

URSULA JUDKINS VIEWPOINT PARK



Concept Plan

KAREN KIEST | LANDSCAPE ARCHITECTS

January 2024

PLANNING PROCESS



Park Background

Ursula Judkins Viewpoint Park is located at the top of the Magnolia Bridge, at 2605 West Galer Street at Magnolia Way West.

The property, originally developed for Navy housing in WWII, was acquired from the Navy in 2003 and included the land for Smith Cover Park. The park is one of Seattle's 16 designated Viewpoints. Now over 20 years old, the park merits improvements to provide accessibility, define and preserve viewpoints and support opportunities for outdoor recreation from visitors in and beyond the neighborhood.

See Appendix for additional information about the 2007 Planning Effort, Park History, and City Viewpoints.

Project Initiation – 2007

In 2007, a group of neighbors formed Friends of Ursula Judkins Park (FUJP). The group applied for the Department of Neighborhoods Small and Simple Project Fund (\$15,000) and facilitated the collaboration of neighbors and community members.

In Spring 2007, FUJP selected Karen Kiest | Landscape Architects (KK | LA) to facilitate community meetings and lead the design effort. KK | LA, worked closely with FUJP, the community, the Seattle Department of Parks and Recreation (Parks) and the Seattle Department of Neighborhoods (DON) to develop a new conceptual site plan for the park that gives form to the vision, dreams and ideas identified by the FUJP and extended community. To this purpose, meetings were held to include the participation and input of the community surrounding the park.

First Public Workshop (May 2007)

The first public workshop was conducted to present key park elements and three options to the community. The participants were invited to express their likes and dislikes of each scheme and their preferences among potential park elements.

- **Second Public Workshop (June 2007)**

The second public workshop was conducted to present the Draft Plan to the community. The participants were invited to express their likes and dislikes, as well as whether to add, subtract or change to the presented plan.



Following the June Meeting, a final “working draft” plan was developed that incorporates these goals as follows:

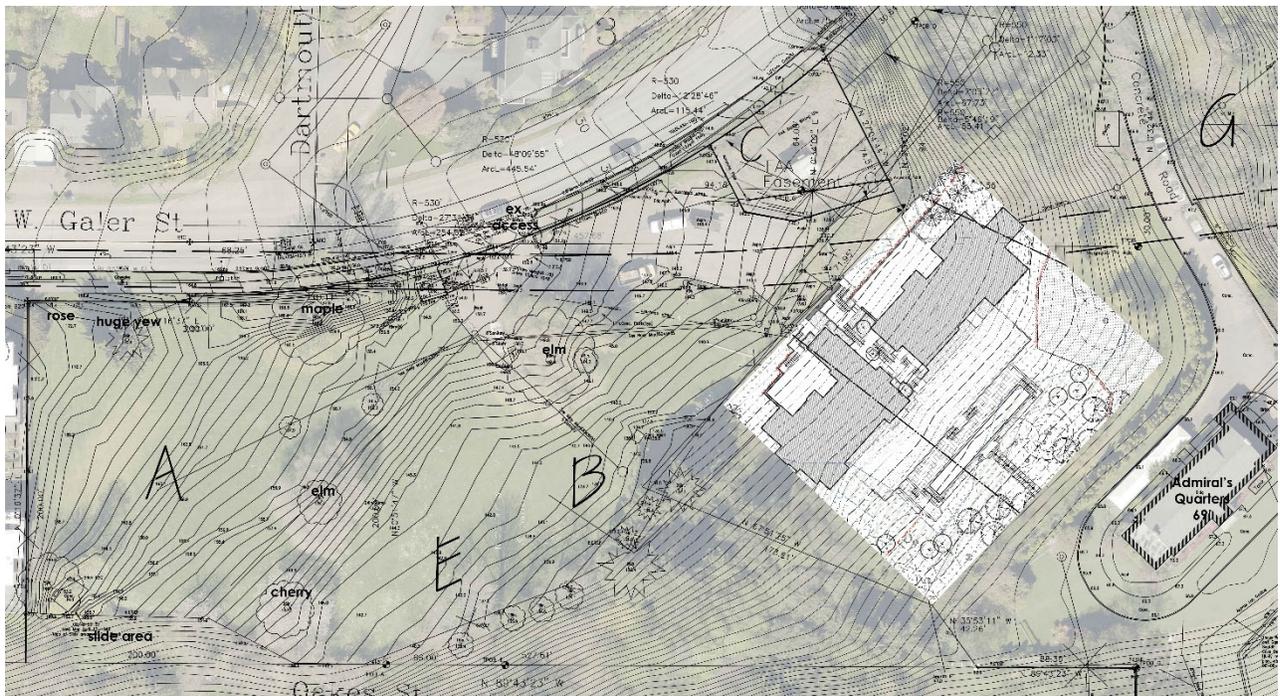
- Develop Park as a Gateway to Magnolia
- Provide Safe Pedestrian Access
- Create Attractive Street Edge
- Safe, Small Parking Access
- Ensure Permanent Views
- Maintain Informal Open Character



