Prefontaine Fountain

Assessment and Schematic Plan

Prepared For:

Seattle Parks & Recreation

By:

PARTNERSHIP berger

MAYFLY ENGINEERING + DESIGN, PLLC

LittleFish Lighting, Inc.

GDM ARCHITECTS · ENGINEERS

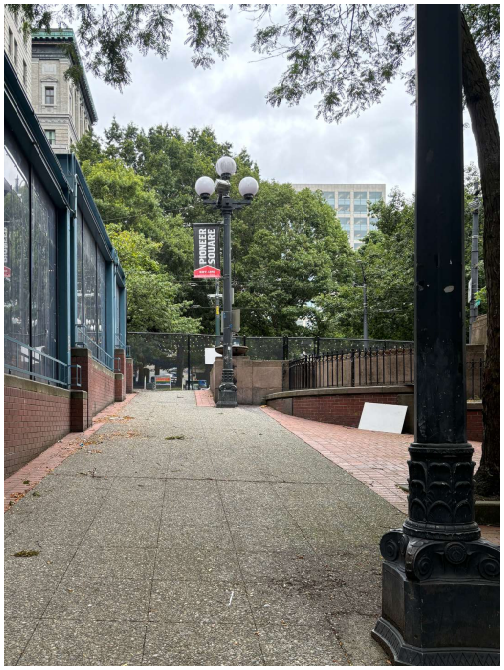
Photo Courtesy of Paul Dorpat, as found in Seattle: Now & Then

INTRODUCTION

Prefontaine Place, a triangular parcel in the heart of downtown Seattle, is situated on the corner of Yesler Way and 3rd Ave. Integral to the Pioneer Square historic district, it is surrounded by major buildings such as Smith Tower, the Morrison Hotel, and the King County Courthouse.

Originally known as Yesler Triangle, the land that is now known as Prefontaine Place was deeded by Henry Yesler in anticipation of a library for the City but was eventually deemed too small. In 1925, stakeholders for the site reached a consensus that the site was to be a commemorative fountain, dedicated to Father Francis Xavier Prefontaine[1]. Msgr. F.X. Prefontaine, a notable figure in Seattle's development story, established Seattle's first Catholic Church as well as helped establish Providence Hospital[2] in the late 19th century. Upon his death in 1909, he left "a bequest of $5,000 for the construction of a public fountain, "if possible, in the immediate vicinity of Prefontaine Place""[3]. By 1926, the original Prefontaine Fountain - designed by Carl F. Gould, a leading architect and founder of the University of Washington's Department of Architecture - was built.

EXISTING CONDITIONS



Prefontaine Fountain has undergone updates throughout the years, the first being in the mid 1960's. It was again influenced in the 1980's during the City's subterranean transit tunnel project, as it is in direct proximity to the Pioneer Square Station headhouse. As the fountain comes up on it's 100th anniversary, it is in need of refurbishment once again. Development considerations must take into account the Pioneer Square Preservation District, which requires a certificate of approval from the Pioneer Square Preservation Board for alterations to any structure. Also noteworthy is that the park contributes to the National Register of Historic Places (NRHP)-listed Pioneer-Square Skid Road Historic District. Though not currently a City Landmark at the time of this report, it has been noted that the fountain could qualify based on a series of criteria for significance given its Architect of record and prominence of location downtown.

Sources:
[1] Seattle Department of Neighborhoods - Seattle Historical Sites: Summary for Prefontaine PL (seattle.gov)
[2] Providence Archives, Seattle WA: Seattle's Sisters of Providence by Ellis Lucia
[3] Essay 3633: Prefontaine, Father Francis Xavier (1838-1909) by Junius Rochester (historylink.org)

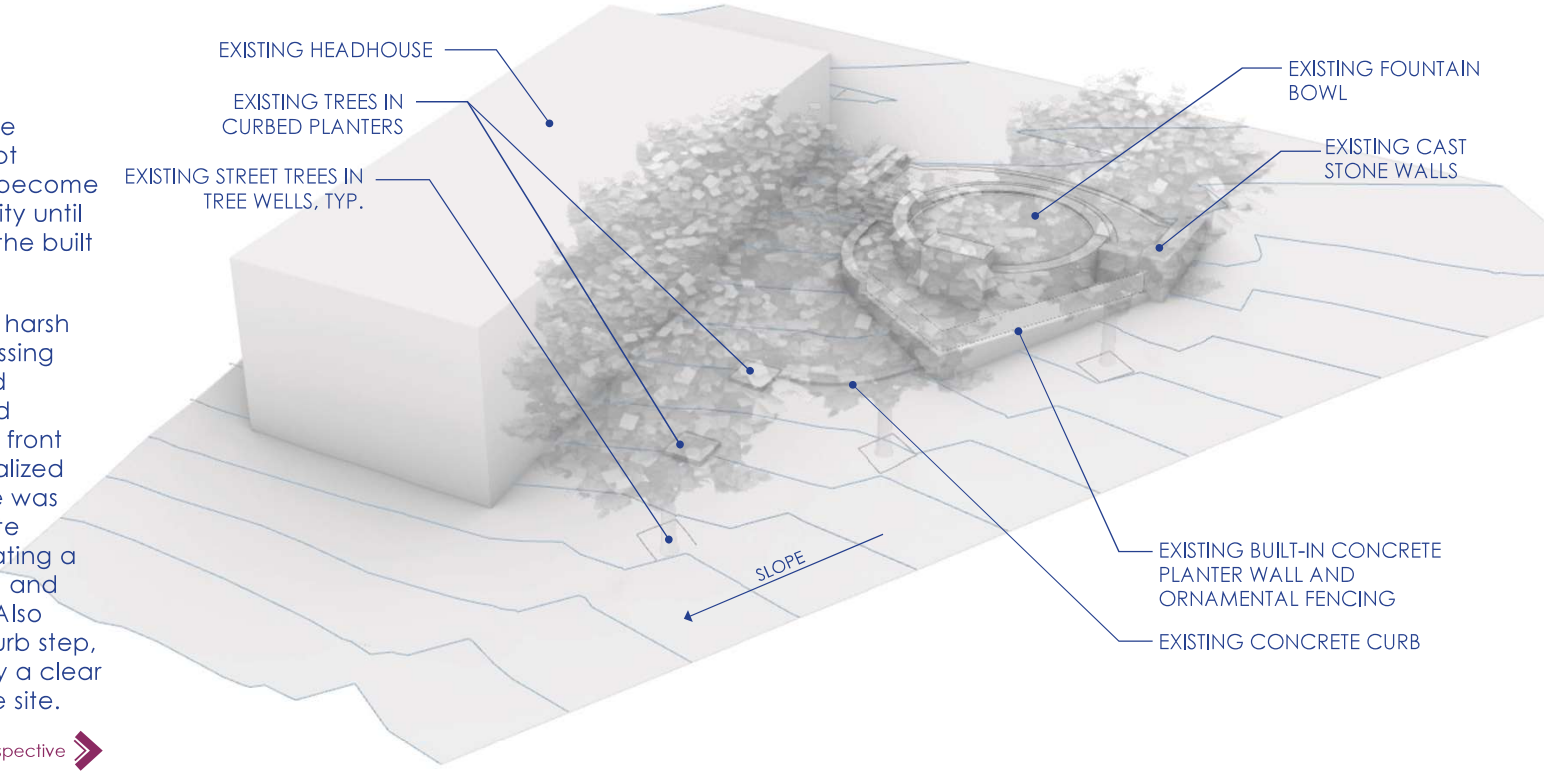
Location Map for Prefontaine Place

EXISTING CONDITIONS

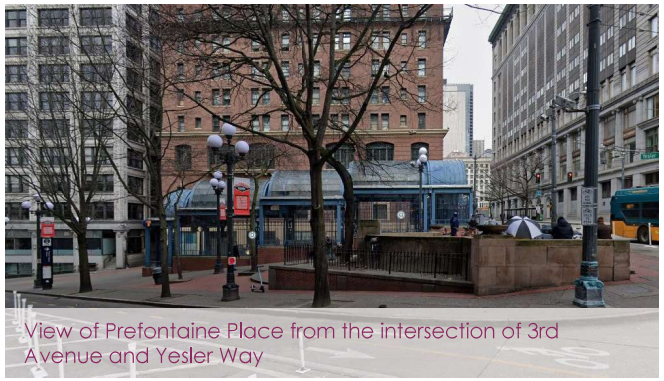
The current conditions on site are in a state of great disrepair, and the fountain has not operated for decades. The fountain had become an epicenter for vagrancy and illicit activity until a temporary fence was erected around the built elements that make up the fountain.

The bowl of the fountain has endured the harsh effects of time, with a large amount of missing tile that was added in the 1960's, chipped concrete, and worn down/graffiti covered stone. The decorative turtle jets along the front rim of the bowl have been severely vandalized and damaged. The steep slope of the site was mitigated in the 1980's by a large concrete planter wall with ornamental fencing creating a visual barrier that causes safety concerns, and has ultimately become a trash collector. Also mitigating grade change is a concrete curb step, which is a tripping hazard and takes away a clear circulation path through the middle of the site.

