

PRELIMINARY DRAFT

Seattle Parks and Recreation Planning and Development Division

JEFFERSON PARK EXPANSION

Jefferson Park - Beacon Reservoir Acquisition/Development

K723004, K733131 (WC3131), Ord 120973, ProParks Levy

Jefferson Park - Play Area Replacement

K72445, K73570-02 (WC570), Ord. 11970, 120165, 120640 & 120973, CRF REET II

Jefferson Park - Tennis Courts

K723003, K733094 (WC-3094-01), Ord 120412,, ProParks Levy

Percent for Art Project

[project number ???]

DRAFT DESIGN PROGRAM

October 18, 2004

I. INTRODUCTION

A. General Project Description

This project will construct park improvements in a 43-acre area of Jefferson Park / Beacon Reservoir. The improvements will be consistent with the direction established in the Jefferson Park Site Plan developed, with substantial community participation, between 2000 and 2002. The project area is generally bounded by 15th Ave S, S. Spokane St, Beacon Ave S, Jefferson driving range, and the S. Dakota St. service drive, Mercer Middle School and 16th Ave S. It includes North Beacon Reservoir and South Beacon Reservoir.

Seattle Public Utilities (SPU) plans to decommission the north reservoir and reconstruct the south reservoir as a buried reservoir with a hard cover. Park improvements will be made in the footprint of the north reservoir, above the buried south reservoir, and in adjacent areas. While the park and reservoir design/construction efforts will be conducted separately, they will be closely coordinated.

One of the most important early steps in the design process will be prioritizing improvements – identifying which improvements will be constructed under this project and which will be deferred. Evaluation criteria for prioritizing improvements are in Part III F (Page 22-23).

B. Purpose of this Design Program

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This design program describes the project scope, schedule and budget. In addition, key issues are highlighted and the project review/public involvement process is described. This design program is intended to clarify the project for Parks staff who will work on implementing it (project manager, construction inspector, operations staff, etc.). In addition, this design program will be used as the scope of work for the project designer. Once Parks' ProView committee (a committee of Parks staff who review projects that are being planned and designed) approves this design program any significant changes must be approved in writing by Parks' Project Steering Committee. (Project Steering is composed of senior staff including the Division Directors, and the Deputy Superintendent.)

C. CIP Statements

This project encompasses three currently established Parks Department CIP projects and a Percent for Art project. The CIP descriptions for these projects are shown below:

CIP K723004/K733131 (WC3131) Jefferson Park - Beacon Reservoir Park Acquisition/Development

This project makes improvements to Jefferson Park, including possible property acquisition. The Department of Parks and Recreation, in partnership with the community and Seattle Public Utilities (SPU), has developed a long-range master plan for the 50-acre portion of Jefferson Park located west of Beacon Avenue S., excluding Jefferson Golf facilities. Part of this property is under Parks' jurisdiction and part is under SPU's jurisdiction. The plan anticipates that SPU retires the north reservoir, making that area available for park improvements, and reconstructs the south reservoir as a buried reservoir with the park extending over the reservoir lid. The plan calls for a large play meadow in the footprint of the retired north reservoir, ballfields on the lid over the reconstructed south reservoir, a system of pathways, a building currently occupied by SPU that may be converted to community use, basketball and tennis courts, an expanded children's play area, water features, landscaping, and other site amenities. An Environmental Impact Statement for the plan is completed.

This project is part of the 2000 Parks Levy (Neighborhood Parks, Green Spaces, Trails and Zoo Levy), an eight-year \$198.2 million levy lid lift approved by Seattle voters in November of 2000. Planning and design of specific improvements are to be done in conjunction with a public involvement process, working within the budget identified below and other non-levy fund sources that become available. Operations and maintenance costs (O&M) associated with levy projects are to be funded out of levy proceeds through 2008. The O&M estimated below is contingent upon all phases of the project being completed. (Source: Proposed 2004 CIP)

CIP K72445/K73570-02 (WC570) Jefferson Park - Play Area Replacement

This project constructs a new play area, replacing the existing small and outdated play area. The location of the new play area has been identified through the Jefferson Park site planning process. Design and construction of the play area is coordinated with expansion of the play area into the area of the north reservoir, which is slated to be retired by Seattle Public Utilities. This project includes funding for ADA-compliant paths, safety surfacing, and play equipment, and site furnishings. Estimates of future

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operating costs reflect increased maintenance and litter pick-up due to anticipated increased public use of this improved play area. (Source: Proposed 2004 CIP)

CIP K723003/K733094 (WC3094-01) Jefferson Park - Tennis Courts

This project constructs two new tennis courts at the north end of the park to replace two courts lost through the expansion of Jefferson Park Community Center. The project is part of the 2000 Parks Levy (Neighborhood Parks, Green Spaces, Trails and Zoo Levy), an eight-year \$198.2 million levy lid lift approved by Seattle voters in November of 2000. The scope of work for this project is to be developed through a community process, working within the budget identified below and other non-levy fund sources that become available. Operations and maintenance costs associated with levy projects are to be funded out of levy proceeds through 2008. (Source: Proposed 2004 CIP)

Jefferson Park 1% for Art Project

The framework for the art project is described in the Pro Parks Art Plan, found at: <http://www.cityofseattle.net/parks/arts/default.htm#planning>

II. PROJECT BACKGROUND

A. Project Planning History

1. Origins of the park

In 1897-1903 the City acquired a 235-acre site, which includes present day Jefferson Park, Beacon Reservoir, Asa Mercer Middle School and the VA Hospital, for construction of a reservoir. In 1909 the City transferred the property east of Beacon to the Parks Department for a golf course and in 1911 the two reservoirs were put into service. Later other portions of the site were made available for park use.

While a plan for development of Jefferson Park was produced by the Olmsted Brothers in 1912, not much of the plan, if anything, was implemented. Instead the park grew in an unplanned fashion. Many significant changes were made to the park during and shortly after World War II, including transfer of property for construction of Asa Mercer School and the VA Hospital.

2. 1994 North Beacon Hill Action Plan

The recent round of planning efforts started in 1991 when the North Beacon Hill Community Council began development of a neighborhood plan, finally completed in 1994. Among other things, the 1994 "North Beacon Hill Action Plan" identified development of a detailed site plan for Jefferson Park as one of the neighborhood's highest priorities.

3. 1999 North Beacon Hill Neighborhood Plan

Under the auspices of citywide neighborhood planning, a second neighborhood plan was developed in 1997-99. This plan included

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alternative concept plans for improvements to Jefferson Park. The 1999 “North Beacon Hill Neighborhood Plan” was recognized by the City through Resolution 29995 (11/1/99), which also approved the City's work program in response to the Plan. The 1999 Plan identified development of a detailed site plan for Jefferson Park as the highest priority of the neighborhood and the City's work program called for development of a site plan, with some restrictions.

4. 2002 Jefferson Site Plan
The Parks Department, in partnership with the community, began development of a site plan for non-golf sections of Jefferson Park in fall, 2000. The plan was completed, with assistance from The Portico Group, and approved by the Park Board, summer, 2002. The plan consists of a site plan drawing and a report. For information on the site planning process, and to see the site plan drawing, go to <http://www.cityofseattle.net/parks/parkspaces/jeffparksiteplan.htm>

B. Jefferson Park Chronology/History

For a chronology and historical information, see the Jefferson Park Site Plan Design Program, prepared by Don Bullard (<http://www.cityofseattle.net/parks/parkspaces/jeffparksiteplan.htm>) and “Jefferson Park Reconstructed: A 100-Year History” by Jefferson Park Alliance, 2003, <http://www.cityofseattle.net/commnty/Beacon/old/jpa/JPHistProject/JPHistProjectFinal.pdf>

C. Site Description

1. Addresses
 - * DCLU Recognized Address for Entire Site: 4101 Beacon Ave S, Seattle 98108
Note: DCLU has a key plan for the site, west of Beacon, that shows identifier numbers for each structure at the site.
 - * Jefferson Community Center: 3801 Beacon Ave S, Seattle 98108
 - * Jefferson Park Lawn Bowling: 4103 Beacon Ave S, Seattle 98108
 - * Jefferson Park Golf Clubhouse: 4101 Beacon Ave S, Seattle 98108
2. Census Tract
Jefferson Park is located in Seattle Census Tract 100.
3. Neighborhood & Neighborhood Sector
Jefferson Park is located in the North Beacon Hill Neighborhood, which is a part of the Southeast Neighborhood Sector, as delineated by the City of Seattle.
4. Zoning
The Jefferson Park/Beacon Reservoir site is zoned Residential Single Family 5000 (SF5000), except the strip of property (the “terrace”) lying between 15th Avenue W and 16th Avenue W. is zoned Residential Lowrise 1 (L-1).

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5. Comprehensive Plan Designation
 As shown on the Seattle’s 1994 “Comprehensive Plan Future Land Use” map, Jefferson Park has the following designations:
- * 18-hole Course, Cheasty Blvd, children's play area, community center area, driving range, 9-hole course, golf maintenance area, Citywide Horticulture, & Jefferson Field: Public Open Space.
 - * Reservoirs: High Density Single Family Residential
 - * “Terrace” west of reservoirs, between 15th & 16th: Low Density Single Family Residential.

6. Site Size & Jurisdiction
Source: "Jefferson Park Concept Plan", Murase Associates, 2/99.
Note 1: Property is owned by Parks, unless indicated otherwise.
Note 2: Entity responsible for operation/management of each area is shown in bold.
Note 3: King County Assessor property ownership information for Jefferson Park appears to be inaccurate.

| | Acres | Total Acres |
|---|-------|------------------|
| Seattle Parks Department | | 14.03 |
| • Citywide Horticultural Facility/S. Division HQ | 4.09 | |
| • Jefferson Lawn Bowling Facility* | 1.74 | |
| • Jefferson Field** | 5.64 | |
| • Jefferson Community Center Area* | 2.56 | |
| Jefferson Golf Course – Seattle Parks Department | | 125.22 |
| • Clubhouse, Putting Greens & 9-Hole Course | 21.17 | |
| • Driving Range* | 6.16 | |
| • Golf Maintenance Facility* | 2.53 | |
| • 18-Hole Course | 95.36 | |
| Beacon Reservoir – Seattle Public Utilities | | |
| 39.15 • Fenced Reservoir Area*** | 29.53 | |
| ○ North Reservoir, Water Surface | 7.4 | |
| ○ South Reservoir, Water Surface | 5.8 | |
| ○ South Res. 50 feet outside curb | 11.4 | |
| • Water Lab property (including vacated streets) | 9.62 | |
| Other Properties | | --- |
| • Seattle Fire Station 13 (Facilities Department)* | 0.44 | |
| • Beacon Avenue Path & Landscaping | ? | |
| • Spokane St. Path & Landscaping N of 18-Hole | ? | |
| Total | | 178.4**** |

* All or partly under SPU jurisdiction, subject to a use agreement between SPU and Parks (except the fire station is subject to an agreement between SPU and the Seattle Facilities Department - previously Seattle Executive Services Department.)

** Jefferson Field is owned by Seattle Parks, but is subject to a joint development and use agreement with Seattle School District, dated June 23, 1955. This agreement gives Parks use of the Mercer Middle School gym

*** Fenced area calculation is prior to SPU's fence relocation in 2000. Relocation of the fence reportedly decreased the fenced area by 4 to 5 acres.

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**** Not including areas with a "?" in the acre column.

7. Legal Description
Parks' Property Management & Acquisition Services group will have to develop a new legal description corresponding to the project area delineated during the construction document phase.
8. Tax Parcel Numbers
King County Assessor records show property ownership/jurisdiction incorrectly. The following parcel numbers are assigned, however they do not correctly reflect ownership:

| | |
|---|------------|
| * Jefferson Park Golf Course | 1624049080 |
| * Reservoir/Fire Station/Community Center | 1624049270 |
| * Reservoir Water Laboratory | 3679400155 |
9. Geotechnical Information
The following geotechnical investigations are available:
 - A. U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey for King County, 1952 and 1973 (out of print).
 - B. "South Beacon Reservoir Subsurface Investigation and Groundwater Study for the Seattle Water Department", A.C. Rice, Seattle Engineering Department Materials Laboratory, November 30, 1976.
 - C. Test borings at 10 locations around perimeter of north reservoir conducted by Seattle Engineering Department Materials Laboratory. Apparently no report prepared. 1980
 - D. Test boring at 1 location west of north reservoir. Conducted by Seattle Engineering Department Materials Laboratory. Apparently no report prepared. 1987
 - E. "Geotechnical Report for Citywide Horticultural Facility" prepared by CH2M Hill, Inc, November 1987.
 - F. Geotechnical investigation for installation of fence at Jefferson Field, conducted by Al Rice, Seattle Engineering Department Materials Laboratory, 3/24/89.
 - G. "Geotechnical Report: Jefferson Park Community Center Expansion – Gymnasium Addition, Seattle Washington", Feb, 2003, Seattle Public Utilities Materials Laboratory. Augmented with 3/24/2003 Memo and 4/29/03 letter.
 - H. Test borings done inside South Beacon Reservoir for Seattle Public Utilities, 9/2003
10. Site Survey & Record Construction Documents
In 2002-03 Parks survey crew developed a survey of Jefferson Park west of Beacon. Currently it contains "holes" inside the reservoir fence and 9-

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hole golf course fence. It is available in digital and hard format. It is set up at 1/20" = 1'-0", on a series of 24"x36" sheets.

The following additional surveys and construction drawings are known to exist:

- * Reservoir as-built drawings located in "Vault", Seattle Municipal Building.
- * Field notes for layout of east-west roadway, August, 1912. Located in Parks' Survey Office files.
- * Jefferson Park Golf Course (1930 on)
- * Jefferson Lawn Bowling Clubhouse (1934 on)
- * Jefferson Park U.S. Army Recreation Camp Site Plot Plan, 12/20/44. Located in Parks' Survey Office files. (These improvements now demolished)
- * Jefferson Park Shop Building - eastern building in the golf maintenance yard (1947)
- * Jefferson Community Center (1949 on)
- * Jefferson Park Playfield (1957 on)
- * Jefferson Ballfield Irrigation Plan, 7/17/61. Located in Parks' Survey Office files.
- * Jefferson Park Horticulture Facility (1988 on)
- * Beacon Avenue S. reconstruction project drawings, 1999 (?) are available from Seattle Transportation in hard and electronic format.
- * Jefferson Park Bowling Greens Site Master Plan, Woodbay Consulting Group, 10/24/00.
- * Survey of lawn bowling greens and surrounding areas, 2000. Performed by Parks' survey crew.
- * Seattle Water Distribution Map – Seattle Public Utilities Standard Map, 2000. These drawings show reservoir-related waterlines in a diagrammatic fashion.
- * Cheasty Blvd & Greenbelt survey, 2000-01. Performed by Parks Survey Crew
- * Jefferson Spokane St. Path construction documents, 2001. Available in hard and electronic format. Not added to survey as of 12/03.
- * Jefferson Nine-Hole Loop Path construction documents, 6/27/02. Available in hard and electronic format.
- * Jefferson gym construction documents, dated June, 2003. Available in hard and electronic format.
- * Drawings for several community-originated landscaping projects done in 2002-03 are available.
- * City of Seattle GIS graphic and non-graphic information, including aerial photos

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Nothing located in the project area is currently landmarked, however there are some structures that may meet the criteria for landmarking.

The Parks' project will not demolish or change any structures known to meet/potentially meet criteria for landmarking. Under SPU's project, which will demolish/change potential landmark structures, further consideration needs to be given to the landmark issue.