Since 2007

The DON-funded planning effort concluded in 2007, and Parks has continued to maintain the site, with minimal improvements, including installation of a split rail fence in 2008. However, there have been continuing developments in the immediate vicinity of the park:

- 2010 Admirals House designated Seattle Landmark
- 2013 Ocean Star LLC purchases Admirals House
- 2016-2019 34" CSO Pipe Break and Repair to Magnolia Wet Weather Storage Facility through UJVP (20' below)
- 2016-2017 Planning for Smith Cove Park
- 2017- Ballard Link Light Rail Planning
- 2017- Magnolia Bridge Study
- 2017 Magnolia Trails Study
- 2023- Smith Cove Park Storm updates
- 2023 FAA removes facilities



Spearheading the 2023 park planning effort was a specific development proposal to the adjoining property to the east. From 2021-2022, The Magnolia Community Council (MCC) and members of the Magnolia community spearheaded litigation to address projects impacts to park's view. On December 20, 2022, the hearing examiner affirmed SDCI's August 8, 2022 revised decision approving Oceanstar's application with revised plans limiting perimeter plantings at park property line to a yew hedge buffer, not to exceed 6' and to be trimmed annually to 5'6\".



PLAN DEVELOPMENT

Developing a Framework

Picking up the project from 2007, the intention is to forward the developed goals and draft design to the new reality.

The 2007 planning generally assumed the City viewpoint was secure. Now, planning focuses on better describing and defining the existing and/or future viewpoints.

With this understanding, a detailed plan was prepared for the project.



Magnolia Community Council

At the 10/17/23 Magnolia Community Council meeting, Karen Kiest presented the background for the project and these key components to consider moving forward.

The planning focuses on developing an approach to provide a park with better, accessible:

- Entry+Parking
- Views
- Smoothing for Strolling

Ursula Judkins Viewpoint Park

Entry+ Parking

The existing entry and parking is a holdover from the original Navy improvements for the property. The parking area is aging asphalt, 5-8% slope. There is no pedestrian walk.

Intention is to provide a parking lot with an accessible parking space, and accessible walk onto the site and viewpoint(s)



Views

Views from the site of the downtown, as well as south to Rainier, are spectacular. There is a collection of photos on the web of the City at all times of day – and night.



The closer you walk to the edge, the existing chainlink fence (with barbed wire) intrudes on the view.



Smoothing for Strolling

The majority of the developed park (1.5 AC) is uneven lawn, stretching to the bluff. The grass is welcoming for picnics and play, but the lawn is bumpy and there is no graded path for the pedestrian.



The views of Elliott Bay, of Alki, of Mt. Rainier follow you around the site. Summer leaves screen several of the views. The closer you walk to the edge the existing chainlink fence and plant invasives (blackberry, ivy, vines) intrudes on the view.



Magnolia Community Council

The Magnolia Community Council supported the direction of the design, and indicated they would get the word out for attendance at the upcoming public meeting.

2023 Public Meeting – November 4, 2023

The public workshop was held at the park, on a Saturday afternoon following a major thunderstorm. Approximately 40 people were in attendance, and a few dogs as well.

The weather conspired to reduce the typical site preparations and inspired an informal and dynamic presentation approach. Karen Kiest quickly summarized the park's history, previous park planning efforts, and current design layout and elements. The goal was to get feedback on the preferred viewpoint(s) and other favorite park spots. Attached garden hoses marked potential trails and viewpoints. Brightly colored irrigation flags were given out for attendees to mark their favorite view spot(s).



Between the parking and chainlink fence, attendees shifted around a circle of attached garden hoses as a consensus was reached for a preferred viewpoint.

Ursula Judkins Viewpoint Park

A skeleton selected their preferred spot for the Southern View.



The irrigation flags stood out from the grey, crowding onto the gravel, and stepping across the lawn.



Approximate Flag Locations

FINAL CONCEPT

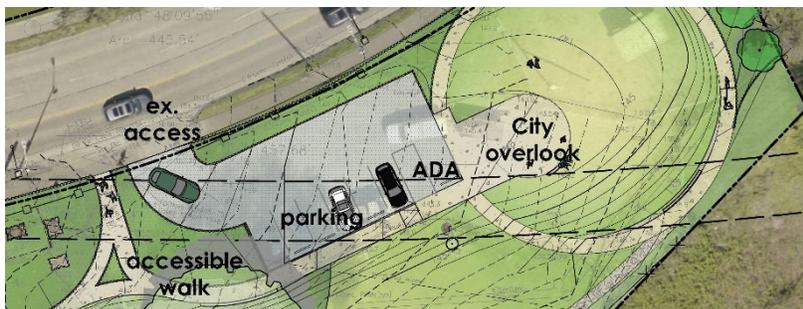
Concept Plan

It is clear from the 2007 and 2023 meetings that the existing park is well-loved but not so well known, but appreciated for extensive, undeveloped open space areas. Suggested improvements to the primary City viewpoint and additional South viewpoints comprise the majority of updates. The plan was further developed to reflect input received in the planning process.



