Madison Valley Stormwater Project Phase 2 60% Design

Seattle Design Commission Meeting

September 3, 2009

Project Area Close-Up

Seattle Public Utilities

Project Schedule

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- ✓ 90% Design submitted for permitting – October 2009
- ✓ Start of construction – Spring/Summer 2010
- ✓ System operational – Fall/Winter 2011

Washington Park Orientation Map

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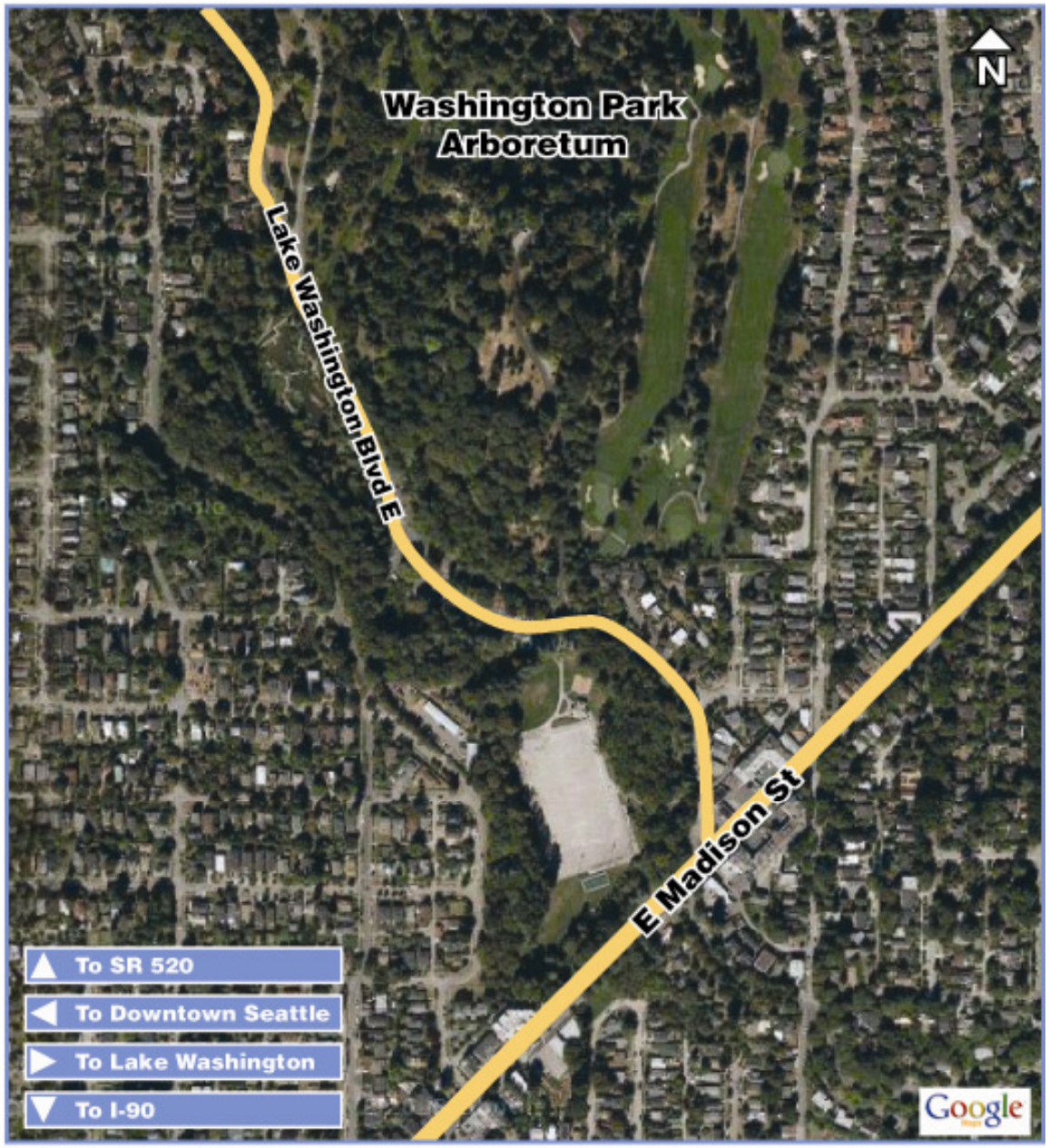

