



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Purpose + Program

Purpose

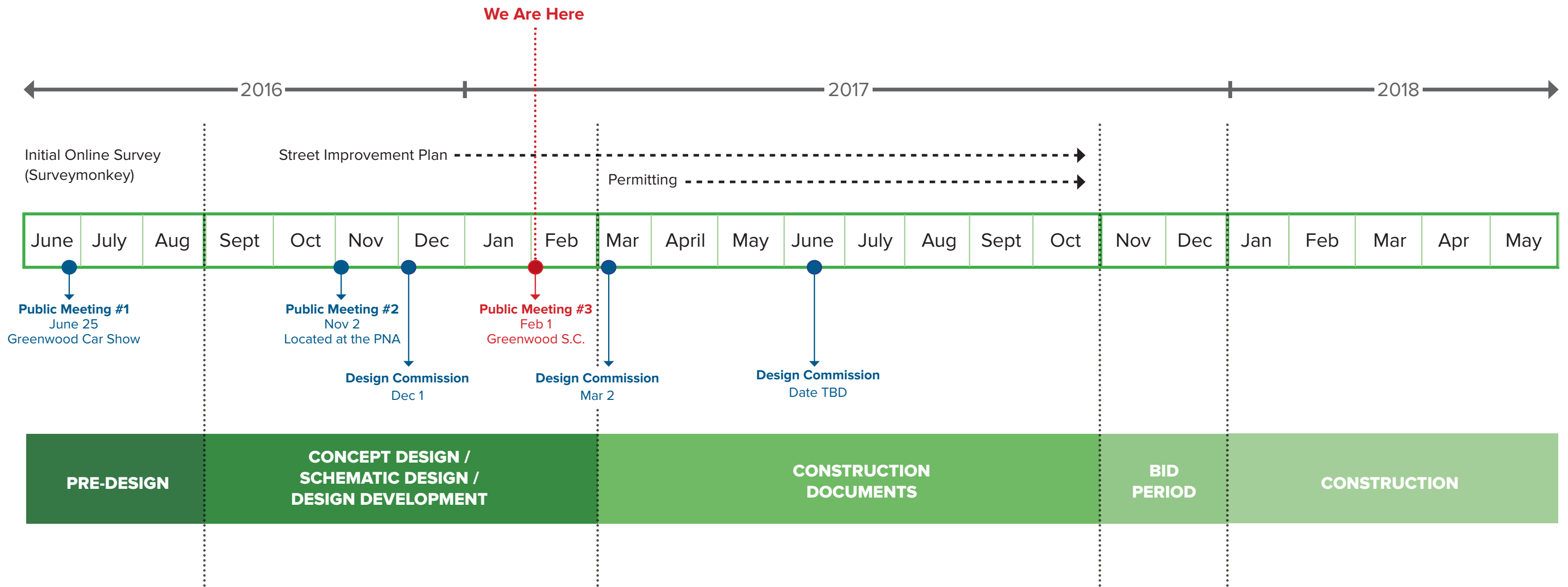
- This project is being funded through the Seattle Park District.
- This is one of 14 landbanked sites which were acquired to provide additional access to open space in high urban density neighborhood across the city.
- The new park will provide the community with open space accessible to people of all abilities, areas for gathering and community fellowship, play for children of all ages and space for quiet reflection.
- As this fund is for open space, there is a 15% max. Limit on impervious surfaces within the property lines with the exception of pathways and surfaces, under canopy of trees.

Program

- Ensure ADA and maintenance access to park elements and pathways.
- Any play elements installed should be appropriate for toddlers, older children and children of all abilities with high play value to increase activation of this area beyond the summer months.
- Consider incorporating a design which will serve as a space for reading and quiet enjoyment for library patrons.
- Design may include the incorporation of gathering spaces to identify areas for lunch and picnicking.
- Implement ROW improvements per Seattle Department of Transportation standards.



Project Schedule





PROCESS TO DATE + WHAT WE HEARD



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3 Concept Alternatives at a Glance

Option 1



- Curvilinear forms create a more traditional park form with a naturalistic feel in contrast to the orthogonal surroundings.
- Sculpted, sloped planting beds between the sidewalk and the park create a spatial separation for the gently sloping lawn and play area for a more level pathway through the park. The eastern buffer planting follows the pattern of the natural grade, resulting in lower retaining walls.
- Natural play trail meanders along the eastern edge of the site among native plantings and seating.
- The street-side overlook with movable tables and chairs offers a convenient spot to linger, read, enjoy views into the park, and meet your neighbors.
- Seating surrounds the central lawn at the edges of the path, lawn and nature play area.
- Within the park, native plant species offer an open space which reflects the original Pacific Northwest lowland forest. The lawn could be an eco-turf.

Option 2



- The orthogonal design
- The planting areas at the sidewalk follow the exiting slope of the street, and a steeper accessible entry from the north leads to a more level lawn and seating area to accommodate community gatherings. The play area occupies a higher position with a sloped accessible path down to the lawn.
- Play area is separated from other areas by planting beds and seat walls, and contained with seatwalls and guardrails integrated into the surrounding planting areas.
- Stationary tables with seating on the sidewalk provide views of the park, and a bench near the library crossing accommodates passerby from multiple directions. A lending library at the northwest corner allows the community to donate materials for common use.
- Seating is offered throughout the park at the edges of the path, lawn and play area. Gathering occurs in distinct outdoor “rooms” at centered around play and the lawn.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.

Option 3

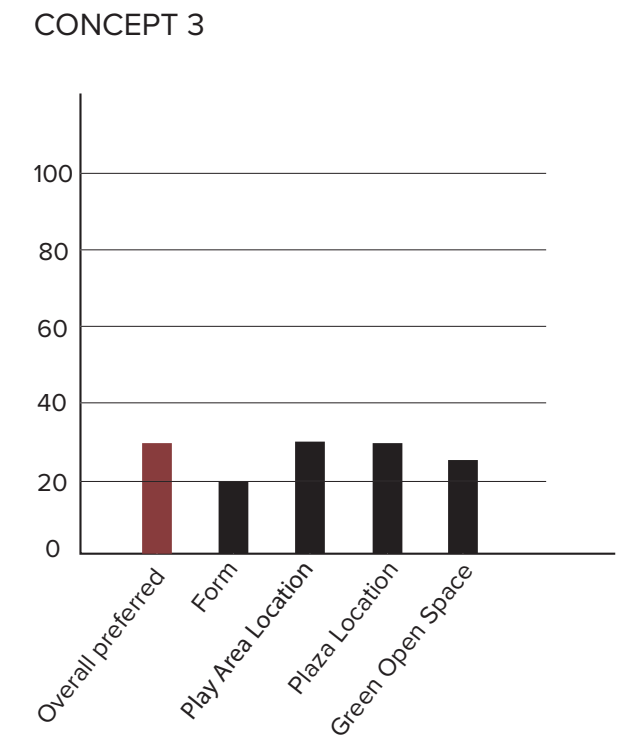
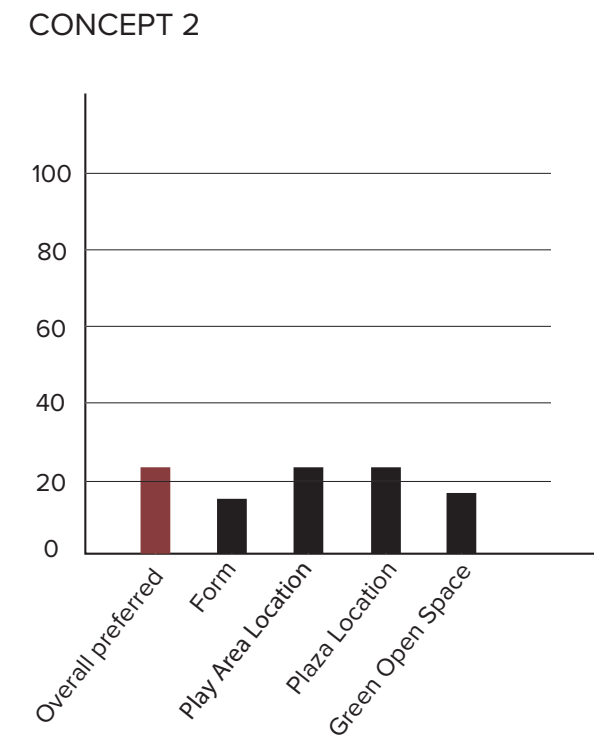
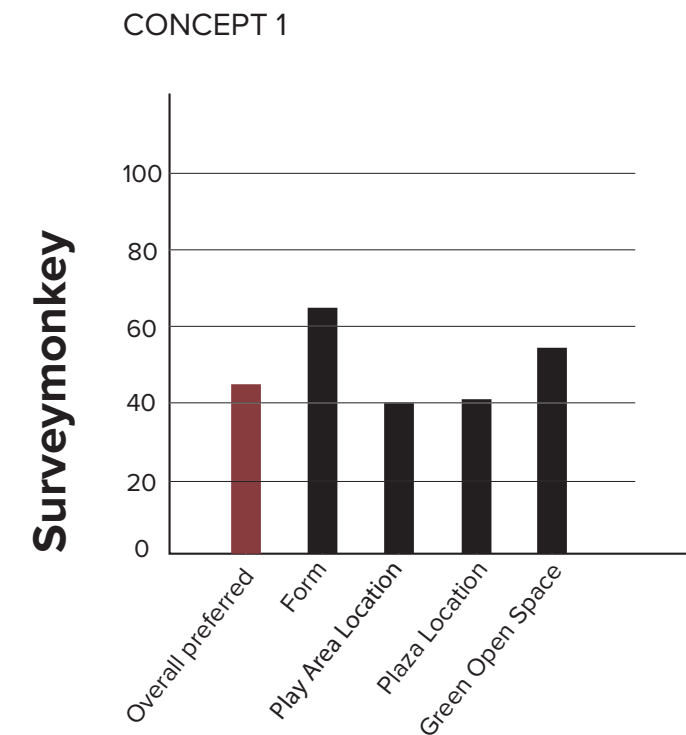
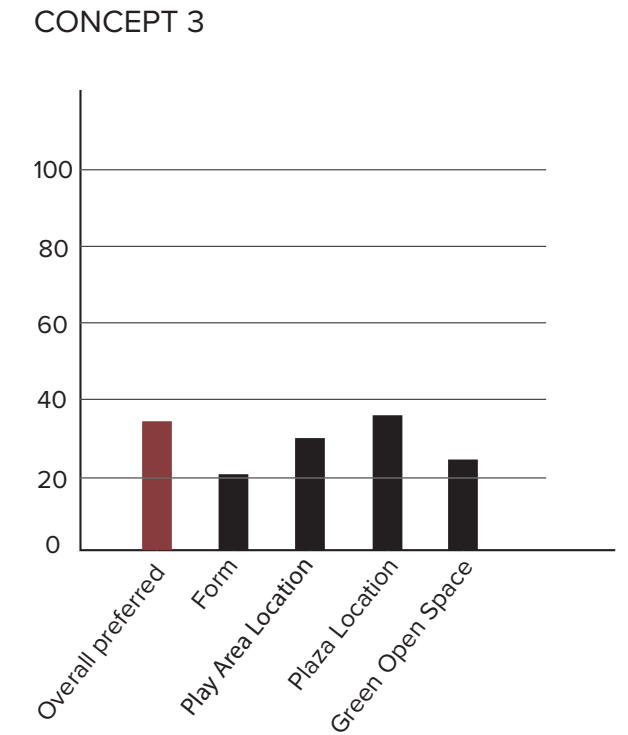
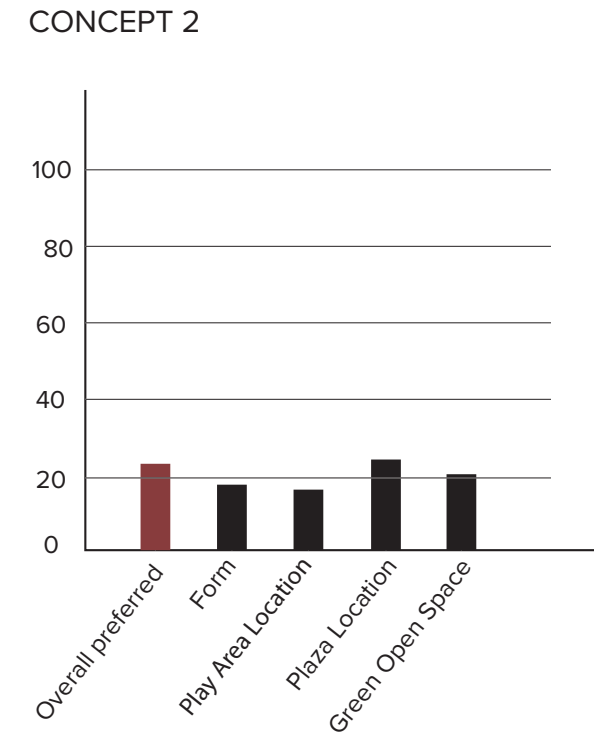
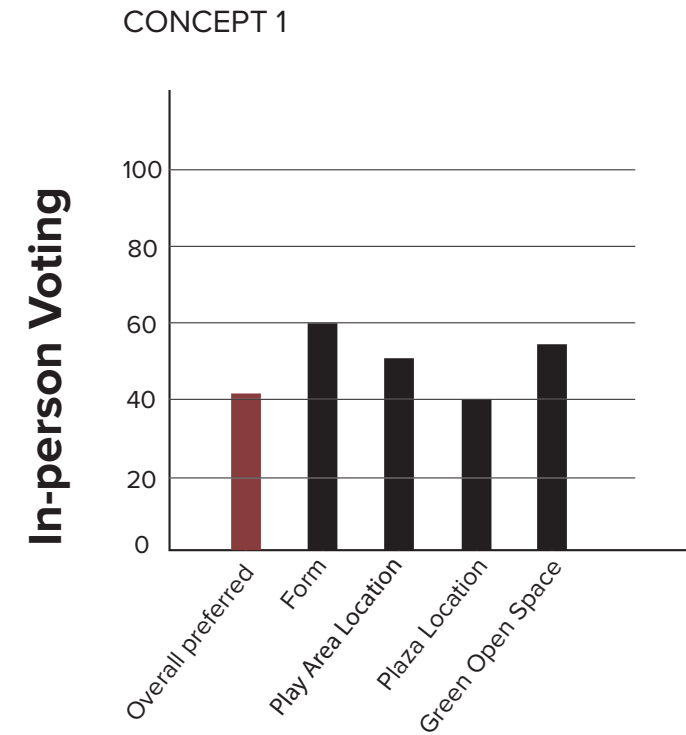