Entry + Parking

- Provide an accessible route from the Sidewalk (bus stop a block west)
- Provide accessible parking. Lot slopes at 10%. Raise grade adjacent overlook (up to 3') to provide 2% slope at accessible stall.



Ursula Judkins Viewpoint Park

Seattle View

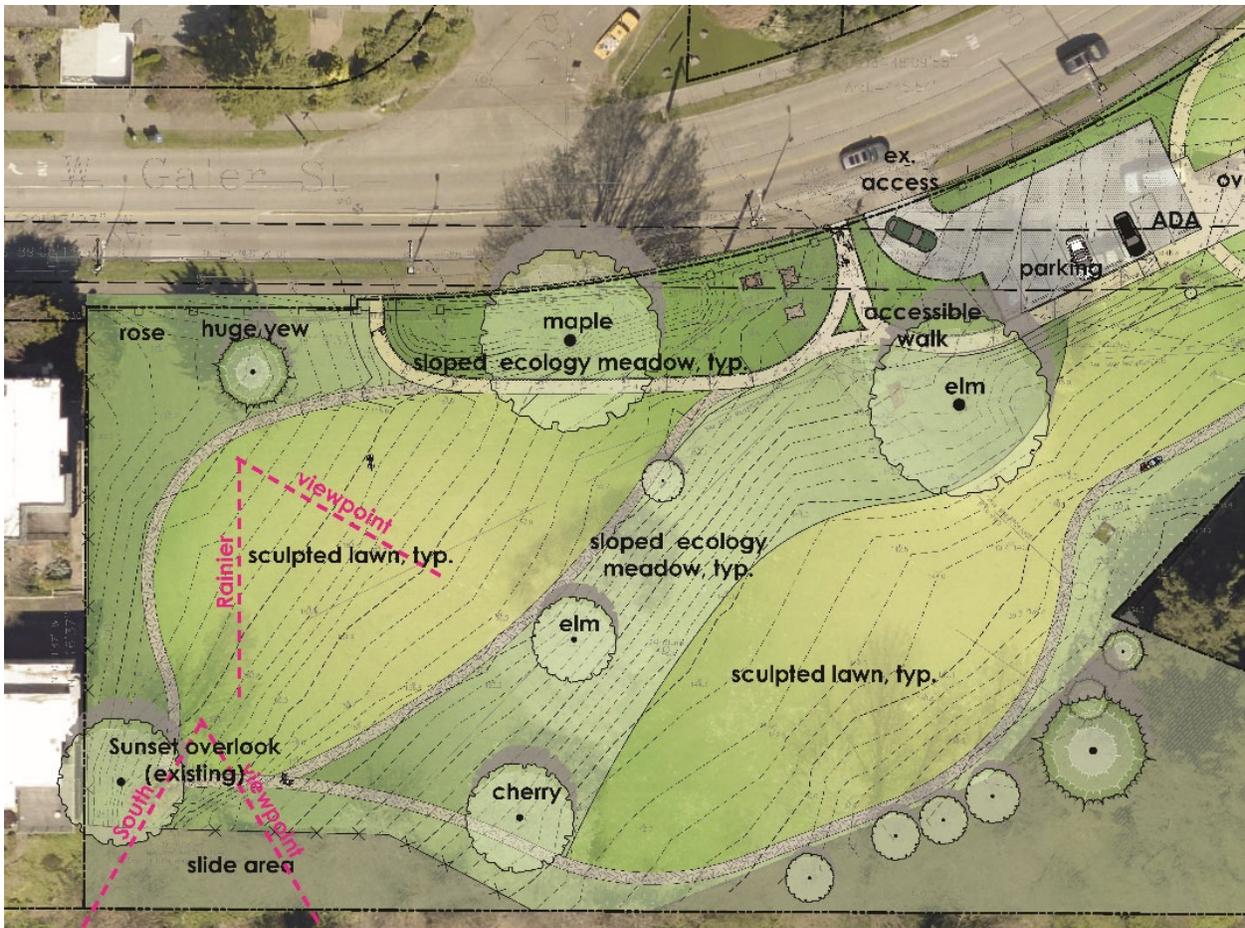
There is major view towards Downtown. Proposed development will impact views at the property line, with views better preserved further up the hill.



