

FREEWAY PARK

IMPROVEMENT PROJECT

Design Development Presentation
City of Seattle Landmarks Preservation Board ARC
October 2023

1. Project Overview
2. Approval
3. Design
4. Discussion



Seattle
Parks & Recreation
healthy people healthy environment strong communities



FREEWAY PARK
ASSOCIATION

WALKER | MACY

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PROJECT OVERVIEW



5.2 acres

\$ 5.4 M construction budget

Repair and restore, enhance

Listed on the National Register of Historic Places
(December 2019) and designated as a Seattle city
landmark (July 2022)

Process

Schematic Design: Complete

VE Phase: Complete

Design Development: Complete

VE Phase: Complete

Structural Assessment & WSDOT Review: Complete

➔ Construction Documents: December '23 - Summer '24

Includes ARC reviews and Certificate of Approval application

Construction Start: Early '25

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This project will honor the original design intent for the park.

Freeway Park is a tranquil place with an adventurous spirit.
It should connect the city and bring people together.

- Make the park more welcoming.
- Bring people back to the park.
- Restore its role and reputation as a centerpiece of Seattle's park system and icon of landscape architecture.

ENTRANCES

STRENGTHEN PARK ENTRANCES WITH THE MOST POTENTIAL.

IDENTITY

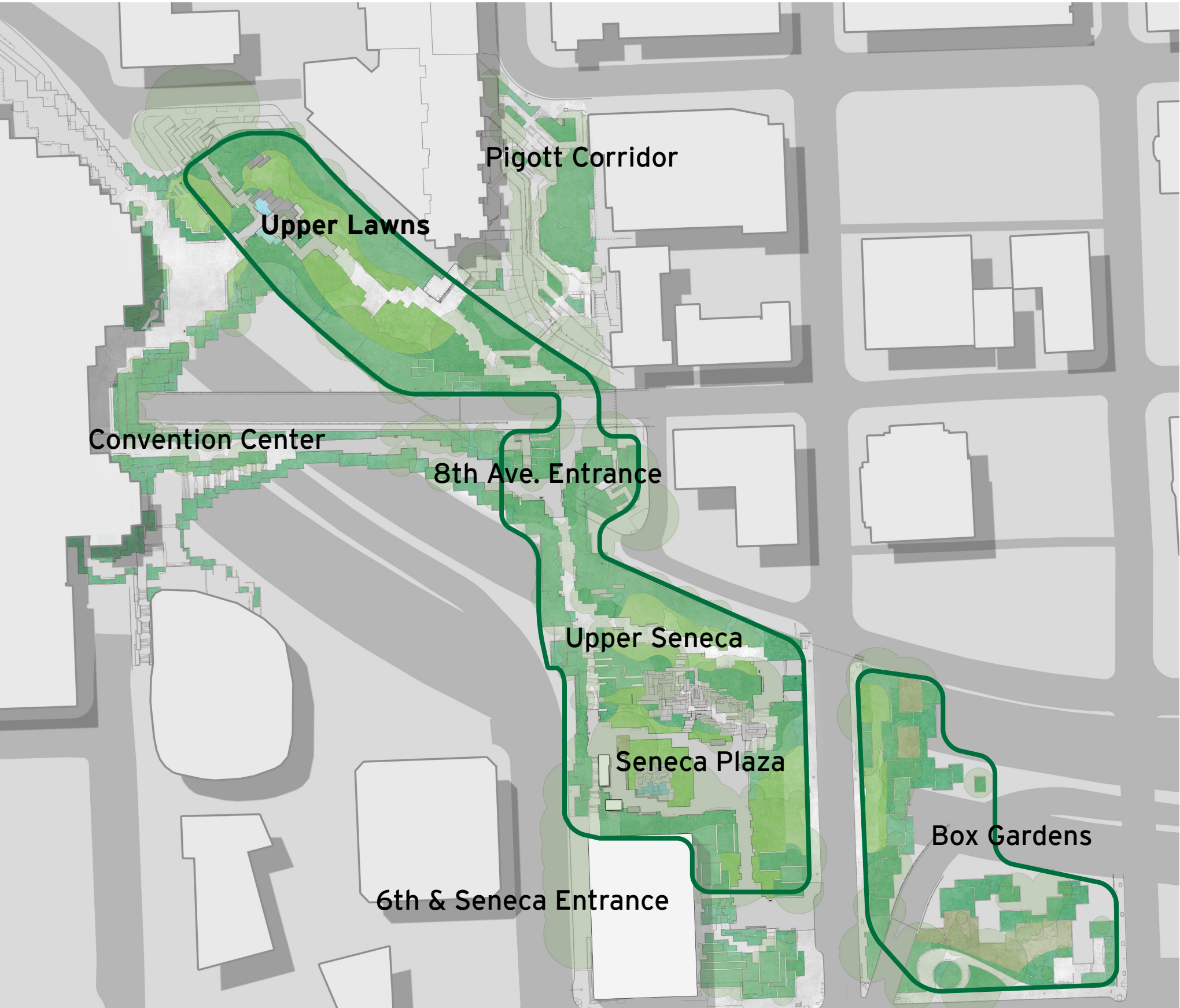
CLARIFY AND PROMOTE THE PARK'S PRIME AREAS.

PROGRAMMING

INCREASE ACTIVITY THROUGHOUT THE PARK.
ATTRACT KIDS, FAMILIES, AND NEW PARK VISITORS.
PROVIDE BUILDINGS THAT SUPPORT EVENTS AND ACTIVITIES.

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THE PARK



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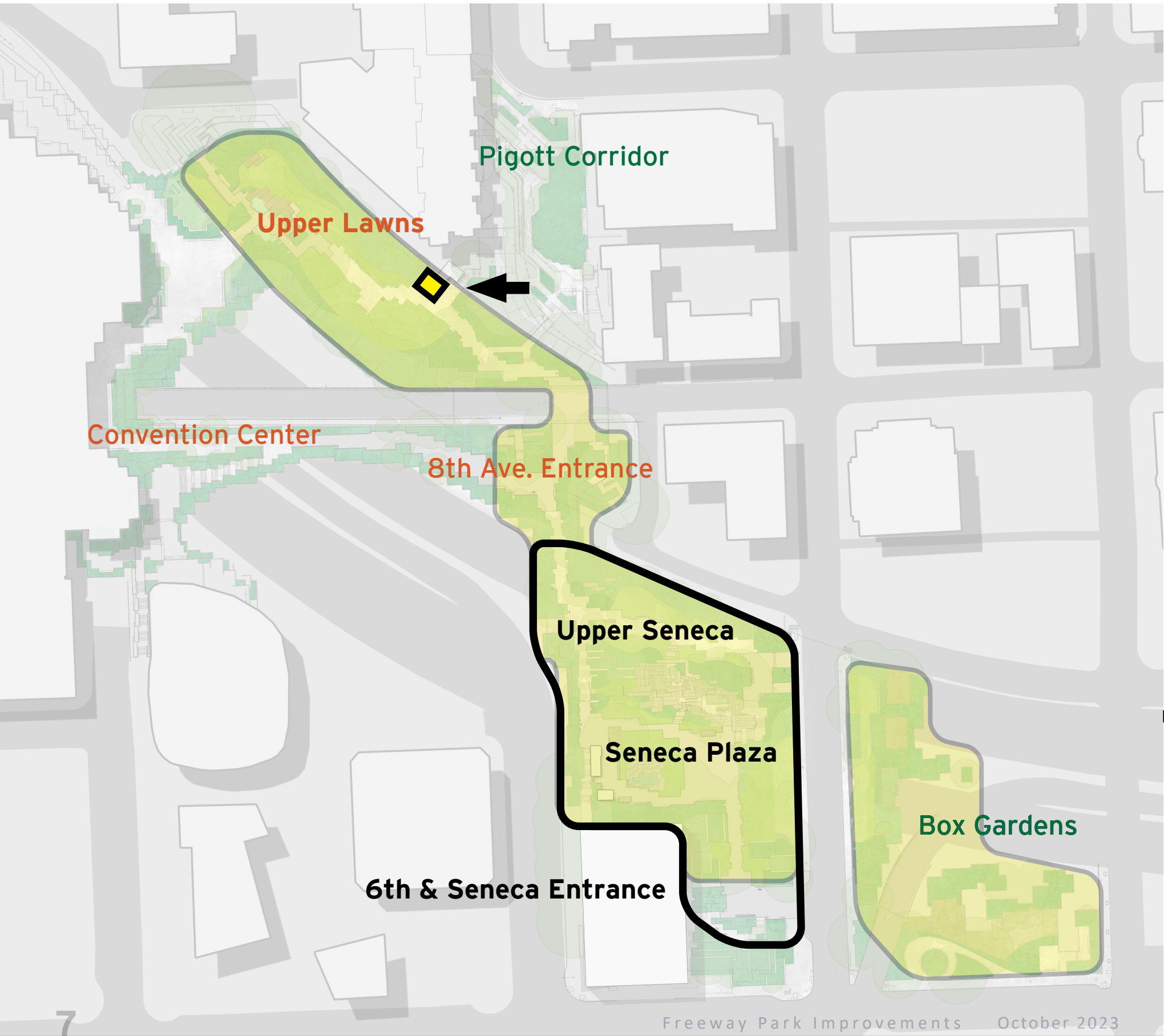
STRUCTURES BELOW THE PARK



- 1. WSDOT Pedestrian Plaza Stage 1
- 2. WSDOT Pedestrian Plaza Stage 2
- 3. WSDOT Seneca St. Undercrossing
- 4. Park Place Garage
- 5. East Plaza Parking Garage
- 6. Washington State Convention Center

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IMPROVEMENT PROJECT



PHASE 1 CORE AREA

Seneca Plaza
Upper Seneca,
6th & Seneca Entrance

- Accessibility improvements
- Minor adjustments to paving areas
- Minor adjustments to planting areas
- Restored and new benches
- New lighting
- New signage
- New buildings
- Tree removals
- New trees and refreshed planting

Upper Lawns
8th Avenue Entrance
Convention Center

- New lighting (existing locations + “Crew Quarters”)
- New signage
- Building renovation (2 ADA comfort stations and concierge space)

Pigott Corridor
Box Gardens

- Tree removal
- Tree planting and landscape maintenance by SPR

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Certificate of Approval

Alterations or significant changes

Built Features

Hardscape / Paving

Original Lighting

Major modifications to landscape

Note: Landmark designation does not impede expansion of Freeway Park in the future.

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Administrative Review

Addition or elimination of specified building features
(ducts, conduits, fire escapes, wiring, etc.)

Exterior light fixtures and security system equipment

Removal of trees identified as dead or hazardous

Graffiti abatement

Wayfinding signage

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Certificate of Approval Not Required

In-kind maintenance and repairs

Pruning of trees and shrubs for plant health

Alterations to planting consistent with LPB approved
Vegetation Management Plan

Removal and replacement of annual plantings

**Installation, removal, and alteration of non-original site
furnishings** (benches, trash receptacles, bike racks, etc)

Removal of non-original pedestrian light poles

**Installation, removal, and alteration of underground
irrigation and utilities**, providing site is restored in-kind

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Certificate of Approval Not Required (*continued*)

Installation and removal of temporary installations
(event tents, tables, chairs, art exhibits, tree lights, etc.)