Existing Conditions Perspective



View of Prefontaine Fountain from 3rd Avenue



View of Prefontaine Place from the intersection of 3rd Avenue and Yesler Way

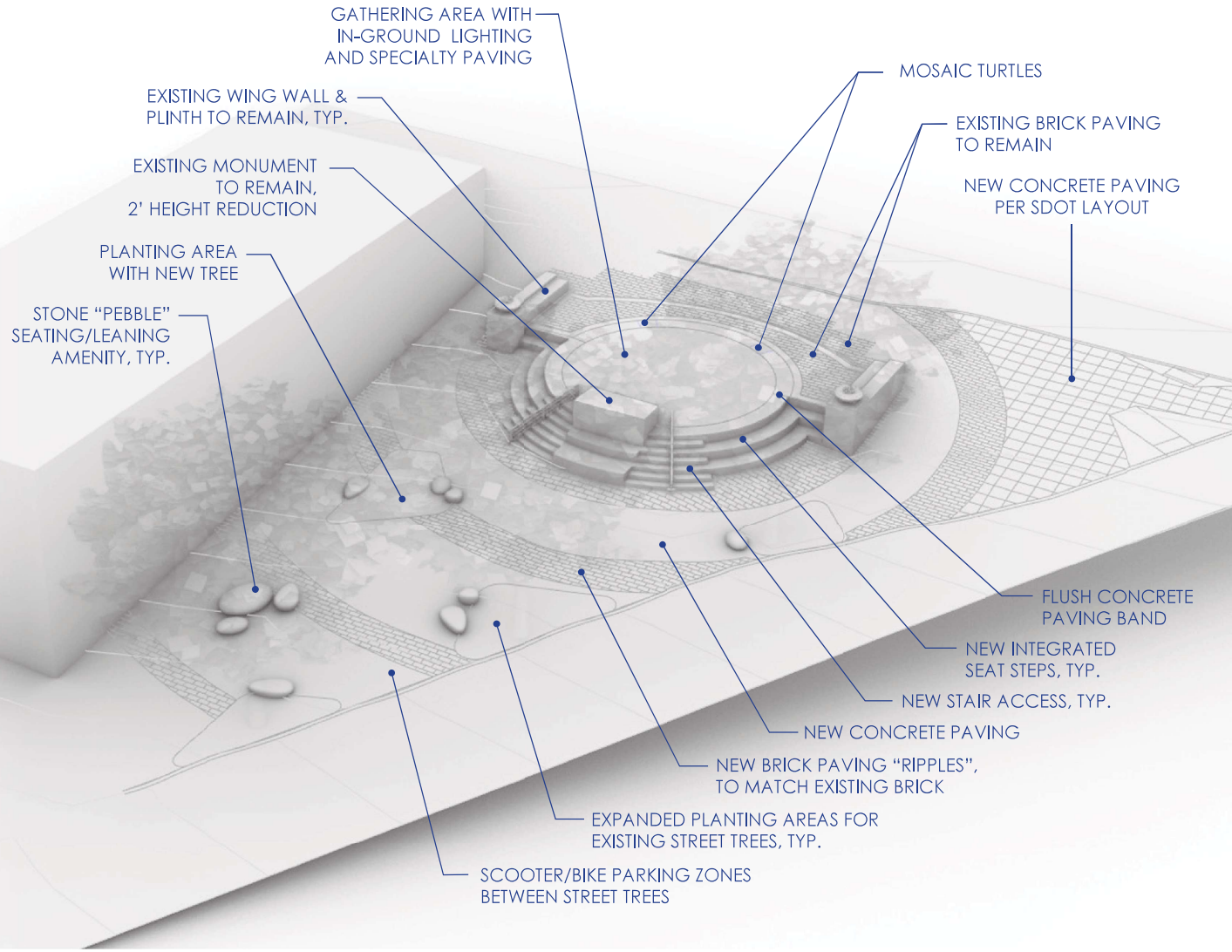
View of Prefontaine Place from Yesler Way

PHOTOS COURTESY OF GOOGLE MAPS

A STORY OF CONNECTION

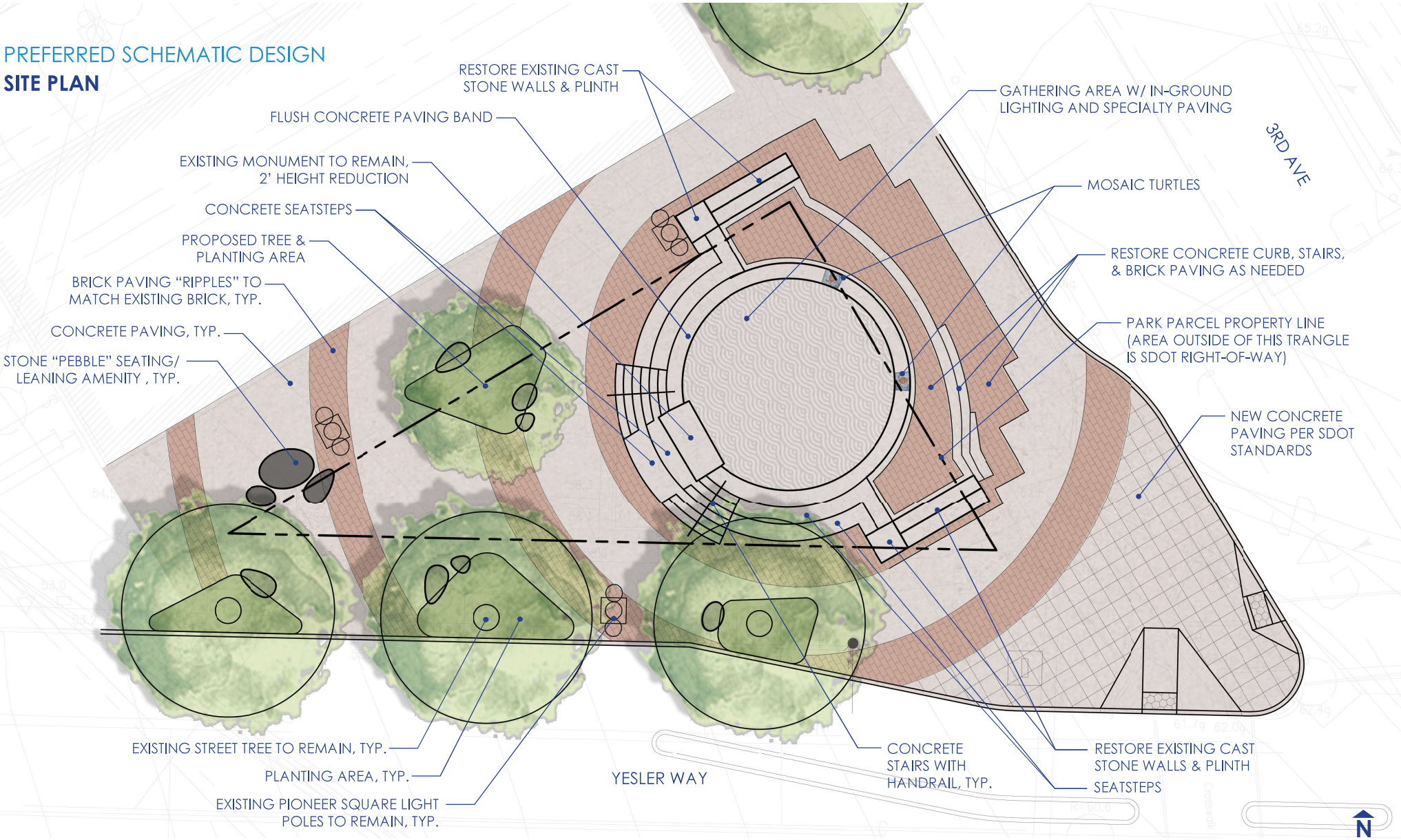
As an evolution of the design process, a preferred concept emerged that prioritizes the harmony of original built elements while also addressing public safety concerns. In this concept, Prefontaine Fountain's rich context remains primarily in foundational layout in combination with salvaging selected elements of structure. The existing wing walls and plinths are preserved to frame an open gathering space with in-grade fog/misting light features, as well as in-grade mosaic turtles to commemorate the original fountain's design features while maintaining un-obstructed access to this flexible use zone. Lowering the main monument height retains Msgr. F.X. Prefontaine's engraved plaque while working with integrated steps and seating to break down visual barriers that create unsafe conditions.

The prominence of water at this site's inception as a fountain, and the prominence of water within Seattle's overall landscape, has guided organic forms that tie seamlessly into the original brick paving. Stone seating 'pebbles' ensure clear meandering circulation zones but give users a place to rest or lean if needed.



PREFERRED SCHEMATIC DESIGN

SITE PLAN



PREFERRED SCHEMATIC DESIGN

PROPOSED CHANGES

EXISTING TO REMAIN, WITH RESTORATION AS NEEDED

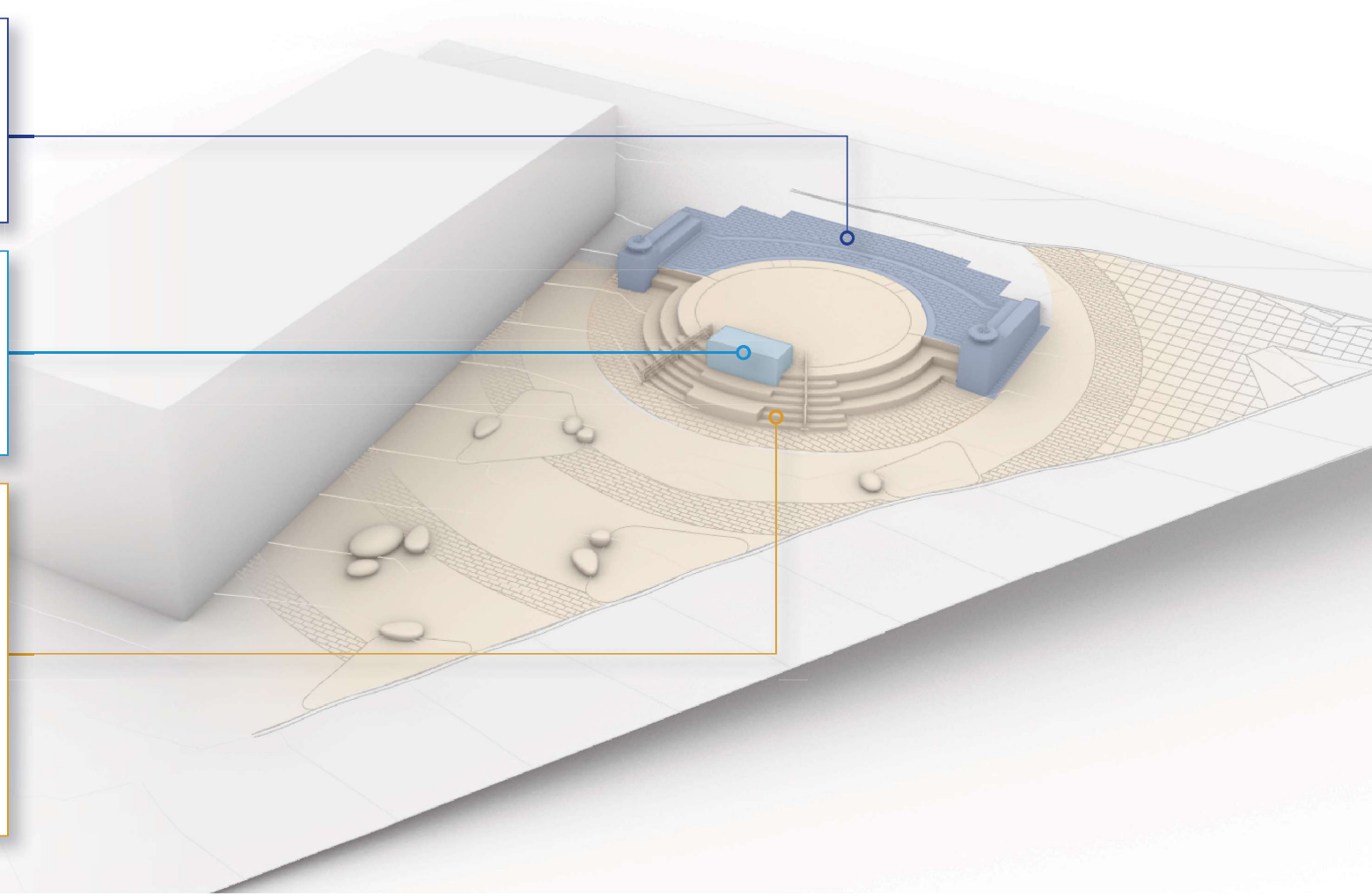
- Symmetrical wing walls, plinths, & planter bowls
- Concrete curb stairs & banding facing 3rd Ave
- Brick Pavers facing 3rd Ave