- Straight seat walls create a more geometric feel
- A terraced approach to grading in the north features stairs on the main path and universal access to 2 of the 3 terraces, lawn, play area and seating. Grading allows a small bioretention area in the southeast buffer planting.
- Play area is highly visible and integrated into the open lawn area but is separated from the street by seat walls and planting beds.
- Benches along the sidewalk provide resting spots along the street, but most seating and gathering areas are within the park itself.
- The terraces, with seatwalls, tables with benches, and a two long community tables with movable chairs concentrate gathering on an amphitheater-like space overlooking the lawn and play area. A canopy accommodates year-round use.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.

What We've Heard Since the 11/2 Public Meeting

Voting Results for 3 Concepts

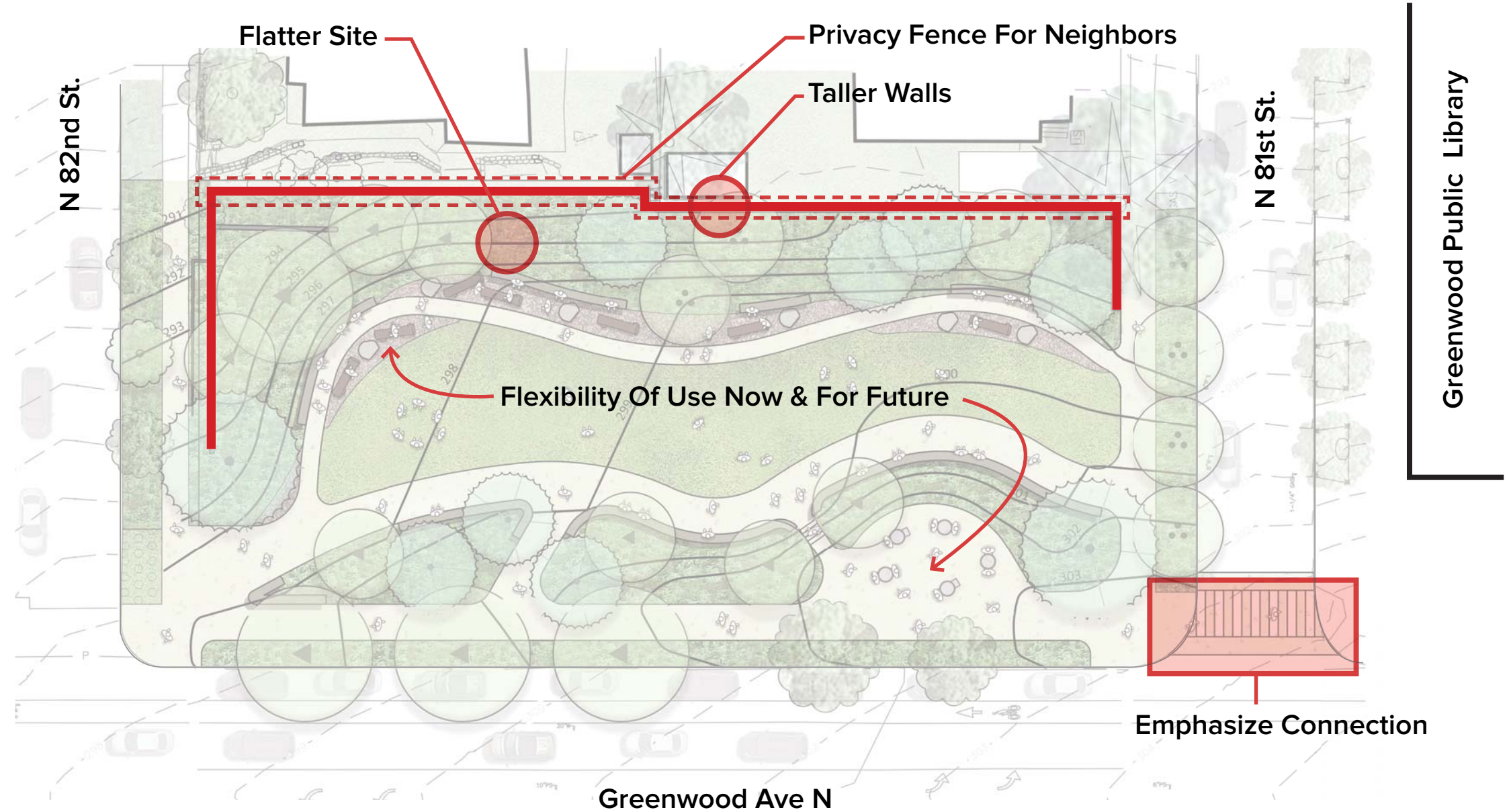
- The curvilinear Option 1 was by far the most popular in every category--form, play area location, plaza location, and green open space.
- Nature Play was the most popular type of play.
- There is a desire to have an area for community gathering and some sort of "overlook plaza".



Public & Agency Schematic Alternative Design Review

Edges and Context

- Consider taller walls for a flatter and more usable site. ①⑤
- Provide a fence on top of the wall for privacy of neighbors. ①
- Emphasize connection to the library with views, materials, and physical connection. ②④⑥⑧
- Anticipate future growth and diversity in the neighborhood and allow flexibility of use. ②④⑥



Comments Sources

- | | | |
|-----------------------------|---|--|
| ① 11/1 Proview Meeting | ④ 11/16 Friends of Library Park Meeting | ⑦ 12/15 Seattle Dept of Transportation Meeting |
| ② 11/2 Public Meeting #2 | ⑤ 11/17 Neighbors Meeting | ⑧ 12/16 Library Meeting |
| ③ 11/15 Maintenance Meeting | ⑥ 12/1 Design Commission Meeting | ⑨ 12/20 Friends of Library Park Meeting |