Existing Conditions in Washington Park

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Looking toward southwest corner of Washington Park

Mixed-use building on E. Madison Street

E. Madison Street streetscape

Batting cage and south slope from lower lawn

View down into site from E. Madison Street

Washington Park Construction Boundary

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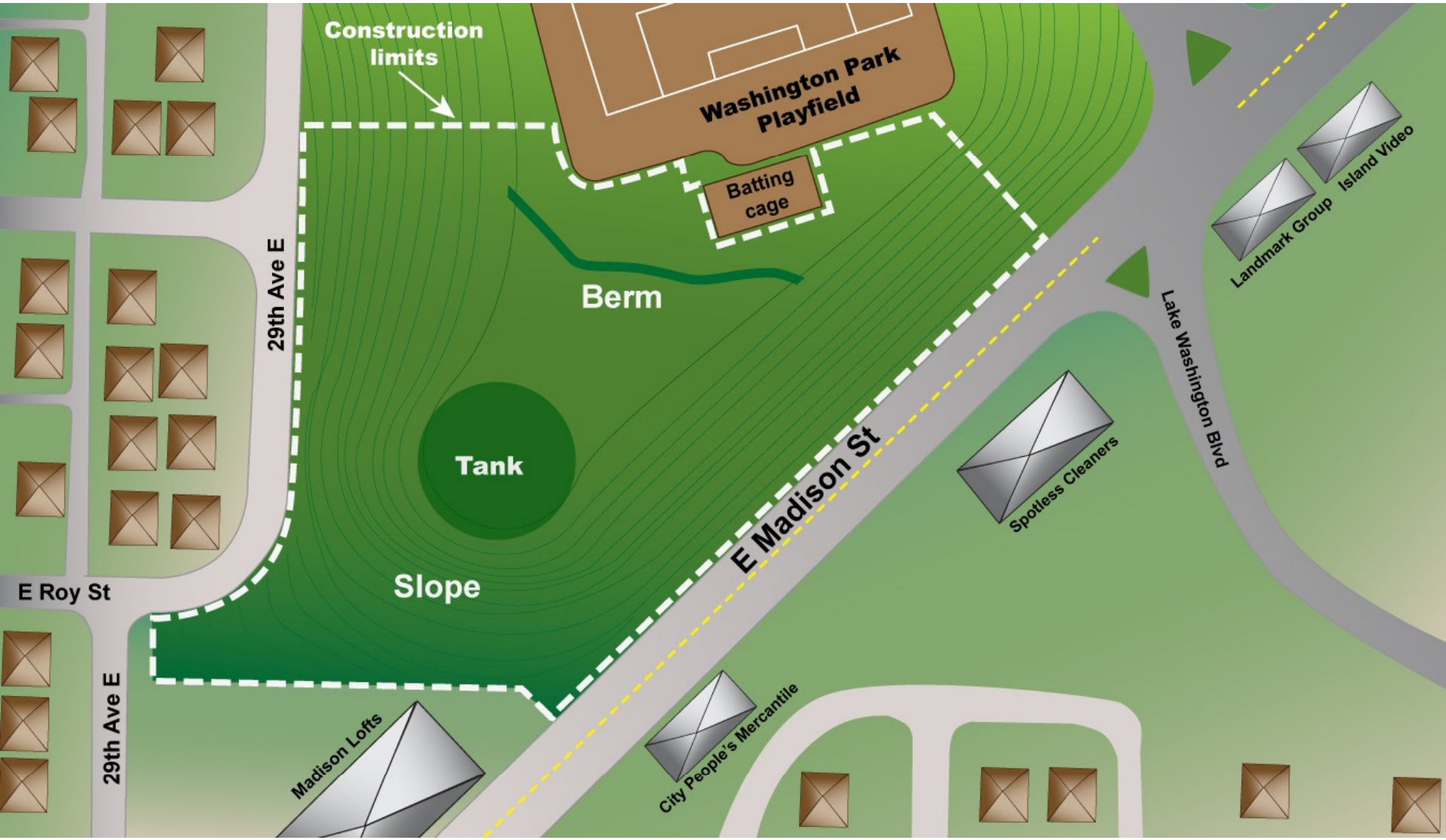

