



WEST SEATTLE JUNCTION PARK

Seattle Design Commission

03 May 2018



PROJECT INFORMATION

PROJECT ADDRESS: 4731 40th Ave SW, Seattle, WA 98116

SDCI PROJECT NUMBER: Not yet acquired

PROJECT DESCRIPTION: Seattle Parks and Recreation purchased 0.65 acres in 2012 to provide the community access to open space within high density urban areas across the city.

PARCEL ZONING: NC3-85

PROJECT SCOPE:

The park development will include multiple design/amenity elements that were decided on through a robust public engagement process including:

- Play Area with a focus on natural materials and climbing
- Native Planting Areas with emphasis on coastal look and pollinators
- Gathering Spaces, including variety of seating options
- Robust Streetscape to tie into neighborhood with area for pets.

BUDGET:

Total Budget	\$1,984,500
Construction Budget	\$1,230,000

PROJECT SCHEDULE (REFERENCE GRAPHIC ON PAGE 11):

<i>CONCEPT DESIGN</i>	<i>8/28/2017 - 1/1/2018</i>
Public Meeting	09/10/2017 WS farmer's market
Proview Program Approved	11/21/2017
<i>SCHEMATIC DESIGN</i>	<i>01/02/2018 - 4/30/2018</i>
Public meeting 2	02/01/2018
Design Commission Meeting 1	5/3/2018
<i>DESIGN DEVELOPMENT</i>	<i>5/2018 - 7/2018</i>
Design Commission Meeting 2	7/2018
Open House	8/2018
<i>CONSTRUCTION DOCUMENTS</i>	<i>8/2018 - 12/2018</i>
<i>BIDDING</i>	<i>1/2019 - 2/2019</i>
<i>CONSTRUCTION</i>	<i>3/2018 - 6/2019</i>



RACE AND SOCIAL JUSTICE INITIATIVE - STRATEGY OVERVIEW

To create a beloved park for the neighborhood, we need to design for the community. By better understanding the ethnic and social makeup of the residents we can customize an effective outreach program to maximize engagement and receive quality feedback.

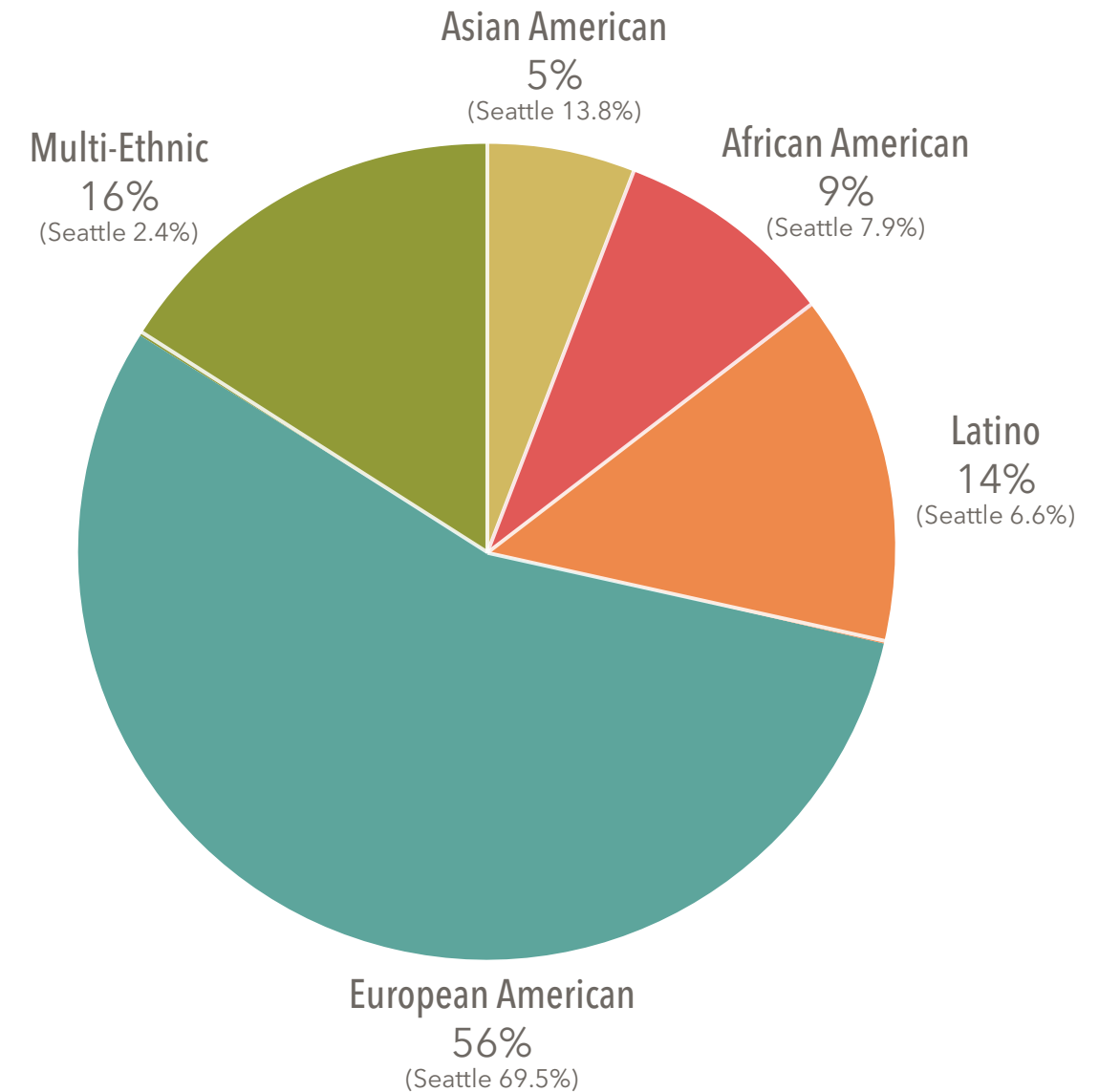
The nearby Fairmount Elementary School's statistics identified 56% of students as being European American and 44% as students of Asian American, African American, Latino and multi-ethnic. In order to forward the City's Race and Social Justice Initiative (RSJI), the public involvement process includes materials and outreach strategies that are accessible to all members of the West Seattle Community.

Elements of the public engagement process included:

- Informal public outreach efforts held during the West Seattle Farmers' Market and Open Houses held at the park site, at multiple times of day.
- Neighborhood mailers prior to public meetings to inform residents of upcoming events related to park development.
- Relied more on descriptive imagery to relay design ideas
- A Survey Monkey online poll was created to reach residents unable to attend public meetings in-person, and provided an outlet for additional comments
- Coverage in the West Seattle blog to share the public outreach and location of design materials for review
- Availability of outreach materials and results on the Seattle Parks & Recreation website

We provided a welcoming environment for all ages, have diversity in meeting timing, and provide approachable materials for the public.

FAIRMOUNT ELEMENTARY STUDENT DEMOGRAPHICS

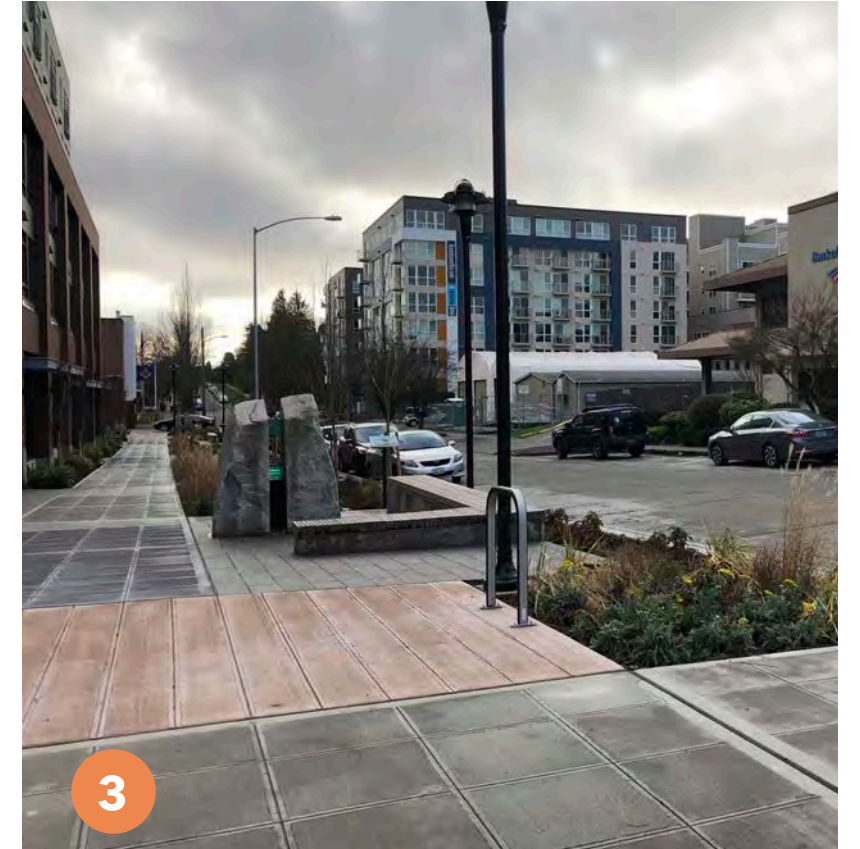


- Free/Reduce Lunch - 13%
- English Language Learners - 4%
- Special Education - 7%
- Advanced Learning Eligible - 52%