Ursula Judkins Viewpoint Park

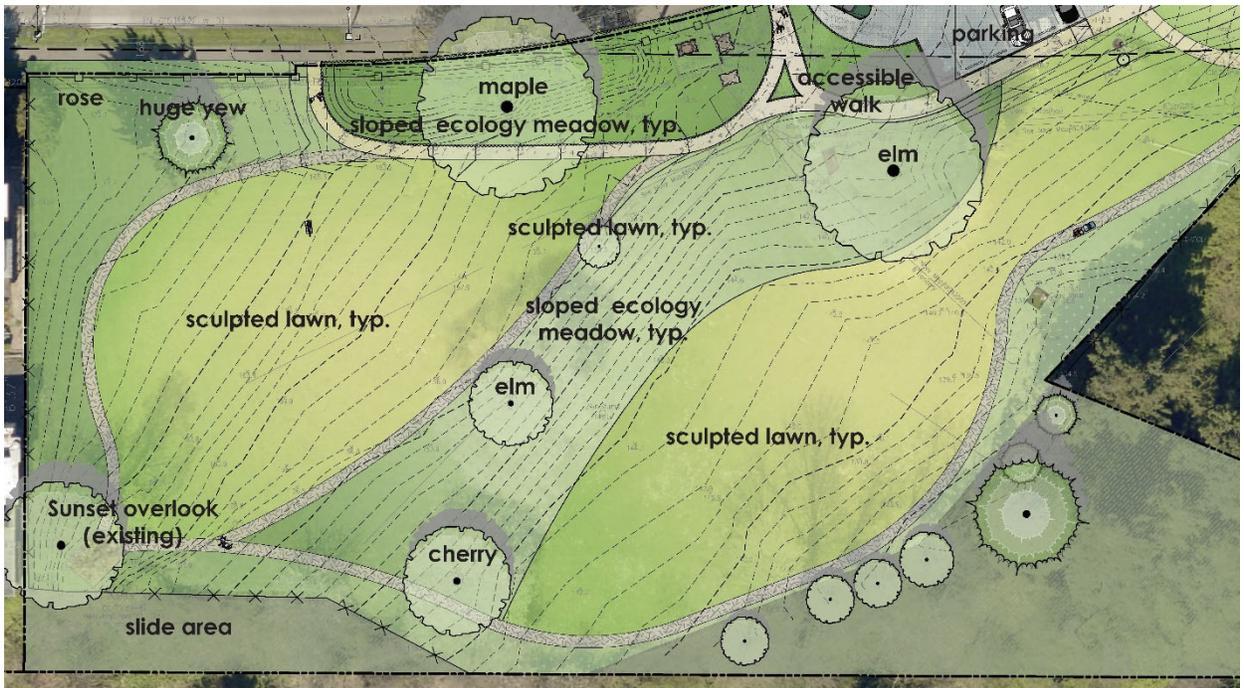
South View

There is major view potential to the South, with Mount Rainier... Vegetation (blackberries, wisteria, trees native and introduced (cherry) has impacted the view. There is one or more overlooks to celebrate.



Smoothing for Strolling

- smoothing provides more opportunities for park enjoyment...
- strolling....
- Gentler areas work with regular mowing
- Sloped ecology meadow for steeper areas

