PIER 58 60% DESIGN

SEATTLE DESIGN COMMISSION

JANUARY 7TH, 2021

JAMES
CORNER
FIELD
OPERATIONS

PIER 58 60% DESIGN COMMISSION
PRESENTATION OUTLINE

INTRODUCTION

- PROJECT TEAM
- TIMELINE

APPROACH

- COMMUNITY ENGAGEMENT
- OVERARCHING DESIGN GOALS
    - CITY WIDE CONNECTIONS
    - PIER DESIGN GOALS
    - ADJACENT PROJECTS

BACKGROUND

- REVIEW OF 30% DESIGN
- SUMMARY OF 30% SDC APPROVAL AND FEEDBACK
- DESIGN PROGRESSION POST 30% DESIGN

PIER 58 PROGRAM + DESIGN

- SOUTH BAR
    - FITZGERALD FOUNTAIN
    - EAST GROVE
    - WEST LAWN
- CENTRAL GATHERING SPACE
- NEAR-SHORE OPEN WATER AREA
- WESTERN WATER'S EDGE
- PLAY AREA PREVIEW
- PROGRAMING

- TELLING MEANINGFUL STORIES
    - PAVING
    - FURNISHING
    - PLANTING

JAMES
CORNER
FIELD
OPERATIONS

INTRODUCTION

JAMES
CORNER
FIELD
OPERATIONS

INTRODUCTION
PROJECT TEAM

OFFICE OF THE WATERFRONT AND CIVIC PROJECTS

FRIENDS OF THE WATERFRONT

SEATTLE PARKS AND RECREATION

DRAGONFLY

JMB CONSULTING

LAND MORPHOLOGY

WSP

DARK LIGHT

VALERIE SEGREST

JACOBS

VIC EKLAND

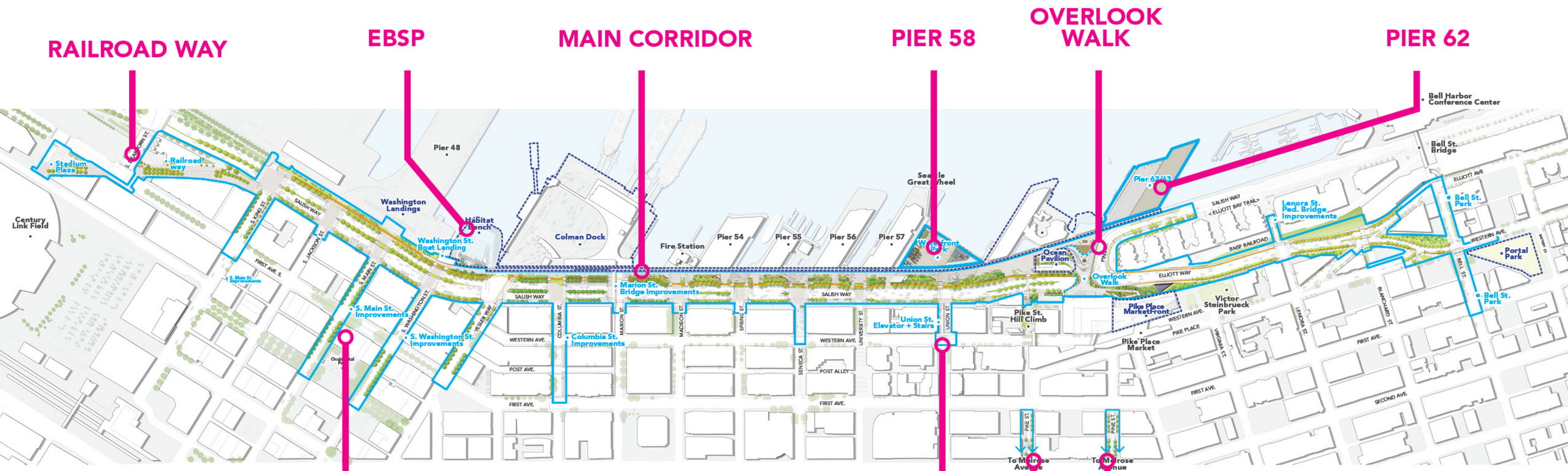
JAMES CORNER FIELD OPERATIONS

SDOT

SEATTLE OFFICE OF ARTS & CULTURE

JAMES
CORNER
FIELD
OPERATIONS

INTRODUCTION
WATERFRONT PROGRAM



JAMES CORNER FIELD OPERATIONS

APPROACH

JAMES
CORNER
FIELD
OPERATIONS

APPROACH
COMMUNITY ENGAGEMENT



2011 PUBLIC EVENT



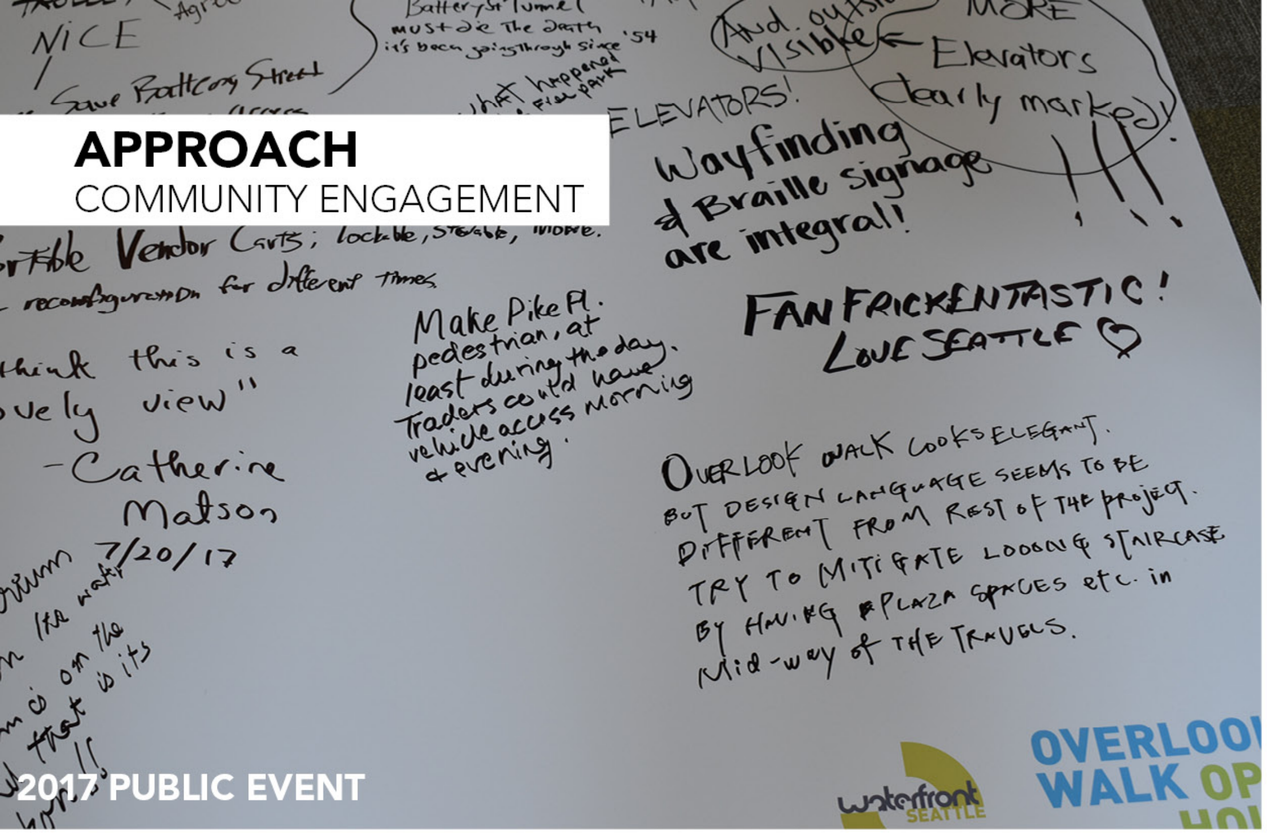
2012 PUBLIC EVENT

places

LOOKING FORWARD WHERE DO YOU MOST WANT TO BE ON THE WATERFRONT



APPROACH
COMMUNITY ENGAGEMENT









APPROACH

COMMUNITY ENGAGEMENT: WHAT WE HEARD IN 2020

BE A SPACE THAT IS WELCOMING FOR ALL AGES, ALL MOBILITIES, AND ALL COMMUNITIES

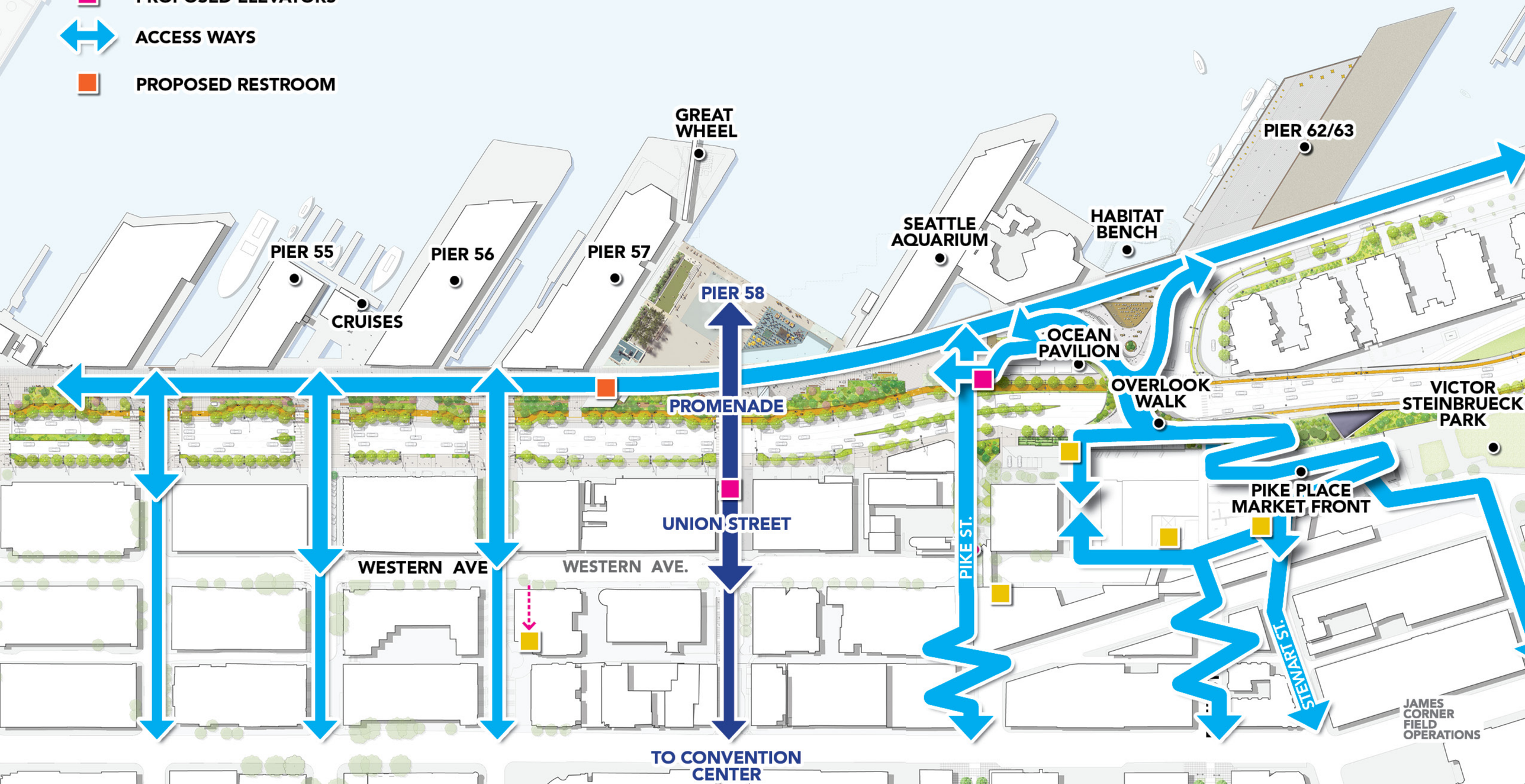
ENCOURAGE THE USE OF NATURAL MATERIALS AND ADDITIONAL GREENERY

PROVIDE SHADE AND VERSATILE SEATING WHERE YOU CAN FACE EACH OTHER AND HAVE OUTWARD VIEWS TO THE CITY AND SALISH SEA

ADDRESS CONCERNS ABOUT SAFETY AND HOW THE SPACE WILL BE USED

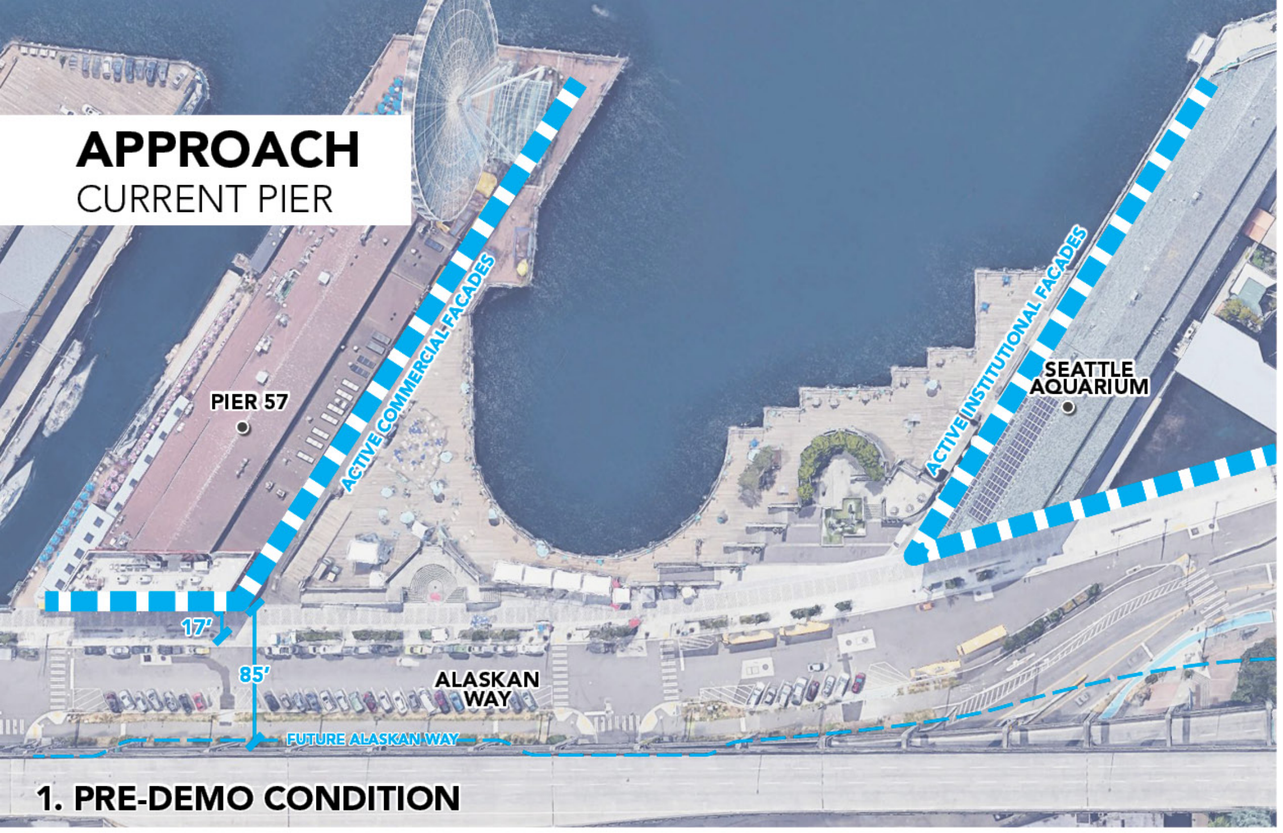
APPROACH
PROVIDING NEW CONNECTIONS

- EXISTING ELEVATORS
- PROPOSED ELEVATORS
- ACCESS WAYS
- PROPOSED RESTROOM

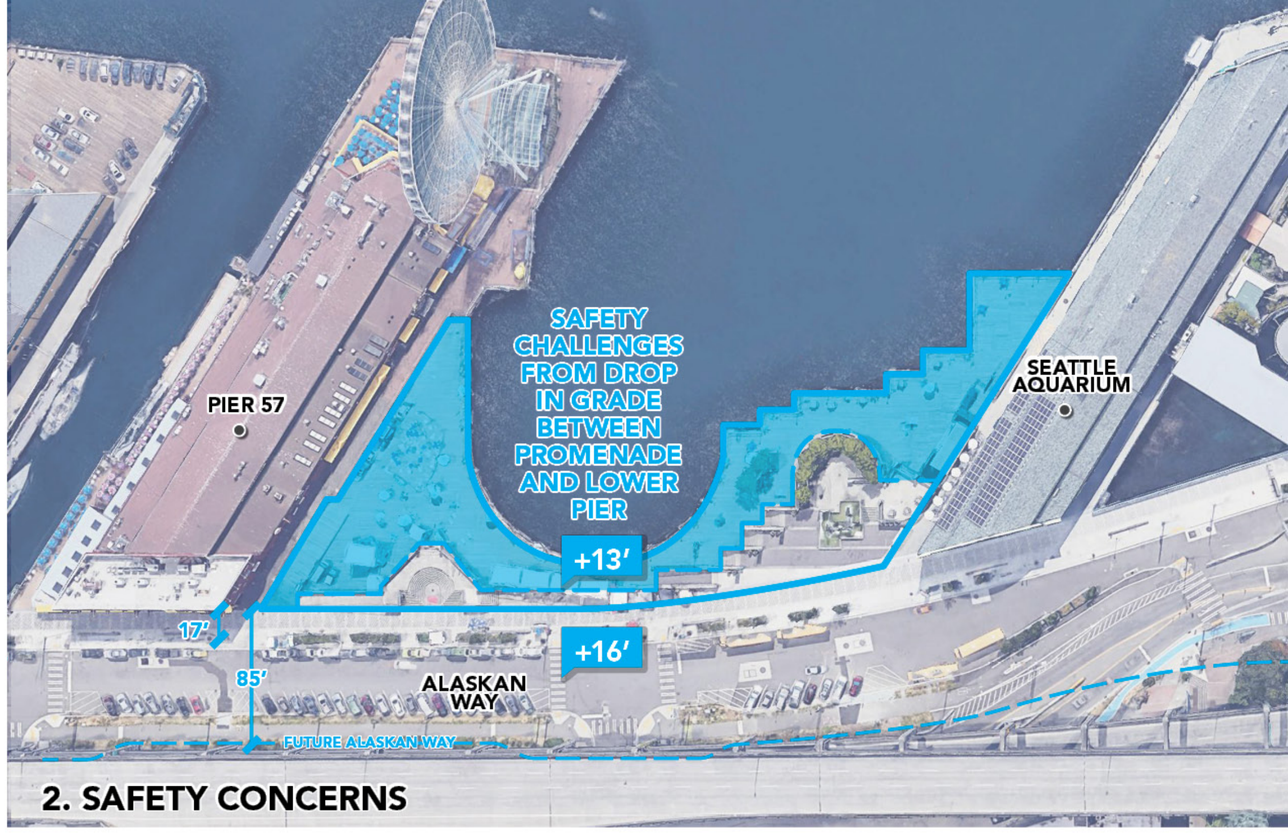


APPROACH
CENTRAL PUBLIC OPEN SPACE





1. PRE-DEMO CONDITION



2. SAFETY CONCERNS



3. STRUCTURAL PIER FAILINGS



4. PIER DEMOLITION

APPROACH
DESIGN OBJECTIVES



FUTURE PIER LINE

PIER 57

REORIENT VIEWS TO THE BAY

PROVIDE MORE NEARSHORE OPEN WATER HABITAT

SEATTLE AQUARIUM

EBSP SALMON CORRIDOR

17′

85′

ALASKAN WAY

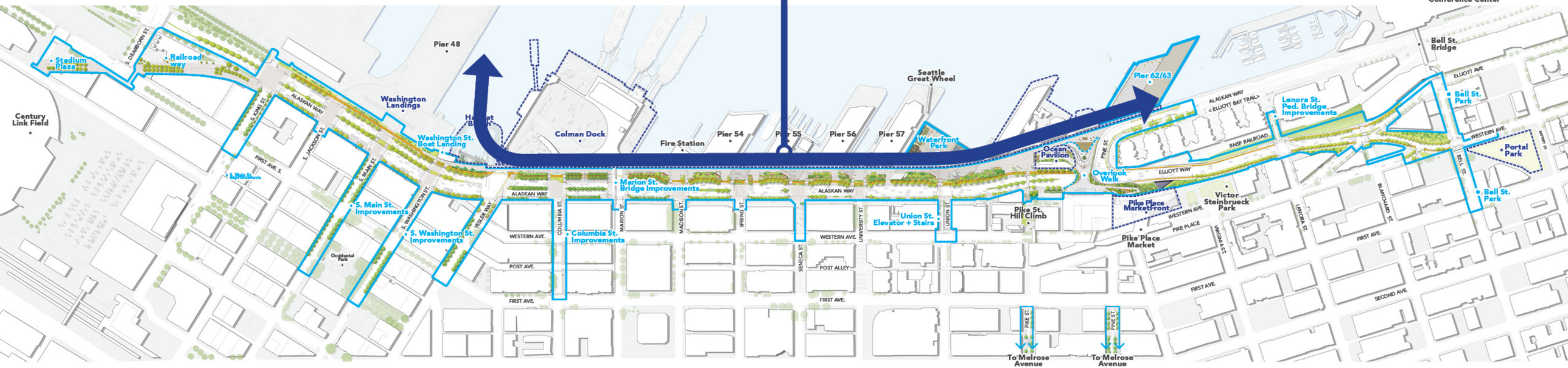
FUTURE ALASKAN WAY

JAMES CORNER FIELD OPERATIONS

DESIGN REFINEMENT (2014-2020)

INTEGRATION WITH SALMON CORRIDOR

ELLIOTT BAY SEA WALL REPLACEMENT SALMON CORRIDOR







JAMES CORNER FIELD OPERATIONS

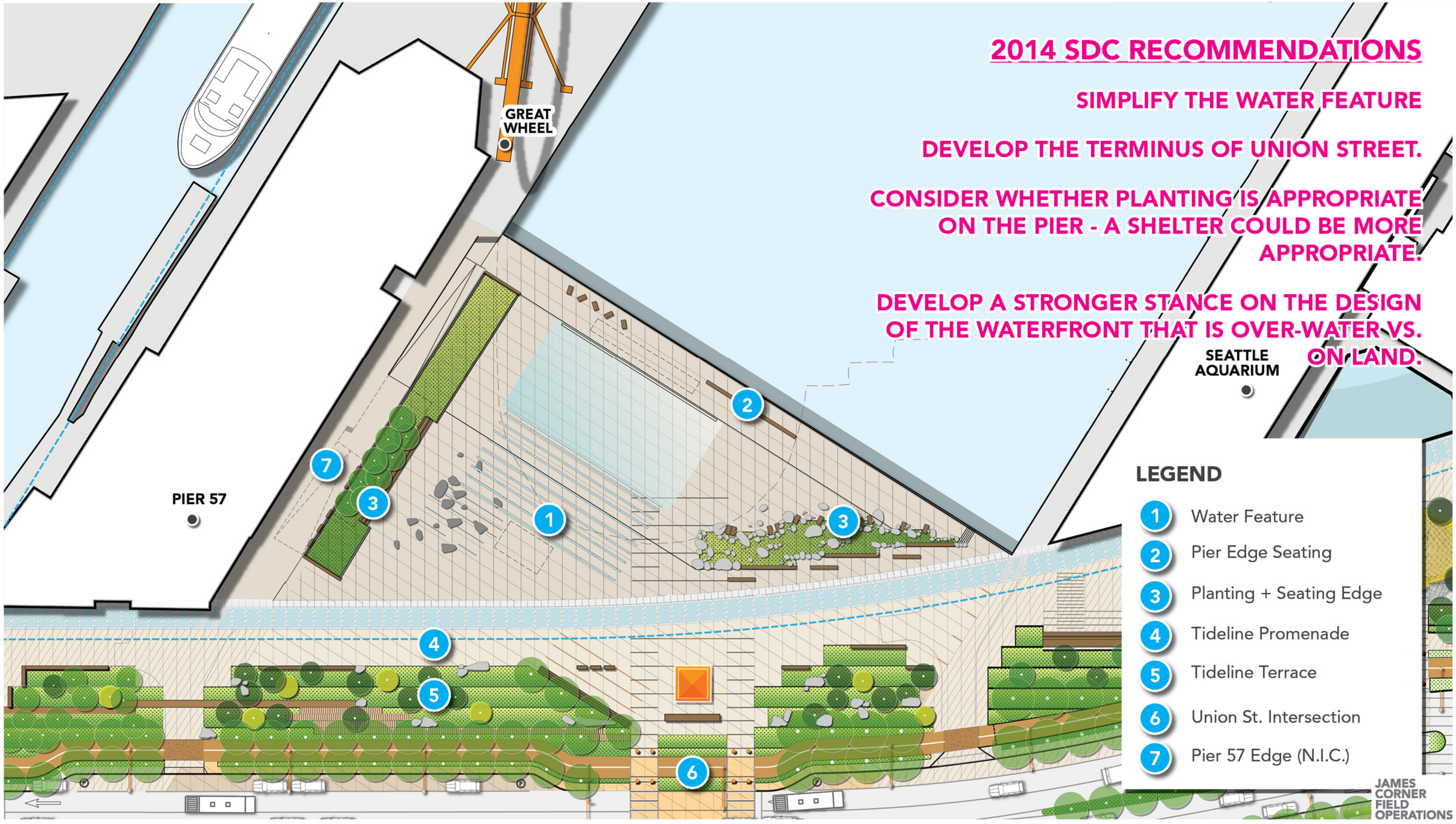
PIER 58

30% DESIGN (2014)

JAMES
CORNER
FIELD
OPERATIONS

30% DESIGN (2014)

DESIGN



2014 SDC RECOMMENDATIONS

SIMPLIFY THE WATER FEATURE

DEVELOP THE TERMINUS OF UNION STREET.

CONSIDER WHETHER PLANTING IS APPROPRIATE ON THE PIER - A SHELTER COULD BE MORE APPROPRIATE.

DEVELOP A STRONGER STANCE ON THE DESIGN OF THE WATERFRONT THAT IS OVER-WATER VS. ON LAND.

DESIGN REFINEMENT

2014-: 2021

GRADE FLATTENED FOR HABITAT AND SEA LEVEL RISE BENEFITS → +16'

INCLUSION OF ELECTRICAL CABINET

ELIMINATE ACCESSIBLE FOUNTAIN OVER WATER →