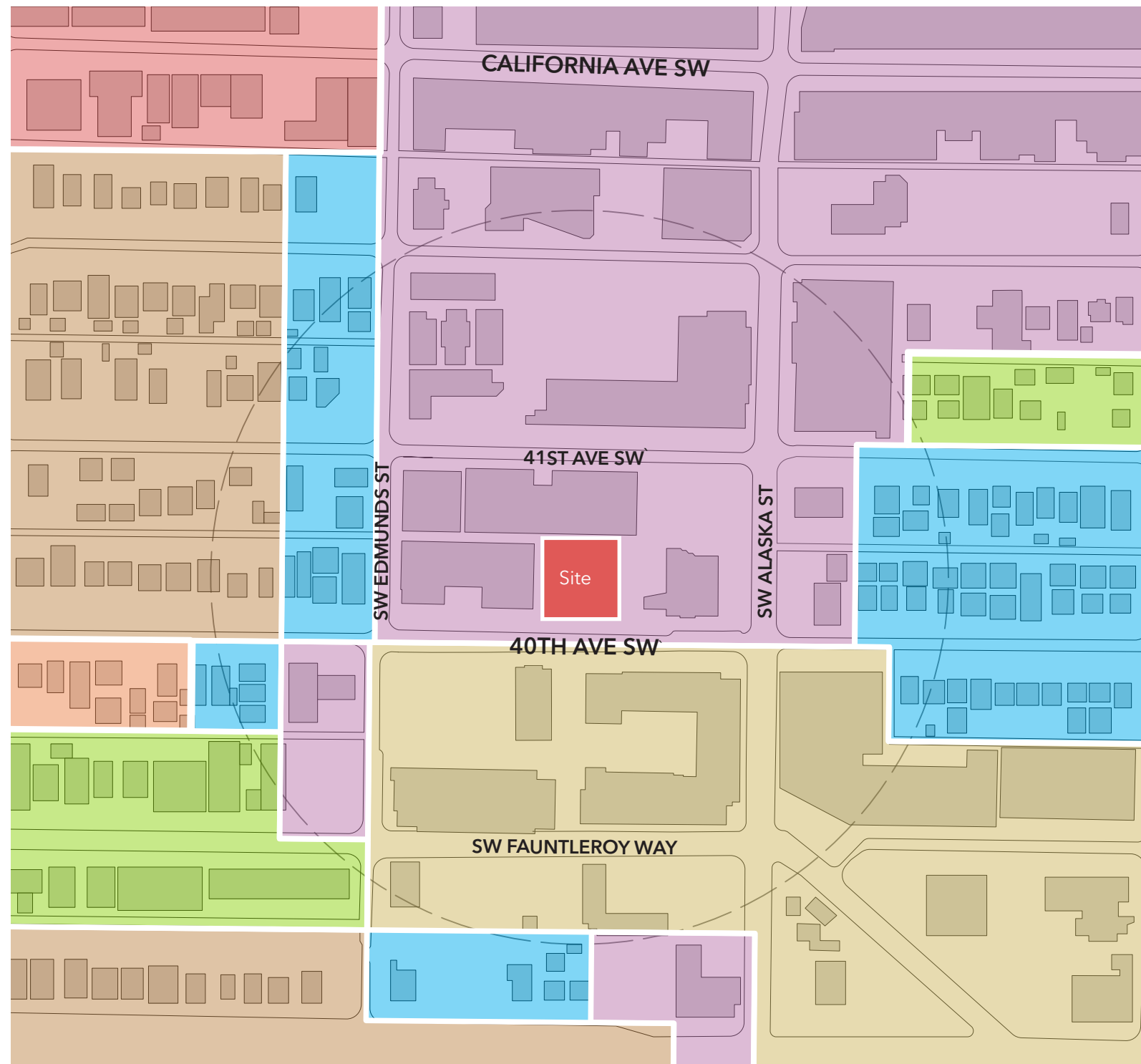
WEST SEATTLE NEIGHBORHOOD



EXISTING SITE CONDITIONS

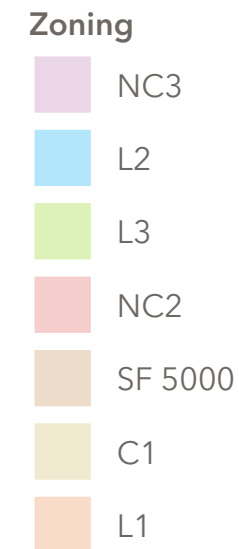


ZONING & ADJACENCIES

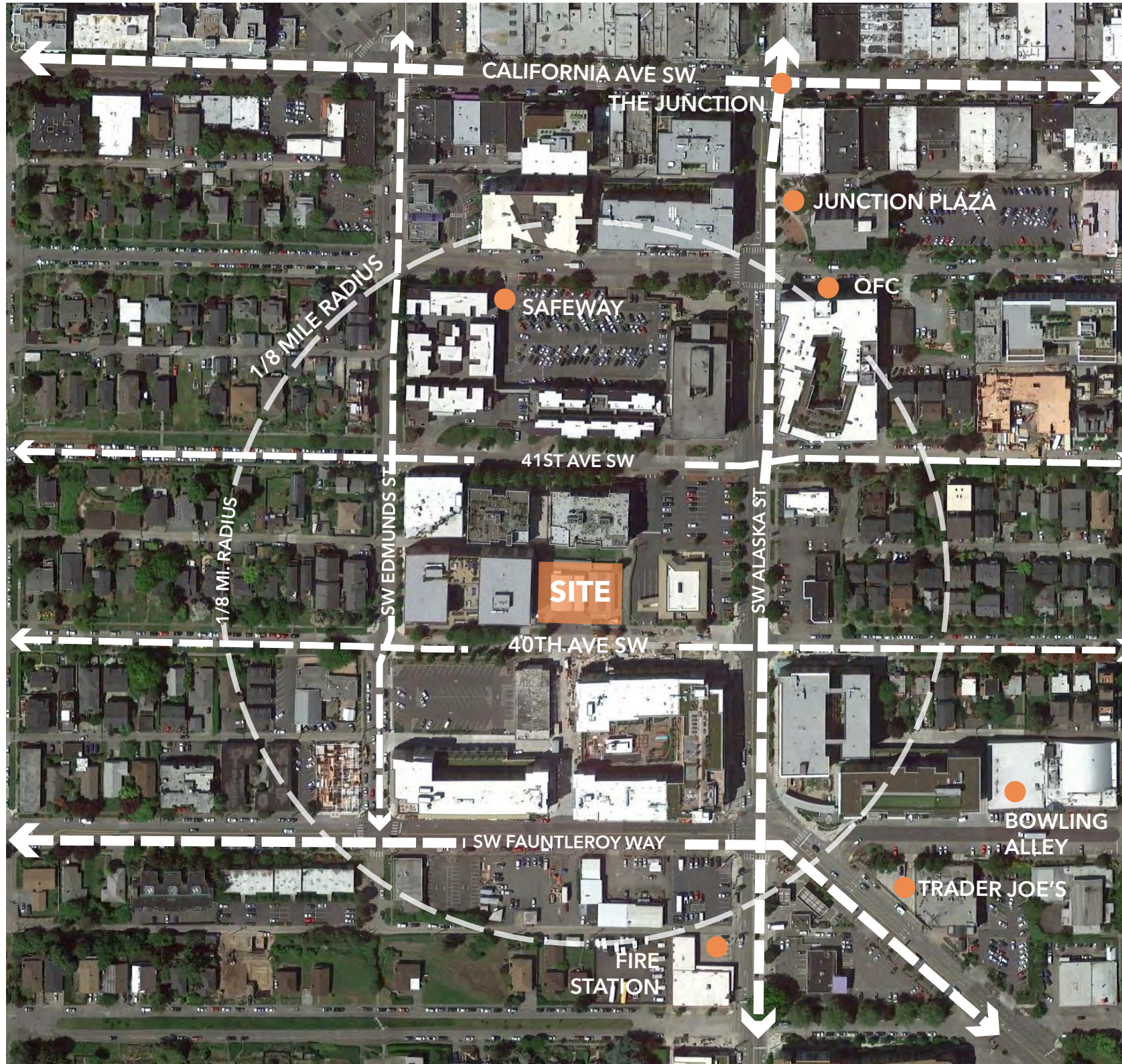


The West Seattle Junction Park Parcel lies within the NC-3 Zoning designation, the same covers much of the Alaska Junction Area Commercial District. NC-3 allows for dense commercial and residential development. The Whitaker development to the east is zoned as C-1, allowing for large scale commercial development with dense residential as well. To the south and north, zoning changes to L-2, allowing for less dense, single family residential development.

These designations further increase the importance of the green space and urban respite provided in the proposed park. This park represents a primary green space for many hundreds of urban residents, as well as a secondary green space for many more single family residents nearby.



SITE LOCATION & CONTEXT

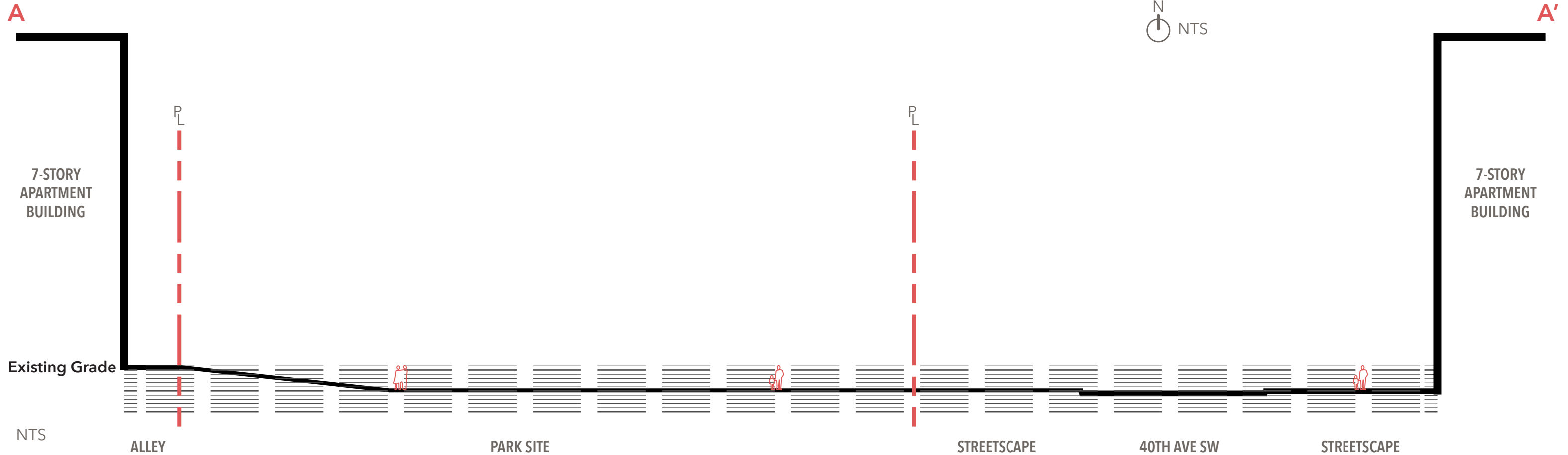
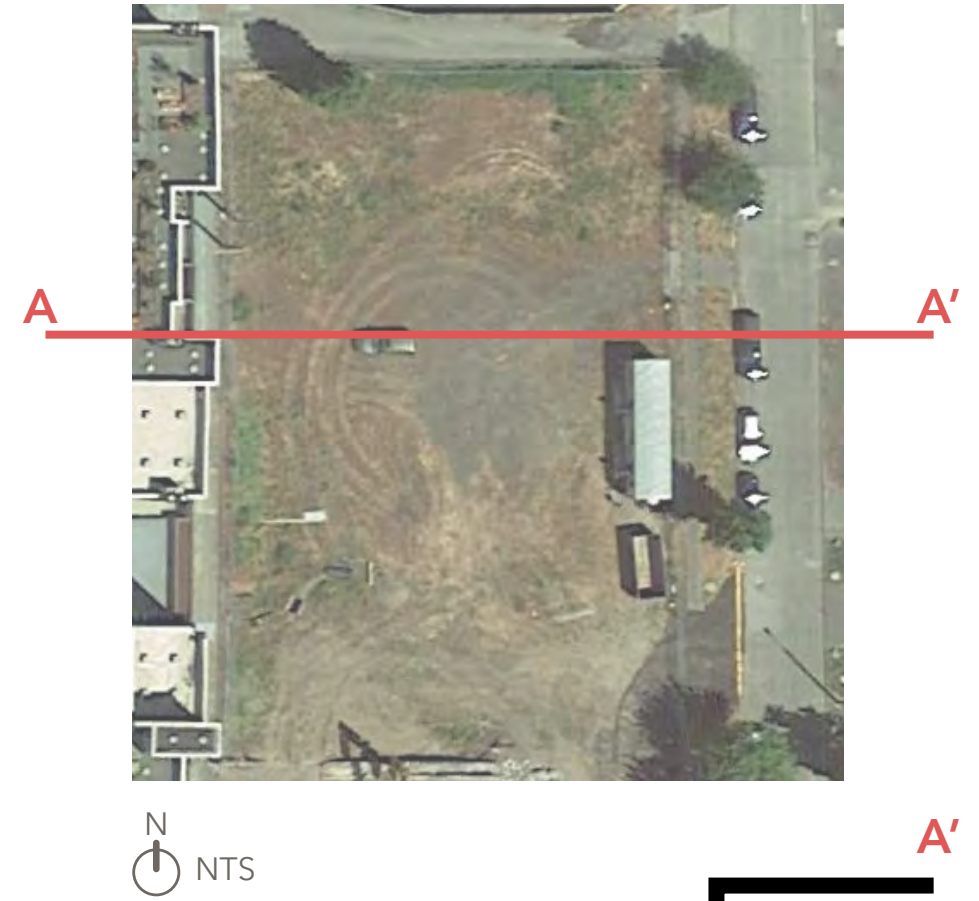
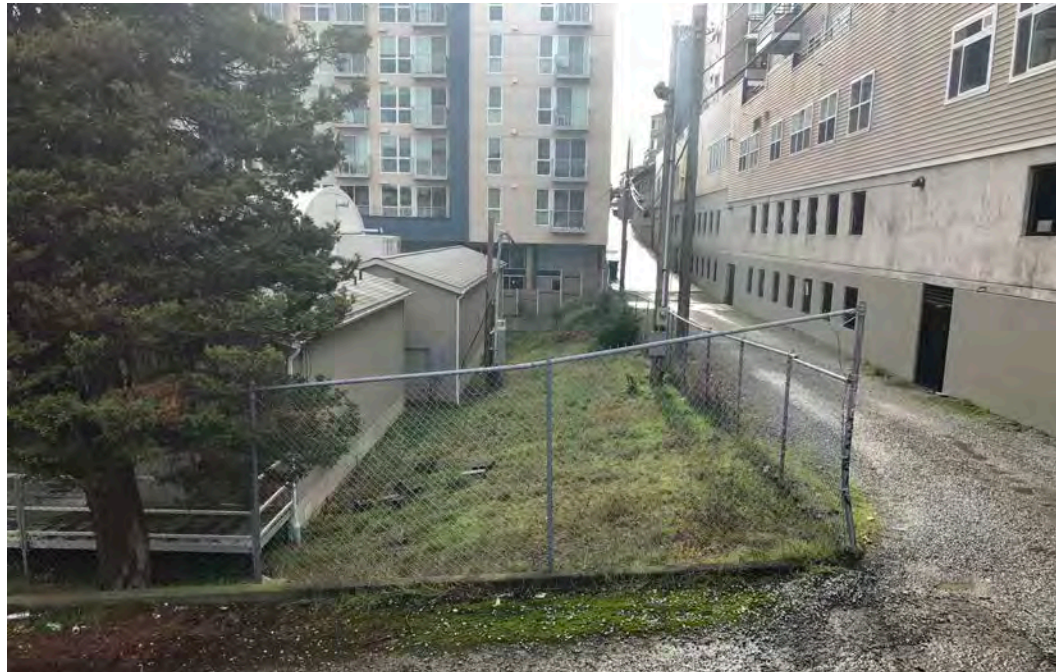


The West Seattle Junction neighborhood is a vibrant, growing neighborhood with immediate access to shopping, community activities, and restaurants. The West Seattle Junction Park will add a much needed green space amenity to this already thriving neighborhood.

The property for the West Seattle Junction Park was acquired by Seattle Parks and Recreation (SPR) in 2012. West Seattle Junction Park is Land Bank Site which was previously occupied by the Seattle Fire Department as part of a lease agreement. Seattle Fire Department will demolish temporary buildings, and will restore the site to pre-rental conditions. Public benefit street improvements will be pursued as part of adjacent new developments.

The design will incorporate accessibility in compliance with the Americans with Disabilities Act (ADA) as well as SPR's intent to create access to open space in high density urban areas. Impervious surface shall be limited to 15% or less, excluding trail and circulation surfaces.