Landscape Plan

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Landscape Details

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Metal Guardrail

Concrete Pavers

NAKANO ASSOCIATES LLC

Tree Preservation Plan

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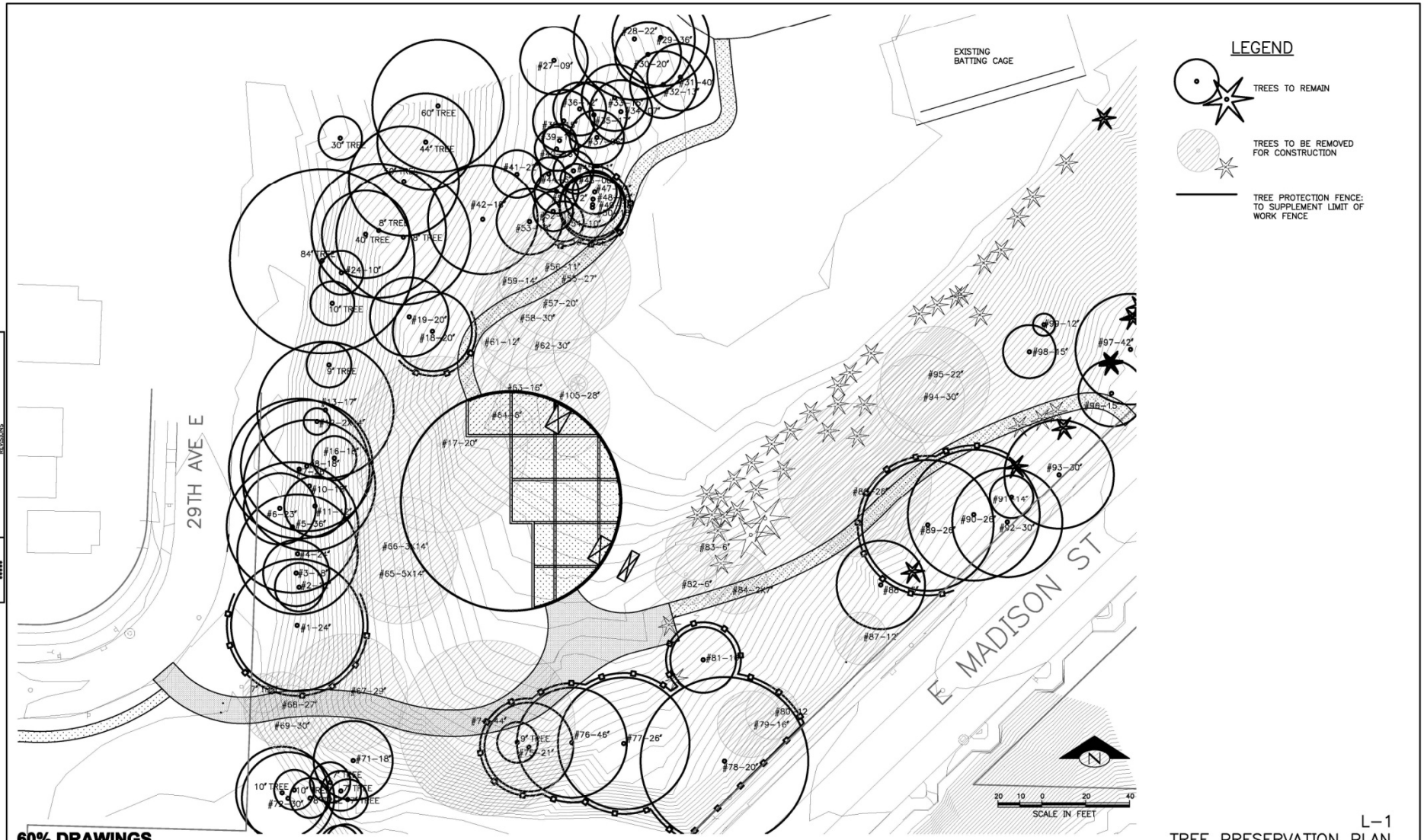