In 2000 the Seattle Landmarks Board had a preliminary historic survey conducted, by C. Wickwire, of City-owned buildings older than 50 years. A "Historic Property Inventory Form" was filled out for the following structures. -Other structures at the site were not included in the survey because they clearly did not meet landmark criteria. The Wickwire study conclusions are summarized here:

| <u>Structure</u> | <u>Landmark Potential**</u> | <u>Proposed action*</u> |
|--------------------------|-----------------------------|-------------------------|
| Beacon Reservoirs | Prob. don't meet criteria | Demolition |
| Reservoir gate house | May meet criteria | To be retained |
| Fire Station 13 | May meet criteria | Not affected |
| Jefferson Golf Clubhouse | May meet criteria | Not affected |

* Action indicated in the Jefferson Park Site Plan

** *Potential to meet criteria of National Register of Historic Places, historic district (local and/or national), and/or Seattle Landmarks Preservation Ordinance.*

In regard to site features, while a preliminary design for Jefferson Park was prepared by the Olmsted Brothers in 1912 little, if any, of that plan was actually implemented (some surviving site features pre-dated the plan). The site was developed haphazardly. Major construction projects during World War II and the decade after obliterated most earlier site features located west of Beacon Ave.

Examination of 1936 and 1946 aerial photographs show only the following parallels between the Olmsted plan and features which were actually constructed:

| <u>Olmsted Plan</u> | <u>Status</u> | <u>Proposed Action</u> |
|---------------------|---|---|
| 18-hole Golf Course | Constructed & survives to present Not Olmsted-designed | Not affected – outside project area |
| Trees lining Beacon | Differ from Olmsted plan Many added in recent years | Augment |
| E-W Service Road | Probably constructed 1912+/- Mostly/entirely removed in 1940's | Preserve/enhance possible remaining fragment |
| Reservoirs | Predated Olmsted plan Largely unchanged to present | Demolish |
| Street System | Predated Olmsted design Largely unchanged to present | Not affected – outside project area |

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Consultant Mimi Sheridan prepared a historic site inventory and the historic resources section of the 2002 EIS. Her findings were consistent with the building and site summary above.

12. Demolished Structures

A large number of structures that were located on the site at one time or another have been demolished over the years. Most notably, the Army Recreation Camp, which reportedly consisted of about 90 buildings (many small and insubstantial) spread over 50 acres, was demolished shortly after the end of World War II. The Camp is partly shown on one 1946 aerial photograph and one partial site drawing, apparently from about 1947, that have surfaced. Below grade remnants of these structures (including utilities) may still remain in some places. The following list of demolished structures should not be considered complete:

- A. Brick building located on Citywide Horticulture access road (extension of S. Dakota Street) east of 16th Avenue S, west of the parking lot. See 1987 geotechnical report.
- B. Army Recreation Camp, consisting of about 90 buildings located where present-day Citywide Horticulture and Jefferson Field are located.
- C. Aerial photographs from 1936 and 1946 show a great number of now-vanished buildings. Most of them associated with the Army Recreation Camp.

13. Activities/Land Uses Surrounding the Site:

- A. East of 18-hole Golf Course:
 - * Single family homes.
 - * Zoning is Residential Single Family 5000 (SF5000).
- B. North of S. Spokane St:
 - * Single family homes, a few apartment buildings, commercial.
 - * Zoning is Residential Single Family 5000 (SF5000) except it is Residential Lowrise 2 (L-2) at the corner of S. Spokane St. & Beacon Ave S.
- C. West of 15th Ave S:
 - * Single family homes & apartments
 - * Zoning is Residential Lowrise 1, 2 and 3 (L-1, L-2 & L-3) on the west side of 15th Avenue S, north of S. Dakota St - across the street from the Reservoir Water Quality Building field.
 - * Zoning is Residential Single Family 5000 (SF5000) adjacent to the west side of Jefferson Field.
- D. South of Jefferson Playfield / 9-Hole Golf Course
 - * Veterans' Hospital:
 - * Zoning is Residential Multifamily Midrise (MR), Residential Lowrise 3 and Residential Lowrise 2

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with Major Institutions Overlay (MIO). MIO heights vary from 240 feet (at north) to 37 feet (at south).

- * Asa Mercer Middle School
 - * Zoning is Residential Single Family 5000 (SF5000).
 - * Grades 6, 7 & 8
 - * About 830 students
 - * About 50 certified staff and 15 classified staff

14. Demographic Information

- * Population: 8,139 within Census Tract 100 (Source: 2000 Census)
- * Population within 5 mile radius: 300,000
- * Median age in Census Tract 100 at 35.2 is virtually the same as the city as a whole (35.4) (Source: 2000 Census)
- * Age distribution in Census Tract 100 is very similar to age distribution in the city as a whole (Source: 2000 Census):

| | CT 100 | Seattle |
|---------|--------|---------|
| Under 5 | 6% | 5 |
| 5-14 | 13 | 9 |
| 15-24 | 13 | 14 |
| 25-34 | 18 | 22 |
| 35-44 | 17 | 17 |
| 45-54 | 13 | 15 |
| 55-64 | 8 | 7 |
| 65-74 | 7 | 5 |
| 75+ | 6 | 7 |

- * Median household income in Census Tract 100 is 46,958 which is a little above the city as a whole (\$45,736) (Source: 2000 Census)
- * Income distribution (Source: 2000 Census):

| | C.T. 100 | Seattle |
|-------------------|----------|---------|
| Less than 14,999 | 13% | 15% |
| 15,000 – 34,999 | 20 | 24 |
| 35,000 – 49,999 | 22 | 16 |
| 50,000 – 74,999 | 21 | 19 |
| 75,000 – 99,999 | 14 | 11 |
| 100,000 – 149,999 | 5 | 9 |
| 150,000 – 199,999 | 3 | 3 |
| 200,000+ | 0 | 4 |

- * Housing: 50.2% of residential units are owner occupied, which is slightly higher than the city as a whole (48.4%) (Source: 2000 Census)

- * Racial distribution
North Beacon Neighborhood is characterized by ethnic diversity. The 2000 census shows Census Tract 100 is far more racially diverse than the city as a whole:

| | C.T. 100 | Seattle |
|---------------------------------|----------|---------|
| White | 25.7% | 70.1 |
| * (Includes Hispanic) | (11.3) | (5.3) |
| Black/African American | 14.7 | 8.4 |
| American Indian & Alaska Native | 1.7 | 1.0 |

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| | | |
|--------------------------|------|-----|
| Asian | | |
| * Asian Indian | 0.3 | 0.5 |
| * Chinese | 19.0 | 3.4 |
| * Filipino | 9.0 | 2.8 |
| * Japanese | 4.5 | 1.6 |
| * Korean | 0.4 | 0.9 |
| * Vietnamese | 7.0 | 2.1 |
| * Other Asian | 4.2 | 1.8 |
| Pacific Islander | | |
| * Native Hawaiian | 0.0 | 0.5 |
| * Guamanian or Chamorro | 0.0 | 0.1 |
| * Samoan | 0.8 | 0.2 |
| * Other Pacific Islander | 0.0 | 0.1 |
| Some Other Race | 5.1 | 2.4 |
| Two or more races | 7.5 | 4.5 |

In 2001 Asa Mercer Middle School student body had the following racial distribution:

| | | |
|------------------|-----|-----|
| American Indian | 2% | |
| Asian | 50% | |
| African American | | 26% |
| Latino | 8% | |
| Caucasian | 12% | |

The student body composition at nearby Kimball Elementary School is similar to Mercer. Bilingual instruction is given to 12% of Mercer students and 32% of Kimball students.

14. Major Nearby Businesses & Institutions

- * Asa Mercer Middle School
- * Kimbell Elementary School
- * Amazon
- * V.A. Hospital

15. Reservoir-Related Underground Structures

There are a number of underground structures related to the reservoirs. Some, but not all, of these structures are indicated on Seattle Water Distribution Maps. Some will be removed/modified by SPU's reservoir covering program.

- * Cedar River Pipelines located in the Beacon Avenue S. median
- * Water lines running from the Cedar River Pipelines in Beacon to North Beacon Reservoir and South Beacon Reservoir, south of the community center. (Information about this piping is being documented in the Jefferson gym record drawings).
- * Electrical, telephone, data and sensing lines in the vicinity of SPU's telemetry building and Jefferson Community Center. (Being documented in the Jefferson gym record drawings).
- * Lines on west side of reservoir in vicinity of the disinfection shed and the water quality building

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16. Domestic Water Service
Water mains are located in the following locations (among others):
 - * 8” main installed in 2003, by Parks, from SW corner of Beacon/Spokane south to community center. It is located near the toe of North Beacon Reservoir embankment. It serves the community center/gym fire sprinkler system, gym domestic, and the irrigation system installed under the gym project.
 - * Tap in SPU’s primary Beacon Ave main, located east of golf clubhouse, servicing community center, golf club house and nearby irrigation. This line runs west of the west curb of Beacon Ave S.
 - * On 18-hole course: West to east from Beacon Avenue S to 24th Place S in the vicinity of the 10th and 13th greens (6” main).

17. Sanitary Sewer Lines
The following sanitary mains are known to exist:
 - * West side of Beacon Avenue S. (8” main)

18. Storm Sewer Lines
 - * East side of Beacon Avenue S.

19. Combined Sanitary/Storm Lines
The following combined sanitary/storm lines are known to exist:
 - * 24th Avenue South (8” main)

20. Electrical Power Lines
According to the 1999 Ivory report, City Light will provide no more than one electrical service to a property. This may need to be investigated. The following points of electrical service to the site are known to exist:
 - * S. Andover Pl. & 24th Place S. to pump house near 10th green (underground)
 - * 4 kv system originating at about 10th/12th and Dakota and traveling east (via overhead installation) to serve Citywide Horticulture, golf maintenance, lawn bowling, golf clubhouse, driving range, and then north (via underground installation) to serve Jefferson Community Center, reservoir telemetry shed, Cedar River Pipeline cathodic protection. The lights along Beacon may also be served by this 4 kv system. City Light believes this 4kv system needs to be replaced/upgraded to a 26 kv system under the Jefferson Park expansion project.
 - * Power to SPU water quality building – thought to be on a 26 kv system – need to verify.
 - * Don’t know how power reaches reservoir gate house, reservoir disinfection building, and air quality monitoring station.

21. Natural Gas Lines

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The following gas lines are known to exist:

- * In 24th Place S. north of Cheasty Blvd.
- * Service to Citywide Horticulture (see survey for location)
- * Service to community center/gym – under service drive north of community center

22. Phone Service & Data Cable

- * Numerous existing lines.
- * Phone lines to community center parallel the City Light electrical line – at least near the community center.
- * Phone line to reservoir telemetry shed approaches the shed from the west side. Conduit for new phone service to the telemetry shed was installed under the gym project.

23. Public Transportation

- * Beacon Avenue S: Metro Route 36 Local.
- * 15th Avenue S: Metro Route 36 Express & Route 60.
- * Sound Transit Light Rail: In design stage. Nearby stations are planned to be located at McClellan St./Rainier Ave. S. and McClellan St./Beacon Ave. S.

24. Parking Inventory

See “Jefferson Park Site Plan – Final Environmental Impact Statement”, June 2002.

25. Proposed Improvements Related to/in Vicinity of Jefferson Park:

- A. Beacon Reservoir reconstruction (Brent Middleswart, SPU’s project manager)
- B. Reconstruction of Jefferson driving range (Ernie Ferrero, Park’s project manager)
- C. Reconstruction of golf maintenance facility (currently on hold).
- D. Cheasty Blvd improvements – see <http://www.cityofseattle.net/parks/proparks/projects/cheastyBoulevard.htm>

26. Inventory of Existing Wildlife

- * Mammals: Only a few mammals typical of urban locations (mice, rats, raccoons, feral cats, etc.) are thought to be present.
- * Reptiles: None believed to be present.
- * Birds: A list of birds sighted at Jefferson Park in 1998 is located at the Jefferson Park Alliance Web Site: <http://www.ci.seattle.wa.us/beaconhill/birds.htm>. The column on the left appears to be the Jefferson count, the column on the right a count in nearly Cheasty Greenbelt.

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27. Habitat
The same Jefferson Park Alliance Web site that contains a bird count has some interesting observations about Jefferson Park habitat:
<http://www.ci.seattle.wa.us/beaconhill/birds.htm>
27. Slopes
Most of the site is flat to gently rolling. Some portions are very steep. The steepest areas are the embankments around the reservoirs and south of the south reservoir.
28. Solar Exposure
Nearly the entire site has excellent solar exposure, with the exception of small areas where sun is blocked by structures or trees.

D. Property & O&M Issues

In conjunction with design and construction of this project, Parks and SPU need to address some property and operation/maintenance issues:

- * Need to develop a MOU addressing design and construction.
- * Need to resolve property jurisdiction - transfer (partial?) jurisdiction from SPU to Parks.
- * Need to develop a maintenance & operation agreement

E. Activities/Facilities Located in the Park

1. Citywide Horticultural Facility (approx. 3.5 acres)
 - * Description:
 - * Greenhouse
 - * Lath House
 - * Cold Frames
 - * Administration & Equipment Building
 - * Diesel and Gasoline Tanks & Dispenser Pumps
 - * Passenger Vehicle Parking
 - * Maintenance Yard/Truck Parking
 - * Bulk Storage
 - * Construction Drawings: In Parks' drawing files.
 - * Key Contact: Duane Penttila, Manager, Citywide Horticulture, 684-4108
 - * **Key Issues:** Parking, access, security
 - * Operation & Maintenance Responsibilities: Parks Citywide Division
2. Jefferson Park Golf Course (approx. 123 acres)
 - * Description:
 - * 18 Hole Course (approx. 97 acres)
 - * Pump house near 10th Green
 - * 9 Hole Course (approx. 21 acres)

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- * Sanican
- * Irrigation weather station
- * Two Practice Putting Greens
- * Driving Range
 - * Driving range shelter
 - * Driving range field with netting & night lighting
- * Golf Club House
 - * Pro Shop
 - * Restaurant
 - * Administrative Offices
 - * Men's & Women's Locker Rooms
 - * Common Area
 - * Living Quarters on Second Floor
 - * Basement used for Storage
- * Cart Storage Shed
- * Golf Maintenance Facility
 - * Crew/Shop Building (approx. 2,520 square feet)
 - * Material/Equipment Storage Building (approx. 4,000 SF)
 - * Proposed New Building (approx. 4,100 sf - verify)
 - * Yard (approx. 60,000 square feet existing, small increase proposed.
 - * Diesel & Gasoline Above Ground Storage
 - * Material Storage Bins
 - * Wash Island
 - * Staff Parking
- * Construction Drawings: Drawings for many golf facilities are located in Parks' drawings files.
- * Key Contacts: Andy Soden, Golf Programs Manager, 684-7497
- * **Key Issues:**
 - * Preventing golfers from parking west of golf clubhouse
 - * Driving range reconstruction
 - * Condition of clubhouse
 - * Safety crossing Beacon Ave S.
 - * Maintenance yard and buildings need refurbishment
- * Operation & Maintenance Responsibilities: Seattle Parks' Golf Programs has primary responsibility. Maintenance is performed by Parks staff.

3. Lawn Bowling Facility

- * Description:
 - * Two Greens
 - * Lawn Bowling Club House. The clubhouse is used occasionally for banquets, meetings, etc.
- * Construction Drawings: Available in Parks' drawing files.
- * Key Contacts: Chuck Caddy, Past-President, Jefferson Lawn

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- Bowling Club
 - * **Key Issues:**
 - * Club requests a dumpster for trash
 - * Club requests a place to dispose of grass clippings
 - * Club would like to install a large electronic reader board/sign (at Beacon Ave.) to draw attention to the facility & publicize events.
 - * Club has concerns about parking for occasional events
 - * Fence around greens needs replacement
 - * Operation & Maintenance Responsibilities: At present Parks is responsible for the greens, the landscaping immediately surrounding the Lawn Bowling Facility, and clubhouse major repairs and maintenance. The Bowling Club is responsible for minor repairs and maintenance of the clubhouse. The concession agreement between Parks and the Lawn Bowling Club is being revised and maintenance responsibilities are being reconsidered. Parks Contracts & Business Resources Section would like the Club to assume all responsibility for maintenance of the greens and immediately adjacent landscaping. The Club does not believe it has the resources to maintain the greens properly.
 - * There are some logistical problems associated with non-lawn bowling use of the clubhouse.