INNER HARBOR LINE

-20'

-10'

+16'

SALMON CORRIDOR

+16'

ADDITION OF CONCIERGE/ RR FACILITY ON PROMENADE →

CONSIDERATION OF NEAR-SHORE SHALLOW WATER

CONSULTATION WITH AQUATIC SCIENTISTS ON IMPROVING HABITAT

SHIFT OF KIOSK NORTH OF INTERSECTION

JAMES CORNER FIELD OPERATIONS

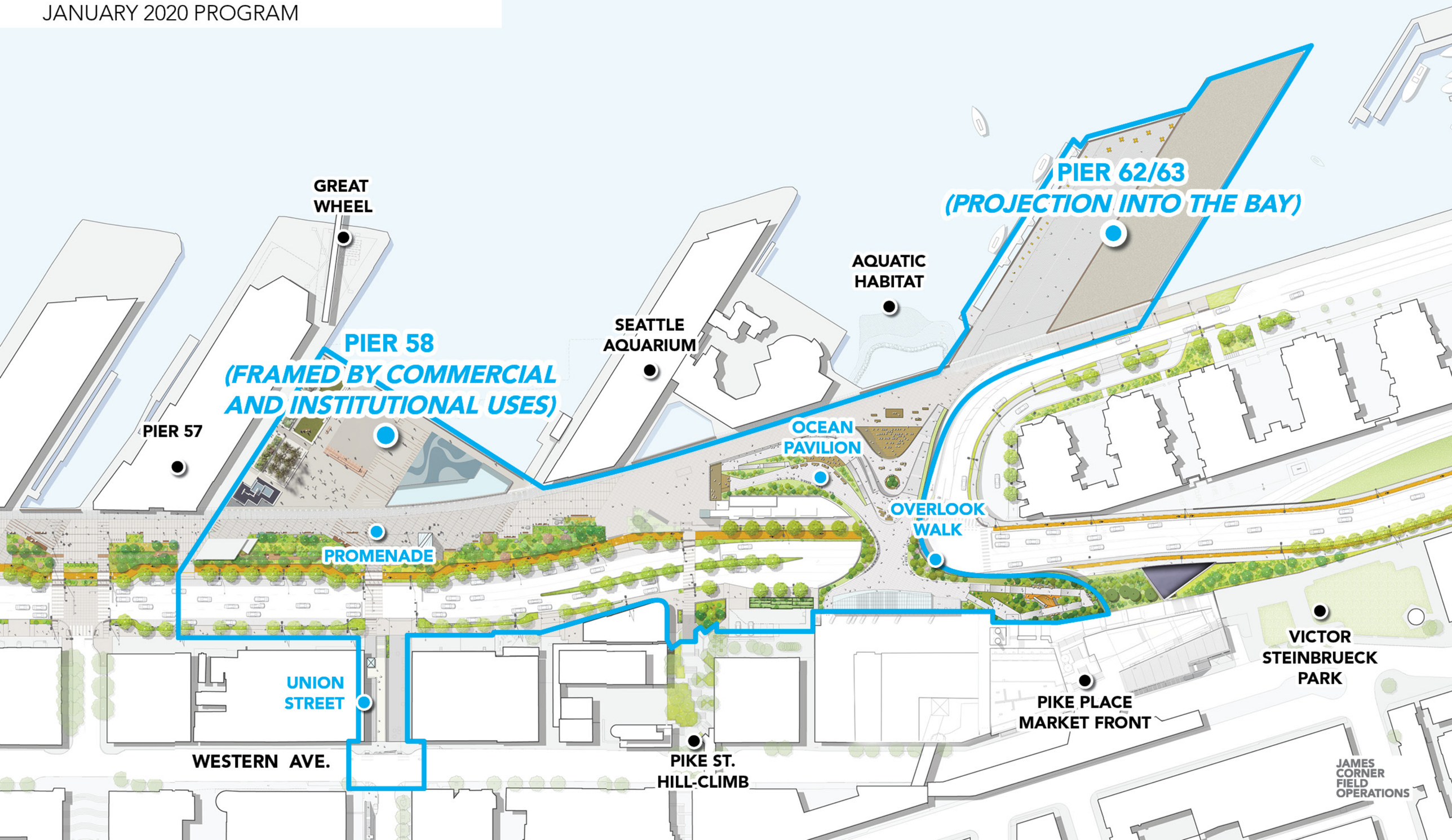
PIER 58 60%

PROGRAMING + DESIGN

JAMES
CORNER
FIELD
OPERATIONS

CENTRAL PUBLIC OPEN SPACE

JANUARY 2020 PROGRAM



PIER 58
PROPOSED 60% DESIGN

1. **GROVE + LAWN**
2. **FITZGERALD FOUNTAIN**
   - FOUNTAIN BASIN:
   - SPILL OUT SPACE:
3. **OPEN AREA**
4. **WATER'S EDGE**
5. **PLAY AREA**
6. **NEAR-SHORE OPENING**

PIER 57

SEATTLE AQUARIUM

CONCIERGE + MECH.

JAMES CORNER FIELD OPERATIONS

PIER 58
PROPOSED 60% DESIGN

KIOSK

OPEN WATER

PLAYGROUND (IN DEVELOPMENT)

PIER SLIP BENCH

CONCIERGE + RESTROOM

FITZGERALD WATER FEATURE

GROVE

GATHERING AREA

LAWN

PIER 57

JAMES CORNER FIELD OPERATIONS

PIER 58
SOUTH BAR

PIER 57

36'

PIER 57
APRON

+0"

PLANTING

+12"

4.5%

+36"

+0"

4.5%

PLANTING

4.5%

4.5%

+54"

+0"

FITZGERALD
FOUNTAIN

4.5%

GROVE

+36"

LAWN

+0"

+0"

SEATING

RESTROOM +
CONCIERGE

PROMENADE

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
RELOCATED FITZGERALD FOUNTAIN



+60″

+48″

+36″

+18″

PIER 57 APRON

METAL GRATING

MOVEMENT JOINT PLATE

EXISTING LIGHT PENETRATING SURFACE

PROMENADE PAVEMENT

JAMES CORNER FIELD OPERATIONS

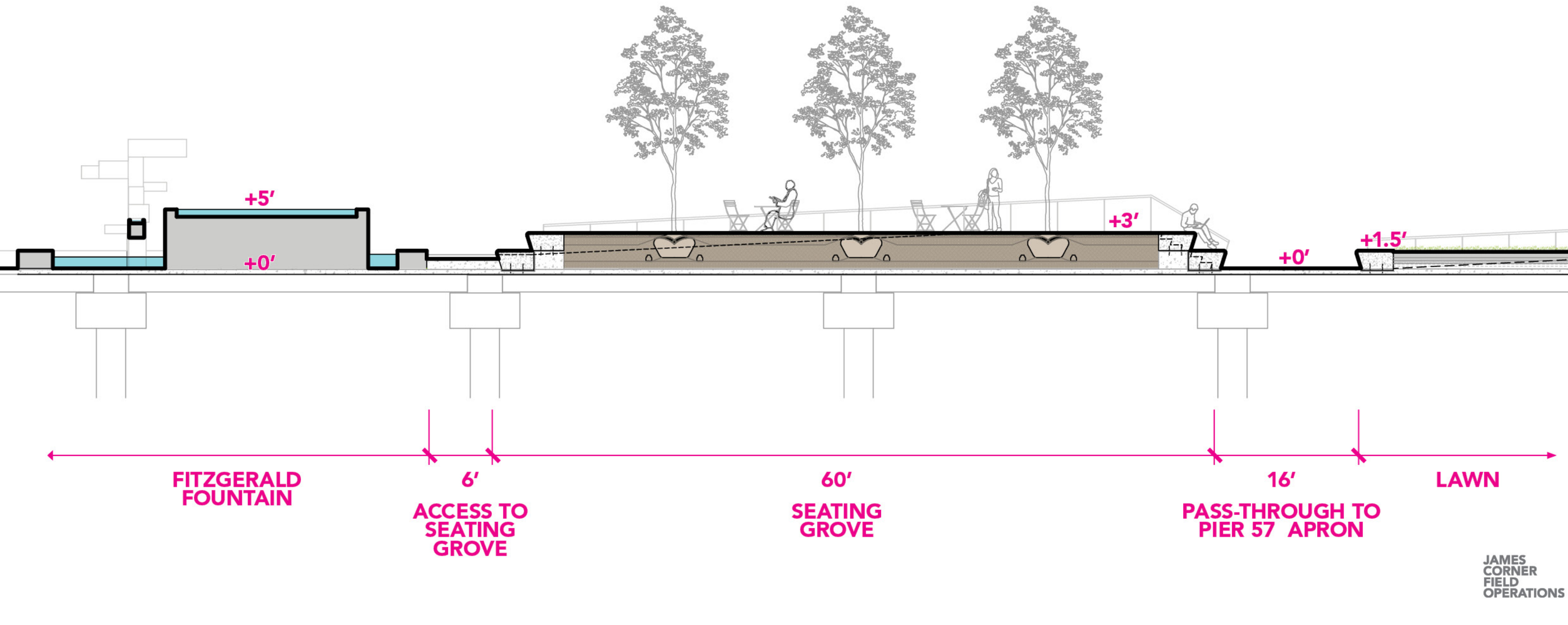
PIER 58

FITZGERALD FOUNTAIN - VIEW LOOKING WEST

JAMES
CORNER
FIELD
OPERATIONS

PIER 58

SEATING GROVE - ELEVATION LOOKING SOUTH



JAMES CORNER FIELD OPERATIONS

PIER 58

WALKWAY TO SEATING GROVE

+12″

+18″

+0″

+36″

+18″

JAMES CORNER FIELD OPERATIONS

PIER 58
SEATING GROVE

JAMES
CORNER
FIELD
OPERATIONS

PIER 58

LAWN + PASS THROUGH + STEPS

SEATING GROVE

+36″

+18″

+0″

PASS-THROUGH

+0″

+18″

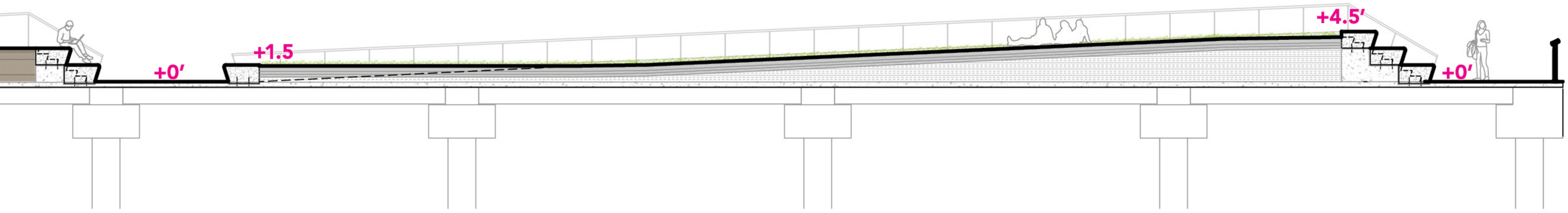
LAWN

JAMES CORNER FIELD OPERATIONS

PIER 58
PASS-THROUGH TO PIER 57

JAMES CORNER FIELD OPERATIONS

PIER 58
LAWN + STEPS



16′
PASS-THROUGH TO PIER 57 APRON

115′
LAWN + NORTH SEATING STEPS

WEST SEATING STEPS

WEST BAR

JAMES CORNER FIELD OPERATIONS

PIER 58
LAWN + STEPS

+36″

+18″

+18″

+0″

STEPS

SEATING STEP

FLAT, STABLE LAWN

WALK-WAY

JAMES CORNER FIELD OPERATIONS

PIER 58
LAWN + STEPS

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
LAWN + STEPS

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
WESTERN SEATING STEPS



JAMES CORNER FIELD OPERATIONS

PIER 58
WESTERN OVERLOOK

SAFETY LIP
FOR WHEEL
DETECTABILITY

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
CENTRAL GATHERING SPACE

PIER 57

LAWN

WEST OVERLOOK

STONE SEATING BAR

OPEN GATHERING SPACE

GROVE

PLAY GROUND

OPEN WATER

FOUNTAIN

PROMENADE

PIER SLIP BENCH

KIOSK

WELCOME FIGURES

CONCIERGE + RESTROOM

JAMES CORNER FIELD OPERATIONS

PIER 58
CENTRAL GATHERING SPACE

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
CENTRAL GATHERING SPACE

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
FRIENDS PROGRAMMING









PIER 58
MARKET EVENTS

PIER 58

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
CONCERT EVENTS

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
ACTIVE EVENTS

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
FLEXIBLE PROGRAM OPPORTUNITIES