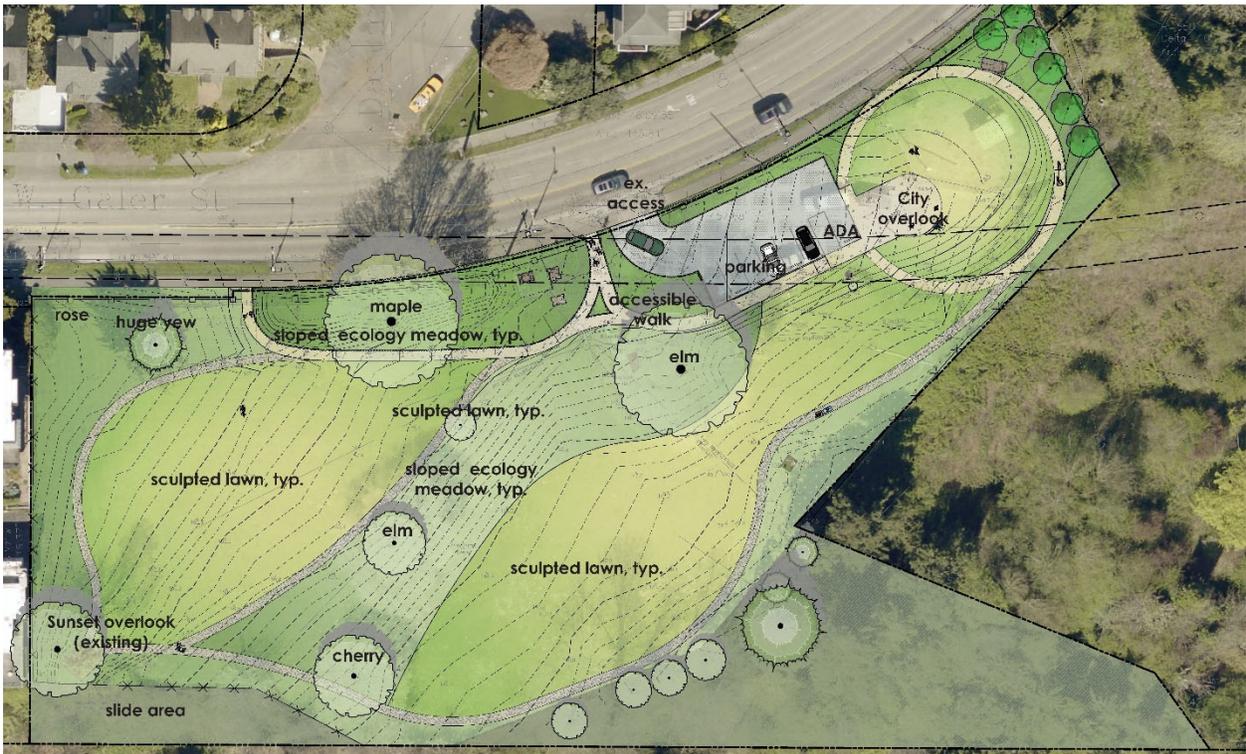


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First Steps



- | | |
|---|-------------------------------------|
| 1. Return fencing to property line | 4. Remove excess pavement |
| 2. Remove barbed wire, remainder fencing at FAA | 5. Test out smoothing for strolling |
| 3. Repair parking lot to provide accessible spot. | 6. Practice Overlook |



Development Costs

Although the plan relies on data drawn from local sources and similar projects, it should be seen not as a blueprint, but rather as a conceptual approach that will be refined as supporters are identified, decisions are made, and funding is found. The estimated capital cost for all improvements is indicated in the draft budget. This estimate is very preliminary, given the conceptual nature of the plan, but provides an order-of-magnitude cost base for the project.

Construction Costs (with markup and tax)

Site Preparation and Demolition	\$110,000
Hardscape and Landscape/Irrigation	\$480,000
Base Estimate	\$590,000
Add-on Items	
Overlooks	\$202,500
Site Furnishings	\$33,500
Add-on Total	\$236,000

See Appendix for additional spreadsheets.

Next Steps

This is a dynamic project. Even as this stage of the project wraps up, additional project steps have been identified and are underway.

Continuing Community Outreach

The Magnolia Community Council continues to carry on community outreach following the 2023 Public Meetings.

Metropolitan Park District (MPD)

Current funding cycle projections have this park being funded through the Metropolitan Park District (MPD) in 8-16 years.

APPENDIX

CONCEPT DESIGN ESTIMATE

Ursula Judkins Viewpoint Park

GENERAL SCOPE:

This is a Concept Design estimate and scope review to develop a largely unimproved existing park at the top of the Magnolia Bridge. The estimate is intended to establish a budget for the project. The Estimate also identifies several potential scope items for review. There is no anticipated construction date. This estimate is intended to cover full construction costs, but sales tax and other soft costs are not included. Property is 106,242 sf, with roughly 83,500 SF of new park site

	Quantity	Unit	\$\$\$	Est. Cost	
1) SITE PREP & DEMOLITION:					
Mobilization.	1.00	LS	\$4,000.00	\$4,000.00	allowance for the project onsite scope.
Surveying & staking.	1.00	LS	\$1,000.00	\$1,000.00	allowance for the project onsite scope.
Temp. construction fencing.	1.00	LS	\$500.00	\$500.00	allowance for the project onsite scope.
Temporary construction entrance.	1.00	LS	\$1,000.00	\$1,000.00	allowance for the project onsite scope.
Silt fencing.	1.00	LS	\$1,000.00	\$1,000.00	allowance for the project onsite scope.
Temp. ditches and CB protection.	1.00	LS	\$500.00	\$500.00	allowance for the project onsite scope.
Erosion control maint. & pick-up.	1.00	LS	\$2,000.00	\$2,000.00	allowance for the project onsite scope.
				<i>1.1) Site Set-Up:</i>	<i>\$10,000.00</i>
Remove ex. timber, concrete, etc.	1.00	LS	\$3,000.00	\$3,000.00	Allowance
Remove water, power lines, fixtures.	1.00	LS	\$3,000.00	\$3,000.00	Allowance
Remove ex. AC and subbase.	6,000.00	SF	\$2.50	\$15,000.00	Allowance
Chainlink fence removal	310.00	LF	\$10.00	\$3,100.00	Allowance
Site demolition clean-up & pick-up.	1.00	LS	\$3,500.00	\$3,500.00	Allowance
				<i>1.2) Site Demolition:</i>	<i>\$27,600.00</i>
Onsite clearing & grubbing.	14,452.00	SF	\$0.12	\$1,734.24	allowance for shrubs, lawn.
Add to remove strippings from site.	267.00	CY	\$20.00	\$5,340.00	allowance for shrubs, lawn.
Subgrade excavation, cuts & fills.	300.00	CY	\$9.00	\$2,700.00	allowance for parking area.
Add for imported fills.	198.00	CY	\$28.00	\$5,544.00	allowance for overlook.
Finish grading, backfills & sweeps.	25,600.00	SF	\$0.14	\$3,584.00	allowance for overlook.
Earthwork coordination & pick-up.	1.00	LS	\$2,000.00	\$2,000.00	allowance for the project onsite scope.
				<i>1.3) Subgrade Site Prep:</i>	<i>\$20,902.24</i>
Irrig. & drinking fountain water serv.	50.00	LF	\$40.00	\$2,000.00	allowance for the project onsite scope.
Add for tie-in to an existing line.	1.00	LS	\$1,500.00	\$1,500.00	allowance for the project onsite scope.
Irrig. meter & double check valve	1.00	LS	\$5,400.00	\$5,400.00	allowance for the project onsite scope.
water testing, coord. & pick-up.	1.00	LS	\$1,800.00	\$1,800.00	allowance for the project onsite scope.
				<i>1.4) New Onsite Water Services:</i>	<i>\$10,700.00</i>
New storm catch basins.	2.00	Ea	\$1,900.00	\$3,800.00	allowance for the project onsite scope.
New 8" & 6" storm lines.	100.00	LF	\$40.00	\$4,000.00	allowance for the project onsite scope.
Storm drainage coordination & pick-	1.00	LS	\$4,500.00	\$4,500.00	allowance for the project onsite scope.
				<i>1.5) Onsite Storm & Underdrainage:</i>	<i>\$12,300.00</i>
SITE PREP & DEMOLITION:				\$81,502	
Add 35% for Contractor & Contingency Mark-Ups:				\$110,028	