- 4. Jefferson Community Center
 - * Description:
 - * A 7,273 square foot (not including gym) multi-use building
 - * Fire alarm and sprinklers installed 2002-03
 - * Gym
 - * Regulation-size
 - * Under construction 2003-04
 - * Two Tennis Courts
 - * Courts were refinished in 1998, and are in good condition.
 - * New lamps were installed in 1999.
 - * Exterior Basketball Court
 - * Regulation-size
 - * Under constructed 2003-04
 - * Children's Playground (see separate description)
 - * Construction Drawings: Available in Parks' drawing files.
 - * Key Contacts: Randy Smith, Coordinator
 - * **Key Issues:**
 - * Community Center (non-gym spaces)
 - * Building is smaller than Parks standard (standard is 20,000 square feet, including 7,000 square foot gym).
 - * Number of program rooms and size is not sufficient

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- to meet demands.
- * Noise in CC is a concern
- * Some areas of the CC (basement & second floor) are not ADA accessible.
- * Building predates some recent code upgrades
- * Tennis Courts
 - * Four courts, not two, are standard at community centers.
 - * Fencing is deteriorated and needs replacing.
- * Operation & Maintenance Responsibilities: Parks South Division

5. Jefferson Children's Play Area

- * Description:
 - * Four defined play equipment areas, one containing a 4-seat swing set, a second with a climber, a third with spring toys, and a fourth with a whirl.
 - * A few benches and a picnic table.
- * Construction Drawings: In Parks' drawing files.
- * Key Contacts: Cheryl Fraser, SE Operations Manager.
- * **Key Issues:**
 - * Located on opposite side of community center from the entrance – an awkward arrangement.
 - * Smaller than current standard, which is 5-10,000 square feet for a play area located adjacent to a community center.
 - * Most equipment removed 11/2000 because of deterioration, replaced 1/01 with fewer pieces of equipment due to increased safety setback requirements, consequently reduced play value.
 - * Close to traffic (noise, dust, etc).
 - * Few nearby picnic tables.
 - * Lack of natural landscaping.
 - * Lack of nearby play areas for older children.
- * Operation & Maintenance Responsibilities: Parks SE Operations

6. Beacon Water Reservoirs

- * Description:
 - * North Reservoir @ 7.4 acres (water surface)
 - * South Reservoir @ 5.8 acres (water surface)
 - * Water Quality Building – square footage currently unknown
 - * Chemical Treatment Facility – square footage currently unknown
 - * Gate House – square footage currently unknown
- * Construction Drawings: Probably available through SPU
- * Key Contacts: Brent Middleswart, Seattle Public Utilities
- * **Key Issues:**

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- * Demolition of north reservoir – may need to resolve scope issues with SPU.
 - * Reconstruction of south reservoir – covered with hard top
 - * Security
 - * Water quality
 - * Operation & Maintenance Responsibilities: Seattle Public Utilities
7. Department of Ecology’s Air Quality Monitoring Station
- * Description: Washington State Department of Ecology operates an air monitoring station immediately south of the reservoir gate house. The station consists of a trailer containing monitoring equipment and monitoring equipment located outside – south of the trailer. DOE says this is one of their most important stations in the Puget Sound region.
 - * Construction Drawings: Don’t believe there are any
 - * Key Contacts:
 - * Jim Frost, Meteorologist Air Quality Program, 425/649-7108 phone, 425/649-7193 fax, jfro461@ecy.wa.gov
 - * Doug Brown, dobr461@ecy.wa.gov
 - * John Williamson, jwil461@ecy.wa.gov
Department of Ecology, Northwest Regional Office
3190 160th Avenue SE, Bellevue, WA 98008-5452
 - * **Key Issues:**
 - * Provide interim location while site work is underway
 - * Provide permanent location inside expanded park – make an interesting and attractive feature of the site.
 - * Interim & permanent locations need to meet DOE criteria
 - * Security
 - * Operation & Maintenance Responsibilities: DOE
8. Jefferson Field
- * Description:
Multi-use field with Somoan Cricket pitch, 2 softball backstops, a deteriorated high jump pit and a deteriorated long jump pit. In addition to cricket, the field is used for Ultimate Frisbee, Lacrosse, softball and youth soccer. Mercer School uses the field under a joint use agreement with Parks.
 - * Construction Drawings: Drawings are available in Parks' drawing files.
 - * Key Contacts:
 - * Dennis Cook, Seattle Parks – Parks liaison to cricket ground (Patti Petesch is the past liaison)
 - * Joe Green, Seattle Parks
 - * **Key Issues:**
 - * Programming
 - * Field is in poor condition - soggy - poor drainage.

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- * Field is somewhat isolated from the rest of the park
- * Cricket balls fly outside field area
- * Operation & Maintenance Responsibilities: Parks SE Operations

F. Activities/Facilities Located Adjacent to Jefferson Park

1. Cheasty Boulevard
 - * Description:
 - * Approximately 43.4 acres of open space
 - * Parks Storage Yard (approx. 64,000 square feet)
 - * Construction Drawings: Currently under development
 - * Key Contacts: Andy Sheffer, Parks project manager
 - * **Key Issues:** See <http://www.cityofseattle.net/parks/proparks/projects/cheastyBoulevard.htm>
 - * Operation & Maintenance Responsibilities: Cheasty Blvd. is covered under the Boulevard Memorandum of Agreement between Seattle Engineering Department and Parks relating to maintenance of boulevards, pursuant to Ordinance 111551, dated 2/24/84. The effect of this agreement is that Parks is responsible for maintaining Cheasty Blvd. plants and Seattle Transportation is responsible for maintaining the road surface. In addition, Parks is responsible for maintaining all Parks-owned Cheasty property parcels that are adjacent to the street right-of-way
2. Asa Mercer Middle School Gym & Exterior Basketball Courts
 - * Description:

Parks uses the Mercer gym for youth and adult sports under a joint use agreement with the School District. (More than 27 youth, 8 older teen, and 8 adult basketball teams, and the Late Night Recreation program play at Mercer under sponsorship of Jefferson Community Center.) This use is expected to continue after the new Jefferson Community Center gym opens. The asphalt area south of Jefferson Field includes two basketball courts installed by Parks several years ago. Use is shared between Parks and Mercer. The asphalt is deteriorated.
 - * Construction Drawings: Seattle School District should have drawings.
 - * Key Contacts: Mercer principal.
 - * **Key Issues:**
 - * The gym is physically separate and remote from the community center and central parts of the park.
 - * Separation of the gym from the community center requires extra staffing.
 - * Operation & Maintenance Responsibilities: Parks is responsible for operation of the gym when it is used under Parks' sponsorship. Maintenance is performed by Seattle School District.

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3. Fire Station 13
 - * Description:
 - * A local landmark – although not formally designated.
 - * Attractive 1927 single story structure.
 - * Construction Drawings: Probably available through Seattle Department of Facilities
 - * Key Contacts: Seattle Fire Department, Seattle Department of Facilities (manages fire stations)
 - * **Key Issues:**
 - * Firemen desire privacy at rear of building
 - * Maintain parking lot security
 - * Operation & Maintenance Responsibilities: Major repairs and major maintenance are the responsibility of the City's Facilities Department (previously known as the Executive Services Department). Minor repairs and routine maintenance are the responsibility of the fire station.

III. PROJECT OBJECTIVES

A. Scope

The goal of this project is to design and construct improvements in the 43-acre section of Jefferson Park bounded by 15th Ave S, S. Spokane St, Beacon Ave. S, Jefferson driving range, and the S. Dakota St. service drive.

B. Park Vision

The park vision, developed during the 2000-02 planning process, is intended to be an organizing principle that gives meaning and coherence to the park:

Jefferson Park will be a place of great beauty that welcomes members of the neighborhood, city, and visitors with a mixture of quiet spaces and active facilities, where community interaction is encouraged. It will:

- * *Celebrate the cultural and ethnic diversity of the Beacon Hill neighborhood.*
- * *Respect and respond to the traditions of the Olmsted legacy.*
- * *Build upon the best physical characteristics of the site, especially the views.*

C. Park Goals

Goals, developed during the site planning process, were derived from the park vision. They are:

1. Take advantage of the views, topographic changes, and property gained from retirement of the north reservoir.
2. Improve ease of access from the surrounding neighborhood to the park.
3. Integrate the park and neighborhood, while fostering the contrast.

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4. Improve and increase accessibility to park spaces and activities.
5. Provide opportunities for people to express their cultural traditions and ethnic background.
6. Balance local and regional use.
7. Provide viewpoints with well-defined views of downtown, Elliott Bay, and the Olympic Mountains.
8. Create a sense of seclusion, revelation, spaciousness, mystery, and excitement. (Note: the most active park elements are grouped around the community center and along the Culture Walk. More secluded areas are positioned away from the community center, with transitional areas in-between.)
9. Provide places for restoration and relaxation.
10. Provide opportunities for a balanced mix of programmed and unprogrammed activities.
11. Provide a variety of sports facilities.
12. Connect the spaces of the park with a network of trails.
13. Provide buildings and art that support the park vision and are less prominent than the landscape itself.

D. Design Vocabulary

Building upon the Site Plan, Nine Hole Loop Path project and Jefferson Gym project, develop a design vocabulary for significant elements of the park. The design vocabulary is intended to be a collection of images that express/support the park vision and goals. The design vocabulary for each element should be sufficiently developed to clearly indicate its aesthetics, function and construction. Include the following park elements, as well as others:

- * Paths (materials, edging, etc)
- * Landscaping
- * Furniture (benches, drinking fountains, phones, trash receptacles, signs, bollards, etc.)
- * Lighting
- * Fencing
- * Walls
- * Park Entries
- * Structures

E. Parks Department Policy Objectives

1. Provide a safe, recreational environment for the community.
2. Configure spaces to minimize security concerns and heighten a sense of security.
3. Provide ADA-compliant access to and within the park.
4. Involve the community in the design of improvements (Seattle Parks Public Involvement Policy, http://www.cityofseattle.net/parks/projects/public_involvement_policy.htm)
5. Work with neighbors to minimize any possible adverse impacts.
5. Consider operations and maintenance.

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7. Landscape to enhance diversity, habitat and educational opportunities.
9. Preserve, enhance, and commemorate historic elements.
8. Address tree-related issues in conformance with Parks' Tree Policy.
11. Utilize the Integrated Pest Management approach to landscape maintenance.
12. Support the neighborhood plan, as adopted by the City Council.
13. Incorporate artwork in conformance with "Placement and Maintenance of Visual Art Work on Seattle Parks and Recreation Property", <http://www.cityofseattle.net/parks/arts/default.htm#planning>
14. Utilize environmentally responsible materials and approaches. While oriented more toward buildings than landscapes, use the US Green Building Council's LEED Rating System as a guide. Also, identify and achieve target points under the Parks Department's sustainability checklist. See <http://www.cityofseattle.net/parks/sustainable/default.htm>

F. Possible Park Improvements – Schematic Design Phase

During schematic design the improvements identified in the 2002 Jefferson Site Plan, located within the project area, will be evaluated and prioritized. The following minimum criteria will be used in prioritizing improvements.

1. High priority improvements

- * Improvements that construct basic site infrastructure (i.e. electrical, potable water, sanitary sewage, storm water, irrigation main, etc.)
- * Improvements that establish fundamental site grades.
- * Improvements that address environmental controls (erosion control, dust control, storm water control, etc.)
- * Improvements that directly affect life safety.
- * Improvements required by codes or regulations.
- * Improvements that are specifically funded (tennis courts, children's play area, & Percent for Art)
- * Improvements providing ability to maintain the park.
- * Primary site circulation (large paths connecting significant destinations, service drives)
- * Improvements located near the community center – intended to be taken to a high level of design and fully completed

2. Medium priority improvements

- * Improvements that would be significantly more difficult or costly to build in the future – if postponed.
- * Improvements that provide refined, finished grades.
- * Installation of major groupings of trees and shrub areas – particularly those that will take time to become established.
- * Improvements that provide significant usable park space at a

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- relatively low construction cost.
- * Improvements that set the stage for future enhancements (i.e. conduit for future site lighting, sleeves under paving for future irrigation lateral lines or rough grading for future small paths)
- * Secondary site circulation (medium size paths)

3. Low priority improvements

- * Improvements that enhance high and medium priority improvements.
- * Improvements that would be relatively easy to build in the future – if postponed.
- * Improvements that provide more limited facilities and are relatively expensive to construct.
- * Tertiary site circulation (small paths)

Additional evaluation criteria, that fits within this framework, may be developed in consultation with the Project Advisory Team.

During Schematic design perform the following tasks:

- * Finalize evaluation criteria
- * Delineate each improvement using graphics and a written description
- * Develop a cost estimate for each improvement
- * Develop/characterize/evaluate alternatives and present key decision points
- * Prioritize improvements

Because of funding limitations, it will be possible to only construct selected improvements under the current project.

The Great Meadow Area

1. The Great Meadow
2. Ponds and play stream
3. View knoll/overlook
4. Spokane overpass

Sports Plateau Area

5. Soccer field
6. Baseball field
7. Running track
8. Toilets, snack bar, and maintenance/equipment storage
9. Reservoir pump house possible adaptive reuse
10. The Terrace
11. Parking lot near Dakota & 15th Ave S

Jefferson Community Center Area

12. Community center Phase 2 and Phase 3 (not funded at this time)
13. Tennis courts

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14. Community marketplace/promenade
15. Community center plaza
16. Children’s play area
17. Second exterior basketball court
18. Community center cable TV
19. Community center parking lot

Artwork – Location to be Determined

20. Artwork under ProParks 1% for art program

Culture Walk Area

21. Culture Walk
22. Skateboard course
23. Bocce ball or similar sport court

Lawn Bowling Area

24. West lawn bowling green & south entry

Jefferson Playfield Area

25. Jefferson playfield renovation

Site-wide Improvements

26. Picnic areas & shelters
27. Park entries
28. Traffic signal at 15th Ave S and S. Dakota St.
29. Traffic calming along 15th Ave S and S. Spokane St.
30. Site lighting
31. Upgrade & underground electrical service
32. Site furnishings
33. Site signage
34. Landscape plantings and irrigation
35. Paths

G. Park Improvements – Design Development & Construction Document

Phases

Subject to funding limitations, improvements that were highly prioritized during the schematic design phase will be carried into the DD and CD phases.

Depending on costs and funding, some areas of the project site may be given a “clean green” treatment instead of being fully developed under this project.

IV PROJECT ELEMENTS

The following possible improvements will be evaluated during schematic design and selected ones will be carried forward to the Design Development and Construction Document phases.

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A. The Great Meadow Area

1. The Great Meadow

Provide a large multi-use meadow in the footprint of the demolished north reservoir, with the following features:

- a. A pastoral space, with a naturalistic atmosphere, that serves a variety of purposes at different times, including informal play, Frisbee, sun bathing, flying kites, soccer by young children, occasional festivals or larger gatherings, etc.
- b. Surface shall be automatically irrigated natural turf, sand-based.
- c. Capable of supporting two concurrent U-10 soccer games in playing areas of 150 feet by 210 feet plus safety zone of 15-foot minimum (all sides) with boundaries delineated with orange cones. Orient north-south if possible.
- d. Capable of supporting two concurrent Tee-ball games. Playing area of about 100 by 100 feet each. With boundaries delineated with chalk and/or orange cones.
- e. Define boundary of meadow with grade change, landscaping and placement of paths.
- f. Configure meadow to provide some long views, as well as short views.
- g. Site control to prevent vehicles from being driven on the meadow.
- h. Site furnishings including path lighting, benches, bike rack, and trash receptacles.

