

*High Point Redevelopment
Green Gardening Workshop
October 21, 2015*

*Zach Chupa - High Point Open Space
Association*

*Jennifer Lathrop, PLA - MIG SvR
Teresa Damaske, PLA - MIG SvR*

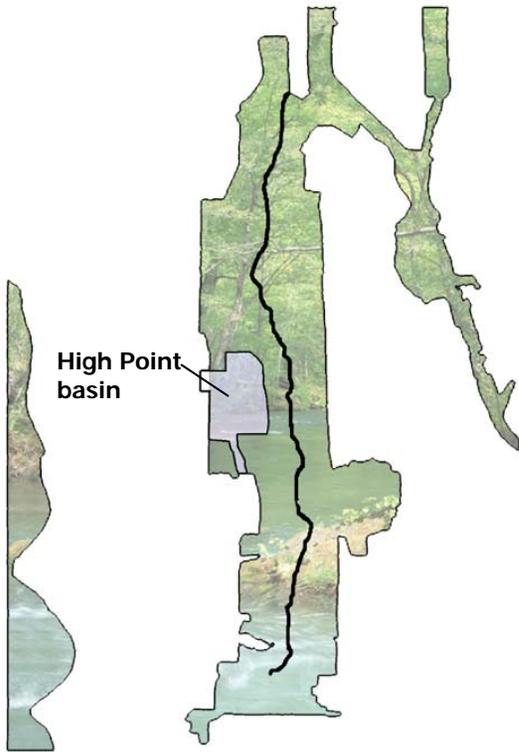
www.svrdesign.com



Longfellow Creek Watershed



High Point Redevelopment, Seattle, WA



