

**GARFIELD COMMUNITY SUPERBLOCK
MASTER PLAN REPORT**



MARCH 10, 2005

**SEATTLE PUBLIC SCHOOLS
THOMAS RENGSTORF AND ASSOCIATES
BLRB ARCHITECTS**

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PART 1: PROJECT BACKGROUND

The Garfield superblock located in Seattle's Central District is shared by Medgar Evers Pool, play fields, Teen Life Center, a community center all owned and operated by Seattle Parks and Garfield High School. The site boundaries are Cherry St. to the north, 23rd Avenue to the west, 25th Avenue to the east, and Alder St. to the south. The area is mainly residential in character along 25th and Alder, with mixed commercial uses at Cherry and 23rd Avenue.

Current plans by Seattle Schools include renovation of the historic Garfield High School, addition of an on site bus lane, a performing arts and physical education building, all weather full size track, and some additional parking along Alder St. For evening events at the Performing Arts Center, over 50 additional spaces are planned at Horace Mann (Nova) School to the north of Cherry St.

This Garfield Superblock Master Plan was developed as a condition for approval of a departure from the Seattle Zoning Code for parking at the high school. Thomas Rengstorf and Associates (TRA) landscape architects was asked by the Seattle School District to study improvements to the pedestrian walkway between the Performing Arts building and Horace Mann School, including safety lighting and signage. TRA also provided recommendations for streetscape improvements at the perimeter of the superblock, with the general goal of giving the subject area consistency in design features.

The Central Area Design Guidelines were developed as a resource to guide future development and planning in the area. It provides a comprehensive view for integrating the superblock within a larger context.

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS

Prior to meeting with the public, the design team of BLRB Architects and Thomas Rengstorf and Associates met with representatives from municipal agencies to share information on factors that would affect the master plan. Representatives from Seattle Department of Transportation (SDOT), Department of Neighborhoods, City Council, Seattle Parks and Recreation and others provided input on integrating the neighboring community with the Garfield superblock.

A community workshop was held on October 16 at Garfield High School by the design team and the Seattle School District to discuss site issues affecting the community. The design team facilitated discussion with community participants using a matrix of site issues. Topics included art, access and safety, lighting, neighborhood character, streetscape, parking and landscaping. The following section documents the comments from community and Parks participants. TRA landscape design recommendations respond to these comments as they relate to landscape and planning issues. Transportation and parking issues that were brought up are noted for record and discussion purposes, and will need further follow up.



KEY:

- SUB-AREA 1: Cherry Street
Borders-23rd & 25th
- SUB-AREA 2: 25th Avenue
Borders - Cherry & Alder
- SUB-AREA 3: Alder St.
Borders - 23rd & 25th
- SUB-AREA 4: 23rd Avenue S.
Borders - Cherry & Alder
- SUB-AREA 5: Central Path Connection - Garfield
Borders - Jefferson to Cherry
- SUB-AREA 6: Central Path Connection - Horace Mann
Borders - Cherry to Columbia

SUB-AREAS KEY PLAN
GARFIELD SUPERBLOCK MASTER PLAN

Figure 1



Not to Scale



KEY:

- P Special Paving/
Potential for Crosswalk
- B Bench
- LP Light Pole/Bollard
- S Signage (ADA, Wayfinding)
- L Landscape (Trees and plants)

- A Art Element
- M Maintenance
- TR Trash Receptacle

LANDSCAPE PERIMETER RECOMMENDATIONS
GARFIELD SUPERBLOCK MASTER PLAN

Figure 2



PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS

Figure 1 Sub-Areas Key Plan shows the superblock divided into six sub-areas with locations that correspond to community comments. TRA's landscape recommendations for lighting, site furnishings, and paving are shown for the superblock site on Figure 2 Landscape Perimeter Recommendations. Each landscape design element is described in more detail in Part 3 - Landscape Design Elements (pg. 10).



Sub-Area 1: Fig. 3

Excerpts from the community workshop and from meeting minutes recorded by Steven Moore of Heery International are noted below in italics. (See Appendix for the complete meeting minutes). Recommendations by TRA are noted below the comments as appropriate to landscape, furnishings and paving.

- ***Sub-Area 1a - Figure 3***

This area is prime for commercial and multi-family housing along the 23rd street corridor. There were no concerns voiced in this area.

