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Jefferson Park Site Planning

Planning Report

Prepared for:
City of Seattle Department of Parks and Recreation

Submitted by:
The Portico Group
Seattle, Washington

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Introduction

Jefferson Park on North Beacon Hill in Seattle is nearly 100 years old. The city's sixth largest park, it had an illustrious origin, or at least the potential for one. The plan for its development was produced by the Olmsted Brothers, a noted firm of landscape architects, in 1912.

Not much of the plan was implemented however, and the park instead grew in an unplanned fashion, with little coordination between various facilities as they were developed. Many significant changes were made during and shortly after World War II. The contemporary round of planning efforts dates from 1991, when the North Beacon Hill Community Council began development of a neighborhood plan, which was completed in 1994. This was followed in 1997 by the formation of the North Beacon Planning Association, which developed the North Beacon Hill Neighborhood Plan adopted by Seattle City Council ordinance in 1999. Development of a detailed site plan for Jefferson Park was one of the "highest priority" items identified in the 1994 and 1999 documents.

The Planning Process

The current site planning process began in late 2000, and continued into early 2002. The first step in the planning process was the preparation of a design program during late 2000 and early 2001 to express the expectations and objectives of the Parks Department and community. It included a thorough description of the project scope, budget, and schedule.

The next step was formation of a project team, consisting of community-based Project Advisory Team, and a design consultant team led by The Portico Group, a Seattle-based firm of landscape architects and architects.

The PAT, whose members were nominated by key stakeholder groups and appointed by the Superintendent of the Parks Department, represents the broad range of interests of over 20 key Jefferson Park stakeholder groups, from golf to passive parks and from Samoan cricket to table tennis. Most of the team members live in the area surrounding the park, and reflect the diverse neighborhood. The PAT's function as an advisory committee was to facilitate sustained and balanced stakeholder participation. The PAT reviewed at its meetings project scope, budget, schedule, recent accomplishments, and upcoming tasks and provided recommendations on the development of the Jefferson Park site plan. The Parks Department gave recommendations of the PAT on

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these topics. Minutes from PAT meetings are included in the Appendix.

Nine meetings were held with the PAT, two open houses and reviews with the Seattle Design Commission and Parks Department staff were held over the course of the work. The site planning effort identified an overall park vision and goals and a list of recommended design elements. At the same time, the site was analyzed to determine key opportunities and constraints. These steps led to the development of three site plan alternatives to test various configurations of the design elements on the site. Based on extensive review of the alternatives, the consensus plan was developed and implementation strategies were identified. The results of the effort will be analyzed during the first half of 2002 through an environmental impact statement that will be presented with this site plan to the Seattle City Council for approval late in 2002.

The site plan lays the groundwork for creation of a vibrant and active park at the core of the North Beacon Hill Community. Improvements at Jefferson Park will contribute to the quality of public places and open spaces in the area. The changes will integrate the seemingly disparate elements of the park to create a greater community resource. The plan capitalizes on the spectacular vistas to the Olympic Mountains, Puget Sound and the downtown skyline, while creating visual and spatial links to the surrounding neighborhood.

In the process of assessing Jefferson Park's present condition, and planning for its future, two primary reports were produced:

- The Planning Report reviews the master planning process and summarizes the findings of the programming, site inventory, site alternatives and consensus plan.
- The appendices describe in detail all issues pertinent to the site plan, including information on public participation, programming, site analysis, site alternatives, and details of the conceptual plan.

Site Analysis

The Site Analysis Phase examined seven elements of the site to develop a thorough understanding of existing features, and explore how these features relate to each other and create opportunities for, or constraints to future park development. The elements are:

- Recreation in the vicinity

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- Property ownership and the project area
- Historical features
- Physical features
- Cultural features
- Experiential quality
- Site evaluation

Refer to the Appendix for a detailed discussion of the site analysis elements.

Recreation in the vicinity

This element examined the number and proximity of existing recreational opportunities within a five-mile radius of Jefferson Park. Facilities for soccer, baseball, football, track, children's play areas, and greenbelt corridors were noted. As part of the city's area-wide recreation and open space system, Jefferson Park should accommodate easy and convenient links to this system via bike, pedestrian and make visual connections via greenbelts. Furthermore, the park should provide complementary uses and activities, rather than duplicating services in nearby parks.

