



**CASCADE  
DESIGN  
COLLABORATIVE**

## **Greenwood/Phinney Landbanked Park Development**



# Purpose + Program

## Purpose

- This project is being funded through the Seattle Park District.
- This is one of 14 landbanked sites which were acquired to provide additional access to open space in high urban density neighborhoods across the city.
- The new park will provide the community with open space accessible to people of all abilities, areas for gathering and community fellowship, play for children of all ages and space for quiet reflection.
- As this fund is for open space, there is a 15% max. limit on impervious surfaces within the property lines with the exception of pathways and surfaces, under canopy of trees.

## Program

- Ensure ADA and maintenance access to park elements and pathways.
- Any play elements installed should be appropriate for toddlers, older children and children of all abilities with high play value to increase activation of this area beyond the summer months.
- Consider incorporating a design which will serve as a space for reading and quiet enjoyment for library patrons.
- Design may include the incorporation of gathering spaces to identify areas for lunch and picnicking.
- Implement ROW improvements per Seattle Department of Transportation standards.



Vicinity Map

Not to Scale  
Source: Seattle SDCI GIS Map

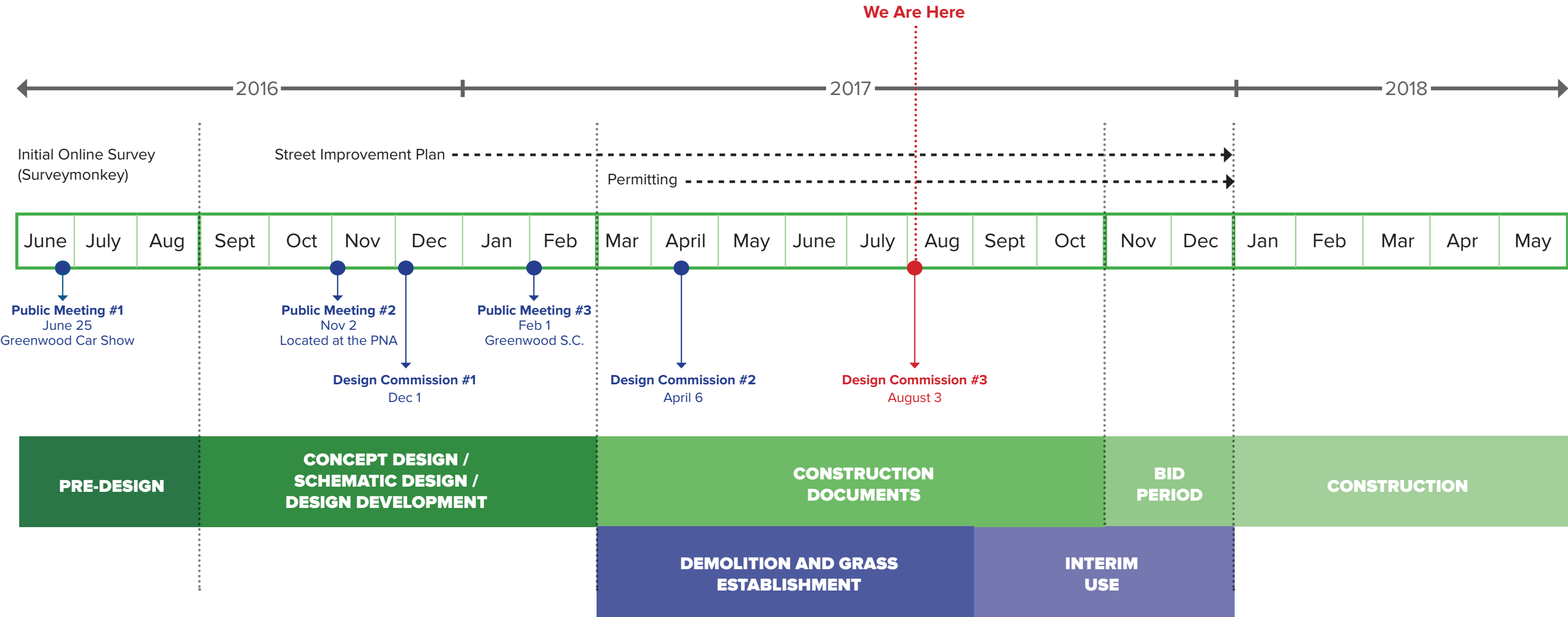


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# Project Schedule





# Site Demolition

The building and site demolition cleared the way for the new park.

The park design planned on using some existing building and site walls on the east side near the residences to elevate and level the park site.

Some of the walls were not suitable for reuse.

The one site retaining wall suitable for reuse needs additional structural support. This wall on the north parcel's eastern property line will be capped and attached to a new retaining wall with an L-shaped footing reaching into the site.

The walls along the northern edge of the park which were originally scheduled for reuse are not structurally sound and will be replaced with new walls.



The beginning of demolition



Site Clearing



The walls seen here on the south lot have been removed.



The property line is at the fenceline. All of these walls are removed.



Retaining wall on the north parcel property line will be reused.



Retaining wall to remain as seen from the N. 82nd St. sidewalk.



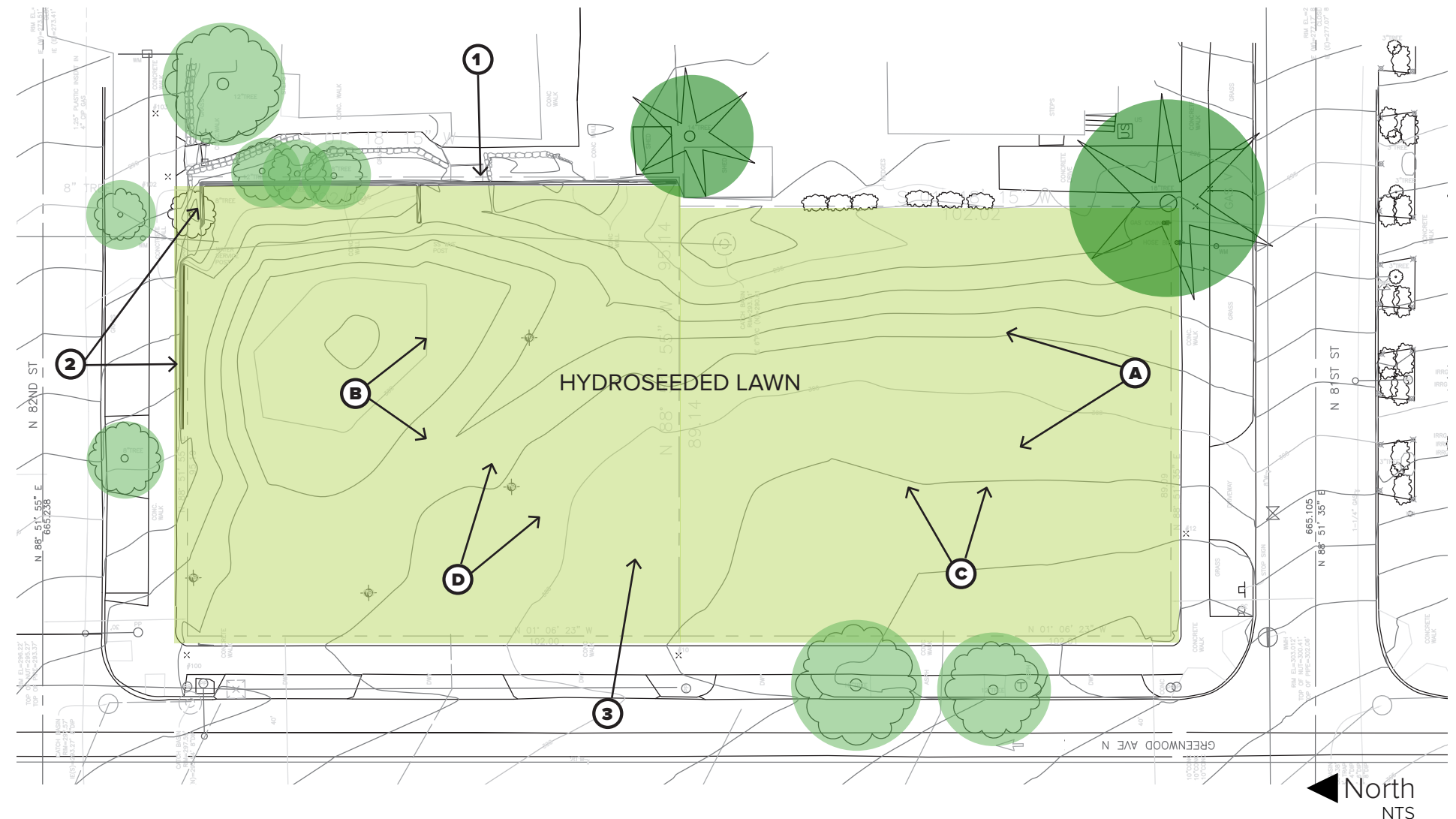
# Project Update: Interim Condition

The park site is now a hydroseeded green lawn.

The chainlink fence which surrounds the site will be removed once the hydroseeded lawn is established, likely in September. When this occurs, the site will be able to be used until construction begins in 2018.

Fences will remain in place at the east property line and where drop-off protection is needed.

- ① East retaining wall at northern property to be reused for park development
- ② Retaining walls at N 82nd Street sidewalk to be removed
- ③ New topsoil to be salvaged and reused for park development





# NEW PARK COMING SOON !!!

### Preferred Alternative Illustrative Plan - Phase 1

#### Legend

- ① Parallel Parking
- ② Maintenance Driveway
- ③ Dog Station
- ④ Seat Walls
- ⑤ Entry
- ⑥ Planted Buffer
- ⑦ Gently Sloping Lawn
- ⑧ Nature Discovery Trail
- ⑨ Plaza Area with Movable Furniture
- ⑩ Loose-Parts Digging Area
- ⑪ Street Trees (Maintain Existing) + New Buffer Planting
- ⑫ Raised Crosswalk



- Demolition Complete June 2017
- Site Temporarily Open by end of August 2017
- New Park Construction Begins Early 2018
- Park Complete Mid Year 2018

Want to help and get involved? Visit the Friends of Greenwood Library Park Facebook Page: <https://www.facebook.com/greenwoodlibrarypark/>  
Have questions? Contact Seattle Parks and Recreation Project Manager Katie Bang [katie.bang@seattle.gov](mailto:katie.bang@seattle.gov)







## DESIGN INTENT



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# Schematic Design Preferred Alternative