Installation, removal, and alteration of:

Temporary signage and banners

Signage for accessibility compliance

Park name signage

Other signage required by City code

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REVIEW AND APPROVAL

A Approval / I Design input

PARK ELEMENTS	SPR	SDC	LANDMARKS*	WSDOT	PERMITTING
REPAIRED & RESTORED (maintenance) Lawns and planting areas Irrigation Drainage conveyance and fixtures	A	-	-	-	A
MODIFIED Original paving Some lawns and planting areas Restored original benches Restored original handrails and railings	A	-	A	A	A
NEW New signage New buildings: Comfort stations, concierge space, storage New seating plinths and benches New stair New handrails and railings New site furnishings	A	I	A	A	A

* Certificate of Approval, issued by the City of Seattle Landmarks Preservation Board, is required for alterations or significant changes to built features, landscape, hardscape, and other park elements in park areas designated in the Controls and Incentives Agreement for Freeway Park.

Park Place Plaza (6th & Seneca Entrance), Pigott Memorial Corridor, the Convention Center addition, and the interior of the original restroom building (comfort station) are excluded and do not require a Certificate of Approval

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PHASE 1 CORE IMPROVEMENTS

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PRESERVE, REPAIR, & RESTORE

Preserve

Original concrete walls, plinths, and fountains

Original circulation

Original mast light poles

Original trees, lawns, and planting areas



Repair & Restore (maintenance)

Lawns and planting areas

Irrigation

Drainage conveyance and fixtures

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ENHANCE

New Elements

New signage

New lights

New buildings: Comfort stations,
concierge space, storage

New seating plinths and benches

New stair

New handrails and railings

New site furnishings

Modified Elements

Original paving (for accessibility, drainage,
extents)

Pedestrian pole lights (not original)

Some lawns and planting areas

Restored original benches

Restored original handrails and railings



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B1:
Primary Park
Entrance Marker

M1:
Park Entrance
Map Monolith

M2:
Park Interior
Map Monolith

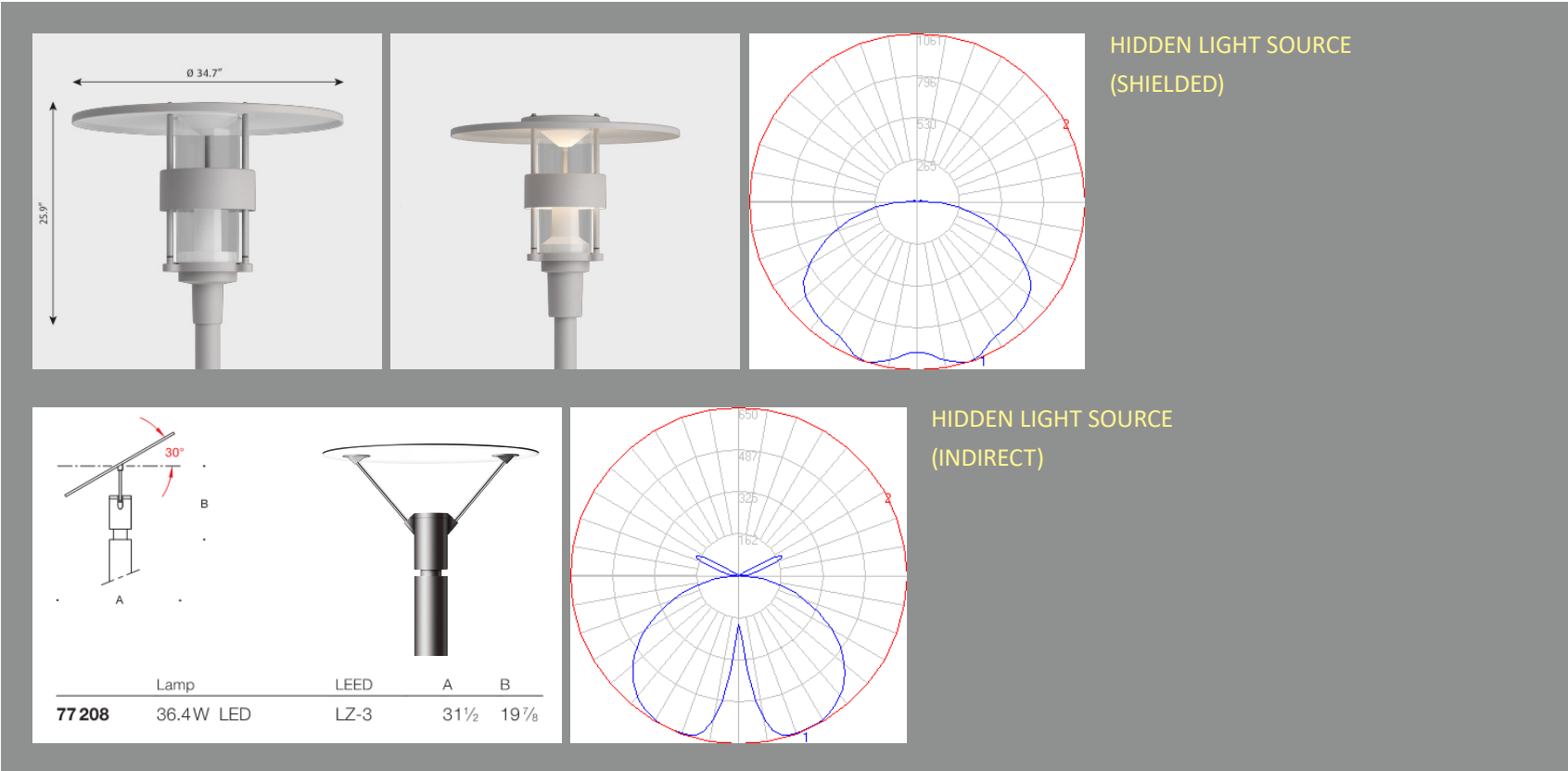
P1/P2:
Secondary Wayfinding

P3:
Interpretation

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Pedestrian Pole Lights

Retrofit existing poles + new locations



Tall Pole Lights

“Moonlight” effect, cool color tone, large open spaces



Landscape Accent Lighting

Seasonal accents, expand visible park boundaries

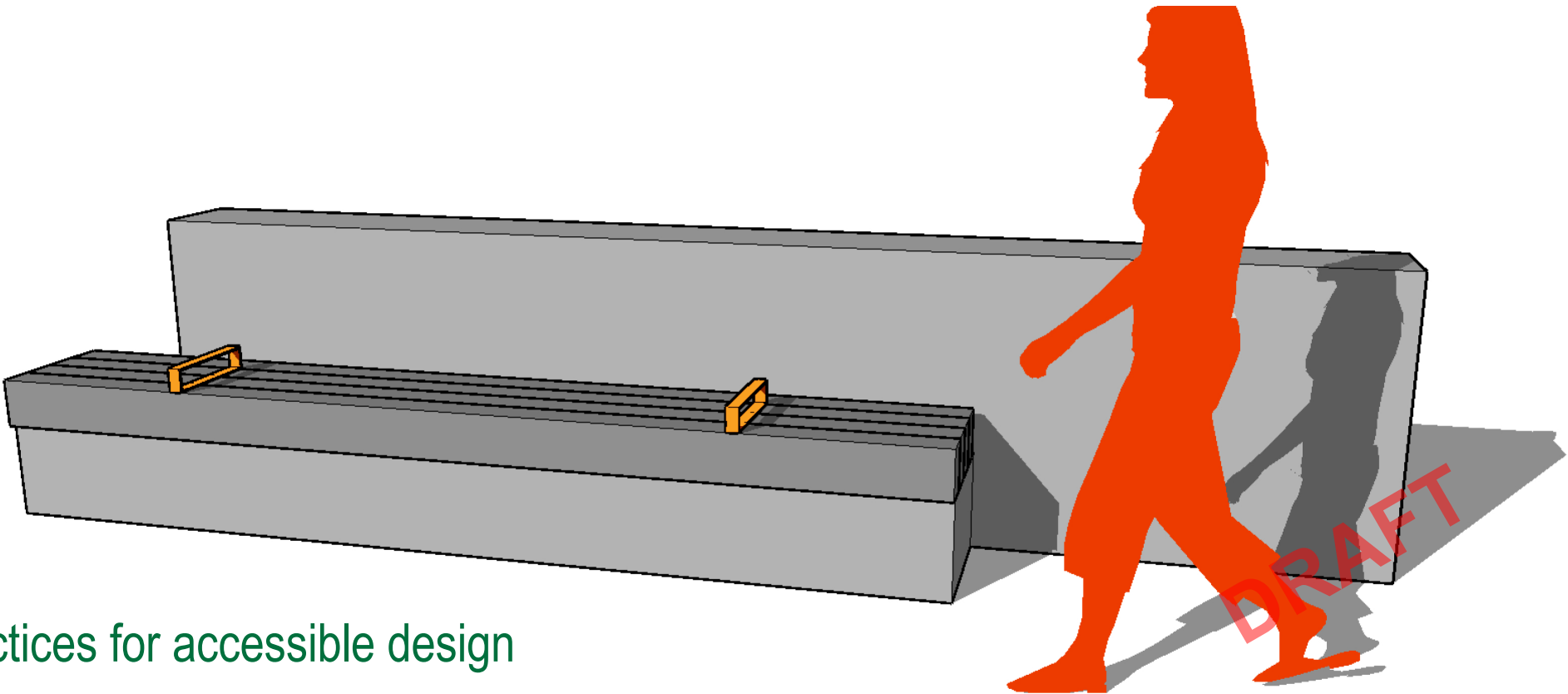




(original bench)