Tree Preservation Details

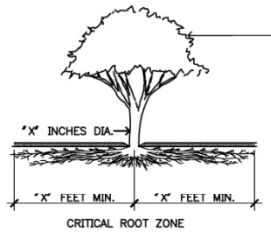
Seattle Public Utilities

TREE INVENTORY

TREE ID NO.	SPECIES	SIZE-DBH	HEALTH/CONDITION	EXCEPTIONAL RATING PER COS	STATUS	REPLACE WITH
1	Acer macrophyllum	28"	Dble leader,trunk decay, included bark, 70% LCR			
2	Acer macrophyllum	14"	Lost terminal leader, 15% LCR			
3	Acer macrophyllum	19"	Trunk decay, 65% LCR			
4	Acer macrophyllum	25"	Trunk decay, lost terminal leader, competition			
5	Acer macrophyllum	35"	Good condition, 85% LCR	Yes		
6	Acer macrophyllum	19.5"	Good condition, 70% LCR			
7	Acer macrophyllum	25"	Poor branch structure, competition, 65% LCR			
8	Acer macrophyllum	22"	Good condition, 75% LCR			
9	Prunus ermarginata	7"	Good condition, 75% LCR			
10	Acer macrophyllum	21"	Included bark, trunk decay, 40% LCR			
11	Acer macrophyllum	15"	crown decay			
12	Acer macrophyllum	12" & 15"	Dbl leader, lost terminal leader			
13	Acer macrophyllum	15"	Trunk decay, 50% LCR			
14	Acer macrophyllum	10"	Extensive trunk decay, 10% LCR			
15	Acer macrophyllum	10"	Trunk decay, 50% LCR			
16	Acer macrophyllum	12" & 10"	Dbl leader, 50% LCR			
17	Acer macrophyllum	28" &30"	multiple trunks, extensive trunk and branch decay,included bark, 50% LCR, high hazard potential	Yes	Remove	2" Cal. Betula papyrifera
18	Acer macrophyllum	28"	trunk decay, included bark in dble leader, 30% LCR, high hazard potential			
19	Acer macrophyllum	22"	trunk decay minimal, 50% LCR			
20	Acer macrophyllum	19"	trunk decay minimal, 50% LCR; double leader with included bark			
21	Acer macrophyllum	28"	Good buttress roots, some crown decay, 45% LCR			
22	Acer macrophyllum	16"	Extensive trunk decay, included bark, 20% LCR			
23	Acer macrophyllum	8" & 9"	Dbl leader, included bark, 25% LCR, extensive decay			
24	Acer macrophyllum	15"	good condition, competition, 40% LCR			
25	Acer macrophyllum	18"	Deadwood in crown, 60% LCR			
26	Prunus ermarginata	8"	phototrophic, 80% LCR			
27	Quercus robur	12"	40% LCR, interior tree in stand			
28	Quercus robur	23.5"	85% LCR			
29	Populus 'Italica'	38"	Watch', multi-leaders at 35', 80% LCR	Yes		
30	Acer campestre	22"	Lean, dbl leader			
31	Populus 'Italica'	58"	Included bark, dense canopy	Yes		
32	Alnus rubra	14"	Trunk decay, broken terminal leader			
33	Populus trichocarpa	12"	50% LCR due to competition			
34	Alnus rubra	8"	Extensive decay			
35	Populus trichocarpa	18"	50% LCR, competition			
36	Populus trichocarpa	12"	Extensive lean, 30% LCR			
37	Alnus rubra	8"	good condition. 70% LCR			
38	Populus trichocarpa	15"	good condition. 70% LCR			
39	Populus trichocarpa	14"	15% LCR, extensive competition			
40	Populus trichocarpa	16"	Lean, 50% LCR			
41	Acer macrophyllum	16"	Extensive trunk decay, 30% LCR, broken terminal leader			
42	Acer macrophyllum	18"	Included bark, trunk decay, dbl leader			
43	Acer macrophyllum	12"	Deadwood in canopy, 50% LCR			
44	Arbutus menziesii	6"	Good health, competition			
45	Populus trichocarpa	10"	Poor structural development, trunk leadn 30% LCR			
46	Populus trichocarpa	8"	Moderate condition, 45% LCR, competition			
47	Populus trichocarpa	16"	Moderate condition. 40% LCR, competition			
48	Alnus rubra cluster (3)	4", 5", 6"	Extensive decay			
49	Populus trichocarpa	18"	Deadwood in canopy, 70% LCR			