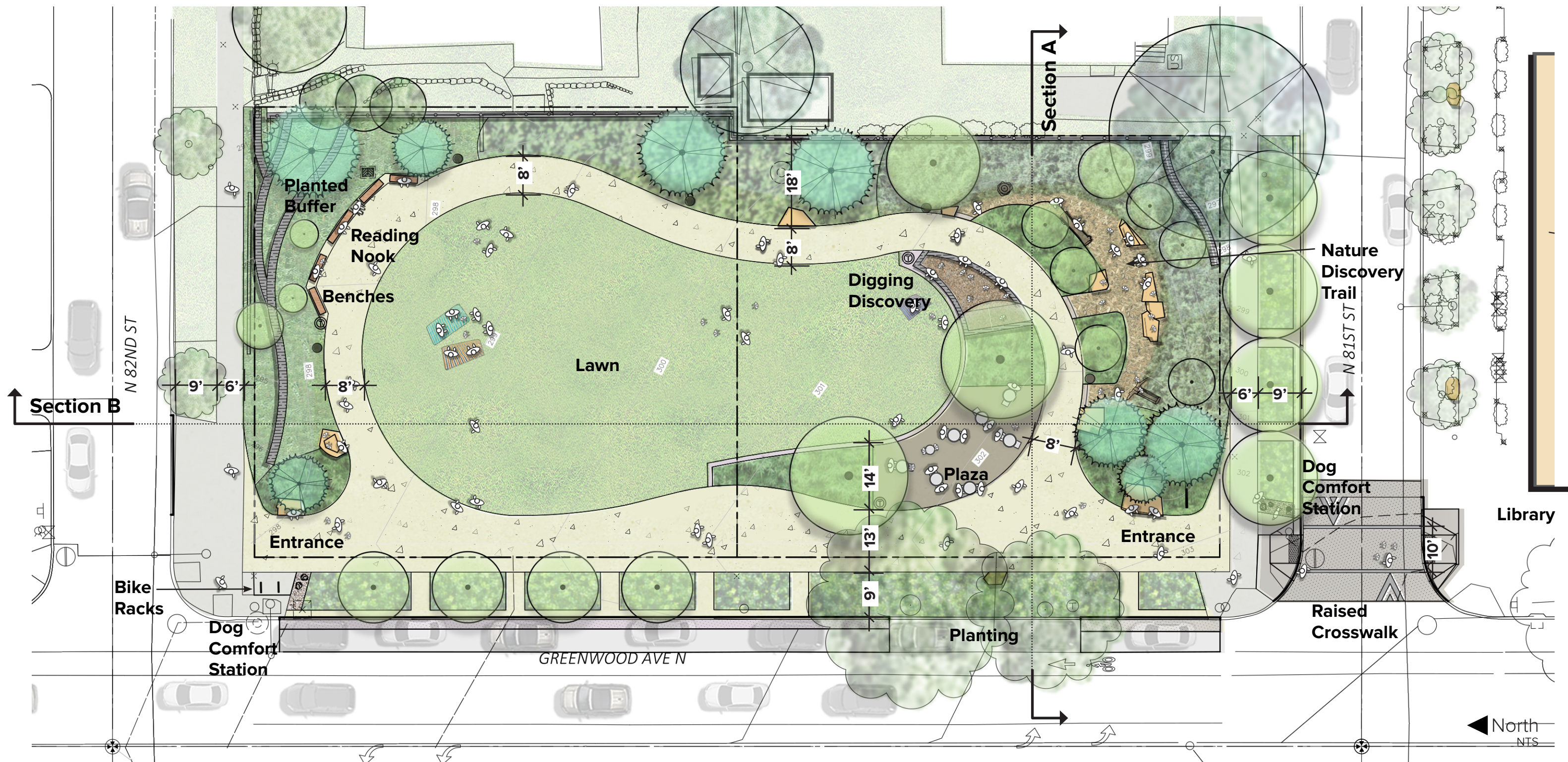


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Illustrative Site Plan

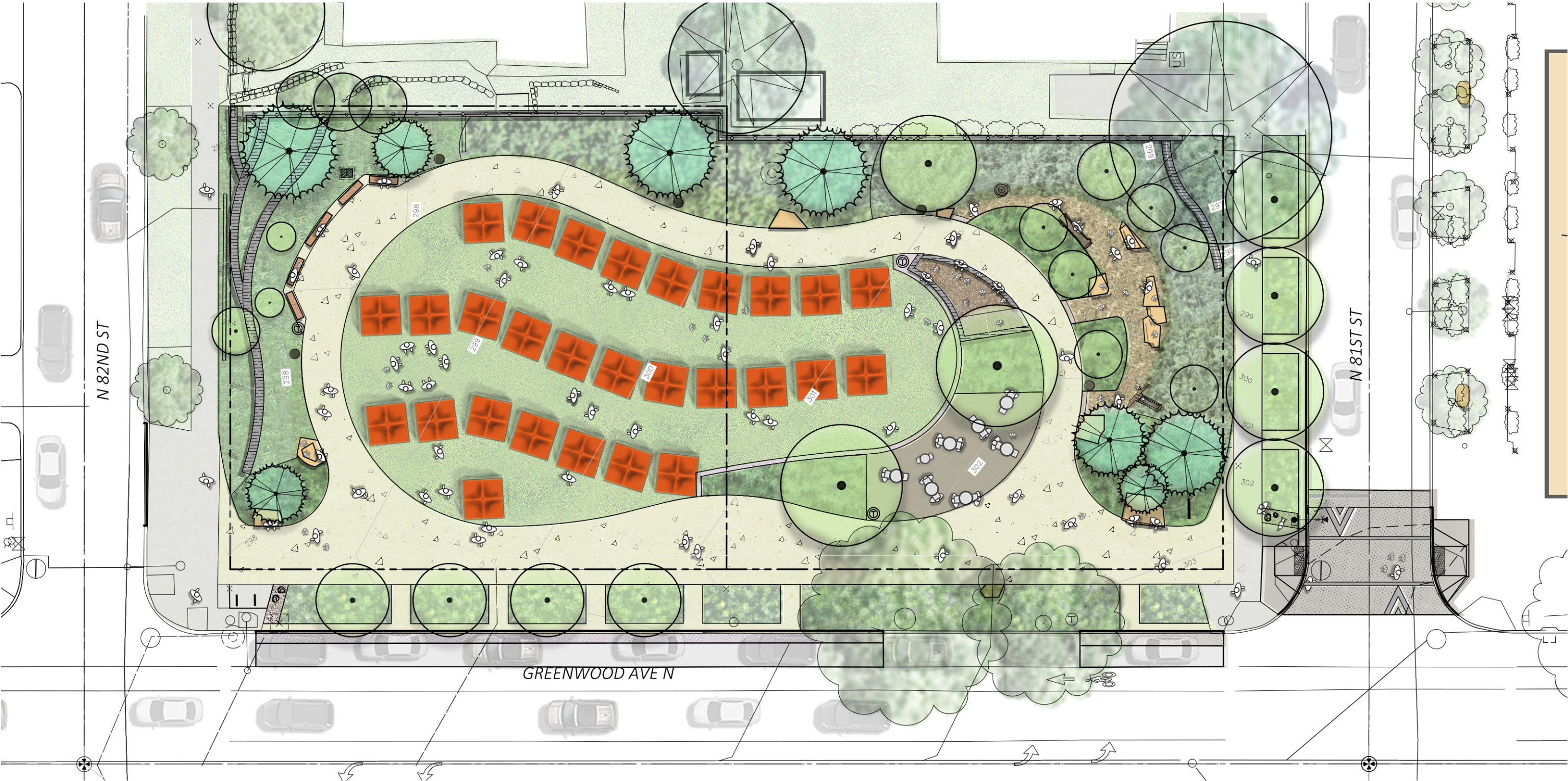


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Event Accomodations

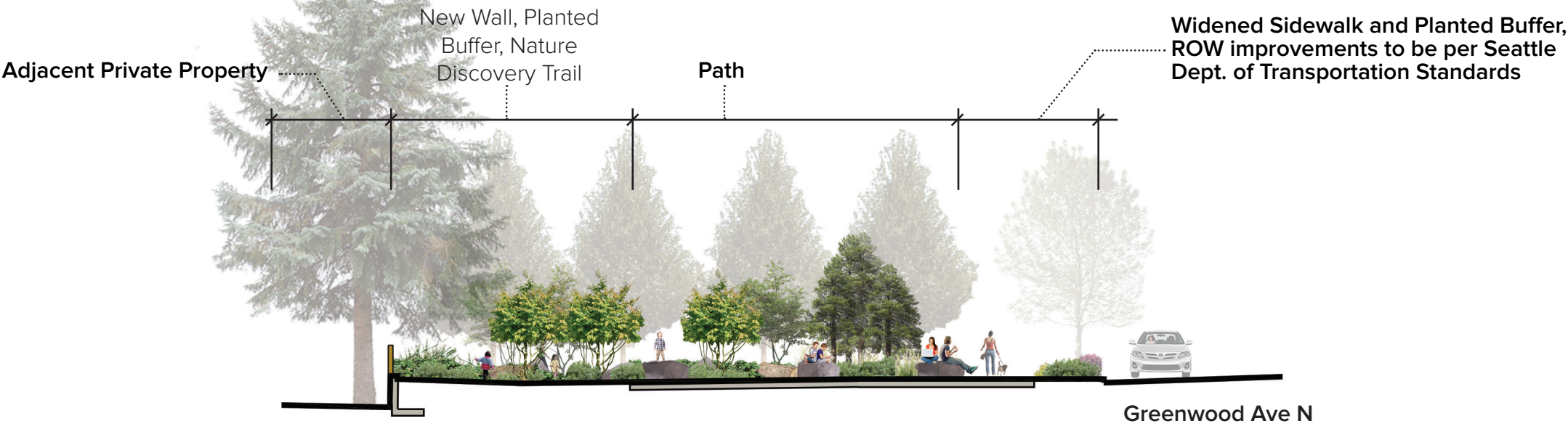


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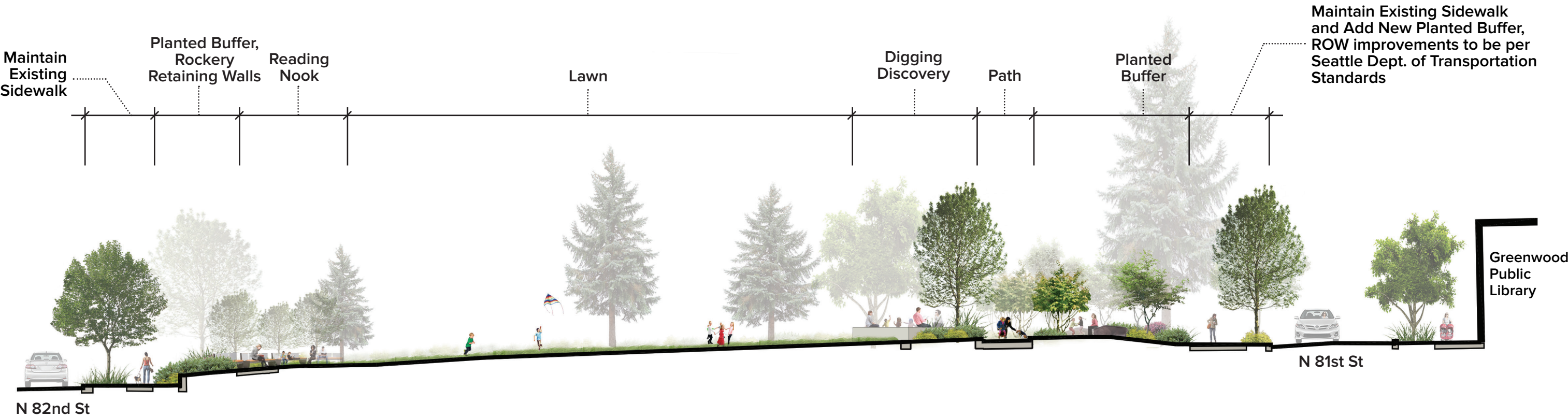
Greenwood/Phinney Landbanked Park Development



# Sections



**Section A**



**Section B**



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## Greenwood/Phinney Landbanked Park Development



# Plant Design Goals and Approach

The planting design supports the themes that emerged through the public process to put the “green” back in Greenwood, and to use native plants to educate the park visitor about our ecological circumstance.

- Demonstrate the Pacific Northwest lowland forest native plant associations to immerse park users in the spirit of this place.
- Provide landscape plantings that withstand the rigors of use found in urban parks.
- Design a landscape that can be managed within the maintenance capacity of Seattle Parks.
- Provide ample tree canopy to absorb rain water and reduce the heat island effect.
- Amended soils to increase water storage capacity and infiltration, as well as support plant growth.
- Provide year-round interest in the planting and celebrate the seasons.