North
Not to Scale



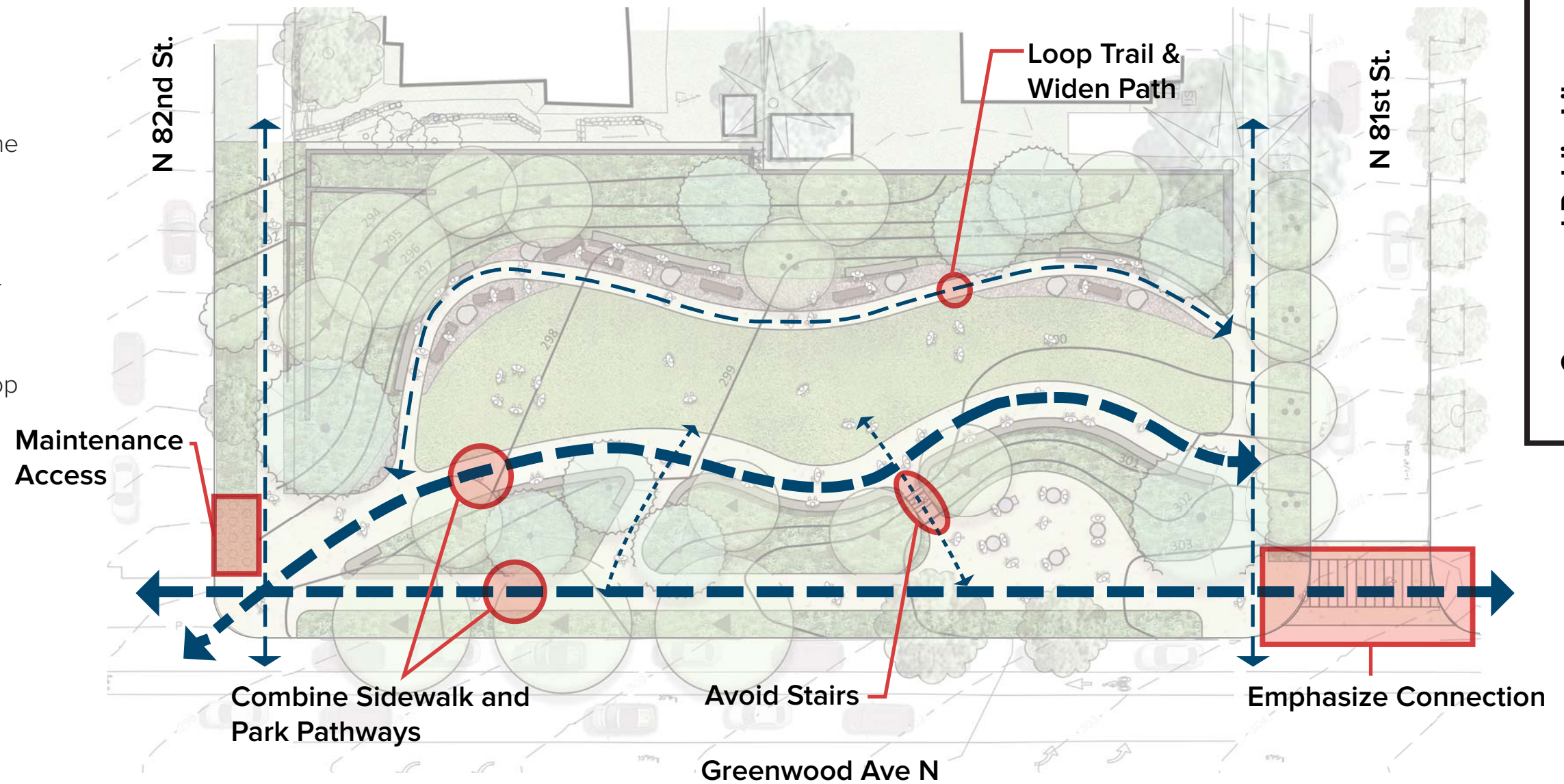
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Public & Agency Schematic Alternative Design Review

Circulation

- Increase accessibility by avoiding stairs if possible. ①
- Allow pedestrians the options to walk by, linger on edges, or enter the park. ⑥
- Explore consolidating the sidewalk along Greenwood Ave and the pathway along the western edge of the park. ⑥
- Create pathways which create a loop throughout the park. ②⑥
- Emphasize the connection to the library. ①②④⑥
- Driveway access is required for maintenance. ③
- Assure 8' wide or larger trails for vehicular maintenance access of permeable concrete. ③



Comments Sources

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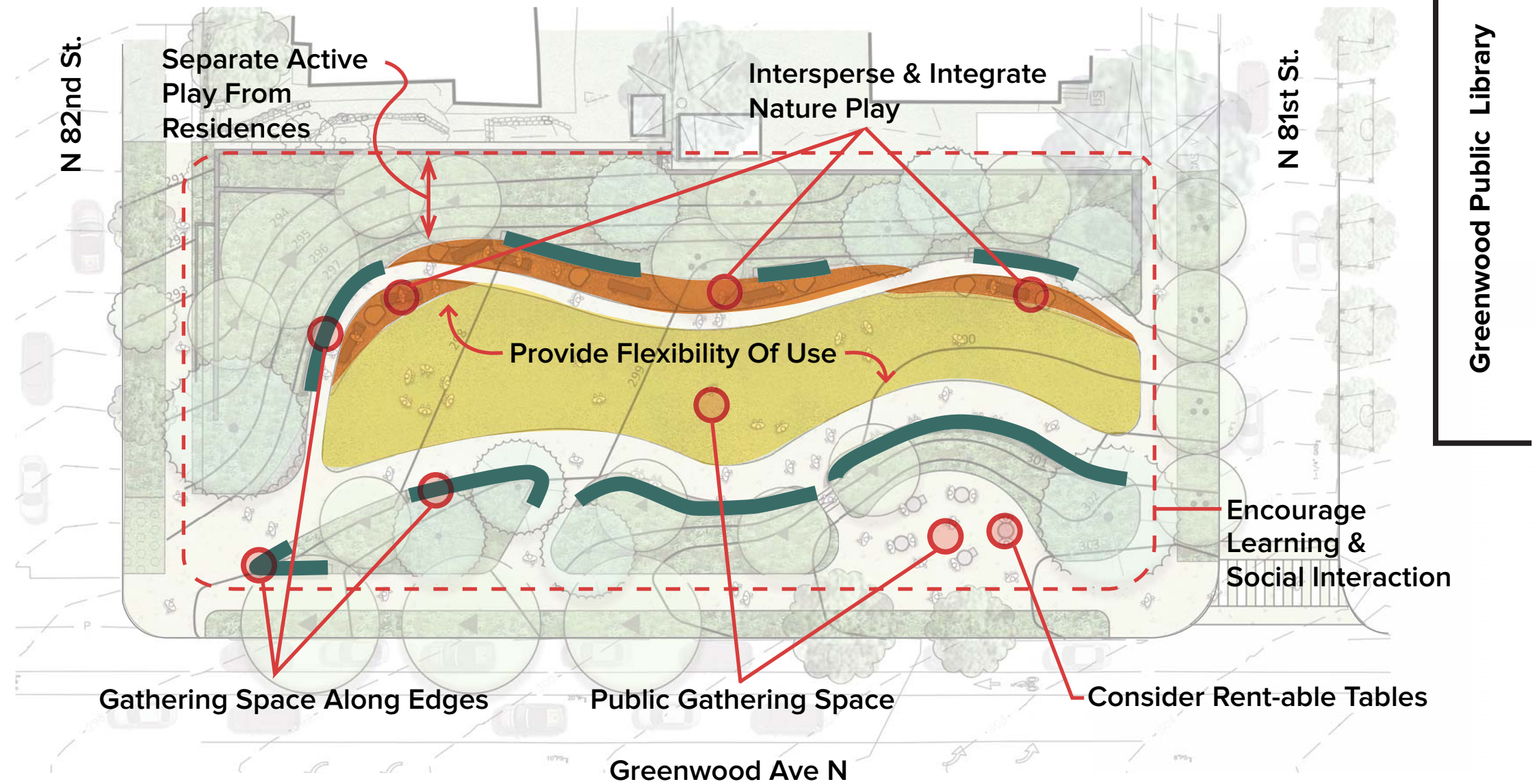
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Public & Agency Schematic Alternative Design Review

Community Use

- Accommodate a public gathering space for community events. ①②
- Incorporate small gathering spaces along edges of park. ②④⑥
- Create spaces which blend into each other and are flexible to support a variety of programs and different group sizes. ②④⑥
- Provide programming that will promote social interaction and engagement. ②⑥
- Consider tables which can be reserved for use within park. ①
- Separate active play from Residential lots by 30' or more. ①
- Encourage learning, especially reading. ④
- Integrate dispersed play throughout the park. ②④
- Provide nature play with natural materials. ②④



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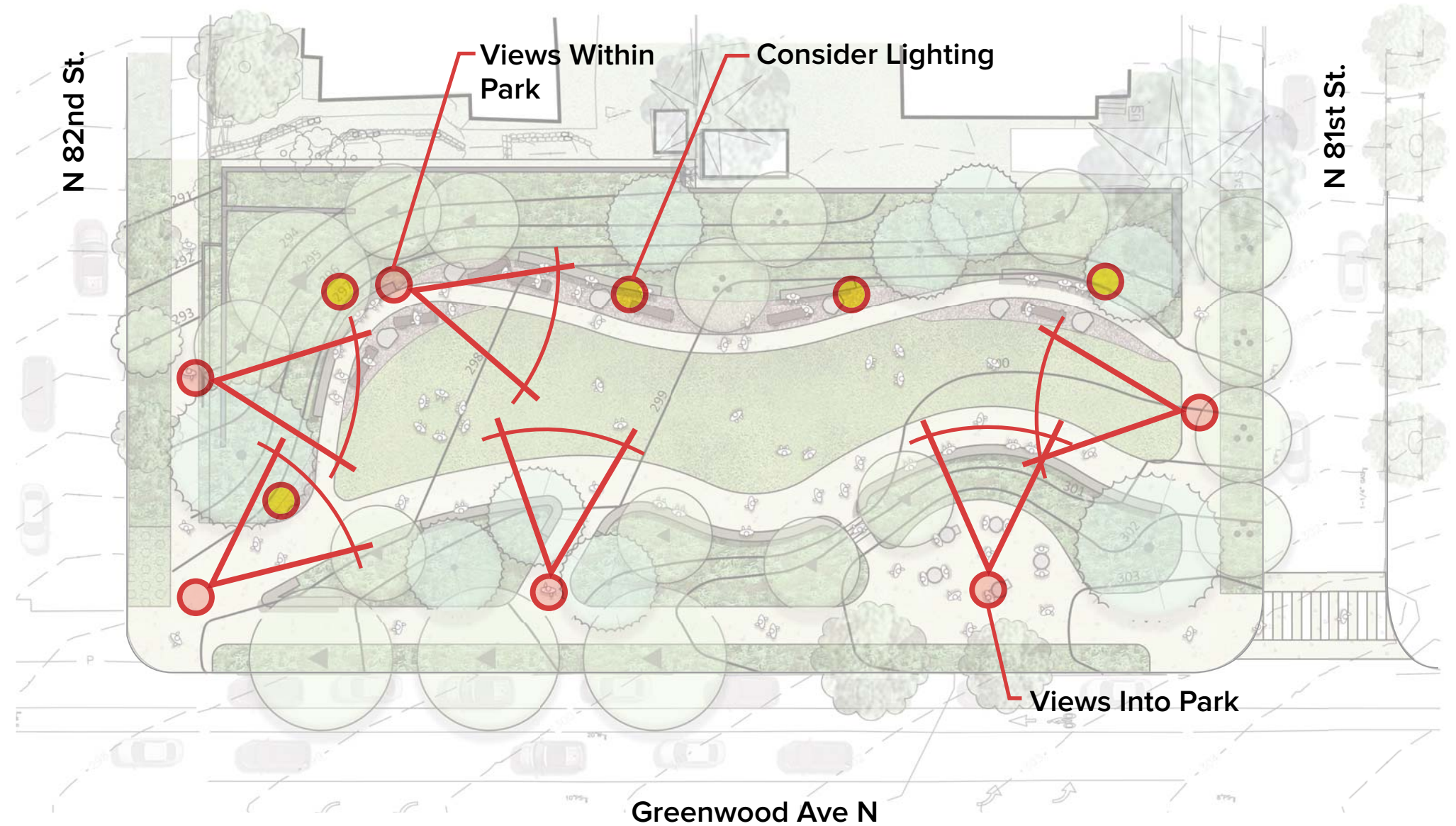
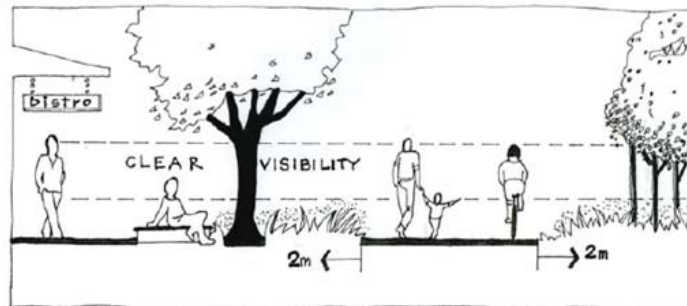
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Public & Agency Schematic Alternative Design Review