Potential development has been discussed but there are no current plans

Recommendations:

Provide special paving on adjacent sidewalks and within street intersection for future development at this corner. Special paving refers to the use of brick, special pattern, texture and integral color as an alternative to the city standards for concrete and asphalt. Special paving often helps to emphasize public areas of gathering and to slow traffic. See Part 3- Landscape Design Elements for photographic examples of special paving. This will anchor the Cherry and 23rd node as an important superblock boundary and gateway.

Consider future artwork at the corners to complement the existing sculpture at the Garfield Community Center corner, and to provide continuity with existing artwork along 23rd Ave.

- ***Sub-Area 1b - Figure 3***

There is nothing scheduled but with the 23rd St. corridor development, textured brick crossings could be an option.

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS

• *Sub-Area 2a - Figure 4*

Where are the pedestrians crossing? There is a mid block crossing that does not line up with the proposed path (1b). Should the crossing include a curb or street-crossing bulb? Neighbors thought this was a good idea. This mid-block crossing should be relocated to align with the proposed pathway including a bulb.

Concern was raised with crosswalk striping maintenance. (Sub-Area 1c) New crosswalks included in the construction project will be done by the contractor but typical maintenance is done by SDOT.

Recommendations:

Provide a direct connection between Horace Mann parking lot and Garfield at Cherry St. with appropriate wayfinding signs and textured crosswalks for safety purposes. Special paving and curb bulbs should be installed to reduce traffic speed. For crossing options on Cherry St. see Part 4 Legacy and Promise Promenade - Design Schemes.

Provide special paving at primary sidewalks and in street intersections.

• *Sub-Area 2a - Figure 4*

Neighbors raised concerns about safety, particularly near the ball fields. There is inadequate lighting and heavy vegetation in the area of the ball fields.

Recommendations:

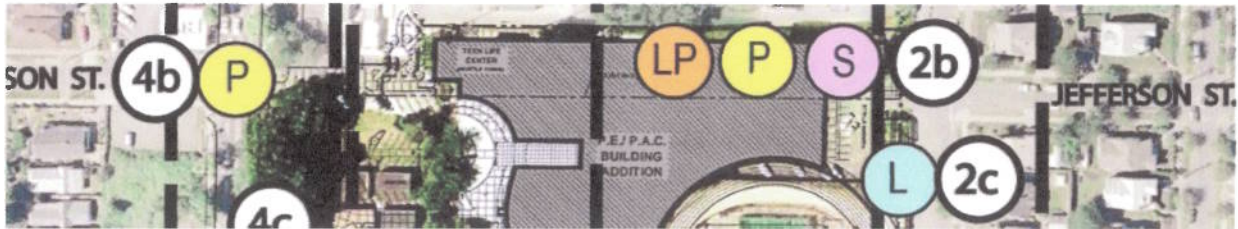
Limb tree buffer along 25th Ave. at sportsfields a minimum of 6'-8' from the ground to ensure visibility into the fields. In areas where future planting is to be installed, provide low groundcovers to maintain views into the site. Per CPTED (Crime Prevention Through Environmental Design) recommendations, vigilance by police and neighbors will prevent unlawful activity within the superblock zone.



Sub-Area 2

Fig. 4

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS



Sub-Area 2b & 2c: Figure 5

- ***Sub-Area 2b-Figure 5***

There are paths on campus that run east/west and north/south. The sidewalk at the north currently has no stairs. The new design will indeed have stairs. Suggestion to look at adding a ramp or switchback so there is bike/ADA access along the north side. Architect to look at a space between ballfield and addition to see what can fit.

Save the existing memorial rhododendrons located to the north of the school.

Recommendations:

Provide lighting, wayfinding signage, and paving at new paths for bike, pedestrian use, and ADA access. Lighting choices may be pole or bollard lighting.

The memorial rhododendrons will be transplanted per school renovation plans. They will be integrated into a location as yet to be determined.

- ***Sub-Area 2c-Figure 5***

Buffer is needed to block out sportsfield lighting.

Neighbors raised concern with speeding automobiles along 25th. Suggested installing an island to slow traffic.

Per the neighbors, one-way traffic to the south would be preferable.