TREE INVENTORY

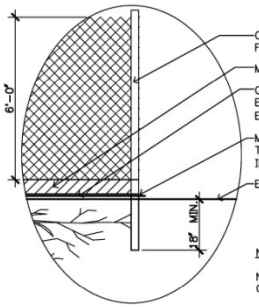
TREE ID NO.	SPECIES	SIZE-DBH	HEALTH/CONDITION	EXCEPTIONAL RATING PER COS	STATUS	REPLACE WITH
50	Populus trichocarpa	20"	Good condition. 70% LCR			
51	Populus trichocarpa	12"	Good condition. 70% LCR			
52	Populus trichocarpa	10"	Poorly developed canopy, 20% LCR			
53	Populus trichocarpa	16"	good condition. 70% LCR			
54	Populus trichocarpa	10"	Poorly developed canopy, 20% LCR			
55	Populus trichocarpa	28"	Broken terminal leader, high hazard potential		Remove	
56	Populus trichocarpa	12"	Poorly developed canopy due to competition, 15% LCR		Remove	
57	Populus trichocarpa	18"	lean due to competition, hazard potential - adjacent to lawn		Remove	
58	Populus trichocarpa	28"	trunk decay, deadwood in crown		Remove	
59	Populus trichocarpa	15"	Poorly developed canopy due to competition, 15% LCR		Remove	
60	Alnus rubra	8-10"	Trunk decay and cracking, bark splitting			
61	Acer macrophyllum	12" cluster	Extensive trunk decay		Remove	
62	Populus trichocarpa	24"	Crown decay, 75% LCR		Remove	
63	Crataegus sp.	16"	Trunk decay, poor form		Remove	
64	Malus sp.	6"	Trunk decay, poor form		Remove	
65	Acer macrophyllum-cluster of 6 trunks	30", 28", 15", 15",17" 22"	Included bark, trunk decay, 75% LCR	Yes	Remove	2" Cal. Betula papyrifera
66	Acer macrophyllum	18", 15"	Dbl leader, extensive trunk decay		Remove	
67	Acer macrophyllum	44"	Dbl leader, extensive trunk decay, 75% LCR	Yes	Remove	2" Cal. Betula papyrifera
68	Acer macrophyllum	30"	Extensive trunk decay 35% LCR	Yes	Remove	2" Cal. Betula papyrifera
69	Acer macrophyllum	34"	Lost terminal leader, trunk decay 15% LCR	Yes	Remove	2" Cal. Betula papyrifera
70	Acer macrophyllum	6"	Broken terminal leader, 60% LCR			
71	Acer macrophyllum	18"	Broken terminal leader, trunk decay, 20% LCR, decay		Remove	2" Cal. Betula papyrifera
72	Acer macrophyllum	6", 5" ,8"	lost terminal leader, trunk decay 15% LCR			
73	Acer macrophyllum	cluster	Extensive trunk decay, poor form			
74	Acer macrophyllum	22" & 20"	Dbl leader, 70% LCR,		Remove	
75	Quercus rubra	25"	Deadwood in crown, 60% LCR			
76	Populus nigra	46"	Dbl leader, 80% LCR	Yes		
77	Quercus rubra	30"	Good wound closure, 80% LCR			
78	Quercus robur	28"	Good condition, dbl leader, included bark			
79	Pyrus sp.	12"	Extensive decay		Remove	
80	Malus sp.	15"	dead		Remove	
81	Alnus rubra	17"	90% LCR			
82	Sambucus racemosa	10"	extensive decay and poor pruning, regenerative growth		Remove	
83	Crataegus sp.	12"	Poor form, 80% LCR, trunk decay		Remove	
84	Crataegus sp.	24"	Dbl leader, poor form, 75% LCR, trunk decay		Remove	
85	Cluster of calocedrus and cedars	3"	Excellent condition with symmetrical form		Remove	
86	Acer macrophyllum	24", 12"	Decay in canopy, included bark		Remove	
87	Malus sp.	12"	Poor form, 75% LCR		Remove	
88	Malus sp.	14"	Poor form. 75% LCR		Remove	
89	Acer macrophyllum	26"	Good wound closure, competition, 80% LCR			
90	Acer macrophyllum	26"	Deadwood in crown, 85% LCR			
91	Malus sp.	14"	Poor structural condition, 10% LCR			
92	Quercus rubra	30"	Broken terminal leader and lateral branches, included bark	Yes		
93	Quercus rubra	30"	Decay in crown, 80% LCR	Yes		
94	Acer sp.	30"	Extensive decay, 10% LCR		Remove	2" Cal. Betula papyrifera
95	Quercus rubra	22"	Loster terminal leader, trunk decay		Remove	
96	Malus sp.	15"	Poor structural condition, low LCR, extensive decay			
97	Quercus rubra	42"	Good condition, 80% LCR	Yes		
98	Malus sp.	15"	Extenisive trunk decay 15% LCR		Remove	
99	Malus sp.	12":	Lost terminal leader, decay 10% LCR		Remove	