Safety

- Consider lighting of the park. ④
- Implement a planting design which allows visual access to the whole park. ①④
- Provide views of other people in the park. ①④



Greenwood Public Library

Comments Sources

- | | | |
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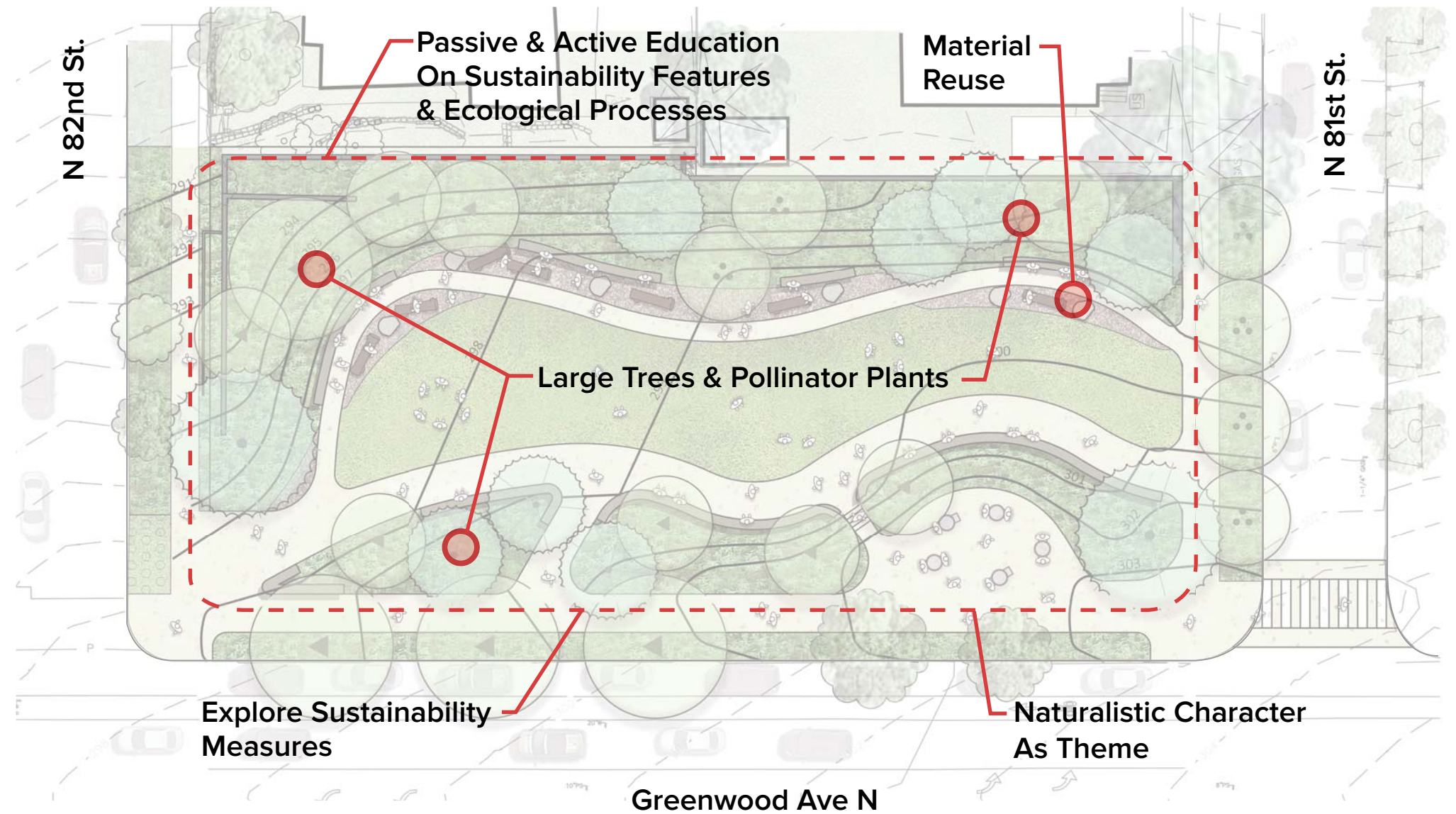
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Public & Agency Schematic Alternative Design Review

Sustainability/Nature

- Consider naturalistic character as a theme for the park. ④
- Explore how to incorporate sustainability measures, such as green stormwater infrastructure and material reuse, within the park programming. ② ④ ⑥
- Consider providing passive and active educational opportunities to explain sustainability measures and ecological processes. ④ ⑥
- Consider use of large trees and pollinator plants. ④



Comments Sources

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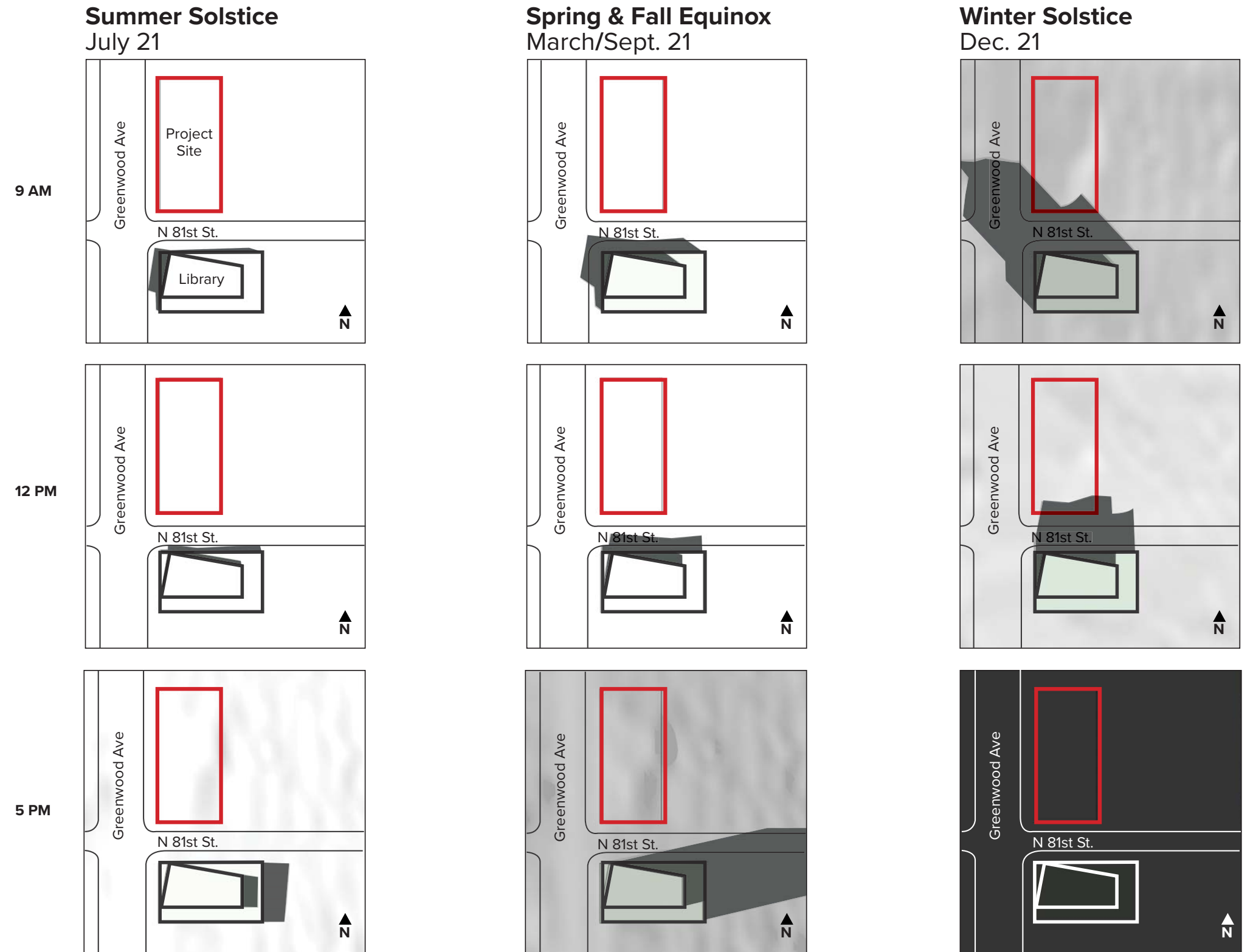
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Shade Diagram

An analysis of the shadow cast by the Library Building onto the Park site

- During the Summer months, the park site will be in full sun for all of the daylight hours.
- During Spring and Fall, the park site will be in full sun for all of the daylight hours.
- During Winter months, a portion of the South end of the park site will be in the shade for much of the daylight hours.