EXISTING TO REMAIN, WITH MODIFICATION

- Central monument to be lowered 2' in height
  - Msgr. F.X. Prefontaine engraving to remain intact & moved down after height reduction

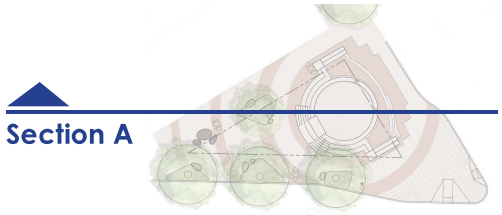
NEW CONSTRUCTION

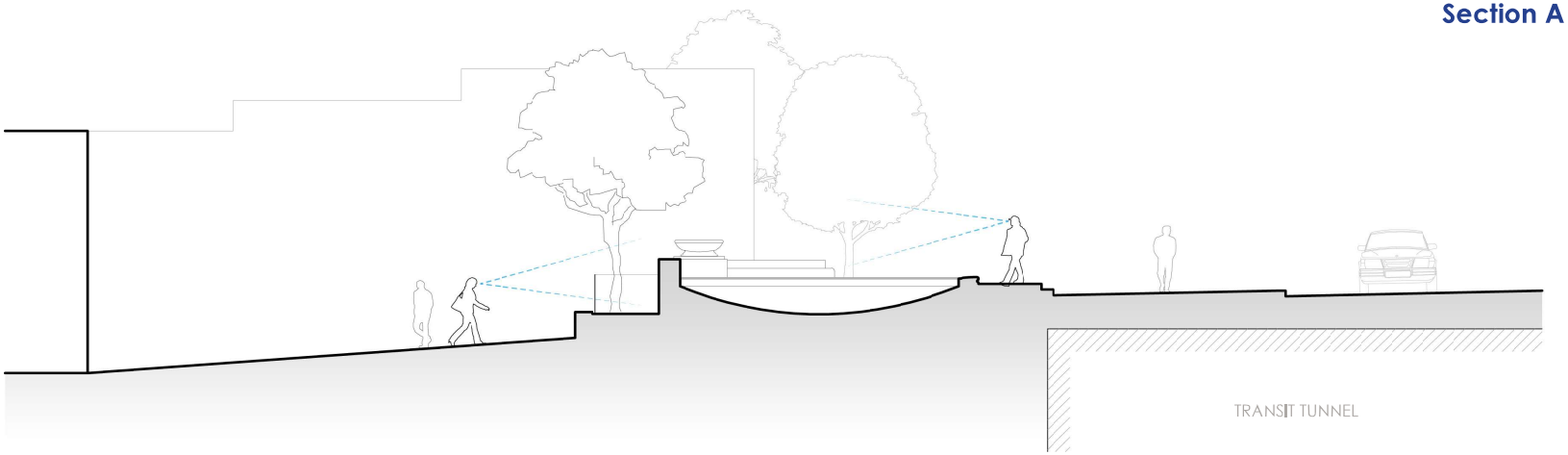
- Seat steps & Stairs
- 'Ripple' brick pavers to match color & size of existing brick pavers.
- Stone 'pebble' seating amenity
- Expanded tree planting areas
- Fountain bowl to be removed, form to remain in location but become flat plaza surface with textured/ specialty paving
  - Fountain rim to be accented in place with concrete banding and in-ground lights around the plaza