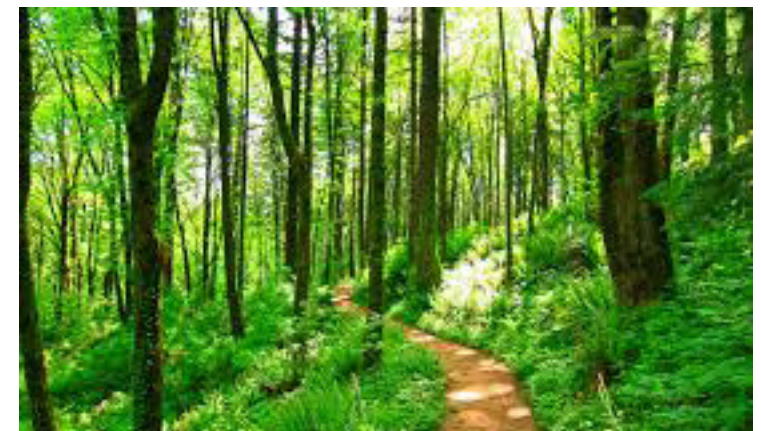
Successional Native Forest



Dry Native Forest



Pacific Northwest Native Douglas-fir Forest



Cultivated Native Forest



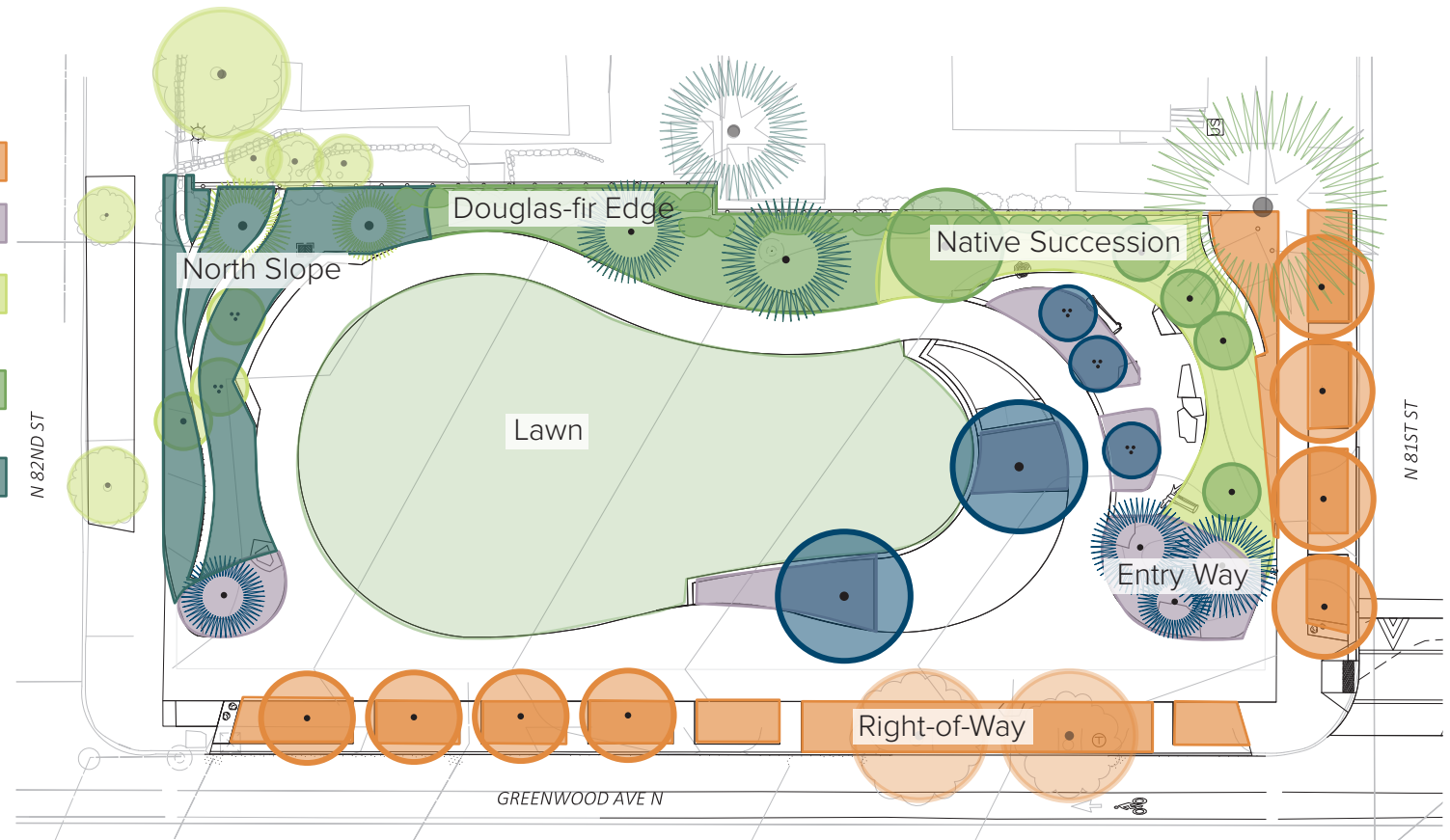
# Plant Narrative

Landscape prototypes respond to existing site characteristics of mature trees, proposed grading, storm water runoff, solar exposure, & site use.

- The zones provide passive education and exposure to native plant community associations.
- The Right-of-Way zone must meet SDOT standards for street tree species and spacing, and understory height for visibility.
- The Entry Way zone is the area of highest use, therefore species must be sturdy, evergreen or year-round performers that can withstand urban conditions.
- The Native Succession zone transitions grade to the south, and offers a landscape immersion experience for the Nature Discovery Trail.
- The Douglas-fir Edge includes plants associated with Douglas-fir forests, and provides a buffer to the neighboring residences.
- The North Slope transitions grade and provides a spatial edge to the park to frame the reading nook.

## Legend

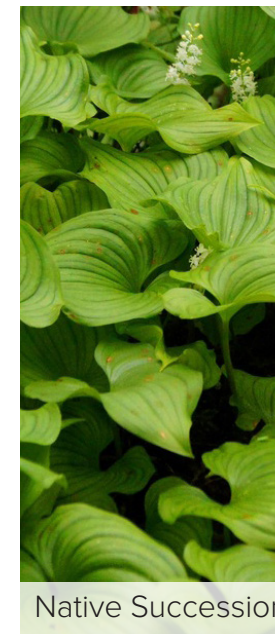
- Right-of-Way
- Entry Way
- Native Succession
- Doug Fir Edge
- North Slope



North Slope



Douglas-fir Edge



Native Succession



Entry Way



Right of Way



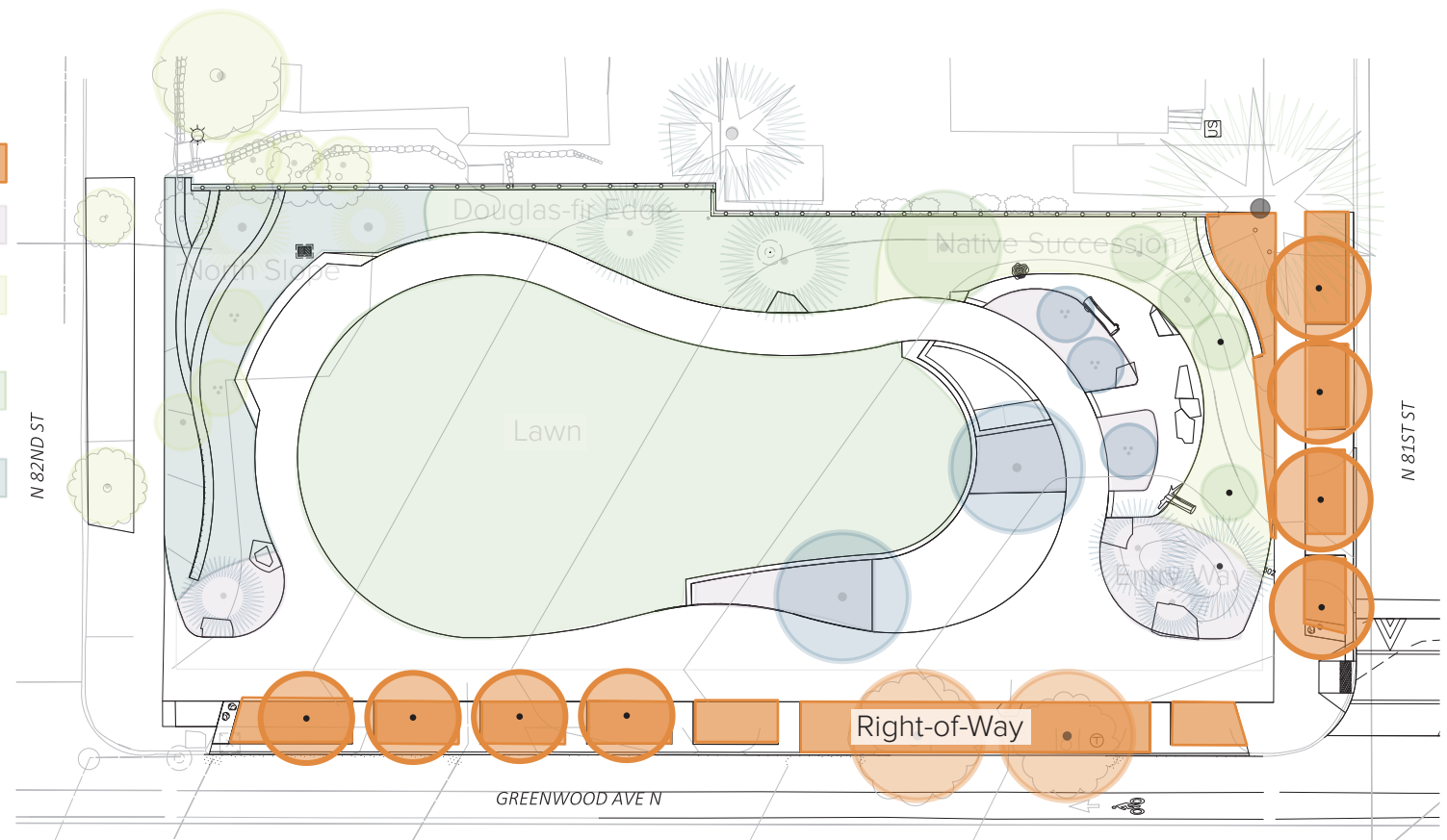
# Plant Zones: The Right-of-Way

The Right-of-Way planting zone provides a generous, robust buffer between traffic and pedestrians strolling by and using the park.

- On Greenwood Avenue N, two existing Beech trees, the signature tree for the arterial, will benefit from the large continuous plant bed, and the careful pit planting of groundcovers amongst the root zone.
- Columnar Crimson Spire Oaks on Greenwood Avenue provide contrast in form color and texture to the Beech trees to signal that the park is a unique land use along the arterial.
- Green Gable Tupelo trees on 81st St mark the southern border of the project.
- The understory planting is below 3' height, largely evergreen, hardy, textural, and resilient to urban conditions..

## Legend

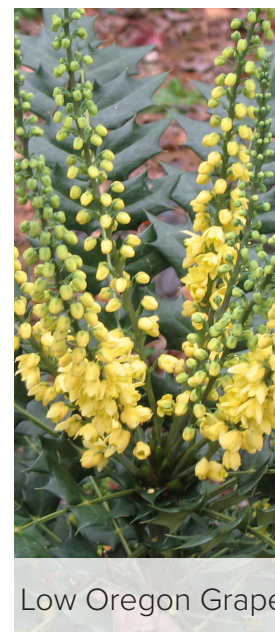
- Right-of-Way
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Crimson Spire