JAMES CORNER FIELD OPERATIONS

PIER 58
WESTERN WATER'S EDGE

KIOSK

PIER SLIP BENCH

OPEN WATER

CONNECTION TO SEATTLE AQUARIUM

PLAYGROUND (IN DEVELOPMENT)

PLAYGROUND ACCESS

CONCIERGE + RESTROOM

FITZGERALD WATER FEATURE

GROVE

GATHERING AREA

STONE BLOCK SEATING

LAWN

SEATING STEPS

PIER 57

CONNECTION TO PIER 57

JAMES CORNER FIELD OPERATIONS

PIER 58
WESTERN WATER'S EDGE

PLAYGROUND
(IN DEVELOPMENT)

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
WESTERN WATER'S EDGE



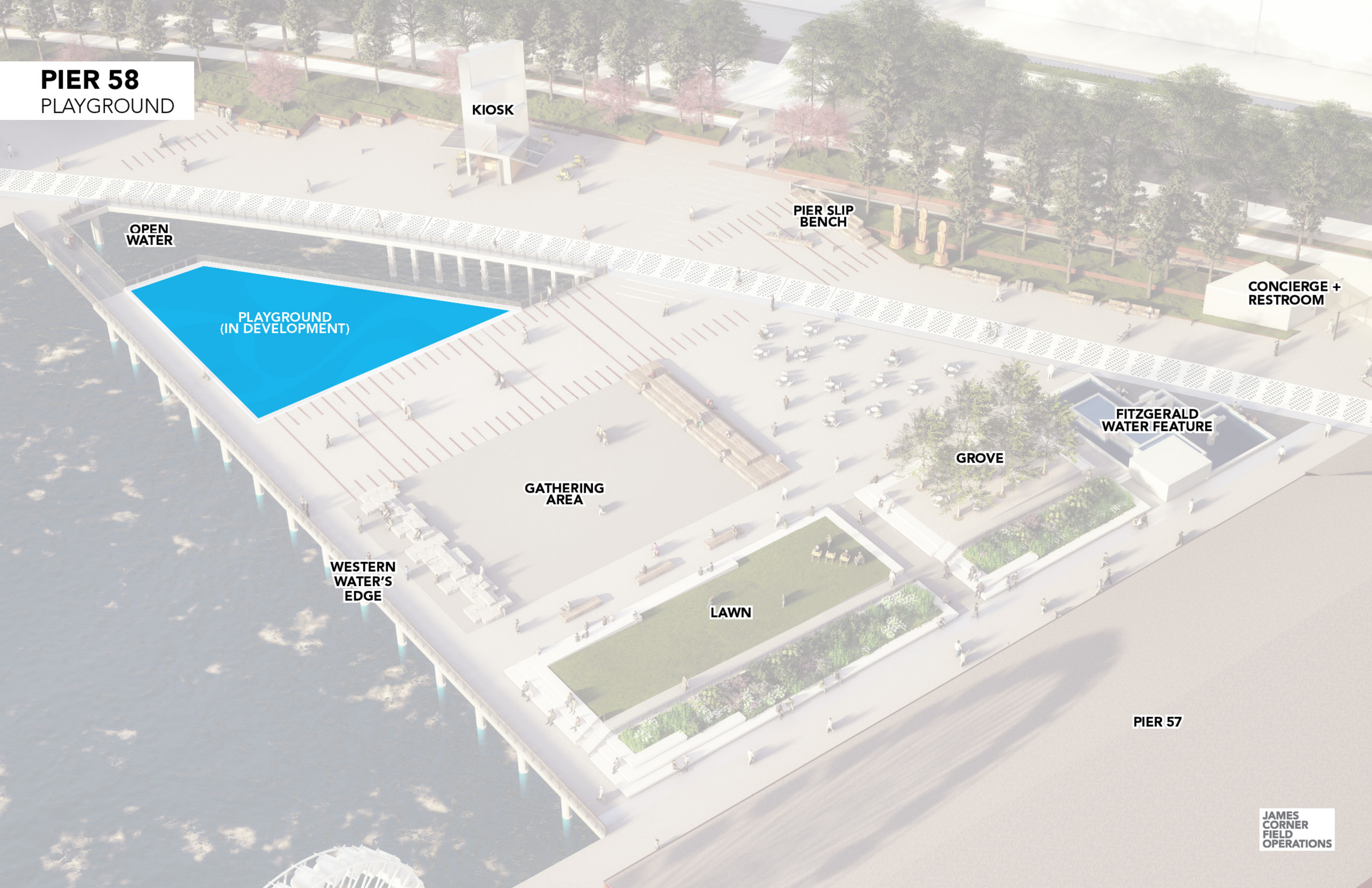
JAMES CORNER FIELD OPERATIONS

PIER 58

WESTERN WATER'S EDGE

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
PLAYGROUND



PIER 58 PLAYGROUND
DESIGN BRIEF

THE DESIGN OF THE PLAY SPACE SHOULD RELATE TO:
- CONTEXT OF THE WORKING WATERFRONT,
- HISTORY, AND
- ECOLOGY

THE DESIGN SHOULD STRIVE FOR THE FOLLOWING QUALITIES:
- RELATE TO PLACE,
- FOSTER OPEN-ENDED PLAY,
- VISUALLY INTERESTING AND ALLURING,
- KINETIC,
- ENGAGING MULTIPLE SENSES AND PHYSICAL SKILLS, AND
- APPEALING TO CHILDREN OF ALL ABILITIES, INTERESTS AND AGES.

OTHER CONSIDERATIONS INCLUDE:
- CREATIVE AND EFFICIENT USE OF A TIGHT FOOTPRINT,
- USE OF LOCAL NATURAL AND RECYCLED MATERIALS,
- SAFE FOR INTENDED AGE GROUPS, AND
- EASY TO MAINTAIN.

THE DESIGN WILL NEED TO
- CONSIDER EDGES AND BOUNDARIES TO KEEP CHILDREN SAFE,
- SEATING FOR PARENTS/GUARDIANS/TEACHERS SHOULD BE PROVIDED IMMEDIATELY ADJACENT.

THE DESIGNER WILL NEED TO PROVIDE, EITHER IN-HOUSE OR THROUGH A SUB-CONSULTANT, A SAFETY REVIEW OF THE DESIGN.

JAMES
CORNER
FIELD
OPERATIONS

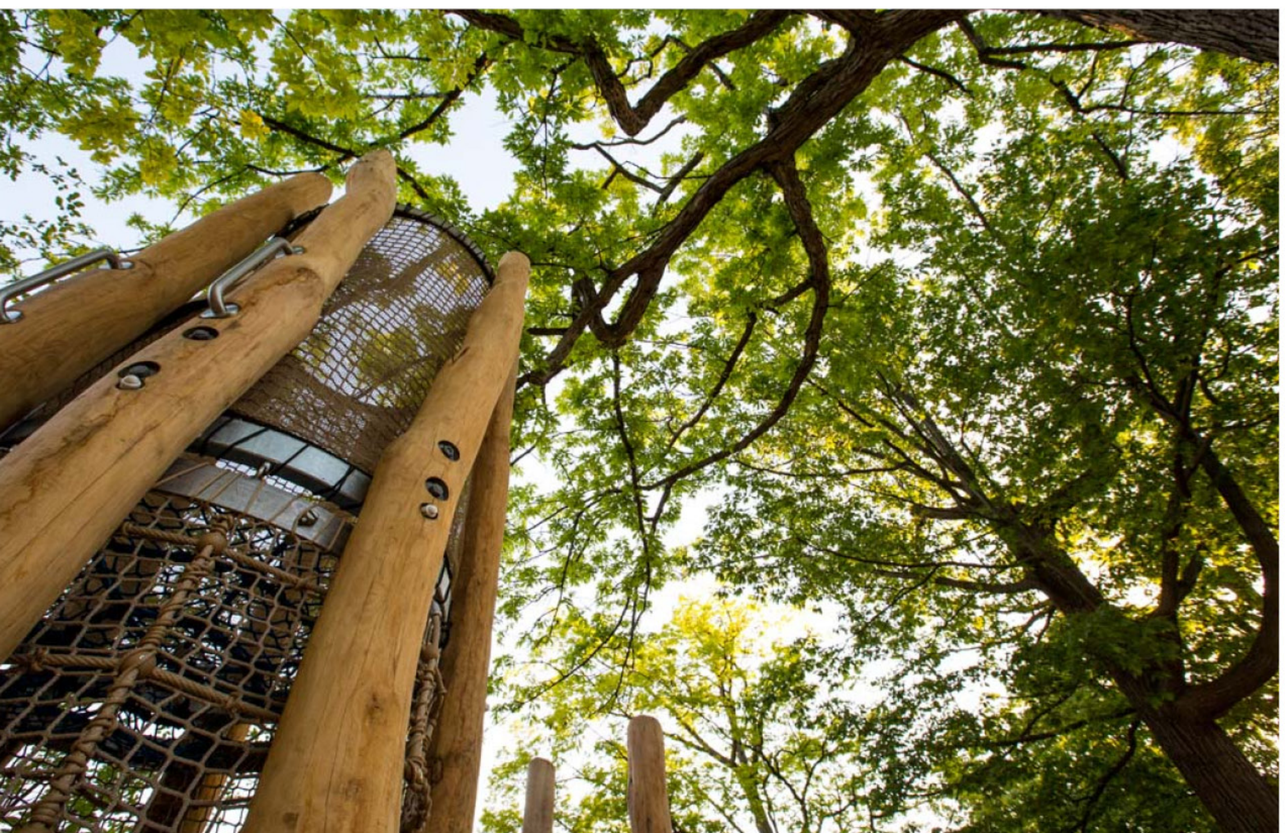
PIER 58 PLAYGROUND

EARTHSCAPE PROJECT WORK











PIER 58 PLAYGROUND

EARTHSCAPE PROJECT WORK









PIER 58 PLAYGROUND
COMMUNITY ENGAGEMENT





PIER 58 PLAYGROUND

COMMUNITY ENGAGEMENT: WHO WAS THERE

ONLINE DISPLAY ADS

- SOUTH SEATTLE EMERALD
- THE STRANGER
- DJC
- LA RAZA NW
- NORTHWEST ASIAN WEEKLY
- INTERNATIONAL EXAMINER
- PARENTMAP
- RUNTA NEWS
- SEATTLE CHINESE TIMES