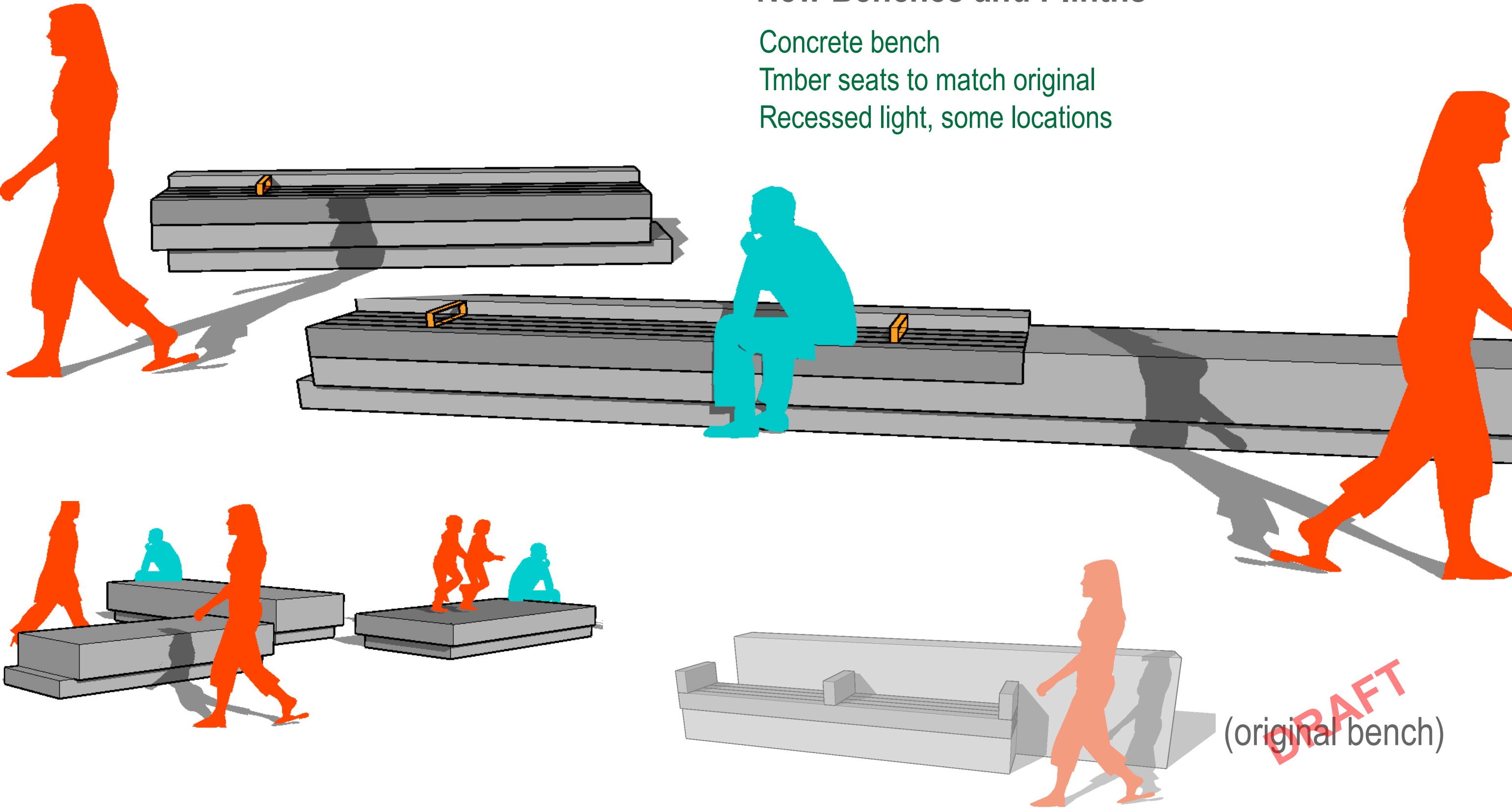
Refurbished Bench

- Original concrete base
- New timber seat
- Bew arm rests / grips per best practices for accessible design



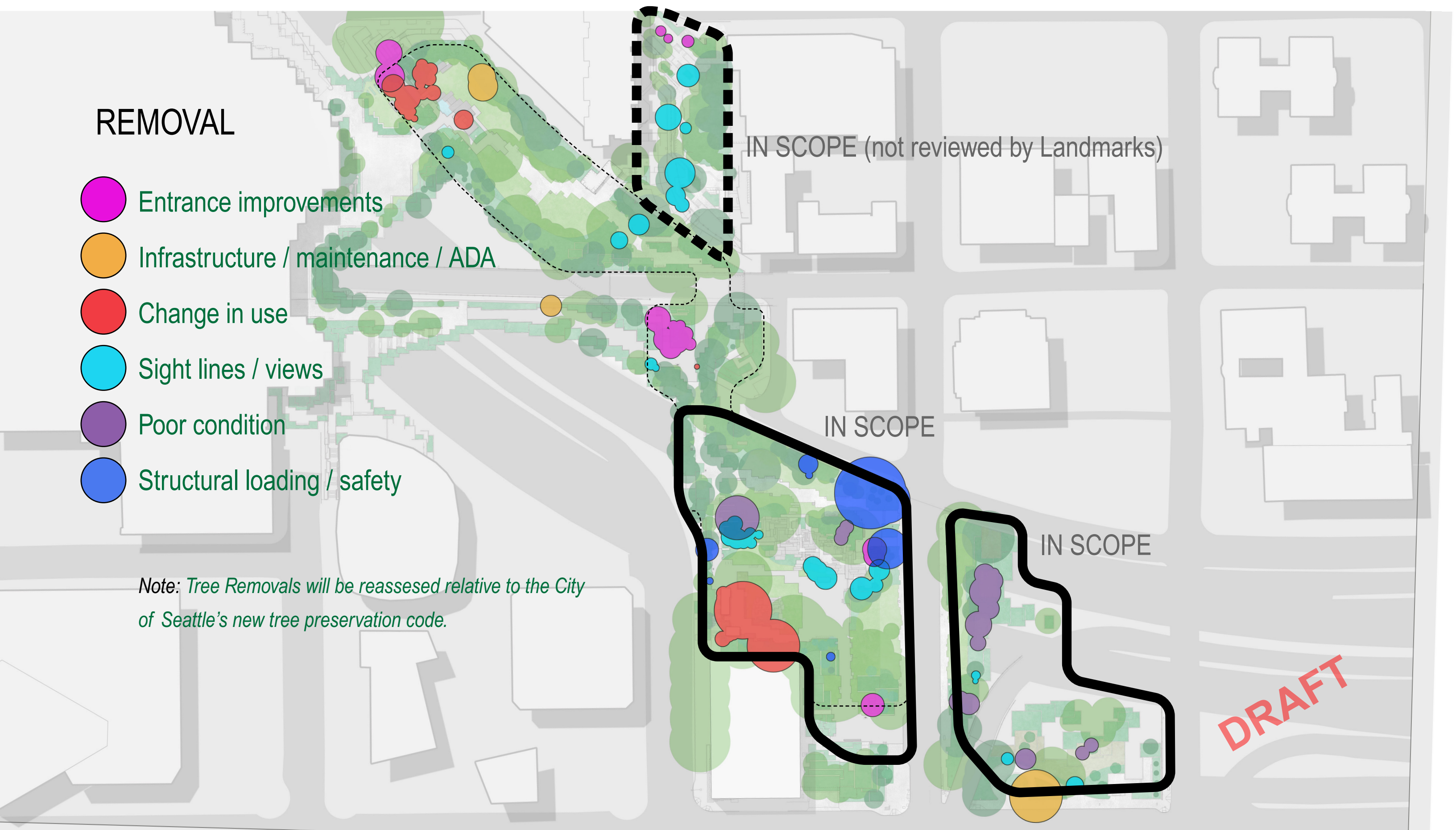
New Benches and Plinths

- Concrete bench
- Timber seats to match original
- Recessed light, some locations



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(original bench)

CANOPY MANAGEMENT PLAN: TREE REMOVAL *Design Development March 2021, updated June 2023*



CANOPY MANAGEMENT PLAN: TREE RESTORATION *Design Development March 2021, updated June 2023*