Green Gable  
Tupelo



Low Oregon Grape



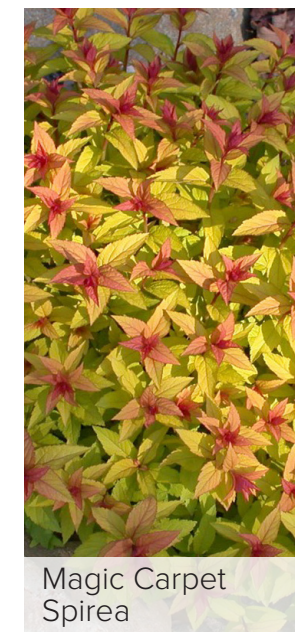
Lily Turf



Dwarf Mountain  
Pine



Tufted Hair Grass



Magic Carpet  
Spirea



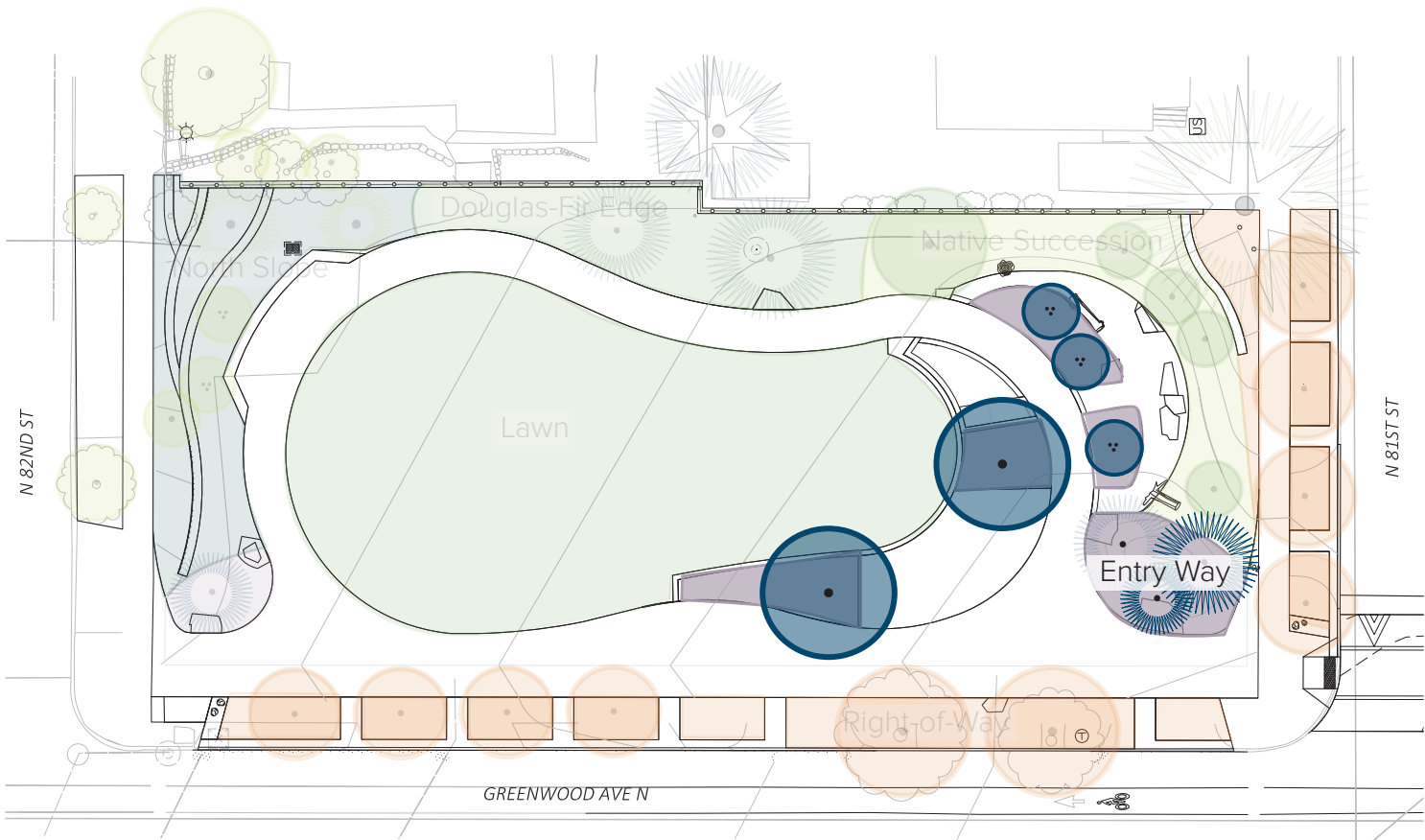
# Plant Zones: The Entry Way

The Entry Way plantings flank the sidewalk, plaza and Nature Discovery Trail.

- At the southern entry visitors are greeted with large seat rocks tucked into a mound with shore pines.
- Cut-leaf Beech frame the plaza and offer a variation on the Beeches on the street.
- Small, multi-stem Parrotias offer a place to explore near the Nature Discovery Trail.
- At the northern entry the Korean Pine provides an opportunity for seasonal celebration and decorations.

## Legend

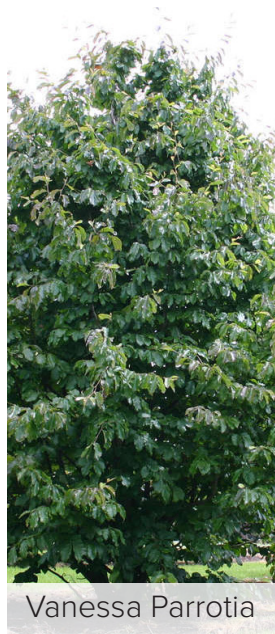
- Right-of-Way
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Korean Pine



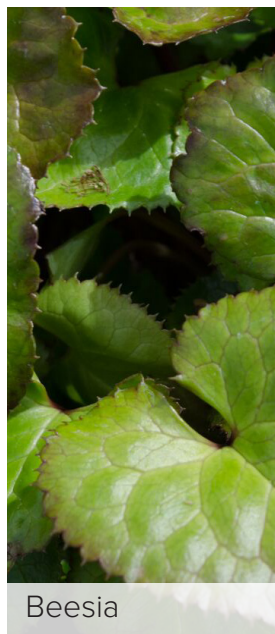
Cut-Leaf Beech



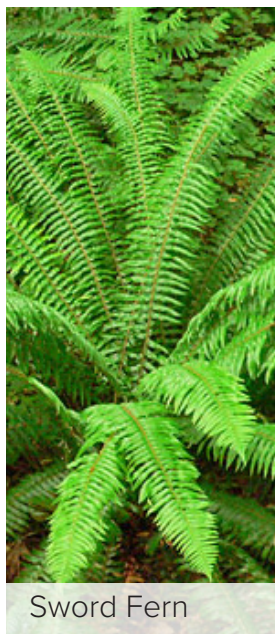
Vanessa Parrotia



Shore Pine



Beesia



Sword Fern



Japanese Yew



Tufted Hair Grass



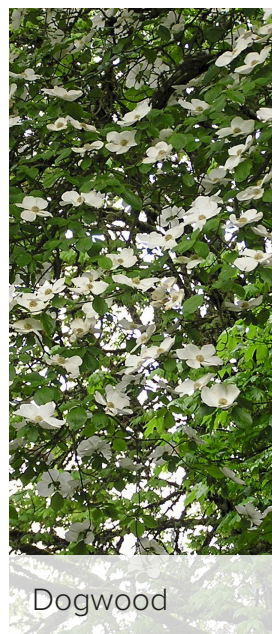
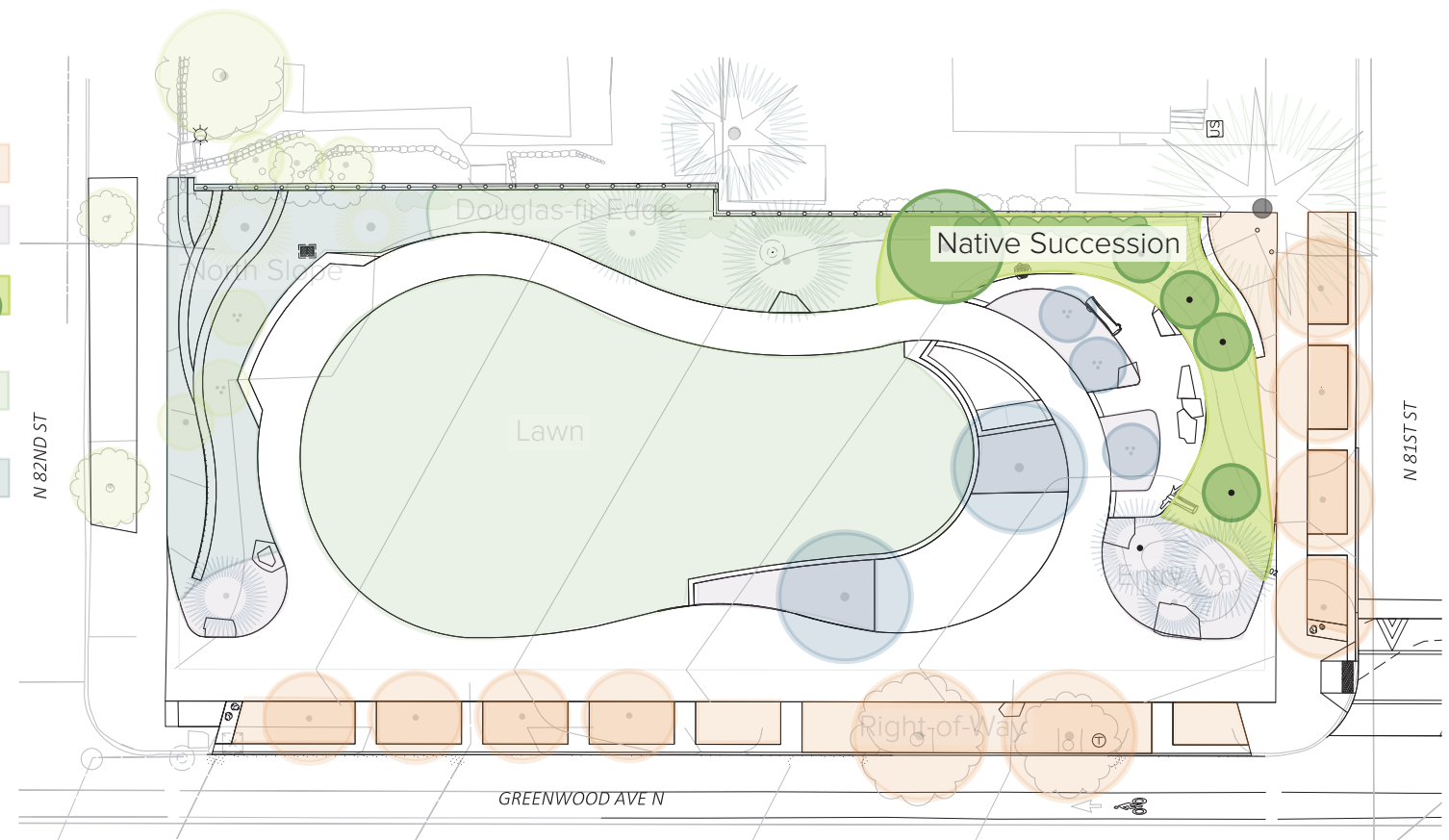
# Plant Zones: Native Succession

This demonstration of a young lowland forest begins the narrative of the evolution of our native landscapes through the Douglas-fir Edge to a mature forest condition of the North Slope.

- The southern part of the site has a microclimate with a sunnier condition and drier soils.
- The Nature Discovery Trail offers the opportunity to engage all the senses, from the Mock Orange fragrance in the spring to the varied textures of touchable plants.

## Legend

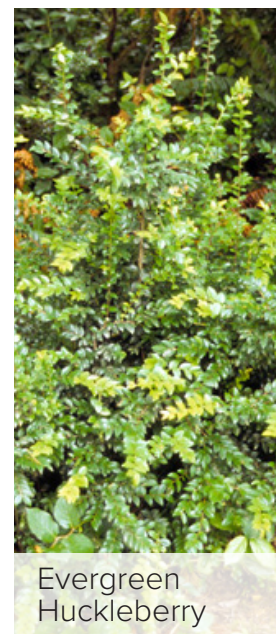
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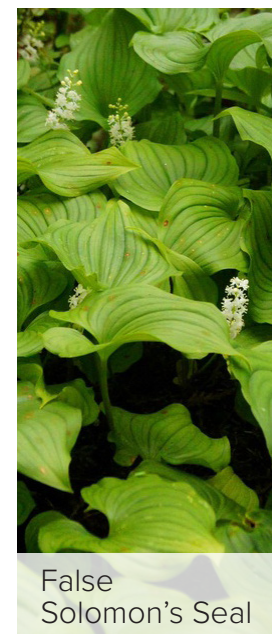
Dogwood