Project Expansion

Original Parcel

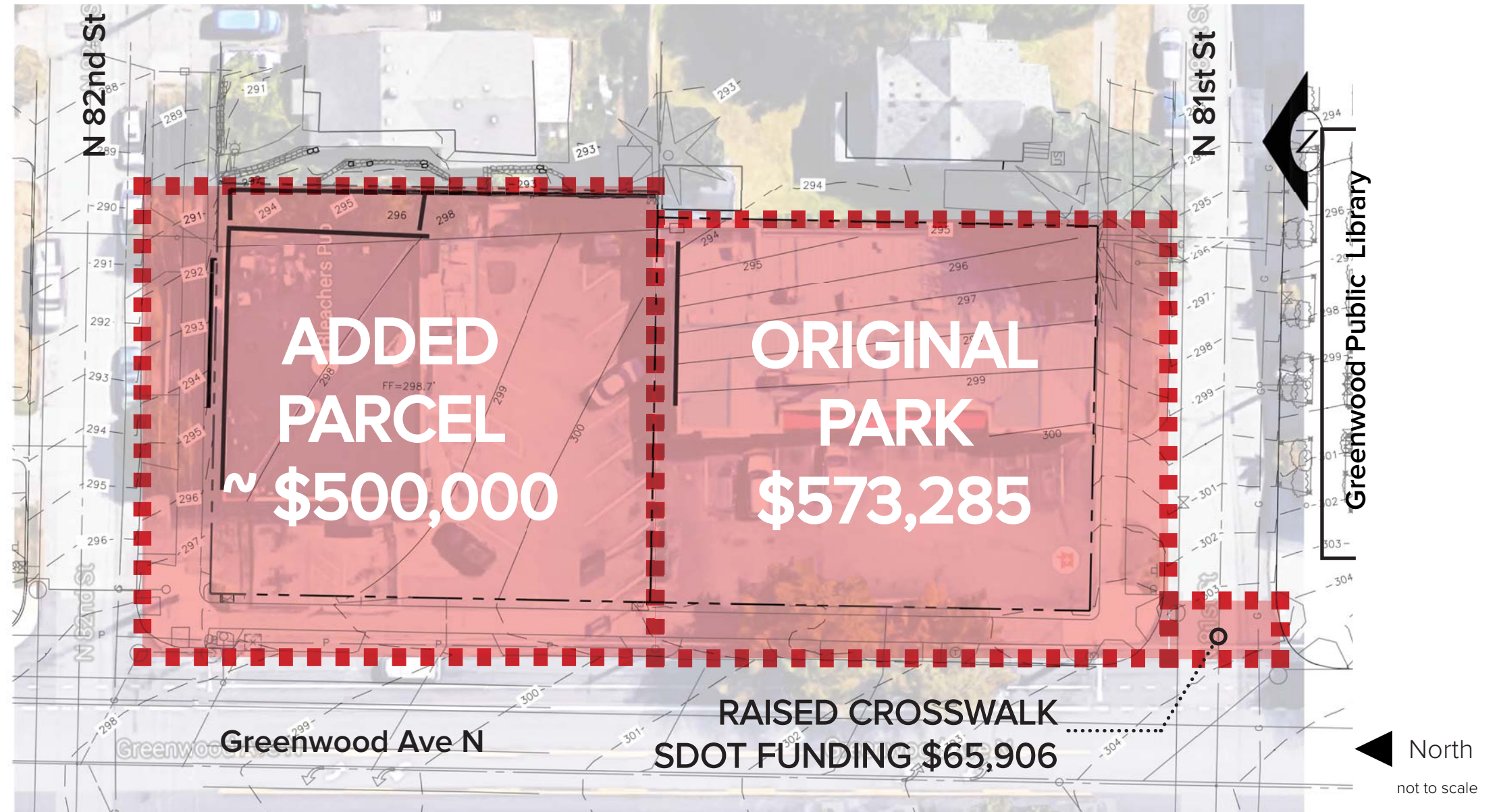
- Fully funded for construction.
- Parcel 1 will be designed to concept level along with parcel 2.
- Will be fully designed and constructed by the end of 2017

Added Parcel

- It is not currently funded for full development.
- Parcel 2 will be designed to concept level.
- When funding becomes available in the future, parcel 2 will be fully designed and constructed.

SDOT Raised Crosswalk

- Raised pedestrian crossing funded by SDOT.
- Conceptual cost estimate = \$65,906



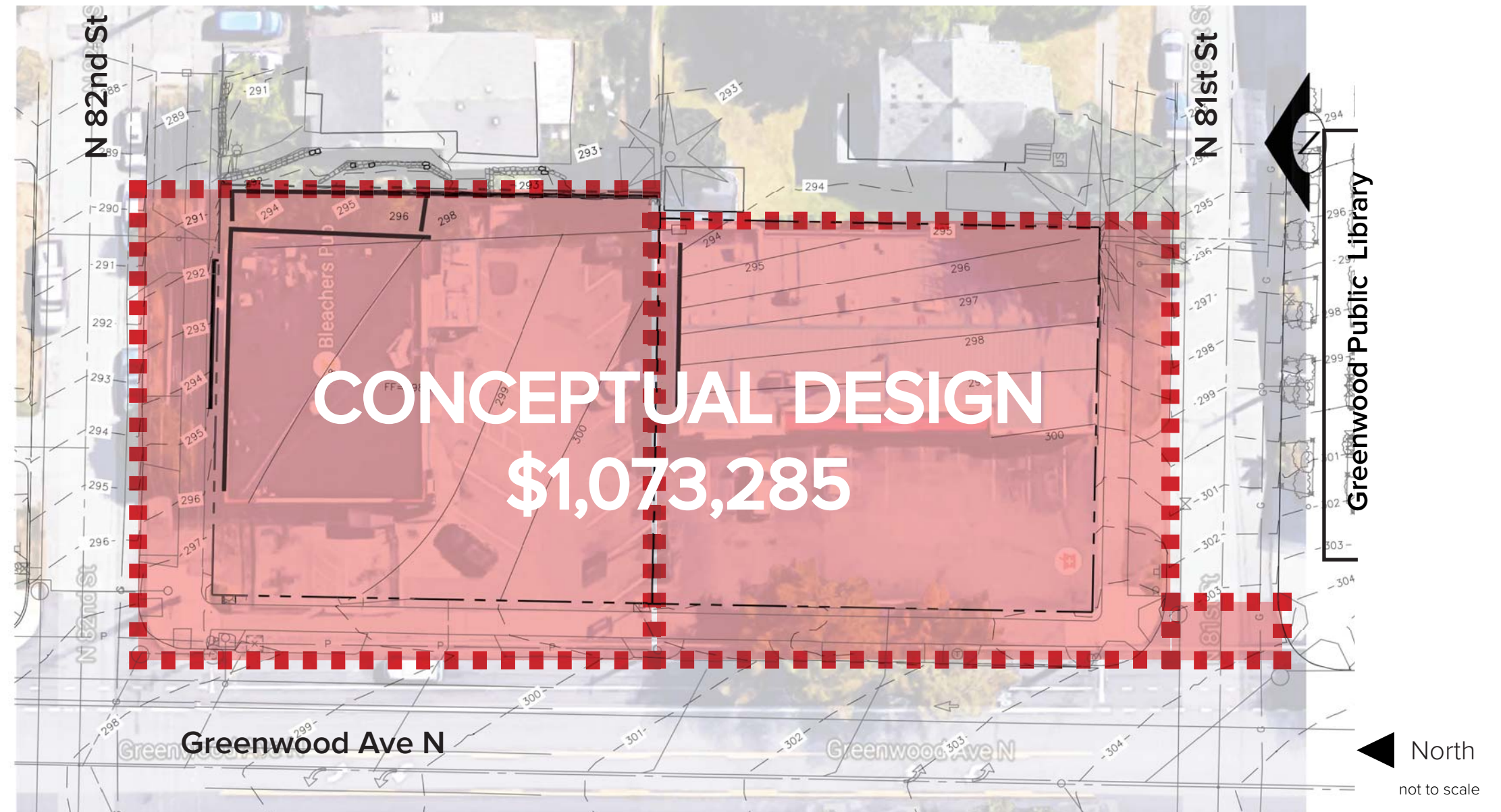
ORIGINAL PARK CONSTRUCTION BUDGET = \$573,285	+	ASSUMED FUTURE CONSTRUCTION BUDGET (PHASE 2) = \$500,000	=	SCHEMATIC DESIGN (BUDGET FOR BOTH PARCELS) = \$1,073,285
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Conceptual Design Phase 1 + 2

Conceptual Design

- Conceptual Design will include the two parcels and the 3 street's rights-of-way including sidewalk, planting strips, curbs and the raised crosswalk to the library.
- Assumed total construction budget for concept design is \$1,073,285