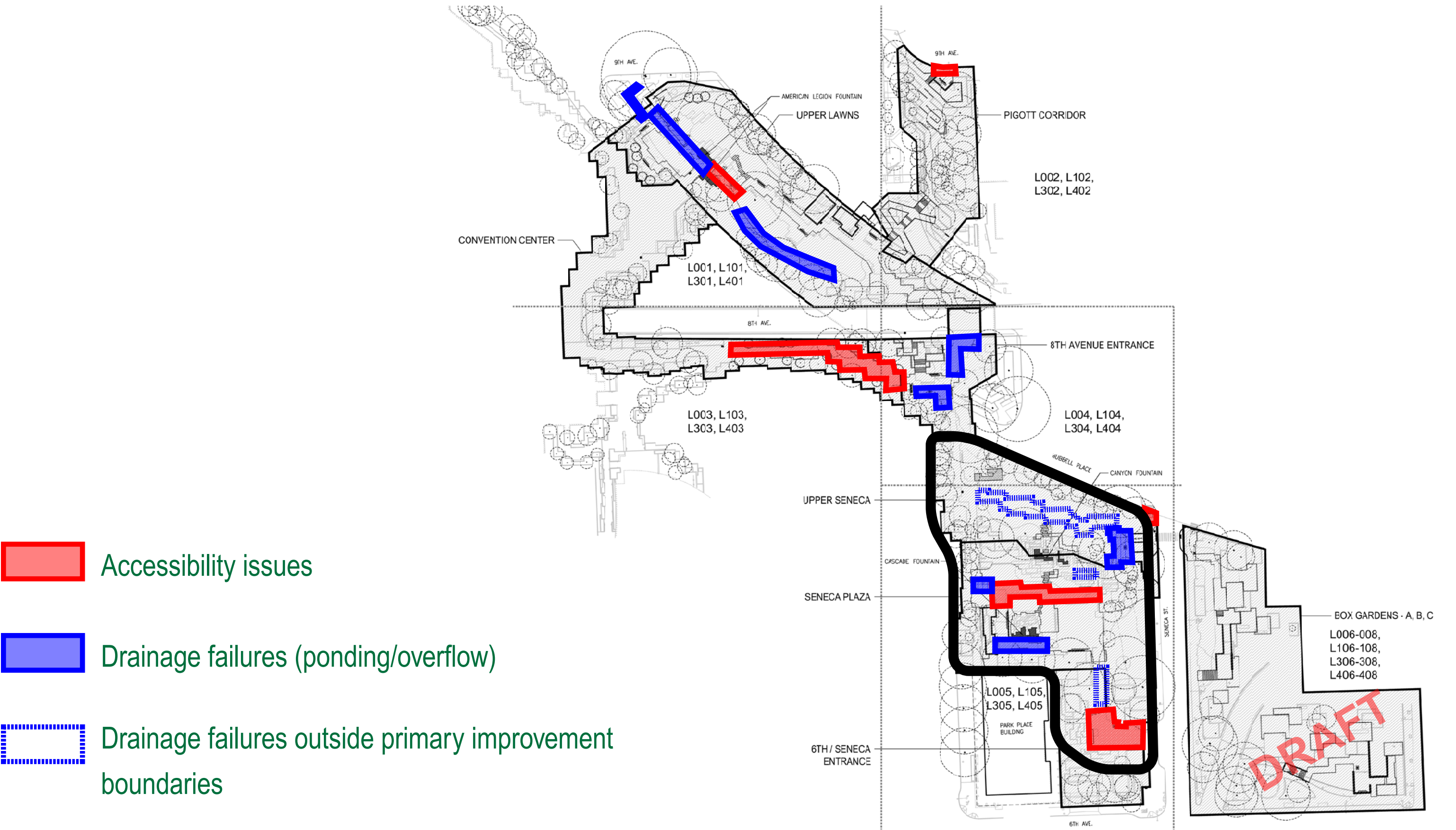


Small deciduous tree:
Bitter Cherry / Beaked Hazelnut



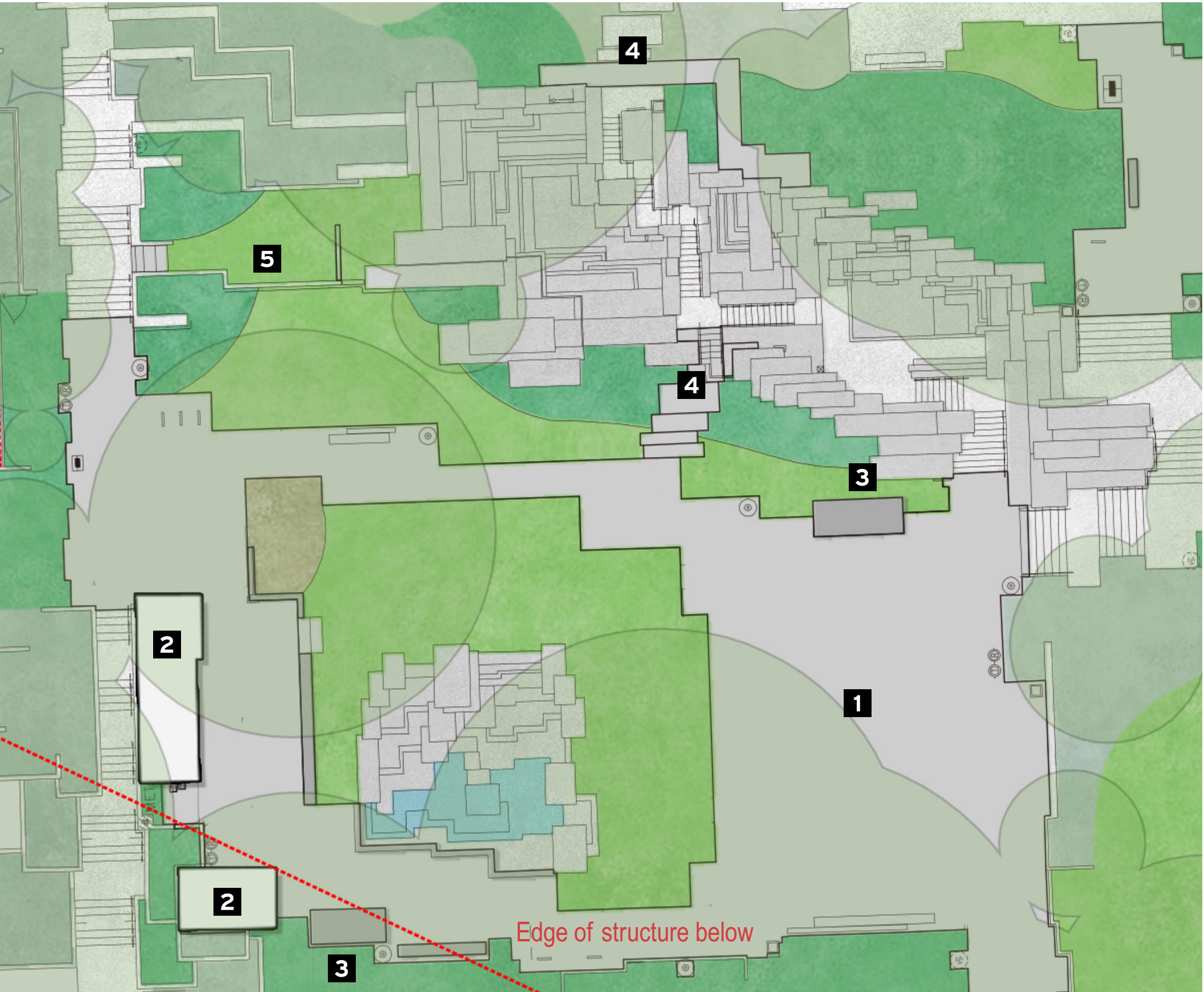
Flowering trees
at entrances and historic locations:
Magnolia species





SENECA PLAZA



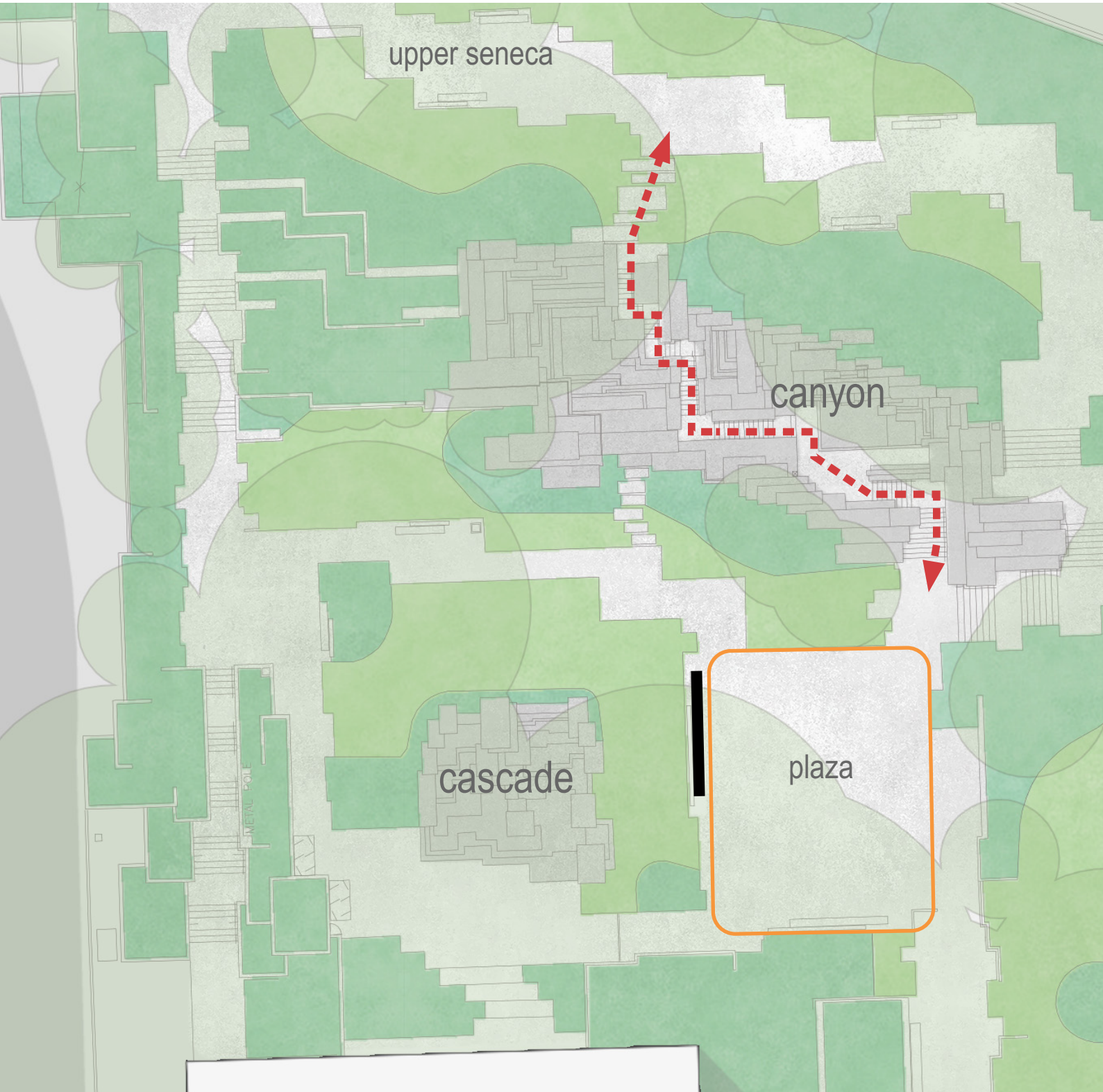


OVERVIEW

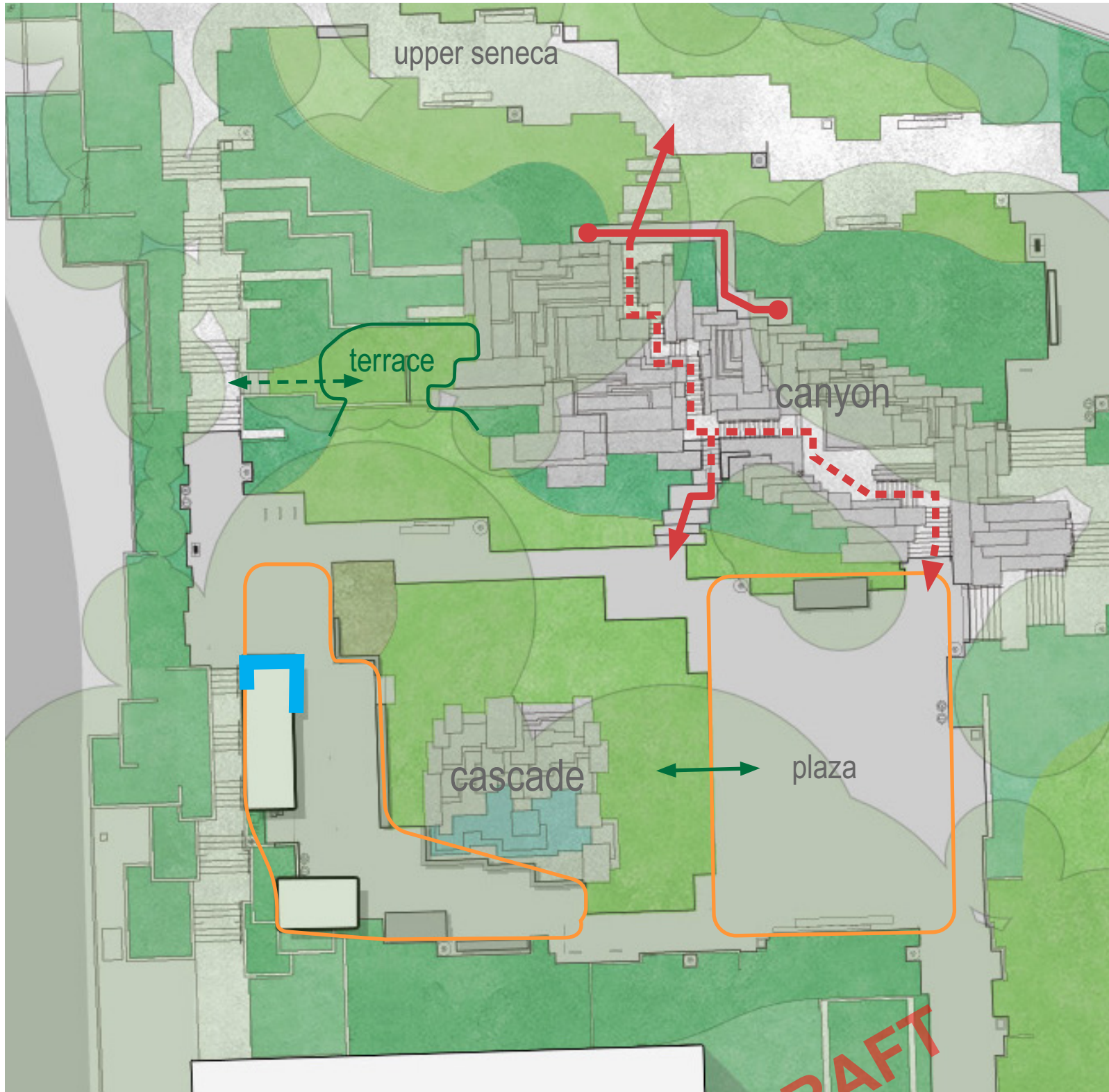
- 1 New larger plaza
- 2 New buildings
- 3 New seating edges
- 4 Improved canyon access
- 5 Raised lawn / viewing area