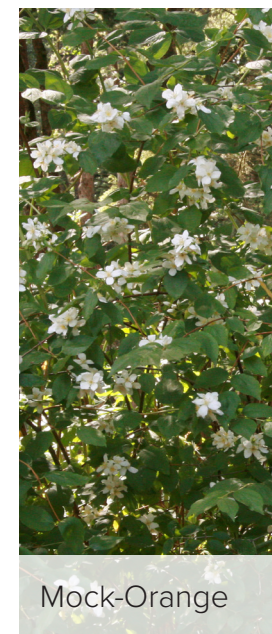
Vine Maple



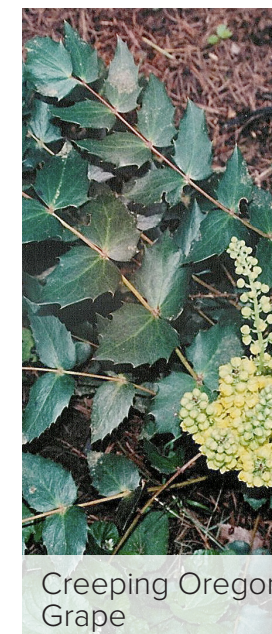
Evergreen Huckleberry



False Solomon's Seal



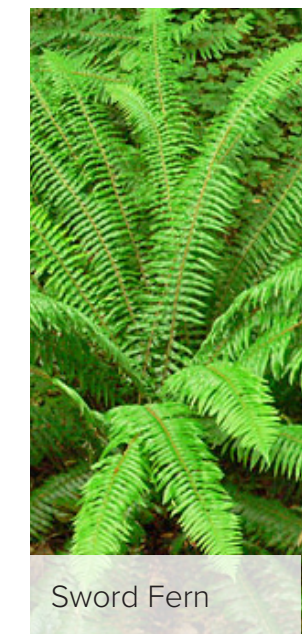
Mock-Orange



Creeping Oregon Grape



Salal



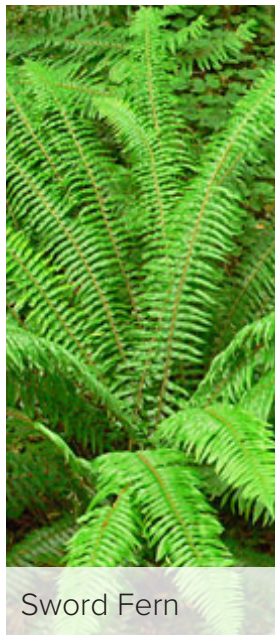
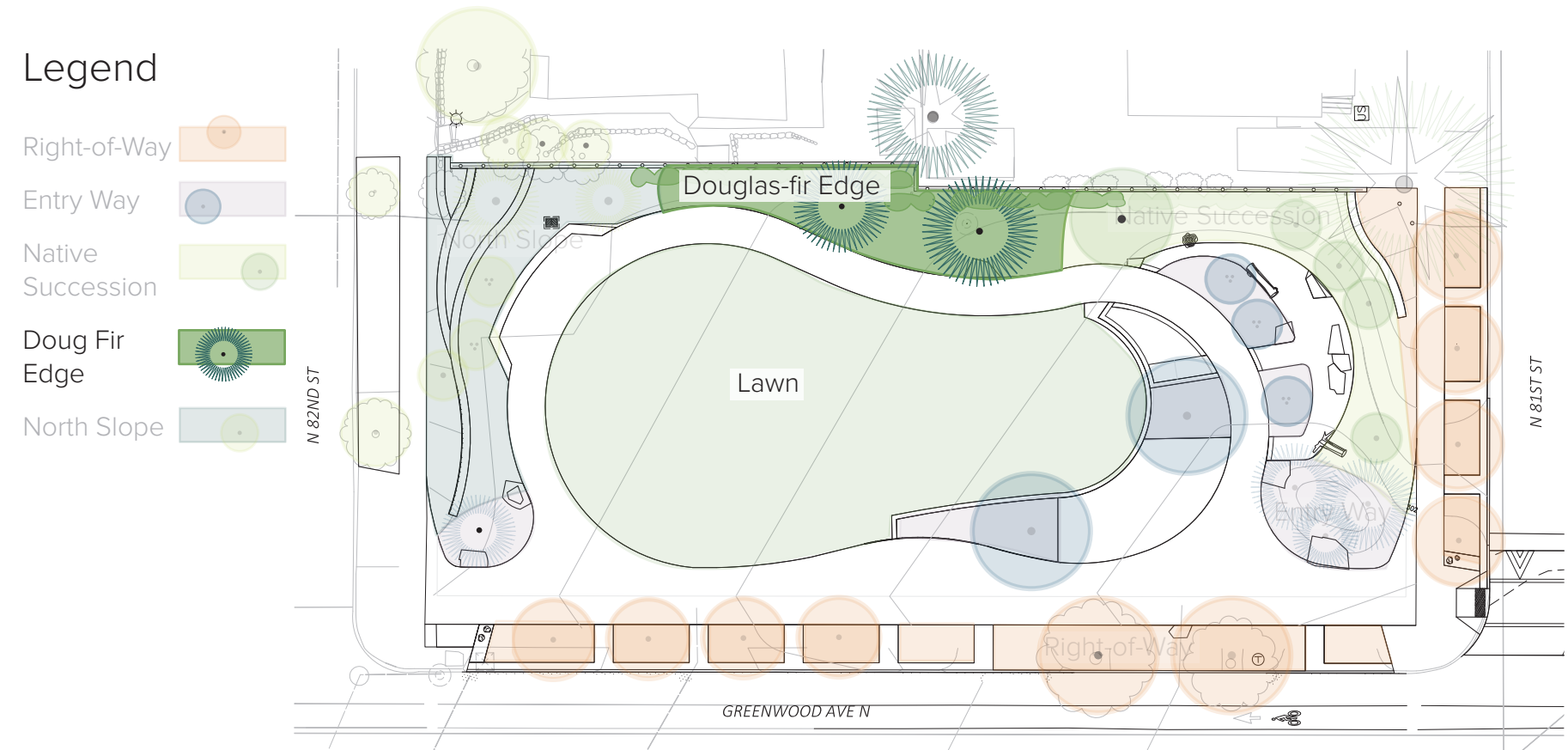
Sword Fern



# Plant Zones: Douglas-fir Edge

Using the borrowed landscape of the neighboring Doug-fir trees and adding companion trees, this area demonstrates our dominant regional forest and provides a buffer to the adjacent residences.

- Large shrubs such as California Wax Myrtle will help screen the proposed fence.
- An alder tree at the southern edge of the Douglas-fir Edge illustrates the important role that this species plays in the story of Douglas-fir succession.





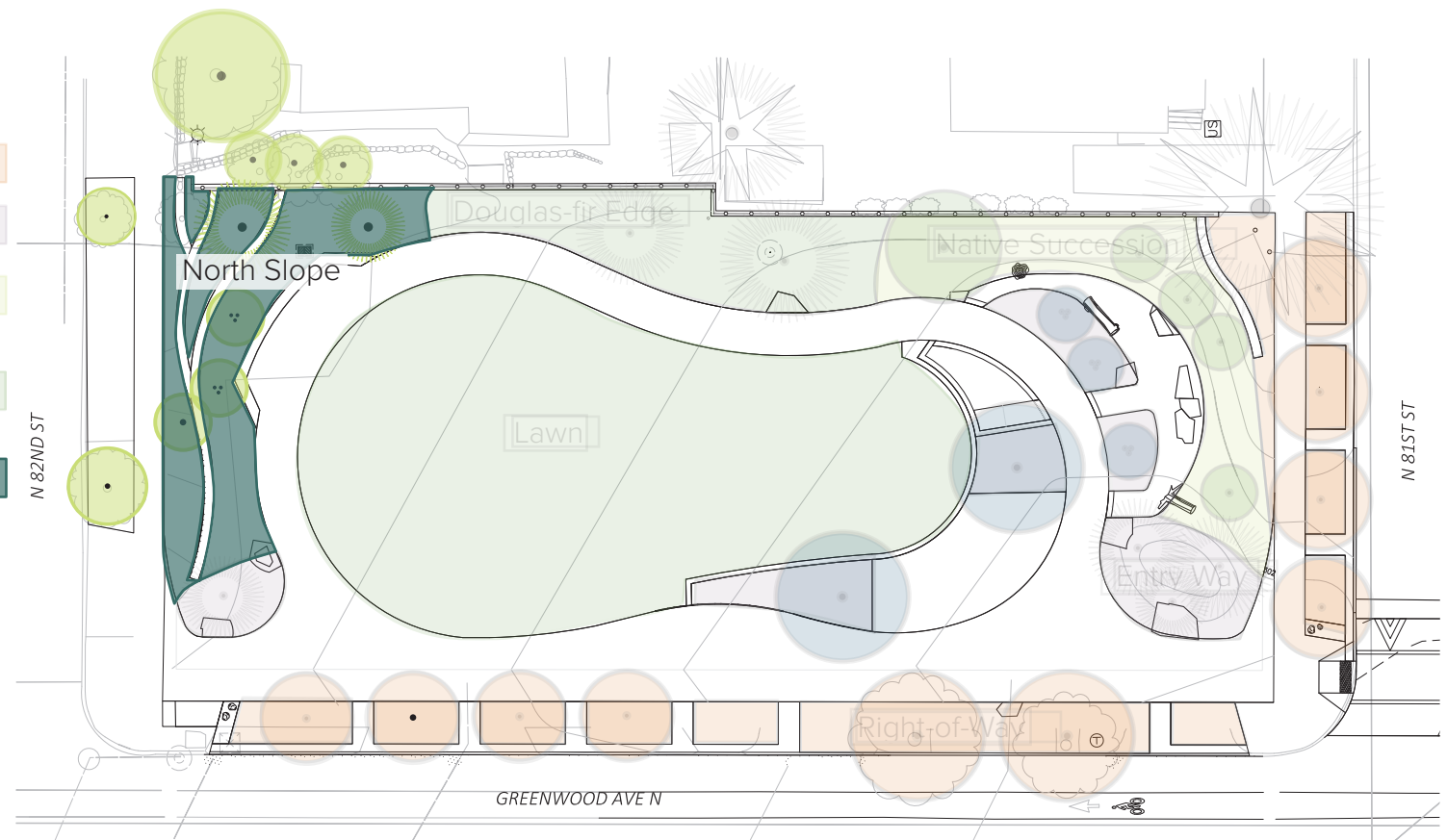
# Plant Zones: North Slope Planting

This zone provides the northern edge to the park and features western red cedar and hemlock associations.

- The terraced rockery walls descend to the lowest point in the park, creating a microclimate of wetter soils and shadier conditions.
- Cascading plants spill over a series of low dry-stacked walls. This reflects the neighborhood vernacular and provides a transition from a residential vocabulary to the park entry.
- Native trees behind the Reading Nook mark the edge of the park's level landform, and provide prospect and refuge for the reading nook.