EXISTING SITE - SECTION



SITE ANALYSIS

OPEN SPACE NETWORK & URBAN CANOPY

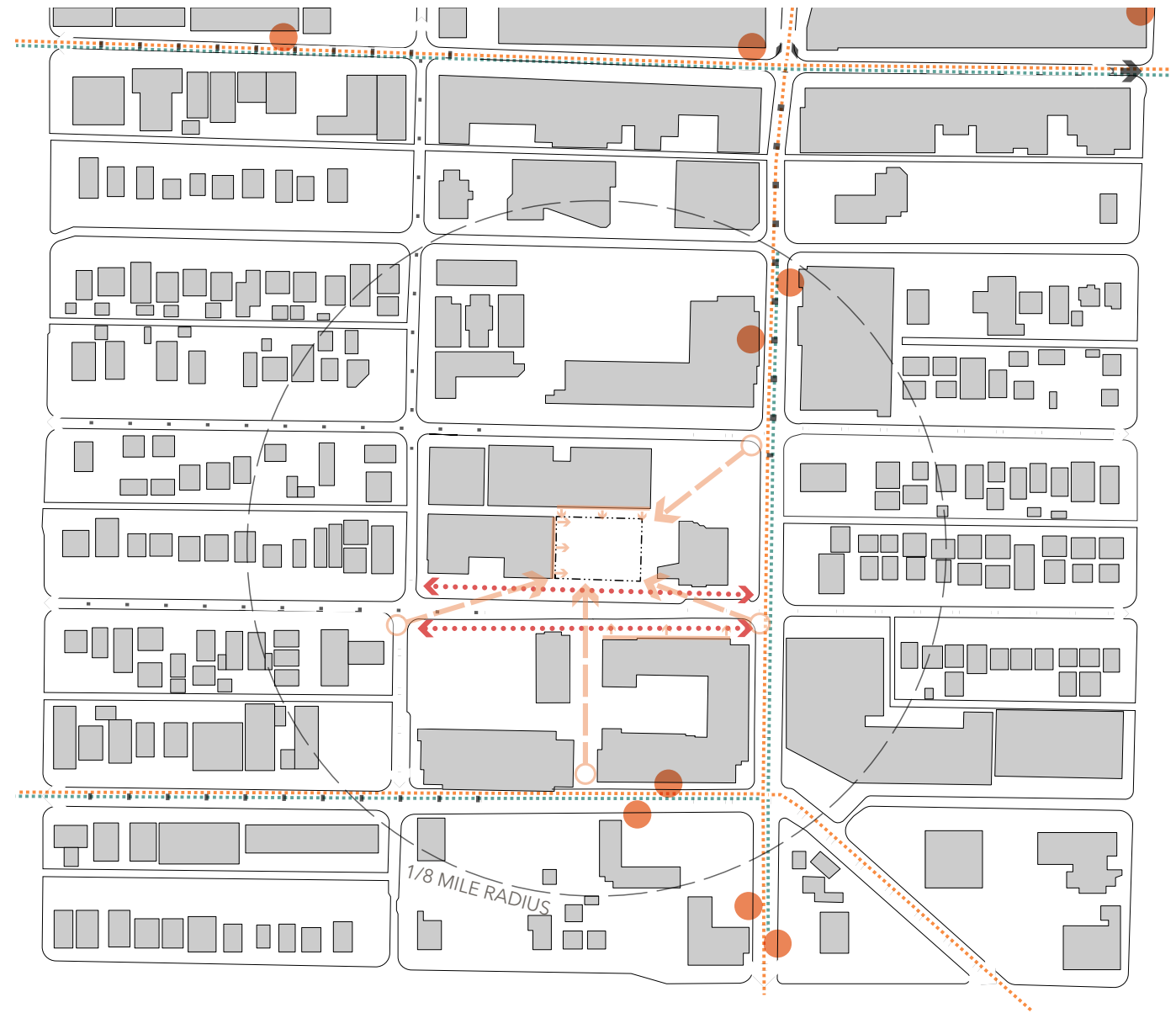


The West Seattle Junction Park Parcel represents a significant addition and hub for the neighborhood greenspace network.

● TREE

■ PUBLIC OPEN SPACE
(EXISTING & PROPOSED)

VISUAL CONNECTION & ACCESS

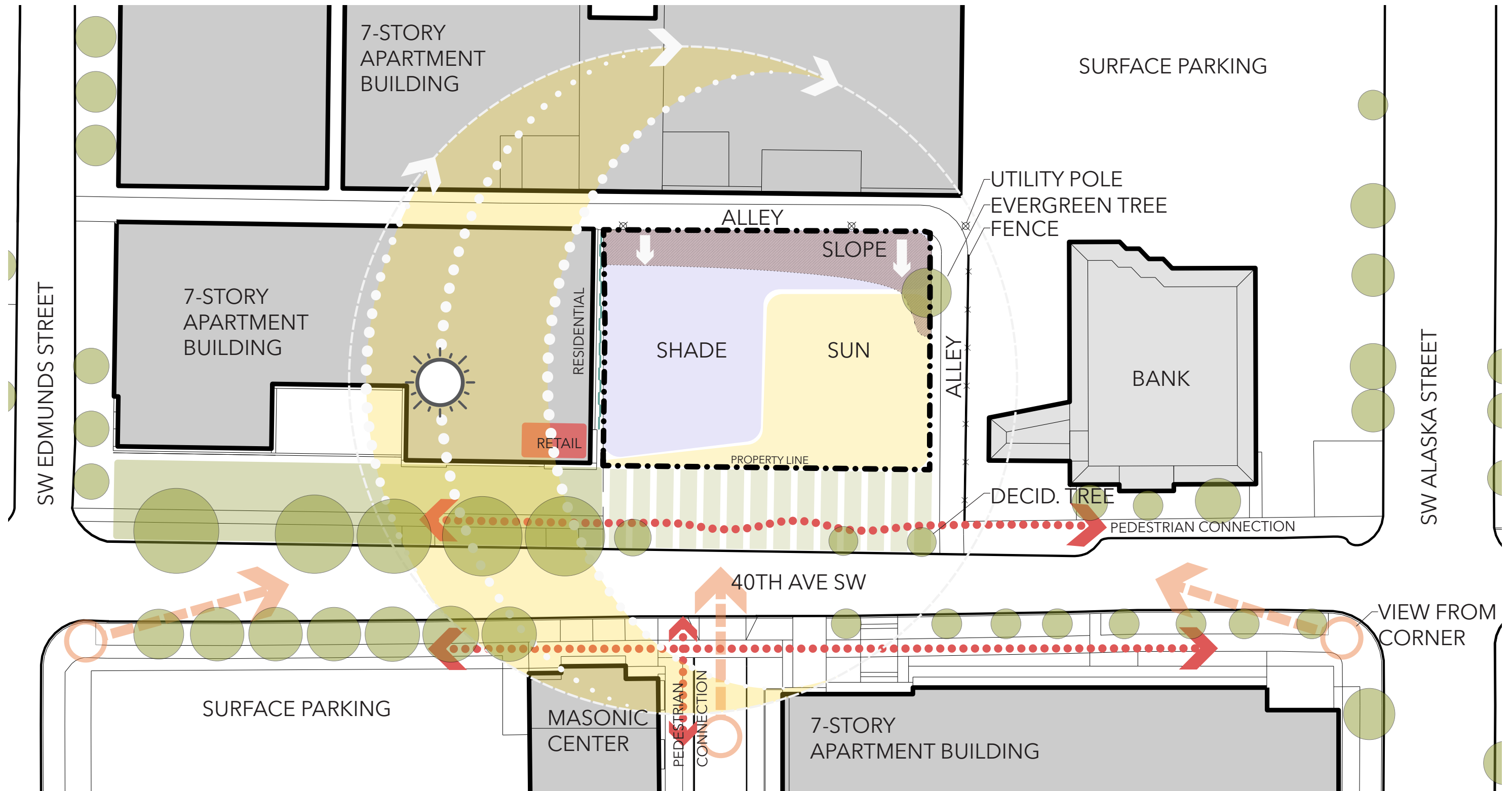


The West Seattle Junction Park Parcel is situated within a network of transit options and is visually accessible from most nearby intersections in the Junction neighborhood.

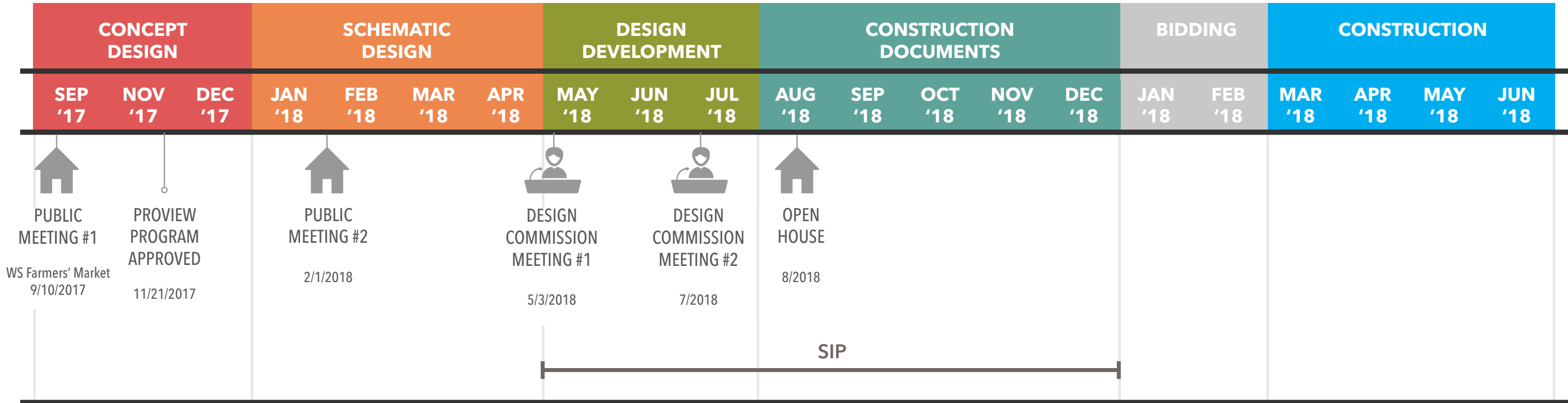
--- BIKE LANE
--- TRANSIT LANE
● TRANSIT STOP

○ → VIEWS TOWARD SITE
⋯ PEDESTRIAN ACCESS

EXISTING SITE ANALYSIS



PROJECT SCHEDULE



PUBLIC MEETING #1 - PROGRAM ELEMENTS



1 NATIVE/ADAPTIVE PLANTINGS



2 BUILT-IN LOUNGE SEATING



3 DRINKING/PET FOUNTAIN



4 LAWN/PICNIC AREA



5 SCULPTURAL BIKE RACK



6 POLLINATOR PLANTING



7 OUTDOOR CINEMA



8 PAVILION / BAND SHELL



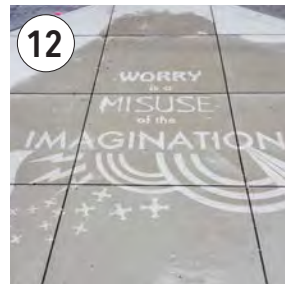
9 BUFFER PLANTINGS



10 DECORATIVE RETAINING WALL



11 BOCCE BALL AREA



12 RAIN ACTIVATED ARTWORK



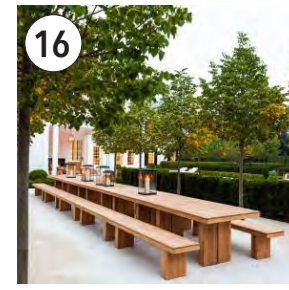
13 TABLE TENNIS



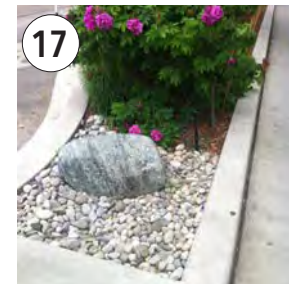
14 SHUFFLEBOARD



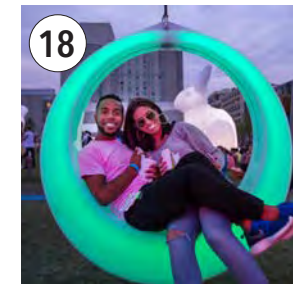
15 SHADED SEATING AREA



16 HARVEST TABLE SEATING



17 PET RELIEF AREA (DOG DOT)



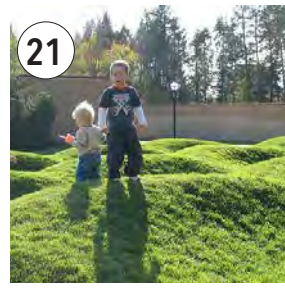
18 HAMMOCK/SWING SEATING



19 READING ROOM



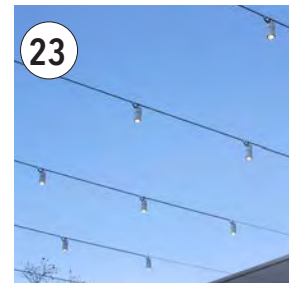
20 CONTEMPLATIVE SEATING



21 MOUNDED PLAY AREA



22 SCULPTURAL PLAY STRUCTURE



23 LED CATENARY LIGHTS



24 MOVEABLE SEATING



25 EVENT VENUE



26 STORMWATER MITIGATION



27 RAINWATER FEATURE



28 FESTIVAL SPACE



29 EDIBLE GLEANING GARDEN



30 PERFORMANCE SPACE



31 SEASONAL DISPLAYS



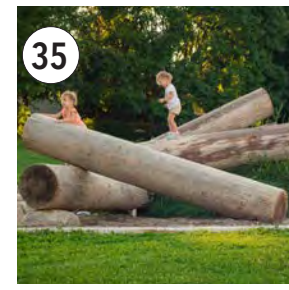
32 OUTDOOR FITNESS SPACE



33 FOOD VENDOR ACCESS



34 OUTDOOR CHESS



35 NATURALISTIC PLAY FEATURE



36 TREE GROVE PLANTING FEATURE

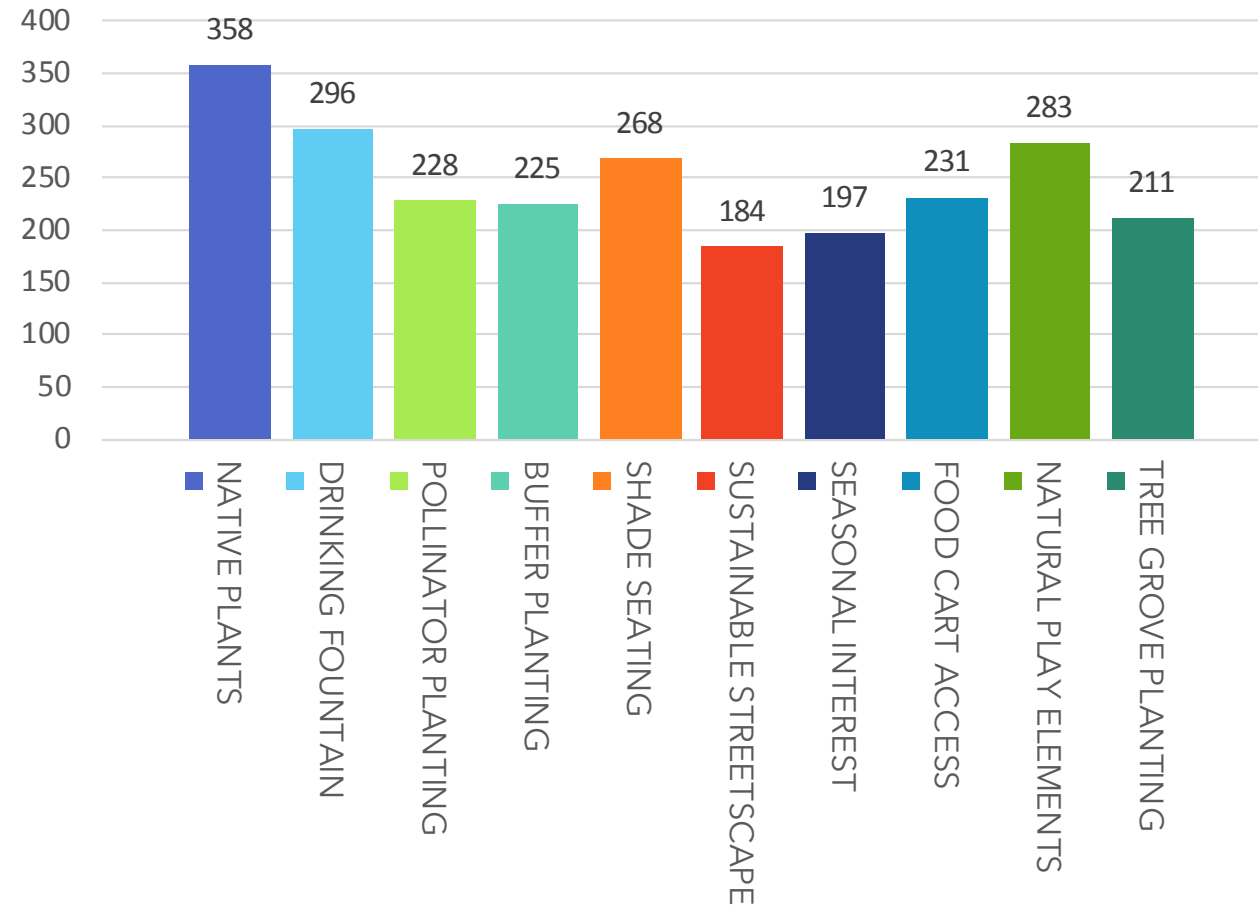
PUBLIC MEETING #1 - RESULTS

The first public outreach meeting was held at the West Seattle Farmers Market in the Fall of 2017. The park garnered a large amount of interest with close to 300 in person attendees and comments, with an additional 300 comments gathered online.