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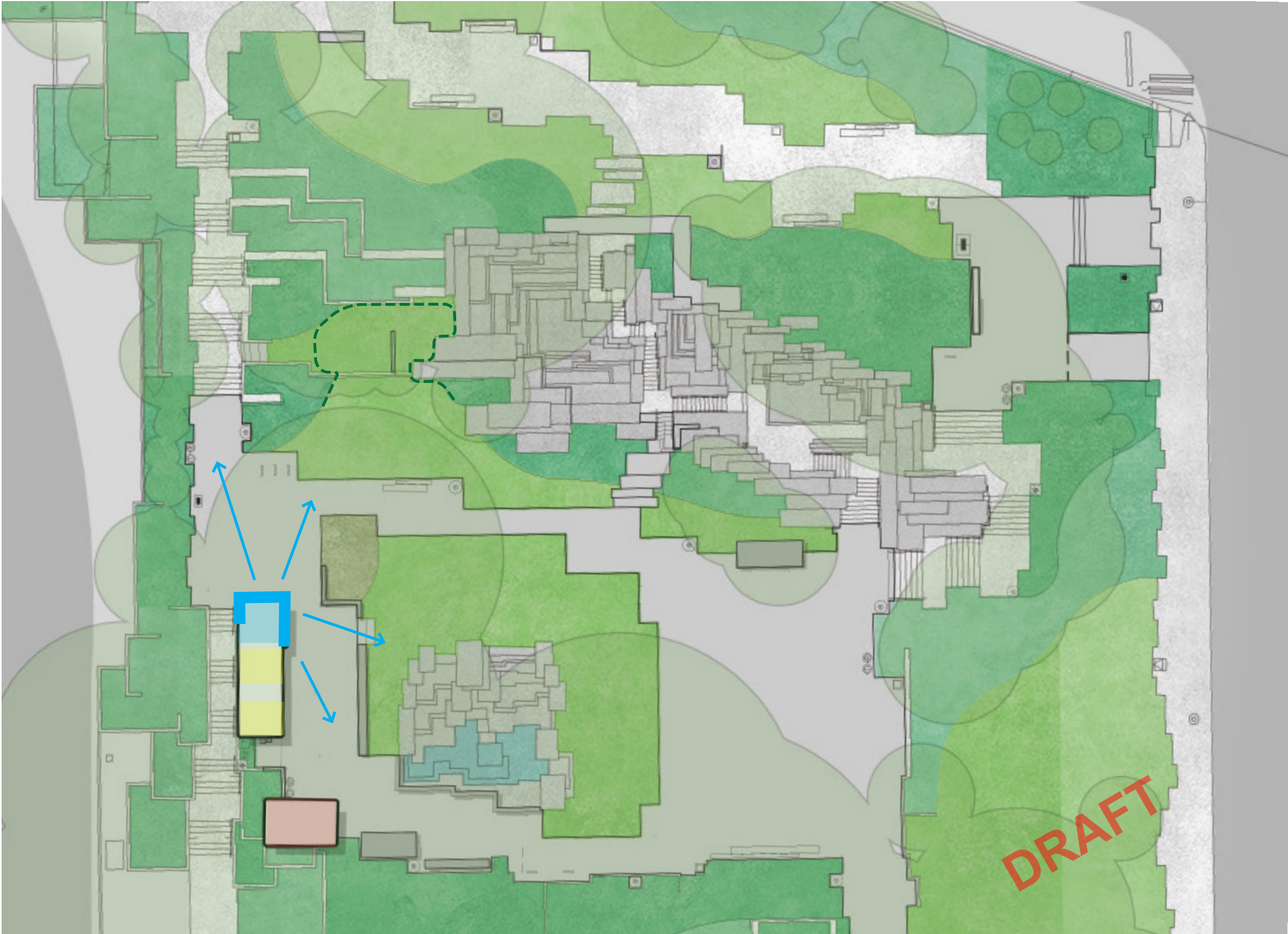
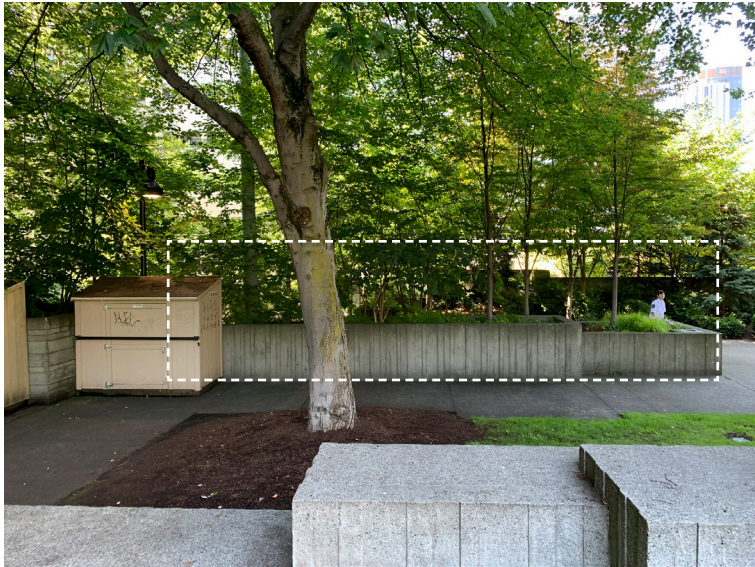


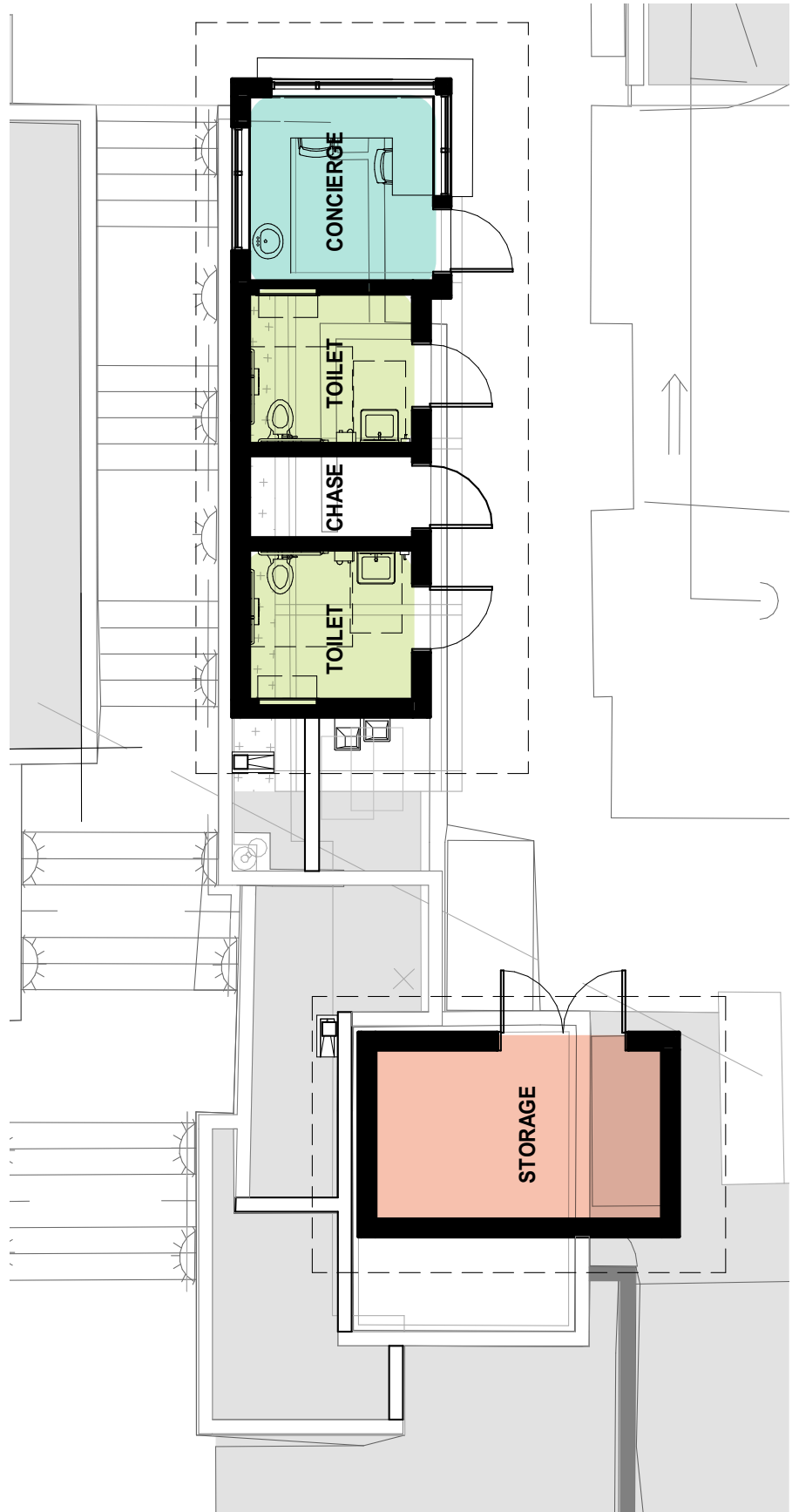
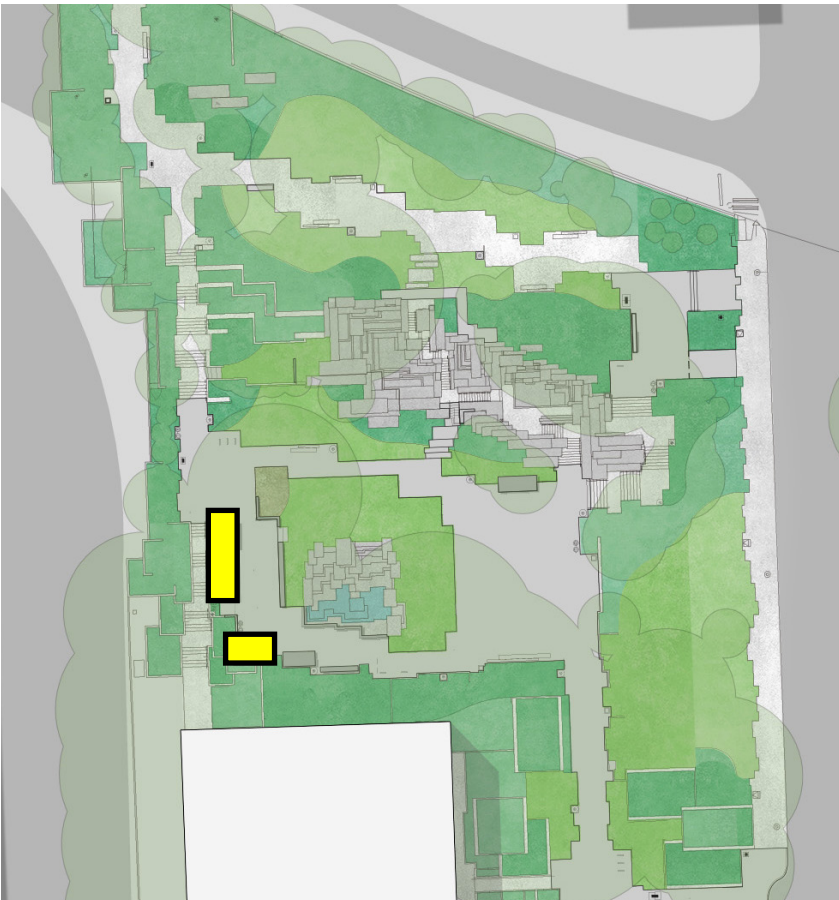
Existing



Proposed

SENECA PLAZA BUILDINGS *Design Development March 2021, updated June 2023*





Concierge space
(2) gender-neutral, SPR standard comfort stations
225 sf

Alteration and removal of existing planter walls and planting

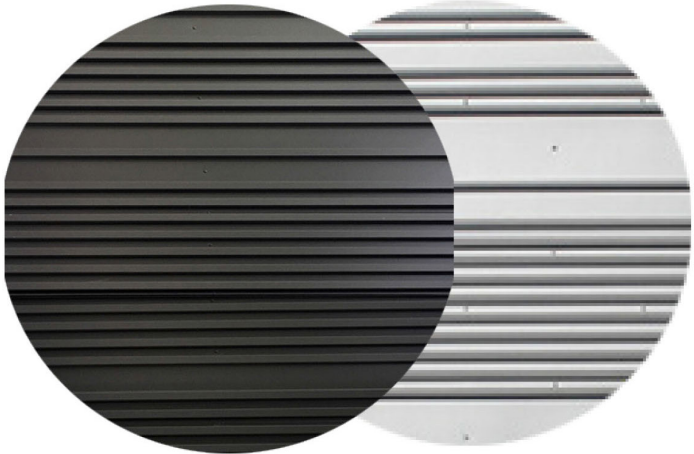
Storage for park programming equipment and supplies
113 sf