## Legend

- Right-of-Way
- Entry Way
- Native Succession
- Doug Fir Edge
- North Slope



Western Cedar



Mountain Hemlock



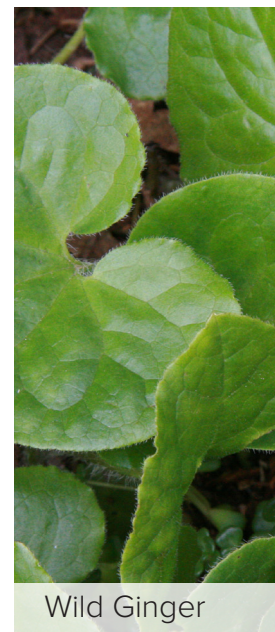
Vine Maple



Western Hazelnut



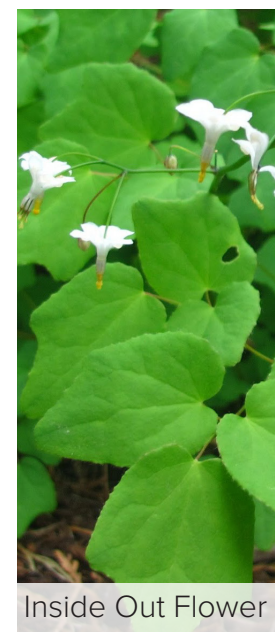
Maidenhair



Wild Ginger



Deer Fern



Inside Out Flower



Forest Grass

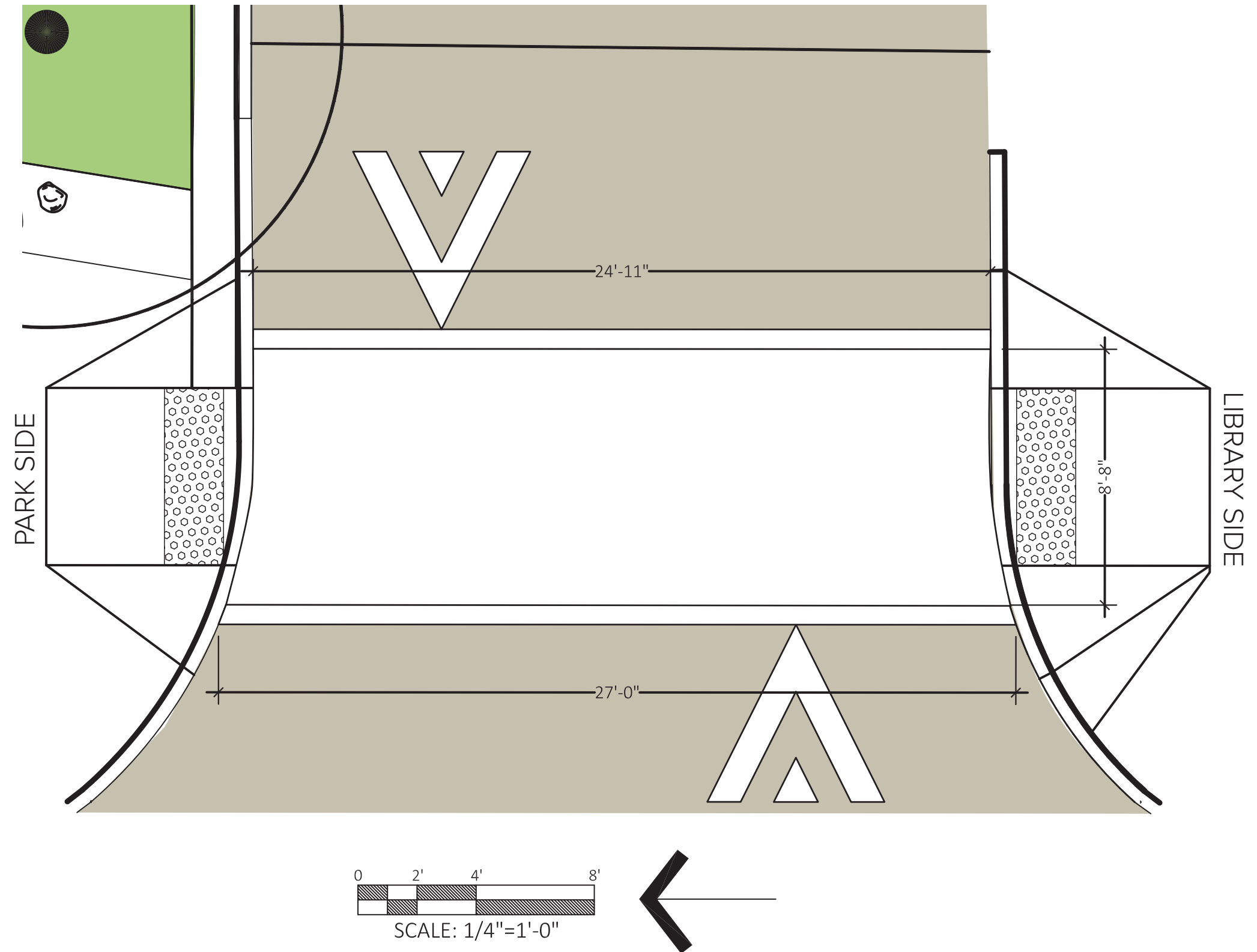


# Raised Crosswalk - Introduction to the Design Criteria

Primary purpose of the design is to create public benefit and display a graphic expressing the unique condition of this park site and the crosswalk which spans the two civic facilities of park and library.

## Criteria:

- Design must contribute to the visual quality of the streetscape.
- Design must be legible from either direction.
- Graphics cannot create driver confusion.
- Image must be graphic and not photorealistic.
- Graphic must include 2 horizontal white markings with standard design and reflectivity.
- Colors used in street markings must be avoided, with the exception of white.
- No business names, logos, words or political messages.
- Numbers, arrows, letters are not allowed.
- Thermoplastic stencil area cannot be less than 1 " width.



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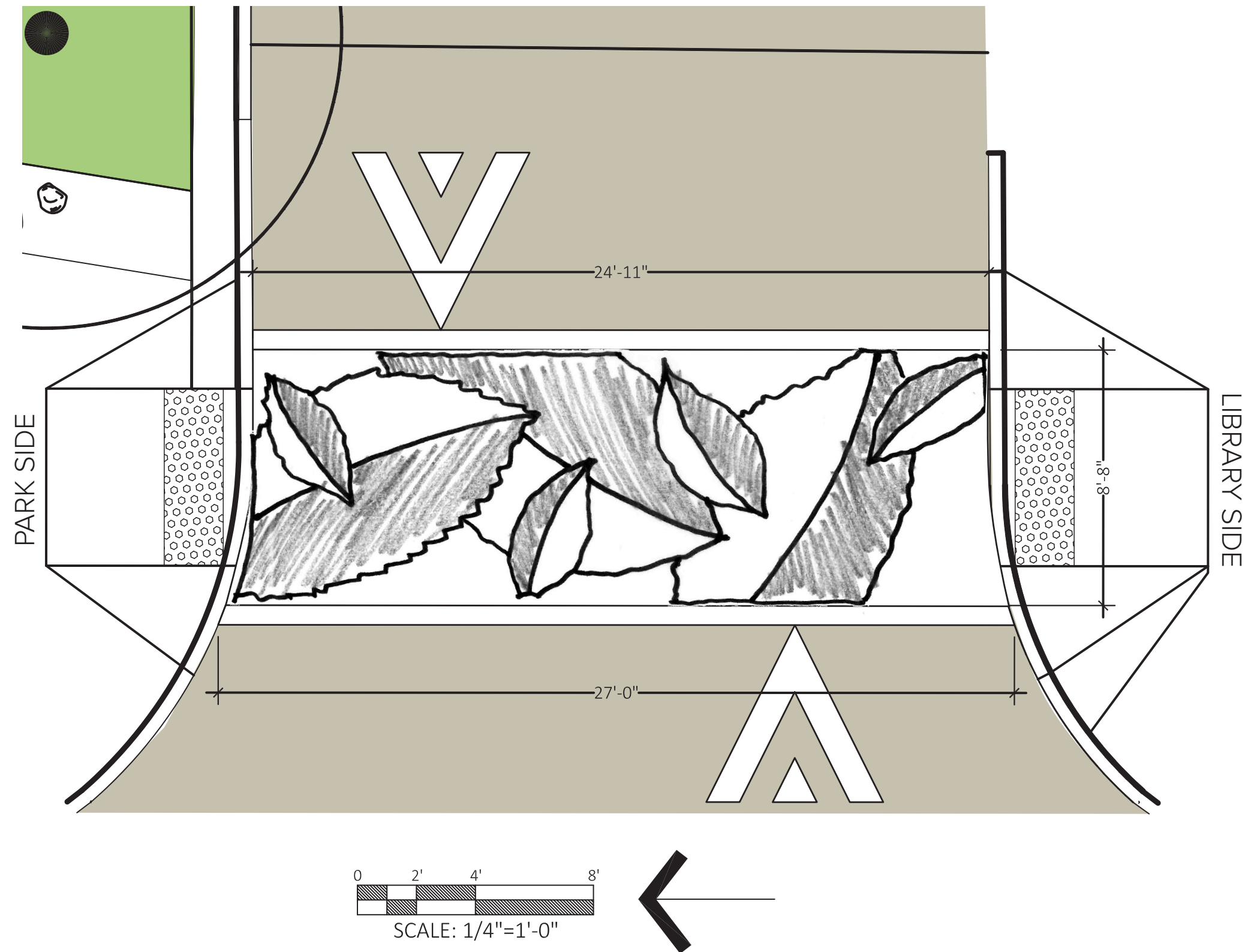
**Greenwood/Phinney Landbanked Park Development**



# Raised Crosswalk - Alt #1

## Beech Tree Leaves

- This design's large green leaves celebrate the signature beech trees lining Greenwood Avenue North. It is putting the "green back in Greenwood," a common theme of the public meetings.



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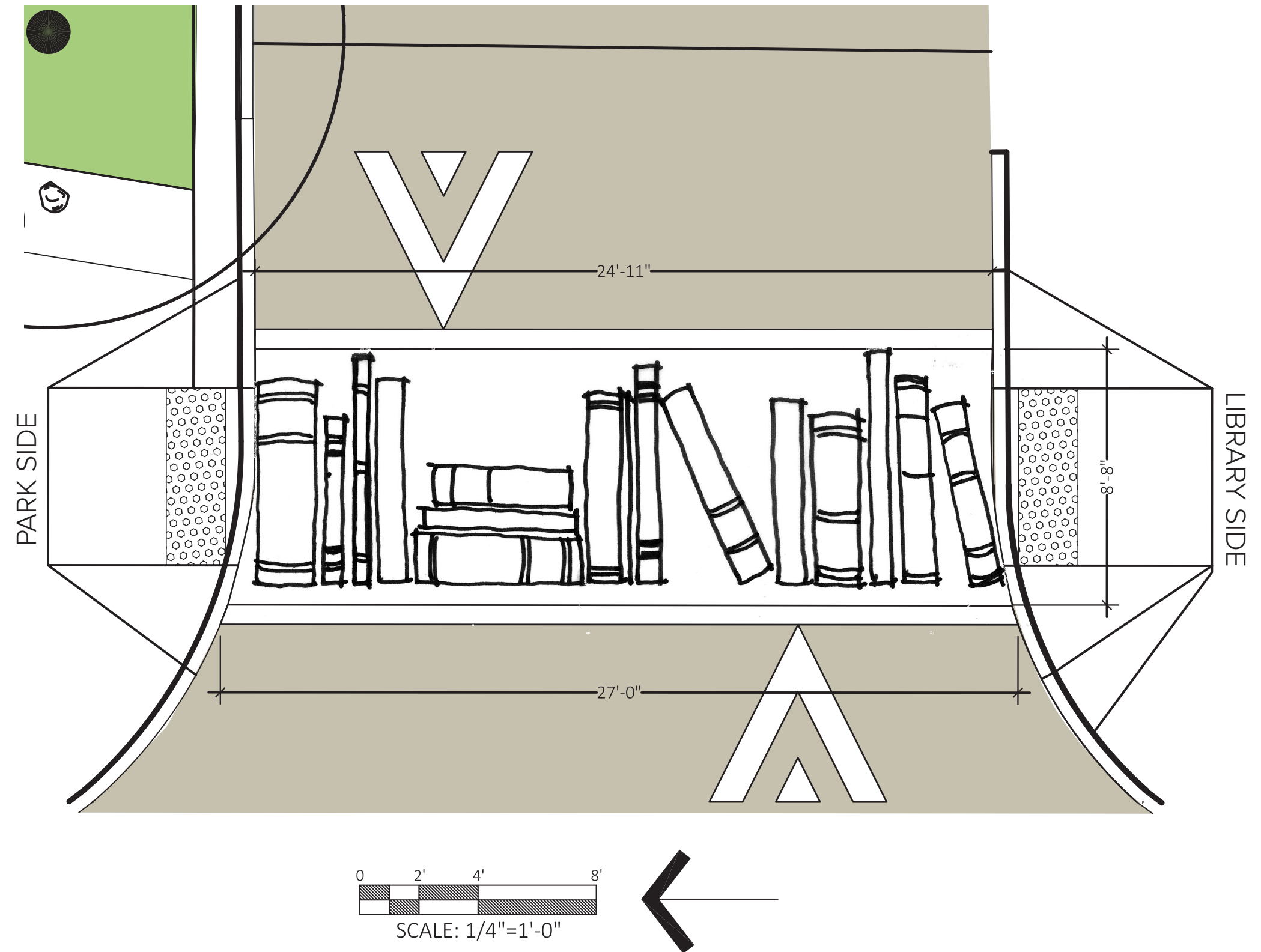
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## Raised Crosswalk - Alt #2

### The Book Shelf

- By telling the story of the library in the crosswalk, the book shelf concept unites the physical (walking) and the imaginary (the concepts of books, stories, information) as people transition between the two civic spaces.