Property ownership and the project area

The project study area consists of approximately 50 acres located west of Beacon Avenue South. It did not include the 9-hole golf course, driving range, golf clubhouse, golf maintenance yard or Citywide Horticulture. The lands are owned and maintained by Seattle Parks and Seattle Public Utilities. The project area north of S. Dakota St. (the north edge of City wide Horticulture and the Golf Clubhouse is owned by SPU. Portions of this land area by agreement with SPU is utilized by SPR as park space and for facility use, including the community center, tennis courts, children's play area and portions of Golf Maintenance. The adjacent nine hole golf course and driving range is owned by Seattle Parks and Recreation with a management agreement by Seattle Municipal Golf. Jefferson Playfield owned by the Seattle Parks & Recreation is adjoined the Veteran's Administration Hospital to the east. This planning process provides the opportunity for the multiple owners (including the Seattle Department of Parks and Recreation, Seattle Public Utilities, Seattle Golf, the Seattle School District and the VA Medical Center) to identify common goals and issues, which will help to achieve a unified site and park. Links and transparent boundaries between these uses will contribute to the image and continuity of the park experience.

Historical features

Jefferson Park was identified by the Olmsted Brothers as an important component in their proposal for a comprehensive system

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of parks and boulevards for Seattle. Although few elements of the plan for Jefferson Park were built, and little remains of what was constructed, the site plan for Jefferson Park can create some of the envisioned relationships -- and also create park spaces inspired by the Olmsteds' design principles. These include a system of pedestrian trails linking uses and activities, a variety of open spaces defined by shade trees, and a combination of formal and informal plan elements. Unrealized historical plan features that may influence the new site plan include:

- additional parallel rows of trees and pedestrian promenades along the Beacon Avenue boulevard
- clustering of active sports fields and formal geometric plan elements adjacent to the boulevard
- a curvilinear path/road weaving through the central and southern portions to the park establishing strong physical links to the neighborhood to the west, to golf course east of the boulevard and to the Cheasty Blvd. greenbelt.

Physical features

The most significant physical feature of the site is the large and expansive plateau containing the two SPU water reservoirs and the open lawn slopes surrounding it. The site of the retired north reservoir will provide significant area for park development, relatively free of constraints. The change in grade from Beacon Avenue South on the east to 15th Avenue South on the west provides an opportunity for grading to create landforms and spaces that contribute to park use and accentuate the territorial views. The same elevation changes will require careful location of pathways to allow accessibility for all users. Finally, the elevation changes will allow strategies for collecting and treating storm water runoff onsite -- possibly by creating swales and wetlands.

Cultural features

This analysis found that the dominant cultural features at Jefferson Park are the golf courses and associated structures and the Seattle Public Utilities reservoirs and water supply and distribution lines. There are 13 primary structures within the visually perceived boundaries associated with Jefferson Park. Two of those, the community center and the trolley shelter, are within the scope of work of the Jefferson Park Site Planning Study.

The community center sits along Beacon Avenue South at the northwest corner of the site. It is approximately 7,270 square feet in area, and has program space on the main, upper and basement floors. The main floor layouts of rooms, and the public and support circulation patterns, are generally well organized.

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However, problems exist because of the number of people attending activities and programs, the number of programs, and the need to use rooms for multiple activities and programs. The rooms are too small and too few in number, and there is a lack of storage. Furthermore, the building does not meet current code requirements for seismic design, energy consumption and some occupancy-related life safety criteria. It also does not meet ADA-related criteria for accessibility and door hardware.

The plan should seek opportunities for shared use of site facilities to avoid duplication and maximize public monies. Furthermore, it should define and activate outdoor spaces by surrounding them with activities and facilities. Doing so will also facilitate the linkages between indoor and outdoor spaces.

Experiential quality

The most striking quality of the park are the territorial views to downtown, Elliot Bay and the Olympic Mountains available from the perimeter of the reservoirs, at the Lawn Bowling Clubhouse and within the 9-hole golf course. However the overall experience at existing site is dominated by the industrial quality of the water storage reservoirs and maintenance areas and high fence surrounding the driving range. The existing public open spaces outside of the fenced areas have a quality of left over space without much spatial definition and character.

Park uses and activities should capitalize on the park's location atop Beacon Hill by taking advantage of its territorial views and the synergy created by diverse park activities. The design should maximize the links between park spaces, and use tree massing and grading to define spaces and frame views within the new park space that will be created at the retired reservoir site.