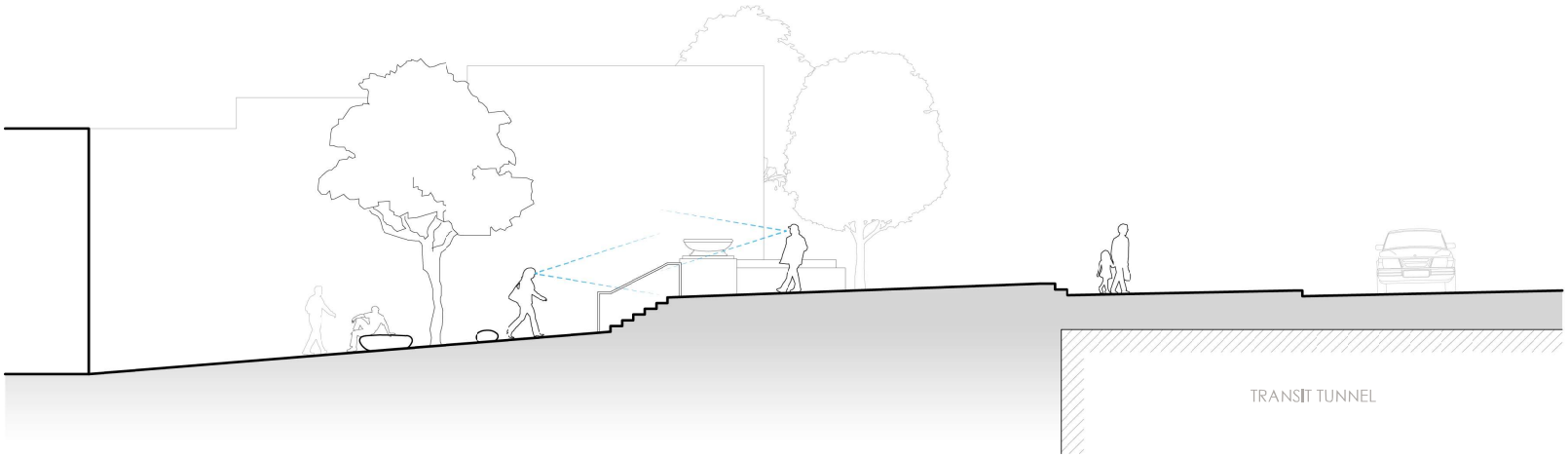
PREFERRED SCHEMATIC DESIGN

SITE SECTION COMPARISON WITH VIEWSHEDS | Section A





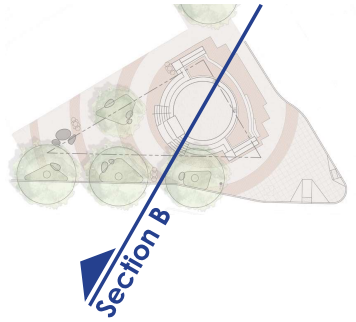
SECTION A | EXISTING CONDITIONS

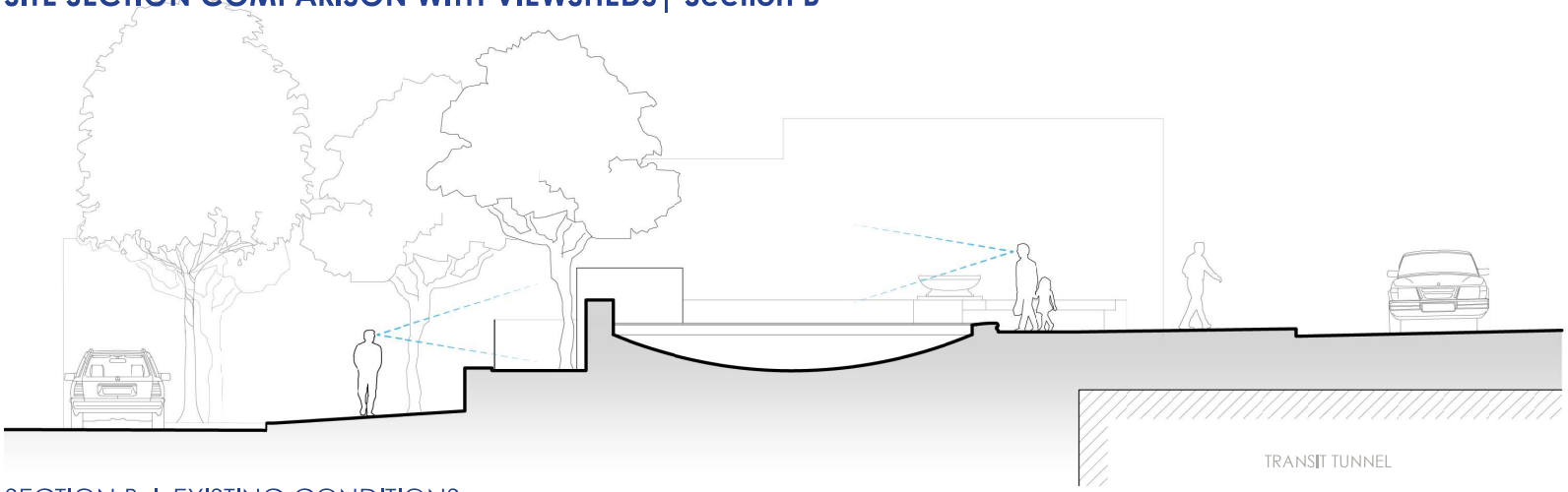


SECTION A | PROPOSED CONDITIONS

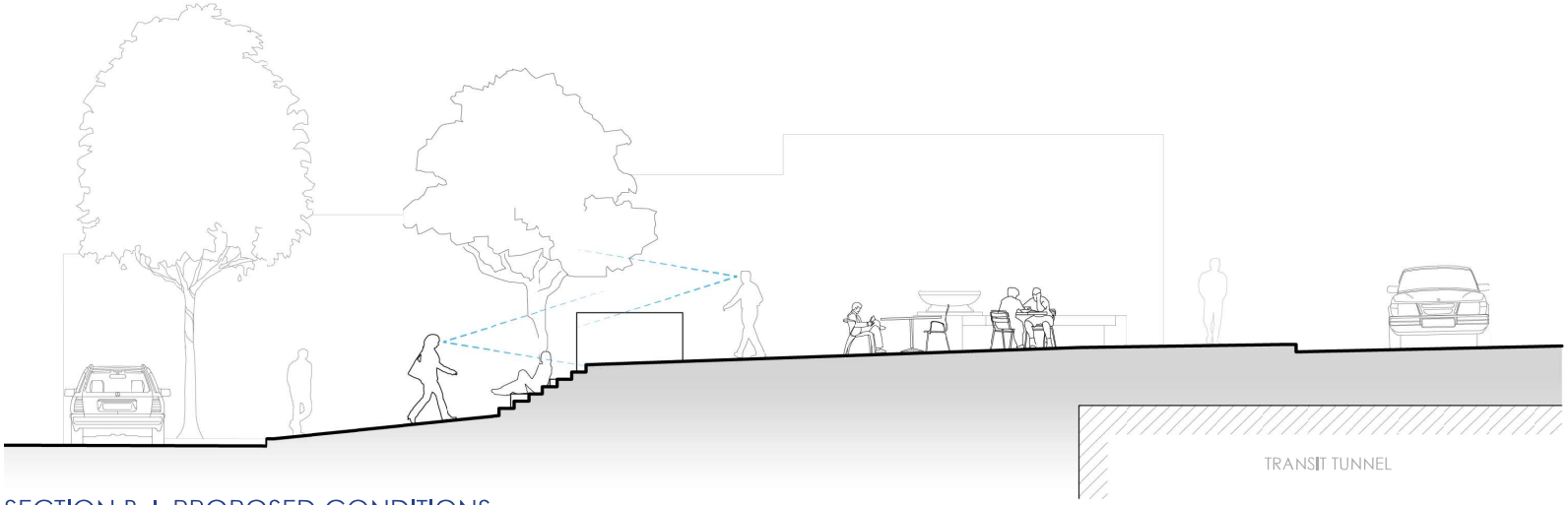
PREFERRED SCHEMATIC DESIGN

SITE SECTION COMPARISON WITH VIEWSHEDS | Section B





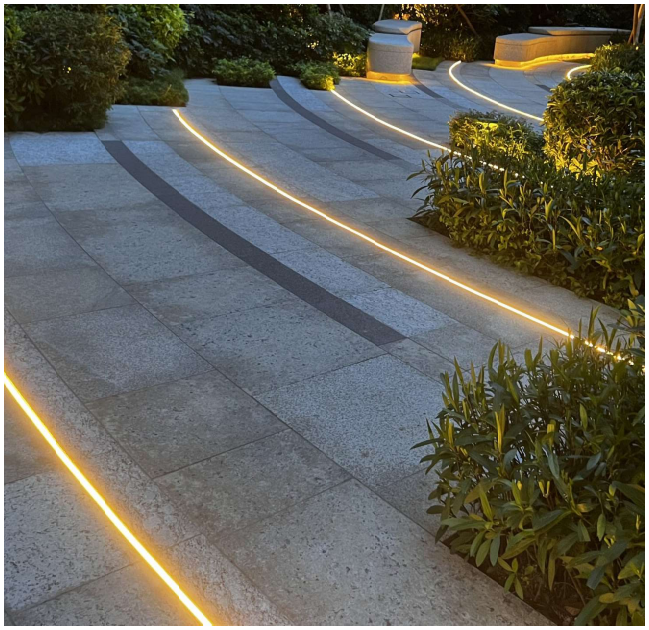
SECTION B | EXISTING CONDITIONS



SECTION B | PROPOSED CONDITIONS

PREFERRED SCHEMATIC DESIGN

CHARACTER IMAGERY



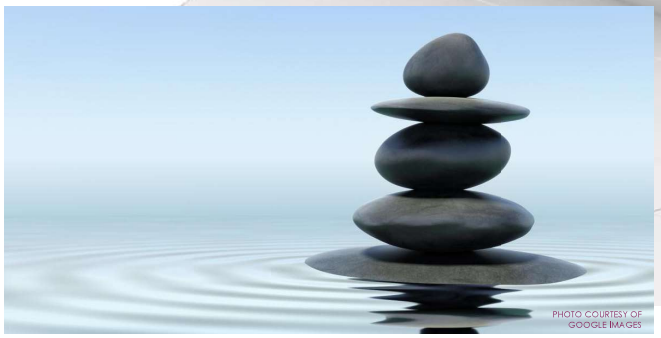
PHOTOS CURATED THROUGH GOOGLE IMAGES

SCHEMATIC DESIGN ALTERNATIVE #1

A STORY OF WATER

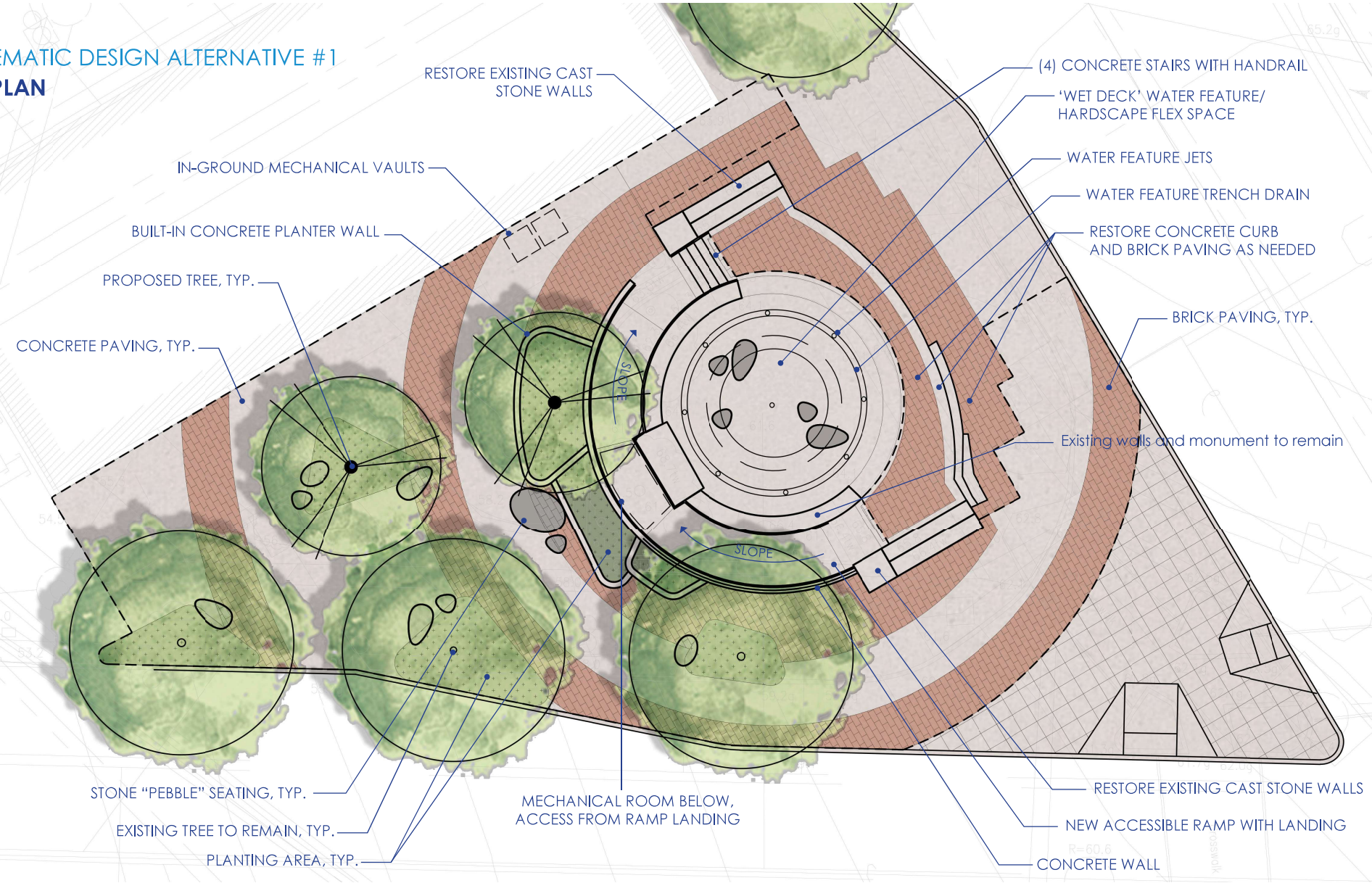
The City of Seattle is steeped in a rich history of water. This schematic concept plays on a connection to water with organic elements and forms, while honoring the main structure of the original fountain. A rejuvenated fountain 'wet deck' allows for an immersive experience with the water when the fountain is active, as well as flat, flexible open space when the fountain is in-active. A new ramp flows around the back of the existing fountain, providing circulation around the space. Concealed within the ramp is a new mechanical space allowing above ground access.

The experience of water ripples through the remainder of the site (and potentially through City Hall Park) by means of brick paving bands resembling the pattern of a water droplet cascading outwards. Strategically placed organic planting areas preserve the existing street trees that have matured on site, while a series of stone pebble seating elements work with the steep slope to give users a place to perch without major constructed terracing or hindrance of circulation.