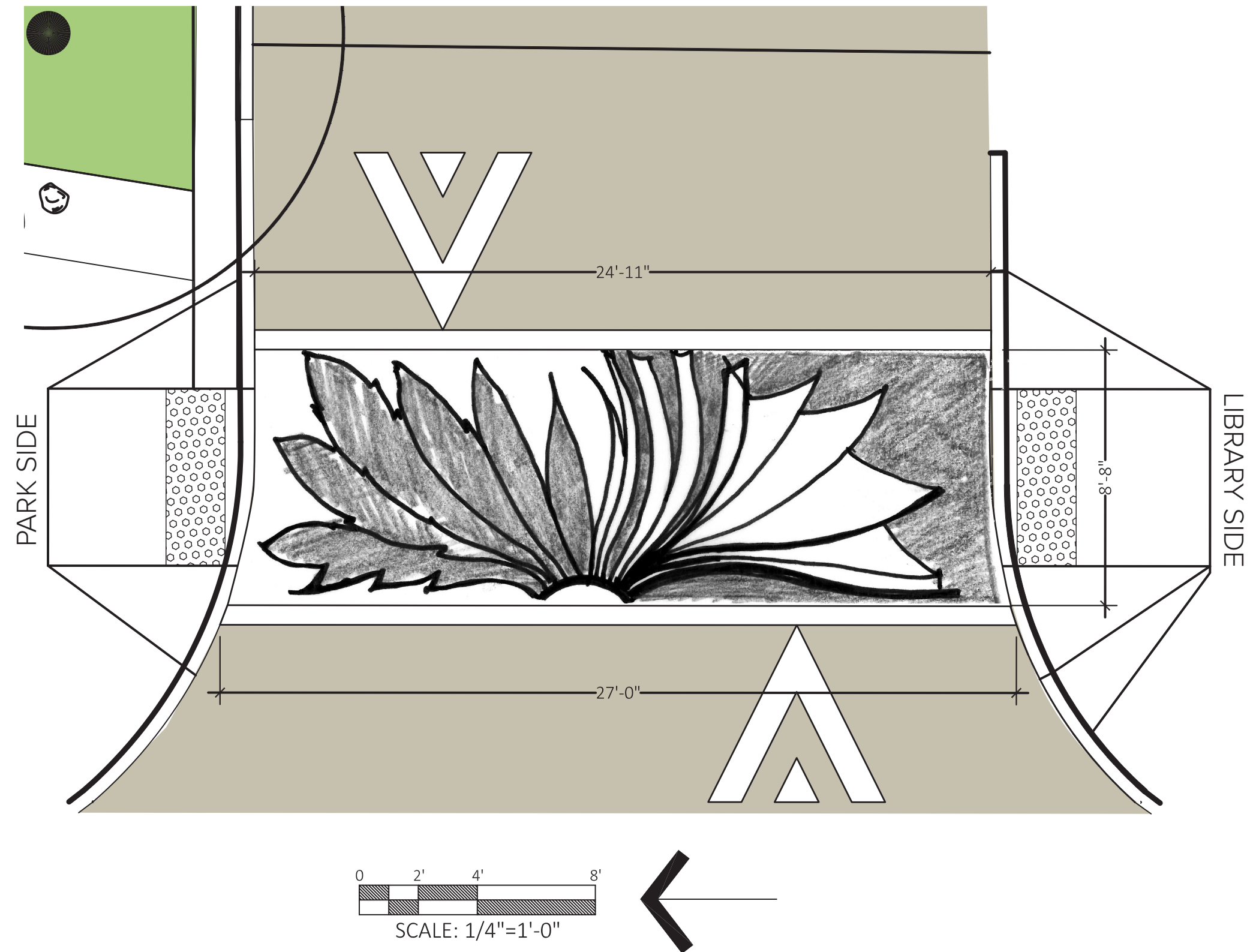




## Raised Crosswalk - Alt #3

### The Page Turn

- This design celebrates the park represented by a plant and the library represented by a book. The transformation of a single image unites the two civic spaces and suggests their respective functions within a unified form.

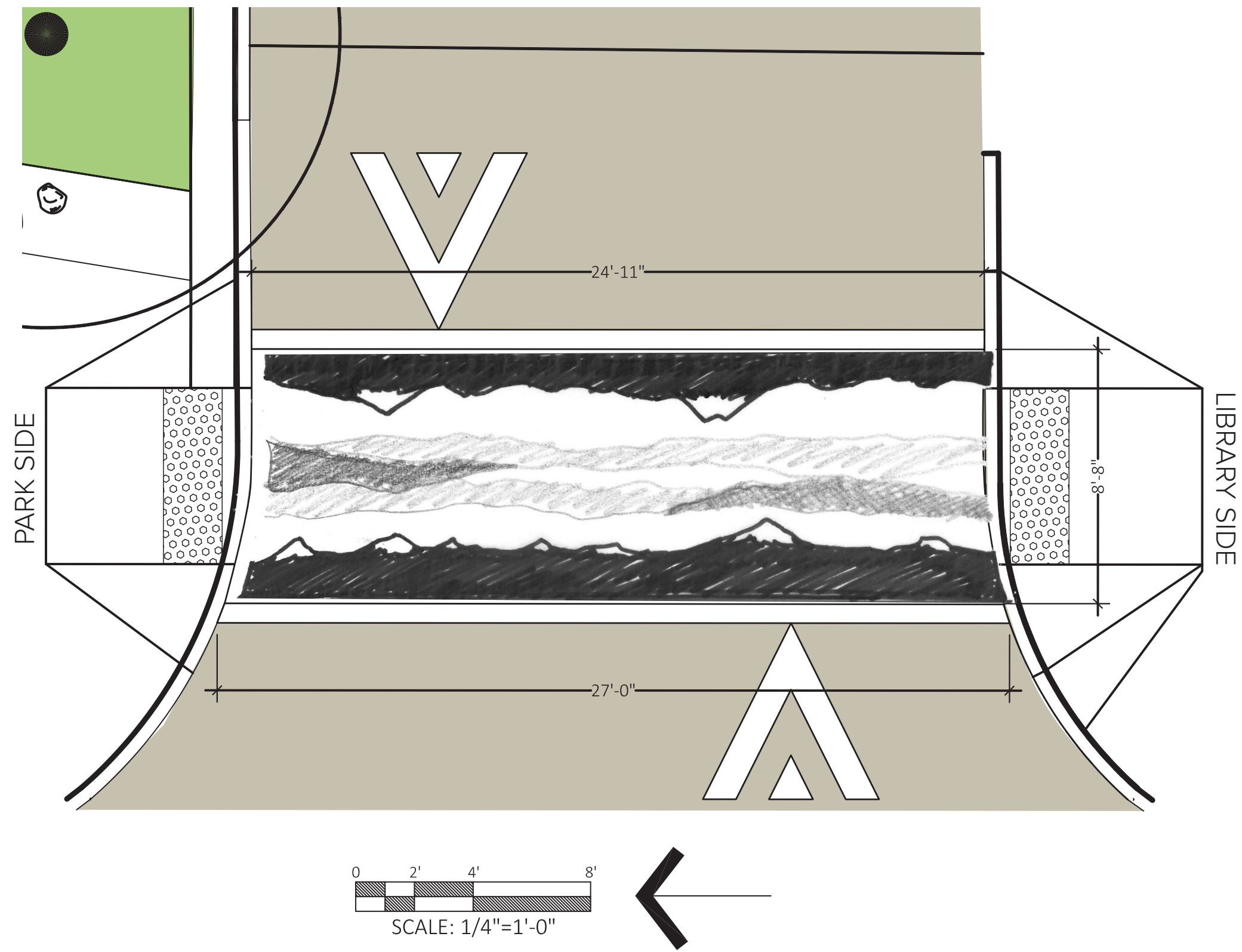




# Raised Crosswalk - Alt #4

## The Ridge

- This design represents standing on Phinney Ridge, nestled between two large mountain ranges. The Olympics and the Cascades tell the story of this place in geologic time, and allow people to walk on the clouds.



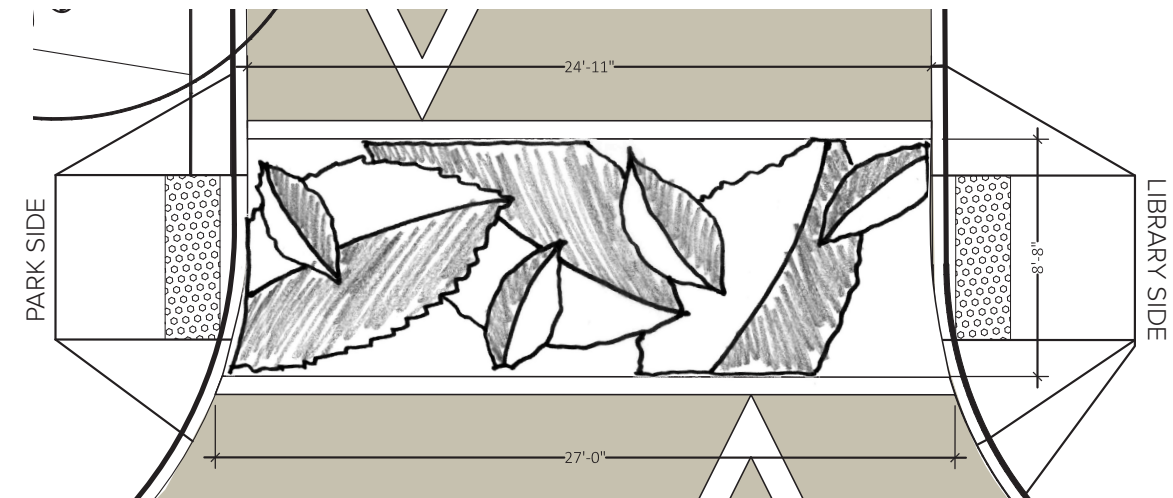
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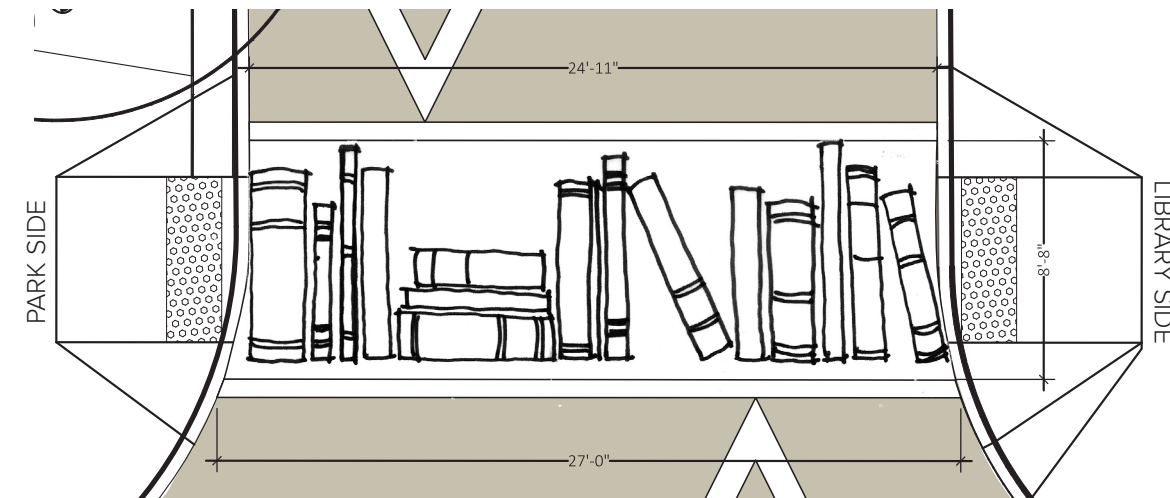