Summary of site opportunities and constraints

The greatest opportunity to enhance Jefferson Park lies in unifying the site by creating usable park space and strong pedestrian links between activities. Converting the land currently occupied by the reservoirs to park space will dramatically improve the quality and use of Jefferson Park by the community. If the City can identify financing, the potential to place a hard lid and usable park space on the south reservoir will nearly double the usable open space. This large park space will then become the dominant public space and will visually and spatially connect the existing separate uses and spaces. A park promenade, serving as a central walk between Asa Mercer Middle School, the clubhouses and the community center, has the ability to link the park's activity centers and gateways and provide connections to the neighborhood.

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In addition, it is important that the park's image be recognizable at entry points, and that they reflect the community's unique sense of place and image -- including its diverse park heritage. The plan can evaluate uses first identified in the Olmsted Master Plan for possible inclusion, revive special cultural spaces such as the Japanese-American picnic grounds, and renovate existing facilities like the trolley shelter and the Samoan cricket grounds.

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Park Vision

The park vision is intended to be an organizing principle to give 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.

Park Goals

Goals derived from the park vision are to:

- Take advantage of the views, topographic changes, and property gained from retirement of the north reservoir
- Improve ease of access from the surrounding neighborhood to the park
- Integrate the park and the neighborhood, while fostering the contrast
- Improve and increase accessibility to park spaces and activities
- Provide opportunities for people to express their cultural traditions and ethnic background
- Balance local and regional use
- Provide viewpoints with well-defined views of downtown, Elliott Bay and the Olympic Mountains
- Create a sense of seclusion, revelation, spaciousness, mystery and excitement
- Provide places for restoration and relaxation
- Provide opportunities for a balanced mix of programmed and unprogrammed activities
- Provide a variety of sports facilities
- Connect the spaces of the park with a network of trails
- Provide buildings and art that support the park vision and are subordinated to the landscape design

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Park Design Elements

Design elements derived from the park goals are:

Viewpoints looking toward downtown, Elliott Bay and the Olympic Mountains, from:

- Area north of lawn bowling clubhouse
- Northwest corner of the north reservoir
- Community center area

Walkways and Pedestrian Connections

- The north/south pathway
- The pathway around the 9-hole golf course
- The South Spokane Street overpass
- The Dakota Street/15th Avenue South crossing/park entry

Community Center

- Phased renovation:
 - > Phase 1 -- add a gym to the existing community center
 - > Phase 2 -- build a new community center
 - > Phase 3 -- add a second gymnasium

Reservoir Cover

- Floating cover over the south reservoir
- Hard reservoir cover allowing park activities to extend over the reservoir, if and when funding becomes available

Ballfields and Other Recreation Areas

- A meadow to accommodate informal recreation and youth sports (unstriped and unlit)
- Ballfields for active recreation, including Samoan cricket, baseball and soccer
- Activity areas including a children's play area, outdoor basketball and tennis courts

Service Roads and Parking

- Service access to Citywide Horticulture, golf maintenance, driving range, golf clubhouse, and reservoir
- Small, dispersed parking lots at the perimeter of the site

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Descriptions of Site Alternatives

Three site alternatives were developed to explore a range of possible program layout and configuration on the site. While the types of improvements and costs are similar in each alternative, the character of the park differs greatly. In each case, options for park improvements over a hard lid were developed. These hard lid and park improvements may be possible if funding beyond that currently available is found. The alternatives were reviewed by the Project Advisory Team members and consensus reached on key issues. Guidance was provided to the designers and documented through decision tree (see Appendix). In addition, an open house was held Saturday, September 29th at Jefferson Community Center to provide an opportunity for the public to review the alternatives.

Alternative One - Pond and Meadow

Alternative One creates an informal pastoral setting at the north end of the park. The park's character is established through the playful curves of the path layout and play meadow. The naturalistic pond and wetlands provide a foreground for views from the community center, with whimsical earthwork mounds in the background for picnics and passive recreation. From these mounds, park visitors can enjoy panoramic views of the cityscape, Elliott Bay and the Olympics. The connecting spaces around the south reservoir contain winding paths through an open tree-and-meadow landscape. The paths by the lawn bowling area and around the nine-hole golf course provide connections between the north and south ends of the park.