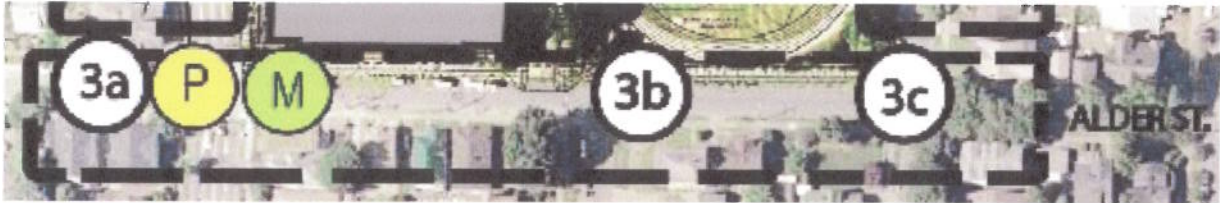
25th should be a main pedestrian route. The sidewalks should be fixed. These sidewalk restorations should occur between Yesler to Cherry and Alder to MLK.

Recommendations:

Provide adequate security lighting at the sports fields.

Plant additional tree buffer at edge of sportsfields and maintain density in the upper tree zones to block undesirable sportsfield lighting.

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS



Sub-Area 3 Fig. 6

- **Sub-Area 3a-Figure 6**

The light at this corner (Alder and 23rd) is a pedestrian light to cross 23rd. There is no traffic light on Alder, just a stop sign. Per the neighbors this is a dangerous spot due to fast-traveling vehicles coming north on 23rd. There is a limited site line due to the hill and accessing 23rd from Alder is almost impossible. The group suggested that a four-way traffic light be installed.

- **Sub-Area 3b-Figure 6**

Student stated that speeding occurs on Alder Street and this is a hazard to the students. With the main congestion point being relocated to the north entry this hazard should be decreased. Additionally, angled parking along Alder should help slow down traffic. Suggestion to install textured brick crossings at Alder and 23rd and 24th would significantly help issue.

- **Sub-Area 3c-Figure 6**

Neighbors expressed interest in retaining tree located at the corner of Alder and 25th in conflict with scoreboard planned location.

Recommendations:

Provide textured crosswalks and special paving at 24th and Alder and 23rd and Alder to slow traffic. Add signage to slow traffic at the crest of the hill and at the midblock of Alder.

Shrubs located on the sidewalk to the south of 23rd & Alder currently obscures visibility of oncoming traffic. Pruning is required.

Design team will study options for scoreboard location and retain tree as possible.

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS

- **Sub-Area 4a & 4c-Figure 7**

Recommendations:

Opportunity to install special paving at drop off areas along 23rd Avenue at Medgar Evers Pool (4a), and new bus lane at 23rd and Jefferson (4c). Trash receptacles and seating areas should be provided in these areas as well.

- **Sub-Area 4b-Figure 7**

This is a main student crossing during the lunch period. Students congregate at Ezell's causing congestion at this corner. Ezell's is planning to develop this property per Don Gillmore (of Seattle Schools). The goal here is to understand what the neighborhood and business developers desire. ...there is a Cherry Street Business Group which should be queried for input.

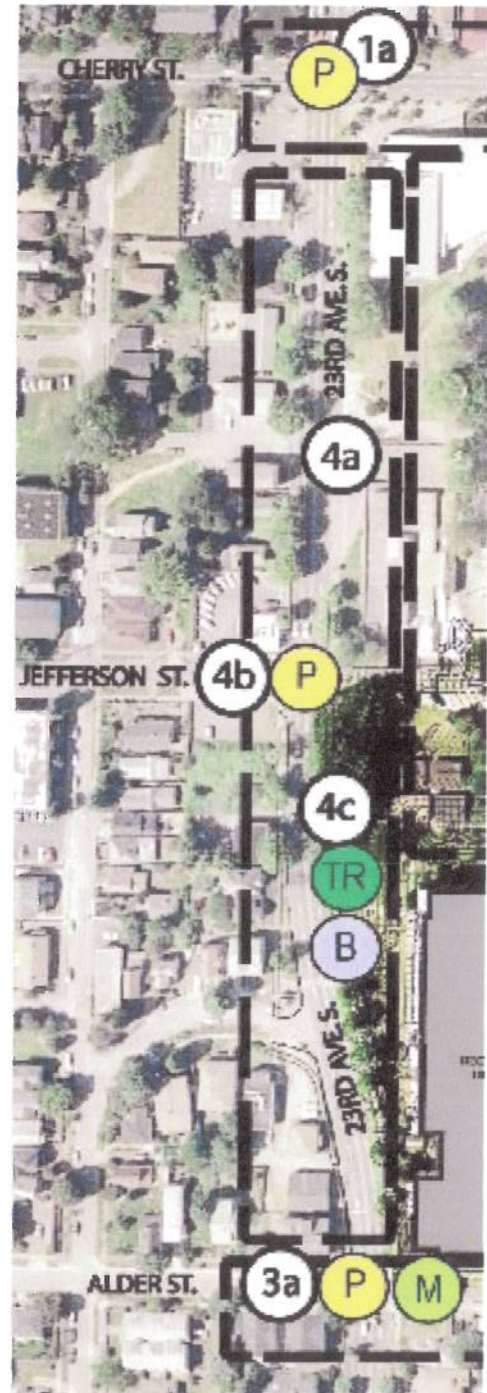
..The bus stop at this corner is a major feature and potential cause of congestion. This is a main connection to the downtown area. This is a main connection to the downtown area. Would moving the stop be good or bad? Many of the patrons of the pool and students use this bus stop. It was suggested to leave the bus stop in its current location.