The design team and park staff were present for close to four hours to collect input from the public. West Seattle residents were able to vote on 36 different program elements in order to help narrow the potential field of park amenities. The results showed a clear preference for a focus on planting and 'natural elements' like native plants, pollinator planting, natural play elements, buffer plantings.

The input from the public drove the creation of three design options for the second public meeting.

VOTE COUNT



The results of the first public meeting were condensed into six program groups that were incorporated into the 3 design concepts.

- Sustainable Streetscape
- Natural Play Elements
- Native Planting Elements

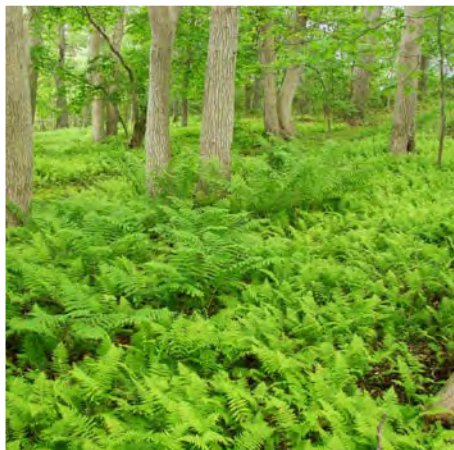
- Seasonal Elements
- Flexible Seating
- Shaded Areas



PROPOSED PROGRAM ELEMENTS

NATIVE PLANTS

The community had a strong response towards the inclusion of native planting. This was evident in their preference for multiple planting uses such as buffering, pollinator habitat, and tree groves. My community members expressed how important it is for this park to provide a green respite from the developing urban heart of West Seattle.



NATURAL PLAY ELEMENTS

With a growing population of young families in West Seattle, play areas are in high demand. The community felt strongly about the inclusion of play but in a more natural looking material. Climbing elements that are made of wood or retain soil and planting can provide endless adventure while harkening back to the forested roots of the community



SUSTAINABLE STREETScape

The Park represents a continuation of an already developing block. The public saw the opportunity to continue and expand upon the generous ROW improvements with wide stormwater conscious planting beds, street trees, and ADA accessible sidewalks that provide a functional and beautiful transitions from street to park.



PROPOSED PROGRAM ELEMENTS

SEASONAL ELEMENTS

With greenspace in such high demand in such an urban neighborhood, the public recognized the need for the ability for a space to accommodate change. Food truck access, seasonal lighting changes, drinking fountains for hot summer days, and accommodations for wet and dry weather all rose to the top of the preferences.



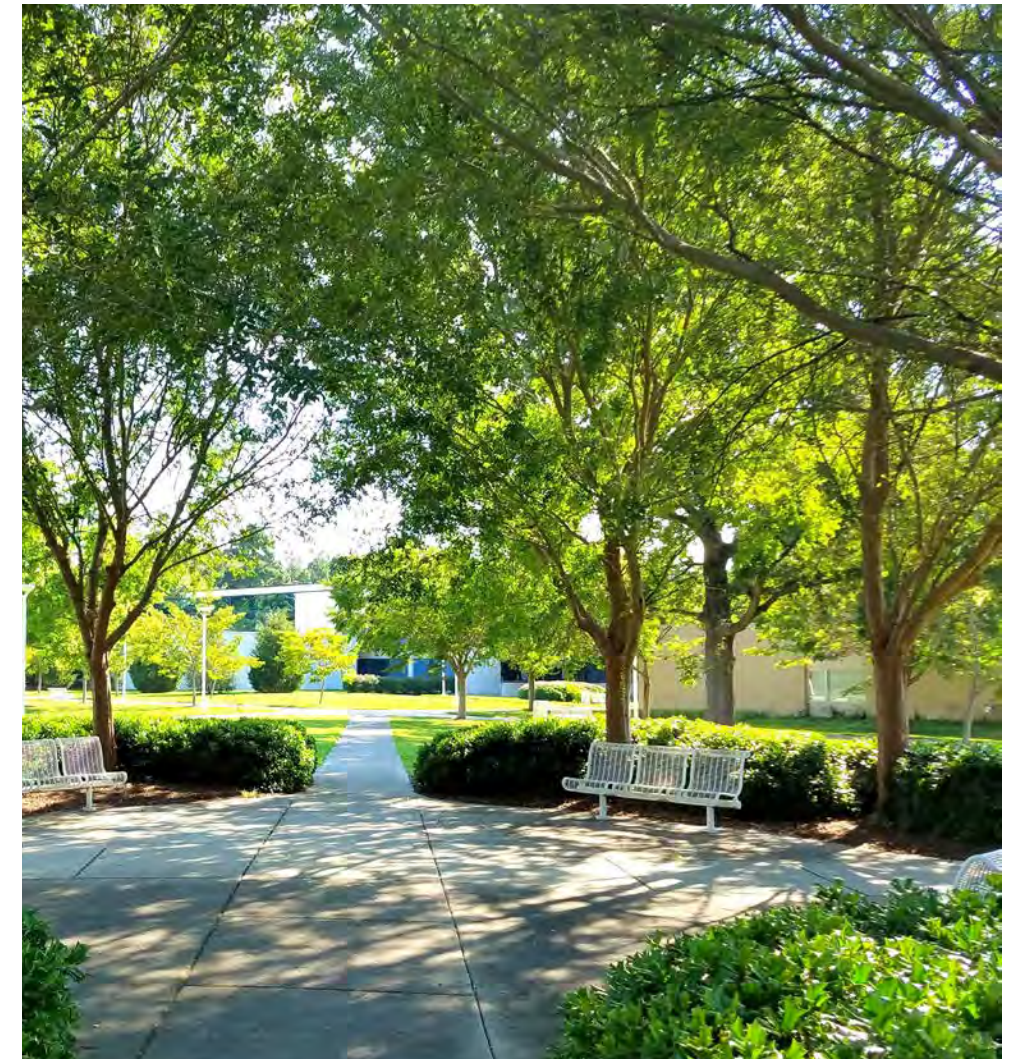
FLEXIBLE SEATING & ACCESS

A desire for diversity of use was very apparent in the community's choices of program. Diversity and flexibility of seating come along with those uses. Sun vs. Shade, various heights, backed seating and companion seating for users of all ability levels were mentioned heavily by community members and future park users.



SHADED AREAS

Community members asked for a park that could be enjoyed in all weather, but specifically to allow for shade during the more active sunny Seattle summer months. Planting a mixture of evergreens and deciduous trees will give shade in the summer, but allow for sun to permeate when its most needed.



DESIGN OPTION #1 - CONCEPTUAL IMAGES



MOUNDED PLAY



SIGNATURE RIBBON



TRICYCLE TRACK



CAFE SEATING



BIRCH GLADE



LOUNGE SEATING



PET RELIEF AREA

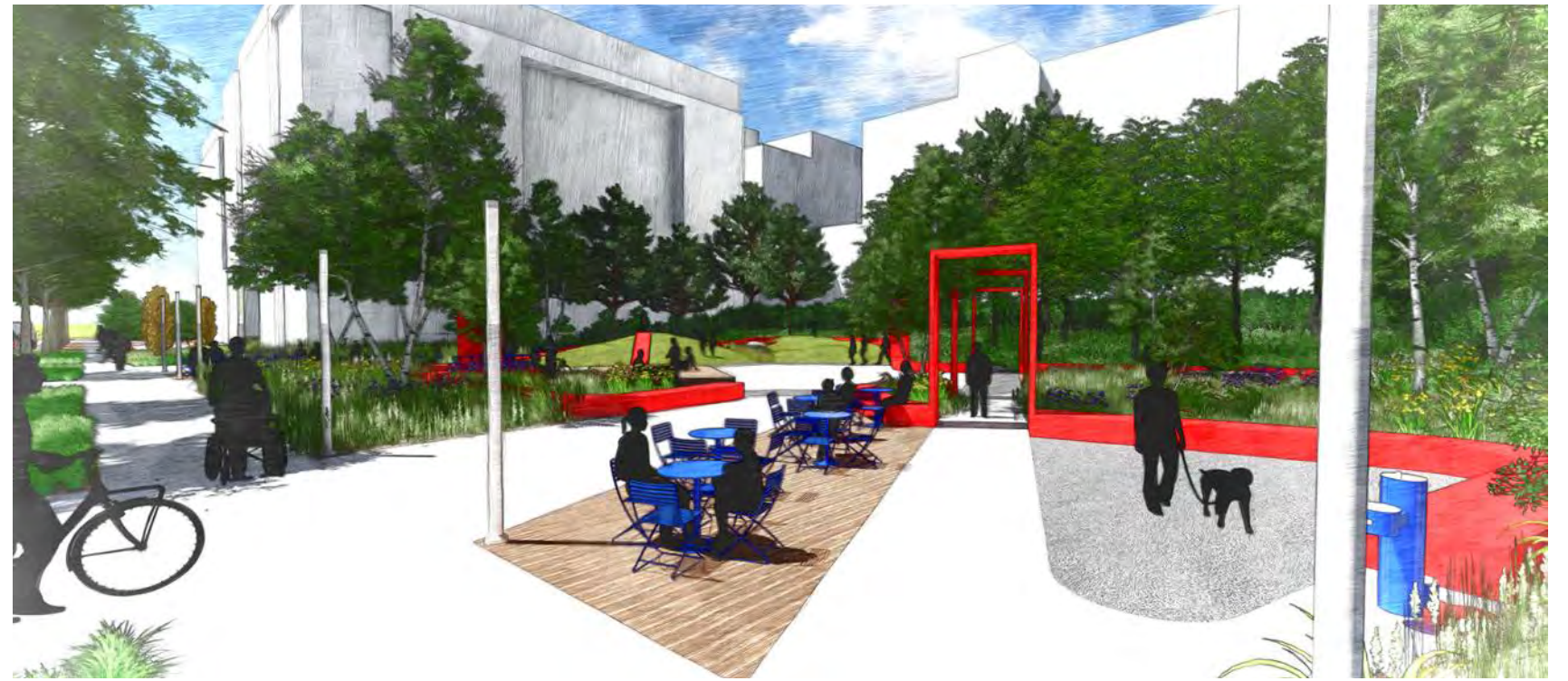
KEY ELEMENTS:

- Native Birch Glade Planting
- Signature Ribbon and Gateways
- Mounded Play Area
- Cafe and Lounge Seating
- Pet Relief Area
- Tricycle Track

