



WEST SEATTLE JUNCTION PARK

Seattle Design Commission

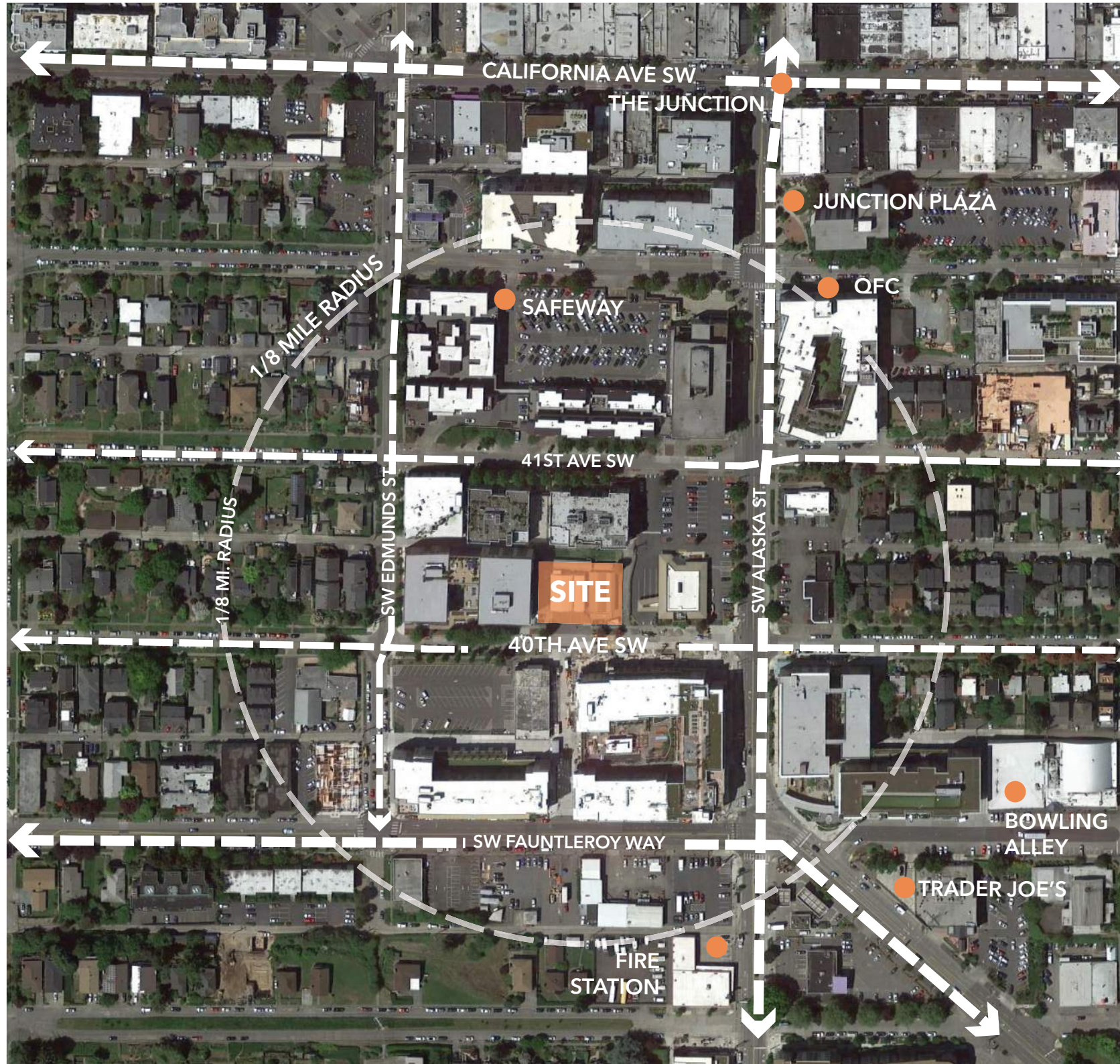
19 July 2018



EXISTING SITE CONDITIONS



SITE LOCATION & CONTEXT

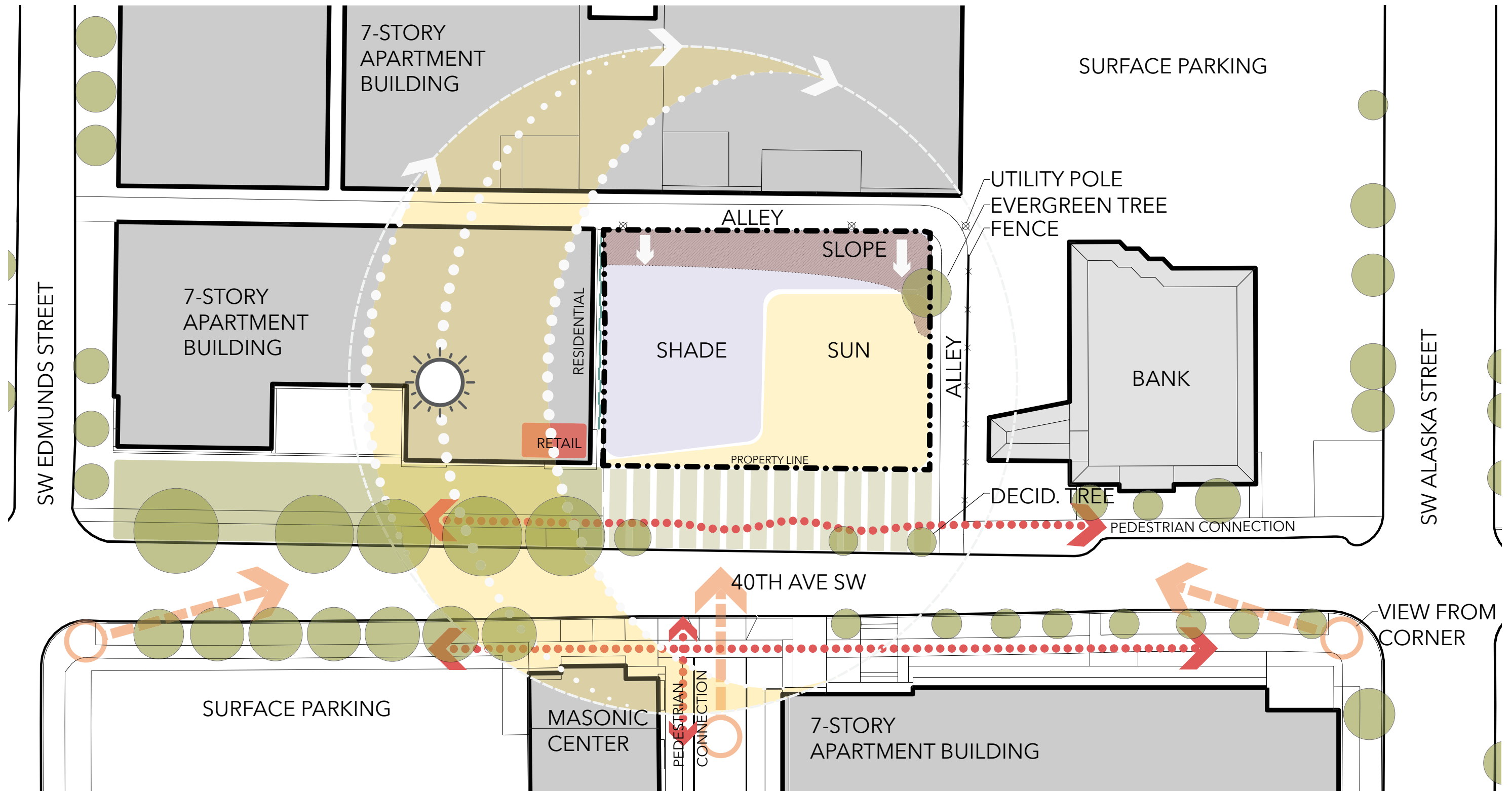


The West Seattle Junction neighborhood is a vibrant, growing neighborhood with immediate access to shopping, community activities, and restaurants. The West Seattle Junction Park will add a much needed green space amenity to this already thriving neighborhood.