Alteration and removal of existing planter walls and planting

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board form concrete

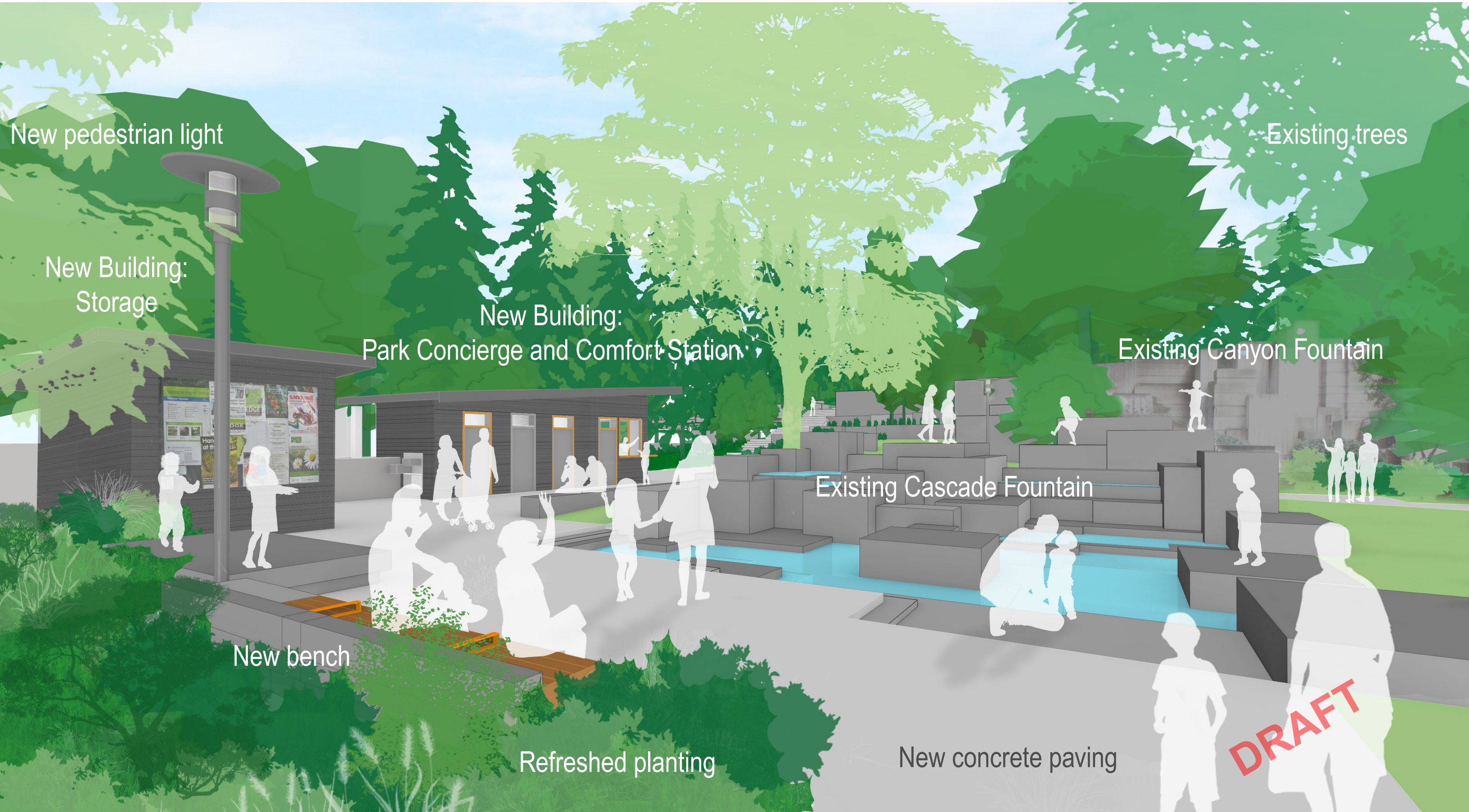


metal panel

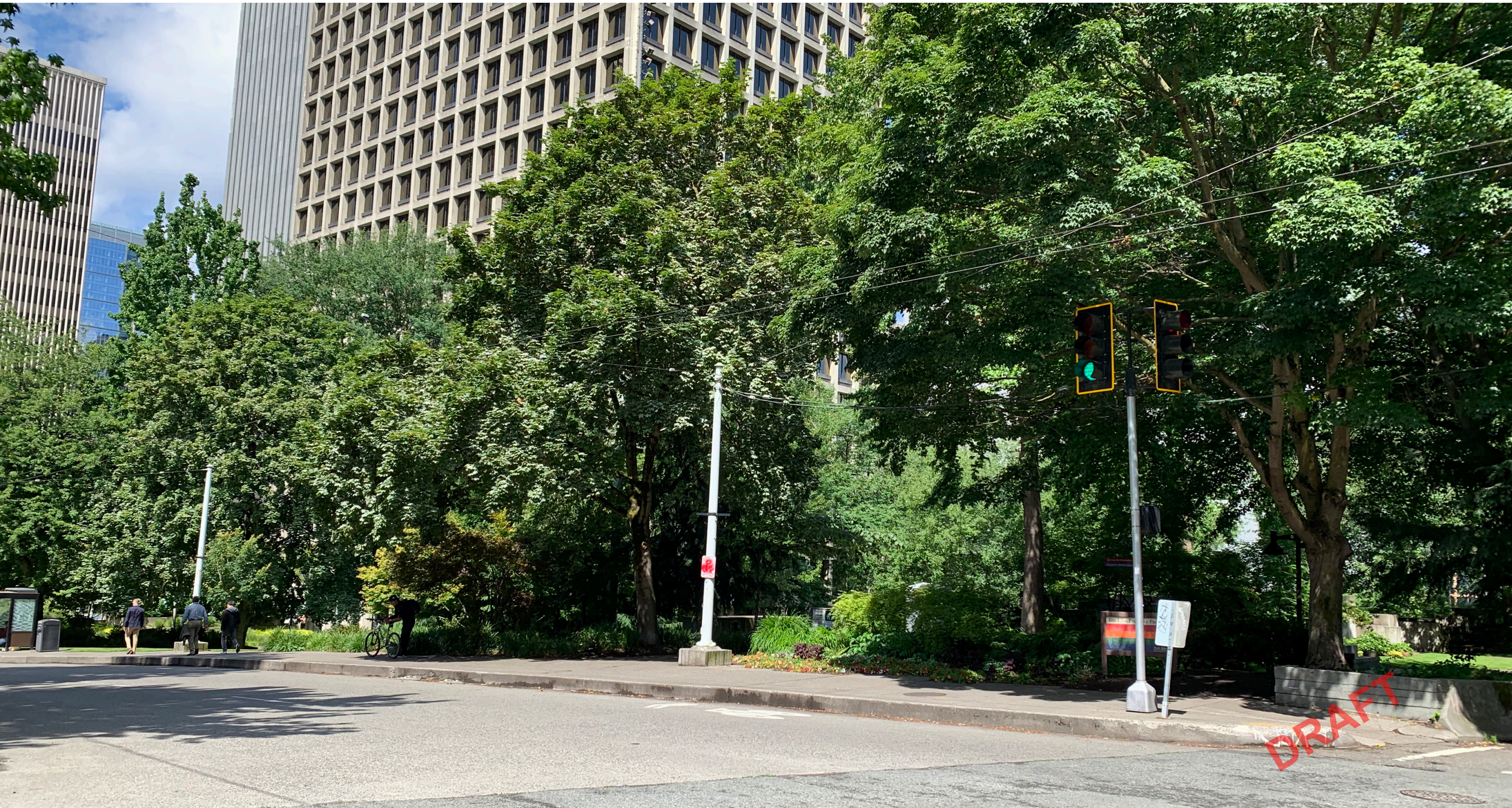


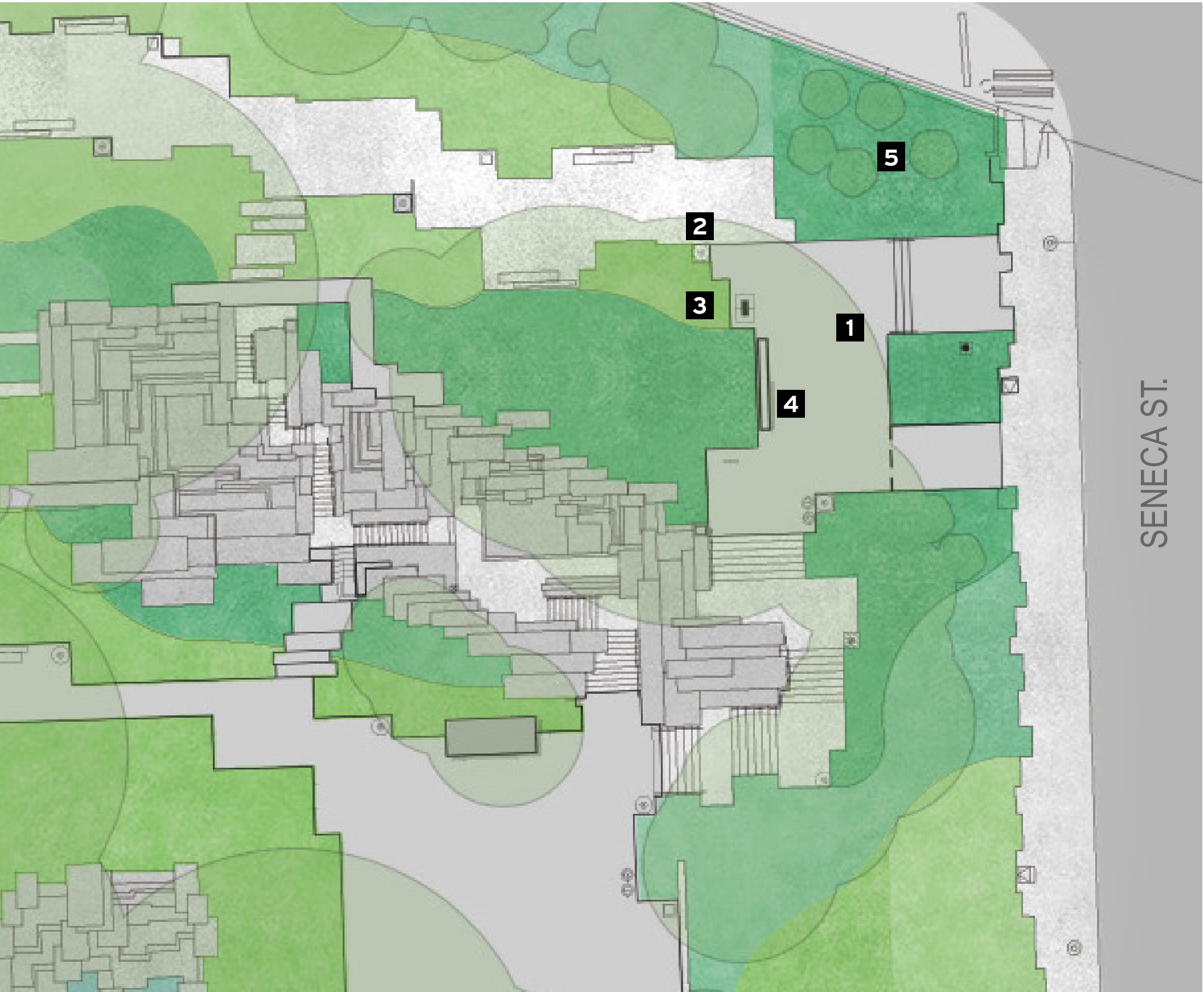
metal soffit panel

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UPPER SENECA ENTRANCE



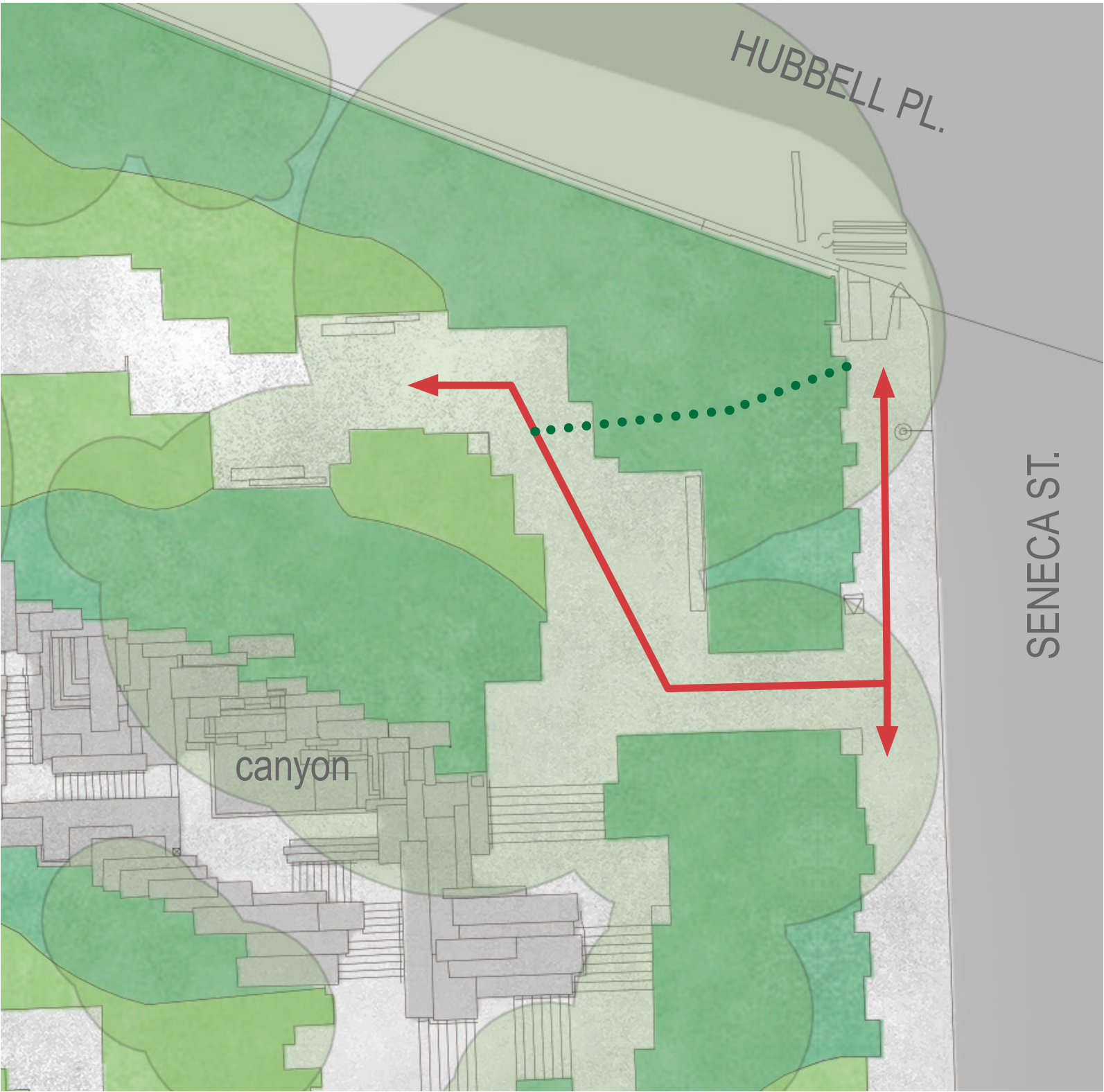


OVERVIEW

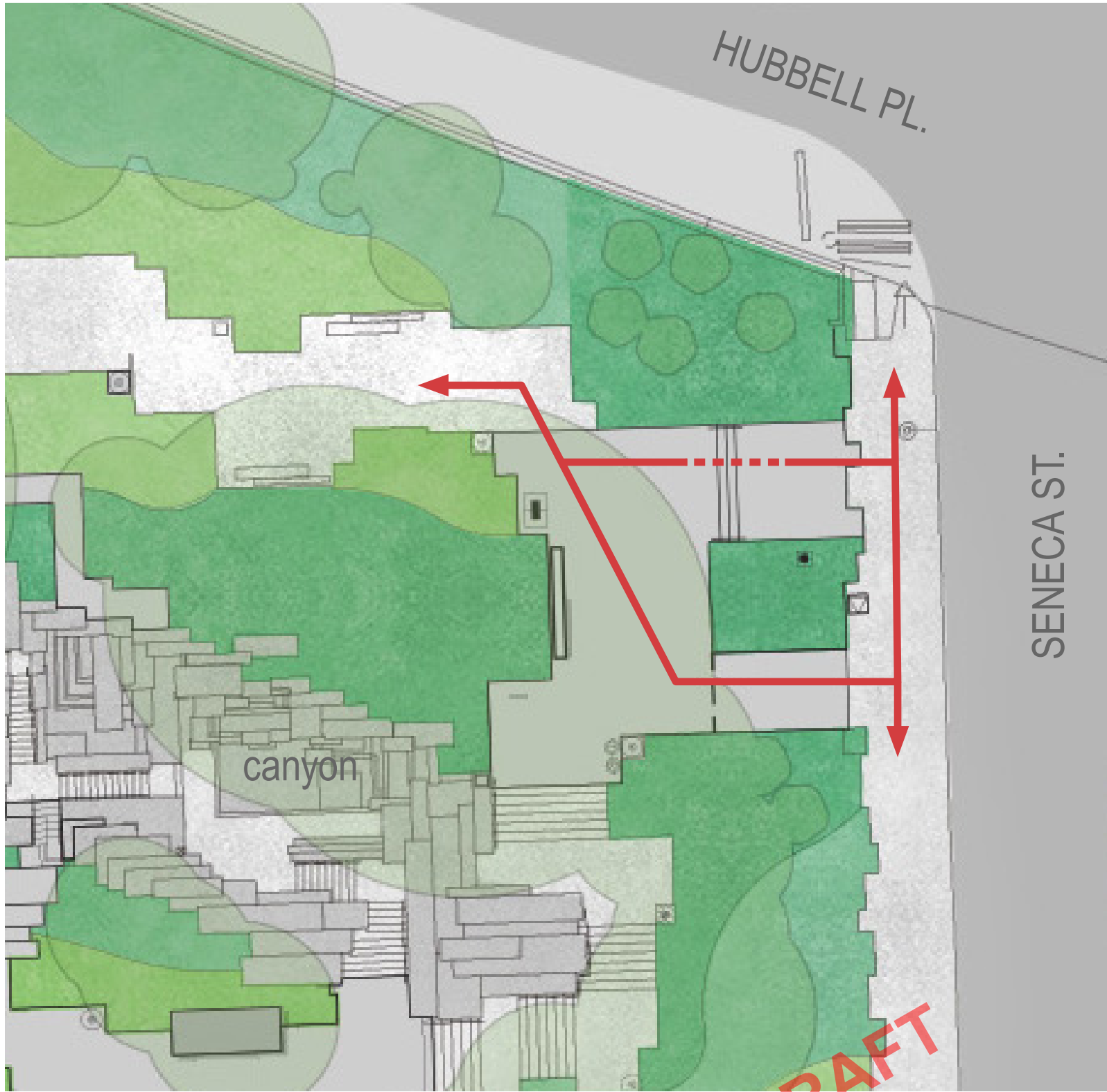