DESIGN OPTION #1 - SITE PLAN



DESIGN OPTION #1 - PERSPECTIVE VIEWS



DESIGN OPTION #1 - VIRTUAL VIEW



DESIGN OPTION #2 - CONCEPTUAL IMAGES



VERTICAL CLIMBER



LOG SCRAMBLE



COASTAL PLANTING



LAWN SEATING



WOODEN BOARDWALK



PICNIC SEATING

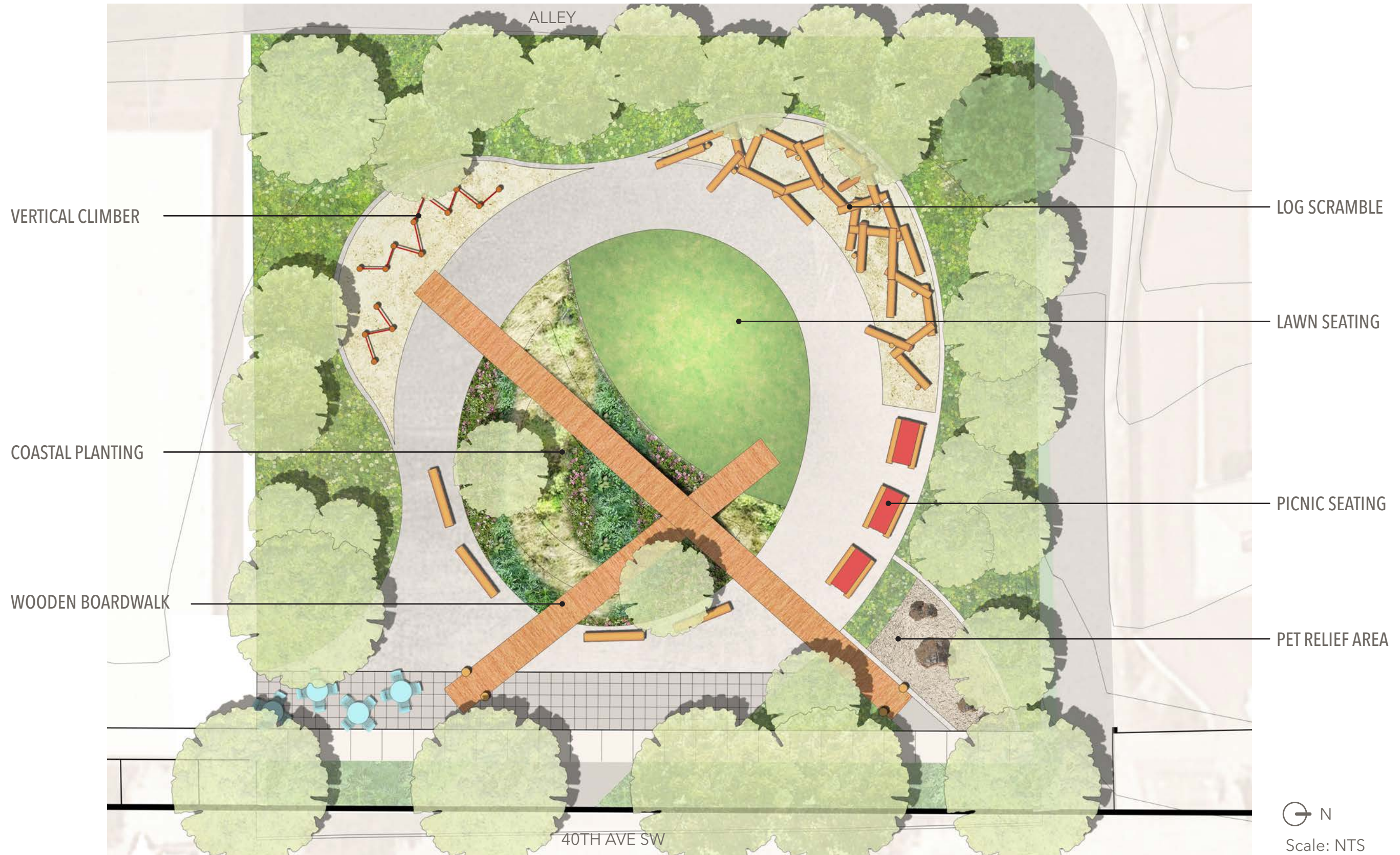


PET RELIEF AREA

KEY ELEMENTS:

- Northwest Coastal Planting
- Wooden Boardwalks
- Upright Climber Play Feature
- Log Scramble Play Feature
- Pet Relief Area
- Cafe and Picnic Seating

DESIGN OPTION #2 - SITE PLAN



DESIGN OPTION #2 - PERSPECTIVE VIEWS



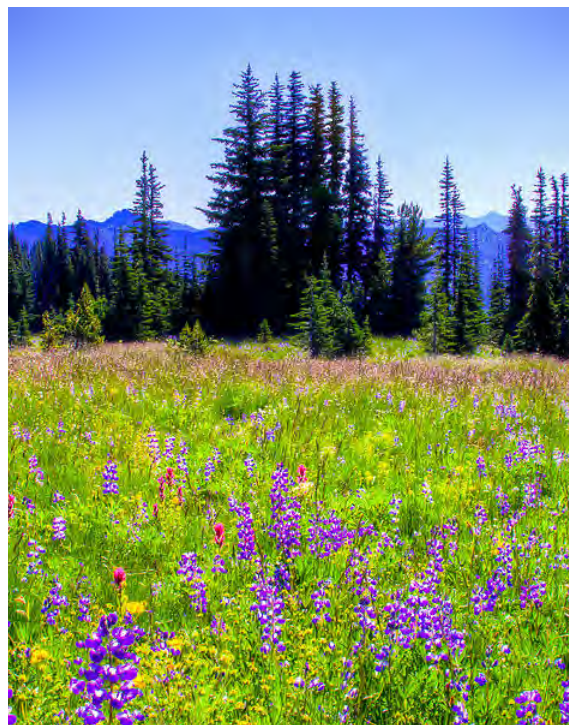
DESIGN OPTION #2 - VIRTUAL VIEW



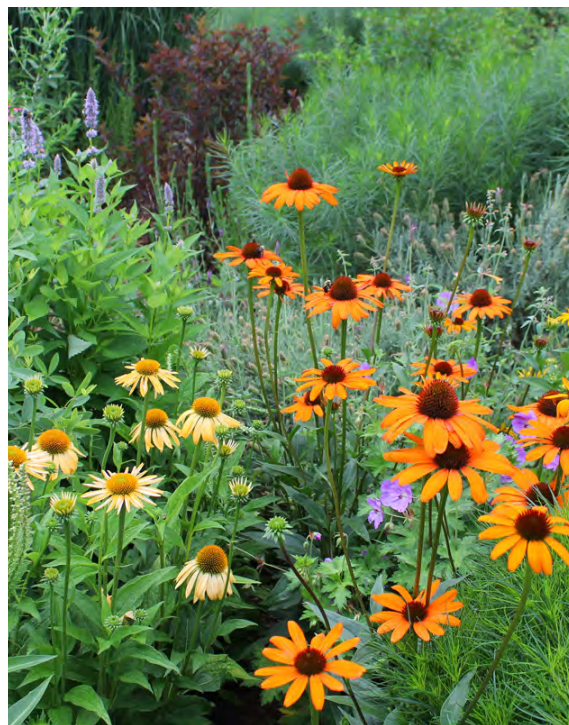
DESIGN OPTION #3 - CONCEPTUAL IMAGES



ADVENTURE WALL



ALPINE MEADOW



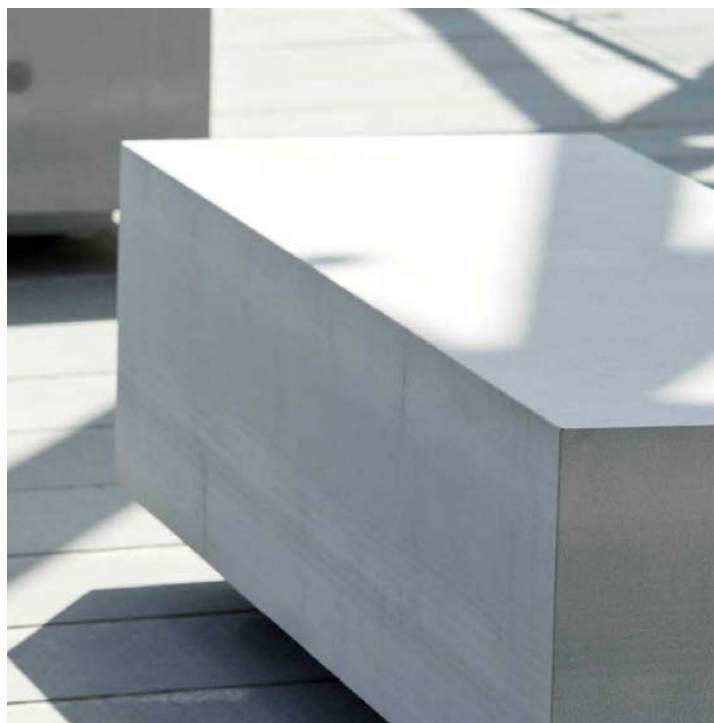
POLLINATOR BEDS



BOULDER PLAY



SLOPED LAWN



WOODEN BOARDWALK



CAFE SEATING

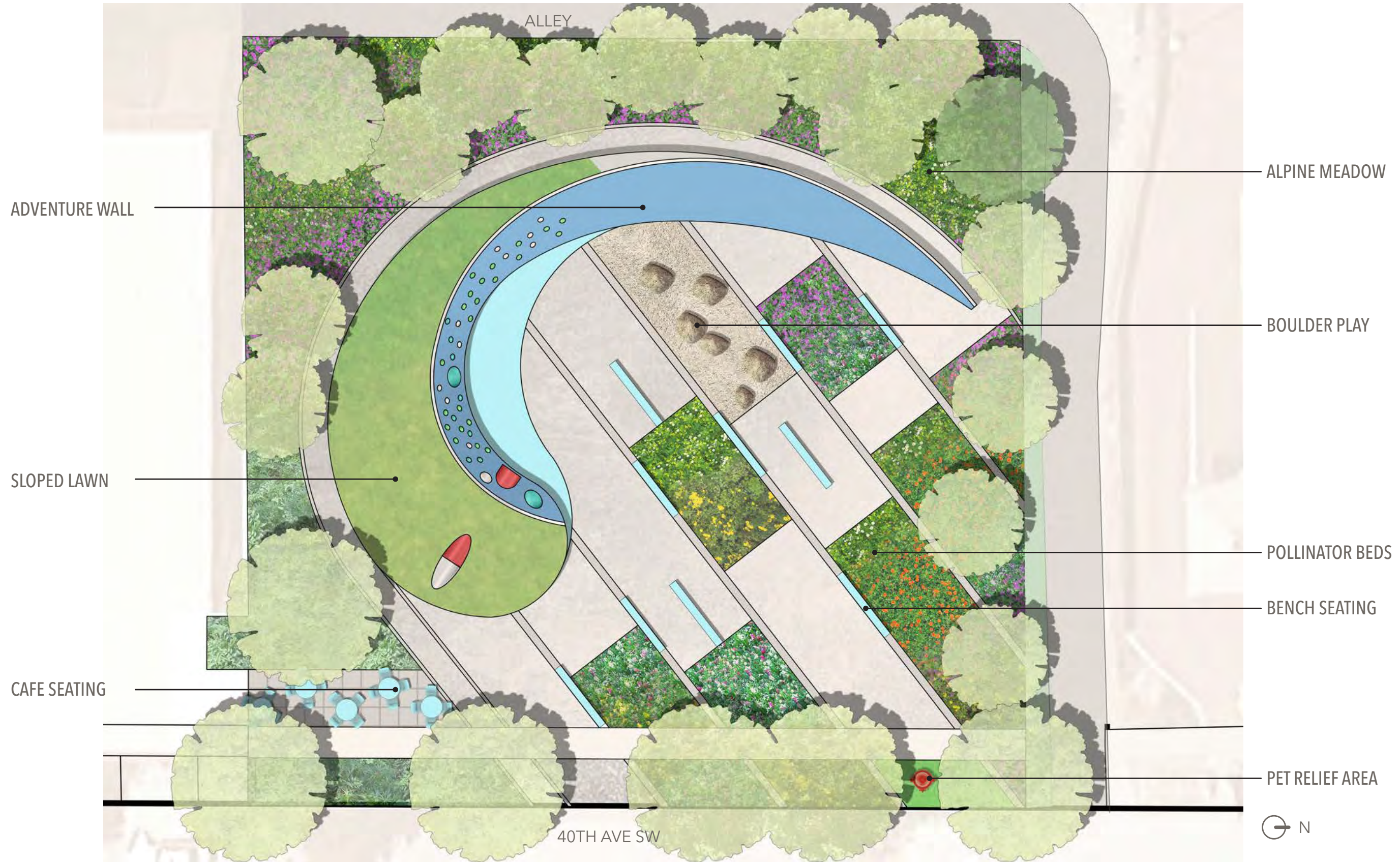


PET RELIEF AREA

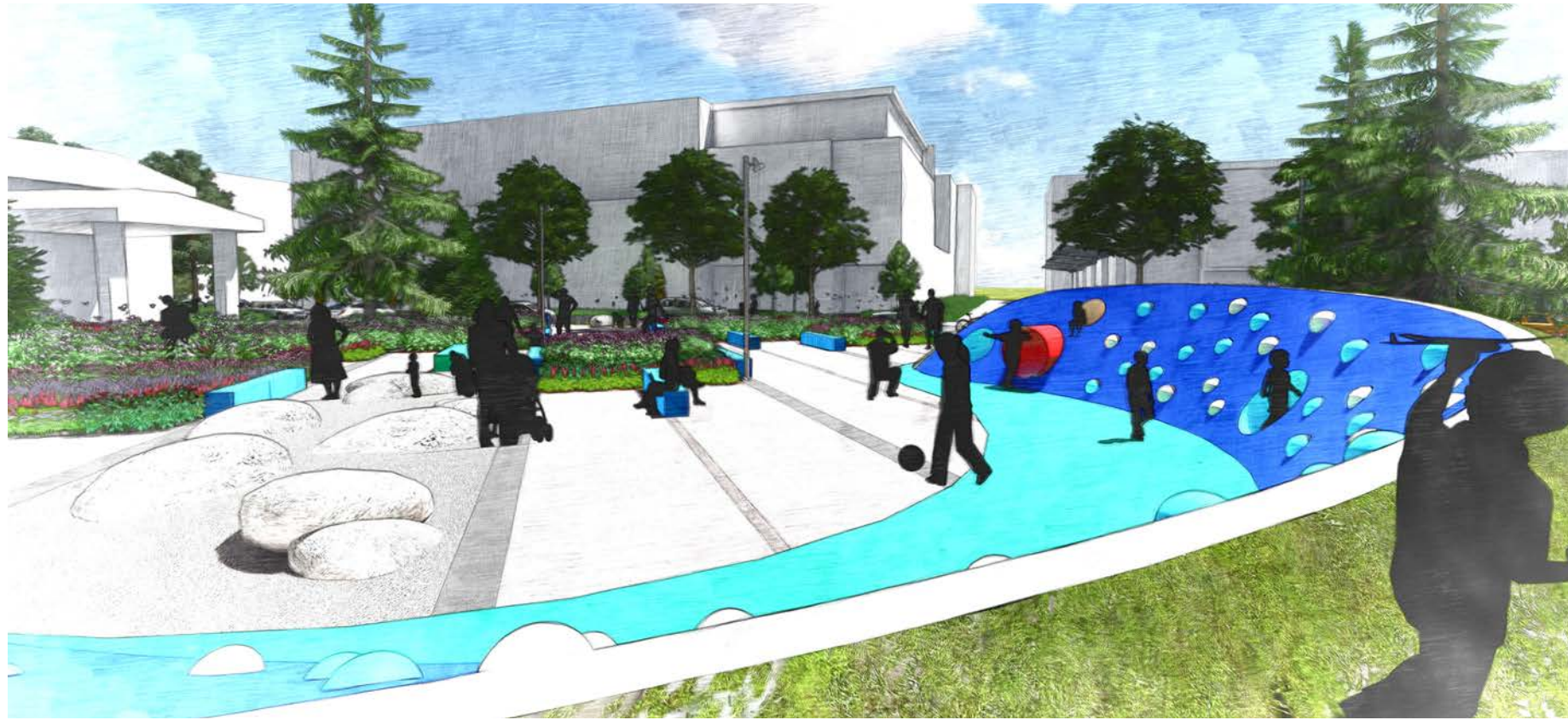
KEY ELEMENTS:

- Native Alpine Meadow Planting
- Adventure Wall & Boulder Play Elements
- Sloped Lawn Area
- Cafe and Bench Seating
- Pollinator Gardens
- Pet Relief Area

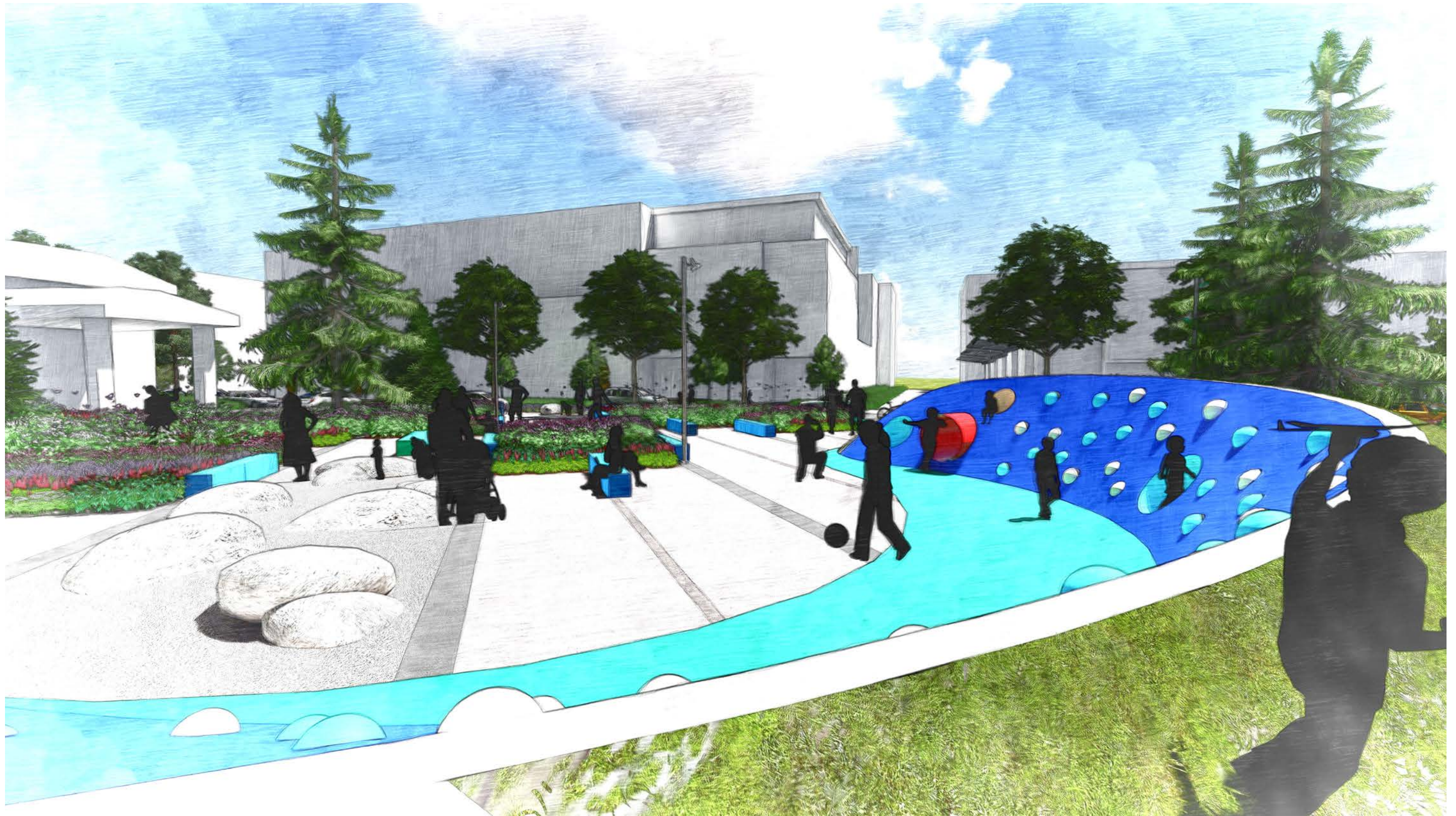
DESIGN OPTION #3 - SITE PLAN



DESIGN OPTION #3 - CHARACTER IMAGES



DESIGN OPTION #3 -VIRTUAL VIEW

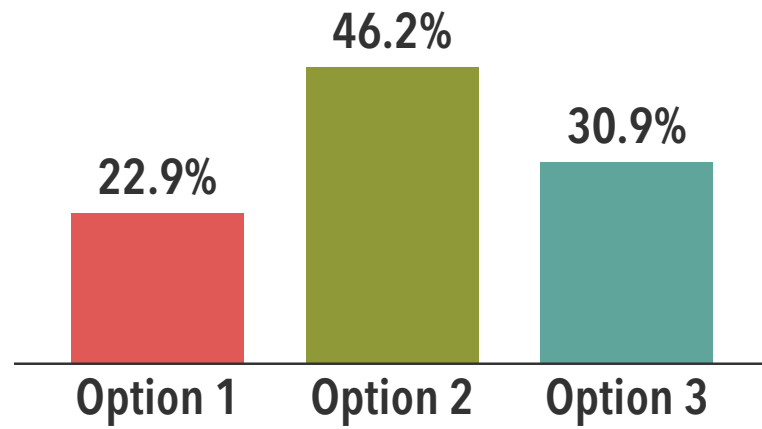


PUBLIC MEETING #2



PUBLIC MEETING #2 - RESULTS

Q1: Which Park Design Option do you prefer **OVERALL**?



Option 1

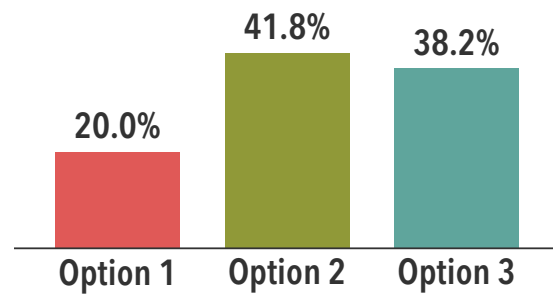


Option 2

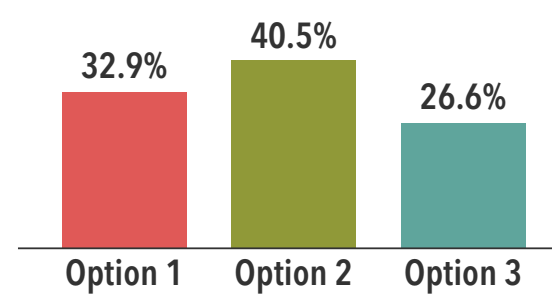


Option 3

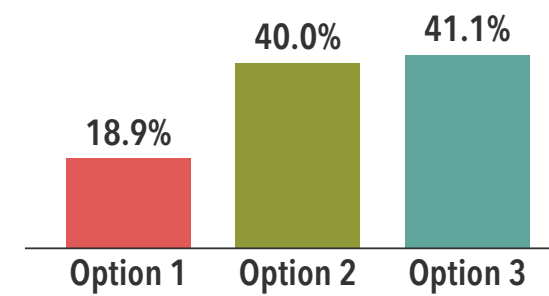
Q2: Which Park Design Option do you prefer **PLANTINGS**?



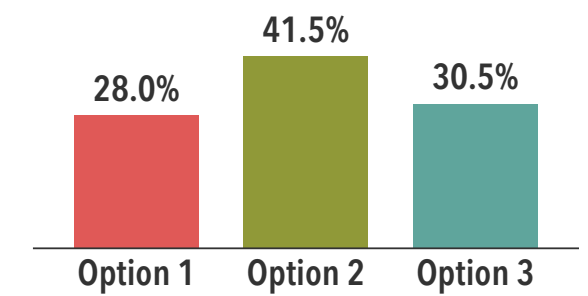
Q3: Which Park Design Option do you prefer **SEATING**?



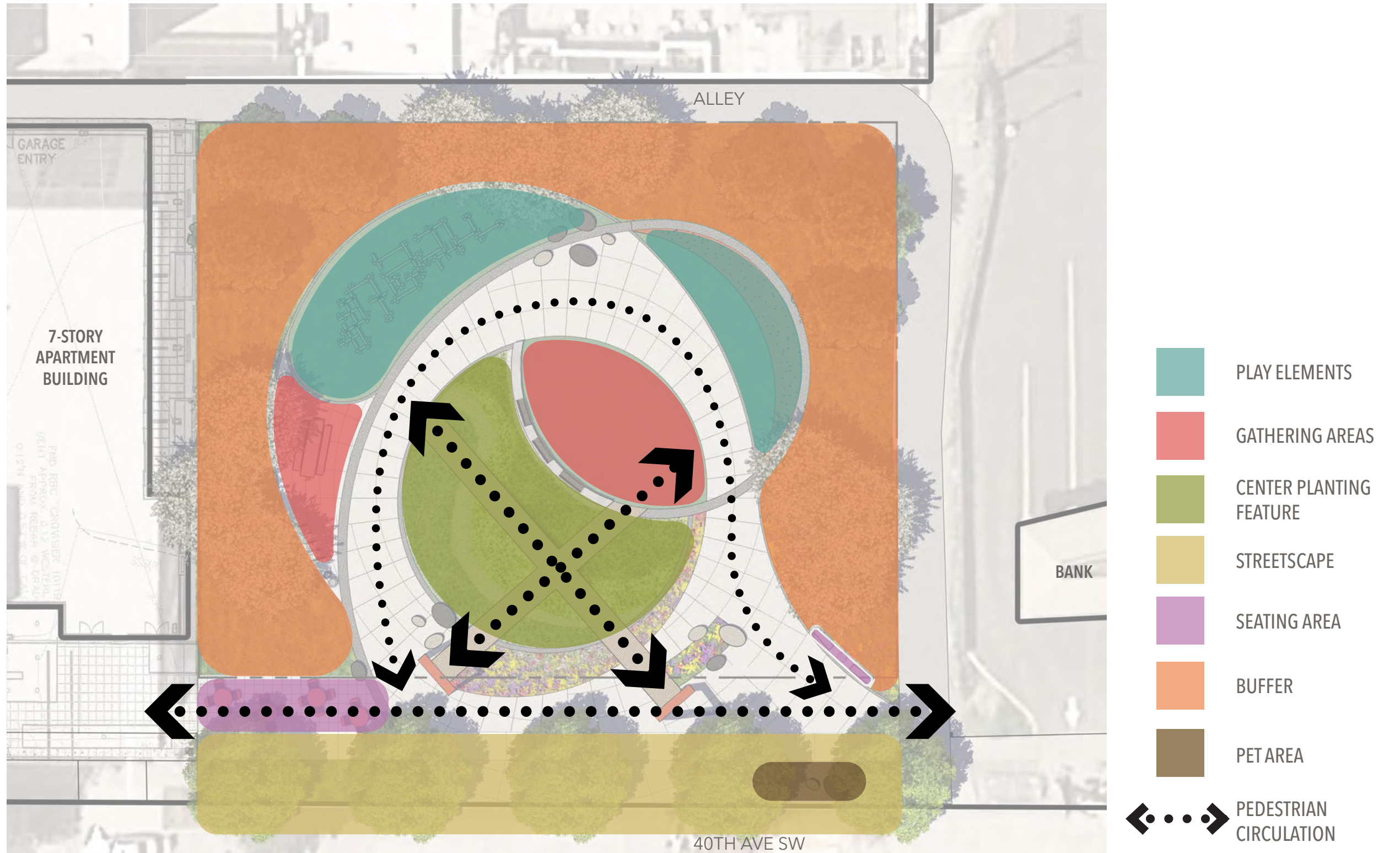
Q4: Which Park Design Option do you prefer **PLAY**?



Q5: Which Park Design Option do you prefer **PET AREA**?