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 ANALYSIS



PREVIOUS - 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"



CURRENT - SITE PLAN



Scale: 1" = 50'-0"



COMPARISON

PREVIOUS PLAN



DESIGN COMMISSION ACTION ITEMS:

1. Address the design of the two park edges along the adjacent alley
2. Consider re-aligning the southern pathway and gateway features along 40th Ave SW with the midblock pedestrian pathway that crosses 40th Ave SW
3. Consider simplifying the overall design concept through refining and reducing the plant and hardscape material palette

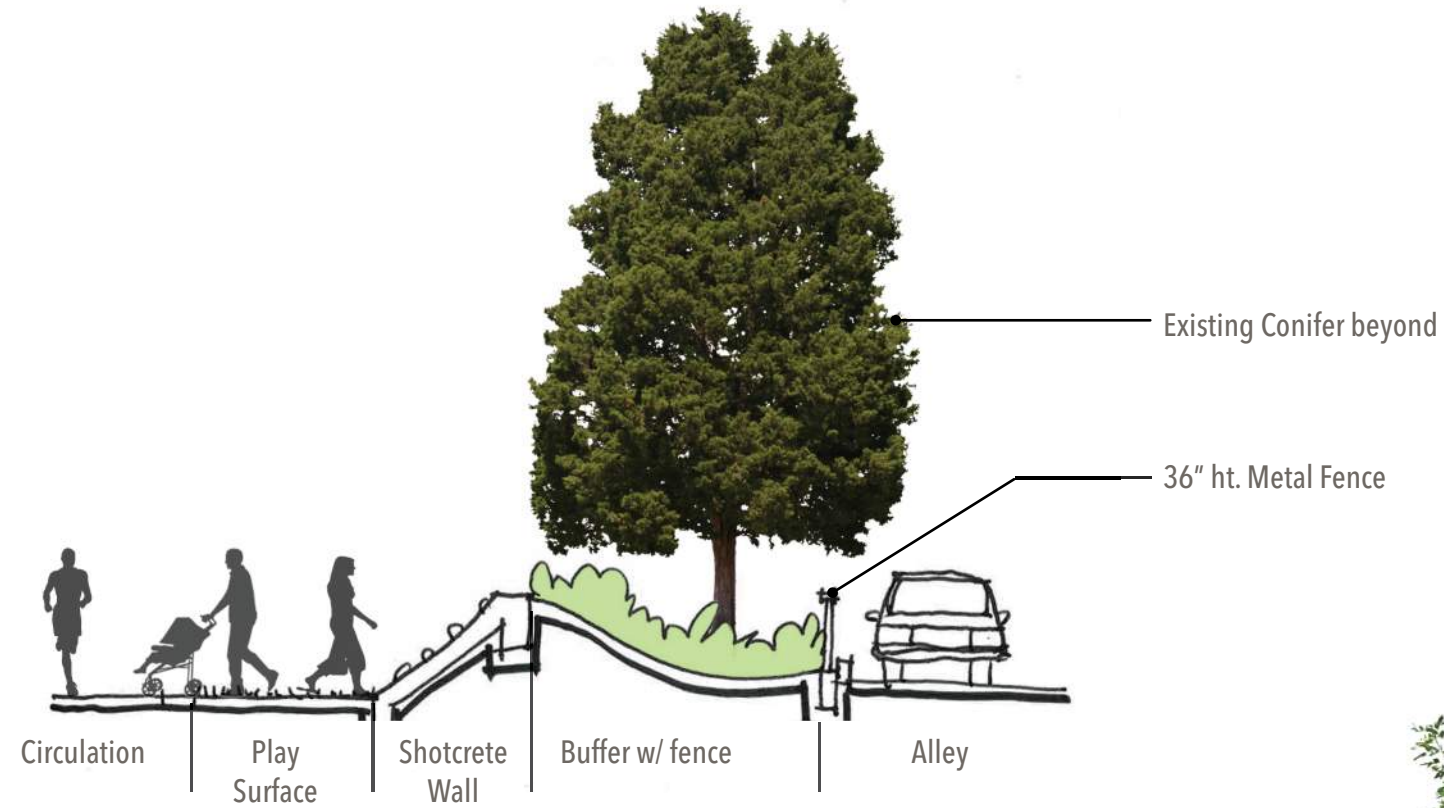
CURRENT PLAN



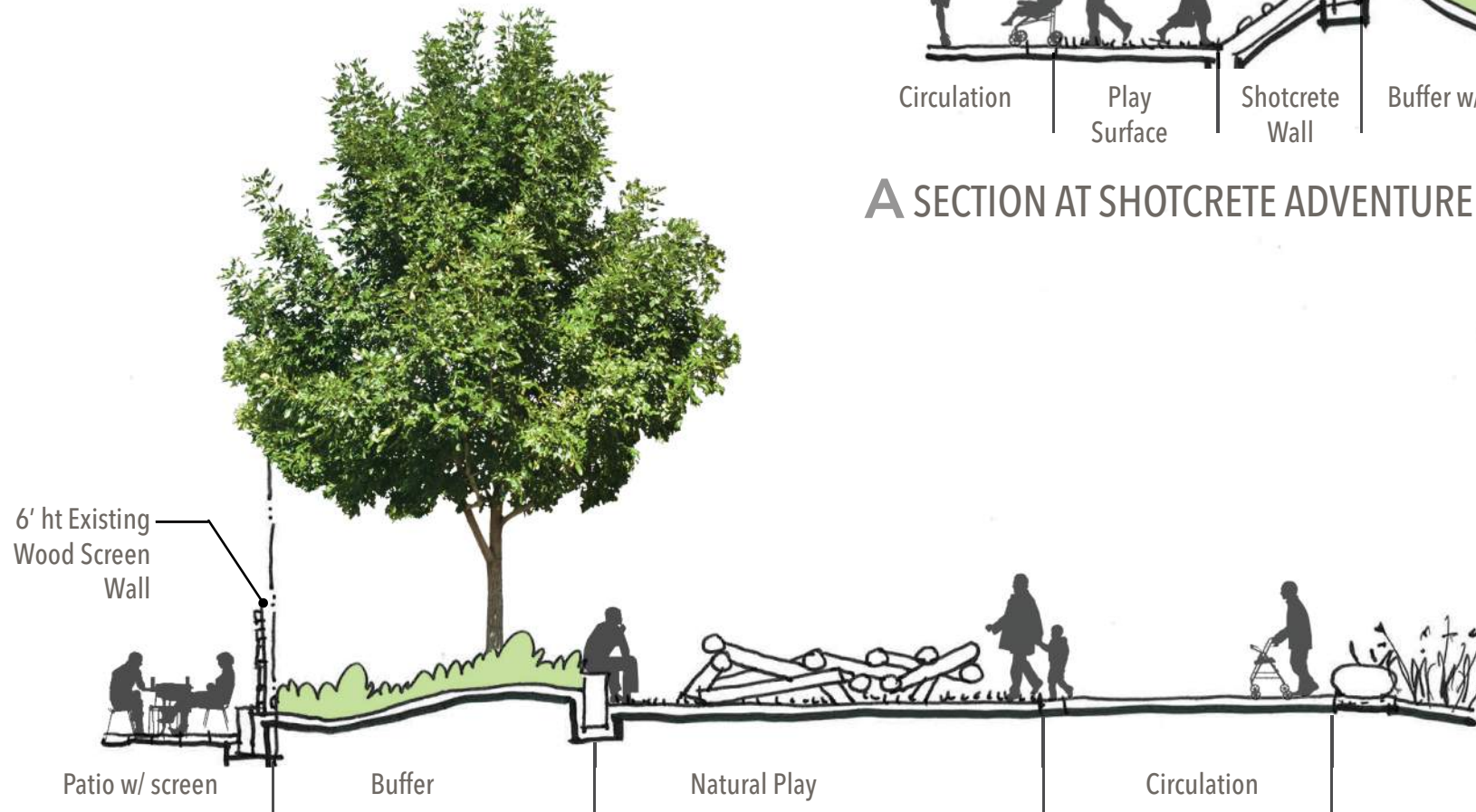
DESIGN REVISIONS IMPLEMENTED:

1. 36" height metal fence along rear and side alley.
2. Realigned southern path to align with mid-block crossing.
3. Design Simplification across the park as a whole:
 - Redesign of Central Feature - Simplified geometry, extended boardwalk, reduction of gateway features, more naturalized planting, removal of seatwall feature.
 - Simplified Materiality - Refined furnishings palette, simplified color palette. Feature colors limited to cafe seating, metal gateway, and climbing holds.