- 1** New plaza paving & stair with direct path
- 2** New lighting
- 3** New signage
- 4** New seating & furnishings
- 5** Tree removal and landscape replacement

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Existing



Proposed

IMPROVEMENTS OUTSIDE PHASE 1 CORE

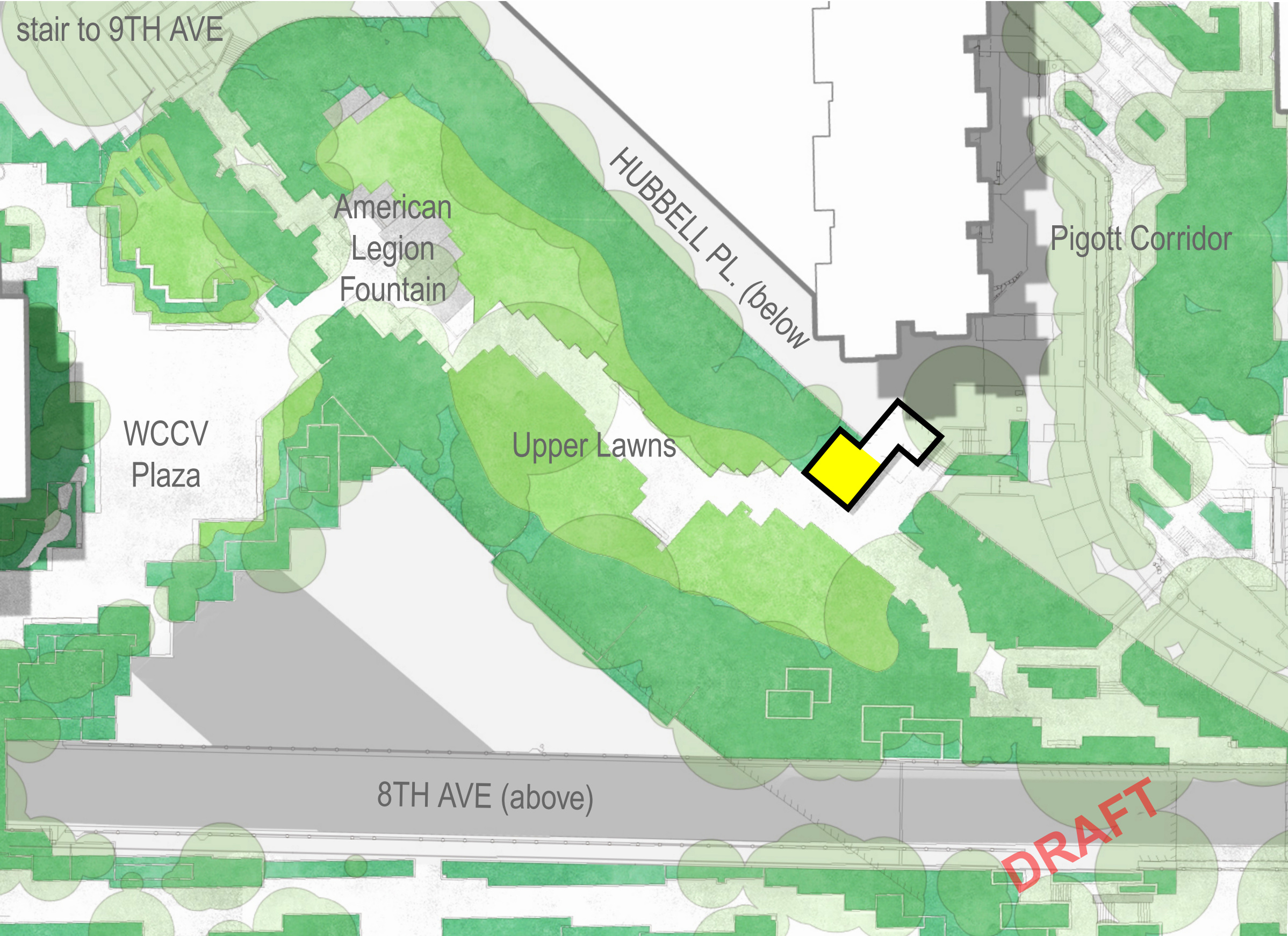
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- ◆ New sign
- New or refurbished pedestrian light*
- Refurbished mast light (original)
- New lighting at “Crew Quarters” / 8th Avenue underpass