Longfellow Creek watershed



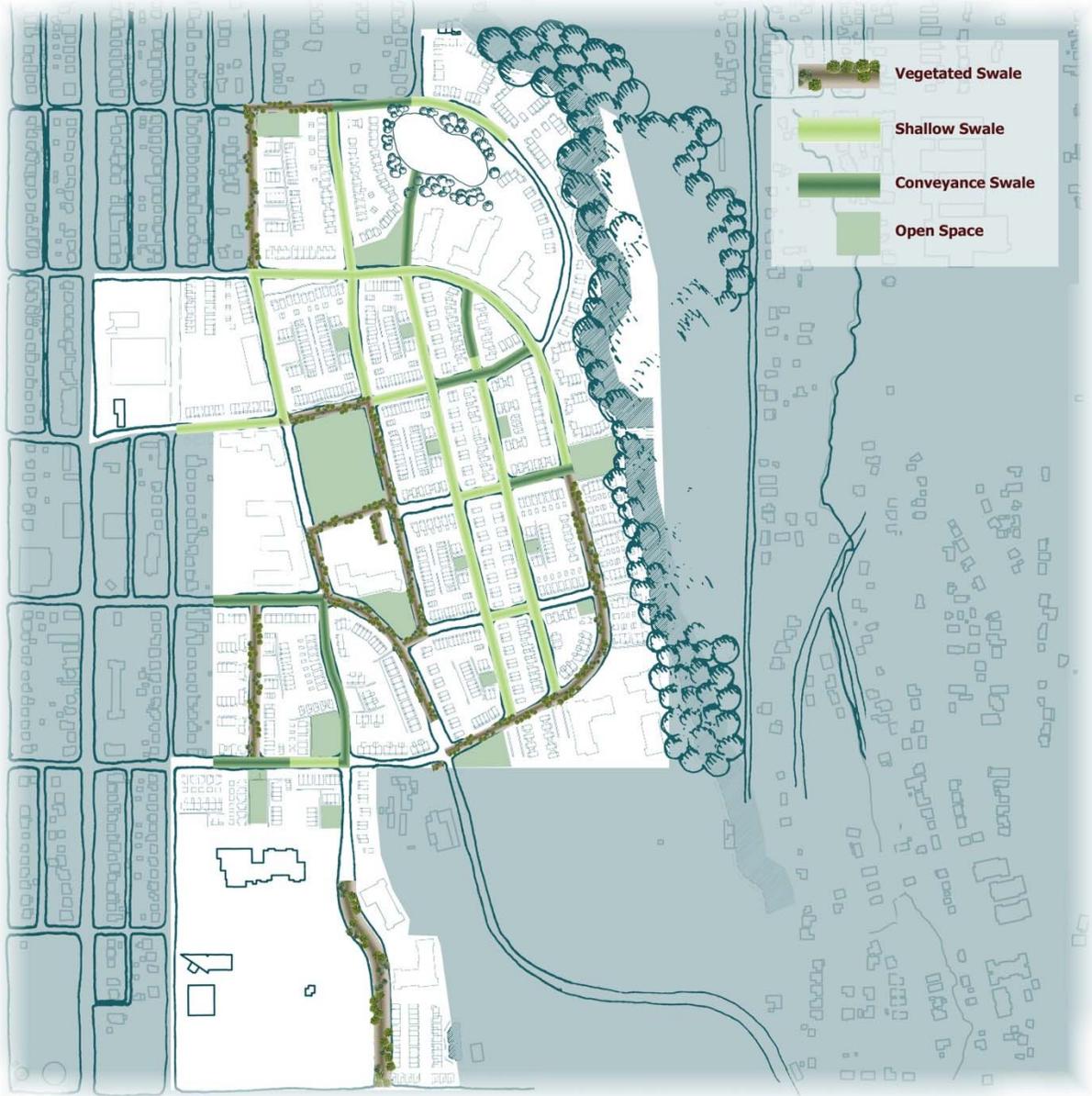
High Point prior to redevelopment



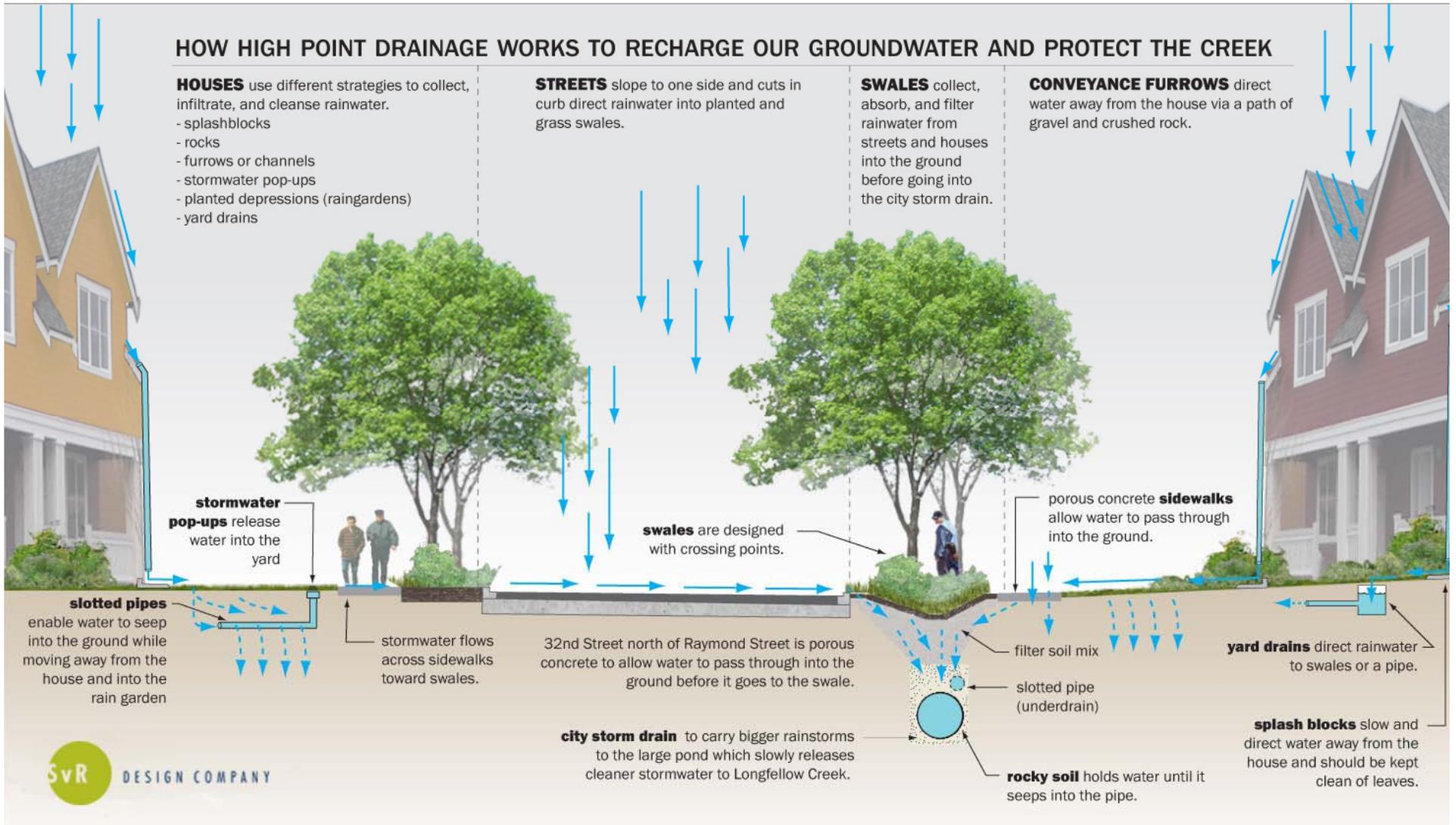
Longfellow Creek



High Point Drainage Concept Plan - 2001



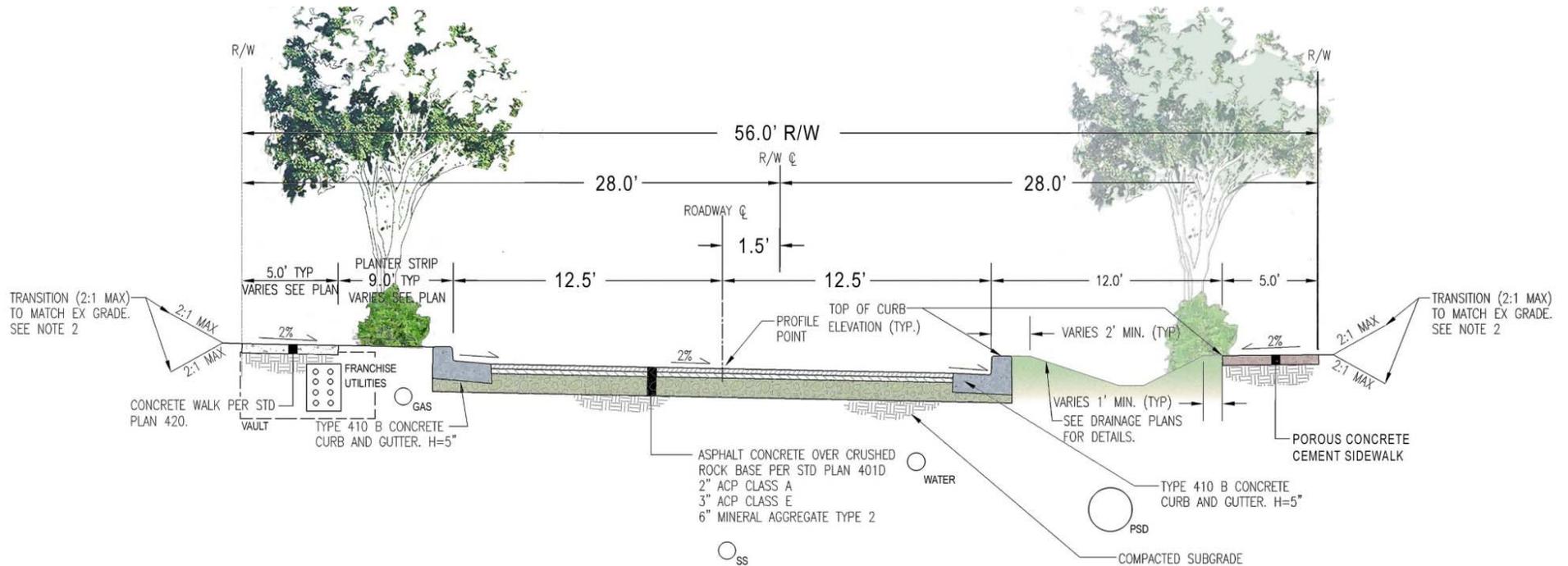
How High Point Works