2. Ponds and stream

Construct a sequence of ponds and stream(s) originating at the community center and terminating at the base of the view knoll, where the system will connect with City's storm water system. The goal of the pond/stream system is to provide on-site water detention/bio-filtration and metering while providing a natural habitat, providing a park amenity, and celebrating the area's legacy. Seattle's Roxhill Park wetland has some similar elements. Incorporate mechanisms for addressing the following objectives and concerns:

- a. Sequence:
 - * A large pond, containing a geyser, located adjacent to the community center plaza.
 - * A stream that receives water from the community center pond
 - * A large pond, containing a geyser, located at the foot of the overlook.
- b. The water is intended to recall the long presence of the reservoirs at this site and the physical connection of the site to the Cedar River water supply. The geysers are intended to recall the aeration geysers in the old reservoirs.
- c. Direct as much park surface water as possible into the pond/stream system. Address:

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- * Low water inflow in summer and early fall. (Incorporate features to maintain attractive appearance when water level is low.)
 - * Excessive water inflow in winter and spring.
 - d. Minimize hydrocarbons, antifreeze, silt and other undesirable materials in surface runoff flowing into the system.
 - e. Provide means for cleaning/aerating the water and preventing stagnation.
 - f. Configure the system so silt can be removed periodically.
 - g. Safety, especially for children, is a paramount concern. Among other things, configure embankments and water depths to minimize hazards.
 - h. Give consideration to regulations that apply to wading pools and whether/how they might apply to the pool/stream system. Classification as a wading pool would involve levels of control antithetical to the overall goals of the project. (This issue came up, and was resolved, on design of the Cal Anderson Park/Lincoln Reservoir water feature.)
 - i. Minimize noxious insects while encouraging insects that are beneficial for wildlife, especially birds.
 - j. Provide abundant and diverse habitat. Consider factors like sun/shading, acidity, water depth, speed, oxygen level, water temperature, materials at bottom and sides of ponds/stream, etc. Landscaping within wet areas must be capable of accepting the anticipated fluctuation in water level. Consider:
 - * Underground stratum: crayfish, clams, worms, and snails. Consider bacteria, fungi and plankton
 - * Water stratum: Build to accommodate resident fish.
 - * Surface dwellers: Frogs, salamanders, water insects, birds.
 - * Plant communities: Plants that float, plants that emerge from the sediment, and submergent plants.
 - k. Provide wildlife a refuge from predators (cats, dogs, people, etc.).
 - l. Create areas that allow for imaginative and creative use, by thoughtful manipulation of topographic changes, plants, logs, boulders, etc. Children should be able to play along some edges of the stream/ponds – float small boats, throw pebbles in the water, pursue imaginary fish, and otherwise satisfy their boundless fascination with moving water.
- 3. View knoll / Overlook
 - Construct a view knoll at the NW corner of the park, having the following features:
 - a. The view knoll is a remnant of the north reservoir. It is intended to retain the shape of the existing corner as much as possible so it clearly reads as an artifact.

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- b. The knoll is intended to be whimsical and to provide outstanding panoramic views toward downtown and Elliott Bay/Olympics.
 - c. One idea is to encircle the view knoll with a spiral path from base to summit.
 - d. Connect with path from heart of park to view knoll and to Spokane St. overcrossing.
 - e. Make at least one of the paths meet ADA requirements.
 - f. Provide signage describing the past presence of the reservoir.
 - g. Provide site furnishings including benches, path lighting and trash receptacles.
 4. Spokane overpass
Construct a pedestrian overcrossing of busy Spokane St., having the following features:
 - a. Meet Seattle Department of Transportation requirements, notably for clearance.
 - b. Meet ADA requirements.
 - c. Consider the design of the Westlake Ave. pedestrian overcrossing at the WRQ Building as a potential model/inspiration for what might be done.
- B. Sports Plateau Area
 5. Soccer field
Construct an adult regulation-size soccer field above the reconstructed south reservoir. Provide the following features:
 - a. Width: 195 feet minimum to 225 feet maximum
 - b. Length: 330 feet minimum to 360 feet maximum
 - c. Safety zone on all sides of 15 feet minimum.
 - d. Capability to use field for youth soccer and other field sports, including football.
 - e. Orient field for optimum solar relationship
 - f. Playing surface to be state of the art synthetic turf – Field Turf or similar proven product.
 - * Install manufacturer-approved perimeter anchorage for attachment of the synthetic turf sheet. Either:
 - * A continuous cast-in-place concrete curb with a treated wood/plastic wood nailer. While this is a desirable approach, Parks hasn't used it yet on other fields and it is quite expensive. Seattle School District has used this approach, for example at Ingraham High School.
 - * A buried treated wood/plastic wood nailer. This is the approach Parks has used at Genesse Park and Queen Anne Bowl Field Turf fields.

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- * Grade must be close to flat - no more than 1% slope - to address tendency of Field Turf's lightweight rubber infill granules to migrate down slopes.
 - * Perimeter areas ideally would be the same synthetic turf as the playing field, since this reduces maintenance costs and provides a better setting for warm-up and spectator viewing.
 - * Consider purchasing a machine for maintenance of the synthetic turf. For example, a self-propelled "Goosen Versa-vac" with rubber "fingers", reportedly will vacuum surface debris (e.g. litter) but not rubber granules or sand while restoring the resilient quality of the field infill. This equipment is estimated at about \$30,000 (2003) per Mike Mirante, Parks Ballfield Coordinator
- g. Field lights are not to be provided due to community interest in preserving night-time views of downtown/Olympics/Elliott Bay, and the exposed nature of site which would make lights visible from a long distance. This issue was discussed and resolved during site planning.
- h. Storm water drainage
- i. Automatic irrigation for natural turf and other landscaping in vicinity of the field.
- j. Movable soccer goals, preferably on fold-up wheels.
- k. Permanently installed football goals (anchorage above reservoir needs to be carefully considered.)
- l. Aluminum bleachers
- * Provide seating for 50+ spectators on each long side of field
 - * Install on paved pads
 - * Preferably 3-tier (no handrail required)
 - * Portable
- m. ADA drinking fountain nearby, with hose bib for filling water bottles.
- n. Bike rack
- o. Provide maintenance/equipment storage space for use by players/coaches and parks staff. See discussion of toilets, snack stand & maintenance/equipment storage, below
- p. Provide site control to prevent people from driving on the field.
- q. Consider meeting artificial turf standards for certification by the Federation Internationale de Football Association (FIFA).
- r. Site furnishings, including benches, path lights, trash receptacles, etc.
6. Baseball field
- Provide a baseball/softball field having the following features:
- a. Flexible for many ages and types of play (hardball and softball).

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- c. Field size & safety zone: to be determined during schematic design.
- d. In-field: Provide a skinned in-field, with a dust control irrigation system, since this gives the most flexibility in how the field gets used.
- f. Outfield surface: Choose outfield surface during design. Consider using:
 - * NextTurf style carpet
 - * The approach done at Ingraham High School practice baseball fields which have an infield of synthetic turf carpet (NextTurf, or similar) with sand-soil slide pits around bases and a synthetic turf outfield (Field Turf or similar). This arrangement was used because loose sand/soil mix can be brushed off the carpet turf back into the slide pits; and loose Field Turf fill material can be brushed back into the outfield. Without the NextTurf as intermediary the loose slide pit and loose outfield materials would mix and be impossible to separate.
 - * Install manufacturer-approved perimeter anchorage for attachment of the synthetic turf sheet. Either:
 - * A continuous cast-in-place concrete curb with a treated wood/plastic wood nailer. (See discussion above).
 - * A buried treated wood/plastic wood nailer. (See discussion above.)
 - * Grade must be close to flat - no more than 1% slope - to address tendency of lightweight rubber infill granules to migrate down slopes.
 - * Perimeter areas
 - * Ideally would be the same synthetic turf as the infield, since this reduces maintenance costs and provides a better setting for warm-up.
 - * Consider purchasing a machine for maintenance of the synthetic turf. For example, a self-propelled “Goosen Versa-vac” with rubber “fingers”, reportedly will vacuum surface debris (e.g. litter) but not rubber granules or sand while restoring the resilient quality of the field infill. This equipment is estimated at about \$30,000 (2003) per Mike Mirante, Parks Ballfield Coordinator
- d. Provide warm-up area
- e. Orient field for optimum solar relationship and sufficient left field depth.
- g. Field lights are not to be provided due to community interest in preserving night-time views of downtown/Olympics/Elliott Bay, and the exposed nature of site which would make lights visible

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- from a long distance. This issue was discussed and resolved during site planning.
- h. Storm water drainage
 - i. Automatic irrigation for natural turf and other landscaping in vicinity of the field.
 - j. Backstops and wing fencing (anchorage above reservoir needs to be carefully considered). Consider using Parks' standard design, the older hoop design, or a more decorative style like the one used at Centennial Park in Federal Way or Grass Lawn Park in Bellevue.
 - k. Consider whether to provide outfield fencing – one of the goals for the park is to minimize fencing.
 - l. Covered dugouts and bullpen
 - m. Aluminum bleachers with handrails
 - * Provide seating for 50+ spectators along home to first and third to home base lines.
 - * Install bleachers on paved pads
 - * Preferably 3-tier (no handrail required)
 - * Portable
 - n. ADA drinking fountain nearby, with hose bib for filling water bottles.
 - o. Bike rack
 - m. Provide maintenance/equipment storage space for use by players/coaches and parks staff. See discussion of toilets, snack stand & maintenance/equipment storage, below
 - o. Provide site control to prevent people from driving on the field.
 - p. Equipment
 - * Bases and base covers
 - q. Provide quick coupler(s) for dust control of slide pits.
 - r. Site furnishings, including benches, path lights, trash receptacles, etc.
7. Running track
Construct a running track around the soccer field, above the reconstructed south reservoir. Provide the following features:
- a. A track suitable for grade school, middle school and recreational users.
 - b. Preferably an “even number” length – i.e. 500 meters
 - c. Wide enough for 4 to 6 lanes; lane marking with chalk when needed.
 - d. Choose track surface during design process.
8. Toilets, snack bar, and maintenance/equipment storage
Construct toilets, a snack bar, and maintenance storage space. These functions do not have to be located all in one structure; it may be appropriate to place them in separate structures. However if this approach

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is followed it must be done in a way that avoids creating a sense of clutter and must maximize the park open space. Include the following features:

a. Toilet:

- * Examine recently constructed toilets at Little Brook Park (a.k.a. Last Open Space Park) in Lake City and Cal Anderson Park, on Capital Hill for ideas.
- * Determine preferred toilet capacity and verify code fixture requirements Parks frequently uses:
 - * Men's side: 2 urinals, 1 water closet & 1 sink.
 - * Women's side: 2 water closets, 1 sink.
 - * If sinks are located outside, equi-distance from the men's and women's toilets, one exterior sink might potentially replace the men's and one women's sink.
 - * Provide diaper changing tables, preferably within arms reach of a sink and trash receptacle. If located on the exterior provide one, if located on the interior provide one in the men's and one in the women's.
 - * Provide plumbing freeze protection to allow year-round operation.
 - * See Park comfort station standards for products to be used.
 - * Provide pipe alley access behind all water closets and urinals. Preferably behind sinks too.
 - * Provide ample ventilation, and consider providing minimal heat, to hasten drying after daily pressure-washing.
 - * Use gates, not doors, at toilets so views from exterior to the interior are never blocked and to foster good natural ventilation.
- * To enhance safety/security and discourage inappropriate behavior, consider the following ideas in the toilet design:
 - * Design entries so users can see into the entire space prior to being inside it.
 - * Provide two entries to each toilet to minimize entrapment opportunities and heighten uncertainty for people considering inappropriate activities.
 - * Make interior spaces open and voluminous.
 - * Provide minimal visual privacy and no auditory privacy. Consider providing minimal toilet partitions.
 - * Install European style urinals that are outdoors and open to partial public view on one side.
 - * Make interior spaces very bright through the use of skylights, windows, trellis roofing, attractive

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- lighting (no high pressure sodium luminaries) and light-colored reflective surfaces.
 - * Set up lights so there is minimal interior light at night until someone enters – when motion detector turns on additional lights (this alerts others that someone is in the toilet).
 - * Install sinks & diaper change tables on the exterior (this discourages bathing/doing dishes, etc.) in the sinks.
 - * Design to allow wind (and rain?) to enter part of the interior. This discourages lingering.
 - * Minimize covered exterior spaces that could be attractive for camping.
- b. **Snack bar:**
- * Construct a 70 – 100 square foot space for sale of snacks – mostly likely operated by community/sports groups during park events.
 - * To increase park security, ideally attendant would have a view of toilet entries and other areas of the park.
 - * No food preparation will be done in the snack bar. Food prepared elsewhere will be unpackaged/warmed/cooled and sold.
 - * Provide: counter with securable door (or a Dutch door with counter on lower leaf), water heater (consider a demand heater) and cold water, hand-washing sink, double basin sink with garbage disposal, small refrigerator and freezer (undercounter refrigerator and freezer would be acceptable), small counter-top range, microwave, exhaust fan, open shelves, interior sign with use rules, and exterior sign.
 - * Design for very easy cleaning and durability.
- c. **Maintenance/equipment storage**
- * Construct 150 – 200 square foot storage space for the following types of items:
 - * Sports equipment
 - * Maintenance equipment & supplies (separated from sports equipment storage space)
 - * Extra trash cans
 - * Barricades & signs
 - * Supplies, including garbage can liners, hand soap, grass seed, rags, extra padlocks, latex gloves, toilet paper, etc.
 - * Hoses, irrigation sleds.
 - * Tools
 - * Items found in the park, including bikes, clothing, etc.

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- * Provide plywood sheathing on interior for mounting equipment, shelving, etc..
 - * Provide sturdy adjustable shelving and hooks.
 - * Include a separate 10+/- square foot closet with exterior door, for storage of equipment used by sports teams to do small scale field grooming.
- d. Character
Establish a very high level of design, materials and craftsmanship reflecting the objectives of the Site Plan. The intention is to have a structure(s) that is clearly new, yet entirely compatible with the Olmsted ideals and legacy.
- e. Park Maintenance Parking
Provide area(s) adjacent to the toilets and maintenance storage for short-term (not long-term) parking to allow supplies to be unloaded and to enable maintenance work (i.e. plumbing repairs, daily cleaning, etc.) to be done. The parking should not block pedestrian paths.
- f. If possible, locate structures off the reservoir lid since placing them on the lid would present structural, utility, and other challenges.
- g. Miscellaneous
1. Provide a wall-mounted drinking fountain.
 2. Provide a pay phone – outgoing calls only.
 3. Site furnishings, including benches, site lights, trash receptacles, etc.
9. Reservoir gate house
If SPU decides they don't want the old gate house, then Parks should consider renovating it for some park-related use. At this point no particular use is contemplated, but the site plan does call for the structure to be retained as a legacy of the reservoirs.
10. The Terrace
Construct park improvements in "The Terrace" the area located between 15th & 16th Ave S, west of the two reservoirs. Provide the following features:
- a. A quiet, calm, area for strolling solitude, and contemplation.
 - b. Use grade change, landscaping and path location to create a varied experience – some seclusion and some openness, some long views and some short views.
 - c. Site furnishings, including benches, path lights, trash receptacles, etc.
 - d. Landscaping that supports the use/objective described above.
11. Parking lot near S. Dakota St. & 15th Ave S.

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Construct a parking lot for about 30 vehicles located near the corner of Dakota St. and 15th Ave S., with the following features:

- a. Give the parking lot a clear sense of being in a park.
- b. Provide landscape buffer on sides of parking lot.
- c. Explore methods of storm water control that do not require tying the parking lot to the storm water sewer system.
- d. Attractive and efficient parking lot lighting.
- e. Site furnishings including signage and trash receptacles.
- f. Connect the parking with sports fields and key park paths.

C. Jefferson Community Center Area

12. Community center Phase 2 and Phase 3 (not funded at this time)

Funding is not available at this time for Community Center Phase 2 and 3, consequently they will need to be done in the future. However, it is very important to set aside the space they will require and to avoid making expensive improvements within the future work area. It is desirable to do temporary inexpensive improvements (i.e. unirrigated turf) in the future work area.

