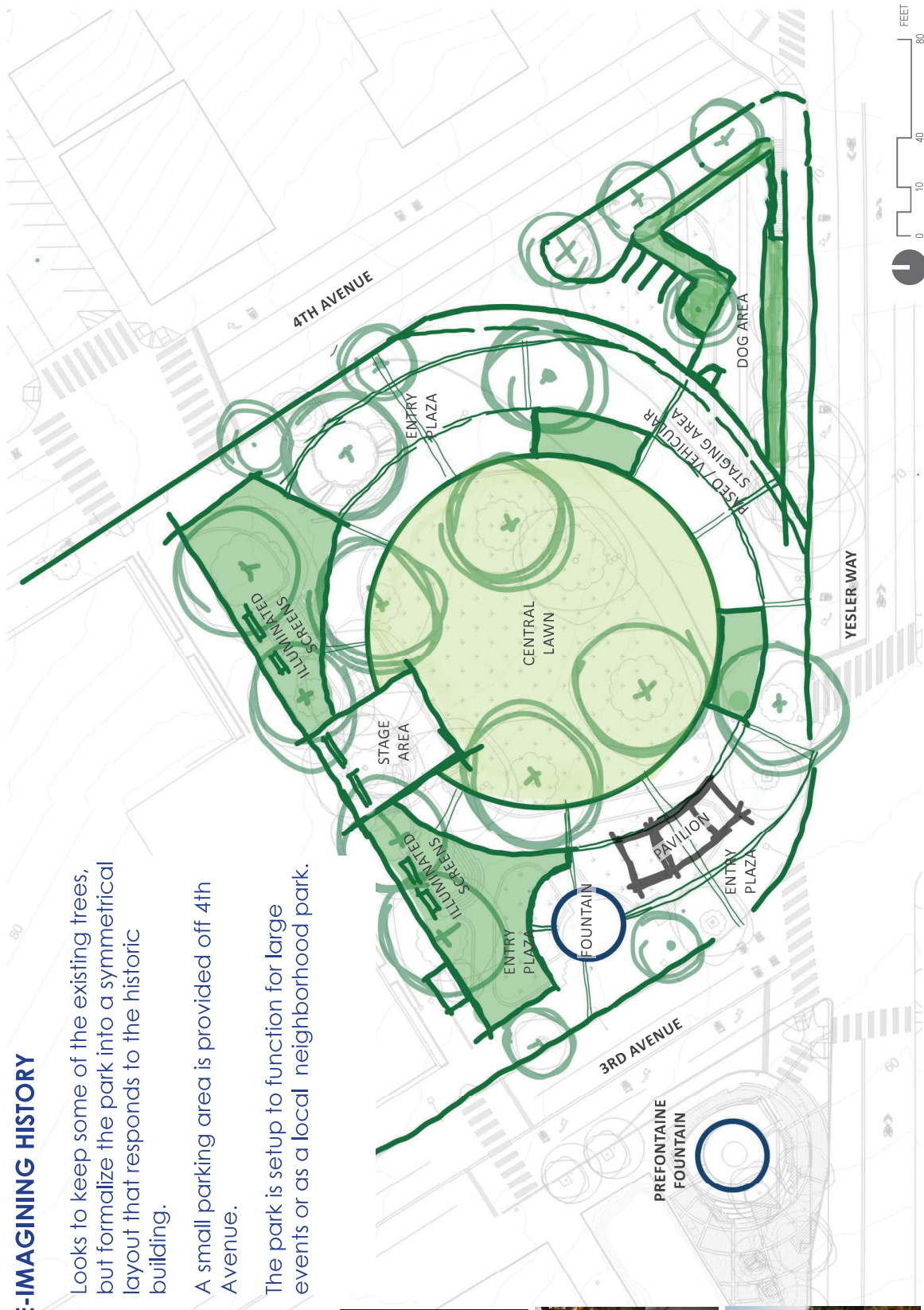
INITIAL DESIGN STUDY - RE-IMAGINING HISTORY



Looks to keep some of the existing trees, but formalize the park into a symmetrical layout that responds to the historic building.

A small parking area is provided off 4th Avenue.

The park is setup to function for large events or as a local neighborhood park.



DESIGN STUDY #3

UPDATED DESIGN STUDY - CENTRAL SQUARE



Existing trees are retained, and accessible routes provided that minimize disturbance to the site.

New pavilion and restroom is provided along 4th Ave.

A larger dog area is considered to activate the 3rd Ave edge of the park.

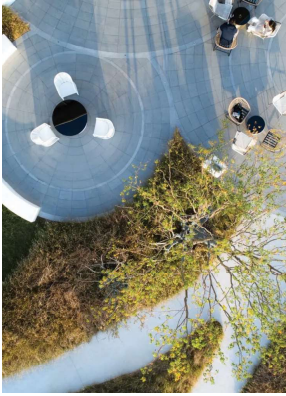


City Hall Park & Vicinity
Design Studies
2024.11.05

Preferred Design Study

PREFERRED DESIGN SUTDY

UPDATED DESIGN STUDY - HYBRID OF LAYERED LANDSCAPE AND CANOPY WALK



Existing trees are mostly preserved.

Accessible pathways are provided along with optional Canopy Walk and new seating areas throughout the park.

Park amenities include a restroom, concierge pavilion space, and informal seating.



City Hall Park & Vicinity
Design Studies
2024.11.05