PROGRAM DIAGRAM



Scale: 1" = 50'-0"



PREFERRED ALTERNATIVE - SITE PLAN



NATURAL PLAY ELEMENT

PEBBLE SEATING

7-STORY
APARTMENT
BUILDING

SEATWALL W/BENCHES

GROUP SEATING &
BIKE PARKING

COASTAL FEATURE PLANTING

CAFE SEATING

ALLEY

COASTAL FOREST PLANTING
EXISTING CONIFER

ADVENTURE WALL

SYNTHETIC TURF FALL SURFACE

SYNTHETIC PICNIC LAWN

WOODEN BOARDWALK

BANK

POLLINATOR PLANTING

METAL ENTRANCE GATEWAY

STREETScape AND ALLEY ACCESS

PET RELIEF ZONE

40TH AVE SW

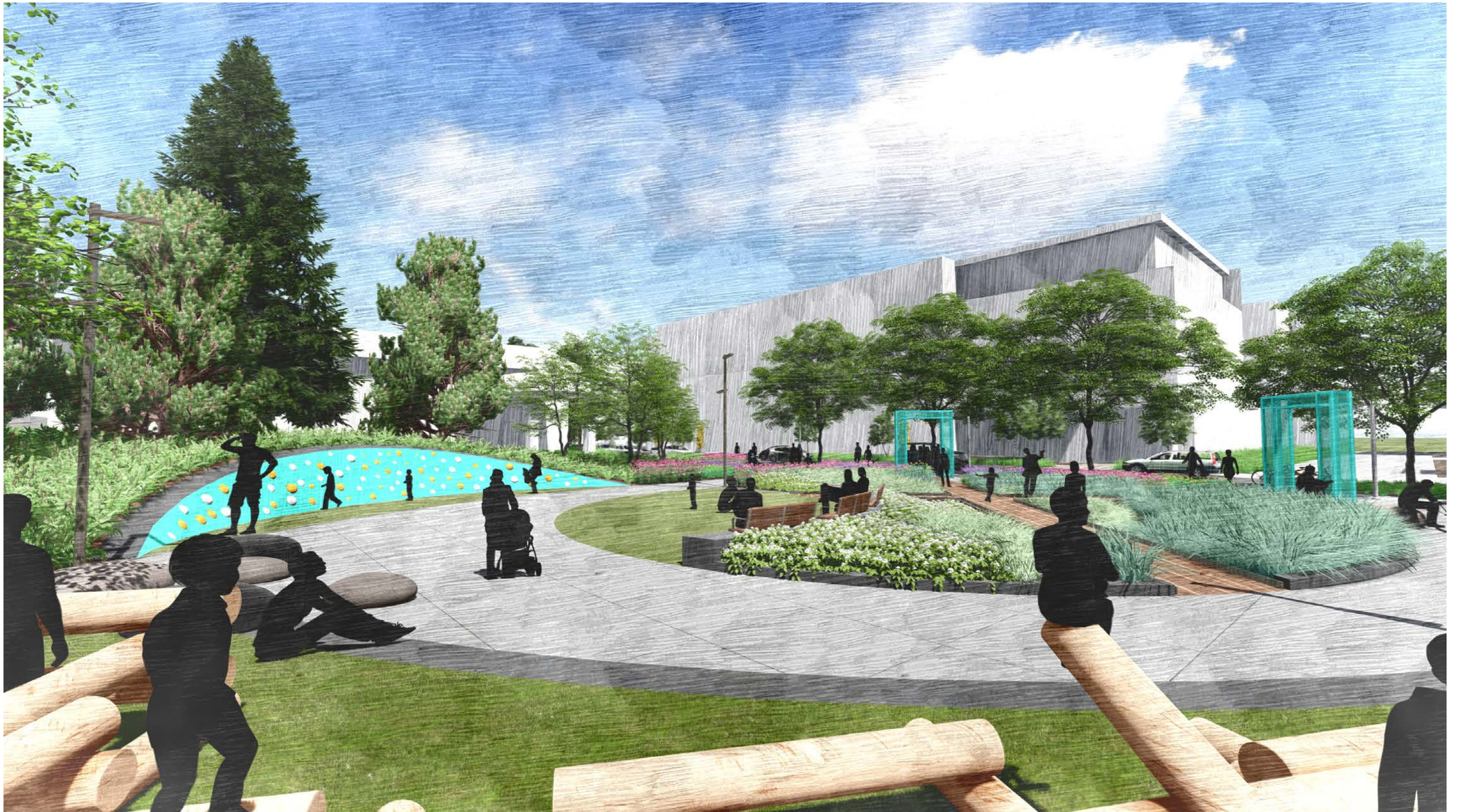
Scale: 1" = 50'-0"