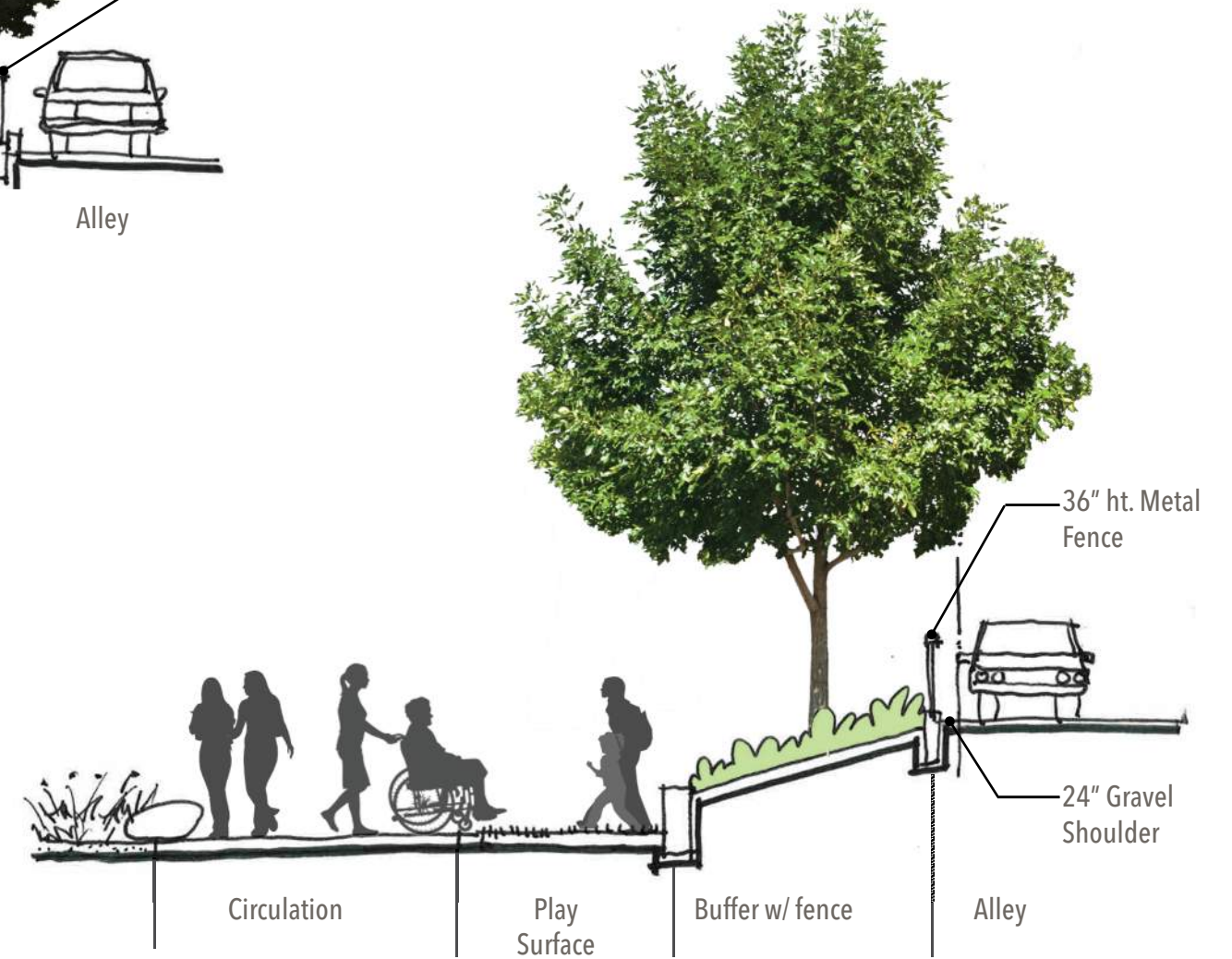
SECTIONS



A SECTION AT SHOTCRETE ADVENTURE WALL



B SECTION AT RESIDENTIAL PATIOS



C SECTION AT WEST ALLEY

REVISED VIEWS



REVISED VIEWS



REVISED VIEWS



REVISED VIEWS