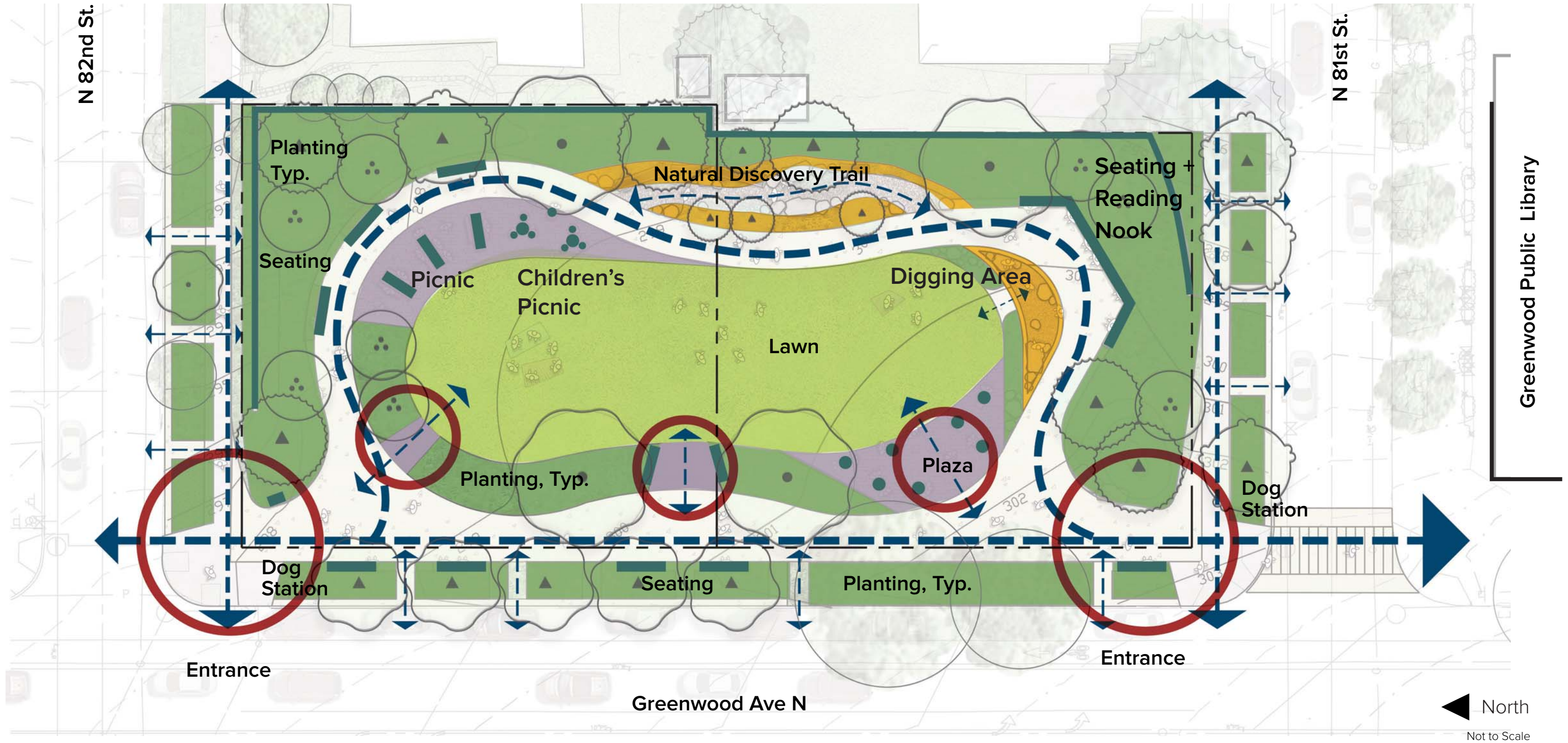
Preferred Alternative



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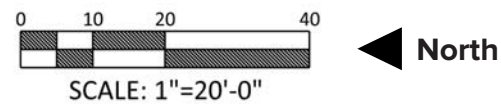
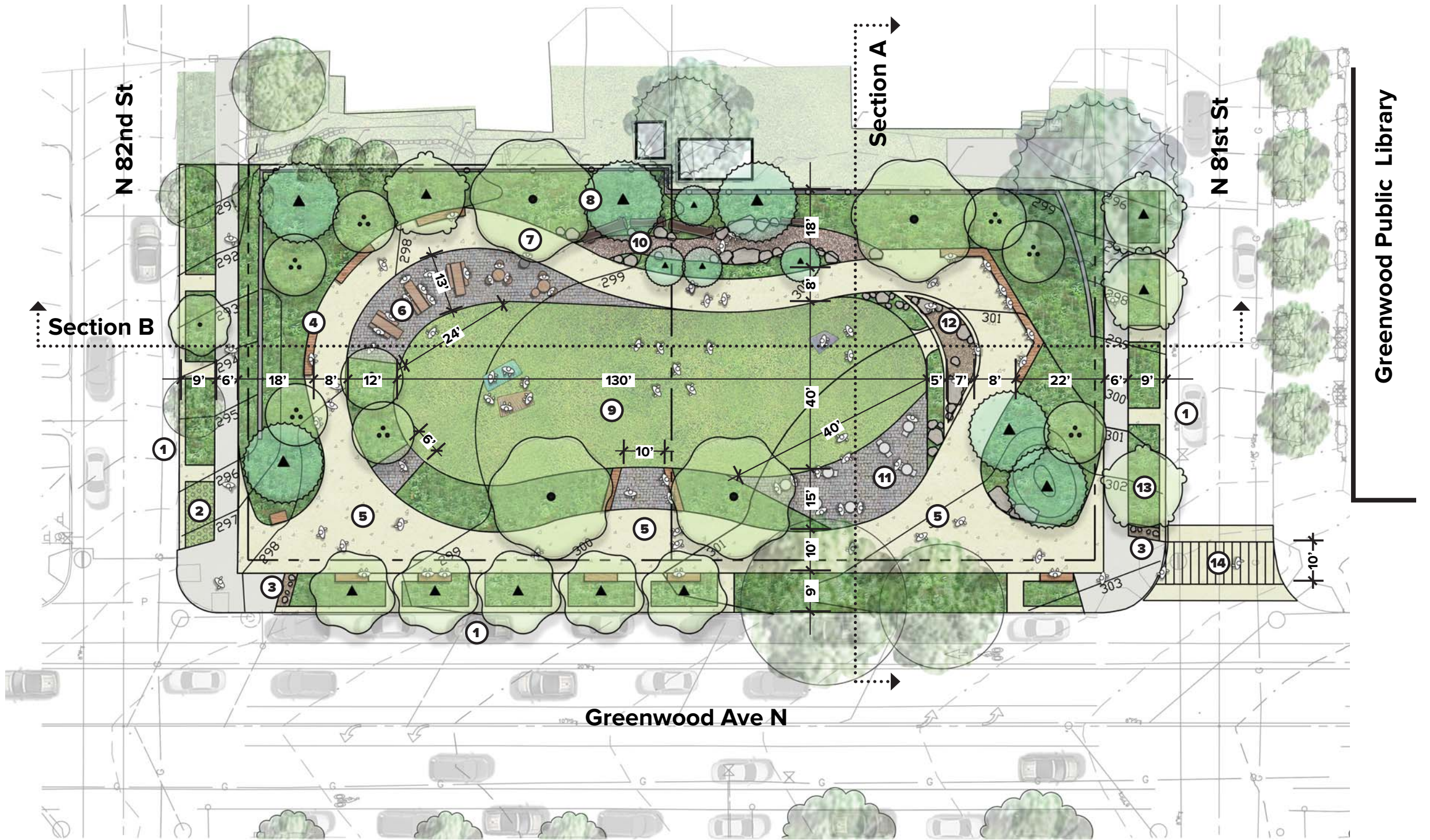
Conceptual Diagram of Preferred Alternative - Phase 2



Preferred Alternative Illustrative Plan - Phase 2

Legend

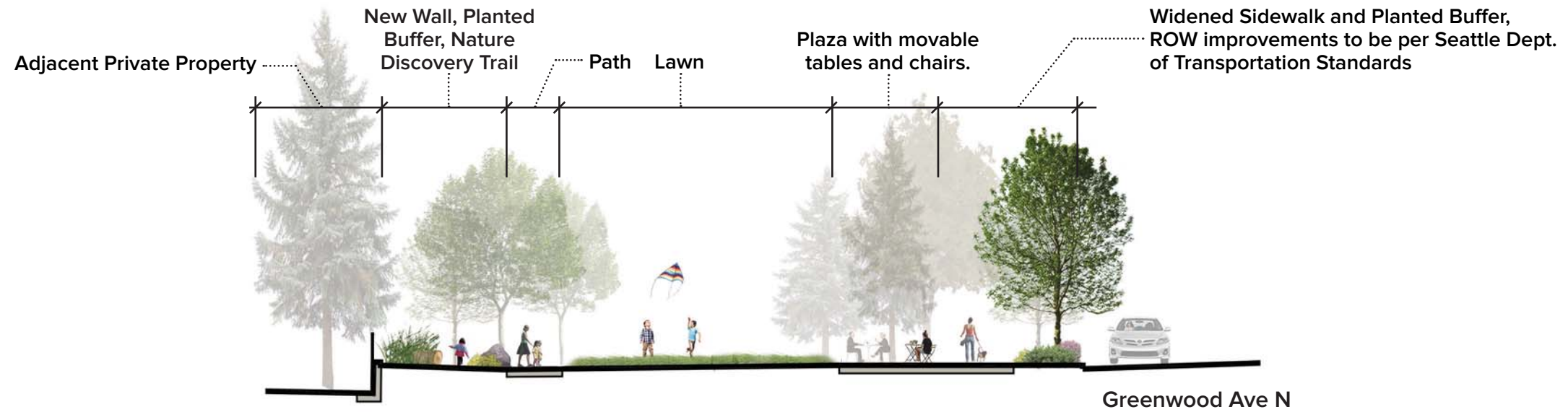
- ① Parallel Parking
- ② Maintenance Driveway w/
Reinforced Turf
- ③ Dog Station
- ④ Seat Walls
- ⑤ Entry
- ⑥ Picnic Area with Tables
- ⑦ Drinking Fountain
- ⑧ Planted Buffer
- ⑨ Gently Sloping Lawn
- ⑩ Nature Discovery Trail
- ⑪ Plaza Area with Movable
Furniture
- ⑫ Loose-Parts Digging Area
- ⑬ Street Trees (Maintain Existing)
+ New Buffer Planting
- ⑭ Raised Crosswalk
- ⑮ Electricity For Event



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Sections - Phase 2



Section A

Maintain Existing Sidewalk and add New Planted Buffer, ROW improvements to be per Seattle Dept. of Transportation Standards

Planted Buffer, Existing Retaining Walls

Path and Reservable Picnic Tables

Lawn

Loose Parts Digging Area and Seating

Planted Buffer

Maintain Existing Sidewalk and Add New Planted Buffer, ROW improvements to be per Seattle Dept. of Transportation Standards



Section B



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Sustainability

The City of Seattle is committed to sustainable development.

This park is intended to put the “green” back in Greenwood while demonstrating and educating the park visitor on green infrastructure in the Pacific Northwest.

Sustainability measures include:

- Stormwater flow dispersion into the lawn and planting areas.
- Pervious pavement to allow rain water to infiltrate on site.
- A large tree canopy to absorb rain water and reduce the heat island effect.
- Amended soils to increase water storage capacity and infiltration, as well as support plant growth.
- Planted areas that promote stormwater absorption and infiltration while featuring native and adapted species.