NOTE:

1. CRITICAL ROOT ZONE (CRZ): THE CRZ IS EQUAL TO 1 FT. RADIUS FOR EVERY 1 IN. DIAMETER OF TREE TRUNK AT APPROX. 4.5' HEIGHT.
2. NO HEAVY EQUIPMENT IS ALLOWED WITHIN CRZ.

TREE PROTECTION DETAIL 1 L-1
NTS



NOTE:

NO DIGGING SHALL OCCUR IN CRZ TO PLACE FENCE POSTS

TREE PROTECTION FENCE DETAIL 2 L-1
NTS

TREE PRESERVATION NOTES

1.

TREE INVENTORY

TREE ID NO.	SPECIES	SIZE-DBH	HEALTH/CONDITION	EXCEPTIONAL RATING PER COS	STATUS	REPLACE WITH
100	Cedrus deodora	28"	Good condition, 90% LCR			
101	Cedrus deodora	28"	Good condition, 90% LCR			
102	Malus sp.	14"	Crown decay, 80% LCR			
103	Malus sp.	6"	Good condition, 95% LCR			
104	Grouping of calocedrus	6-8"	Excellent condition with symmetrical form		Remove	2" Cal. Betula papyrifera
105	Populus trichocarpa	28"	Broken terminal leader, 85% LCR, lean		Remove	

ABBREVIATIONS
LCR - Live crown ratio is the vertical extent of live crown compared to the overall height of the tree
Dbl - Double leader
Dbh-Trunk diameter readings taken at 4.5' above grade

L-2
TREE PRESERVATION TABLE

60% DRAWINGS

MWH

NAKANO ASSOCIATES LLC
Landscape Architects
3609 S. Mt. Baker Blvd. tel 206 292 9092
Seattle WA 98144 fax 206 292 9640
www.nakanoassociates.com

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

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DEPARTMENT OF EXECUTIVE ADMINISTRATION
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DESIGNED GS
CHECKED
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CHECKED GS

INITIALS AND DATE
REVIEWED:
DES. CONST.
SDOT PROJ. MGR.
RECEIVED
REVISED AS BUILT

ALL WORK DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-02.3 OF THE PROJECT MANUAL.