CONCEPT DESIGN ESTIMATE Ursula Judkins Viewpoint Park

	Quantity	Unit	\$\$\$	Est. Cost	
2) HARDSCAPE AND LANDSCAPE / IRRIGATION:					
Compacted gravel subbase	3,582.00	SF	\$4.00	\$14,328.00	TBD
AC pavement	3,582.00	SF	\$5.00	\$17,910.00	
Concrete curbs	173.00	LF	\$30.00	\$5,190.00	
Short cast-in-place retaining wall.	28.00	LF	\$250.00	\$7,000.00	TBD
Informal trail - TBD	3,578.00	SF	\$2.00	\$7,156.00	TBD
New onsite sidewalks, complete.	3,290.00	SF	\$9.50	\$31,255.00	4" & 6" thick.
New overlook plaza, complete.	1,120.00	SF	\$9.50	\$10,640.00	4" & 6" thick.
Add for special overlook finishes.	1,120.00	SF	\$2.00	\$2,240.00	colored conc. w spec. aggregate
Split rail fence	53.00	LF	\$60.00	\$3,180.00	
Site clean-up & pick-up.	10.00	MD	\$680.00	\$6,800.00	Allowance in site improvement areas.
			<i>2.1) Onsite Concrete Work:</i>		\$105,699.00
Small site signage.	1.00	LS	\$1,000.00	\$1,000.00	simple directional signage allowance.
Bike racks.	1.00	Ea	\$500.00	\$500.00	
Fixed/remov. steel bollards allow.	2.00	Ea	\$600.00	\$1,200.00	at north & south park entries
Fixed picnic tables allowance	1.00	Ea	\$2,500.00	\$2,500.00	allowance
Park benches allowance	2.00	Ea	\$1,250.00	\$2,500.00	allowance
Outside drinking fountain.	1.00	LS	\$6,000.00	\$6,000.00	allowance
Misc. site specialties & pick-up.	1.00	LS	\$3,000.00	\$3,000.00	allowance
			<i>2.2) Hardscape Specialties & Fixtures:</i>		\$16,700.00
SCL service connection fee.	1.00	LS	\$5,000.00	\$5,000.00	allow. from an existing SCL pole.
Secondary power service.	40.00	LF	\$150.00	\$6,000.00	SCL pole to new elec. pedestal.
New electrical power pedestal.	1.00	LS	\$6,500.00	\$6,500.00	200 AMP in a secured box
Underground electrical services.	100.00	LF	\$22.00	\$2,200.00	new elec. pedestal to fixtures.
Light Fixtures allowance	1.00	LS	\$30,000.00	\$30,000.00	allowance
			<i>2.3) Site Electrical & Lighting:</i>		\$49,700.00
(temp.) shrub irrigation	9,082.00	SF	\$0.50	\$4,541.00	temp. sprinkler heads in planters.
Add for irrigation point-of-connection	1.00	LS	\$3,500.00	\$3,500.00	new meter and DCV
Topsoil, mulch & prep in planters.	9,082.00	SF	\$2.80	\$25,429.60	24" compost topsoil with top mulch.
Topsoil and refined lawn.	5,370.00	SF	\$1.60	\$8,592.00	12" layer of 3-way mix and sod.
Restoration short lawn.	32,049.00	SF	\$1.60	\$51,278.40	12" layer of 3-way mix and sod.
Tall Lawn Meadow	25,866.00	SF	\$1.60	\$41,385.60	12" layer of 3-way mix and sod.
New groundcover & plantings.	9,082.00	SF	\$3.50	\$31,787.00	in P.A., with groundcovers
Add for new trees.	9.00	Ea	\$400.00	\$3,600.00	
Add for plaza/feature.	1.00	LS	\$8,000.00	\$8,000.00	Allowance
Landscaping maint. & pick-up.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
			<i>2.4) Landscaping & Irrigation:</i>		\$183,113.60
HARDSCAPE AND LANDSCAPE / IRRIGATION:				\$355,213	
Add 35% for Contractor & Contingency Mark-Ups:				\$479,537	