- a. Phase 2: Construction of new community center activity rooms (in approximate location of current tennis courts) and demo of old community center.
- b. Phase 3: Construction of second gym adjacent to existing 2003-04 gym (in footprint of existing community center).

13. Tennis courts

Provide four regulation-size tennis courts, per Parks' standards. The two north courts at Magnolia Community Center are successful recently constructed courts that can serve as a model. Provide the following features:

- a. Concrete pavement over crushed rock base.
- b. Acrylic color coating.
- c. Concrete curb/mow strip around perimeter.
- d. Lighting: select efficient luminaries that produce an attractive white light and that minimize glare and spillover while providing appropriate light level and uniformity.
- e. Fencing
 - * Black to match other fencing in park.
 - * Probably 10 feet high minimum.
- f. Nets and net posts.
- g. One bench per court.
- h. Tennis court rules sign – one per court.
- i. Drinking fountain – at or near courts.
- j. Hitting wall (take steps to minimize production of noise).
- k. Court striping.
- l. Storm water drainage.
- m. Consider incorporating features (removable/swingable fence

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sections, paving thickness, electrical outlets, etc) that allow tennis courts to be used occasionally for other activities. For example during an annual festival the courts might get used for food/entertainment booths.

- n. Meet United States Tennis Association standards, in addition to Parks' standards.
- o. Ensure nearby trees do not threaten to break paving. Make adjustments if advisable.

14. Community marketplace /promenade

Construct a place along Beacon, from Fire Station 13 to Jefferson Community Center, for booths during festivals and where vendors can sell produce at other times. For many years vendors sold produce from trucks parked along Beacon Ave. This was almost entirely lost when Beacon was reconstructed a few years ago. The intent of this improvement is to bring back some of that activity. Park policy prohibits general commercial activity on park property. Further consideration needs to be given to this issue. Include the following features:

- a. Consider whether there might be a programmatic connection between Park activities and vendors.
- b. Consider locating commercial activity within street right of way – not on park property.
- c. The promenade will connect three principal park entries (at Fire Station 13, at the north end of the Culture Walk, and at the community center), and a minor entry, in the most active part of the park. The marketplace should feel like the front door to the park. Use special paving, park furnishings, and landscaping to develop the sense of a short promenade or elongated plaza.
- d. Take steps to ensure the marketplace is an attractive and comfortable place even when there are few people present.
- e. Consider using reinforced turf (Grasscrete or similar) to make the promenade/plaza intimate when few people are present yet have the capability of accommodating large groups at other times.
- f. Consider providing electrical outlets to make use of generators unnecessary.

15. Community center plaza

Construct plaza on west side of community center/gym. Include the following features:

- a. Plaza is intended to be a very active space with places for people to gather, perform, enjoy the weather and views, etc.
- b. Provide a clear strong delineation between the more formal, geometric, plaza area and the naturalistic area immediately to the west. Celebrate the contrast.
- c. As part of the plaza, provide an enclosed toddler play area – meeting DHHS requirements. Ideally it would be positioned for

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- future direct connection to Phase 2 community center activity room(s).
 - d. Make plaza part hardscape and part softscape.
 - e. Locations for future sculpture.
 - f. Seating.
 - g. Consider providing a drinking fountain.
 - h. Overlook at edge of pond – view to the SW.
 - i. Allow space for future community center expansion.
 - j. Landscaping in the area may include some limited areas of higher maintenance ornamentals.
 - k. Furnishings, including picnic tables, benches, trash receptacles, bike rack, etc.
 - l. Lighting.
16. Children’s play area
- Construct a children’s play area south of the community center plaza. Include the following features:
- a. The play area is intended to be a destination play area of approximately 6,000 square feet, including area of safety surfacing, circulation and passive activities.
 - b. Appeal to children 2 to 12 years old, including those with disabilities.
 - c. It is desirable to create separate play zones for younger (age 2 to 6) and older (age 7 to 12) children.
 - d. Design and construct consistent with:
 - * Park’s design standards
 - * American Society for Testing and Materials “Standard Consumer Safety Performance Specification for Playground Equipment for Public Use”, F1487, latest edition.
 - * U.S. Consumer Products Safety Commission “Handbook for Public Playground Safety”, latest edition
 - * Washington State DSHS Child Care Safety Regulations, latest edition
 - * City of Seattle “Standard Specifications for Road, Bridge, and Municipal Construction”, latest edition.
 - * City of Seattle “Standard Plans for Municipal Public Works Construction”, latest edition.
 - * U.S. Architectural and Transportation Barriers Compliance Board, “Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Recreation Facilities” 10/3/02.
 - * U.S. Architectural and Transportation Barriers Compliance Board, “Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Play Areas” 11/17/00.

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- * Other applicable Federal and local codes.
 - e. Create strong visual and physical connections to the gym/community center.
 - f. Incorporate site elements (ornamental fence, hedge, etc.) that discourage direct/rapid travel from the play area to the pool/stream system.
 - g. Consider providing a low decorative fence, wall or other separation method(s) with gates around the perimeter of the play area to enhance safety.
 - h. Provide ADA and CPSC-compliant safety surfacing. Most Parks play areas use engineered wood fiber with rubber mats at key access/transfer points. Alternatively, mats could be installed over the entire area, on top of concrete or asphalt paving.
 - i. Provide a mow strip between grass and the play area, if there is any adjacent grass. The mow strip may be a curb or paved walkway.
 - j. Provide ADA-compliant entry points and transitions.
 - k. Provide comfortable seating (some in shade some in sun) for parents/guardians - that provide good views of the play area. Consider providing some seating under shelter from rain.
 - l. Consider providing a drinking fountain.
 - m. Provide a bike rack.
 - n. Provide automatic irrigation for landscaping.
 - p. Provide play features that foster development of a full range of skills and physical development.
 - o. A swing set is desirable.
 - p. Consider a design theme that draws upon the site's history, including Beacon Reservoir and the City's water system.
 - q. Consider incorporating artifacts (i.e. valve operators) salvaged from the reservoirs.
 - r. Provide room for future expansion
17. Second exterior basketball court
Construct a second exterior basketball court south of the gym, adjacent to the exterior court built 2003-04 under the gym project. Include the following features:
- 1. Install new asphalt south of existing court and orient new and existing basketball court to run north-south.
 - 2. Reuse the existing basketball standards, backboards and rims. The standards were installed in a sleeve and should be easy to remove.
 - 3. New standards/backboards/rims to match existing.
 - 4. Provide benches for players/spectators.
 - 5. Consider adding lights. If so - minimize glare and spillover.
 - 6. Provide buffer landscaping on south side of courts.
18. Community center cable TV

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Provide cable TV to community center. Believe cable line is in Spokane St.

19. Community center parking lot
Widen the existing lot (built under gym project) to be double-loaded.
Provide the following features:
 1. Give the parking lot a clear sense of being in a park
 2. Provide landscape buffer on sides of parking lot, especially the south and east sides.
 3. Endeavor to direct storm water into the play stream/pond (probably via an oil/water separator).
 4. Extend the existing parking lot lighting.

D. Artwork

20. Artwork under ProParks percent for art program
Work with Seattle Arts and Cultural Affairs Office and Parks' ProParks/community center art planner to develop a major permanent art installation in the park. The artist and lead park designer will collaborate in defining the art project. The ProParks Art Plan (<http://www.cityofseattle.net/arts/publications/publicart/artplans/default.asp>) describes the overall objectives. In summary the art is to:
 - * Relate to and respect the natural world
 - * Be interactive
 - * Compliment other areas of the park
 - * Be multi-sensory
 - * Encourage reflection
 - * Be compellingArtwork parameters are described below:
 - a. Funding
 - * ProParks Percent for Art – from several projects
 - * SPU Percent for Art from Beacon Reservoir project.
 - b. Design
 - * Prepare artist's scope of work – Completed spring, '04
 - * Distribute scope of work to artists – Completed spring, '04
 - * Receive letters of interest/slides of work from artists – Completed spring, '04
 - * Assemble short-listing panel – Completed spring, '04
 - * Member of Project Advisory Team
 - * Parks' ProParks Program Manager
 - * Parks' Project manager
 - c. Review letters of interest/slides of work and select artists to interview. – Completed spring, '04
 - * Assemble interview panel.
 - * Conduct interviews – Completed spring, '04
 - * Select artist – Completed spring, '04
 - * Do artist's contract.

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- * During early schematic design phase the artist will work with the design team to develop a common understanding of the site conditions, challenges and opportunities. (Note: since this is a phased project, selection of site will affect time period when the art construction documents and construction is done.)
 - * During mid and late schematic design the artist will define a specific project and location in the park to focus on.
 - * During design development phase the artist will refine the art project.
 - * At the end of design development the design team (including artist) will determine who will do the construction documents for the artwork:
 - * Artist, or
 - * Other design team members
 - * A second contract is done to cover the artwork construction document and construction phases.
 - * Construction documents for the art are produced and included in the bid package. Specialized art fabrication may be excluded from the bid package and fabricated by the artist or an art fabrication firm.)
- d. Review process – see Part VIII of this design program
- e. Construction
- * Construction of work included in the bid documents will be done by the park contractor.
 - * Some portions of the artwork may be constructed by the artist or by an art fabrication firm.
- E. Culture Walk Area
21. Culture Walk
- Construct a major path running roughly north-south the length of the park, tying together many of the park attractions. Include the following features:
- a. Using existing and new path segments, form a continuous attractive pedestrian walkway.
 - b. Provide opportunities for future artwork, cultural references, views, etc.
 - c. Line path with distinctive tree species – flowering cherry has been suggested but cherries may not be sufficiently disease resistant.
 - d. Make suitable for use by maintenance vehicles.
 - e. Provide access control.
22. Skateboard course
- Construct a skateboard area south of the community center. Provide the following features (Source: Parks Skateboard Policy 060-P7.18):
- a. Size between ??? and ??? square feet.

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- b. Accommodate ??? users at a time.
 - c. Locate and configure to provide maximum visibility in and through the skateboard area.
 - d. Provide space for possible future expansion.
 - e. Design of adjacent/nearby areas should anticipate that they will be heavily used by skateboarders.
 - e. Provide a spectator viewing area, including benches or bleachers.
 - f. During design, consider whether to provide lighting.
 - g. Design for people with beginning, intermediate and a little above skill levels. This is not intended to be a facility focused on highly skilled skateboarders. Consider having a separate area for beginners.
 - h. Space features so skateboarders have sufficient room to maneuver and recover without interfering with other skateboarders or other features.
 - i. Features requiring different skill levels should be situated so that users of different skill levels do not interfere with one another.
 - j. Design for durability, easy maintenance, low noise generation, and safety.
 - k. Enclose the skateboard area with a low concrete wall (to block noise and as a feature) and probably a black fence with self-closing, lockable gate
 - l. Consider designing to prevent use by BMX bikes, since mixing bikes and skateboards can be hazardous. This issue needs some research.
 - l. Provide a drinking fountain and hose bib at the skateboard area or nearby.
 - m. Provide a bike rack at the entry.
 - n. Consider incorporating artwork or special craftsmanship into the skateboard area.
 - o. Construction should primarily be sealed cast-in-place concrete for durability and noise control. Ensure concrete has ample cure time before course is opened.
 - o. Provide a code of conduct sign, including hours of use, recommendation for use of helmets and padding, prohibition of use of skates, prohibition of bicycles, prohibition of amplified music, presence of supervision, etc.
 - p. Consider installing a Web-cam as a fun feature and to allow people to check whether the course is crowded.
23. Bocce ball or similar sport court
Construct a small to medium-size game court located along the cultural walk, west of the driving range. Need to determine what kind of sport court to construct. Part of the intent is to have enough activities along the Culture Walk to reach an engaging level of intensity and interest. Part of

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the intent is to expose park visitors to a new sport. And part of the intent, of course, is to provide opportunities to play the sport itself.

F. Lawn Bowling Area

24. West lawn bowling green & south entry

Reconstruct the west lawn bowling green and construct a new lawn bowling green entry on the south side of the greens. Include the following features:

a. West green reconstruction:

- * Reconstruct green, shifted a few feet west of current location – freeing up space for the new entry walk (see below).
- * Proceed per the “Greens Site Master Plan” prepared by Wood Bay Consulting Group, 10/24/00 and the “Jefferson Park: A Practical Guide to Bowling Greens Maintenance: prepared by Wood Bay Consulting Group, undated.
- * Consider using artificial turf (no watering, pesticides, fungicides, fertilizer, mowing, excellent playing surface)
- * Provide attractive fence around east and west greens to replace deteriorated one.
- * Provide attractive benches at greens

b. Entry & entry walk:

- * New entry is intended to decrease travel distance from parking areas and enhance connection between lawn bowling and golf facilities and 9-hole loop path. The new entry will begin at the south edge of lawn bowling with an ornamental gate and extend to the clubhouse via the “entry walk”.
- * Improvements should have an “British” flavor in keeping with the heritage of the sport:
 - * Bench(s) flanking entry gate and along entry walk
 - * Attractive lighting flanking entry gate and walk.
 - * Ornamental landscaping (with automatic irrigation) at entry gate
 - * Ornamental paving
 - * Sign

G. Jefferson Playfield Area

25. Jefferson Playfield Renovation

Renovate the existing field for sports use. Accommodate Samoan cricket while extending use to soccer and baseball. Specific improvements similar to those identified above for the soccer field and baseball field at the Sports Plateau Area. Field surface is anticipated to be synthetic turf and site plan calls for installation of field lights.

H. Sitewide Improvements

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26. Picnic areas & shelters
Construct picnic areas and shelters in locations shown on site plan.
Include the following features:
 - a. Provide one area for large community picnics and an additional area or two for small picnics.
 - * Picnic tables
 - * Barbeque grills
 - b. Picnic shelters
 - * Service sink
 - * Water
 - * Lights
 - * Located near/overlooking to key attractions.
 - * Durable structure
 - * Tables
 - * Lockable electric outlets
 - c. The major picnic area should be accessible, through special arrangement, via vehicle for dropping off supplies.

27. Park entries
Construct major entries to the park at four points:
 - a. S. Dakota St. and 15th/16th Ave S.
 - b. S. Spokane St & Beacon Ave S. (at trolley shelter)
 - c. North of future community center expansion, on Beacon Ave S.
 - d. Spokane St. overcrossingInclude the following features:
 - a. Each entry shall provide an interesting and distinct experience, while having a close relationship to each other.
 - b. Entries shall have a rich texture achieved through the artful use of masonry walls, paving, landscaping, seating, and lighting.
 - c. Open and bright – not constricted. Welcoming
 - d. Express the personality of the park
 - e. Draw people in through an expression of drama or visual poetry
 - f. Accommodate maintenance and police vehicles while discouraging other vehicles
 - g. Integrate signs – park identification, hours, rules, etc.
 - h. Storm drainage
 - i. Automatic irrigation

28. Traffic signal at 15th Ave S and S. Dakota St.
Work with Seattle Department of Transportation to get a signal installed at this intersection to make access to the park easier and safer.

29. Traffic calming along 15th Ave S and S. Spokane St.
Work with Seattle Department of Transportation to identify and install effective traffic calming improvements in/along the streets that front two side of the park.

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30. Site lighting

Use site lighting to create an appealing park atmosphere, foster safety/security and to define major routes of travel. Include the following features:

- a. Seattle’s 5th Avenue 12-foot pole light fixture, with single globe, as used at gym project. (Detailed information is available.)
- b. Focus lights on major travel routes, entries, and gathering places.
- c. Aim for a balance of lighting uniformity and contrast.
- d. Establish target lumen levels (max, min, average, ratio). Possible targets, from ANSI-IESNA Recommended Practice for walkways, are (verify):

| | |
|--|---------|
| * Average illuminance, horizontal | 1.00 Fc |
| * Average illuminance, vertical | 0.50 Fc |
| * Uniformity ratio, average to minimum | 4.00 |
| * Uniformity ratio, maximum to minimum | 10.00 |
- d. Minimize glare.
- c. Ensure that quality of light is attractive – a white light with color rendering as close to Index 100 (daylight) as possible and color temperature of 2500-3000K (same as quartz incandescent light).
- e. Consider life cycle cost of luminaries (initial cost, lamp life, power cost, maintenance, etc.).
- f. Select photometrics (luminaire optics) that are coordinated with the geometry of the space to be lit.
- g. Coordinate light and plant locations so that as plants mature they do not block light excessively.