CORRUGATED BOARDS

- GREEN LAKE
- MAGNUSSON
- GAS WORKS
- SEWARD
- JEFFERSON
- DONNIE CHIN INTERNATIONAL CHILDREN'S PARK
- SEATTLE AQUARIUM

E-NEWSLETTER

SOCIAL MEDIA

BLOG POSTS

FLYERING

COORDINATED BRIEFINGS

- DSA
- PARENTS FOR GREATER DOWNTOWN SEATTLE
- SHWA
- EL CENTRO DE LA RAZA / JOSE MARTI CHILD DEVELOPMENT CENTER

1,174 UNIQUE USERS VISITED THE ON-LINE OPEN HOUSE BETWEEN NOVEMBER 13 AND DECEMBER 6, 2020

PIER 58 PLAYGROUND
THEMES

PIER PILES

SHORELINE

WASHINGTON WATERS

OTHER

PIER 58 PLAYGROUND
ENGAGEMENT: FEEDBACK

USE OF VERTICAL STRUCTURES,

TRANSPARENCY TO THE VIEW OF ELLIOTT BAY FROM THE PROMENADE,

CLIMBING FEATURES AND A ROPE BRIDGE,

ELEMENTS THAT COULD PROVIDE AN EDUCATIONAL OPPORTUNITY,

VARIETY IN THE TYPE OF PLAY,

PARENTS WANT TO EASILY BE ABLE TO VISUALLY INSPECT THE ENTIRE PLAYGROUND FOR SAFETY,

SHOULD BE OF PLAY-INTEREST FOR ALL AGES, INCLUDING ADULTS



















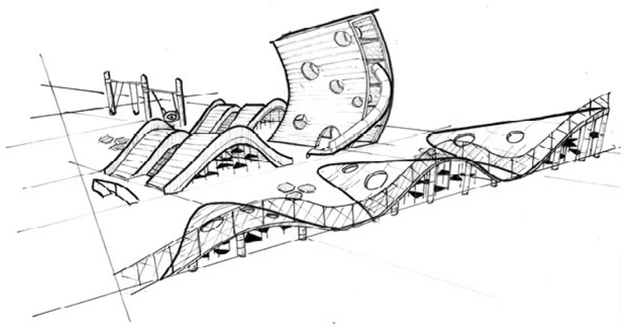


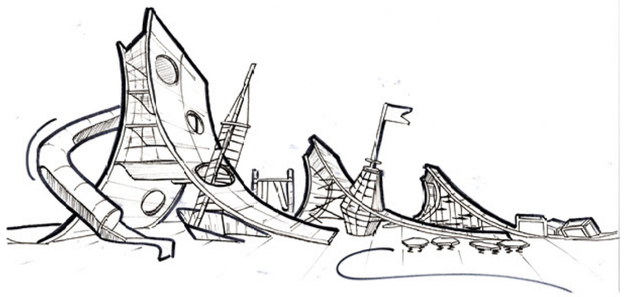


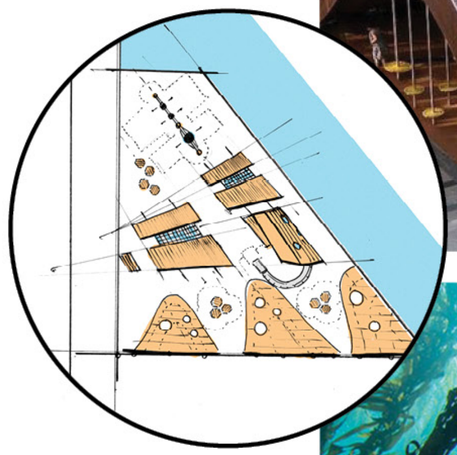


PIER 58

ABOVE + BELOW CONCEPT

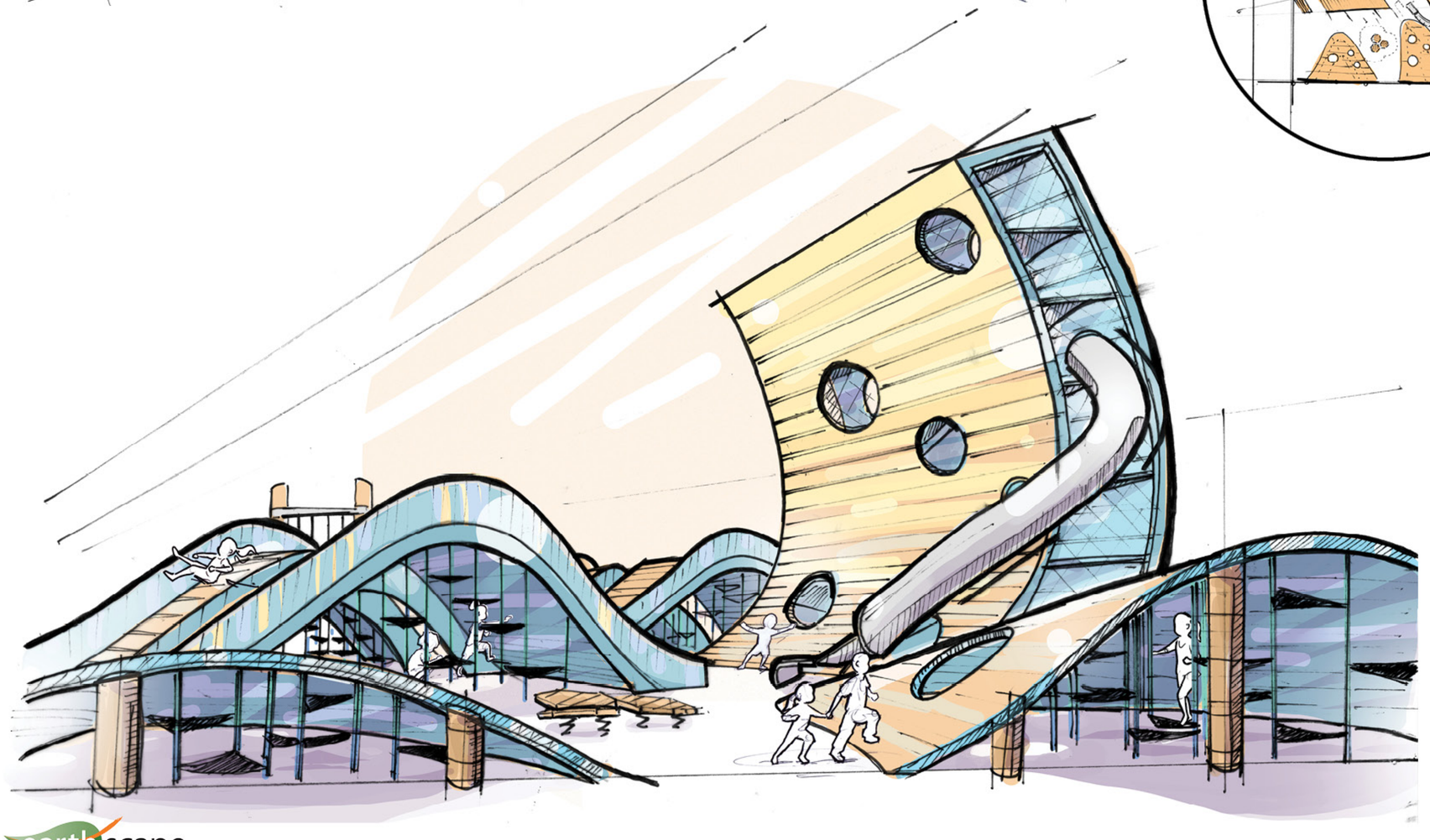












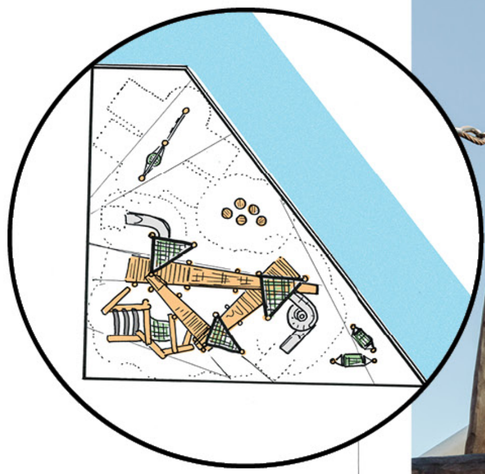


earthscape

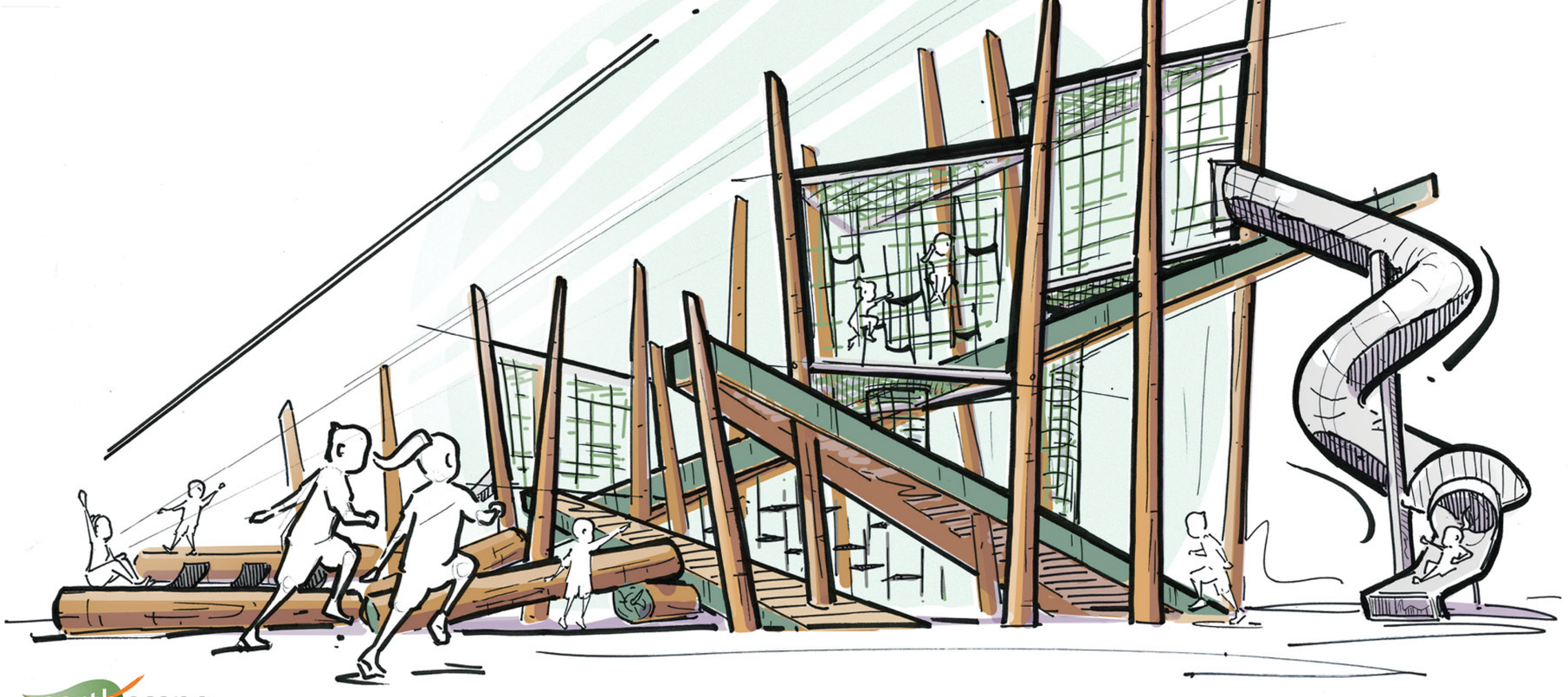
PIER 58 PLAYGROUND

PIER PILE FUN







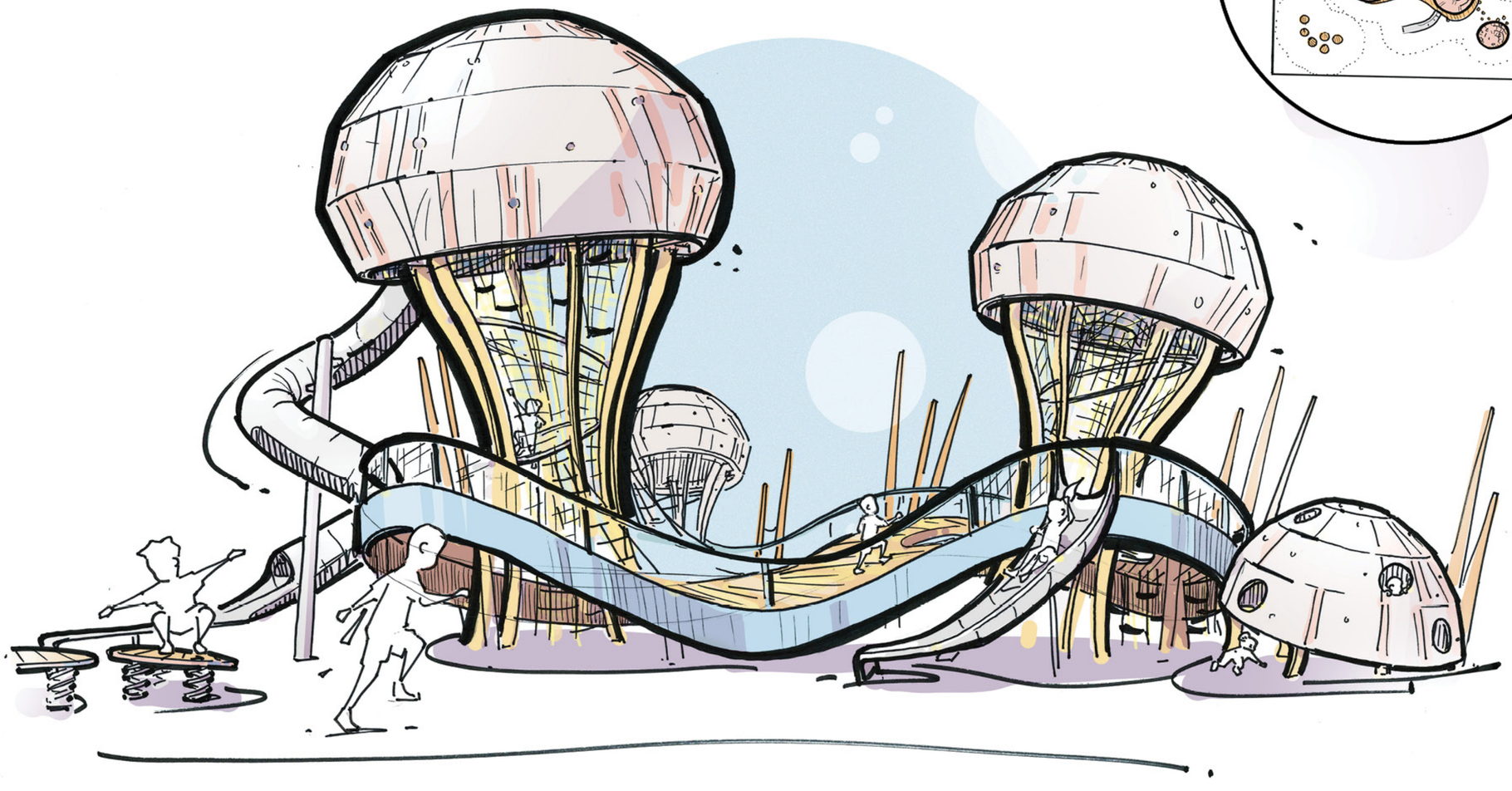


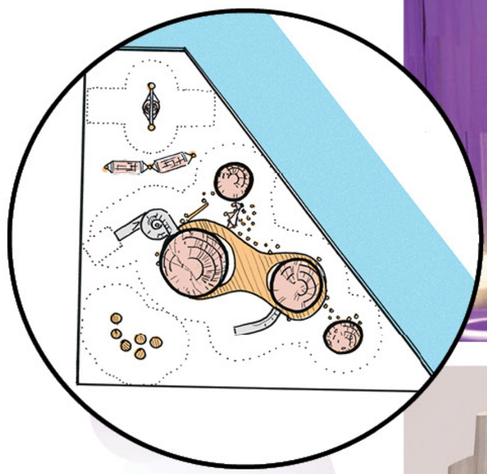


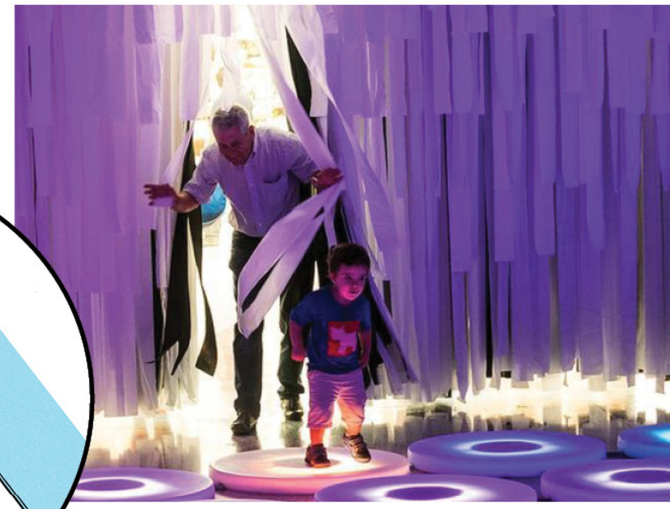
earthscape

PIER 58 PLAYGROUND

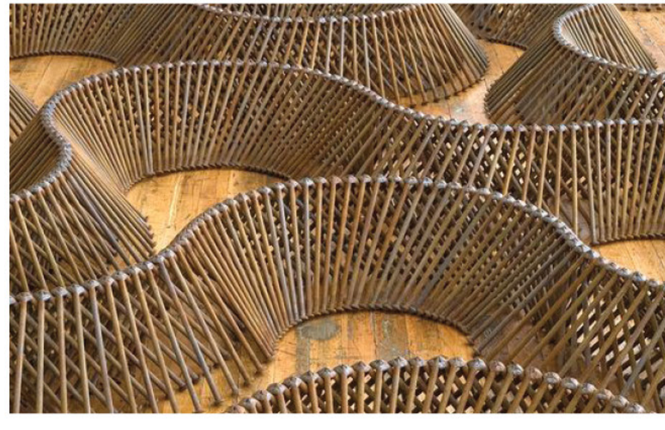
SEA DREAMS











earthscape

PIER 58 PLAYGROUND
NEXT STEPS

1. **ANOTHER ROUND OF ON-LINE OPEN HOUSES IN JANUARY 2021**

2. **ASSESS COMMUNITY INPUT AND**

3. **DEVELOP DESIGN BASED ON FEEDBACK**

4. **COORDINATE WITH STAFF FOR SDC SUB-COMMITTEE MEETING TO PROVIDE DESIGN UPDATE**

5. **PRESENT REFINED CONCEPTS AT TARGETED BRIEFINGS**

6. **PRESENT REFINED PLAYGROUND DESIGN AT PIER** 58 90% SDC REVIEW

PAVING

JAMES
CORNER
FIELD
OPERATIONS

WATERFRONT
PAVING TYPES

PIER 55

PIER 56

PIER 57

SEATTLE AQUARIUM

PIER 62

ALASKAN WAY

WESTERN

UNIVERSITY

UNION

JAMES CORNER FIELD OPERATIONS

LEGEND

- SMALL EXPOSED AGGREGATE
- LARGE EXPOSED AGGREGATE
- COLORED + SCORED
- STANDARD CITY SIDEWALK PAVEMENT
- STANDARD ROADWAY PAVEMENT
- ASPHALT

PIER 58

PAVING TYPES

- SMALL EXPOSED AGGREGATE
- LARGE EXPOSED AGGREGATE
- STABILIZED AGGREGATE
- LIGHT PENETRATING SURFACE AND MJP
- METAL GRATING
- METAL AND CONCRETE INLAYS

PIER 57

LAWN

CENTRAL GATHERING AREA

GROVE

FOUNTAIN

PLAY GROUND

OPEN WATER

SEATTLE AQUARIUM

RESTROOM/ CONCIERGE

PROMENADE PLANTING

PROMENADE PLANTING

UNION INTERSECTION

JAMES CORNER FIELD OPERATIONS

PIER 58
IMPERMEABLE PAVING TYPES

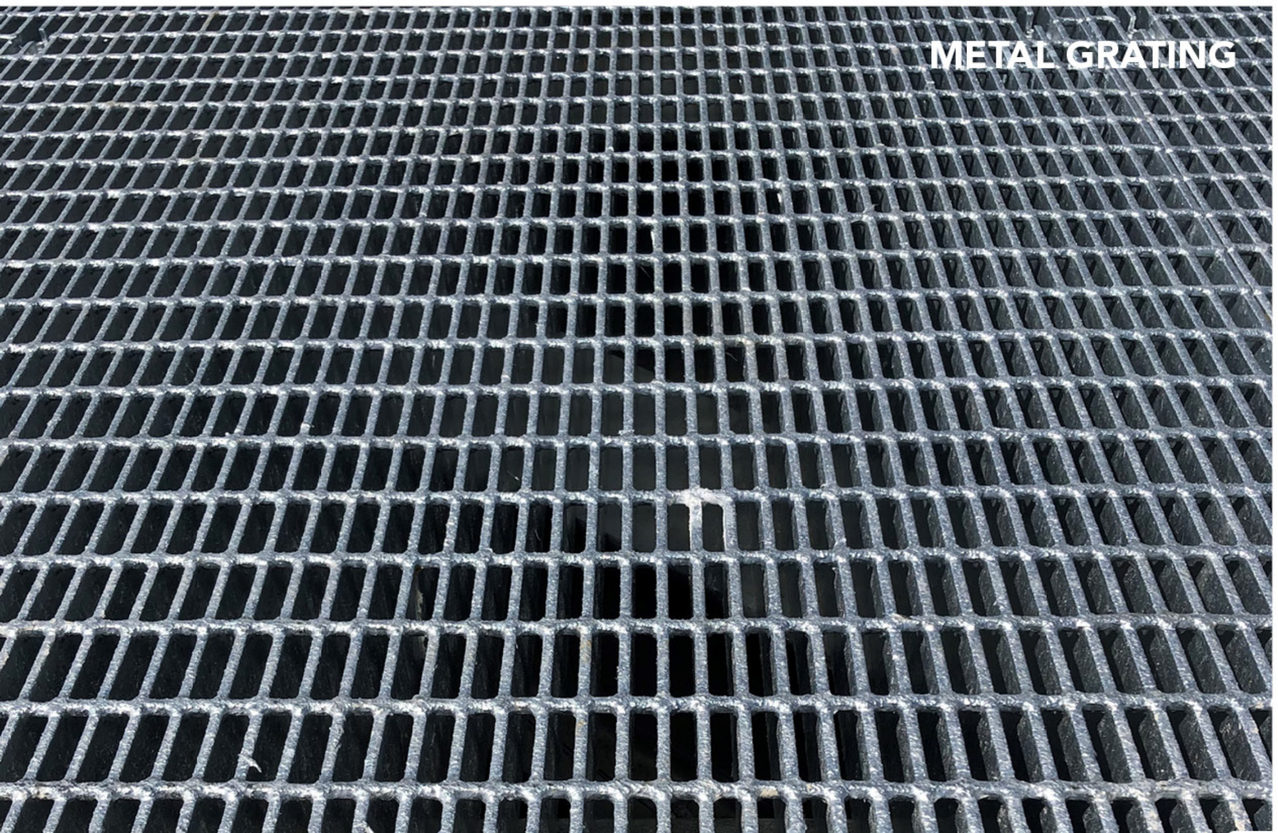




PIER 58
PERMEABLE PAVING TYPES



METAL GRATING





STABILIZED GRAVEL

JAMES
CORNER
FIELD
OPERATIONS

FURNISHING

JAMES
CORNER
FIELD
OPERATIONS

PIER 58

SEATING TYPES

- MOVABLE TIMBER SEATING
- WATER EDGE STONE SEATING
- PRE-CAST CONCRETE SEATING STEPS
- TIMBER BENCHES
- MOVABLE TABLES AND CHAIRS