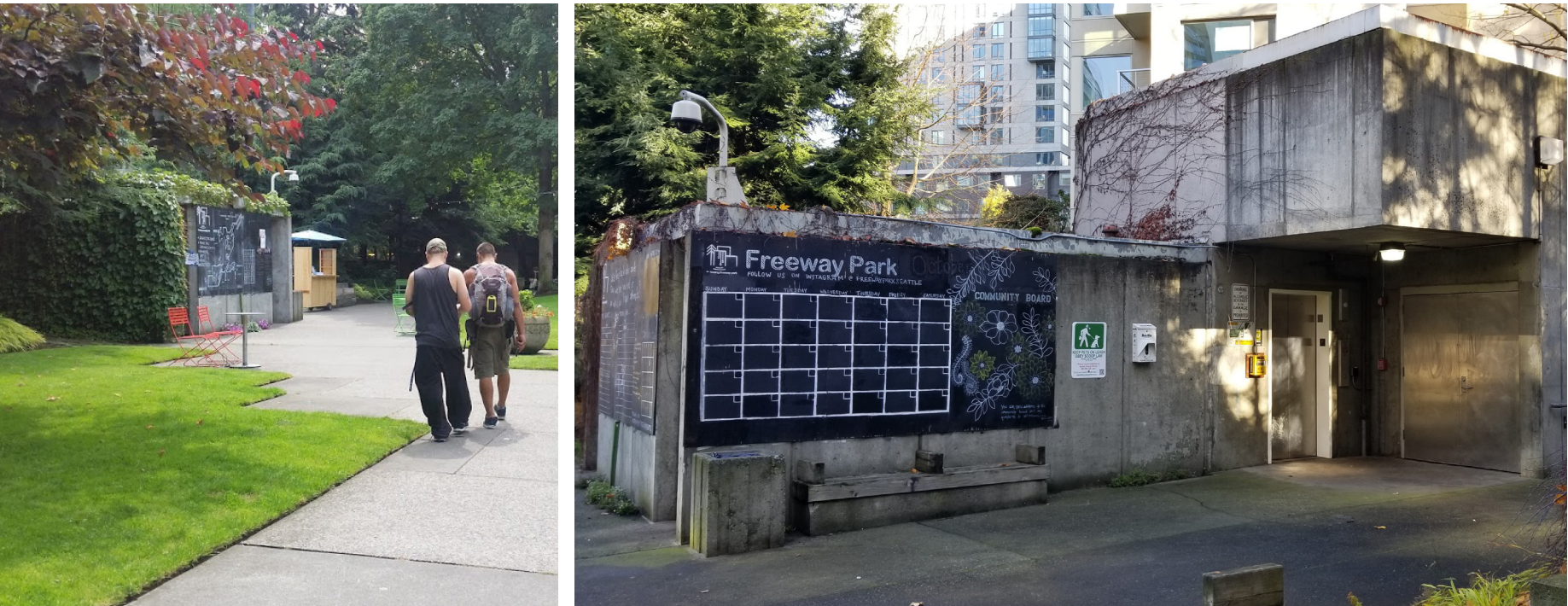
* Existing pedestrian pole lights are not part of the original park design. Modifications do not require a Certificate of Approval.

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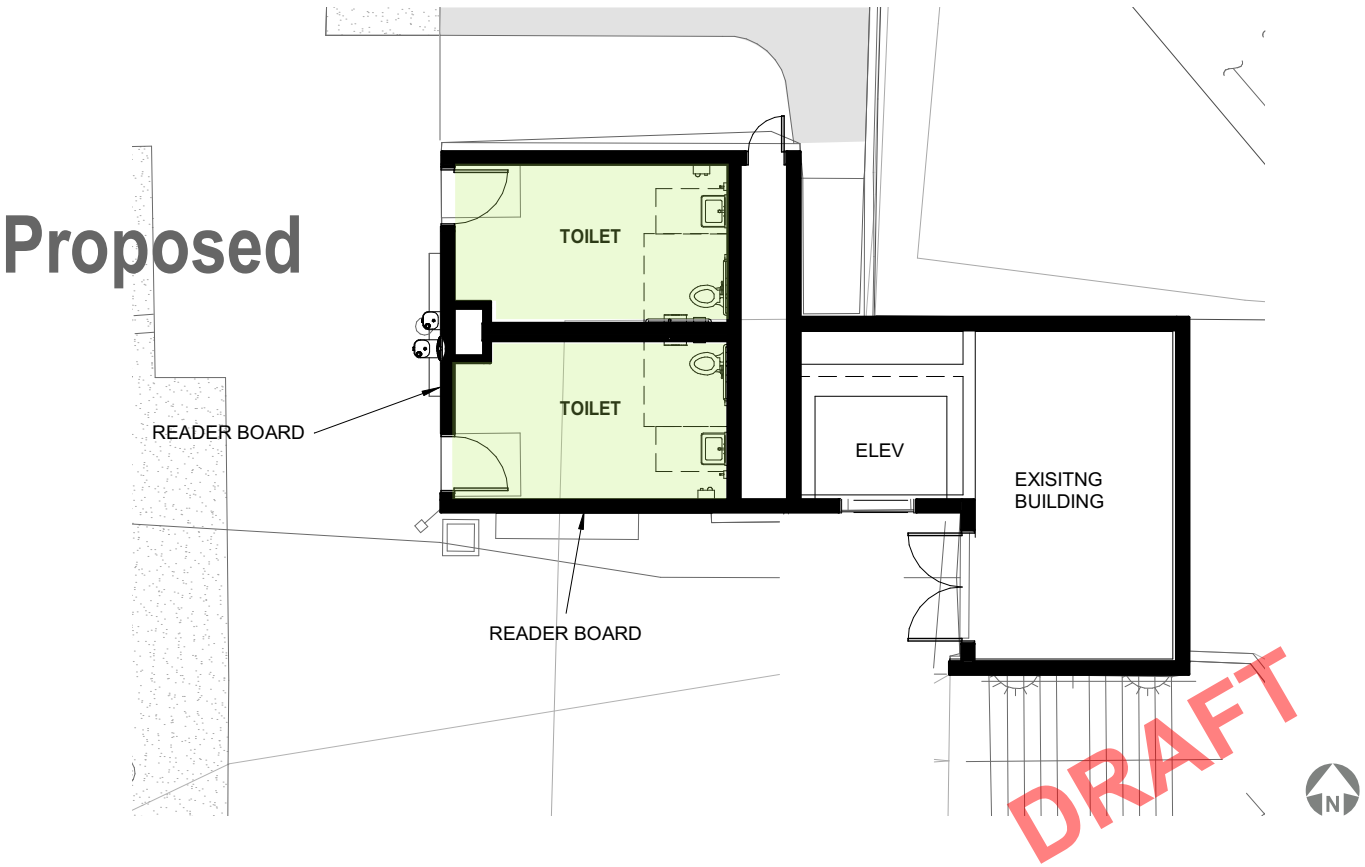
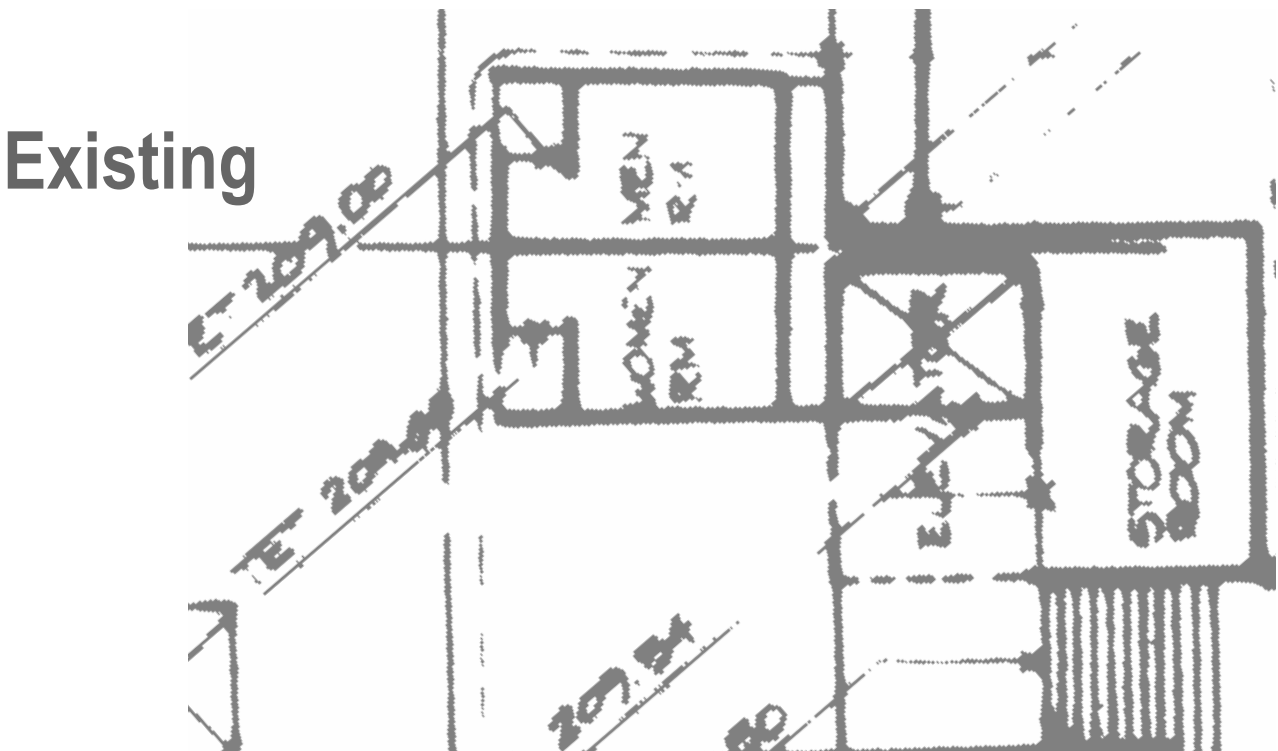
UPPER LAWNS BUILDING



UPPER LAWNS BUILDING RENOVATION *Design Development March 2021*



- (2) gender-neutral, SPR standard comfort stations
- Concierge or storage space (in progress, not shown)
- Drinking fountain
- Community posting boards





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