Seattle Public Utilities
City of Seattle
Ray Hoffman, Acting Director
ORDINANCE NO. 122863 APPROVED
FUND: WATER
SCALE: ----- INSPECTOR'S BOOK

MADISON VALLEY
NW DIVERSION AND
WASHINGTON PARK
STORMWATER PROJECT

JOB NO. PC C307014
R/W
CO
VAULT PLAN NO.
-
SHEET – OF 170

VAULT	SERIAL NO.	DATE	MARK	NATURE REVISIONS	MADE CHK'D REV'D
	*****				

Art Wall

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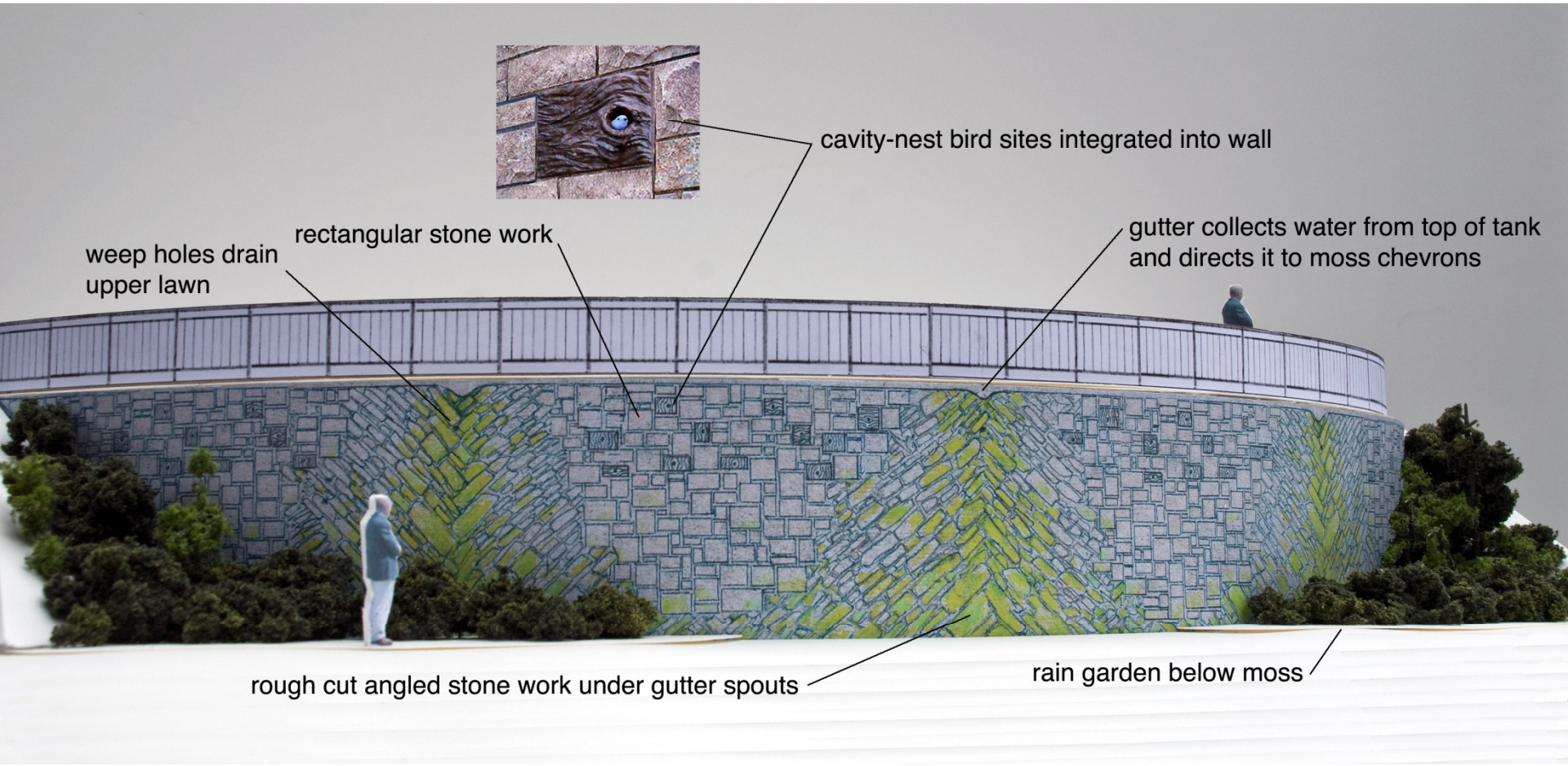
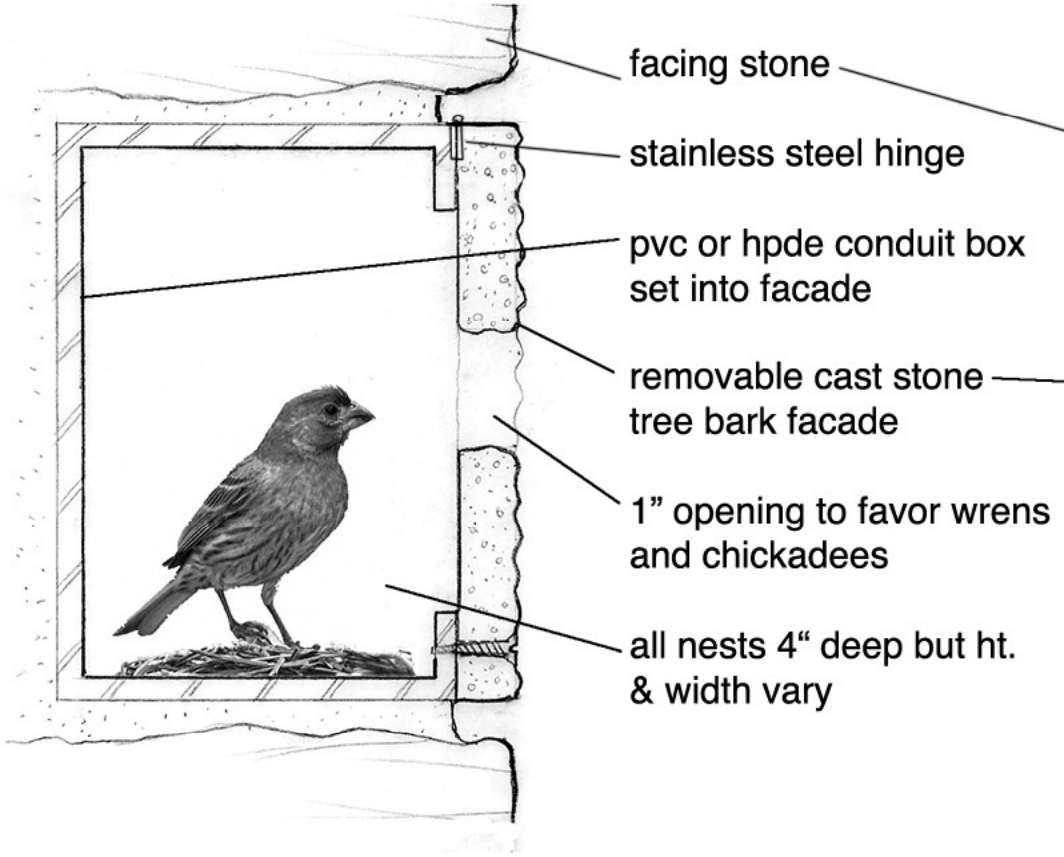


Art Wall

Seattle Public Utilities

Bird Nest



Art Wall

Seattle Public Utilities

Hydrology: Storm runoff from the top of the tank, the upper lawn and possibly the access road is captured and directed to a gutter at the top of the wall. Captured runoff flows down the wall creating 3 moss zones of the tank into the rain garden below.

Moss Wall Zones: The mossy wall zones located on the northeast side of the tank, an easy place for moss to grow. In addition to moss, ferns can also grow on the wall.