PIER 57

SEATTLE AQUARIUM

JAMES CORNER FIELD OPERATIONS

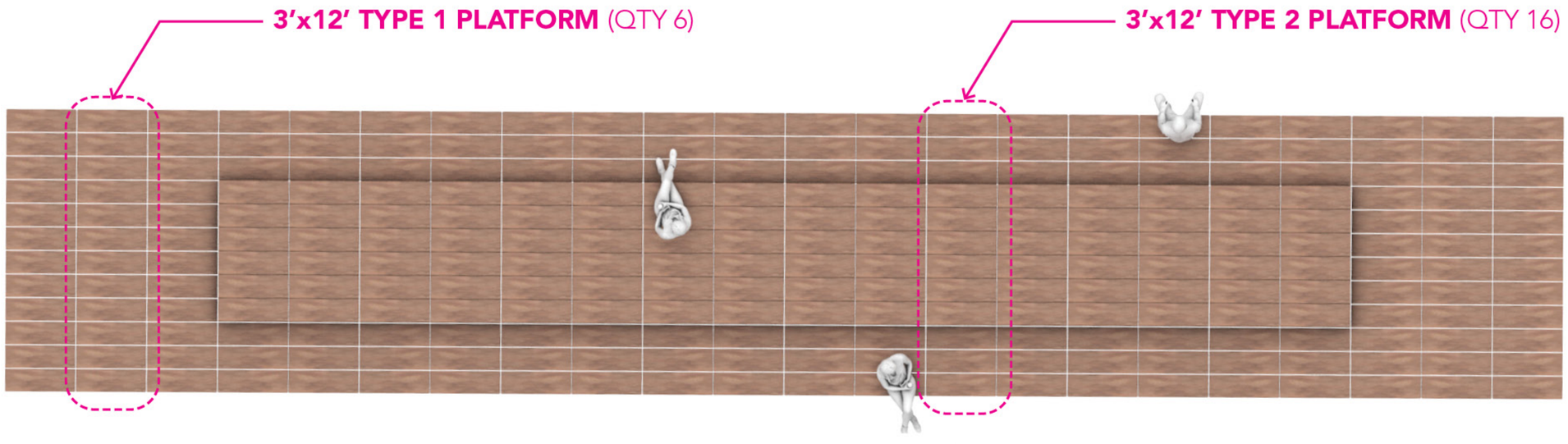
PIER 58

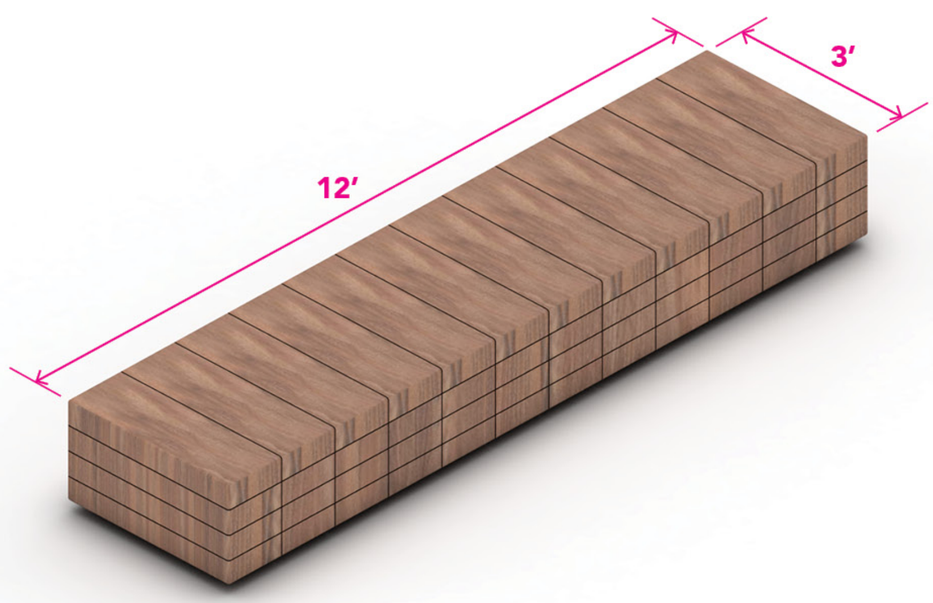
A SIGNIFICANT PIECE OF URBAN FURNITURE



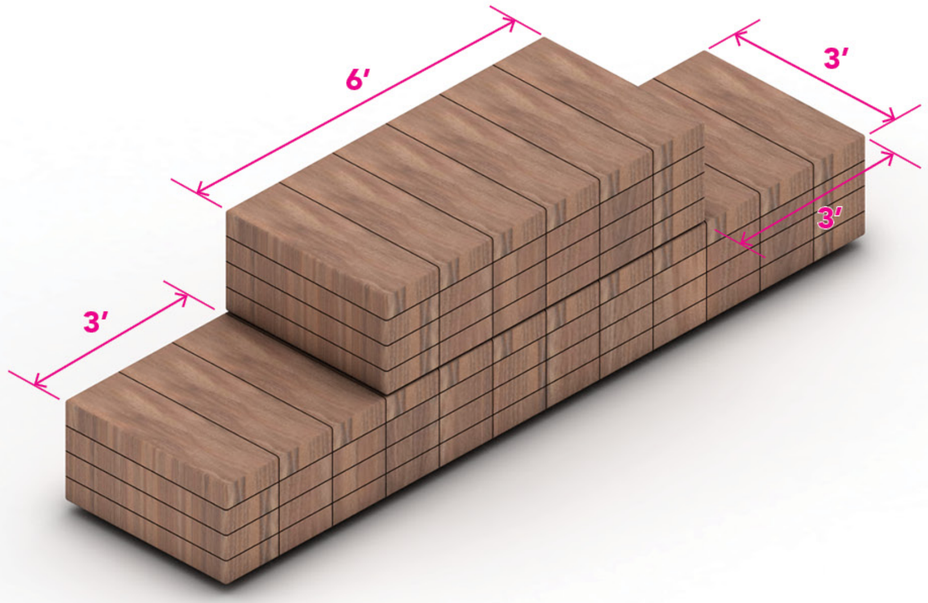
JAMES CORNER FIELD OPERATIONS

PIER 58
MOVABLE TIMBER BENCH





TYPE 1 PLATFORM

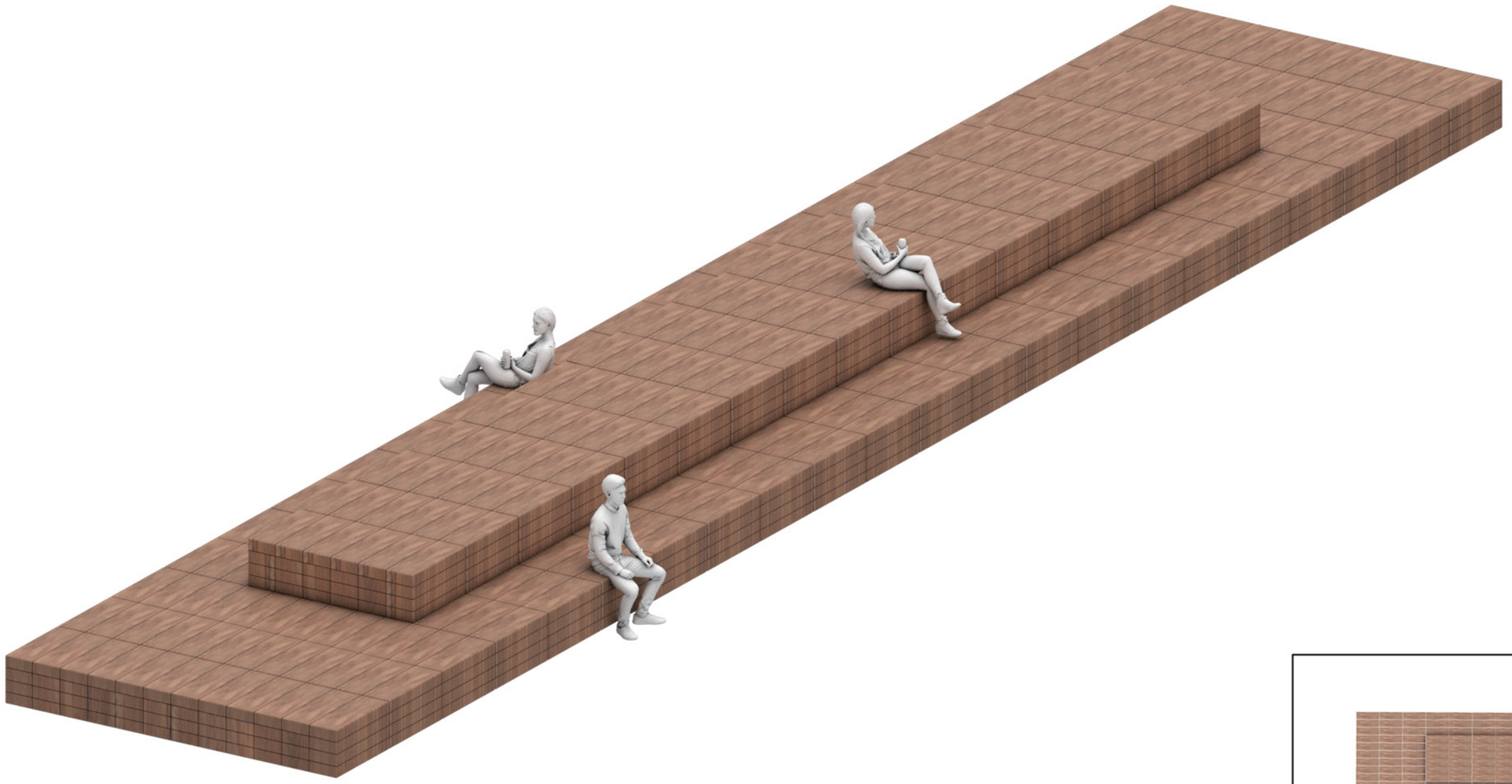


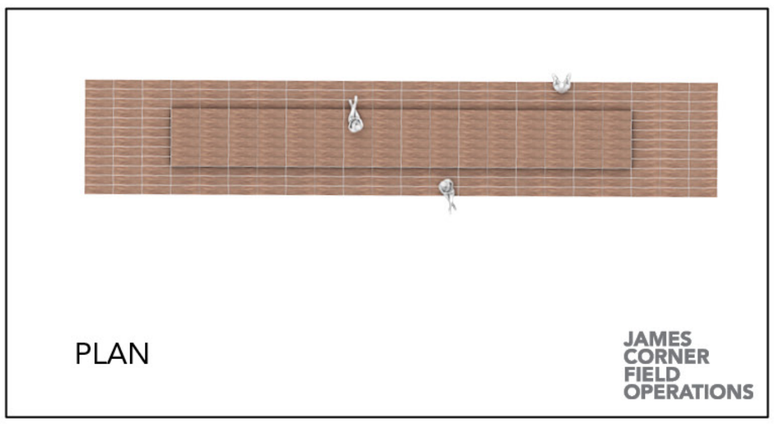
TYPE 2 PLATFORM

JAMES CORNER FIELD OPERATIONS

PIER 58

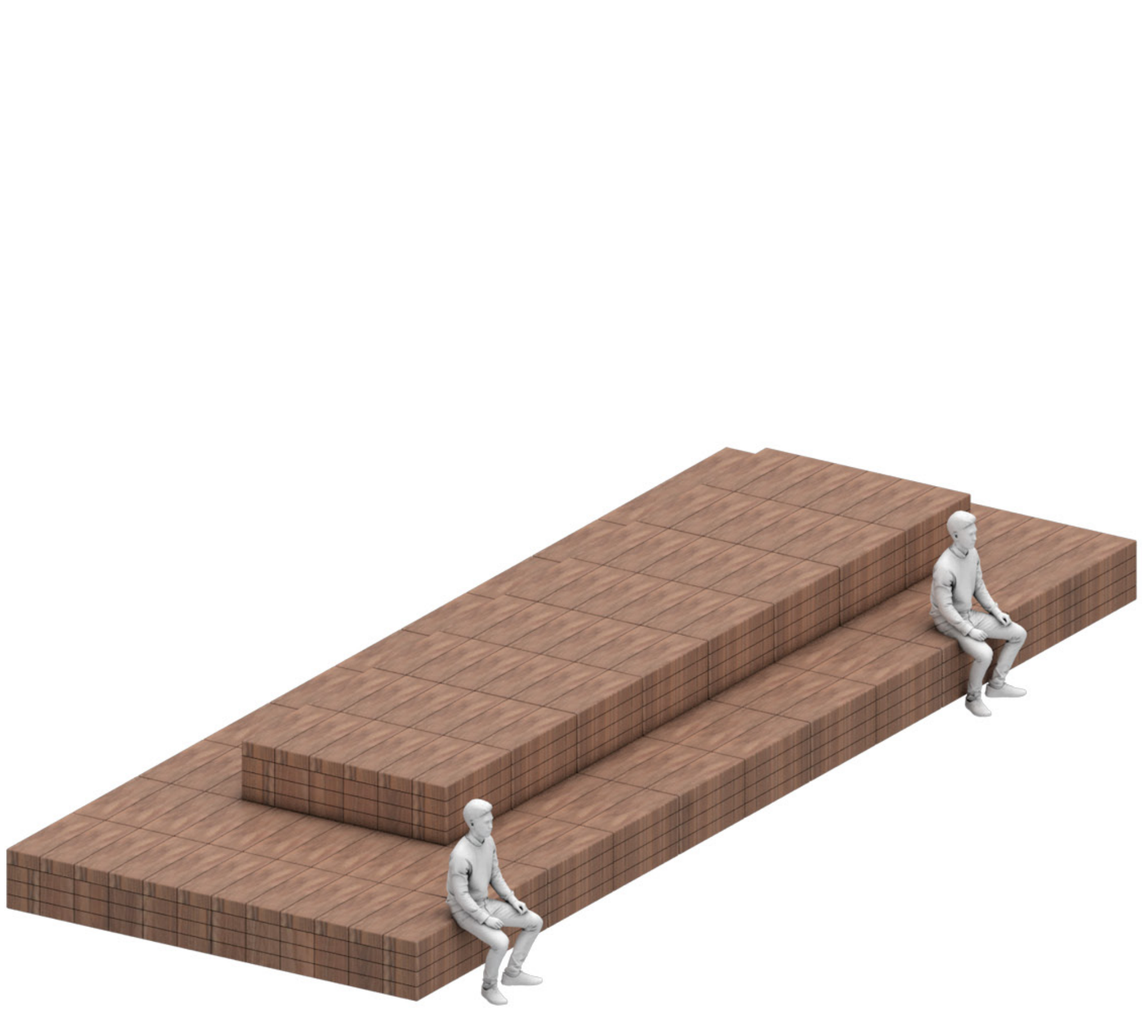
MOVABLE TIMBER BENCH - SINGLE

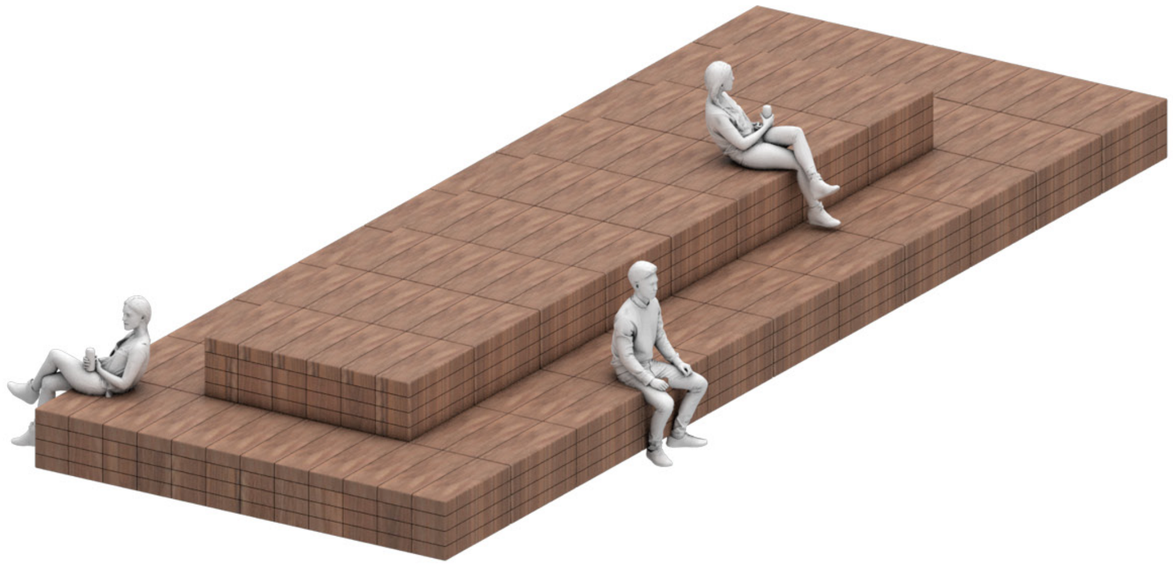




PIER 58

MOVABLE TIMBER BENCH - DOUBLE







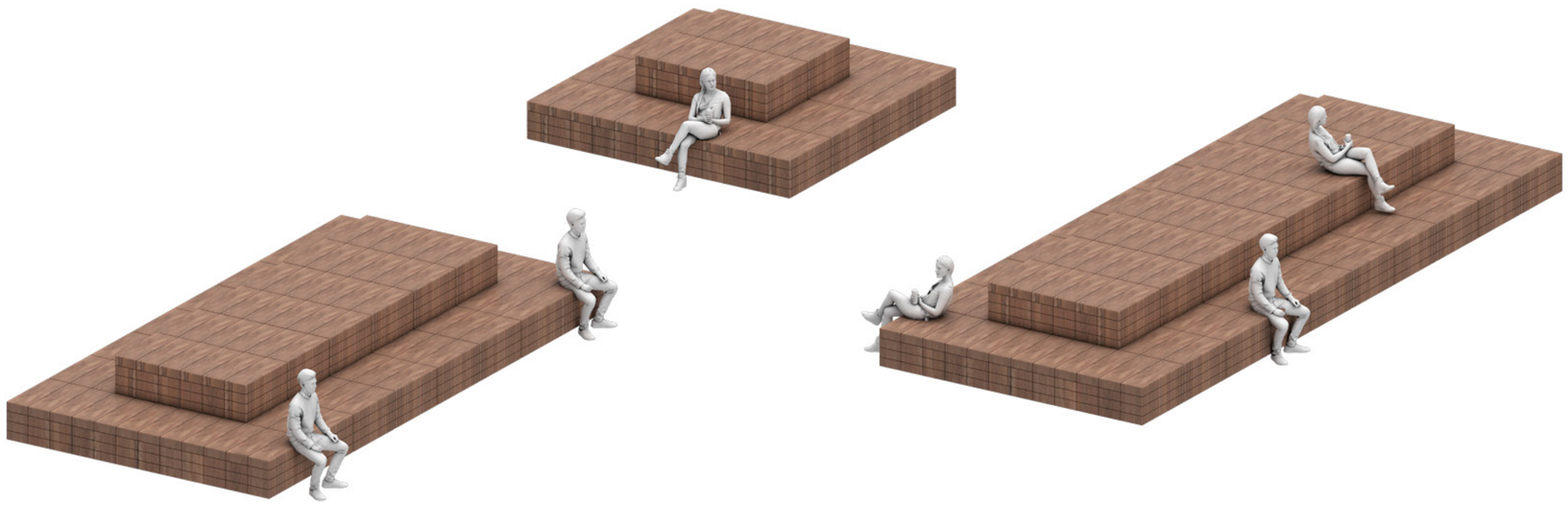


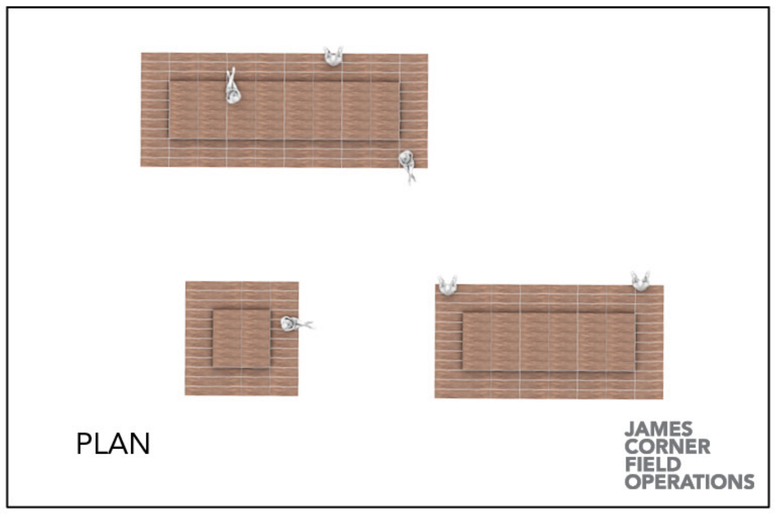
PLAN

JAMES
CORNER
FIELD
OPERATIONS

PIER 58

MOVABLE TIMBER BENCH - TRIPLE





PIER 58
FLEXIBLE CONFIGURATIONS

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
WATER EDGE STONE SEATING

JAMES
CORNER
FIELD
OPERATIONS



PIER 58
BASALT BLOCKS

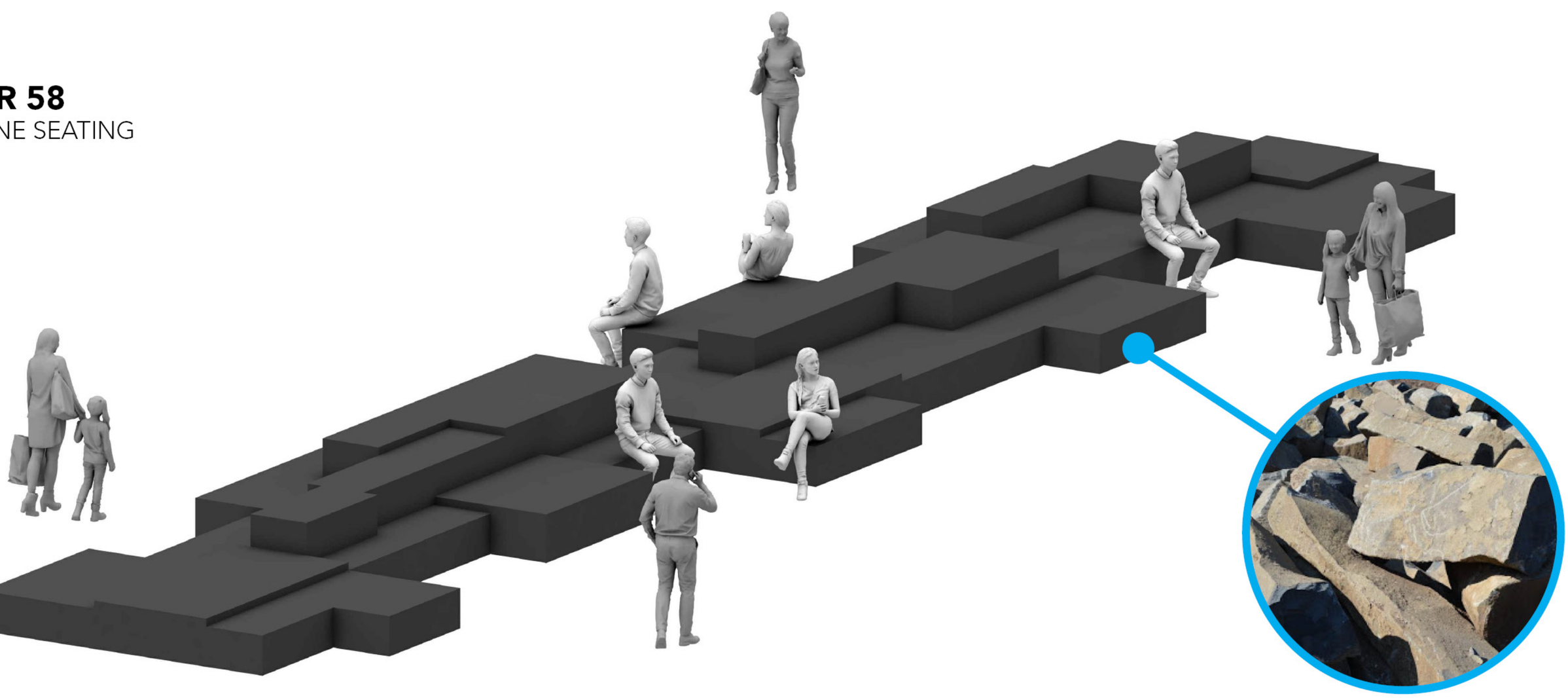


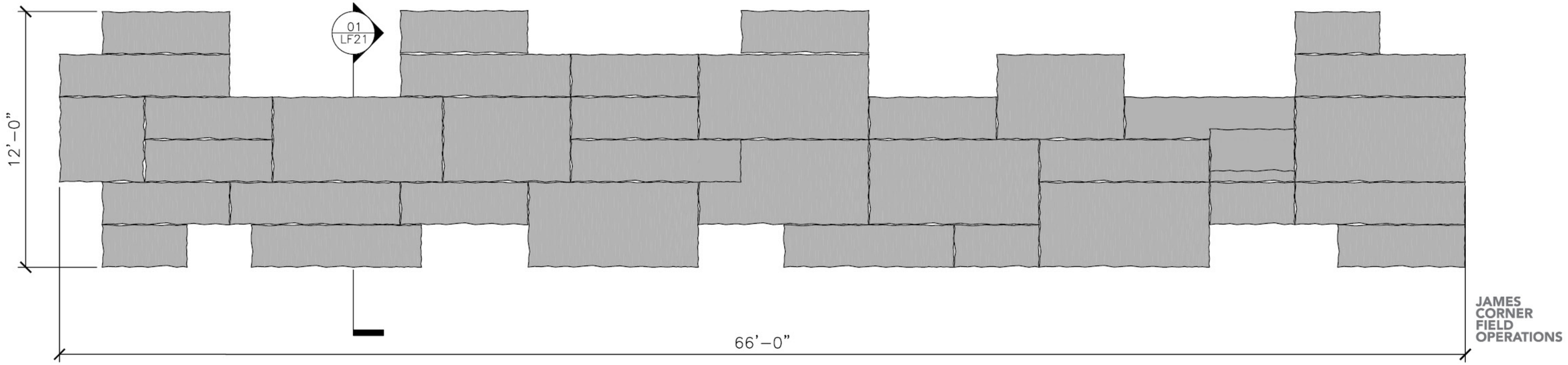




JAMES
CORNER
FIELD
OPERATIONS

PIER 58
STONE SEATING





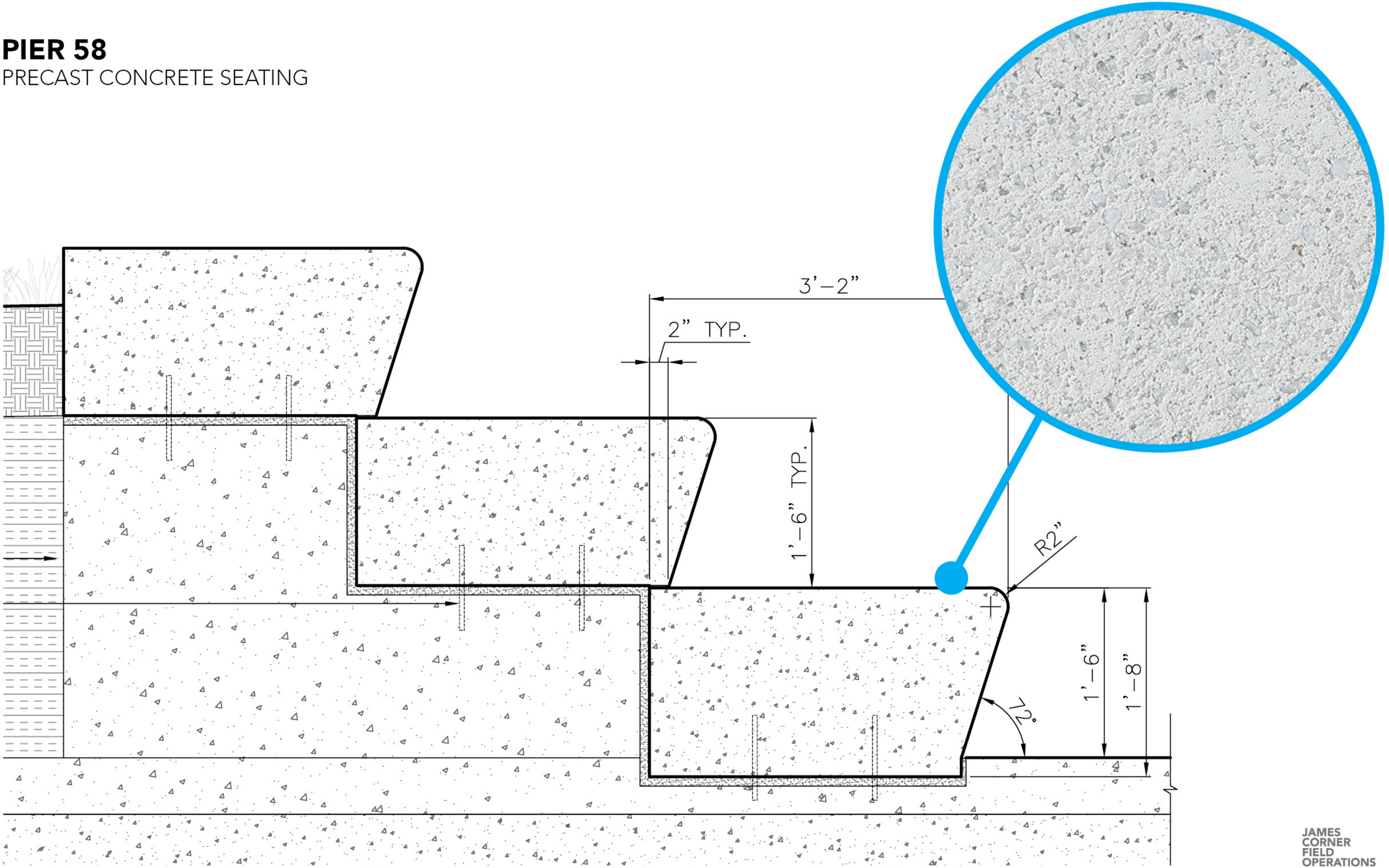
JAMES
CORNER
FIELD
OPERATIONS