PREFERRED ALTERNATIVE VIEWS



PREFERRED ALTERNATIVE VIEWS



CHARACTER IMAGES: PLAY AREAS



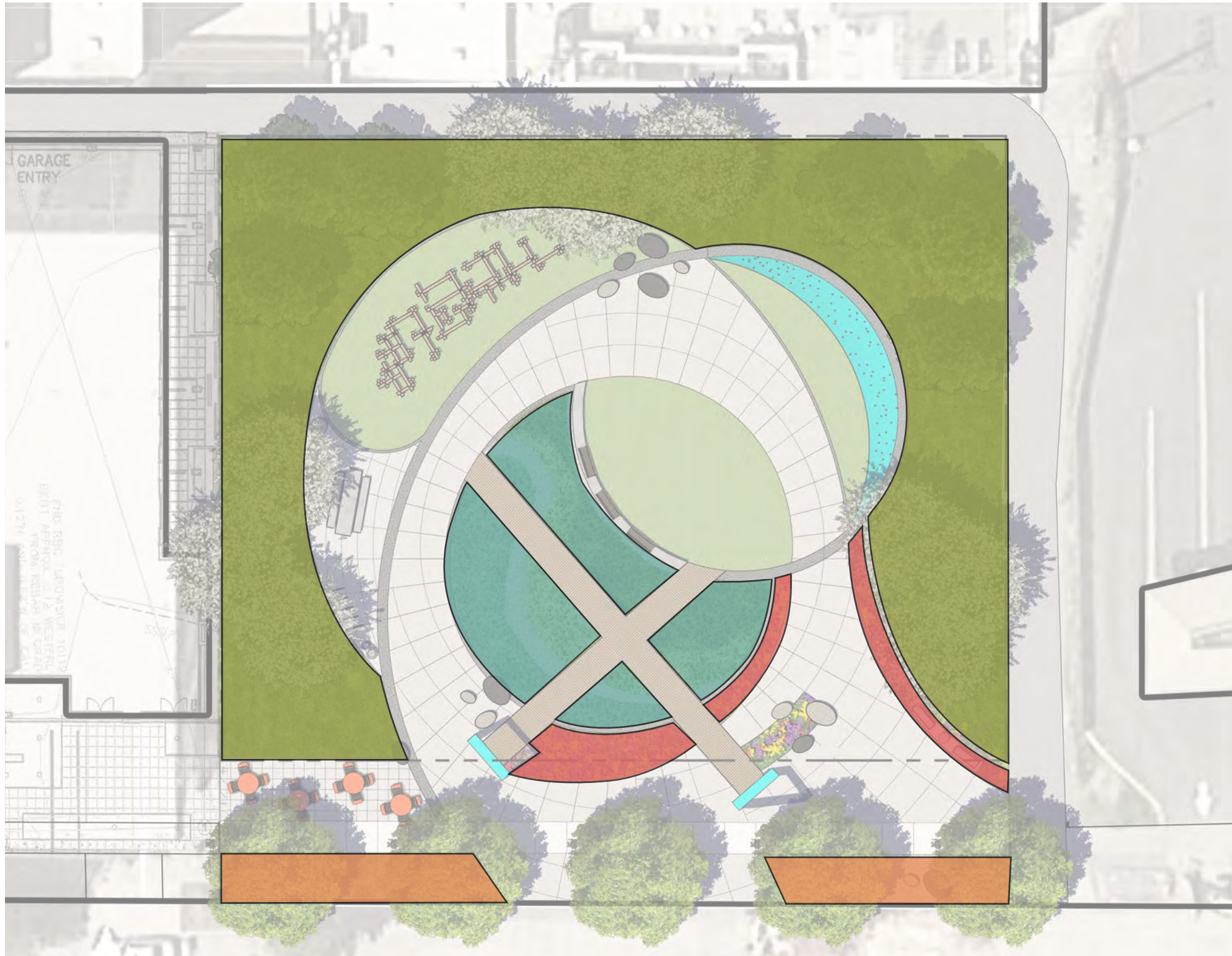
CHARACTER IMAGES: CENTRAL FEATURE



CHARACTER IMAGES: STREETScape



PLANTING TYPOLOGIES DIAGRAM

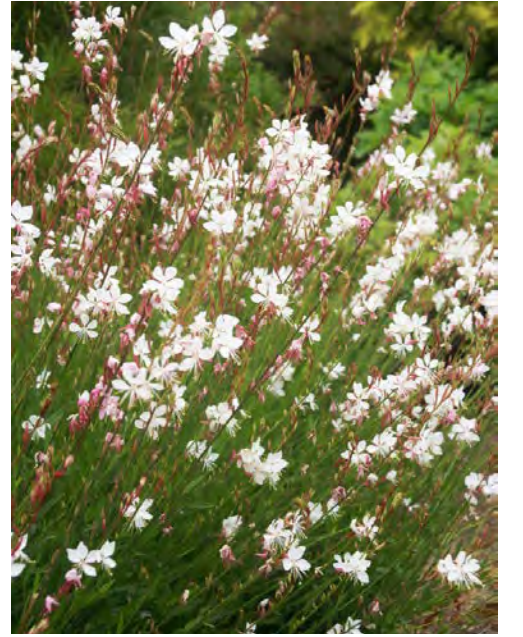


-  COASTAL GRASSLAND
-  ALPINE MEADOW
-  PERIMETER BUFFER AND UNDERSTORY
-  URBAN STREETSCAPE

PLANTING TYPOLOGIES



COASTAL GRASSLAND



ALPINE MEADOW

PLANTING TYPOLOGIES



NATIVE BUFFER AND UNDERSTORY



URBAN STREETScape

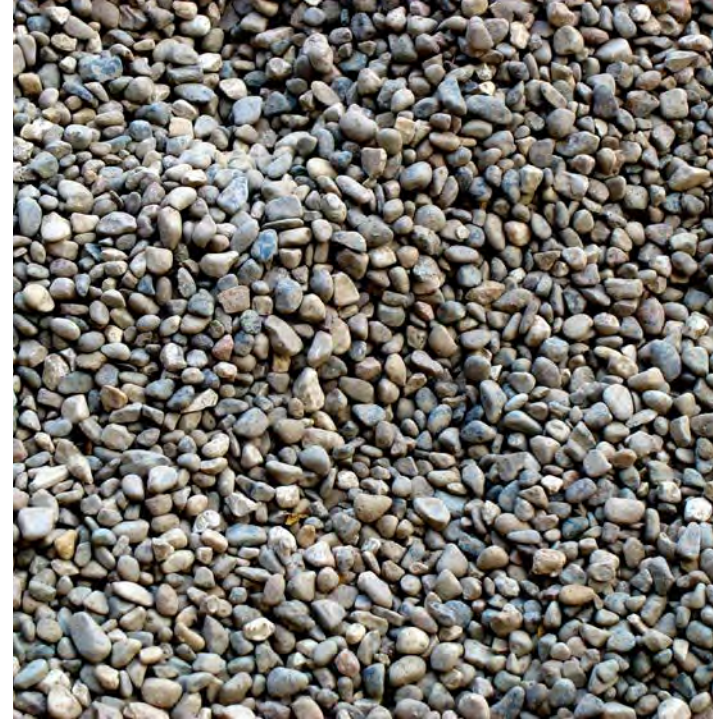
MATERIALITY



CONCRETE SEAT WALL



FSC CERTIFIED IPE WOOD



PEA-GRAVEL



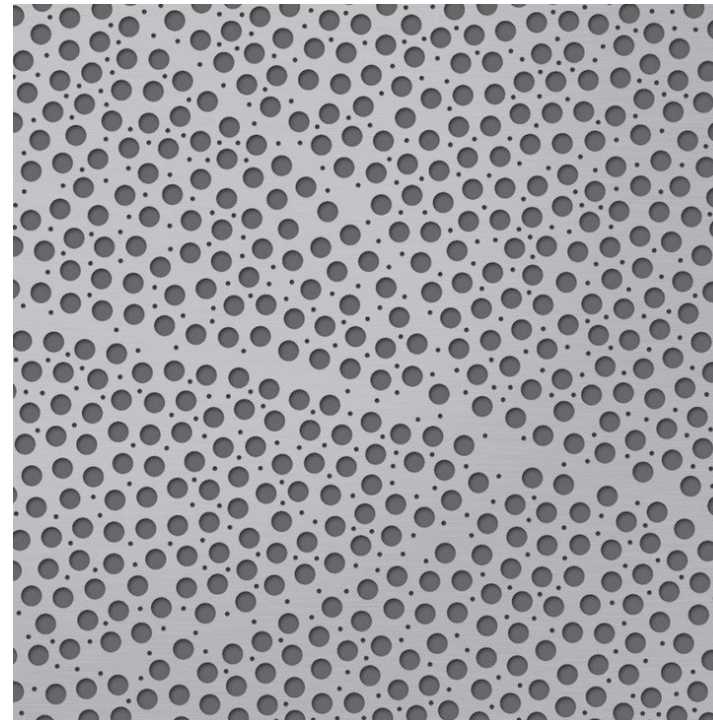
PEBBLE SEATING



PERMEABLE CONCRETE



SYNTHETIC TURF PLAY SURFACING

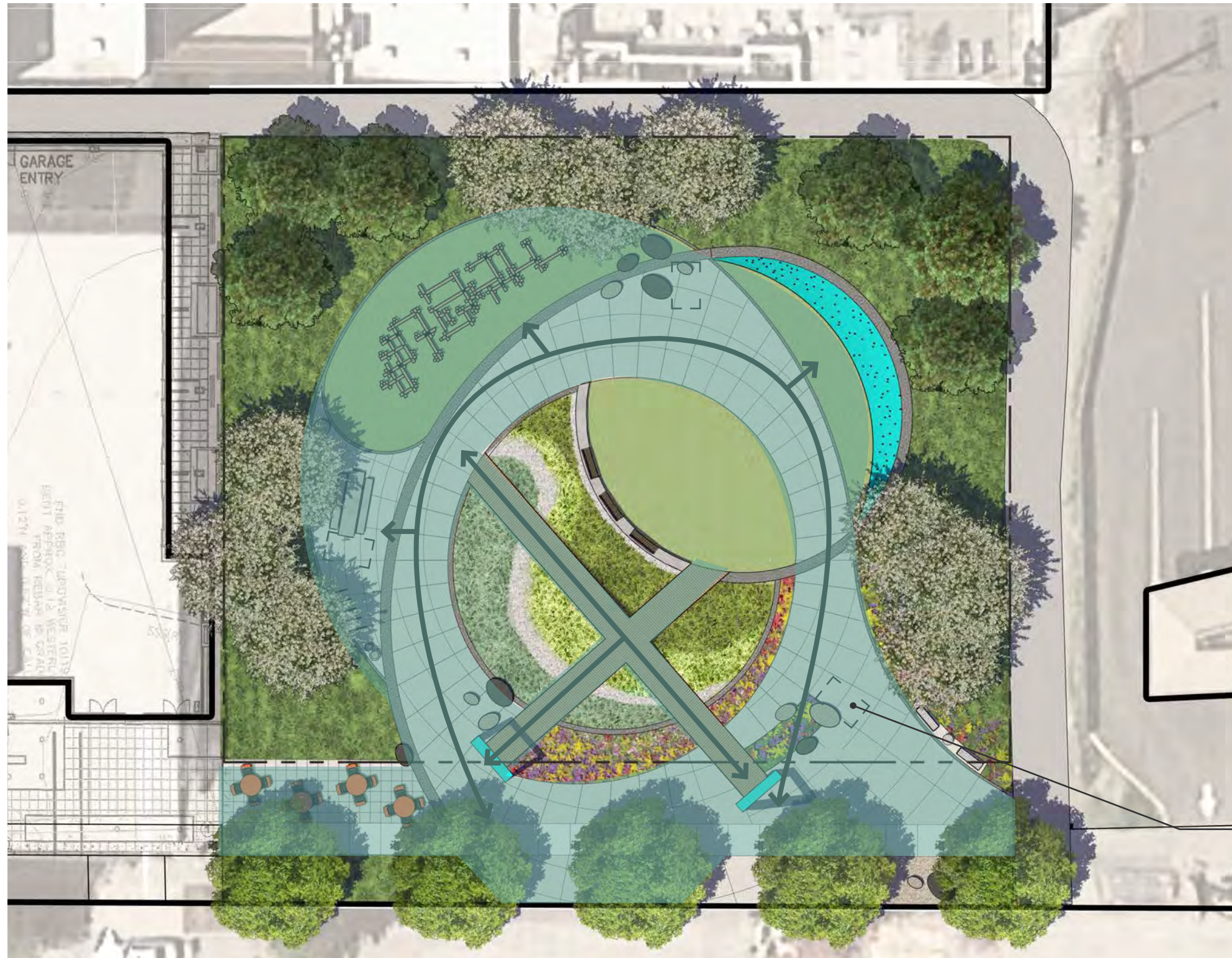


PERFORATED METAL



SHOTCRETE WALL

ACCESSIBILITY PLAN

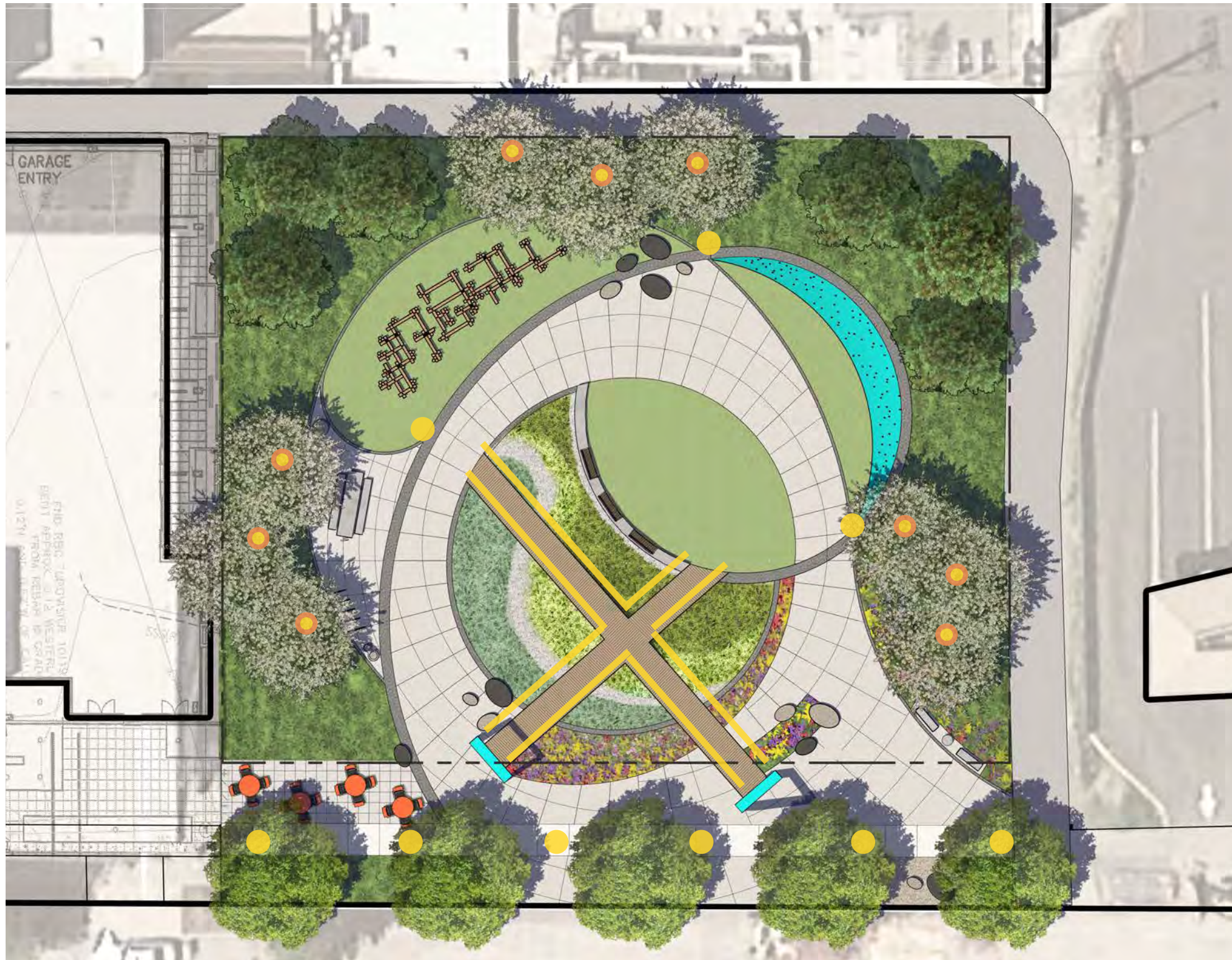


ACCESSIBILITY FEATURES

The park has been designed with universal access needs in mind, with generous pathway leading throughout the park, flush transitions between surfaces and multiple accessible routes connecting program areas. Play features are on accessible surfaces with flush transitions from adjacent pavement and all seating areas have room for accessible seating with companion seating immediately adjacent.

ACCESSIBLE SEATING W/ ADJACENT
COMPANION SEATING, TYP.

LIGHTING PLAN



FEATURE LIGHTING

Perforated metal gateways will be internally illuminated and glow with color-changing or static color LED luminaires. Wet location linear LED luminaires (tape) will be mounted to the underside of the boardwalk, running continuously along the length of the crossing boardwalks. When someone walks through the gateway, a sensor can trigger a change to the color of the light in both gateway and boardwalk, or a change to the light intensity for a static color (brighter when someone walks through). This provides a place that responds to movement through site, is experientially different when occupied, and allows the boardwalk to visibly float above the coastal grass plantings. The same color light can also illuminate the curved front face of the elevated wooden stage.

AMBIENT LIGHTING

Pole-mounted multi-head adjustable luminaires will be located between play zones and seating areas, and aimed to provide sufficient ambient light. These pole mounted luminaires are utilitarian and provide high degree of flexibility for fine tuning light levels for the different spaces.

Pedestrian light columns, matching the existing installation and spacing in front of Sky Apts, will continue the pattern along the street front of 40th Ave SW.



SUSTAINABILITY SUMMARY



CREATING A SUSTAINABLE PARK

As the West Seattle Community grows the pressures on infrastructure and the environment grow as well. Our goal for the park is to create a beautiful, functional space that embraces impactful, yet maintainable sustainable measures.

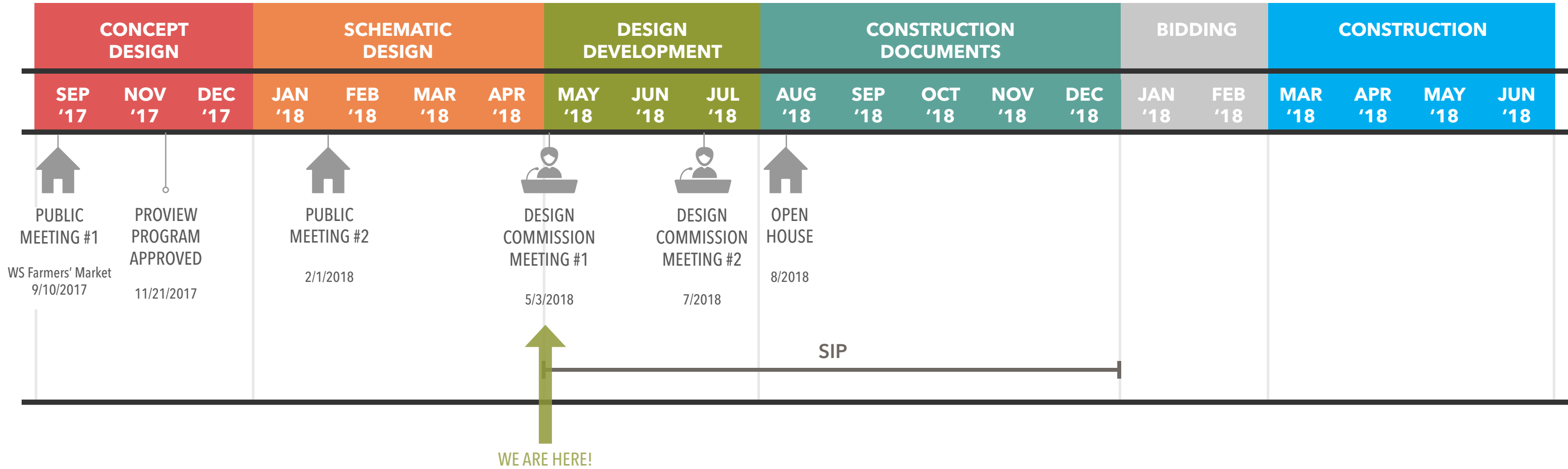
MAKING SUSTAINABILITY SIMPLE

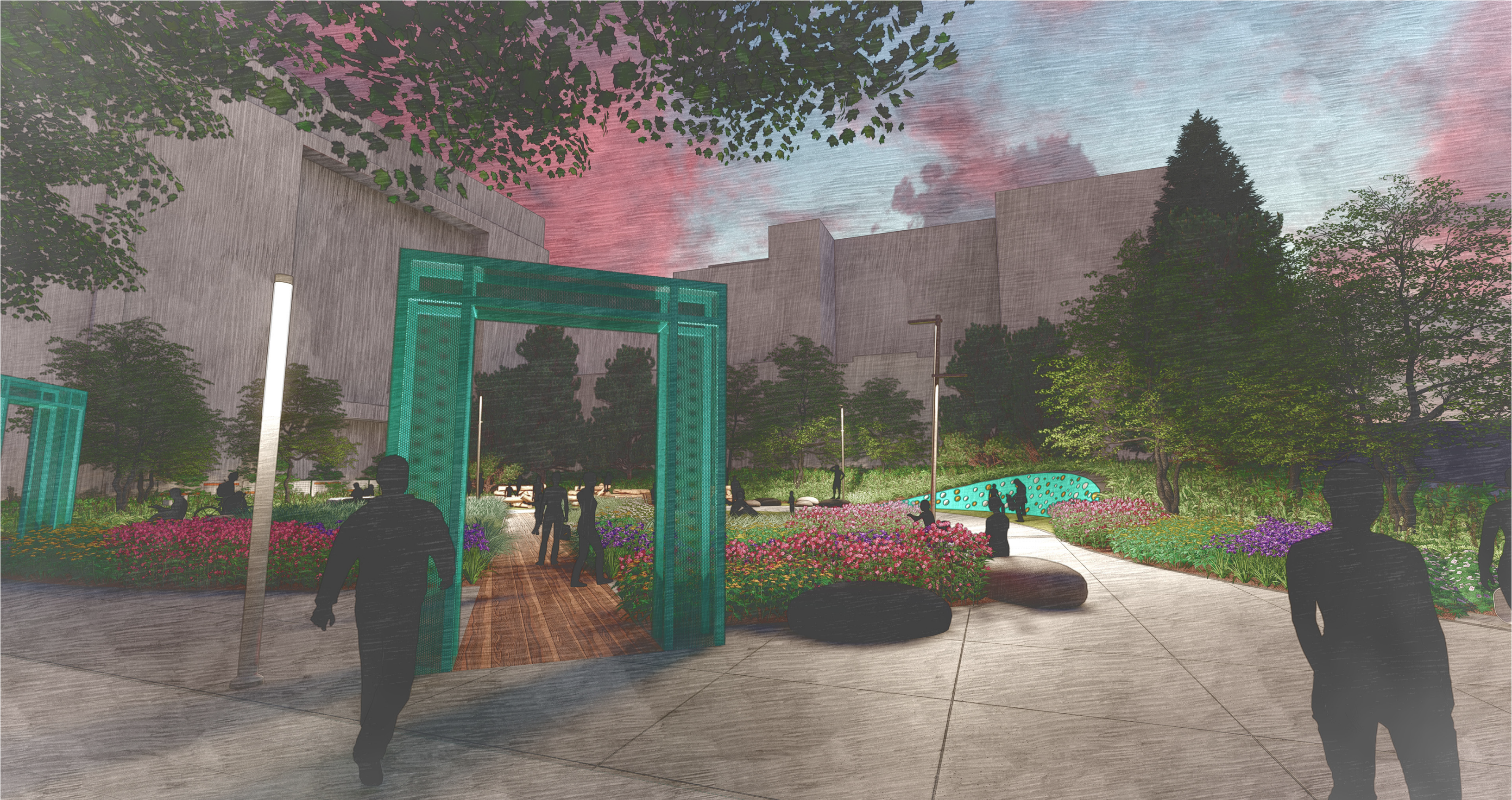
Employing sustainable measures should be simple, and not create maintenance and longevity problems for the community. The measures in West Seattle Junction Park include the following:

- A** Permeable Concrete Paving
- B** Native, Adaptive Planting Palette
- C** Dark Sky Compliant LED Lighting
- D** Stormwater Quality Treatment
- E** Low Albedo Concrete colors
- F** Contained Pet Area with Drainage
- G** Natural Material Play Equipment
- H** Planted Areas for Carbon Sequestration

These measures will help the City continue to showcase sustainability in the public realm, and will directly benefit the citizens of West Seattle.

NEXT STEPS





GGLO DESIGN

1301 FIRST AVENUE SUITE 301 SEATTLE, WA 98101 / WWW.GGLO.COM

ARCHITECTURE / INTERIORS / PLANNING / LANDSCAPE