31. Upgrade and underground electrical service

The 4 kv single-phase electrical system serving most of the site is at or near capacity. In addition, City Light is phasing out 4 kv systems in favor of 26 kv three-phase systems. City Light is recommending that the 4 kv system be upgraded as part of this project. The existing 4 kv system originates at about 10th/12th Ave S and S. Dakota St. It serves:

- a. Citywide Horticulture
- b. Golf maintenance yard
- c. Lawn bowling
- d. Golf clubhouse
- e. Driving range
- e. Jefferson Community Center
- f. Reservoir telemetry shed, Cedar River Pipeline cathodic protection, and some other SPU water system functions
- g. Possibly the lights in Beacon Ave. S. (City Light to verify.)

The 4 kv system travels above ground roughly parallel to the service drive (extended Dakota St.) to the SW corner of lawn bowling, where power travels underground to Jefferson Community Center and the water system applications. City Light believes the line from lawn bowling to

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community center is in conduit but that the conduit is too small to be used for a 26 kv system.

This project should include:

- * A plan for a site-wide electrical system to support full build in accordance with the site plan. Work with City Light to prepare this.
- * Clarification of Parks, SPU and City Light responsibilities for maintenance and upgrade work (i.e. who owns what?). Review agreement for the existing system.
- * Clarification of upgrade alternatives, for example:
 - * Extend new 26 kv service from 10th/12th Ave S. in same alignment as existing 4 kv system.
 - * Extend existing 26 kv service that (we believe) serves the water quality building.
 - * Identify other possible sources of 26 kv service.
 - * Retain portions of existing 4 kv service to use for power distribution within the site.
- * Underground power within the site and remove old poles. (The Jefferson Nine Hole Loop Path project installed conduit for future undergrounding in a section north of the 9-hole course. See record drawings from that project.)
- * Construction of portions of the electrical system, coordinated with phased park and water system improvements.

32. Site furnishings

Provide site furnishings in appropriate locations. Include the following features:

- a. Picnic tables, benches, bike racks, trash receptacles, bollards, drinking fountains, tree grates, basketball standards, etc.
- b. To foster a harmonious appearance, use the same products installed under the Jefferson Park Nine Hole Loop Path and the Jefferson Gym projects.
- c. Use Parks Department's standards selected for Olmsted parks.
- d. Where a standard does not exist, take inspiration from other Olmsted Parks and/or "Park and Recreation Structures" Albert H. Good, published by National Park Service.
- e. For removable bollards use Urban Accessories "San Francisco" removable bollard, which is being used at the Cal Anderson Phase 4 project.
- f. Minimize visual clutter.
- g. Focus site furnishings in high-use areas.
- h. Locate trash receptacles adjacent to drivable routes for trash pick-up. Don't locate trash receptacles in areas where trucks must be driven over turf, especially irrigated turf.

33. Site signage

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Develop an effective, simple, and attractive graphic approach to convey information and warnings/restrictions. Coordinate with the sign standards used in other Seattle parks. Parks staff has some ideas on appropriate signage approach. Consider the Olmsted legacy in developing the graphic approach.

34. Landscape plantings and irrigation

All, or nearly all, of the project area will be disrupted. Install plants throughout the project area and irrigation in selected areas:

a. Landscaping

- * Sustainable landscaping should be used to create habitat, improve the beauty of the park, provide areas of passive enjoyment, provide opportunities to sit in shade as well as in sun, create buffers between adjacent streets, create focal points, etc.
- * More developed planting should be focused in high-use areas.
- * In lower use areas, and other areas depending on funding availability, simplify the landscape. In areas where final build out is postponed, a “clean-green” approach should be used. “Clean-green” means that the area is graded and planted just enough to make it reasonably attractive – typically it consists of non-irrigated erosion-control turf with possibly a few trees.
- * Careful consideration must be given to the height and the branching structure of proposed trees and shrubs so that visibility into the site, within the site, and toward distant views is maintained to a large degree, and so trees don’t block site lighting excessively.
- * To the greatest extent possible, plantings should be low maintenance, native, and drought tolerant or water tolerant (for planting near surface water).
- * Higher maintenance, non-native plants may be appropriate in limited focal spots in high-use areas.
- * In designing the landscape, consider the natural succession of plants, micro-climates and the need to establish plants with special needs over time as the setting matures. For example it may be necessary to plant shade-loving plants a few years after shade providing plants are established.
- * Planting within wet areas must be capable of accepting the anticipated fluctuation in water level.
- * In locating trees, consider potential for pavement root heave.

b. Irrigation

- * Provide a complete loop irrigation main line system to serve the entire project area. Provide laterals and heads in

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selected locations, set up for automatic control via Maxicom

- * Consider connecting the control system to the Jefferson Golf Course weather station located south of the Lawn bowling greens.
- * Evaluate whether pressure booster pump(s) are required. They probably will be.
- * Integrate new system with the system at the community center installed under the gym project.
- * Integrate with the lawn bowling irrigation system.
- * Integrate with the irrigation systems at the “Earth Day” and “Rocky Berm” planting areas, west and north of lawn bowling.
- * Consider integrating with the irrigation system along the west edge of Beacon Ave S, installed by Seattle Transportation.
- * Irrigate turf, shrubs, and trees in high use areas.
- * Areas in the vicinity of the pond/stream system, planted with native vegetation, will require irrigation for a three-year plant establishment period.
- * In areas planted with drought-resistant material, provide temporary irrigation, to the extent budget allows.
- * Landscaping in less heavily used areas and “clean-green areas may not be irrigated in the short term, depending on funding availability. Unirrigated areas will require quick couplers for use of sprinklers during plant establishment.

35. Paths

Construct an interconnected system of paths throughout the site. Provide the following features:

- a. Create a hierarchy of paths through careful use of width, alignment, paving material, and character of adjacent planting:

| | <u>Hierarchy</u> | <u>Width</u> | <u>Paving</u> |
|---|------------------|--------------|-----------------------|
| * | Primary paths | Wide | Hard paved |
| * | Secondary paths | Medium-width | Probably hard paved |
| * | Tertiary paths | Narrow | Probably soft surface |

- b. Plants lining paths should correspond to the path hierarchy:

| | <u>Hierarchy</u> | <u>Planting</u> |
|---|----------------------|--|
| * | Primary paths | Formal, large scale, structured, hard-edged |
| * | Secondary paths | In-between |
| * | Tertiary level paths | Informal, flowing, naturalistic, subdued, intimate |

- c. Provide unfolding scenes of activity and landscape.
- d. Meet ADA requirements wherever possible. Paths between parking lots and main park destinations must be accessible.
- e. Sign ADA paths and non-ADA paths

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- f. Create a continuous loop system for joggers and exercise walkers, preferably soft-surface.
- g. Locate paths away from ball field areas where wayward balls may be hazardous.
- h. Provide path lighting, especially on main paths
- i. Provide site furnishings in key locations – benches, trash receptacles, signs, etc.

V. DESIGN ISSUES

A. Problem Statement for Jefferson Park

The North Beacon Hill Plan (<http://www.cityofseattle.net/npo/plans/nbeacon/>) developed by community members, contains a useful section titled "Problem Statements for Jefferson Park" (pages 46-53 – in Section 4 on the web). The problem statement identifies many issues that should be addressed by this project. While most, if not all of those issues are restated in this design program (and some have already been addressed/solved), it is worthwhile to review the language of the Plan itself.

B. Beauty

Perhaps the foremost planning issue is that the renewed park must be beautiful. As stated in the Neighborhood Plan, it must be a place that people can love. It must look like and function as an engaging public place. This statement may mean different things to different people, so it needs to be explored during schematic design and design development. Also, of course, Jefferson Park is very large and there will be opportunities for a number of very different experiences within it, so it can probably accommodate several different interpretations of "beauty".

C. Character

The objectives for the park are expressed in the 2002 Site Plan narrative and drawings. Both narrative and drawings should be reviewed prior to proceeding with schematic design. In general, establish a high level of design, materials and craftsmanship - reflecting the objectives of the Site Plan and the improvements that have recently been designed and constructed.

D. Design Consistency

Building upon the recent work, establish a consistent harmonious appearance to improvements located throughout the site. Place focus on the overall park experience. Avoid creating a sense of clutter. Avoid introduction of dissonant design elements.

E. Reservoir Coordination and Protection

During design and construction, coordinate closely with SPU. Provide SPU ample opportunity to participate in the park project so that the process and final

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result works well for the water system. Proceed in accordance with the Jefferson Park/Beacon Reservoir MOA between Parks and SPU (currently under development). Also, review and comment on SPU's design work as it progresses to ensure that it adequately accommodates park improvements.

Park design and construction must take into account that a potable water reservoir (and associated pipes, power lines, etc) is located in the project area. It is imperative that no harm come to this facility. With assistance from SPU, develop specific guidelines for protecting water quality and infrastructure – both during and after construction. These guidelines must include precautions required to be used by Parks contractor and horticultural practices (plant selection and maintenance). Incorporate reservoir protection requirements in the construction documents.

F. Import of Fill

At the conclusion of the site planning process Portico calculated that the park project may require 3-400,000 cubic yards of fill. At \$15 per cubic yard, the fill would cost \$4.5 – 6.0 million – well beyond what this project can afford. In order to make the cost manageable, during schematic design and design development the site grading should be refined to minimize required import.

In addition, the design team should explore possibilities for accepting spoils from other construction projects. (A notable possibility is Sound Transit's tunnel project.) The design team is to document the schedule and cost impacts for pursuing alternative courses of action – accepting spoils is likely to increase schedule duration and lower cost, while buying fill will probably decrease schedule and increase cost.

G. Personal Security

Security is a paramount issue, and every effort must be made to ensure that the project functions in a manner that enhances personal security and minimizes inappropriate activities:

1. Incorporate features to discourage inappropriate activities such as drug use, drug sales, sexual activity, prostitution, camping/sleeping, bathing, alcohol consumption, vandalism, graffiti, etc.
2. Security features must be handled in a manner that supports the overall design intent. While performing their functions they must in no way detract from the aesthetic quality of the park.
3. Thoroughly consider the security implications of each element of the project. Solicit input on security from the Parks Department, the Seattle Police Department, residents, and businesses.
4. During construction, ensure that precautions are taken to protect the public & Parks' grounds staff.

H. Safety

Safety is also a paramount issue, and like security, every effort must be made to

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ensure that the project is safe for users and Parks staff.

I. ADA Accessibility

Meet the requirements of the ADA.

J. Visual and Physical Access for Park Maintenance & Policing

Provide visual and physical access into and around the site for Park Department, emergency, and police staff. Paths/entries intended for vehicle use must be a minimum of 8 feet wide and designed to carry the weight of Parks Department refuse packer trucks (31,000 lbs. GVW). Irrigation heads along vehicle routes must be pulled back from pavement edges to reduce likelihood of damage. There must be at least one vehicle access route to each activity space, toilets, maintenance storage, etc.

K. Physical Access for Reservoir Maintenance

Work with Seattle Public Utilities to identify access routes for reservoir maintenance. Endeavor to minimize conflicts by separating reservoir maintenance areas from high-intensity park areas. SPU will need to have space adjacent to reservoir access hatches to park maintenance vehicles. Coordinate park design so vehicle parking does not impede pedestrian circulation.

L. Air Quality Monitoring Station

The air quality monitoring station operated by Washington State Department of Ecology (DOE) will need to be temporarily relocated during construction (probably need to relocate when SPU's project begins) and permanently relocated at the conclusion of park construction. Design should incorporate an interim and permanent location. Both locations need to meet various criteria, to be provided by DOE. Cost of relocating equipment will be covered by DOE. Work with DOE to integrate the permanent installation into the fabric of the park and to make it a visual and educational asset. In particular, arrange equipment and provide signage to assist visitors in understanding the purpose and operation of the station. Determine whether to include any monitoring station site improvements in the park improvement work.

M. Parks Department and City Design Standards

Design to City and Park standards. Propose modifications if any standard(s) seems inappropriate given the character/context of this park. Any modification of established standards require specific approval by Parks. Designers should examine these documents prior to proceeding.

1. Parks Department objectives for design of new facilities have been expressed in the following documents, which are available at <http://www.cityofseattle.net/parks/projects/standards/design.asp> :
 - * Standard Instructions to Consultants (and related documents)
 - * Community Center Design
 - * Design Standards
 - * Standard Specifications

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- * Standard Details
 - * Trails Standards
2. City of Seattle Standard Plans and Specifications are available at <http://www2.cityofseattle.net/util/engineering/>.

N. Durability & Maintenance

Select materials and configure designs to maximize durability and minimize maintenance. Any material that is likely to wear out over time should be designed for easy replacement. Select materials/surfaces that discourage graffiti and that are easily cleaned of graffiti. Identify effective procedures for maintaining the ponds/stream system.

O. Environmental Objectives

To the greatest extent possible, reflect principles of environmental responsibility in the design and construction. Achieve a pre-agreed number of points on Parks' sustainability checklist:

1. Utilize materials with recycled content.
2. Meet or exceed water conservation standards.
3. Meet or exceed energy conservation standards.
4. Minimize spillover / glare from artificial lights.

P. Environmental Review & Project Permits

Federal

1. Corps of Engineers: No permits required.
2. Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) Permit: The intent of this permit is to control and reduce storm water related erosion, sedimentation and water pollution during construction. An individual NPDES permit will probably be required. Since SPU will initiate site disturbance they probably will be responsible for obtaining the permit. (This needs to be confirmed.) Even so, Parks will have to work with SPU to ensure the permit scope corresponds with Parks' scope. Also, the NPDES will need to be coordinated with SEPA review for SPU's and Parks' projects. This needs further investigation.
3. Tribes: No permits or notification required.

State

4. Washington State Department of Ecology: No permits required.
5. Washington Hydraulic Project Approval (HPA): No permits required.

Regional

6. Puget Sound Air Quality Demolition Permit: Not required.

Local – City of Seattle – By Design Team & Parks Department

7. Environmental Impact Statement: The Site Plan was evaluated in an EIS dated June 2002. Additional environmental review for SPU's reservoir

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- project is likely. Additional environmental review for the park improvements should be anticipated. It may take the form of a Supplemental EIS or Environmental Checklist with DNS or MDNS.
8. Environmentally Critical Areas Ordinance: The site currently includes some steep slope Critical Areas (notably on the west and NW sides of the reservoirs) – most of these steep slopes are reservoir embankments that will be removed or made less steep under SPU’s reservoir project. However some steep slopes will likely have to be considered in the environmental review and permitting for this project.
 9. Landmark Certificate of Approval: At this time there are no landmarked structures inside or adjacent to the project site. Unless this changes, a Certificate of Approval will not be required.
 10. Master Use Permit (MUP): This requires some investigation. A MUP may be required since use of part of the site is changing from reservoir to park and another part from reservoir only to reservoir plus park.
 11. Grading Permit: In most cases, Parks and SPU are exempt from grading permits, however the magnitude of grading in this project will likely trigger a permit requirement – for Parks, SPU or both. (Always Parks and SPU are responsible for following the grading regulations identified in SMC 22.800.)
 12. Drainage Permit: Likely will be required.
 13. Construction Permit: Determine whether a construction permit is required during the design phases as the scope of construction is solidified. Components of the construction permit may include structural, energy, mechanical, demolition, sanitary sewer, storm water, etc.