Recommendations:

Provide textured crosswalks and special paving at 23rd and Jefferson. This will be a primary entry to the school and Performing Arts Building. Therefore, safety and visual intensity is critical. Lighting, paving, and flowering trees and shrubs will accentuate this focal area.

As a high profile thoroughfare, 23rd Ave. provides continuity from neighboring areas as a pedestrian route, and vehicular corridor. Streetscape should reflect the neighborhood scale, using natives, art elements and low plantings.

Site furnishings such as benches trash receptacles should be provided, particularly at entries and nodes of high traffic.



Sub-Area 4

Fig. 7

PART 2: COMMUNITY COMMENTS & DESIGN TEAM RECOMMENDATIONS

- **Sub-Area 5 & 6-Figure 8 & 9**

Pathway Connection from Horace Mann to Performing Arts Building - Legacy and Promise Promenade:

Primary lighting along main path, what kind? Thirteen to 15 foot poles along path. Parks Department to review what type of lights. Bollard lights have higher tendency for damage and graffiti.

Opportunities for art work by students or professional artists to commemorate armed forces, native American Art. Name the pathway to create an identity. Provide varied lighting. Do not provide covered areas. Use computer scheduled systems for signs (special events). Identify playfield history and provide new location for Negro League plaque on field.

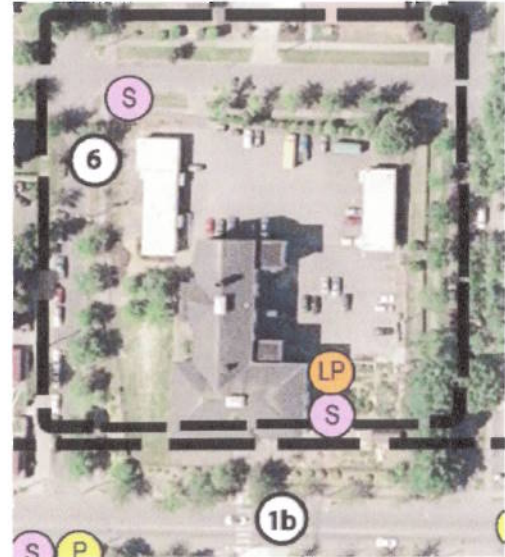
Lighting needed for parking at Horace Mann School

Recommendations:

Provide paving for new pedestrian and parking configuration.

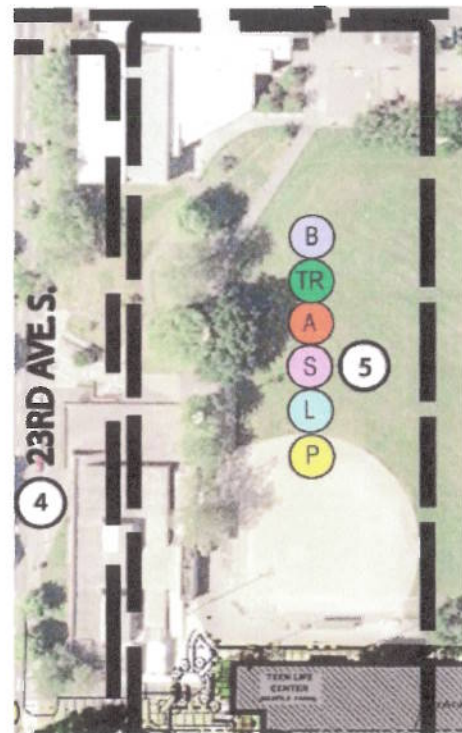
Provide landscaping, lighting, and wayfinding from Horace Mann parking lot to Garfield site.

See Part 4 - Legacy and Promise Promenade- Design Schemes for options on crossings and path configuration.