PIER 58
PRECAST CONCRETE SEATING

JAMES
CORNER
FIELD
OPERATIONS

PIER 58

PRECAST CONCRETE SEATING

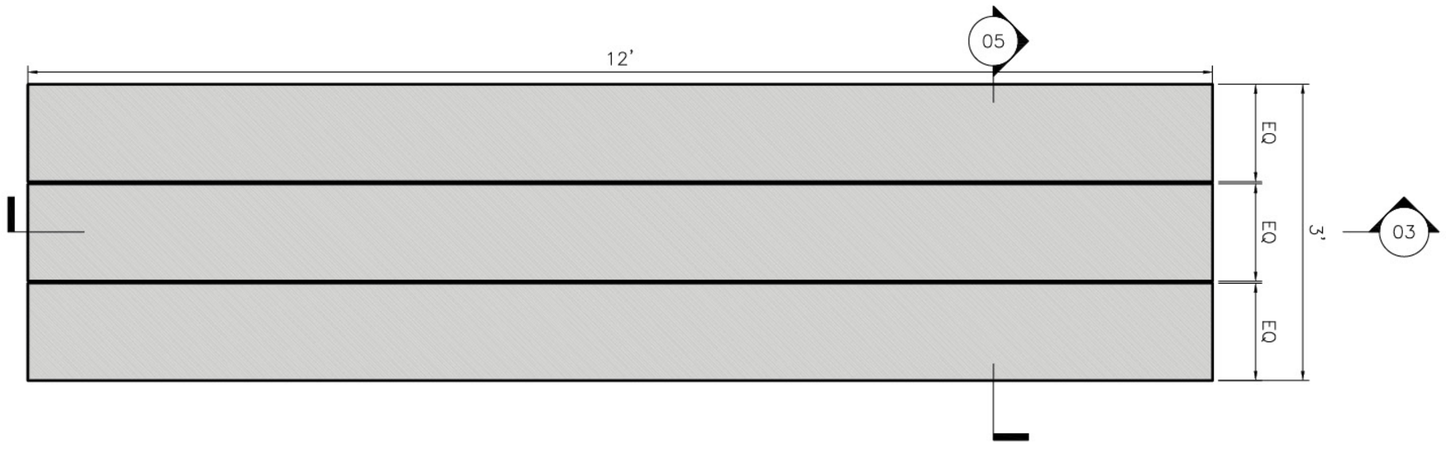


JAMES
CORNER
FIELD
OPERATIONS

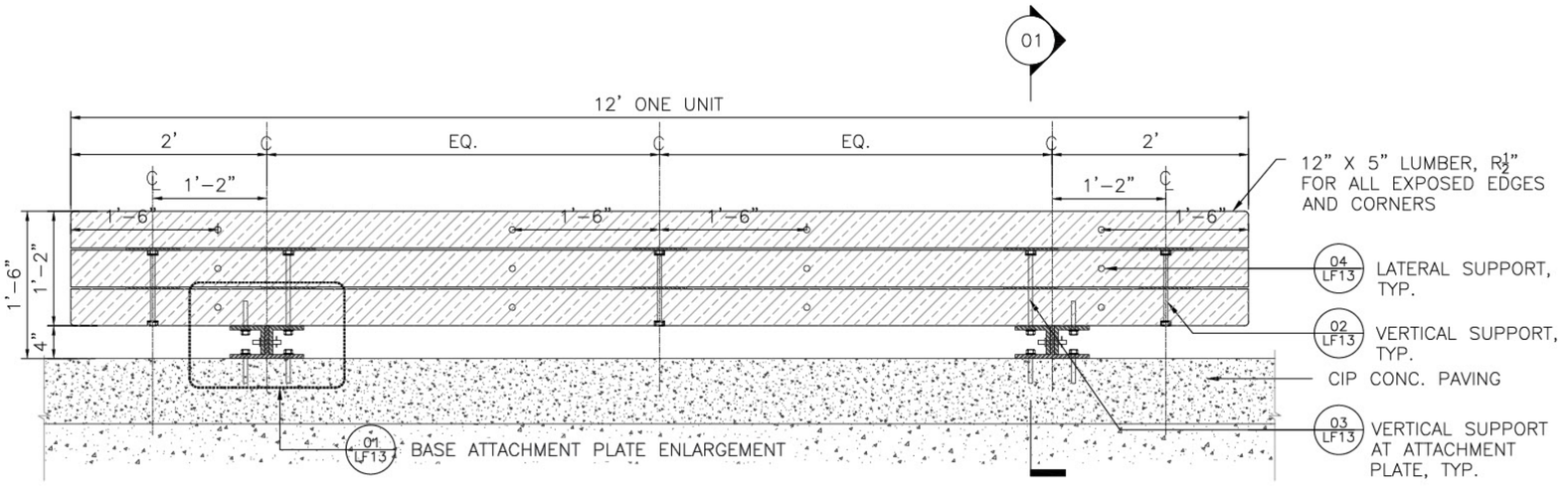
PIER 58
TIMBER SEATING

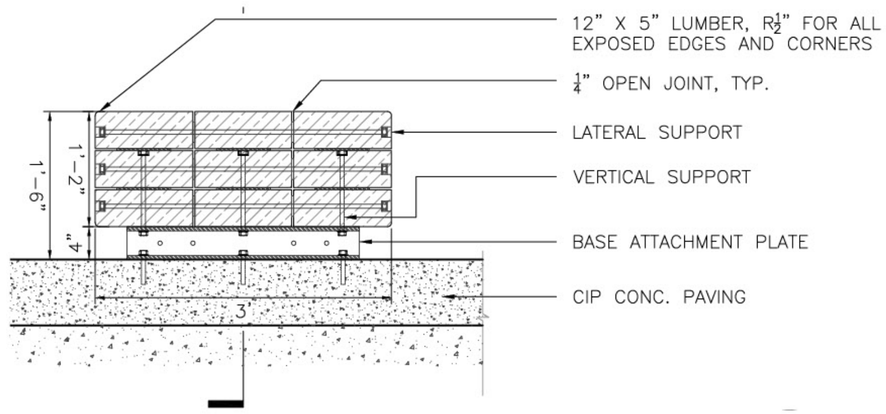
JAMES
CORNER
FIELD
OPERATIONS

PIER 58
TIMBER SEATING









JAMES CORNER FIELD OPERATIONS

PIER 58
MOVABLE SEATING

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
RAILING TYPES

GUARDRAILS

HANDRAILS

PIER 57

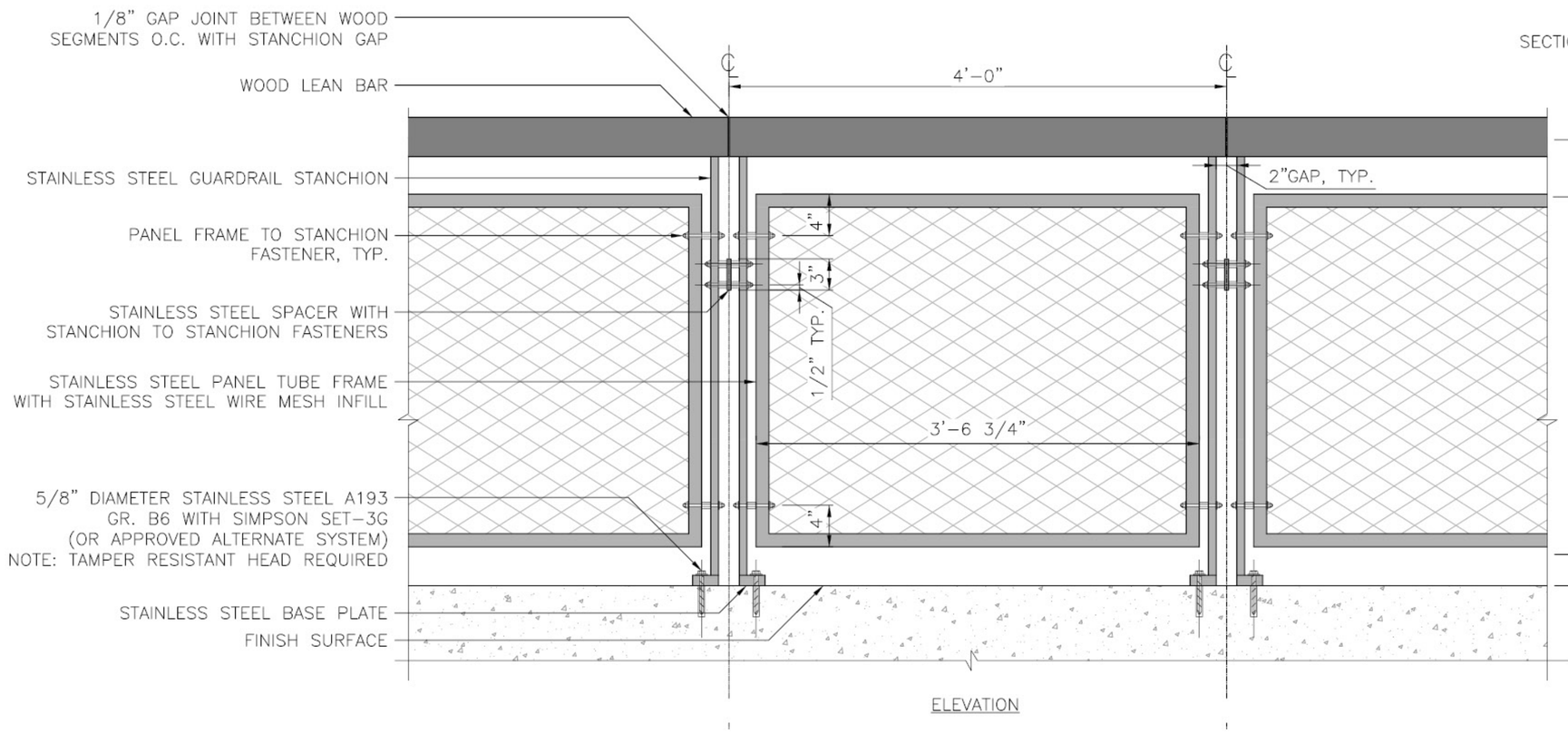
SEATTLE AQUARIUM

JAMES CORNER FIELD OPERATIONS

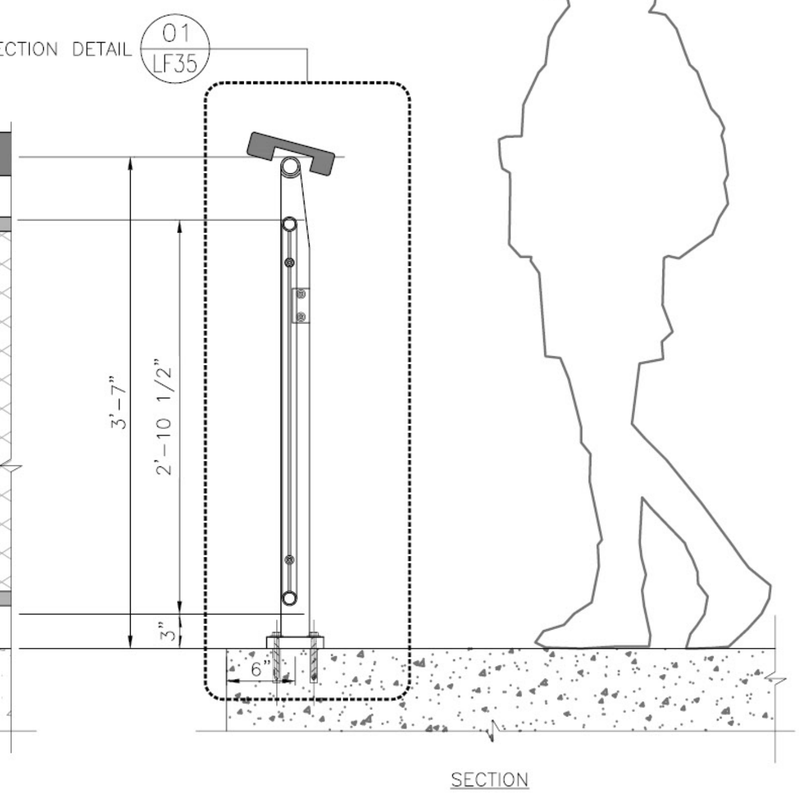
PIER 58
GUARDRAIL

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
GUARDRAIL



ELEVATION



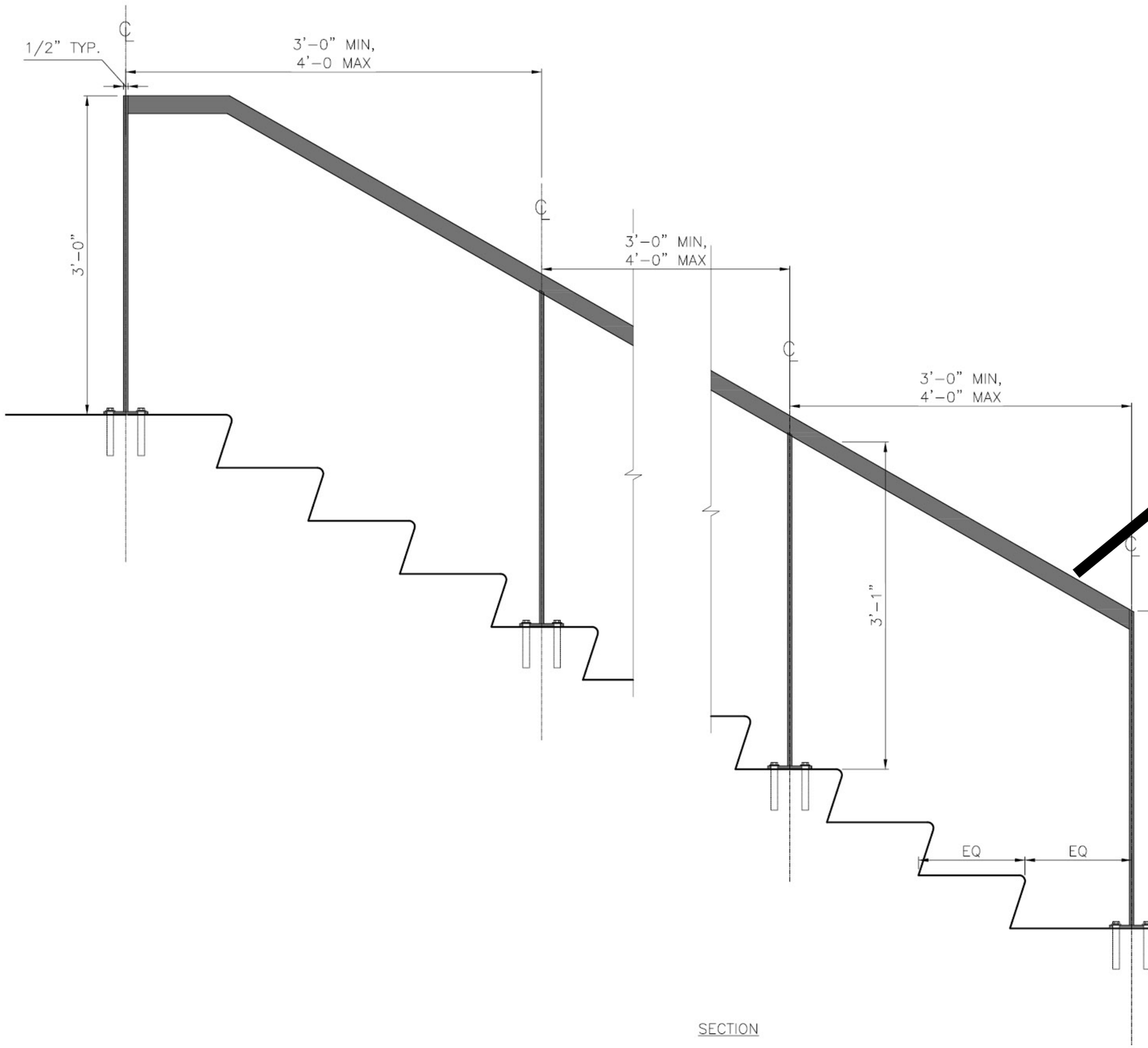
SECTION

JAMES CORNER FIELD OPERATIONS

PIER 58
HANDRAIL

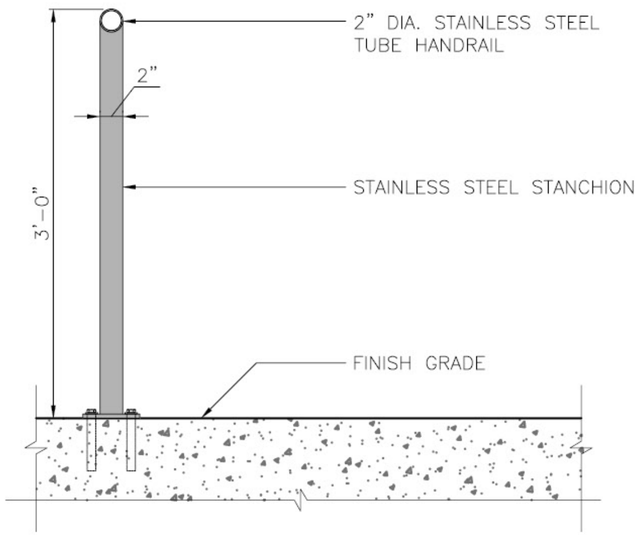
JAMES
CORNER
FIELD
OPERATIONS

PIER 58
HANDRAIL



SECTION





SECTION

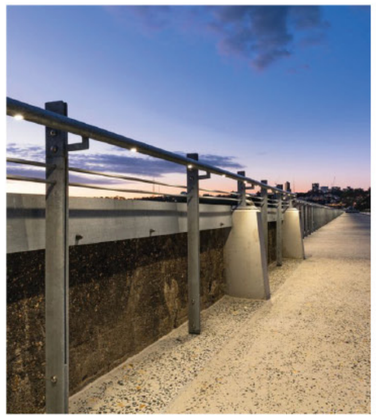
PIER 58
LIGHTING DESIGN

Handrail Lighting

Small aperture luminaires integrated into the handrail provide ground level illumination for safe travel.



Fixture Image



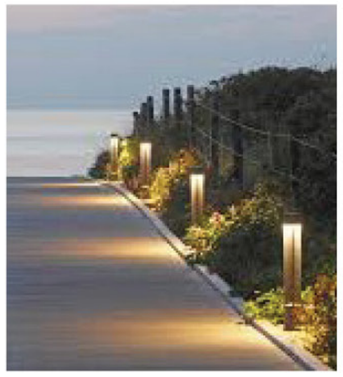