High Point Streets - Natural Drainage Approach



Developing Cross Section & Swale Length



Typical Residential Street Section with 25' Roadway and 56' Right-of-Way

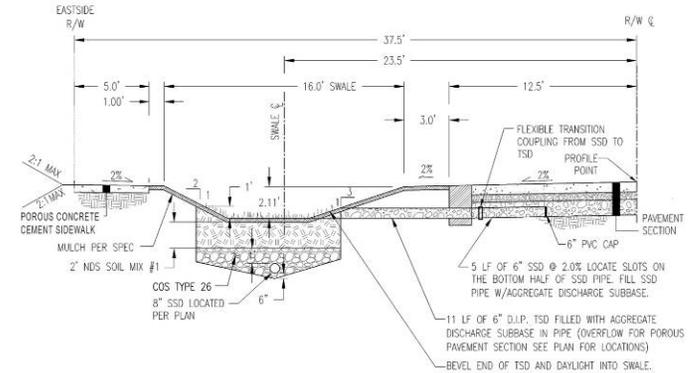
High Point Swales



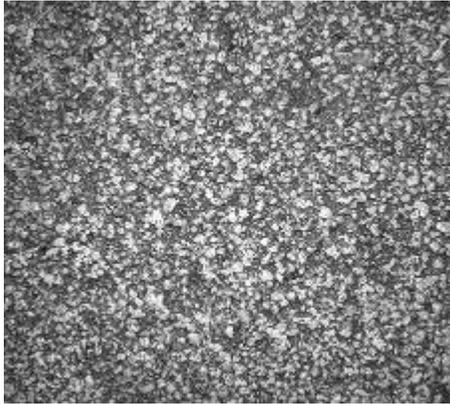
- *Vegetated*
- *Grass-lined*
- *Conveyance*