Sub-Area 6

Fig. 8



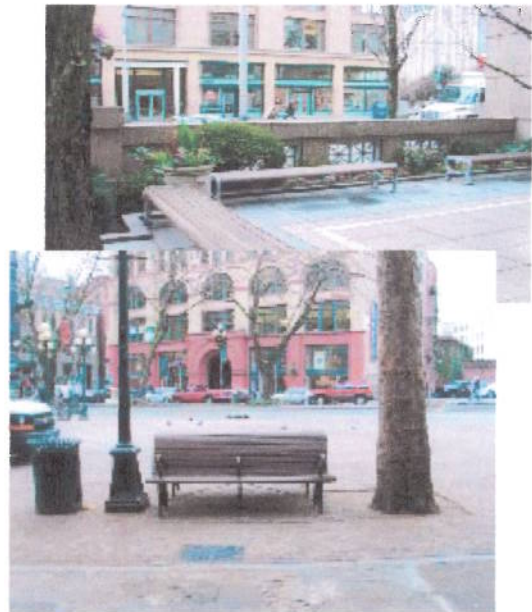
Sub-Area 5

Fig. 9

PART 3: LANDSCAPE DESIGN ELEMENTS

SITE FURNISHINGS

- Site furnishings including seating, signage, and lighting are recommended throughout the site. Per Parks Department requests, site furnishings and paving should be vandal resistant, easy to maintain and prevent sleeping and loitering activity.
- Benches and trash receptacles should be located in gathering and high pedestrian traffic areas. Benches may be manufactured, or custom art pieces that integrate cultural or historic references. Unique projects like these could be financed by private donors, or through art grants. (See Fig. 10)
- Signage: Directional signs are needed to direct visitors accessing the Garfield site from the Horace Mann site for evening events. Signs should be easy to identify, well lit, and integrated with the final pathway design.
- Lighting discussions with the community workshop indicated that 12-15' pole lights adjacent to the central pathway is desirable. Security lighting and computer controlled systems should also be considered for coordination during simultaneous evening sports events at the playfield (See Fig. 11).



Benches and Trash Receptacles Fig. 10



Lighting Fig. 11

PART 3: LANDSCAPE DESIGN ELEMENTS

PAVING

- Textured crosswalks improve safety for both pedestrians and vehicles. These provide potential solutions for locations where pedestrian crossings occur at haphazard locations and vehicle speeds are excessive.

Textured crosswalks are speed tables outfitted with crosswalk marking and signage to facilitate safe pedestrian crossings, at a level street. Also, by raising the level of the crossing, pedestrians are more visible to approaching motorists. (See Fig. 12)

- Special Paving:
Textures and color in the crosswalk serve as an aesthetic and visual reminder to drivers to reduce speeds. (See Fig. 13)

Patterns may be created with integral color, and custom textures for attractive and slip resistant safe crossings and help to create a more intimate neighborhood scale

Color, pattern and motif can be used to create unique themes and character throughout the superblock, and to create a cohesive link along 23rd between Madison and Jackson

Precast concrete pavers, inlaid art tiles or donor paving squares may be used to commemorate gathering areas within the site, or at special intersections along the Legacy and Promise Promenade.



Textured Crosswalk Paving

Fig. 12



Special Paving at Crosswalks

Fig. 13



Textured Concrete Paving

Fig. 14

PART 3: LANDSCAPE DESIGN

LANDSCAPING

Personal safety is an important consideration for urban design projects. Low groundcover is recommended along the streetscape to allow visibility into the superblock site, and to the street.

Street Trees: Trees recommended along 23rd and at the streetscape help to soften the transitions at the street and will be coordinated with the City Arborist Tree Plan and recommendations.

Landscape pruning should allow for limbing existing trees 6'-8' off the ground to maximize lighting and sitelines.

Hardy native groundcovers should be used to ensure survival in heavy traffic areas, and to reduce irrigation needs. Tree and groundcover species should be selected from the City of Seattle Department of Planning and Development. (See Fig. 17)

Integrate and plan for the transplanting of significant trees and plants to the newly renovated school and grounds where possible