CONCEPT DESIGN ESTIMATE Ursula Judkins Viewpoint Park

	Quantity	Unit	\$\$\$	Est. Cost	
ADDITIVE ALTERNATES					
A-1) OVERLOOKS:					
Expanded City Overlook - TBD	1.00	LS	\$100,000.00	\$100,000.00	
Second Overlook - TBD	1.00	LS	\$50,000.00	\$50,000.00	
				\$150,000.00	
Add 35% for Contractor & Contingency Mark-Ups:				\$202,500.00	
A-2) SITE FURNISHINGS:					
Miscellaneous furnishings & fixtures.	1.00	LS	\$25,000.00	\$25,000.00	allowance
				\$25,000.00	
Add 35% for Contractor & Contingency Mark-Ups:				\$33,750.00	

SUMMARY - BUDGETARY COST ESTIMATE				
PROJECT COMPONENT	Quantity	Unit	Estimate	With 35%
BASE ESTIMATE MACC TOTAL:			\$436,715	\$589,565
ADDITIVE ALTERNATES:				
A1) Overlooks	1.35	LS	\$150,000	\$202,500
A2) Site Furnishings	1.35	LS	\$25,000	\$33,750
ADDITIVE ALTERNATES MACC TOTAL:				\$236,250
BASE ESTIMATE & ADDITIVE ALTERNATES WITH CONTINGENCY:				\$825,815

NOTES:

The above estimate costs include a 35% general contractor's mark-up to cover general requirements, overhead & profit, bond & insurance, business & occupation tax, plus the equivalent of a compounded 8% design and construction escalation cost contingency. Soft costs, such as sales tax, permits, 3rd party testing, design fees, and owner's administration & moving costs are not included, nor are not-in-contract items by others. Provisions for utility company connection fees are included

APPENDIX – VIEWPOINTS

SEATTLE'S 16 VIEWPOINTS - 2023



URSULA JUDKINS VIEWPOINT PARK



BELVEDERE VIEWPOINT



BHY KRACKE PARK



EMMA SCHMITZ OVERLOOK



GAS WORKS PARK



CARKEEK PARK



LOUISA BOREN LOOKOUT



KERRY PARK



LINCOLN PARK



PLYMOUTH PILLARS PARK



LOUISA BOREN LOOKOUT



MAGNOLIA PARK VIEWPOINT



SUNSET HILL VIEWPOINT



ROTARY VIEWPOINT



BETTY BOWEN VIEWPOINT

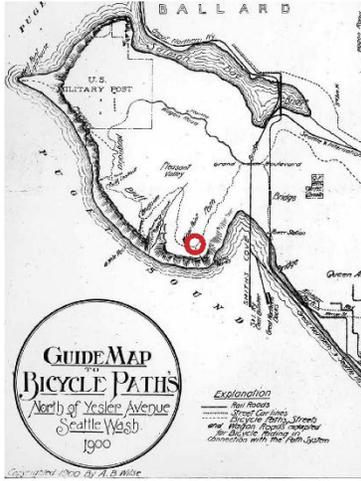


VOLUNTEER PARK

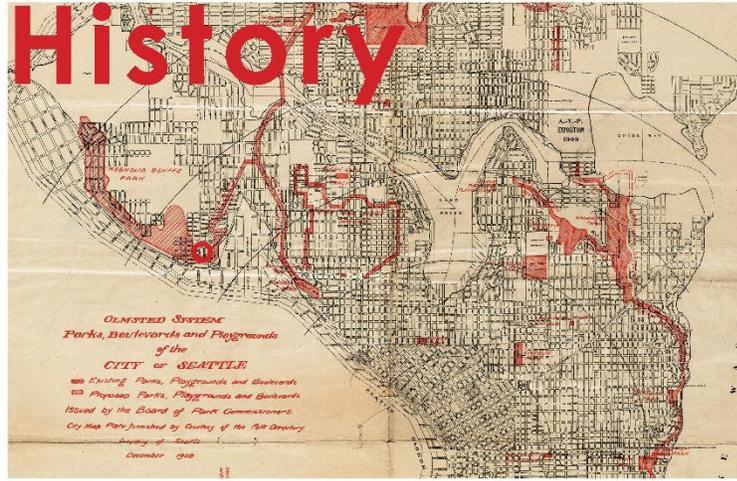
Seattle Parks and Recreation

URSULA JUDKINS VIEWPOINT PARK Karen Kiest | Landscape Architects

APPENDIX – HISTORY



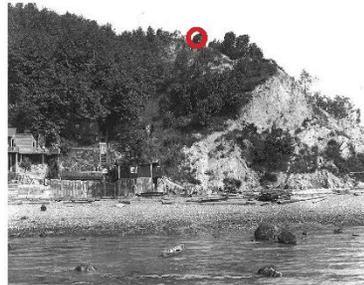
Guide map to Seattle bicycle paths, ca. 1900