Alternative Two - The Circle and Flying Wedge

Alternative Two creates a formal open space at the north end of the park, centered along an axis connecting an expanded community center at one end and an earthwork sculpture incorporating the north and west embankments of the former water reservoir at the opposite end. Water in its myriad forms is a key design element, interpreting the story of Seattle's water supply, including waterpipe fountains, streams, wetlands and children's splash areas. The central circle provides opportunities to celebrate the diversity of the Beacon Hill community through Samoan cricket and community events. Architectural and sculptural trellises create gateways and framework for art fairs and markets along the circular promenade. The proposed earthwork creates a green sculpture and framed openings toward the city beyond. In an arrangement similar to Alternative One, the community center, active recreational courts, and observation points surround the lawn circle. This alternative provides expanded pathways to the

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south and more integration of the nine-hole course with the rest of the park.

Alternative Three - A Central Meadow

Alternative Three creates a large pastoral meadow that captures the heart of the site. Its central location provides a quiet, protected area that integrates with the existing east-west maintenance road and the existing open space north and west of the lawn bowling clubhouse. The slope of this central meadow is oriented to and opens toward the neighboring community to the west. The open space is intended for passive and active non-organized sports use. The connecting pathways wind through an open tree and meadow landscape, connecting the major park entries and the activities of Jefferson Park.

Consensus Plan

After careful consideration and discussion with community members, Project Advisory Team members, and Parks Department staff, a consensus plan was developed. This plan incorporates the most desirable aspects of the alternatives and some new ideas. It also shows how the park might be developed if funding is secured to construct a hard lid on the south reservoir, allowing the park to extend over the reservoir. At this time Seattle Public Utilities, which operates the reservoir, has funding for a floating cover, which is less expensive than a hard lid. With a floating cover, the south reservoir would be enclosed with a fence to protect water quality and would look similar to the existing south reservoir. A second open house public meeting was held to review the plan.

The consensus plan reflects many attributes of Alternative One. It envisions a significant new addition to Seattle's park and open space system, made possible by the abandonment of Seattle Public Utilities' (SPU) north reservoir and the potential for a hard lid and park over the south reservoir, key to fulfilling the park's potential. The plan proposes six major spaces within the park:

- an inviting new entry along Beacon Avenue South, combined with an expanded community center, sports courts and children's play areas
- a series of free-flowing meadows linking the north end of the park to the west entry along 15th Avenue South
- a spacious meadow and picnic grounds linking the community center and lawn bowling area along the west edge of the driving range

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- a sports plateau atop the potential hard-lidded reservoir
- a perimeter path around the edge of the 9-hole golf course
- a renovated Jefferson Field
- a primary Jefferson Promenade access connecting the north & south park areas

Beacon Avenue South Entry

Park visitors arriving on foot find an inviting pedestrian promenade alongside Beacon Avenue South leading them to the entry on the northeast side of the park. Stately trees lining the promenade are reminiscent of the effect that the Olmsted Brothers envisioned for the park perimeter nearly a century ago. Architectural and sculptural trellises form gateways that beckon, leading visitors away from traffic noise and other elements of the outside world. An art fair is set up in the market stalls along the promenade, and the colorful works cause many to stop, watch and comment.

The sounds of energy and athletic effort can usually be heard from beyond the marketplace stalls: basketball and tennis courts just inside the park draw many players and spectators from the neighborhood.

A sign on the kiosk at the park entrance indicates that the art fair will be succeeded, on the following weekend, by an ethnic celebration featuring food, crafts and dancers. Light and sound from the gym and the community center that border the entry walk indicate that these facilities, along with the new activity rooms to the north, are in use for meetings, classes and pick-up games. It is inviting to linger outside these community places - the adjacent open space features splendid views to the north and west.

Visitors are drawn farther into the park by the sound of splashing water emanating from a geyser, and the cheers of delighted children frolicking beneath it. The geyser is part of the overall story of water on this site. Connected to the underground Cedar River water supply line that feeds the reservoirs, it is operated by the water pressure in the pipe. Water in its myriad forms is clearly central to Jefferson Park, waterpipe fountains, streams, wetlands and children's splash areas illustrate its many uses.

Some of the youngsters are happiest along the stream that carries water away from the geyser and into a pond. It provides them a safe place to play with small boats, pursue imaginary fish, and otherwise satisfy their endless fascination with moving water.