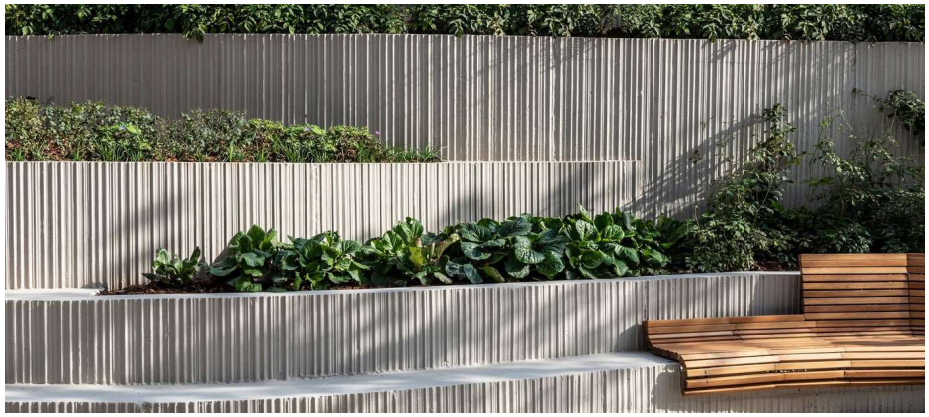
SCHEMATIC DESIGN ALTERNATIVE #1

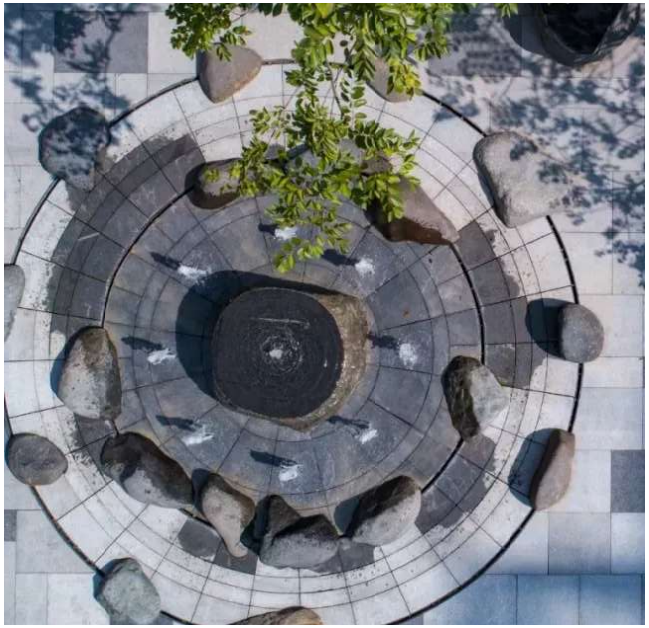
SITE PLAN



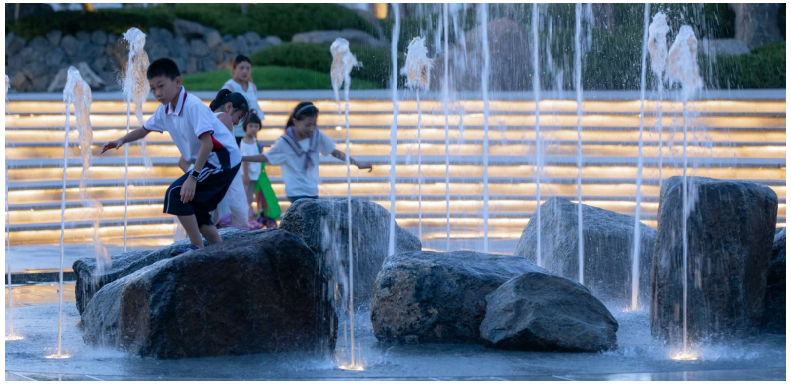
SCHEMATIC DESIGN ALTERNATIVE #1

CHARACTER IMAGERY





PHOTOS CURATED THROUGH GOOGLE IMAGES



COST ESTIMATE

	QUANTITY	UNIT	UNIT COST	TOTAL
01 56 39 Tree and Plant Protection				
Tree protection (temporary chain link)	60	LF	5.00	300.00
Erosion control fencing	200	LF	1.00	200.00
			Tree and Plant Protection	$500.00
03 00 00 Concrete				
CIP concrete paving (4" depth concrete over 4" depth 5/8" minus crushed rock)	1,864	SF	7.00	13,048.00
CIP concrete ramp (includes rebar)	4	CY	950.00	3,800.00
CIP concrete stairs (includes rebar)	1	CY	950.00	950.00
CIP concrete walls	20	CY	950.00	19,000.00
			Concrete Subtotal	$36,798.00
04 00 00 Masonry				
Modifications to existing fountain walls	1	Allow	10,000.00	10,000.00
			Masonry Subtotal	$10,000.00
05 00 00 Metals				
Ornamental handrail	66	LF	150.00	9,900.00
Guardrails	26	LF	175.00	4,462.50
			Metals Subtotal	$14,362.50
26 00 00 Electrical				
Electrical connection & new system	1	Allow	258,500.00	258,500.00
			Electrical Subtotal	$258,500.00
00 00 00 Mechanical Room HVAC & Plumbing				
HVAC & Plumbing	1	Allow	99,000.00	99,000.00
			Subtotal	$99,000.00
00 00 00 Water Fountain Mechanical Systems				
Electrical connection & new system	1	Allow	286,000.00	286,000.00
			Subtotal	$286,000.00
31 10 00 Site Clearing				
Clearing and grubbing	350	SF	1.00	350.00
Brick pavers over rat slab (roman pave, mortar set), salvaged	889	SF	2.25	2,000.25
CIP concrete paving (4" thickness)	3,697	SF	2.25	8,318.25
CIP concrete curb	58	LF	6.00	348.00
CIP walls (with rebar reinforcement)	178	FF	2.50	443.75
Tree removal	3	EA	375.00	1,125.00
			Site Clearing Subtotal	$12,585.25
32 10 00 Paving				
Brick pavers over rat slab (roman pave, mortar set)	1,251	SF	17.00	21,267.00
			Paving Subtotal	$21,267.00

COST ESTIMATE, CONT'D

	QUANTITY	UNIT	UNIT COST	TOTAL
32 33 00 Site Furnishings				
Bicycle racks	1	EA	1000.00	1,000.00
Trash receptacles	4	EA	1250.00	5,000.00
Stone "Pebble" Seating Features - Small	8	EA	1300.00	10,400.00
Stone "Pebble" Seating Features - Medium	5	EA	3000.00	15,000.00
Stone "Pebble" Seating Features - Large	1	EA	5500.00	5,500.00
			Site Furnishings Subtotal	36,900.00
32 80 00 Irrigation				
Planting areas (pop-up spray heads)	513	SF	2.25	1,154.25
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)	1	Allow	5000.00	5,000.00
Pressure reducing valve	1	Allow	500.00	500.00
Controller (commercial, maxicom)	1	Allow	15000.00	15,000.00
			Irrigation Subtotal	$21,654.25
32 90 00 Plant Materials				
Planting topsoil (imported and placed)	34	CY	45.00	1,516.50
Trees - deciduous	5	EA	350.00	1,750.00
Ornamental planting (includes perennials)	513	SF	8.50	4,360.50
Mulch (placed on site)	3	CY	40.00	126.40
			Plant Materials Subtotal	$7,753.40
33 40 00 Drainage				
Storm line - (6" PVC drain line)	65	LF	188.00	12,220.00
New connection to existing catch basin, onsite	1	Allow	1,500.00	1,500.00
Trench drains w/ drain grate (decorative)	63	LF	175.00	11,025.00
			Drainage Subtotal	$24,745.00
33 00 00 Misc Utilities				
Water line, 2 inches	15	LF	150.00	2,250.00
Replaced connection to existing water meter vault	1	Allow	1,500.00	1,500.00
Sewer line, 6" PVC	55	LF	225.00	12,375.00
Replaced connection to existing sewer main	1	Allow	7,500.00	7,500.00
			Drainage Subtotal	23,625.00
			Project Subtotal	$853,690.40
			Design Contingency (20%)	$170,738.08
			Project Subtotal	$1,024,428.48
			General Conditions (12%)	$122,931.42
			Subtotal	$1,147,359.90
			Contractor Overhead (8%)	$91,788.79
			Subtotal	$1,239,148.69
			Contractor Profit (11%)	$136,306.36
			TOTAL Construction Contract Amount*	$1,375,455.05

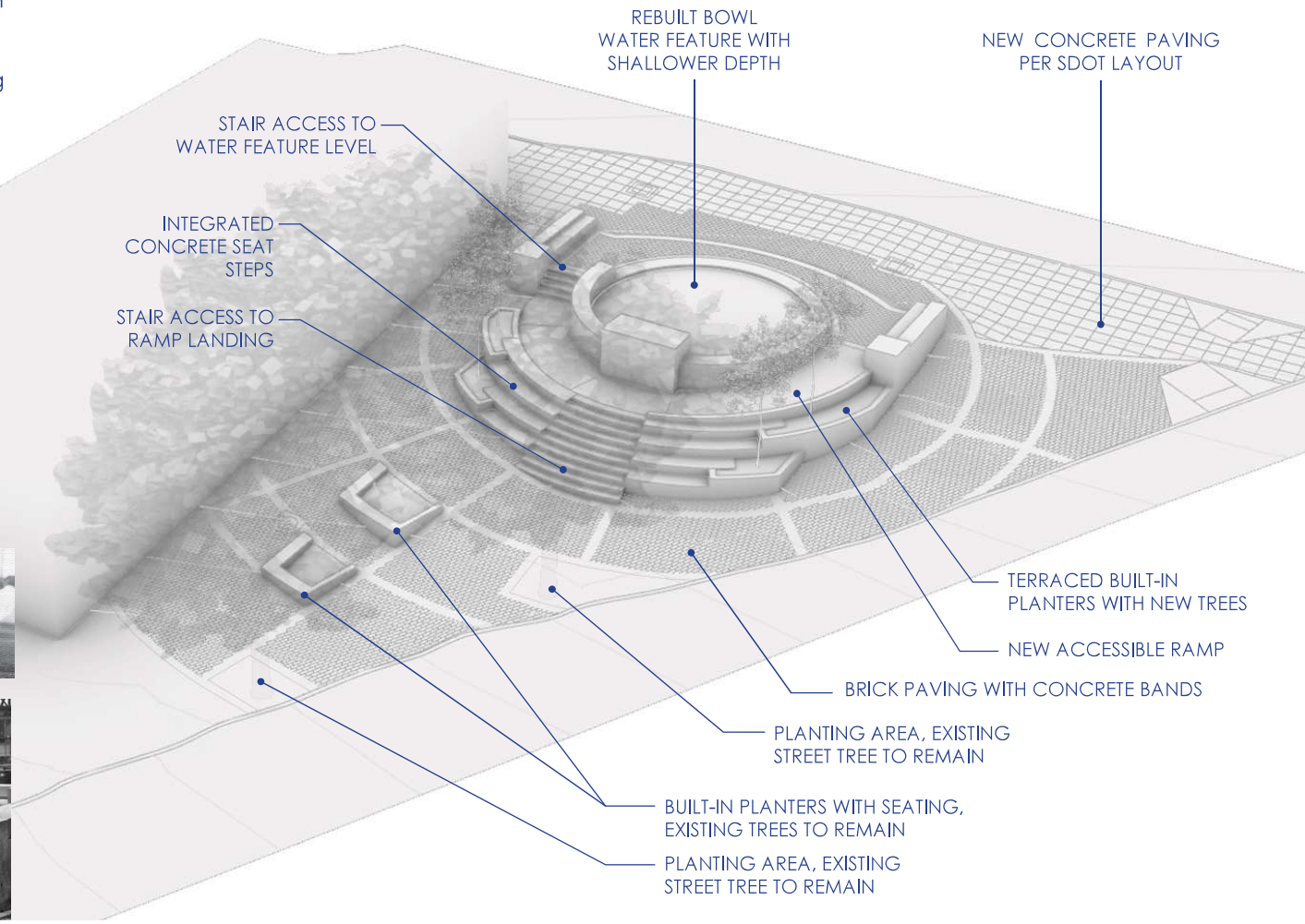
*Cost Estimate Does Not Include: W.S.S.T., Design Fees, Permits, Escalation, or Other Taxes