Olmsted System - Parks, Boulevards, and Playgrounds of the City of Seattle, December 1908



Houses and shacks on the shoreline in the vicinity of 28th Ave. W. near Smith's Cove, Seattle, Washington, June 1911, James Patrick Lee



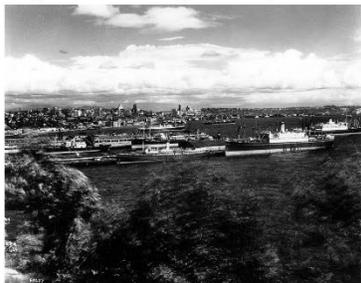
Magnolia Bluff above glass factory ruins 1922



Old West Garfield Bridge, 1930



Aerial photo of Bluffs and new Bridge, 1933



Smith Cove and downtown, 1934 Asahel Curtis



Pier 91, Smith Cove, 1947



View of site and housing, after 1970

APPENDIX – EARLY DESIGN – 2007

At the first public meeting, people gathered at Magnolia Community Center to learn about the project, share their hopes and wants for the Park. The discussion led to several clear goals for planning and design for Ursula Judkins Viewpoint Park:

- Develop Park as a Gateway to Magnolia
- Provide Safe Pedestrian Access
- Create Attractive Street Edge
- Safe, Small Parking Access
- Ensure Permanent Views
- Maintain Informal Open Character



In June 2007 people gathered at Magnolia Community Center to understand **Seattle Viewpoints (see Appendix)**, re-confirm **Park Goals**, and prioritize **Park Options**

JUNE 2007 - PARK GOALS:

- Park as Magnolia Gateway
 1. The park should be a “gateway” to Magnolia: Improve existing welcome sign in the R.O.W. and create something on the park side.
- Safe Pedestrian Access
 1. Improve access
 2. Provide path for pedestrian and stroller access
 3. Keep bus stop near entry of the park
 4. Safe pedestrian entrance
- Street Edge is Important
 1. Construct attractive fences for the park along the main drive (W. Galer St.)
 2. Two kinds of appreciation: Level 1 Motorist appreciation; Level 2 Pedestrian appreciation.
 3. Landscape fences
 4. Stone walls with shrubs
 5. Wrought iron fence around entry
- Safe, Small Parking Access
 1. Create small drive-in area within the park site
 2. Parking on Magnolia Way W. is not feasible due to unsafe crossing to the park site.
 3. ADA parking space
- Ensure Permanent Views
 1. Do not plant more view-blocking new trees
 2. Keep plants low
 3. No more volunteering maples in the park
 4. View shed has to go down, so view isn't ruined by future buildings
- Simple Rolling Lawn
 1. Create picnic lawn
 2. Much of this park is warm in the winter sun. These sunny spots are nice sites for BBQs and benches.
 3. Place benches to take advantage of view sheds
- Easy Maintenance
 1. Provide access to water for irrigation
 2. Create an easy-to-maintain park. Grass should be easy to mow
 3. Want underground watering system
- Connect Bluff to Beach
 1. Make existing informal trail to the bottom of the slope into a defined path (roughly follows the underside of the proposed new Magnolia Bridge)
 2. Propose Bike path connection to Burke Gilman Trail
 3. Create Beach access
 4. Link upper site to lower marina
 5. Access to Marina and Smith Cove

JUNE 2007 - PARK OPTIONS:

ENTRY

- Needs close coordination with Magnolia Bridge Replacement Project
- Provide long-term Street Edge Improvements (Coordinate with Bridge Replacement, etc.)
- Provide Clear Gateway to Magnolia – both sides of roadway.
- Reconfigures existing Driveway Access and Parking to as interim until Bridge replacement for full Turnaround and Parking.
- Provide Pedestrian Overlook at Upper Site



SOUTH VIEW

- Prioritizes improvements along south edge of Park
- Develops Pedestrian Overlook at South Edge
- Potential for trail to Beach along South Edge
- Needs Minimal Coordination with Magnolia Bridge Replacement Project



SEATTLE VIEW

- Develop Pedestrian Overlook at East Edge
- Full Improvements may need to follow Magnolia Bridge Replacement Project



SUMMER 2007

A final "working draft" plan was developed that incorporate the goals.