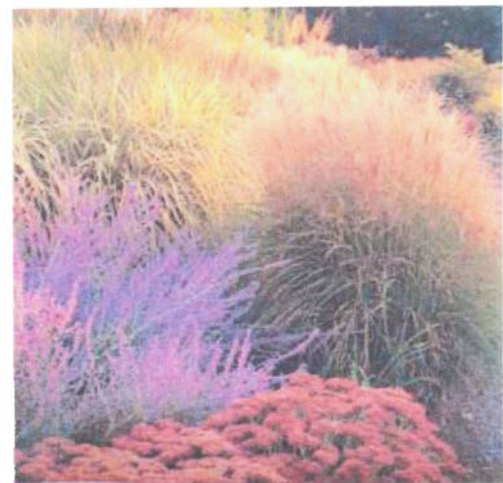
Street Trees

Fig. 15



Low groundcovers/shrubs

Fig. 16



Native plantings

Fig. 17

PART 3: LANDSCAPE DESIGN

ARTS AND CULTURE

A diverse culture and history at the Garfield site provides a strong base for art opportunities. Community resident Robert Stephens indicated that Garfield was home to the first Negro Baseball League playing field. It was suggested that the commemorative plaque in the playfield be relocated to a better spot. Former Garfield alumnus including notables Quincy Jones musician, Minoru Yamasaki architect, and William Nakamura Medal of Honor recipient would also be celebrated through art projects.

Other suggestions include a Native American work and another dedicated to the armed services. The use of quotes in concrete and student created artwork were also mentioned as possible art projects. (See Appendix for Legacy of Promise by Stephens).

The opportunity to integrate public art at Cherry St. could also accentuate key nodes along 23rd Avenue, while providing strong continuity to future developments at Madison reinforcing the Cultural Walk concept.

The community was supportive of decorative paving, colored, and textured markings. Parks emphasized that care should be exercised with the design of inlaid metals, tiles to avoid water and debris collection, and to avoid walking hazard and maintenance issues. (See Fig. 18-20)