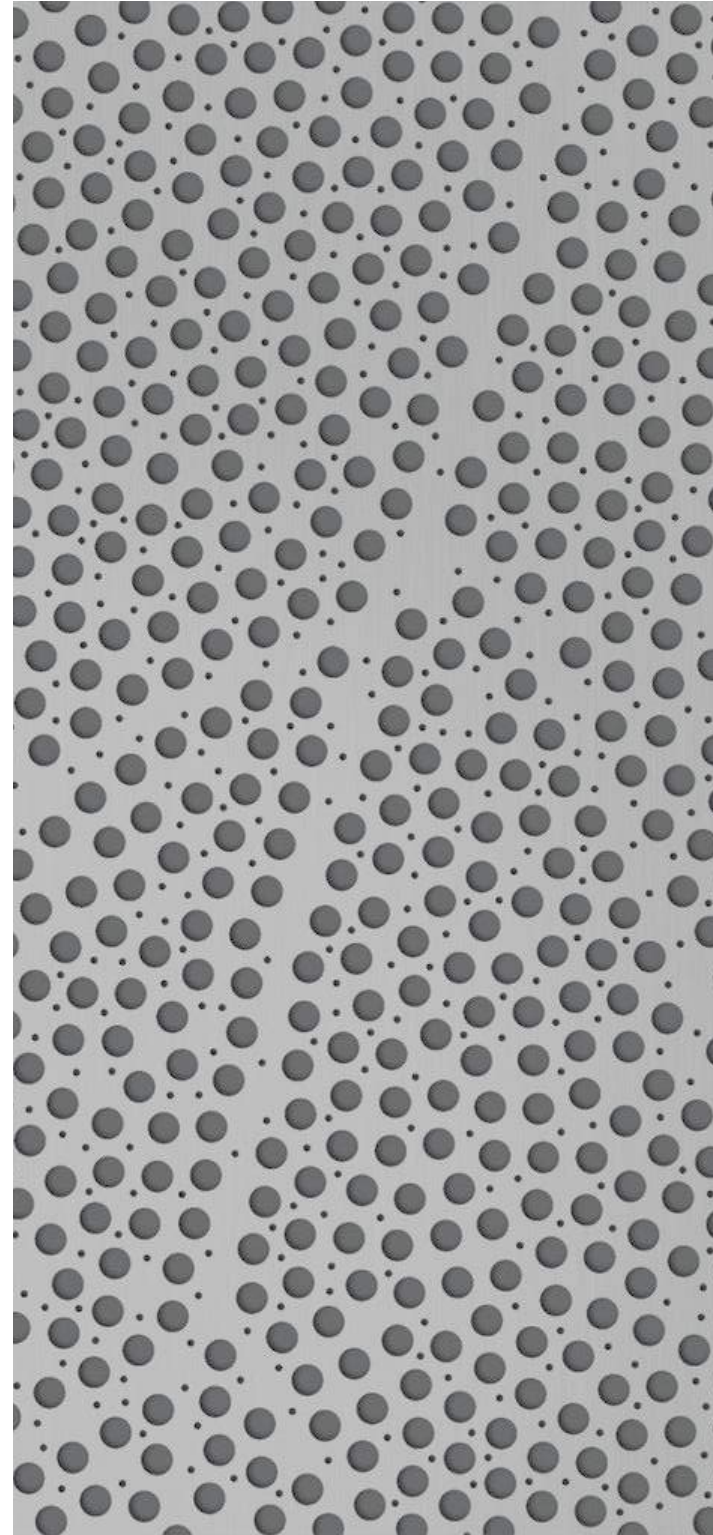
MATERIALITY



PERMEABLE CONCRETE



SYNTHETIC TURF PLAY SURFACING



PERFORATED METAL



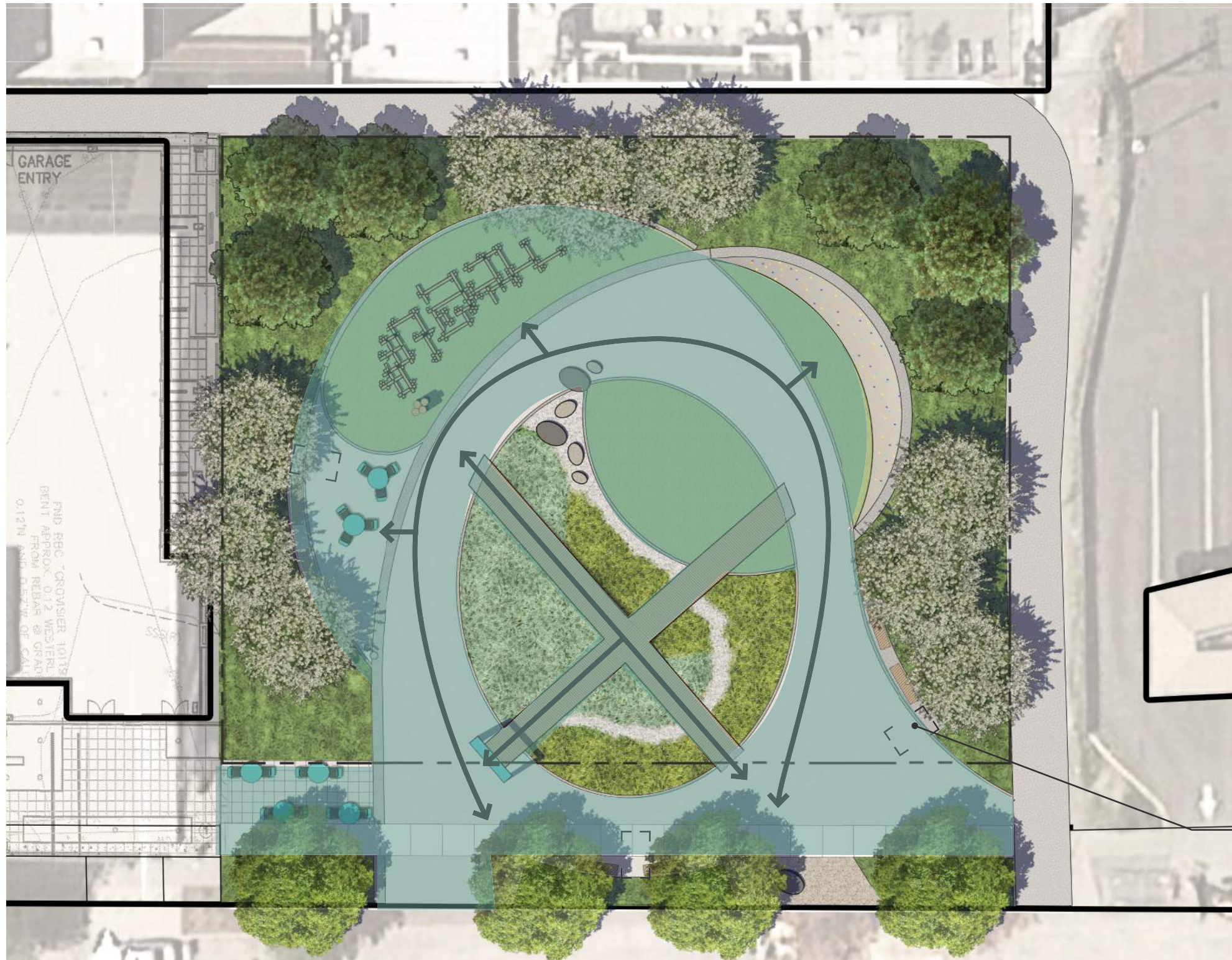
FSC CERTIFIED IPE WOOD

PLANTING



SIMPLE, NATIVE AND ADAPTIVE PLANTS THAT REFLECT THE PACIFIC NORTHWEST, INTERWOVEN WITH THE ADJACENT STREETScape, WHILE PROVIDING BIO-RETENTION

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
- I** FSC Certified Wood

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