Pervious Concrete



Tree Canopy

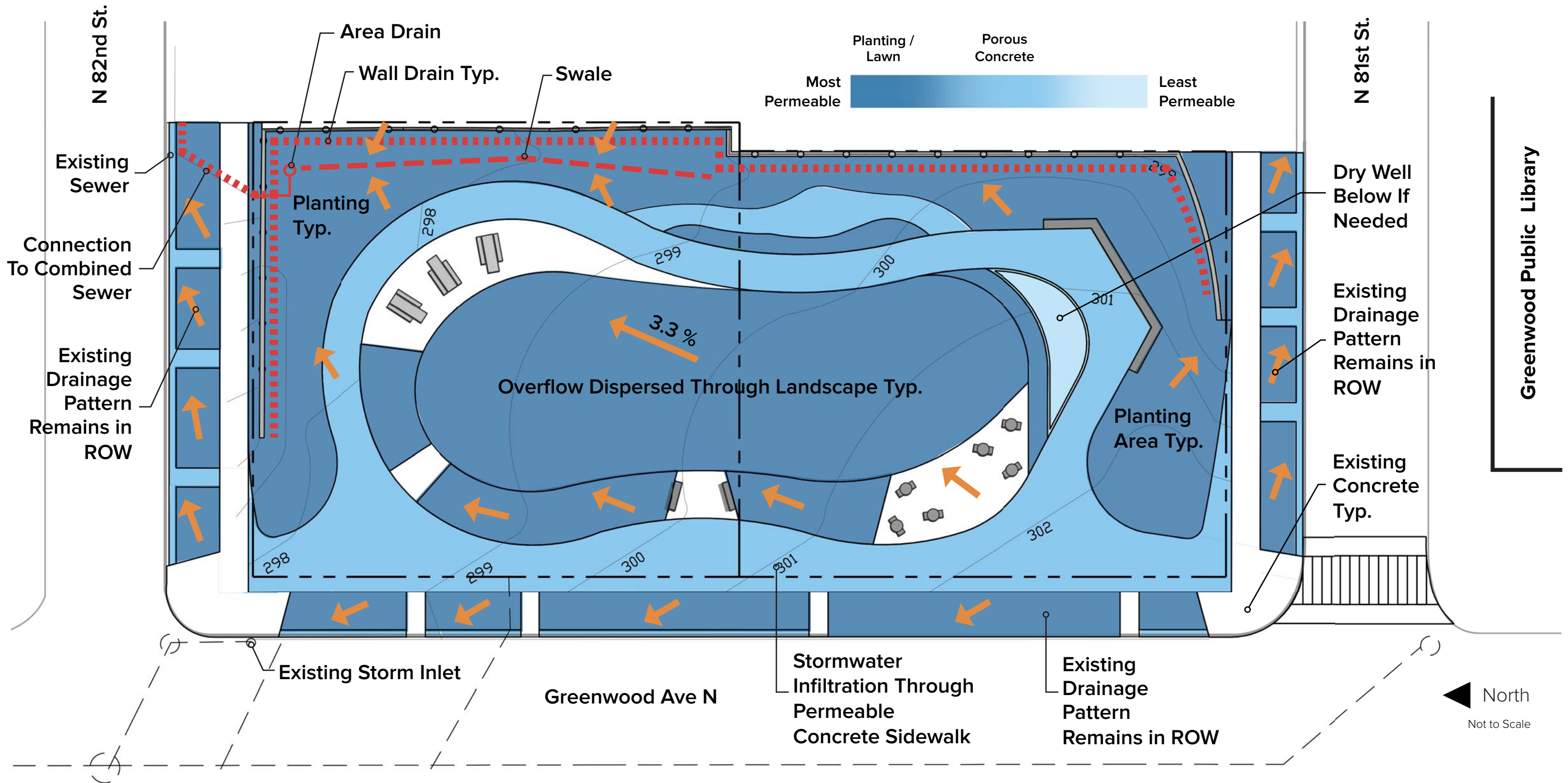


Amended Soils



Robust Vegetation

Drainage Diagram of Preferred Alternative



Program Accommodation



Universal Accessibility to Park Elements



Play to Activate Park for All Ages



Quiet Reading on Benches



Library Storytime



Gathering: Lunch + Picnicking



ROW Improvements Separate Park from Street



Programmed Activities



Live Performances on the Lawn



Movies on the Lawn



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Nature Discovery

This Park will encourage discovery of nature, especially for children.

- A Nature Discovery Trail is planned for the park. The natural beauty of a Pacific Northwest trail will be replicated, with logs, rocks, and native plants.
- Open space play will be a major feature of this park. The lawn area will be ideal for running around and playing games, and looking at the sky.
- Natural materials are preferred to create an authentic, tactile experience of natural elements.
- A loose-parts digging area will be a place where children can dig or play with toys.



Digging in Loose Materials



Imaginative Play



Native Plant Discovery



Open Space Activity



Natural Materials as Furniture

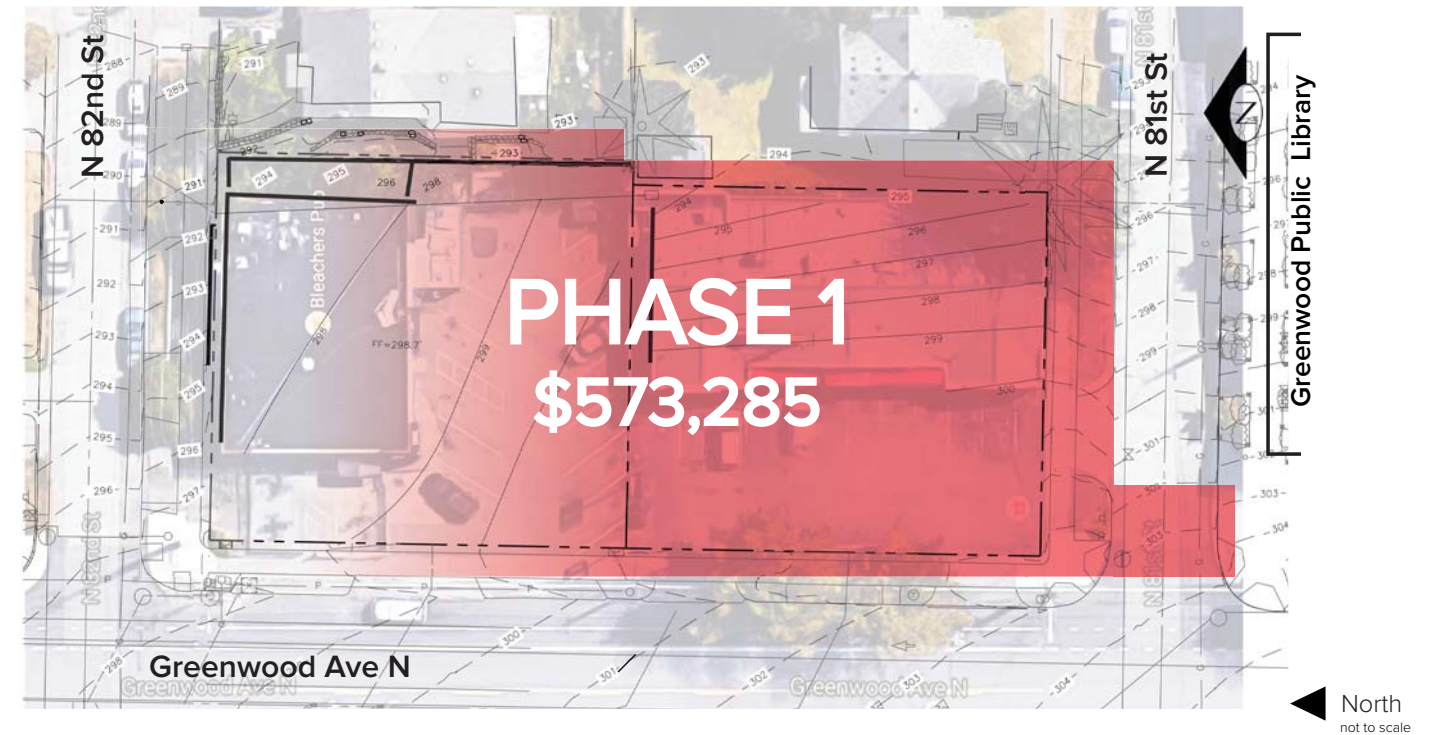


Balance and Adventure

Phase Implementation

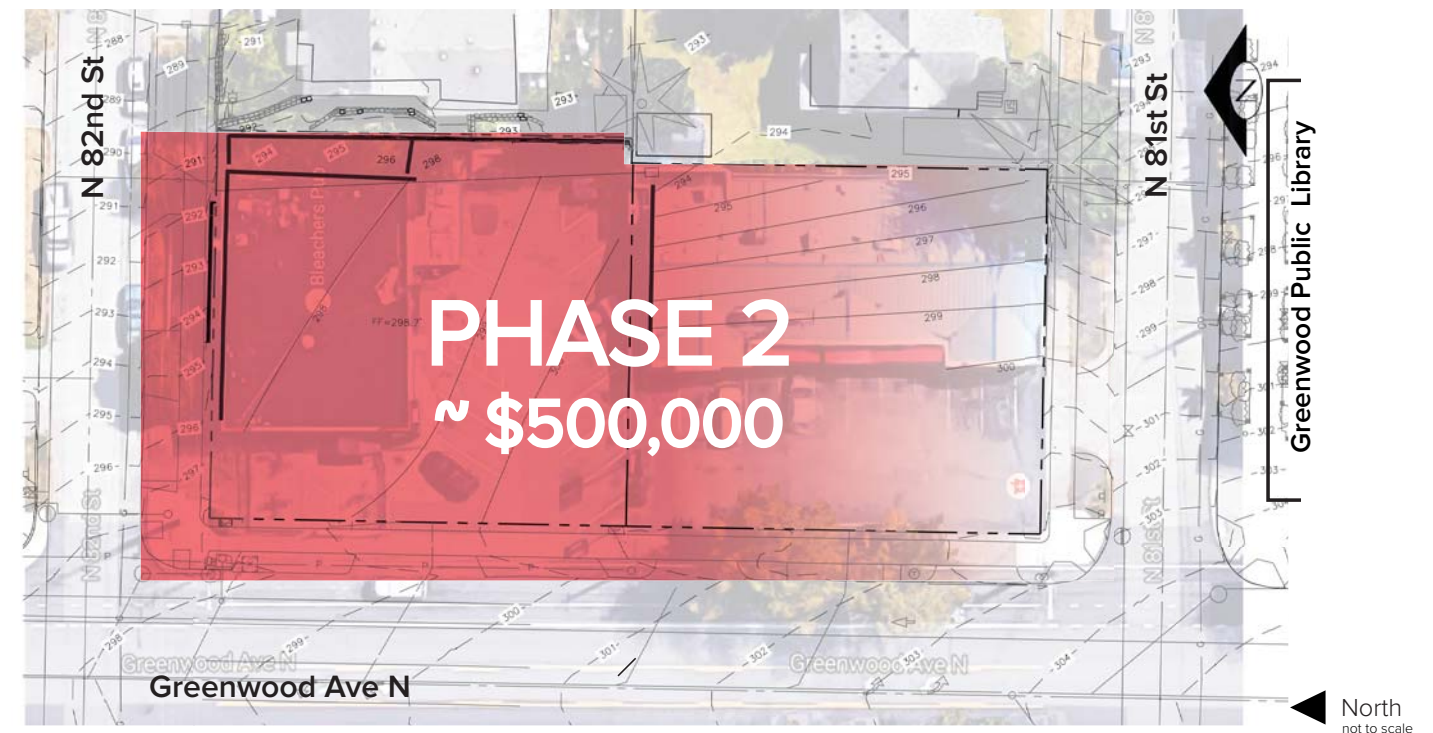
Phase 1

- Complete December 31, 2017
- Construction Budget is \$573,285
- Most improvements will be located on the southern, original park lot.
- The northern lot will be lightly developed to create a usable park with lawn and limited improvements to address access, safety, and screening of adjacent neighbors.