Local – City of Seattle “Over the Counter” Permits by Contactor

14. Street Use Permit(s): Will be required if work (paving, staging, sidewalk closure, utility work, etc.) will be done within non-vacated street rights-of-way. The contractor will be responsible for obtaining street use permits, however any design issues must be resolved as part of the construction permit review.
15. Electrical, Plumbing, Side Sewer Permits: Probably required, depending on scope of construction. The contractor will be responsible for obtaining these permits.

Q. Identification, Evaluation & Protection of Existing Structures

Identify existing structures, including buildings and utilities. Evaluate each existing structure to determine whether it should be retained and kept in its current use, retained and used for a different purpose, or demolished. Evaluation should include the following considerations: function, structural integrity (notably seismic), hazardous materials, integrity of building envelope, ADA, cosmetics. Identify any special requirements related to protection of existing facilities. Extend particular care to potentially historic elements (if any), SPU reservoir utility lines and structures, and public utilities. In construction

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documents, include specific requirements for protection of existing trees and plants, consistent with Parks' standard Section 02951.

R. Storm Drainage & Detention

Incorporate features to prevent significant quantities of surface storm water from flowing across paths and down slopes. Use the stream/pond system for on-site detention. Explore the possibility of accepting storm water from driving range and gym into play stream and ponds.

S. Erosion Management Control Systems

Incorporate effective measures (Best Management Practices) to prevent silt from flowing into storm water structures, constant with Parks' standard specifications. At the conclusion of construction the contractor must clean any structures that have received silt from construction of this project.

T. Construction Practices

Incorporate effective measures to:

1. Prevent chemical contamination of the site or of storm runoff.
2. Prevent accumulation of litter within construction areas.
3. Immediately remove graffiti that occurs inside construction areas.
4. Abide by the Seattle Noise Ordinance.
5. Maintain haul routes clean.
6. Minimize construction vehicle conflicts with pedestrians and maximize safety.

U. Public Inconvenience

Ensure disruption to public use of park is kept to a minimum.

V. Phasing of Design and Construction

Given the magnitude of this project and the desire to put some improvements in use as soon as possible, design and construction should be phased, in a sequence that is coordinated with SPU's project. The following sequence is suggested, but open for discussion/refinement:

- | | | |
|----|---|----------------------------|
| 1. | Schematic Design | Entire project site |
| 2. | Design Development | Entire project site |
| 3. | Construction Documents A | NE portion of project site |
| | Begin construction as soon as SPU completes work in this area | |
| 4. | Construction Documents B | NW portion of project site |
| | Begin construction as soon as SPU completes work in this area | |
| 5. | Construction Documents C | S portion of project site |
| | Begin construction as soon as SPU completes work in this area | |

Phasing should reflect a logical sequence of activities, available funding, opportunities to save money or effort by grouping improvements, and opportunity to get improvements completed as soon as possible.

W. Scenic Views

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Locate landscaping and structures to enhance scenic views and minimize view blockage.

X. Historic Features

Protect and enhance existing historic/ potentially historic features of the site that are to remain, regardless of whether they have been formally listed for protection by the Seattle Landmarks Preservation Board.

Y. Site Analysis

1. During schematic design, using graphic and non-graphic techniques, develop a thorough understanding of salient existing features of the site. Explore how these features relate to each other and create limitations or opportunities. Consider the project objectives described in Section III of this Design Program and the design issues described in Section V of this Design Program. Parks will provide various drawings (GIS, as-builts, survey, etc.) useful for the site analysis. Among other things, consider the following site features:
 - a. Existing above and below ground structures
 - * Buildings
 - * Fences
 - * Below ground public utilities, including assessment of condition of any lines that may be used under this project.
 - * Above ground power lines
 - * Reservoir piping
 - * Potentially landmark structures
 - b. Circulation
 - * Streets & sidewalks
 - * Crosswalks
 - * Public transit
 - * Park paths
 - * Maintenance access for Parks, SPU, Golf, etc.
 - * Water quality building access
 - * Traffic accident history
 - c. Parking
 - * Existing spaces
 - * Travel distances within site
 - d. Site lighting
 - e. Landscaping, including trees
 - f. Views
 - * Key vista points
 - * Opportunities to visually extend park
 - g. Solar access
 - h. Noise
 - i. Safety & Security
 - j. Zoning & land use
 - k. Known or suspected buried debris, if any

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- l. Soils information provided by Parks
- m. Property ownership, use agreements, & easements
- n. Topography
2. During design development refine the site analysis work begun during the schematic design phase.

Z. Budget, Schedule & Risks

Ensure that cost-effective decisions are reached. In general life cycle cost should be the guiding principle, rather than initial cost. The following construction cost estimates have been previously prepared:

- * Neighborhood Project Scoping Plan – Jefferson Park Project, Prepared by Brennan Associates, October, 1999. Construction cost estimate based on improving 34 acres, per a very sketchy concept plan.
- * Jefferson Site Plan cost estimate, prepared by Portico Group, 2002.

During the design process systematically evaluate the quality of information available to the design team, cost risks, and schedule risks. Identify the probability of these risks being realized. Endeavor to improve the quality of information. Endeavor to lower risks and increase predictability.

AA. Flexibility/Expansion

In order to accommodate unanticipated needs and opportunities, the site plan should have a degree of flexibility. Structures should be sited and designed to accommodate possible future expansion and uses that may be impossible to anticipate at this time. Similarly, the park and its structures should be able to gracefully accommodate a wide variety of activities. In general, try to avoid creating highly specialized spaces and structures.

BB. Transportation

Integrate measures to encourage visitors to walk, bus or bike to the park. Provide enough parking to accommodate most park visitors during normal (non-event) periods. In evaluating parking requirements consider parking demand related to other nearby public facilities that may depend on the same supply of parking. Explore possibilities for shared parking.

CC. Fencing

To the extent possible, minimize fencing. Where fencing is required, minimize height. Do not use barbed wire except at critical security locations. Where chain-link fencing is used, fabric and framework shall be black to minimize visual presence and match recently installed fencing.

DD. Noise

Airplane and vehicle traffic noise on adjacent arterials and the nearby freeway, is significant at this site. Incorporate site planning and facility design measures to lessen the impact and perception of objectionable noise. For example: shield quieter activities with absorbing/deflecting structures, or camouflage noise with

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pleasant sounds like fountains, landscaping moving in the breeze, sound generating features (NOAA's Sound Garden), etc.

EE. Street Frontage

Create unified streetscapes that set a high public standard, while harmonizing with adjacent/nearby existing or planned streetscapes. Consider special paving, street lighting, benches, trash containers, newspaper vending machines, signage, kiosks, etc. Coordinate bus stop locations with King County Metro so stops are conveniently situated for park users and are integrated into the park design. Coordinate pedestrian crosswalk locations with Seattle Transportation to facilitate pedestrian access to the park.

FF. Community Stewardship

In the long term, success of the park depends on the active enthusiastic engagement of community members. Identify opportunities for community stewardship of the park. Opportunities may relate to planning, design, fundraising, construction, operation, or maintenance.

GG. Utilities

Address all site utilities in a comprehensive manner:

- * Electrical - At a minimum, this project should include replacement/upgrade of the electrical services that feeds the community center/gym and the reservoir telemetry building.
- * Phone/data
- * Storm water - Where possible convert existing combined sewers to separated ones.
- * Sanitary sewage
- * Gas
- * Potable water
- * Irrigation - At a minimum, this project should include installation of a irrigation main (probably a loop main fed at Beacon/Spokane and Dakota/16th) that provides service for the entire project area.

HH. Site Circulation

Interconnect existing and proposed park elements to create an integrated, functional and pleasant system of paths for pedestrians within the park.

II. Design Team Coordination - Narrative

At schematic design, prepare a narrative describing design objectives for significant elements of the project as listed in Part IV of this design program. The design narrative will be used to foster coordination between members of the design team. At design development, refine the narrative.

JJ. Landscaping

Landscape materials, and layout, should have low maintenance requirements, with the possible exception of selected focal points. In general landscaping

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should be drought-resistant, and not sensitive to insects or disease. Parks' arborist will do an assessment of existing trees. Where practical, existing trees in good health should be preserved.

VI. SCHEDULE

Note: Parks schedule will be coordinated with SPU's schedule and may need to change if SPU's schedule changes.

| | | |
|--|-------------|---------|
| <u>Planning</u> | Quarter 4-4 | 2003-04 |
| * Design program | | |
| * Form Project Advisory Team | | |
| <u>Consultant Selection/Agreement</u> | Quarter 4 | 2004 |
| <u>Schematic Design</u> | Quarter 1-2 | 2005 |
| * Public meeting #1 – early schematic design | | |
| * Public meeting #2 – late schematic design | | |
| <u>Design Development</u> | Quarter 3-4 | 2005 |
| * Public meeting #3 – early design development | | |
| * Public meeting #4 – late design development | | |
| <u>Phase 1 – Northeast quarter</u> | | |
| * Construction Documents | Quarter 1-2 | 2006 |
| * Bidding/Construction Contract | Quarter 3 | 2006 |
| * Construction Start | Quarter 4 | 2006 |
| * Construction Completion | Quarter 2 | 2007 |
| * Opening | Quarter 3 | 2007 |
| <u>Phase 2 – Northwest quarter</u> | | |
| * Construction Documents | Quarter 3-4 | 2006 |
| * Bidding/Construction Contract | Quarter 1 | 2007 |
| * Construction Start | Quarter 3 | 2007 |
| * Construction Completion | Quarter 2 | 2008 |
| * Opening | Quarter 3 | 2008 |
| <u>Phase 3 – South half</u> | | |
| * Construction Documents | Quarter 3-4 | 2007 |
| * Bidding/Construction Contract | Quarter 1 | 2008 |
| * Construction Start | Quarter 3 | 2008 |
| * Construction Completion | Quarter 2 | 2009 |
| * Opening | Quarter 3 | 2009 |

VII. PROJECT FUNDING & COST ESTIMATES

A. Funding

This project has three funding sources administered by Parks and two administered by the Office of Arts and Cultural Affairs. Numbers shown below are in 1,000 dollar increments and represent total funding*. Information is from the City's proposed 2004 CIP.

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| Fund Source | LTD | 03 | 04 | 05 | 06 | 07 | 08 | 09 | Total |
|---|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| K723004/K733131/WC3131 Jefferson Park – Beacon Reservoir Park Acquisition & Dev. | | | | | | | | | |
| ProParks Levy | | 550 | 200 | 0 | 0 | 700 | 5,650 | 0 | 0 |
| 7,100 | | | | | | | | | |
| O&M | --- | --- | 0 | 0 | 11 | 142 | 150 | 153 | 456 |
| K72445/K73570-02/WC570 Jefferson Park - Play Area Replacement | | | | | | | | | |
| CRF- REET II | 0 | 187 | 198 | 0 | 0 | 0 | 0 | 0 | 385 |
| O&M | --- | --- | 0 | 0 | 2 | 2 | 2 | 2 | 8 |
| K723003/K733094/WC3094-01 Jefferson Park – Tennis Courts | | | | | | | | | |
| ProParks Levy | | 0 | 0 | 50 | 449 | 0 | 0 | 0 | 0 |
| 499 | | | | | | | | | |
| O&M | --- | --- | 0 | 0 | 1 | 1 | 1 | 1 | 4 |
| Total – Administered by Parks | | | | | | | | | |
| Improvements | 550 | 387 | 248 | 449 | 700 | 5,650 | 0 | 0 | 7,984 |
| O&M | --- | --- | 0 | 0 | 14 | 145 | 153 | 156 | 468 |
| Art under Percent for Art Program – Administered by Office for Arts & Cultural Affairs | | | | | | | | | |
| (Note – current budget totals 100,800. Split between fund sources & timing not established.) | | | | | | | | | |
| ProParks Levy | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ? | | | | | | | | | |
| Water Fund | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 101 |

- * Total project funding covers:
 - * Construction Contract Amount (anticipated bid amount, not including sales tax)
 - * Sales tax
 - * Design fees
 - * Project management
 - * Construction inspection
 - * Public involvement/notification
 - * Survey, geotechnical, property-related and similar costs
 - * Construction contingency
 - * Design review
 - * Planning
 - * Etc.

B. Cost Estimates

A construction cost estimate shall be prepared by a professional cost estimator, working under the designer, at the end of schematic design phase, end of design development phase, 65% construction documents (each phase), 95% construction documents (each phase) and 100% construction documents (each phase)

As part of the cost estimating process:

- * Evaluate the quality of key information available to the design team

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- * Identify and describe potential cost and schedule risks and the probability of those risks being realized.
- * Consider expressing the cost estimate as a range, rather than a single figure
- * Identify the potential cost impact of changes to project schedule.
- * Identify all assumptions.
- * Prepare a brief summary explaining the changes from the proceeding cost estimate.

The cost estimate will be reviewed and approved by Parks' ProView Committee as part of the project review process. Significant deviations from the project funding must be approved by the Project Steering Committee.

VIII. REVIEW PROCESS

A. Public Involvement Process (PIP)

1. **Public Involvement Objective**
The objective of the public involvement process is to foster openness, trust, and participation such that stakeholders are able to work together to identify and resolve controversial issues, contradictions, challenges, and opportunities.
2. **Project Impacts**
This project includes expansion of park space into areas currently occupied by open reservoirs and reconfiguration of property adjacent to the reservoirs. During construction, some areas outside the reservoir fence that are currently available for public use will be temporarily unavailable. The project will include use of construction equipment that will generate noise and dust. From time to time this project will probably cause some inconvenience for nearby facilities like the community center. The project will also generate a significant number of truck trips that may at times cause inconvenience for people using nearby streets.
3. **Target Audiences**
The target audience for this project is local and city-wide groups and individuals who have an interest in the existing and proposed facilities. See list below.
4. **Language Translation**
A significant number of people in the Beacon Hill neighborhood do not speak English as a first language. Cantonese, Vietnamese and Spanish appear to be the most common non-English languages. Outreach materials should include a welcoming phrase in these languages and an offer to provide translation services at public meetings upon prior request.
5. **Rendered Site Plan**
At schematic design prepare a rendered site plan suitable for public presentations and publication (black and white or color). At design development refine or redevelop the rendered site plan.
6. **Project Advisory Team (PAT)**

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- * Purpose of the Project Advisory Team
The PAT will be an advisory committee to the Parks Department. It is intended to facilitate sustained and balanced stakeholder participation. The PAT will review and provide recommendations on the project (including artwork), as delineated in the design program. The PAT will be formed at the start of the design process. It will meet regularly in meetings open to the public. At these meetings it will review project scope, budget, schedule, recent accomplishments and upcoming tasks. Recommendations by the PAT on these topics will be given substantial weight. The PAT's work will be finished when the project is completed.
- * Creation of the Project Advisory Team
 - * Candidates will be nominated by key stakeholder groups.
 - * The Superintendent of Parks will appoint members.
 - * At its initial meeting the PAT will establish its initial operating mechanisms, including meeting dates, meeting rules, etc.
 - * Upon completion of construction the PAT's work will be complete.
- * Composition of the Project Advisory Team
The PAT is intended to represent the diversity of North Beacon Hill and Jefferson Park stakeholders. Membership will include community participants who have a wide range of backgrounds, interests and perspectives. In addition to community members, membership may also include representatives from stakeholder public agencies and nonprofit organizations. The following groups will be invited to nominate one representative each to the PAT:

Community & Business Groups

1. Beacon Hill Chamber of Commerce
2. Friends of Seattle's Olmsted Parks
3. North Beacon Hill Community Council
4. Jefferson Park Alliance
5. Jefferson Community Center Advisory Council
6. Seattle Public Schools - PTSA
7. Seattle Design Commission
8. Jefferson Park Lawn Bowling Club
9. Beacon Hill Soccer Club
10. Jefferson Community Center Teen Advisory Council
11. Jefferson Community Center Seniors

Public Agencies

12. Parks Department Jefferson Park Community Center Coordinator
13. Seattle Public Utilities (ex officio)
14. Veterans Administration Medical Center

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- * Organization
 - * The facilitator of the PAT will be Seattle Parks' Southeast Sector Manager. The facilitator will work with PAT members to set agendas, and conduct meetings in an open and constructive atmosphere. The Project Manager will fill in when the facilitator is absent.
 - * In addition to traditional meetings, the PAT may use other approaches it agrees will be effective to develop an understanding of the project, understand the alternatives, and build a consensus. Examples include site tours, workshops, and charrettes.
- 7. Public Meetings
 - * Purpose: Public meetings will be held to present design options (including artwork) and receive feedback. They are also an opportunity to report back to stakeholders on decisions that have been made.
 - * Public meetings will be held at the following key points during the design process:
 - * Early schematic design phase – to review the project scope and background information (project opportunities and limitations).
 - * Late schematic design phase – to present and receive comments on the work (alternatives, prioritization of improvements, cost estimates, etc.) prepared during schematic design, including any key “high level” decisions that need to be made.
 - * Early design development phase – to review refinement of selected alternatives/improvements and receive comments.
 - * Late design development phase - to present and receive comments on the work prepared during design development, including any key decisions that need to be made.
 - * The public meetings will include a description of the planning/design process up to that point, future steps, the scope of the envisioned project, introductions of people involved, the schedule, and an opportunity to make oral or written comments or ask questions. Key information will be presented in more than one way (orally, graphically, writing). To the extent possible, translation in key languages will be available at meetings, if requested in advance.
 - * Meeting notes will be taken at each public meeting and will be placed on the project web page and mailed to people who signed in at the meeting or who otherwise expressed interest.
- 8. Meeting Notification
 - a. Information Signs
 - * Locate 4’ x 4’ signs at five main park entry points.