SCHEMATIC DESIGN ALTERNATIVE #2

A STORY OF HISTORY

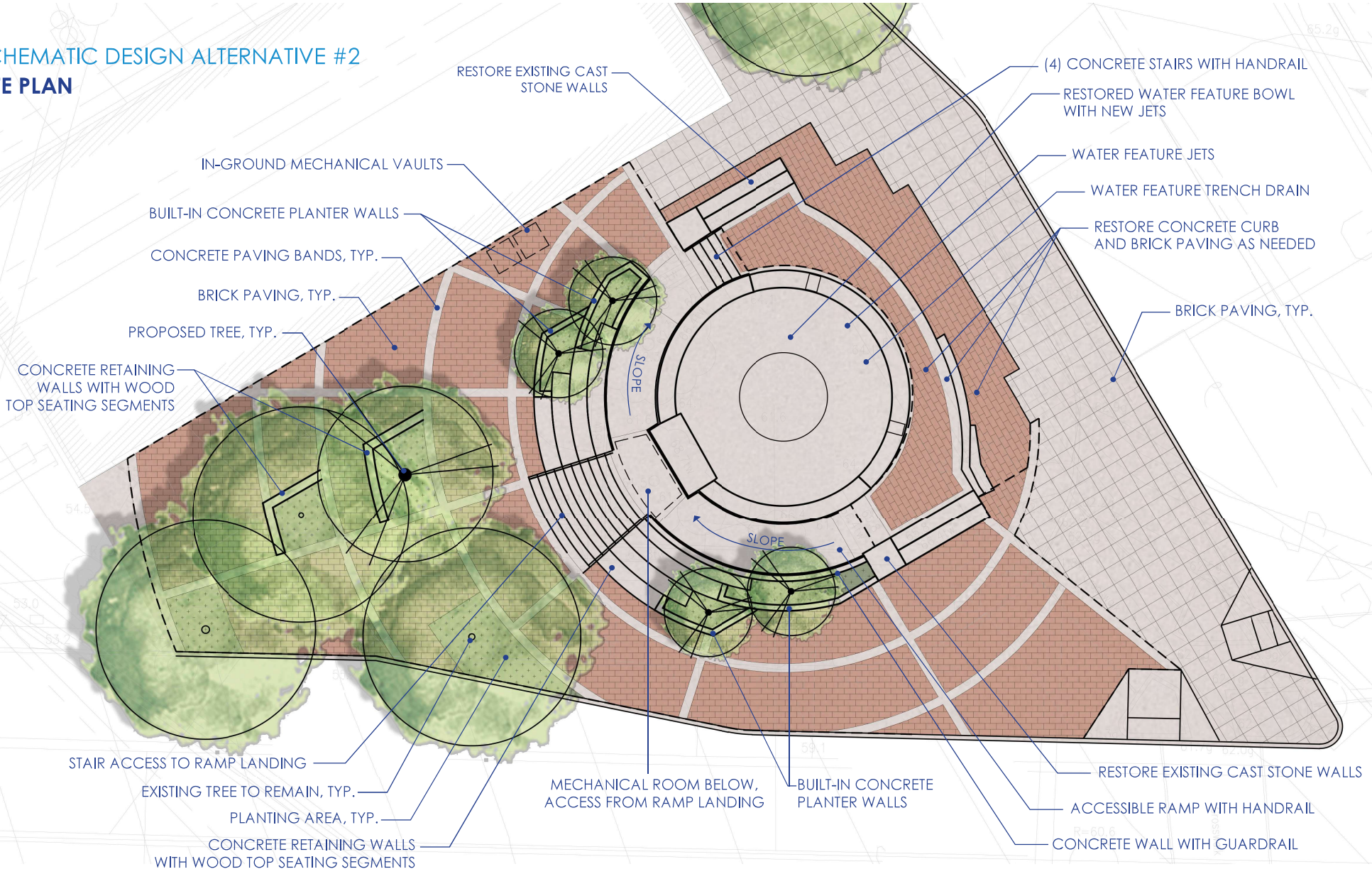
Prefontaine Fountain has a long-standing history with the City of Seattle. This concept aims to celebrate the formal intent of the original design while re-orienting user interaction. Reconstructing the existing bowl with a shallower depth will give the fountain a new life. A grand staircase on the west side of the fountain will allow access to the middle landing of the accessible ramp, providing thru circulation that has previously been non-existent. The integrated seat steps to either side of the stairs help solidify the grandeur of this new facing and actively breaks down the substantial grade change to a pedestrian scale, encouraging users to engage with the space on all levels of the fountain area.

A comprehensive brick paving pattern defined with radiating concrete bands herald civic tradition. Raised planter terraces retain existing mature trees on site, and serve as natural seating elements as users move through the site.



SCHEMATIC DESIGN ALTERNATIVE #2

SITE PLAN



SCHEMATIC DESIGN ALTERNATIVE #2

CHARACTER IMAGERY

PHOTOS CURATED THROUGH GOOGLE IMAGES

SCHEMATIC DESIGN ALTERNATIVE #2

COST ESTIMATE

	QUANTITY	UNIT	UNIT COST	TOTAL
01 56 39 Tree and Plant Protection				
Tree protection (temporary chain link)	60	LF	5.00	300.00
Erosion control fencing	200	LF	0.50	100.00
			Tree and Plant Protection	$400.00
03 00 00 Concrete				
CIP concrete paving (4" depth concrete over 4" depth 5/8" minus crushed rock)	1,252	SF	7.00	8,764.00
CIP concrete ramp (includes rebar)	4	CY	950.00	3,800.00
CIP concrete stairs (includes rebar)	5	CY	950.00	4,750.00
CIP concrete walls (to find CY draw a section of concrete x LF)	35	CY	950.00	33,250.00
			Concrete Subtotal	$50,564.00
04 00 00 Masonry				
Modifications to existing fountain walls	1	Allow	10,000.00	10,000.00
			Masonry Subtotal	$10,000.00
05 00 00 Metals				
Ornamental handrail	66	LF	150.00	9,825.00
Guardrails	26	LF	175.00	4,550.00
			Metals Subtotal	$14,375.00
26 00 00 Electrical				
Electrical connection & new system	1	Allow	258,500.00	258,500.00
			Electrical Subtotal	$258,500.00
00 00 00 Mechanical Room HVAC & Plumbing				
HVAC & Plumbing	1	Allow	99,000.00	99,000.00
			Subtotal	$99,000.00
00 00 00 Water Fountain Mechanical Systems				
Electrical connection & new system	1	Allow	286,000.00	286,000.00
			Subtotal	$286,000.00
31 10 00 Site Clearing				
Clearing and grubbing	350	SF	1.00	350.00
Brick pavers over rat slab (roman pave, mortar set)	886	SF	2.25	1,993.50
CIP concrete paving (4" thickness)	2,689	SF	2.25	6,050.25
CIP concrete curb	58	LF	6.00	348.00
CIP walls (with rebar reinforcement)	66	FF	2.50	165.00
Tree removal	3	EA	375.00	1,125.00
			Site Clearing Subtotal	$10,031.75
32 10 00 Paving				
Brick pavers over rat slab (roman pave, mortar set)	2,236	SF	17.00	38,012.00
			Paving Subtotal	$38,012.00

COST ESTIMATE, CONT'D

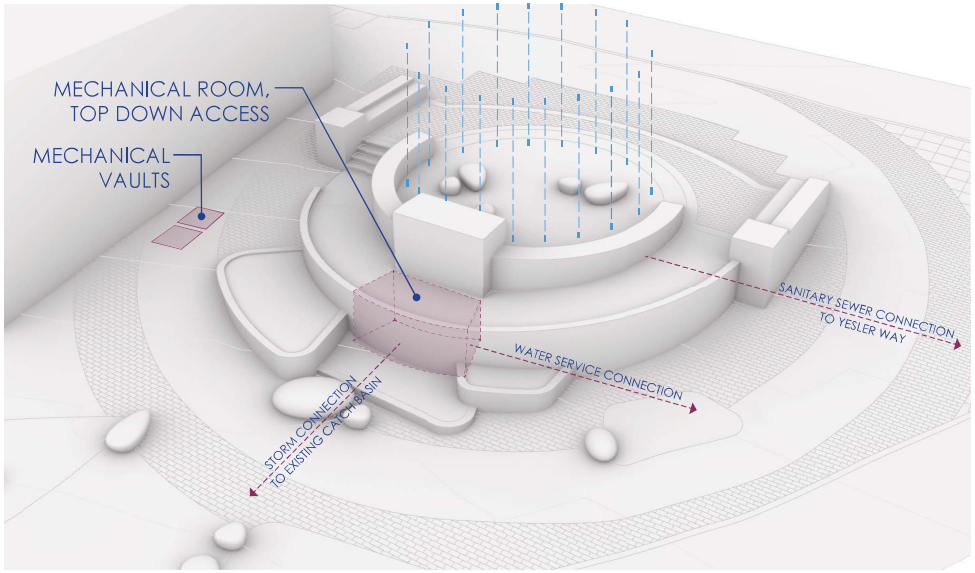
	QUANTITY	UNIT	UNIT COST	TOTAL
32 33 00 Site Furnishings				
Bicycle racks	1	EA	1000.00	1,000.00
Trash receptacles	4	EA	1250.00	5,000.00
Wood bench tops	5	EA	2500.00	12,500.00
			Site Furnishings Subtotal	$18,500.00
32 80 00 Irrigation				
Planting areas (pop-up spray heads)	320	SF	2.25	720.00
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)	1	Allow	5000.00	5,000.00
Pressure reducing valve	1	Allow	500.00	500.00
Controller (commercial, maxicom)	1	Allow	15000.00	15,000.00
			Irrigation Subtotal	$21,220.00
32 90 00 Plant Materials				
Planting topsoil (imported and placed)	20	CY	45.00	900.00
Trees - deciduous	5	EA	350.00	1,750.00
Ornamental planting (includes perennials)	320	SF	8.50	2,720.00
Mulch (placed on site)	2	CY	40.00	80.00
			Plant Materials Subtotal	$5,450.00
33 40 00 Drainage				
Storm line - (6" PVC drain line)	65	LF	188.00	12,220.00
New connection to existing catch basin, onsite	1	Allow	1,500.00	1,500.00
			Drainage Subtotal	$13,720.00
33 00 00 Misc Utilities				
Water line, 2 inches	15	LF	150.00	2,250.00
Replaced connection to existing water meter vault	1	Allow	1,500.00	1,500.00
Sewer line, 6" PVC	55	LF	225.00	12,375.00
Replaced connection to existing sewer main	1	Allow	7,500.00	7,500.00
			Drainage Subtotal	23,625.00

Project Subtotal	$849,397.75
Design Contingency (20%)	$169,879.55
Project Subtotal	$1,019,277.30
General Conditions (12%)	$122,313.28
Subtotal	$1,141,590.58
Contractor Overhead (8%)	$91,327.25
Subtotal	$1,232,917.82
Contractor Profit (11%)	$135,620.96
TOTAL Construction Contract Amount*	$1,368,538.78

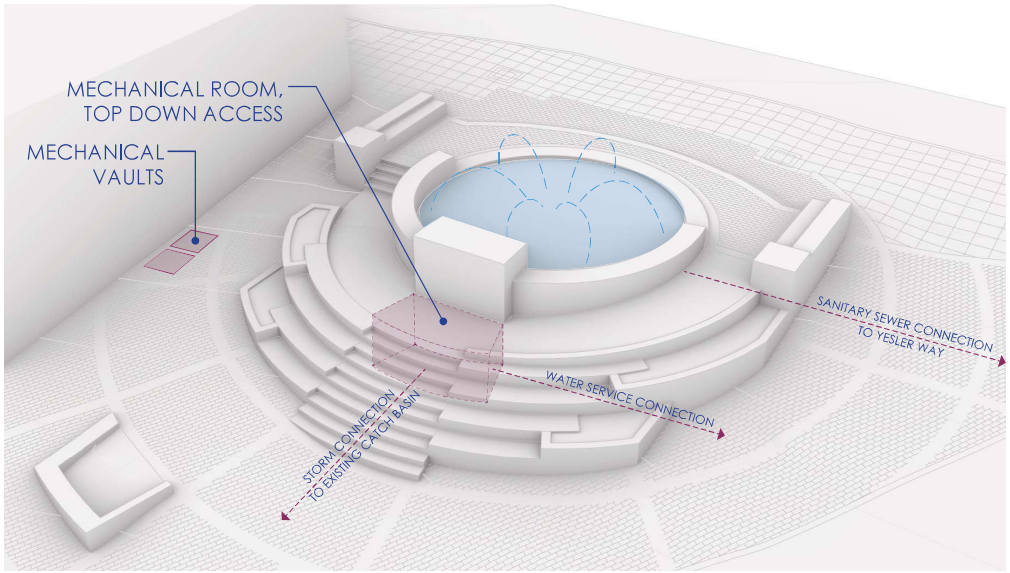
*Cost Estimate Does Not Include: W.S.S.T., Design Fees, Permits, Escalation, or Other Taxes

RE-ENERGIZING THE FOUNTAIN

Getting the fountain up and running is a main priority. To understand this effort, these diagrams show how the necessary functional systems (electrical, mechanical, and civil systems) would be integrated for the reinvigoration of the fountain. All systems would operate the same way for all options provided in this report. Access to the mechanical room is proposed through a top-down hatch, located on the middle landing of the new accessible ramp. Mechanical vaults on site would be similarly located, with minor adjustments for the hardscape depending on the option chosen.