Raised Art in Concrete

Fig. 18



Inlaid Tile Concrete

Fig. 19

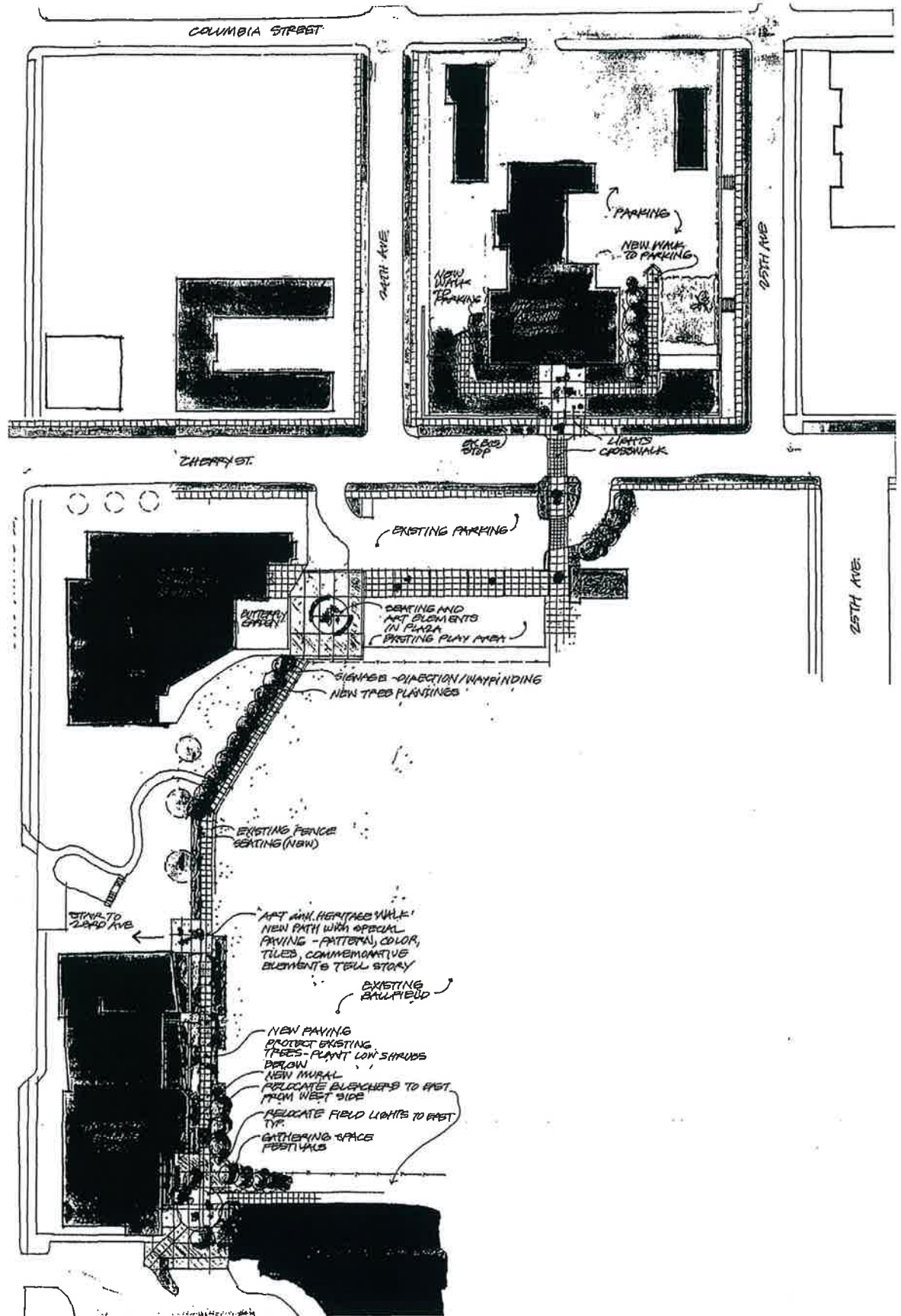


Sculpture at 23rd and Jackson

Fig. 20

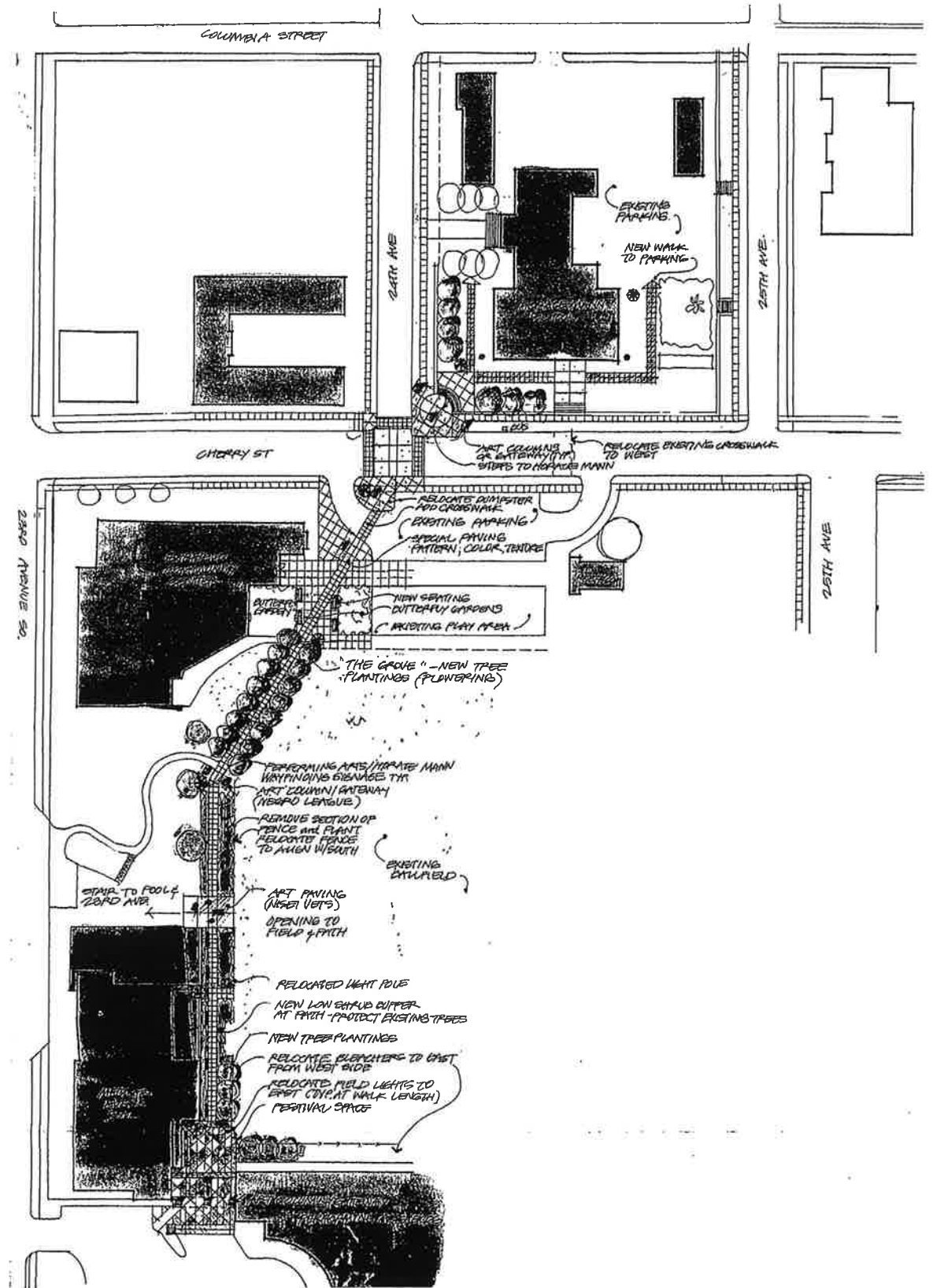
PART 4: LEGACY AND PROMISE PROMENADE DESIGN SCHEMES