Precedent Image

Bollards - alternate to integrated handrail lighting

Bollards to graze walk path and provide subtle area lighting.



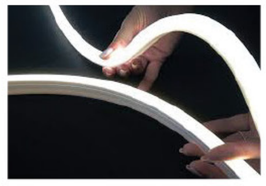
Fixture Image



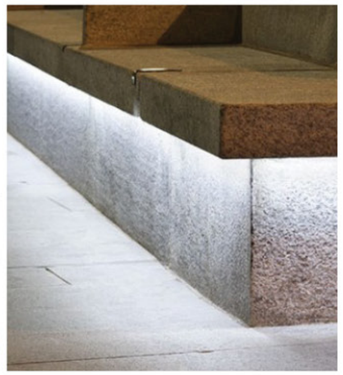
Precedent Image

Seat Steps

Linear lighting concealed step lights wrapping edge of tiered seating and stairs.



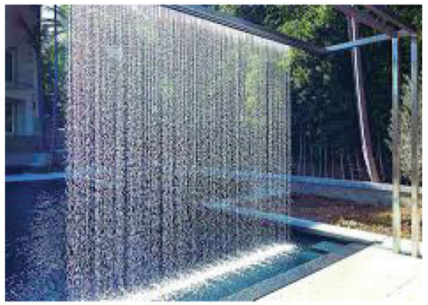
Fixture Image



Precedent Image

Water Fountain

Luminaires integrated with existing fountain to highlight falling water.



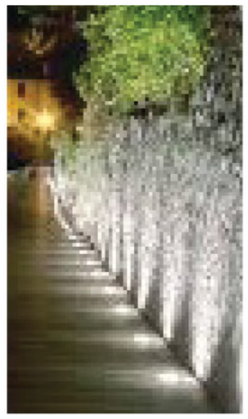
Precedent Image

In-grade Accents

Small aperture in-grade uplights located around the seat steps, in a scattered layout, to highlight playful architectural elements.



Fixture Image



Precedent Image

Tree Uplights

In-grade adjustable uplights, located to highlight tree canopies.



Fixture Image



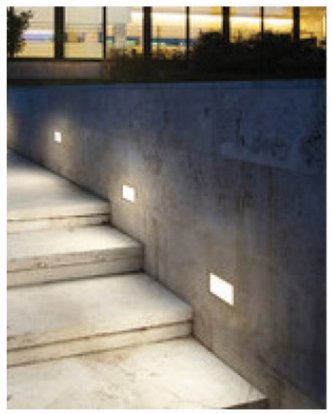
Precedent Image

Recessed Steplight

Low level recessed steplight to illuminate path.



Fixture Image



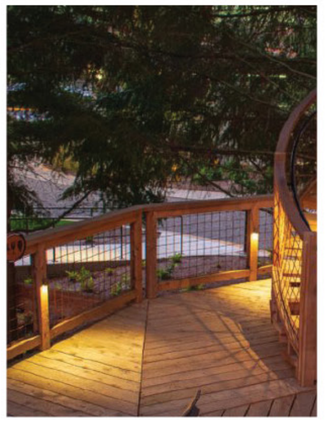
Precedent Image

Path Lights

Pole-mounted path lights to illuminate path and define edge of play area.