FOUNTAIN RESTORATION ON SCHEMATIC ALTERNATIVE #1



FOUNTAIN RESTORATION ON SCHEMATIC ALTERNATIVE #2

FOUNTAIN RESTORATION ONLY

COST ESTIMATE

	QUANTITY	UNIT	UNIT COST	TOTAL
01 56 39 Tree and Plant Protection				
Tree protection	100	LF	5.00	500.00
Erosion control fencing	200	LF	0.50	100.00
			Tree and Plant Protection	$600.00
03 00 00 Concrete				
CIP concrete ramp (includes rebar)	4	CY	950.00	3,800.00
CIP concrete stairs (includes rebar)	1	CY	950.00	950.00
CIP concrete walls (to find CY draw a section of concrete x LF)	4	CY	950.00	3,515.00
			Concrete Subtotal	$8,265.00
04 00 00 Masonry				
Modifications to existing fountain walls	1	Allow	10,000.00	10,000.00
			Masonry Subtotal	$10,000.00
05 00 00 Metals				
Ornamental handrail	66	LF	150.00	9,900.00
Guardrails	26	LF	175.00	4,550.00
			Metals Subtotal	$14,450.00
26 00 00 Electrical				
Electrical connection & new system	1	Allow	258,500.00	258,500.00
			Electrical Subtotal	$258,500.00
00 00 00 Mechanical Room HVAC & Plumbing				
HVAC & Plumbing	1	Allow	99,000.00	99,000.00
			Subtotal	$99,000.00
00 00 00 Water Fountain Mechanical Systems				
Electrical connection & new system	1	Allow	286,000.00	286,000.00
			Subtotal	$286,000.00
31 10 00 Site Clearing				
Clearing and grubbing	295	SF	1.00	295.00
Brick pavers over rat slab (roman pave, mortar set)	58	SF	1.75	101.50
CIP concrete paving (4" thickness)	320	SF	2.25	720.00
CIP walls (with rebar reinforcement)	178	FF	2.50	445.00
Tree removal	3	EA	375.00	1,125.00
			Site Clearing Subtotal	$2,686.50
32 10 00 Paving				
Brick pavers over rat slab (roman pave, mortar set)	136	SF	17.00	2,312.00
			Paving Subtotal	$2,312.00

*Cost Estimate Does Not Include: W.S.S.T., Design Fees, Permits, Escalation, or Other Taxes

COST ESTIMATE, CONT'D

	QUANTITY	UNIT	UNIT COST	TOTAL
32 33 00 Site Furnishings				
Bicycle racks	1	EA	1000.00	1,000.00
Trash receptacles	4	EA	1250.00	5,000.00
			Site Furnishings Subtotal	$6,000.00
32 80 00 Irrigation				
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)	1	Allow	5000.00	5,000.00
Pressure reducing valve	1	Allow	500.00	500.00
Controller (commercial, maxicom)	1	Allow	15000.00	15,000.00
			Irrigation Subtotal	$20,500.00
32 90 00 Plant Materials				
Trees - deciduous	5	EA	350.00	1,750.00
			Plant Materials Subtotal	$1,750.00
33 40 00 Drainage				
Storm line - (6" PVC drain line)	65	LF	188.00	12,220.00
New connection to existing catch basin, onsite	1	Allow	1,500.00	1,500.00
			Drainage Subtotal	$13,720.00
33 00 00 Misc Utilities				
Water line, 2 inches	15	LF	150.00	2,250.00
Replaced connection to existing water meter vault	1	Allow	1,500.00	1,500.00
Sewer line, 6" PVC	55	LF	225.00	12,375.00
Replaced connection to existing sewer main	1	Allow	7,500.00	7,500.00
			Drainage Subtotal	23,625.00

Project Subtotal	$747,408.50
Design Contingency (20%)	$149,481.70
Project Subtotal	$896,890.20
General Conditions (12%)	$107,626.82
Subtotal	$1,004,517.02
Contractor Overhead (8%)	$80,361.36
Subtotal	$1,084,878.39
Contractor Profit (11%)	$119,336.62
TOTAL Construction Contract Amount*	$1,204,215.01

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Civil Design Concept Narrative

Prefontaine Place Renovation + Restoration | 425 3rd Avenue | Seattle, WA | 98104

This memorandum summarizes the stormwater requirements for the Prefontaine fountain improvements in Seattle, WA. Proposed civil improvements are shown on the attached sheet C1.00.

PROPOSED PROJECT NARRATIVE

The proposed project involves refurbishing the existing fountain to the point where it is operational. Future phases will address accessibility and the larger surrounding vision for the City Hall Park.

The proposed land disturbance for the initial phase of fountain renovation is approximately 1450 square feet of replaced hard surfaces plus approximately 1350 sf related to utility replacement and connection to storm in the right of way. None of the proposed surfaces are considered pollution generating surfaces with the exception of minimal replaced paving in the right of way related to utility connections.

Utility Connections

- **Potable Water:** During fountain operation- potable water will feed the fountain system. All water exiting the fountain system during operation will be conveyed to the sanitary sewer system. The existing water meter vault is the proposed connection point for the potable water feed. The condition of the existing vault, the size of the existing water line and water availability should be verified prior to moving forward with this connection.
- **Sanitary Sewer:** Current plans show a replaced 6" sanitary sewer connection from the mechanical room to the sewer main in Yesler Way. The existing sewer line should be inspected to understand if it is in sufficient condition and if there is sufficient capacity for reuse. The City of Seattle Sewer Card 6177 referenced the existing side sewer with a 9' depth at the property line when constructed but did not provide information related to the connection at the main. This depth allows for the proposed connection elevation to the mechanical room.
- **Storm Sewer:** When the fountain is not in operation- all rainwater falling on the fountain surface will be conveyed to adjacent storm system. There will be a switch in the mechanical room that allows the operator to switch the outfall from sanitary sewer to storm sewer. The closest adjacent storm connection is the catch basin noted on the DSO Water & Sewer Map. This catch basin is shown as connecting to the combined sewer main in the DSO Water & Sewer Map but noted as connecting to the adjacent 36" storm main on Sewer Card 6177. This storm main connects to the King County combined sewer main in 2nd Ave S.

SUMMARY OF MINIMUM REQUIREMENTS

The proposed project is subject to the stormwater requirements of the City of Seattle Stormwater Manual (COSSM), dated July 2021.

- Based on the project types given in the COSSM, the project will be classified as a Parcel Project. A Parcel Project is defined as ""Parcel-based project" means any project that is not a single-family residential project, roadway project, sidewalk project, or trail project. The boundary of the public right-of- way shall form the boundary between the parcel and roadway portions of a project."
- Utility connections are not included in onsite area calculations per Section 4.5.1 of the COSSM.
- Section 2.2.2 of the COSSM notes that closely related project shall be considered as one project for purposes of applying the Stormwater Code, including but not limited to determining whether the thresholds for applicability of particular Stormwater Code minimum requirements are met. This indicates that if future phases of the project are built then additional onsite stormwater management requirements may be required.

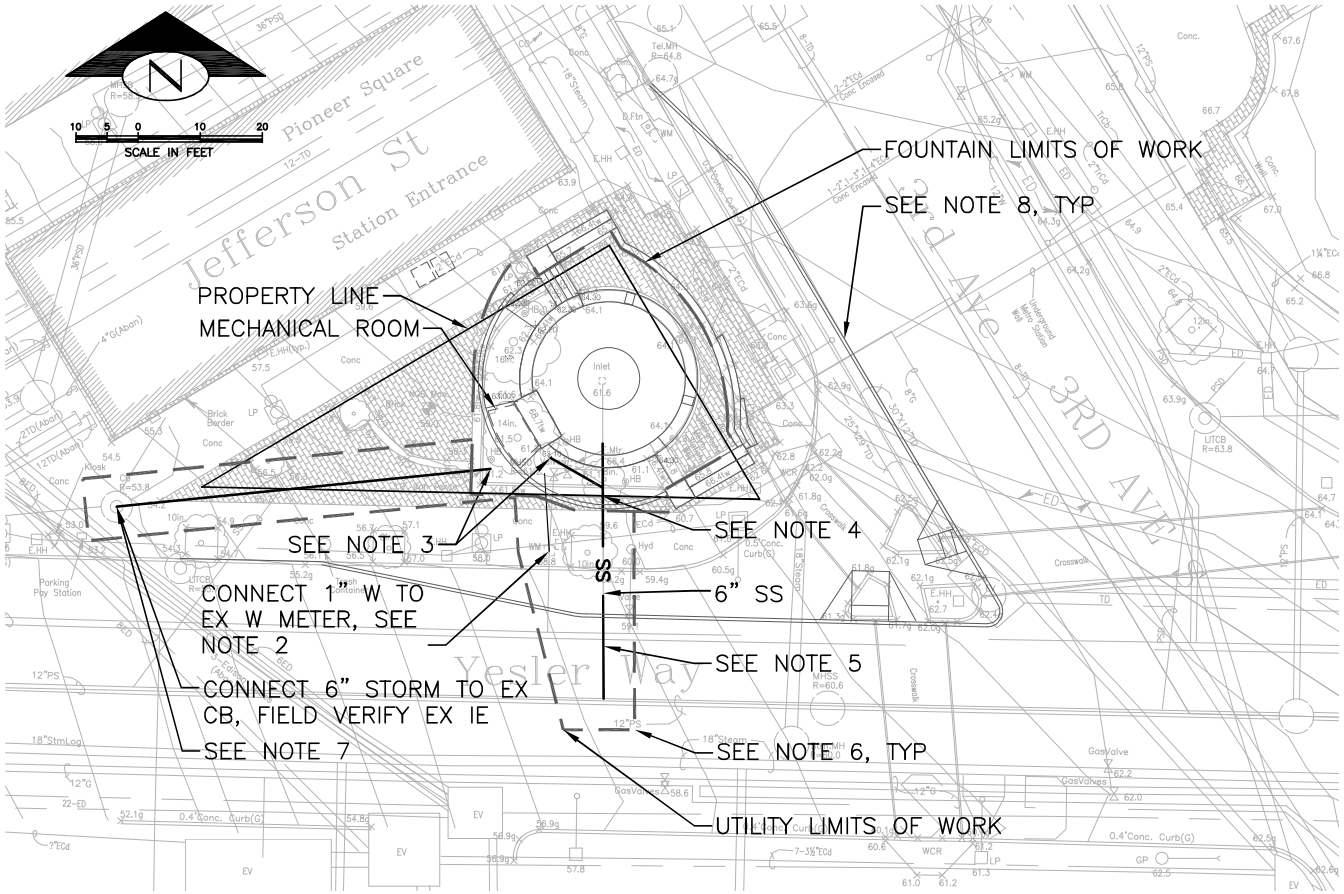
Per Section 4.2 of the City of Seattle Stormwater Manual, and based on the Parcel Project classification, the project is not required to provide flow control or water quality treatment for the proposed improvements. If more than 1,500 square feet of new plus replaced area or more than 7,000 square feet of land disturbing area is proposed, then onsite stormwater management (OSM) will be triggered.