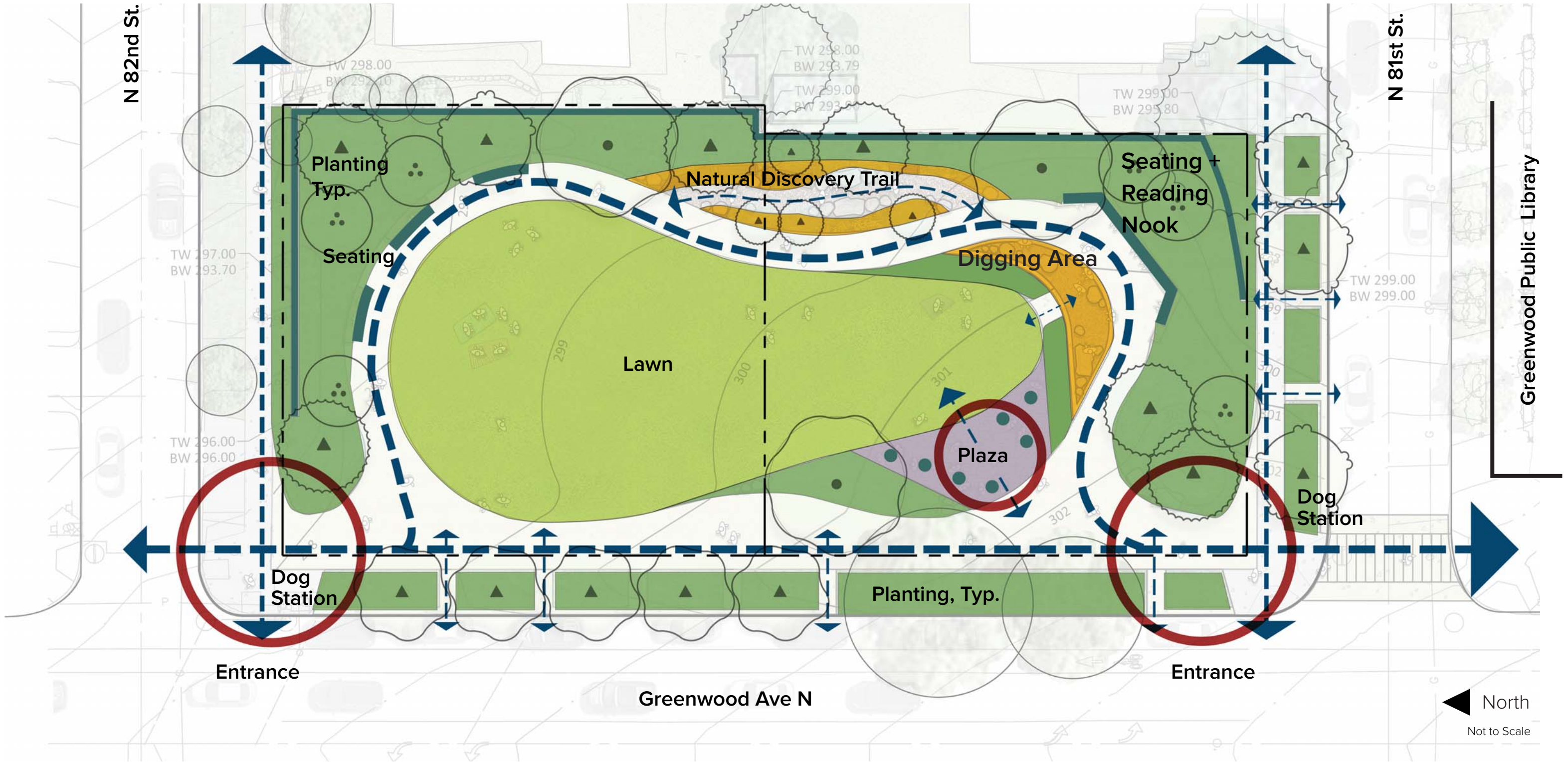


Phase 2

- Completion Date to be determined.
- Future funding is pending.
- Assumed Construction Budget is approximately \$500,000.
- Most improvements will be located on the northern lot to complete the approved schematic design for the park.



Conceptual Diagram of Preferred Alternative - Phase 1



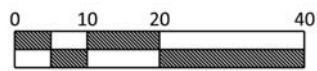
Preferred Alternative Illustrative Plan - Phase 1

Legend

- ① Parallel Parking
- ② Maintenance Driveway
- ③ Dog Station
- ④ Seat Walls
- ⑤ Entry
- ⑥ Planted Buffer
- ⑦ Gently Sloping Lawn
- ⑧ Nature Discovery Trail
- ⑨ Plaza Area with Movable Furniture
- ⑩ Loose-Parts Digging Area
- ⑪ Street Trees (Maintain Existing) + New Buffer Planting
- ⑫ Raised Crosswalk



North



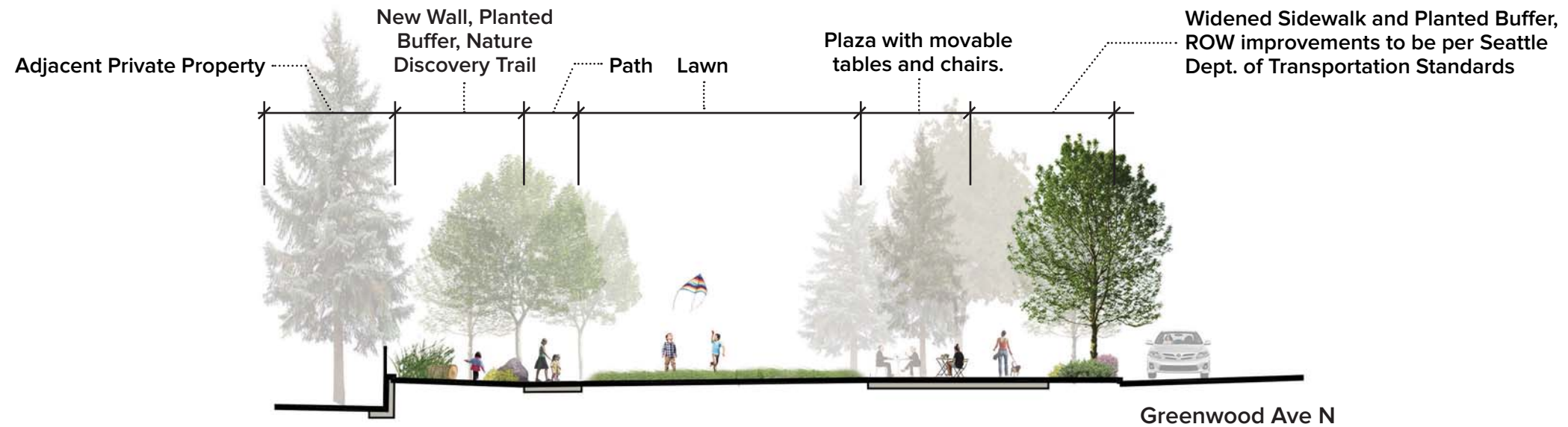
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Sections - Phase 1



Section A

Maintain Existing Sidewalk and add New Planted Buffer, ROW improvements to be per Seattle Dept. of Transportation Standards

Planted Buffer, Existing Retaining Walls to Remain

Path

Lawn

Loose-Parts Digging Area

Planted Buffer

Maintain Existing Sidewalk and Add New Planted Buffer, ROW improvements to be per Seattle Dept. of Transportation



Section B



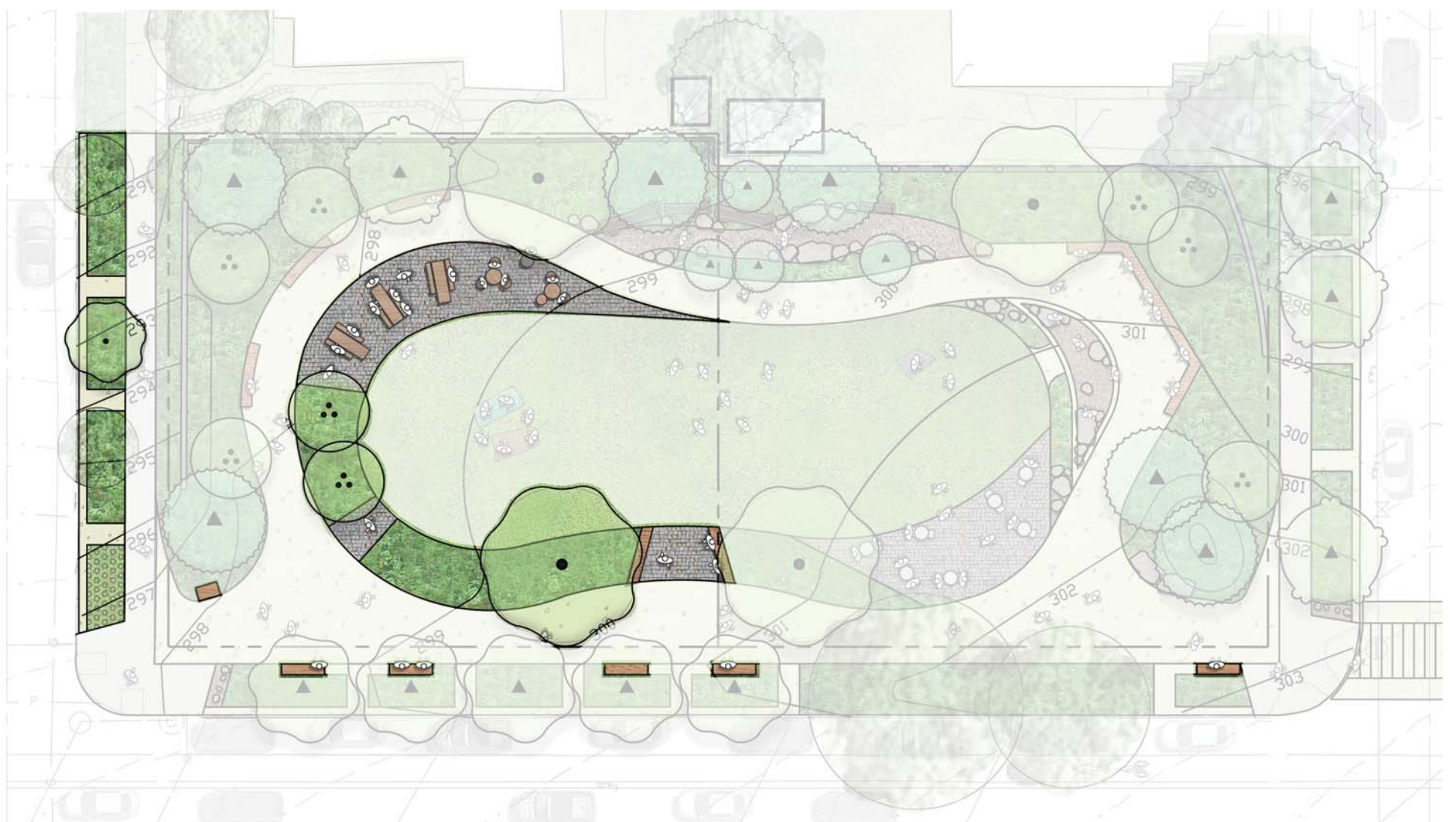
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Phase 1 + 2 Comparison



Phase 1 - Constructed Elements



Phase 2 - Constructed Elements