Fixture Image



Precedent Images

dark light

1511 Third Ave, Suite 700
Seattle WA 98101

www.darklight-design.com
206 682 1720

PLANTING

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
PLANTING

KIOSK

OPEN WATER

PLAY-GROUND

GATHERING AREA

PIER SLIP BENCH

RR ME

FITZGERALD WATER FEATURE

GROVE

LAWN

PIER 57

JAMES CORNER FIELD OPERATIONS

PIER 58

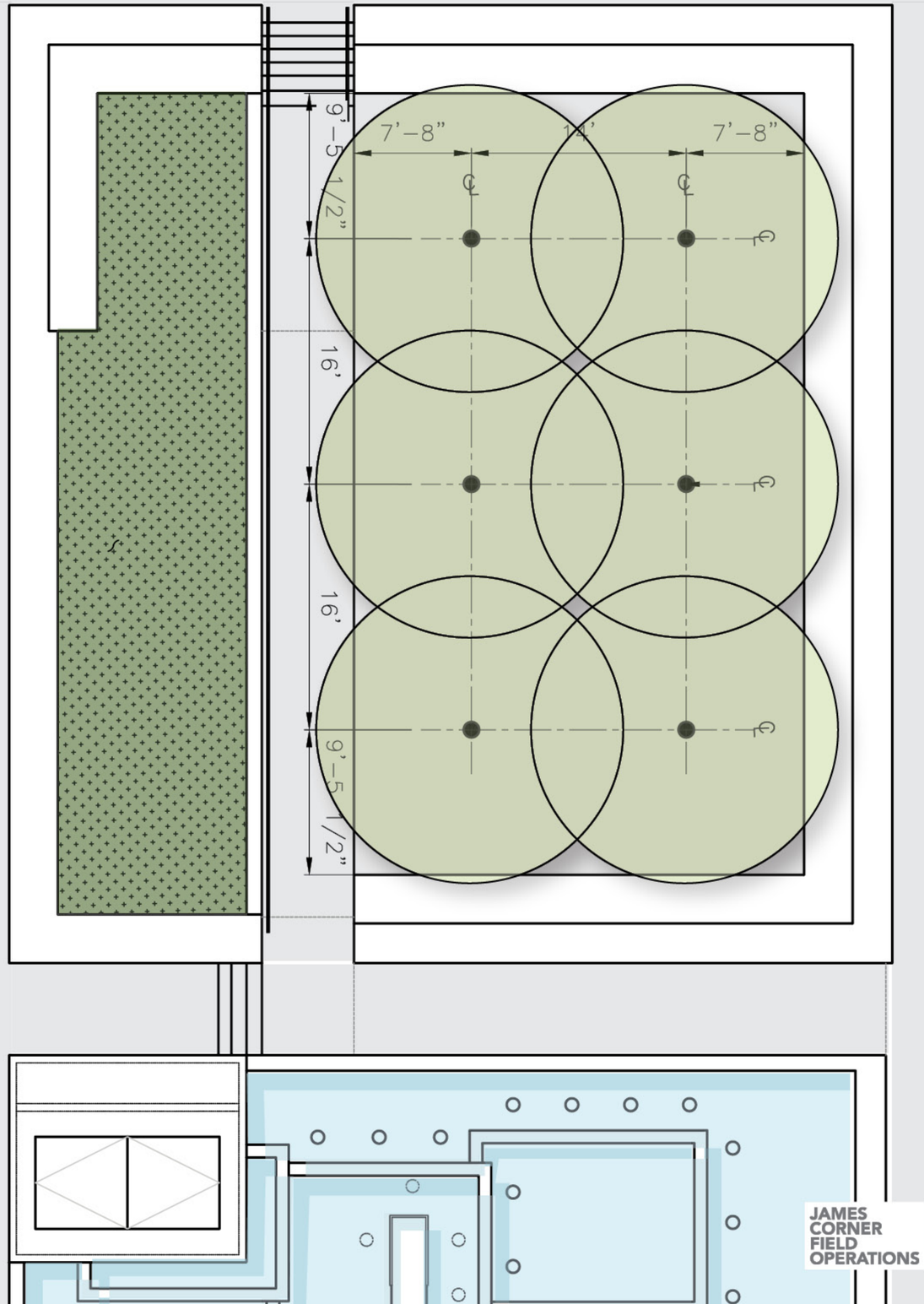
TREE PLANTING AT THE GROVE



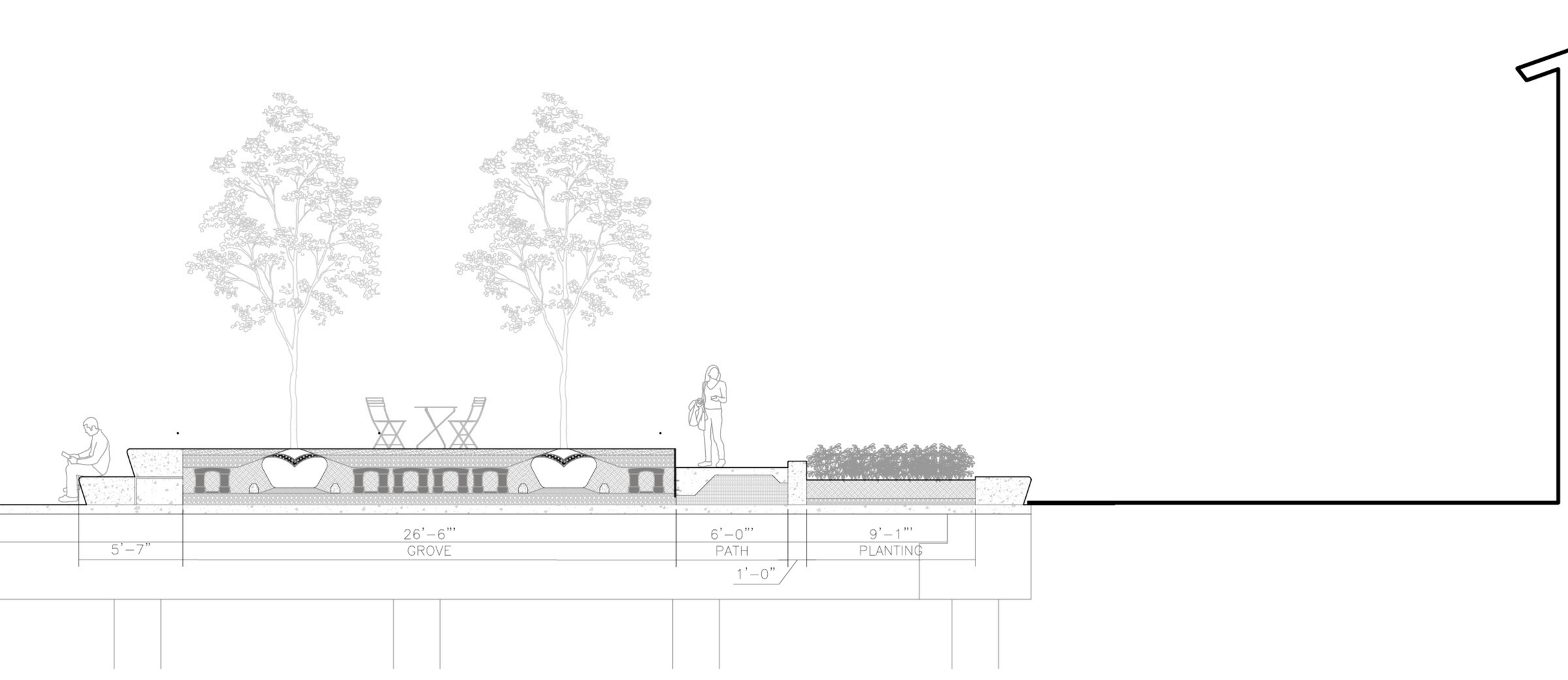
ZELKOVA SERRATA ‘GREEN VASE’
GREEN VASE ZELKOVA

INSTALLATION SIZE: 4-5” CAL
20 YR HEIGHT: 20-25’

(THE SAME TREE USED AT THE FITZGERALD FOUNTAIN)



PIER 58
TREE PLANTING AT THE GROVE



JAMES
CORNER
FIELD
OPERATIONS

PIER 58

PLANTING AT THE SOUTH EDGE

SHRUBS

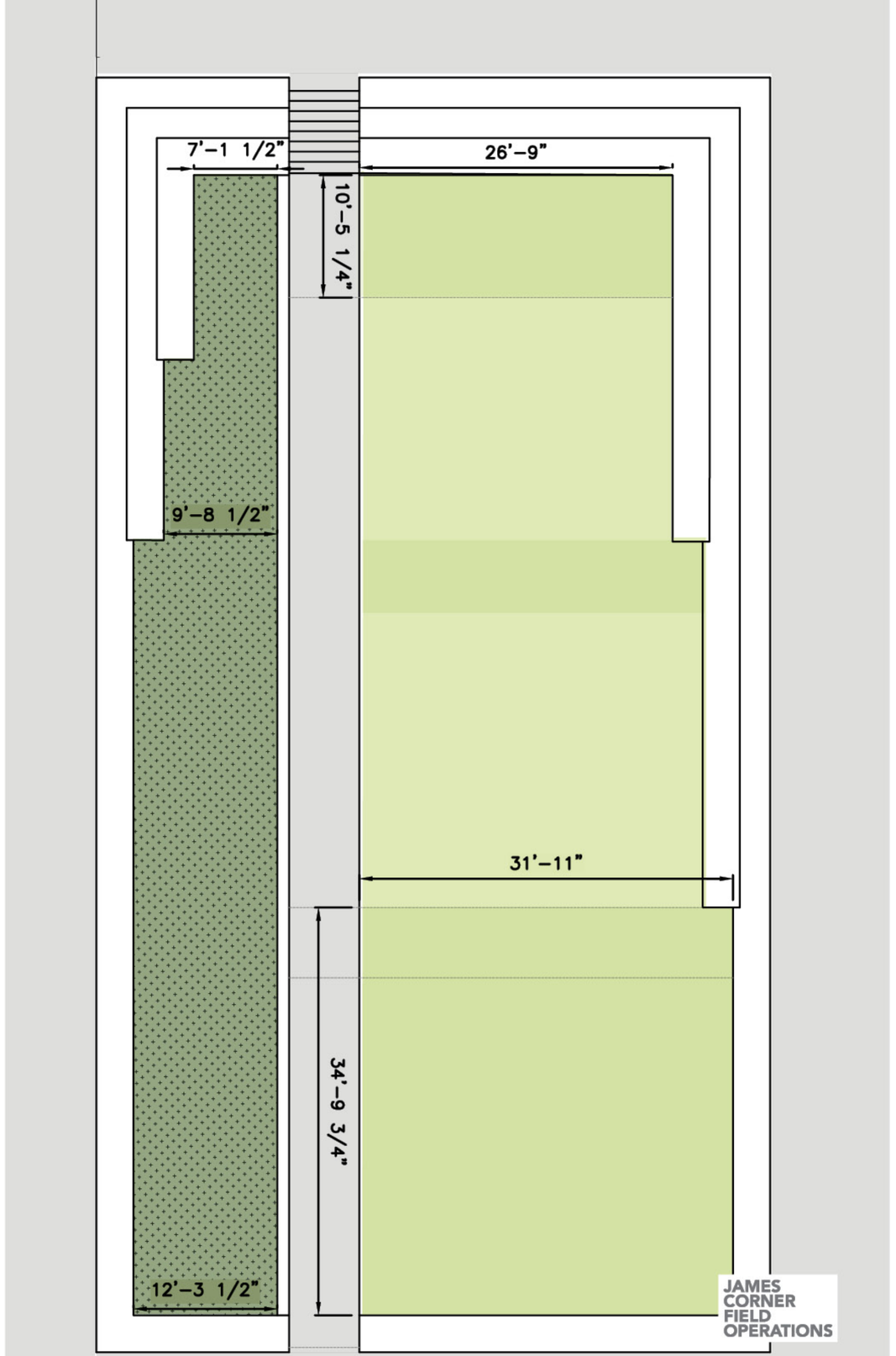
Aucuba japonica 'Rozannie'	Rozannie Japanese Aucuba
Chamaecyparis obtusa 'Nana Gracilis'	Dwarf Hinoki Cypress
Cryptomeria japonica 'Black Dragon'	Japanese Cedar
Hydrangia paniculata 'Limelight'	Panicle Hydrangea
Mahonia 'Soft Caress'	Soft Caress Mahonia
Physocarpus opulifolius 'Tiny Wine'	Dwarf Ninebark
Pieris Japonica 'Cavatine'	Dwarf Lily-of-the-Valley Shrub
Podocarpus lawrencei 'Blue Gem'	Blue Mountain Plum-Pine
Rosa mulliganii	Single White Species Rose
Syringa pubescens Patula 'Miss Kim'	Dwarf Korean Lilac
Taxus baccata 'Rependens'	Spreading English Yew
Tsuga mertensiana 'Elizabeth'	Dwarf Mountain Hemlock
Viburnum carlessii 'Aurora'	Korean Spice Viburnum
Weigela florida 'Wine and Roses'	Purpleleaf Weigela

PERENNIALS

Anemone hybrida 'Ruffled Swan'	Pacific Lupine
Astrantia major 'Claret'	Masterwort
Allium 'Wind City'	Ornamental Onion
Campanula poscharskyana	Serbian Bellflower
Darmera peltata	Umbrella Plant
Disporopsis pernyi	Evergreen Solomon's Seal
Disporium longistylum 'Night Heron'	Chinese Fairy Bells
Epimedium 'Amber Queen'	Hybrid Epimedium
Geranium 'Rozanne'	Hardy Geranium
Helleborus 'Ivory Prince'	Hybrid Hellebore
Heuchera 'Crimson Curls'	Coral Bells
Heuchera 'Plum Pudding'	Coral Bells
Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage
Persicaria amplexicaulis 'Firetail	Bisort
Rodgersia pinnata 'Bronze Peacock'	Rodgersia
Rudbeckia 'American Gold Rush'	Hybrid Rudbeckia
Salvia verticillata 'Purple Rain'	Lilac Sage
Solidago rugosa'Fireworks'	Goldenrod

GRASSES

Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
Hakonechloa marca	Japanese Forest Grass

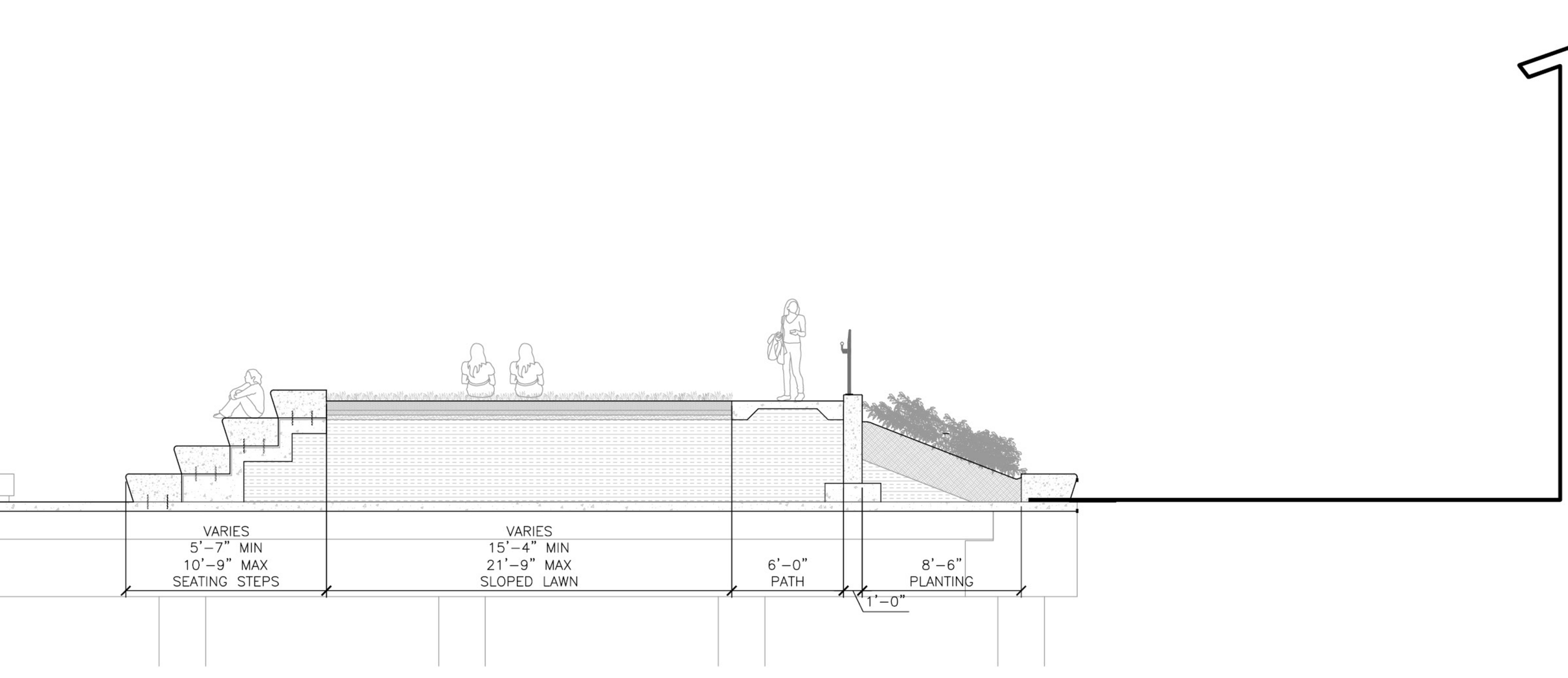


PIER 58

PLANTING AT THE SOUTH EDGE

JAMES CORNER FIELD OPERATIONS

PIER 58
PLANTING AT THE LAWN



JAMES
CORNER
FIELD
OPERATIONS

PIER 58
PLANTING AT THE LAWN

JAMES
CORNER
FIELD
OPERATIONS

PIER 58
SYNTHETIC LAWN



SYNLAWN PRODUCT CONSIDERATIONS:

- **MARINE ENVIRONMENT**

  - Synthetic products accumulate a white film in marine envornments that requires washing.
  - Nylon products do not accumulate film, but appear less natural.
  - Newer, more natural-looking nylon products are on the horizon.

- **BLADE HEIGHT**

  - Taller blade heights are softer, more lush, and hide seams well, however, they will temporarily show footprints/depressions from use.
  - Shorter blade heights are more durable and will show more of a grain/directionality. If desired, these can express “mow lines.” Less natural in appearance and rougher texture underfoot.

- **AESTHETICS**

  - Desired color/color range/appearance.

- **UNDERLAYMENT**

  - Can be rigid, foam, or a combination of the two.
  - Foam typically used in play applicaitons; has more give.

- **ACCESSIBILITY**

  - All products are ADA-compliant, and provide a more stable surface.

- **MAINTENANCE**

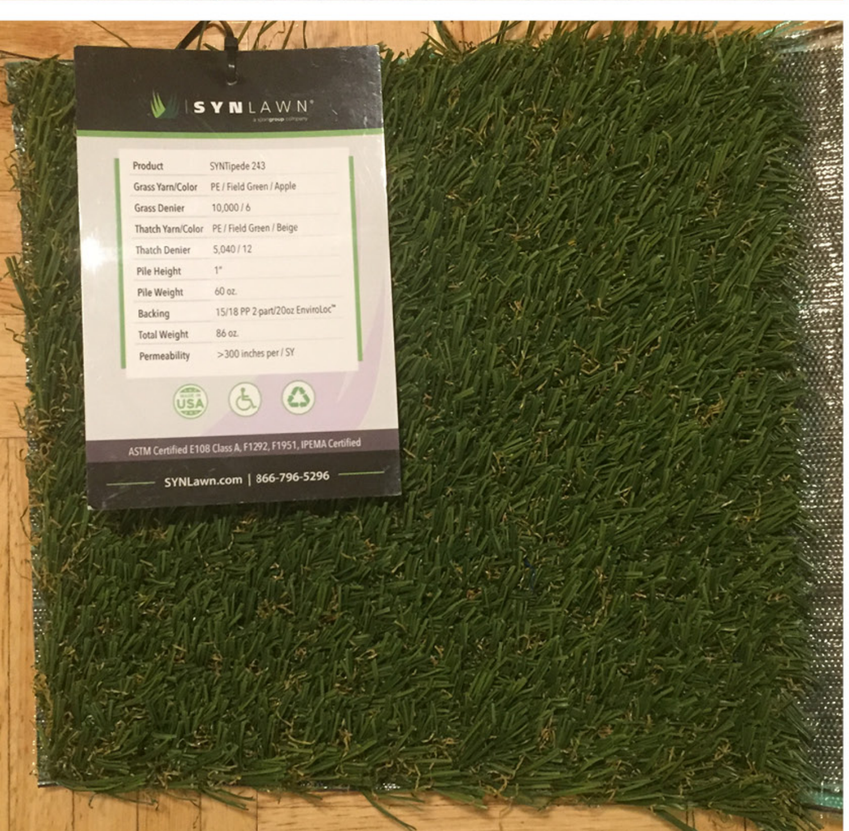
  - Brooming and seam checks required minimum once/year, depending on product selection and use.

PIER 58
SYNTHETIC LAWN













PIER 58
OVERVIEW



END