This one →



Legacy and Promise Promenade
 Option A: Midblock Scheme
 Scale: NTS





Legacy and Promise Promenade
 Option B: Diagonal Scheme
 NTS



PART 4 - LEGACY AND PROMISE PROMENADE

OPTION A - MIDBLOCK SCHEME

- **Cherry St. Crossing:** The proposed crossing remains at midblock where existing crosswalk is located. Crosswalk configuration maintains on-street parking and bulb out. Proposed walkway south of Cherry is located through the existing landscape planter, and continues westerly to the existing diagonal walkway.
- **Hardscape:**
The proposed central plaza located at the entry to the Community Center provides a gathering area, with benches and an art element.
Additional gathering nodes are located midway through path and at Performing Arts Building entry. Special paving with art tiles, painting or plaques tell story of Garfield's history and culture as visitors walk along the path.
- **Lighting:** Path lighting and parking lot lighting is proposed at the Horace Mann site. This will ensure safety for the proposed access to the Cherry St. crossing. Existing baseball field lighting is located in the center of the existing path at the Garfield site. It is recommended that the lights be relocated to the east, closer to the fields and out of the path. Low level lighting or bollard lighting may be located for evening events at the Performing Arts Center when playfield lights are not in use.
- **Site Furnishings and Signage:** Wayfinding signs to Performing Arts and Horace Mann parking is provided at points as noted on plan. Proposed seating both custom at circular plaza and manufactured along the pathway.

OPTION B - 24th AVENUE- DIAGONAL SCHEME

- **Cherry St. Crossing:** Proposed crossing at 24th Avenue at four corners, creates a direct approach from the Garfield site to the Horace Mann parking lot. A diagonal connection with stairs would be required at the southwest corner of the existing retaining wall at Horace Mann School. At the Garfield Community Center site, the diagonal path continues diagonally through the site of the existing dumpster.
- **Hardscape:**
The proposed curved stair at the Horace Mann retaining wall would serve as focal point for the superblock with art columns or gateway. This area would also serve those waiting at the adjacent bus stop to the east.

Additional gathering nodes are located at the community center entry, flanked by Butterfly Gardens and seating. The largest gathering space is located to the south, and will serve as a festival and performance space. Both ends of the walkway provide a meeting space prior to performances, and as pivotal nodes leading to the east and west entries of the superblock site.

PART 4 - LEGACY AND PROMISE PROMENADE

Recommend relocation of sportsfields lights and bleachers to the east per plan. Low level pole lighting may be located along the pathway to be used for evening events at the Performing Arts Center when playfield lights are not in use.

- Signage: Wayfinding signs to Performing Arts and Horace Mann parking is provided at points as noted on plan.
- Art: Art Columns or gateways provide striking landmarks and anchoring device at the Horace Mann site and Garfield Performance Arts Building. The art columns along the promenade provide continuity to the theme, and strengthen the diagonal connection.
- Landscape: A double row of trees accentuate the boulevard feeling, and enhance the gate effect created by the art column/gateways. Hardy and seasonal groundcover and plantings soften the path edges along the length of the promenade.

PART 5 - CONCLUSION

After review, comment and approval by the City Council, Parks Department and other agencies, the Garfield Superblock Master Plan will be presented to the community as a proposal for future site improvements. The selection of the concept alternatives for the Legacy and Promise Promenade will rely on the input from Seattle Schools, the Seattle Parks Department, community and other related municipal agencies.

Prior to beginning this master plan study, the community workshop participants were informed by Seattle Public Schools that there was a lack of funding to finance the construction of this project. It was the intent that by doing the study, community partnerships could be formed with city and state agencies to obtain funding for grants and donations. With the vision of both city and community members, it is intended that the goals in the master plan will be implemented as the superblock and neighborhood continue to develop.

APPENDIX