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- * Include description of the proposed project, schedule, Parks Department contact information (name, phone number and e-mail address) and information about public meetings (date, time & location).
 - * Include flyers (see below) in a box attached to each sign.
 - * Signs will be posted at least 15 days before the first public meeting on the schematic design and will be updated as information changes.
- b. Internet
- Information on the planning and design process, including public meeting information, will be posted on the Parks Department "What's Happening" page and under Jefferson Park. Design consultant shall provide digital versions of key drawings at each stage of the design process for placement, by Parks staff, on the public web site.
- c. Flyers
- * Include description of proposed project, schedule, Parks Department contact information (name, phone number and e-mail address) and information about public meetings (date, time & location).
 - * Include a welcoming phrase in Cantonese, Vietnamese and Spanish, the predominant non-English languages used in the neighborhood.
 - * Flyers will be mailed to interested/involved groups and individuals including those listed below.
 - * Flyers will also be distributed at Jefferson Community Center and via the boxes on public information signs.
 - * Flyers will be sent out about 3 weeks before scheduled public meetings.
- d. News Release
- A news release describing the project will be sent to local/citywide newspapers and newsletters at times appropriate to meet publishing deadlines, about 2 weeks before each public meeting:
- * South Seattle Star, Town Crier Publishing Company
 - * The Facts
 - * Beacon Hill News, Pacific Publishing Company
 - * Seattle Times
 - * Seattle Post-Intelligencer
 - * Daily Journal of Commerce
 - * Department of Neighborhoods Newsletter
 - * El Mundo
 - * Filipino American Herald
 - * Friends of Seattle Olmsted Parks Newsletter
 - * International Examiner
 - * Jefferson Community Center quarterly program brochure
 - * Jefferson Park Lawn Bowling Club Newsletter

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- * Mercer Middle School newsletter
- * Seattle Chinese Post
- * Seattle Press
- * Siete Dias
- * Sing Tao Daily
- * VA Hospital newsletter
- 9. Interested Organizations & Individuals
 - * North Beacon Hill Groups
 - * Asa Mercer Middle School PTSA
 - * 37th District Democrats
 - * 37th District Republicans
 - * Beacon Alliance of Neighbors (BAN)
 - * Beacon Hill Chamber of Commerce
 - * Beacon Hill Culture Club
 - * Beacon Hill House Intentional Community
 - * Businesses located within 3 blocks of the park
 - * Churches located within 8 blocks of the park
 - * Community Coalition for Environmental Justice
 - * Daycares located within 8 blocks of the park
 - * El Centro de la Raza
 - * Friends of Seattle's Olmsted Parks
 - * Groups and individuals that have been involved with earlier Jefferson Park projects (mailing list)
 - * Jefferson Community Center Advisory Council
 - * Jefferson Community Center Table Tennis Group
 - * Jefferson Park Alliance
 - * Jefferson Park Lawn Bowling Club
 - * North Beacon Hill Community Council
 - * Private schools located within 8 blocks of the park
 - * Residents located within 3 blocks of the park
 - * Senior citizen groups located within 8 blocks of the park
 - * Southeast Economic Development (SEED)
 - * Web discussion group for Beacon Hill
http://www.ci.seattle.wa.us/commnty/Beacon/Discussion_List.htm
 - * Wing Luke Asian Museum
 - * Athletic Groups
 - * Basketball players
 - * Golf Clubs (about 14 at Jefferson)
 - * Jefferson Golf Course Board of Directors
 - * Samoan Cricket Groups
 - * Seattle Chinese Athletic Association
 - * Seattle Sports Advisory Council
 - * Sports leagues that currently use the park or which are anticipated to use the park:
 - * Soccer

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- * Baseball
- * Softball
- * Ultimate Frisbee
- * Tennis Advisory Committee
- * Elected Officials
 - * Mayor of Seattle
 - * Seattle City Council members
 - * State Senator, 37th Legislative District
(<http://www.leg.wa.gov>):
 - * Adam Kline,
 - * State Representatives, 37th Legislative District:
 - * Sharon Tomiko Santos
 - * Eric Pettigrew
 - * King County Council Member for District 10, Larry Gossett (Jefferson Park is in District 10)
 - * King County Council Member for District 5, Dwight Pelt (Jefferson Park is near and surrounded on 3 sides by Dist. 5)
- * Public Agencies & Advisory Groups to Public Agencies (other than those listed above)
 - * Seattle Office of Arts and Culture
 - * Seattle Department of Neighborhoods
 - * Seattle Department of Transportation
 - * Seattle Design Commission
 - * Seattle Fire Department, Station 13
 - * Seattle Landmarks Preservation Board
 - * Seattle Parks Board
 - * Seattle Parks Department
 - * Seattle Police Department, South Precinct
 - * Seattle Public Library, Beacon Hill Branch
 - * Seattle Public schools- located within 10 blocks of the park:
 - * Asa Mercer Middle School
 - * Kimball Elementary School
 - * Veterans Administration Medical Center
 - * Washington State Department of Ecology

B. Seattle Design Commission Review

The Design Commission will be periodically briefed on this project (including artwork). Presentations are anticipated at the following phases:

- * Mid-schematic design
- * Mid-design development

C. Seattle Landmarks Preservation Board

Since this project will not demolish or modify any landmarked or potentially landmarked structures, presentations to the Landmarks Board are not anticipated.

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Landmark issues related to the reservoirs will be addressed by SPU.

D. Parks Department Review

1. Environmental Information Form
Prior to start of design, Parks' project manager will complete Parks' Environmental Management System Project Information Form and submit it to Parks' environmental analyst. This checklist is intended to identify any existing or anticipated environmental issues associated with the project.
2. There will be formal review (including of artwork) by Parks Department staff at:
 - * Schematic design – near completion
 - * Design development – near completion
 - * 65% construction documents
 - * Phase 1
 - * Phase 2
 - * Phase 3
 - * 95% construction documents
 - * Phase 1
 - * Phase 2
 - * Phase 3
 - * 100% construction documents
 - * Phase 1
 - * Phase 2
 - * Phase 3
3. Seattle Parks Department Staff:

| | |
|-----------------------------------|-----------------------------|
| * Project Manager | Don Bullard |
| * South East Operations Manager | Cheryl Fraser |
| * South East Crew Chief | Joe Green |
| * Landscape Architect | Joe Neiford |
| * ProParks Program Manager | Michael Shiosaki |
| * Construction Manager | Rex Allen |
| * Construction Document Reviewer | Chris Jewell |
| * ProParks Arts coordinator | Carolyn Law |
| * Public Information | Joelle Ligon |
| * Jefferson Community Center Coor | Randy Smith |
| * Citywide Horticulture | Duane Penetilla |
| * Jefferson Golf Course | Andy Soden |
| | Rex Fullerton, Premier Golf |
| * Landmarks Board Liaison | Kathleen Conner |

E. Seattle Public Utilities Review

1. As co-owner of the property and operator of the reservoir, SPU will be invited to review the Park project (including artwork) at schematic design, design development, 65% construction document, and 95% construction document phases.

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- 2. In addition, the design team will receive and review reservoir project design documents at key stages.
- 3. Seattle Public Utilities Staff:
 - * Beacon Reservoir Project Manager Brent Middleswart
 - * Public Information Sylvia Cavazos
 - * Water Engineering Paul Kimani
 - * Water Supply & Treatment Cheryl Capron

F. Office of Arts and Cultural Affairs & Parks’ ProParks Arts Coordinator

- 1. Will coordinate/take the lead in defining the scope of the artist’s work, artist selection, development of artists contract, administration of artist’s contract, etc. Office of Arts will also be responsible for maintaining the artwork in the future.
- 2. Office of Arts and Cultural Affairs Staff:
 - * Public art coordinator Barbara Goldstein
- 3. Parks
 - Parks’ ProParks Arts Coordinator Carolyn Law

Design Program Prepared by Don Bullard, Project Manager

ProView – Design Program Approval

[date]

Parks’ Communications Manager – PIP Approval

[date]

Attachment A

**Jefferson Park
List of Key Documents**

01. Beacon Reservoir Fence Agreement, [date?] This agreement addresses the relocation of SPU's reservoir fencing, maintenance issues and addresses future fencing requirements. It was signed by Parks Superintendent, SPU Managing Director, North Beacon Hill Community Council, Jefferson Community Center Advisory Council and Jefferson Park Alliance.
02. Beacon Reservoir Fence Agreement, [date]. This agreement addresses the maintenance and improvements to the property that SPU will make available for public use by moving reservoir fencing. It was signed by SPU and Parks.
03. Boulevard Memorandum of Agreement between Seattle Engineering Department and Parks relating to maintenance of boulevards, pursuant to Ordinance 111551, dated 2/24/84
04. "City of Seattle Comprehensive Plan: Toward a Sustainable Seattle - Seattle's Plan for Managing Growth", 1994. Adopted by Seattle City Council Ordinance 117221. <http://www.ci.seattle.wa.us/planning/compplan/cpo-application.htm>
05. City of Seattle Resolution 28376, adopting renovation plans for Jefferson Park Golf Course, June 10, 1991.
06. City of Seattle Resolution 28995, approving a management structure of municipal golf, including operation by a not-for-profit corporation, August 1994.
07. Environmental Management Initiative. Adopted by Seattle City Council Resolution 29467.
08. Facility Program for 1991 Community Center Levy Program, October 16, 1992
09. Geotechnical investigation for installation of fence at Jefferson Field, conducted by Al Rice, Seattle Engineering Department Materials Laboratory, 3/24/89.
10. "Geotechnical Report Citywide Horticultural Facility, Seattle, Washington". Prepared for City of Seattle, Department of Parks and Recreation by CH2M Hill, Inc, November 1987.
11. Golf Course Maintenance Standards, Seattle Municipal Golf Courses, 6/11/95.

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12. Golf Course Operation Agreement Between The City of Seattle and Municipal Golf of Seattle, June 30, 1995
13. Jefferson Community Center Business Plan [get copy from Randy Smith]
14. Jefferson Field Agreement, between Seattle School District and Seattle Parks for joint development and use of Jefferson Field, June 23, 1955.
15. Jefferson Park Lawn Bowling Club and Seattle Department of Parks & Recreation Concession Use Agreement, unsigned draft with 5/6/99 letter from Charles Caddy to Royal Alley-Barnes.
16. Jefferson Park Concept Plan, prepared by Murase Associates and Dennis Tate Associates for Jefferson Park Planning Committee and North Beacon Hill Planning Association, 2/99.
17. “Jefferson Park Golf Course – A Review of Maintenance Facility Expansion Alternatives” by Tom Wolken, Wolken Architects. Version 2 dated 5/22/2000.
18. “Jefferson Park Municipal Golf Course Drainage Study”, prepared by John Steidel, December 1988.
19. Joint School/Parks Athletic Development Program. Adopted by Seattle City Council Resolution 29681.
20. LEED Green Building Rating System, City of Seattle CIP Supplements, including Appendices, 2000
21. LEED Green Building Rating System, U.S. Green Building Council, March, 2000
22. Maintenance contract between Seattle Parks and Seattle Golf, 1997 [Get copy]
23. Major Maintenance Plan of the Department of Parks and Recreation
24. “Municipal Golf Facilities Renovation Master Plan, Jefferson Park Golf Course” prepared by John Steidel for Seattle Department of Parks and Recreation, April, 1991.
25. Municipal Golf of Seattle Briefing Materials for Board of Commissioners, Seattle Department of Parks and Recreation, June 10, 1999.
26. Murase E-W Path, [title? date?]
27. "Neighborhood Project Scoping Plan: Nineteen Neighborhood Park Sites", Prepared by Brennan Associates, 10/99.
28. "North Beacon Hill Action Plan", North Beacon Hill Council, 1994

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29. North Beacon Approval & Adoption Matrix, compiled by the Strategic Planning Office, 6/29/99 and revised by the City Council and Council Central Staff 10/28/99.
30. "North Beacon Hill Neighborhood Plan: North Beacon Hill Urban Village Plan and Jefferson Park Concept Plan", Dennis Tate Associates and Murase Associates, Final Version, 3/4/99.
31. Ordinance 119724 relating to implementation of the North Beacon Hill Neighborhood Plan, 11/4/99.
32. Ordinance 119713 relating to the North Beacon Hill Neighborhood Plan, 10/29/99.
33. "Passport to a Better Beacon Hill", North Beacon Hill Council
34. "Performance Review of Seattle's Municipal Golf Courses" prepared for City of Seattle and Municipal Golf of Seattle by Economics Research Associates, November, 1998.
35. "Plan 2000: An Update to the 1993 Parks COMPLAN", Seattle Department of Parks & Recreation, June 19, 2000. Adopted by Seattle City Council Resolution 30181.
<http://www.cityofseattle.net/parks/communitynotices/complanview.htm>
36. Resolution 29995 recognizing the North Beacon Hill Neighborhood Plan and approving the City's work program in response to the Plan, 11/1/99.
37. Ritch Study assessing alternative operating options for City of Seattle golf courses, 1994.
[Get copy]
38. "Seattle's Parks and Recreation COMPLAN: A Functional Plan", May, 1993. Adopted by Seattle City Council Resolution 28763.
39. "A Site Analysis for A New Maintenance Facility at Jefferson Park Golf Course", Seattle, Washington. Prepared for Municipal Golf of Seattle by Ivory and Associates, October 1, 1999.
40. Southeast Sector Implementation Plan, Seattle Department of Neighborhoods.
41. Sustainable Building Policy, 2/22/2000. Adopted by Seattle City Council Resolution 30121.
42. Tree Policy of Seattle Department of Parks and Recreation, 11/2000 Draft.
43. Urban Wildlife Habitat Plan. Adopted by Seattle City Council Resolution 28946.
Get copy]
44. Aerial photographs from 1936 & 1946, Walker & Associates

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45. "Water Quality Laboratory Space Needs Study" 1989+/-, Miller/Hull Partnership. Includes an evaluation of SPU's water quality laboratory building.
46. Historic Property Inventory Forms for both reservoirs, the reservoir gate house, Fire Station 13, and Jefferson Golf Clubhouse. Prepared by Cathy Wickwire, consultant to the Seattle Landmarks Board, 11/7/00.
47. Jefferson Park Site Plan, prepared by Portico Landscape Architects, June, 2002. Consists of a report and a site plan drawing.
48. Final Environmental Impact Statement for Jefferson Park Site Plan, June, 2002.