LEGEND

- FOUNTAIN LIMITS OF WORK
- UTILITY LIMITS OF WORK
- SD PIPE
- PERFORATED SD PIPE
- W — WATER SERVICE
- SS — SANITARY SEWER SERVICE

NOTES

1. SURVEY BACKGROUND IS BASED ON NON VERIFIED SURVEY. VERIFY ALL EXISTING CONDITIONS.
2. VERIFY EX METER AND LINE SIZE AVAILABLE
3. CONNECT TO MECHANICAL ROOM AT IE ~55.
4. EX SIDE SEWER 9' DEEP AT PROPERTY LINE PER SEWER CARD 6177.
5. REPLACE EX SS CONNECTION OR VERIFY EX CONDITION AND OPPORTUNITY FOR REUSE.
6. COORDINATE ALL UTILITY WORK IN THE RIGHT OF WAY WITH ADJACENT PROJECT IMPROVEMENTS.
7. EX CB CONNECTED TO ADJACENT STORM PER SEWER CARD 6177.
8. ALL WORK OUTSIDE OF THE FOUNTAIN AND UTILITY LIMITS OF WORK IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED IN THIS PROJECT SCOPE.



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Proj No	XXXX-XX
Date	11/17/2023

PREFONTAINE FOUNTAIN SCHEMATIC DESIGN

Sheet Title

Civil Site Plan

Sheet Number

C1.00

Mechanical Design Concept Narrative

Prefontaine Place Renovation + Restoration | 425 3rd Avenue | Seattle, WA | 98104

The water feature mechanical system includes storage, recirculation, and treatment systems to support the renovated fountain. The water storage concept proposed is to incorporate a below-grade water volume as part of the updated cast-in-place concrete structure, with a volume of at least 2000 gallons. Drainage from the trench drains at the fountain will be routed either back to the water storage tank or to storm by a diverted valve system. The diverted valve system could be either manual (recommended) or automated (possible, but may be more maintenance intensive). An overflow outlet in the water storage tank will direct any overflow in the system to the site sanitary sewer. The recirculation system will include a pump and 1 or 2 sand filters, which will operate separate from the fountain features. The sand filters will be provided with manual backwash valves. The fountain feature loop will include a pump that may be shut down during off hours without impacting the recirculation system (which is intended to function 24 hours/day). All pumps will be provided with hair & lint strainers. We recommend that a UV water treatment system be installed on either the recirculation or fountain feature loop for added water treatment and deter pathogen/bacterial growth. Water treatment for the fountain will be similar to Seattle Parks pools and spray parks, utilizing a combination of liquid chlorine for sanitization with liquid muriatic acid for pH balancing. Gas CO2 may also be provided as a secondary pH balancing treatment. All water treatment will be monitored and controlled by a chemistry control system such as the Becs System 5 or Prominent DCM 500. The chemistry controller will be connected to the internet for remote monitoring and alarming.

A new 6” sanitary line is proposed to serve the fountain mechanical room, which will allow full-flow backwash of the sand filter(s) to a standpipe drain fixture. Floor drains will be provided in the mechanical room to prevent standing water. Chemical storage rooms will have integrated containment spaces built in to allow capture and cleaning of any spilled chemicals. Domestic water will be provided to the feature by a new 1” water service from the site. A reduced-pressure backflow preventer will be provided to protect the site water supply, and a water meter will be provided to track water use at that fountain. This system will include both a fast-fill connection to the water storage tank as well as an automated makeup water fill system operated either by a float valve or a water level sensor connected to the chemical controller.

Dedicated ventilation will be provided for the fountain mechanical and chemical storage areas.

Lighting Design Concept Narrative

Prefontaine Place Renovation + Restoration | 425 3rd Avenue | Seattle, WA | 98104

General Conditions

Prefontaine Place sits within Seattle's historic Pioneer Square district, at the corner of 3rd Avenue and Yesler Way. Triangular in shape and sloping westwardly towards the waterfront, this tiny urban park houses the once-beautiful Prefontaine Fountain. A gift from the Catholic priest, Msgr. Francis X Prefontaine, builder of the first Catholic Church in Seattle, and designed by Carl Frelinghuysen Gould, founder of the architecture department at the University of Washington, the fountain was constructed in 1925, and dedicated in 1926. During the 1980s it was rebuilt as part of the City's subterranean transit tunnel project.

Today, the park is home to transient and homeless, and the fountain has fallen into disrepair, collecting garbage within its bright blue mosaic tiled basin. The Pioneer Square Transit entrance is adjacent to the fountain, and is capped above ground with an arched glass structure clearly dated to the 1980s style. Three "historic" tri-globed lamp posts are dotted around the fountain, and the sidewalk surround houses three street light poles that are of "historic" design.

Assumptions

Several assumptions have been made in developing these two concepts.

1. The "historical" globe lights can be cleaned and updated to LED lighting.
2. The northern most tri-globe light post can be moved to the new location indicated (see lighting options for new locaiton)
3. Street light poles will move in accordance with the new proposed curb locations (see lighting options for new locations)
4. Seattle City Light will allow this project to mount adjustable directional flood and spotlights onto the street lighting poles at a height above pedestrian level
5. The fountain bowl will be cleaned and repaired, then re-instated with water.


Prefontaine Place


Fountain condition

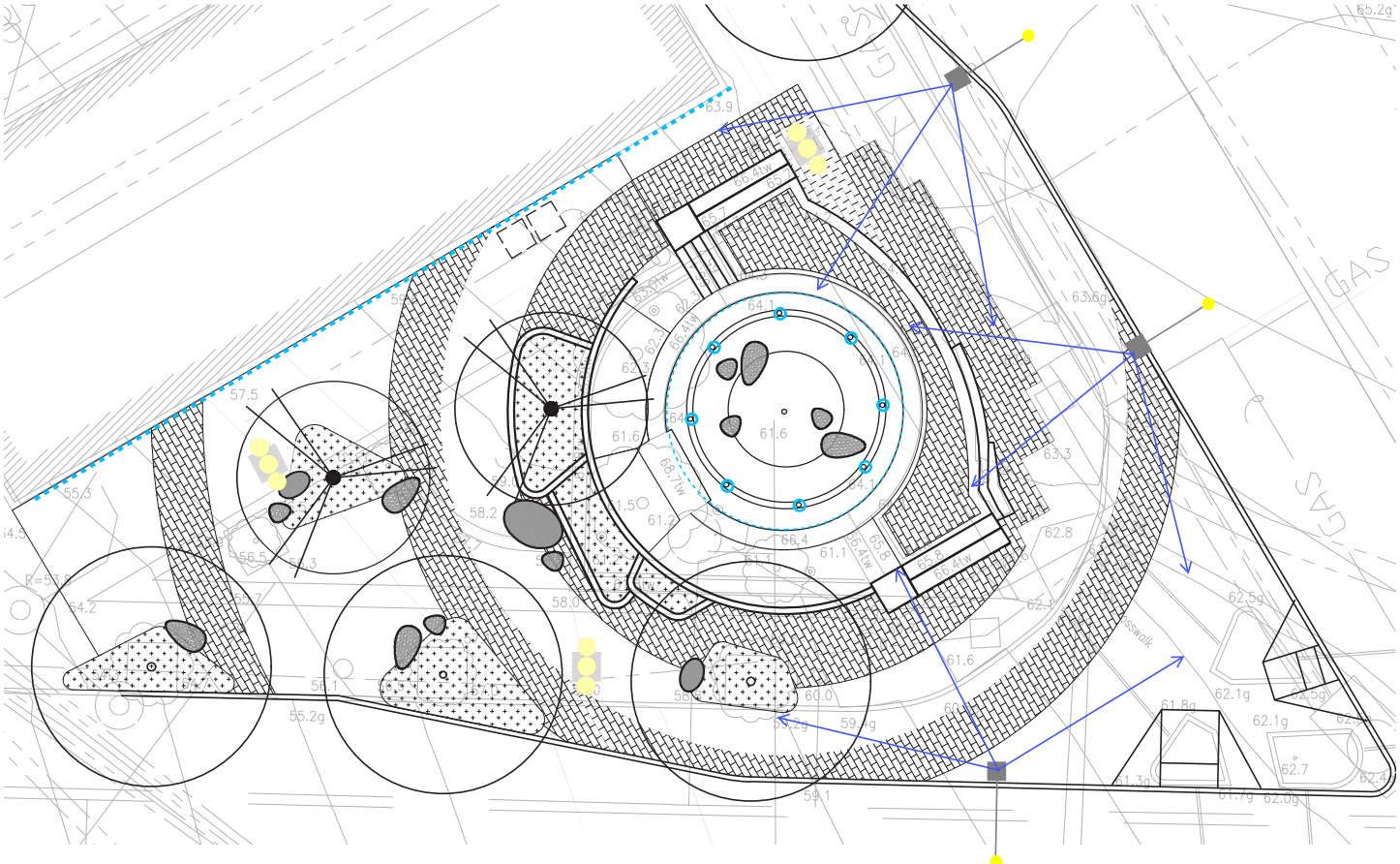

Inscription tablet


Spitting turtle

Lighting Design Concept Narrative

Option 1 - Playful

This option is considered more active and playful. The new location of the tri-globe “historical” pedestrian post will create a more evenly distributed soft glow, and create a triangular viewport with the fountain in the center. Adding some sort of light to the face of the transit tunnel entrance will help to create a background and edge to the park, overall. Aimable directional flood lights will then fill in the area between, creating a soft distribution of fill light at the upper end of the fountain approach, falling away evenly as the ground rolls downhill. Within the fountain will be an outer ring of embedded light – either flexible tape light, or possibly by employing electro-luminescent tape. Water jets will create a fun splash-pad effect. Each of the water jets will have a halo of light to highlight them, creating an active component of the overall tableau.



Lighting Design Concept Narrative

Option 2 – Focused

This option is considered more focused and traditional. As with Option 1, the new location of the tri-globe “historical” pedestrian post will create a more evenly distributed soft glow, and create a triangular viewport with the fountain in the center. Adding some sort of light to the face of the transit tunnel entrance will help to create a background and edge to the park, overall. Using directional and aimable spotlights will highlight the turtles and inscription tablet, again mimicking a triangular viewport. A ring of light, using electro-luminescent tape will clearly define the fountain bowl, and an opportunity to incorporate luminous concrete in the fountain surround to provide low level visual aid will ensure the fountain is the jewel of the park. Finally, an integrally illuminated handrail to assist with trip hazard on the steps leading down to the lower end of the park.