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Beyond the geyser lie choices: visitors can head straight for the open meadows, or swing south through the picnic areas and the bocce and lawn bowling spaces that adjoin them. The walks are pleasant, with evolving scenes of activity and landscape, regardless of destination.

The Great Meadow and The Terrace

People who choose to meander north through the heart of the park enjoy the playful curves in the path that bring them to the perimeter of the Great Meadow. On a weekday afternoon, the most energetic activity in the meadow may be kite-flying; on a weekend, this pastoral space will be alive with the ethnic heritage celebration and assorted games.

Created by the removal of the old north reservoir the Great Meadow, and the Terrace below and to the west of it, now comprises the largest park space at Jefferson Park. The Great Meadow is actually the most prominent of an entire series of meadows that draw visitors for strolling, picnics, and resting -- as well as occasional festivals and sports activities.

A naturalistic pond, wetlands and stream course set the meadow apart from the community center and creates links to the other spaces of the park.

Beyond a picnic shelter at the edge of the Great Meadow, a whimsical earthwork mound comes into sight. This is "the Viewpoint," the highest point in the park, which features panoramic views of the cityscape, Elliott Bay and the Olympics. People living in the neighborhood to the north of the park come here often, using the overpass across South Spokane Street that enables them to avoid street traffic and quickly access the Viewpoint to watch sunsets over the mountain peaks.

Visitors who continue to walk counterclockwise around the park from the Viewpoint find a very different place: the Terrace, with its surprising aura of pastoral solitude. Although people of all ages are at play on the plateau above, the lush arrangement of trees and smaller plants, and the lower elevation of the Terrace, prevent human sounds (and stray balls) from intruding on contemplative walks through this quiet area. Some in the neighborhood use the South Dakota Street entrance to directly access the Terrace when they need a brief respite from the demands of their daily lives.

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The Picnic Grounds

The installation of a hard lid and park over the south reservoir has dramatically changed the old park that some neighbors remember. The community center and lawn bowling area adjoin a central picnic ground -- a quiet, protected area that is integrated with both the existing maintenance road and the existing landscaped areas north and east of the Lawn Bowling Clubhouse. The meadow gently slopes down from a high point at the new terrace on the north side of the lawn bowling clubhouse, drawing people into the open and providing a pleasing foreground for yet another panoramic view of the downtown skyline, Elliott Bay and the Olympics.

The Sports Plateau

Visitors can always find athletes to watch on the sports plateau atop the hard lid over the remaining reservoir in the center of the park. Baseball and soccer are the most popular games here, and players usually have an audience. A concessions building and restrooms serve the athletes, their friends and families.

The 9-hole Path

A perimeter pathway loops around the existing 9-hole golf course, with a natural winding configuration that provides variety and surprise for those who walk and jog it frequently. It is a route popular for visitors with strollers and wheelchairs alike. Despite the changes in grade, the path has an ADA-accessible slope.

The two-thirds of a mile path serves as an ideal walk for those who want both exercise and a sense of completion: it begins at Beacon Avenue South and follows the service drive along the north edge of the golf course, turning south along Jefferson Field, and then east back to Beacon Avenue South along the north edge of the VA Medical Center.

Jefferson Field

People play Samoan cricket on this field as they have for years, but the space now also accommodates many baseball and soccer games. Night lighting and all-weather turf extends its usefulness. Because the field is linked by paths to the sports plateau and the children's play area, entire families now make frequent trips to the park to enable both adults and children to participate in organized sports and free play -- whatever suits their ages and the impulses of the day.

Jefferson Promenade

The Jefferson Promenade is the primary pedestrian link between the Community Center at the north end of the park to Asa Mercer Middle School in the south. Along the walk are significant

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opportunities to celebrate the history and cultural diversity of the site and neighborhood. Outdoor sculpture, colorful path tiles, and kiosks dedicated to historical events including the Japanese Language School Picnic Area, Olmsteds, and Army Recreation Camp will explain the site context to area residents and visitors. Go (Asian chess) tables and games from different countries are played on tables beneath small shelters that can also be used for casual picnics and seating. Bocce ball, skateboarding and other active sports along the path will reinforce the diversity of activities and users of the park.