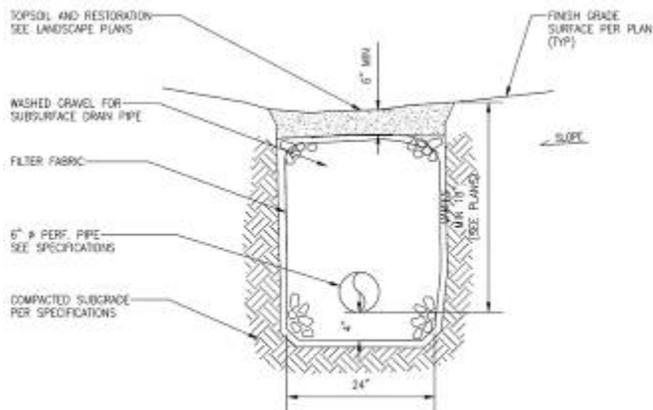
32nd Avenue SW - Porous Cement Concrete Public Street



Natural Drainage Strategies – Housing Block-level Design



- *High Point Drainage Technical Standards and requirements for each lot per the plat*
- *Examples of Methods to use:*
 - *Porous pavement*
 - *Reduce Impervious footprint*
 - *Conveyance furrow*
 - *Dispersal trench*
 - *Rain garden*
 - *Pop-up emitter*
 - *Downspout Disconnect*



Housing Sites Drainage Dispersion, Splashblocks, Rain Gardens & Art



Stormwater Pond



M I G

SvR

High Point has



... proven installations that are now being applied across the country

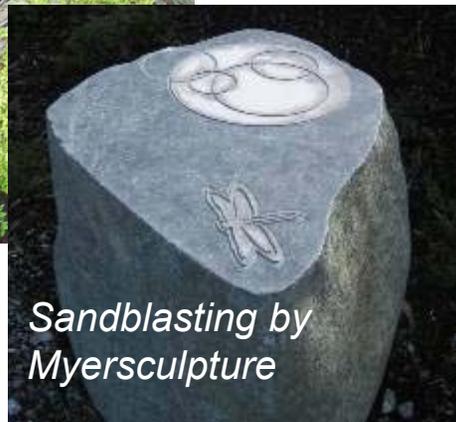
- Low Impact Design/Site Drainage Technical Standards*
- Reduced impervious footprints*
- Mature tree protection techniques*
- Site fully integrated with Low Impact Development techniques*
- Reduced road widths*
- Site-wide pedestrian circulation and safety enhancements*
- Use of porous paving applications for walks, roads and parking lots*

High Point has



... proven installations that are now being applied across the country

- Multifunctional stormwater park*
- Menu driven low impact development approach*
- Defined permitting review process*
- Interagency collaboration*
- Community education*
- Resident education*
- Maintenance and operation standards*
- Art integration*
- Aesthetic treatment of drainage swales*



Seattle Public Utilities had a vision for a neighborhood with a naturalistic drainage approach.

Seattle Housing Authority had a vision for a diverse, sustainable neighborhood.

These two public agencies have worked hard to implement these visions.

Recognition:

*Seattle Housing Authority
Seattle Public Utilities*

Other Agencies:

*Washington State Department of Ecology
US Department of HUD
Seattle Department of Planning and Development
Seattle Department of Transportation
Seattle City Light
Seattle Parks Department*

Artist

Myers Sculpture

For more information:

www.svrdesign.com and www.seattle.gov/util/naturalsystems

Consultants:

*SvR Design Company
Mithun Architects and Planners*

Resource Consultants:

*Shannon and Wilson
RW Beck & Herrera
Nakano Associates
Stoneway Concrete
Cedar Grove Composting
NW ACPA*

Ph I Natural Drainage System Contractors:

*Absher Construction (ROW & SHA Hsg)
Gary Merlino Construction (ROW)
T. Yorozu Gardening Co. (ROW)
Fardig (SHA Hsg)*

Ph II Natural Drainage System Contractors:

*Tri-State Construction Inc. (ROW)
T. Yorozu Gardening Co. (ROW)
Absher Construction (SHA Hsg)*



High Point Tour



- *Break into three groups*

- *Three 15 minute tour segments:*
 - *Zach will cover maintenance*
 - *Jennifer will cover bioretention elements and layout*
 - *Teresa will cover planting design*

- *Meeting point at the end of each tour segment is the intersection of SW Graham St and Lanham Pl SW (NW corner of Commons Park)*