Other Plan Elements

Four small parking lots, mostly along the edge of the park, augment the shared parking along Beacon Avenue South and make it easier for people to reach their destinations -- even laden with sports and/or picnic equipment. The new parking areas are:

- 46 parking stalls located south of the community center
- 46 additional parking spaces north at the 15th Ave. S/S. Dakota park entry.
- 20 parking stalls relocated from the north side of the lawn bowling area to the south side of the courts
- 20 diagonal parking stalls along 16th Avenue South, adjacent to Jefferson Field

Design Vocabulary

The design vocabulary was derived from the park vision, park goals, and park design elements and consensus plan. The vocabulary is a collection of images that express/support the park vision and which will be used as design standards for future improvements in Jefferson Park. The vocabulary includes the following park elements:

- * Meadows and Planted Edges
- * Structures
- * Courtyards, Plazas, and Child's Play
- * Paths
- * Furnishings (Benches, Bollards, Grates, Tables, Signs, Drinking Fountains, Lighting, etc.)

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Implementation Strategies

Estimate of Probable Construction Costs

The total project cost in 2001 dollars for park improvements is approximately \$36 million. In addition, Seattle Public Utilities' cost for demolishing, filling and grading the north reservoir is estimated to be \$10 million.

Funding

As of January 2002, the total funding identified for implementing the site plan is \$10,969,000. The Pro-Parks Levy passed in 2000 will fund construction of three projects with a total project cost of \$8,115,000; these include Jefferson Park Pathway Development (\$516,000), Jefferson Park Tennis Courts (\$499,000) and Beacon Reservoir Park Acquisition / Development (\$7,100,000.) The Seattle Center and Community Centers Levy passed in 1999 will fund construction of the Jefferson Community Center Gym (\$2,463,000.) In addition, \$391,000 in Cumulative Reserve Funding is appropriated for replacement of the Jefferson Park Play Area. Not included in the total above is funding for construction of east-west path (largely completed in 2001) and construction of path and fence improvements along S. Spokane St and 24th Avenue S. (partially completed in 2001).

Phasing

For this report, Jefferson Park has been sub-divided into eight project development areas that have a high degree of cohesion and spatial interrelationship. The project development areas are:

1. The Beacon Avenue South entry including the children's play area, basketball courts and the tennis courts
2. The community center, including the gym
3. The Great Meadow, to be created following demolition of the north reservoir by Seattle Public Utilities
4. The picnic grounds, which will re-establish past use of the site
5. The Terrace, which will be graded and planted
6. Jefferson Field, which is to be renovated
7. The sports plateau, on the hard lid over the reservoir
8. The perimeter path around the 9-hole golf course

The question is often asked: "In which construction phase will a particular improvement take place?" Critical factors affecting this decision include funding availability (amount and schedule) and commitments from City departments, and the inherent logical sequencing of improvements.

Two major construction phases are proposed, using currently available funds. Under Phase 1, in 2002-03, the gym and portions

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of the 9-hole golf course path will be designed and constructed. Under Phase 2, following retirement of the north reservoir in 2004-05, essential components of the Beacon Avenue South entry and the Great Meadow will be constructed. At the Beacon Avenue South entry, construction will include the entry promenade, plaza, children's play area, tennis court, basketball court, and wetland near the entry. At the Great Meadow construction will include the perimeter pathways, meadows, tree planting, wetland ponds, and viewpoint.

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Additional Implementation Strategies

In addition to the funding sources and amounts identified above, Seattle Parks and Recreation will continue to explore strategies to implement the design for the park and its facilities. Suggestions relate to utilizing free soil to fill the retired reservoir that may become available from nearby construction projects (i.e. Sound Transit) or leverage the existing funding to attract funding from other public and private sources.

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Conclusion

The citizens of Seattle, as a result of a decade-long effort by the North Beacon Hill community, the City of Seattle Department of Parks and Recreation, Seattle Public Utilities, and the Seattle City Council, stand poised to implement a significant portion of the site plan for Jefferson Park. The \$11 million in funds committed to the park by citywide levy and Council action, along with Seattle Public Utilities' commitment to demolish and restore the site of the north reservoir, will establish a park framework that the community and city can build on in the future. A new park and community center will create a unique spirit of place infused with exciting recreational opportunities and the diverse cultures of the Beacon Hill community.

The design program and the results of this site planning study are available at the site planning web site <http://www.cityofseattle.net/parks/parkspaces/jeffparksiteplan.htm>.