# Raised Crosswalk - Alt #1-4

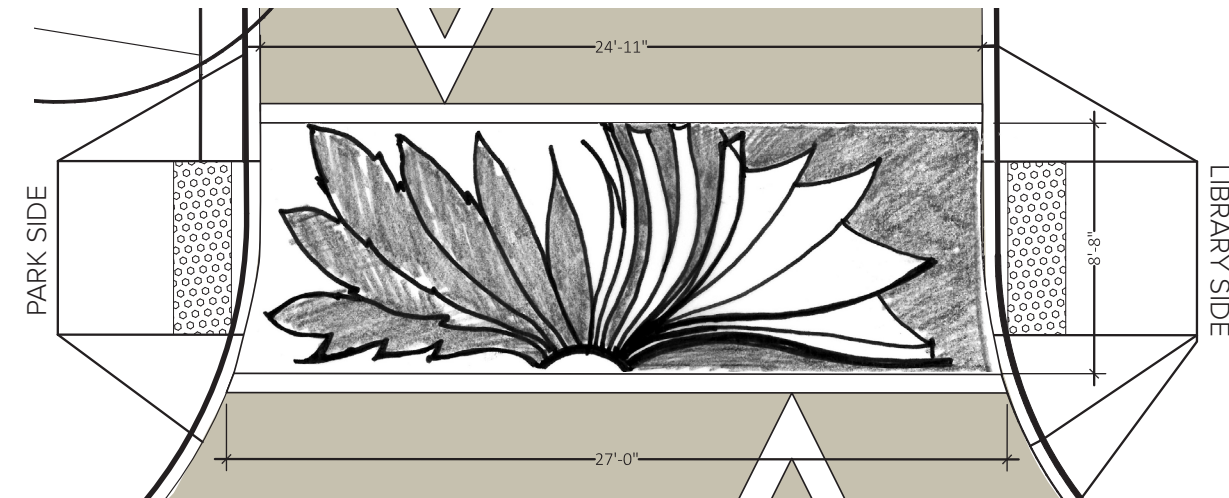
**Beech Tree Leaves - Alt #1**



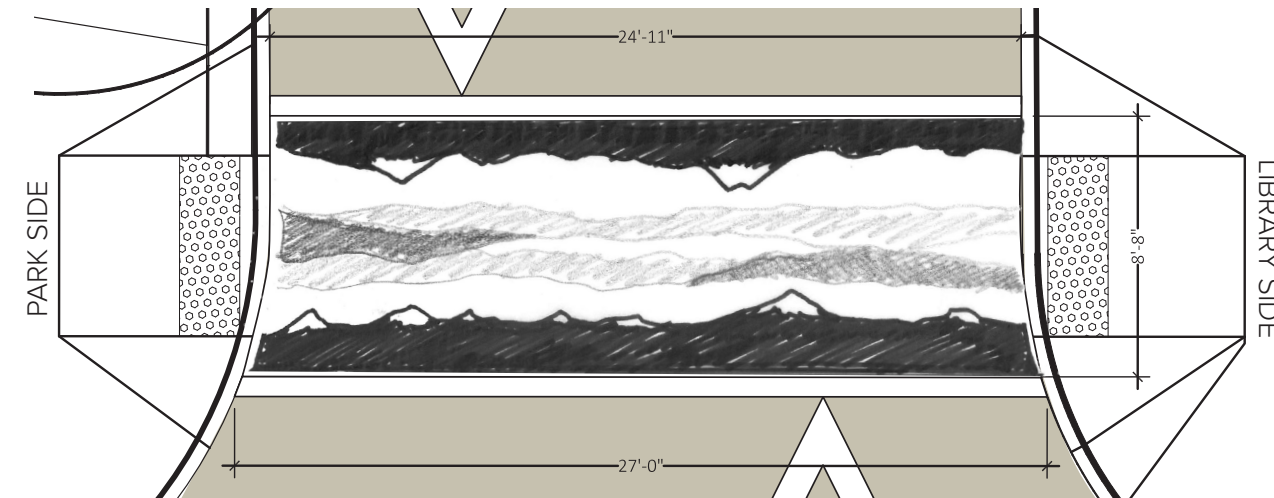
**The Book Shelf - Alt #2**



**The Page Turn - Alt #3**



**The Ridge - Alt #4**



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# Materials: Paving and Stone

Paving and stone used for walls and benches illustrate sustainable design and reuse of materials.

- The majority of the paving is pervious concrete on the new sidewalk areas and the loop trail.
- Concrete is used strategically, for the raised crossing and curbcuts, for mounting of site furnishings, and the separation of surface treatments. The plaza will be colored concrete.
- Engineered wood fiber offers a soft accessible path at the Discovery Nature Trail.
- Reused stone slabs from the library provide seating, play platforms, and accents in the landscape.
- Rockery walls reflect the neighborhood.

- (A) Permeable Concrete 
- (B) Colored Concrete - Davis Dark Grey 
- (C) Wood Fiber Play Chips
- (D) Salvaged Rock Slabs
- (E) Boulder Rockery Wall
- (F) River Rock and Boulder





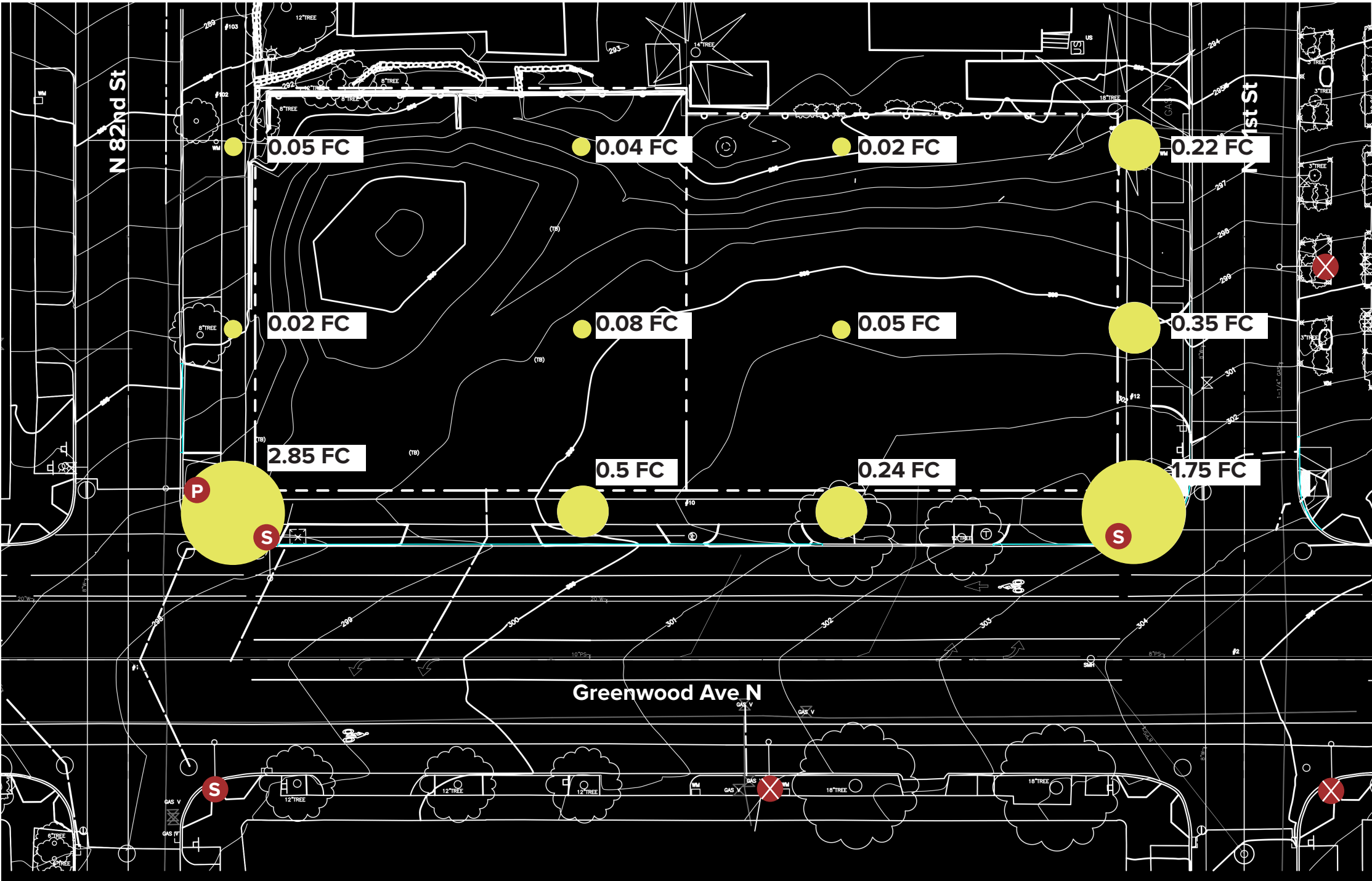
# Existing Lighting on Site

- To understand the amount of light falling on the park at night, light values in footcandles were taken on a new moon night in late June, 2017.
- There are 3 existing lights immediately adjacent to the park which contribute light to the site.
- A pedestrian light fixture is located on the NW corner. These lights extend up and down on the Greenwood Ave N. shopping district.



Legend

- Footcandle Reading
- Street Light
- Pedestrian Neighborhood Light
- Pedestrian + Street Light



Greenwood Public Library



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# Lighting and Electrical Outlets.

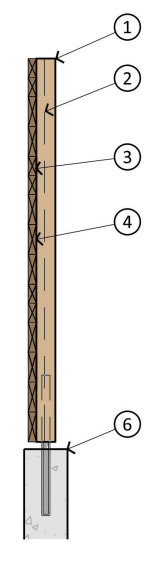
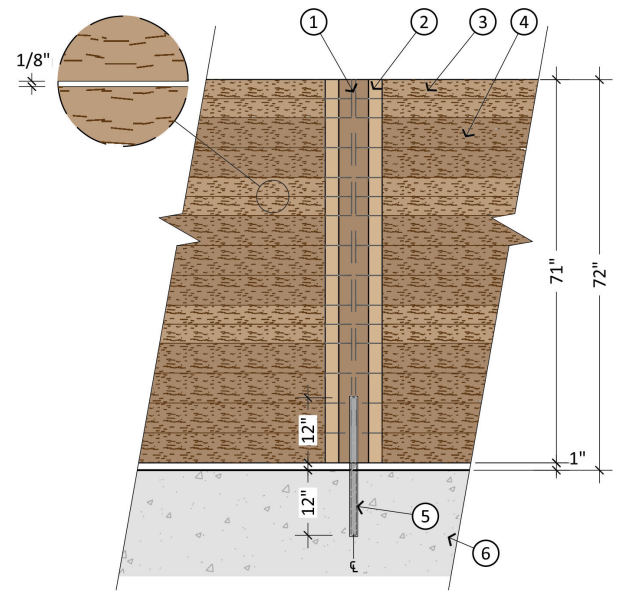
- Although lighting is beyond the original scope of the park development and is not usually provided per Park Department policy, lighting is an additive alternate due to community concerns about creating an inviting park during the early evening and dark seasons of the year.
- Illumination will increase park visibility and increase the perception of safety.
- Lighting fixtures will retain or enhance the community character.
- Fixtures will be dimmable and are shielded to reduce light pollution and sky glow, especially for adjacent residences.
- Seattle Parks requests 12' pole lights with Kim Solitaire luminaires.
- Power outlets will be provided for park functions and maintenance.



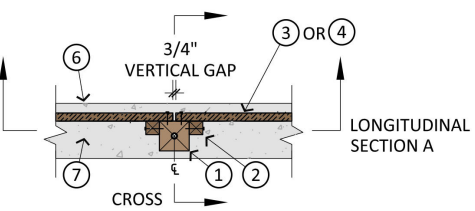


# Materials: Furnishings

- A** Backless Vector Bench
- B** Vector Bench with Back
- C** Parc Centre Table and Chairs
- D** Tofino No-Scratch Bike Rack
- E** Kim Pedestrian Light
- F** Wood Fence
- G** Plaza Trash Receptacle



1. 6X6 POST, PRE-DRILL FOR PIPE
2. 3X3 NAILED TO 6X6, MIN 12" O.C.
3. 2X4 HORIZONTAL BOARD
4. 2X6 HORIZONTAL BOARD
5. 1" DIA SCH 40 GALV PIPE
6. CONC RETAINING WALL
7. PARK SIDE OF FENCE



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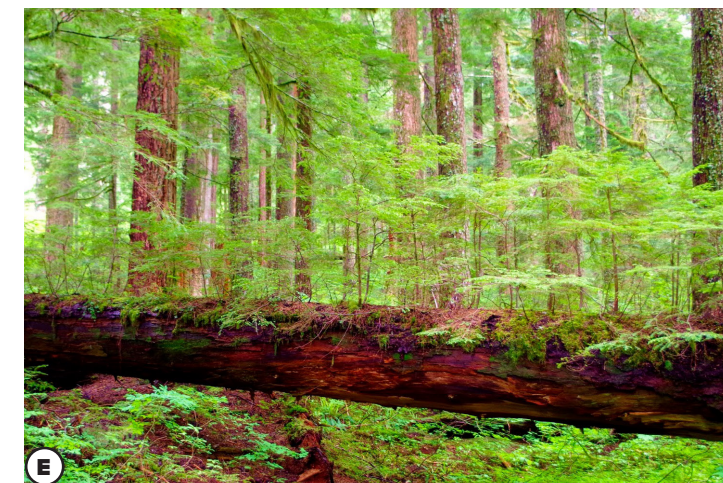
## Greenwood/Phinney Landbanked Park Development



# Materials: Nature Discovery

This Park will encourage discovery of nature, especially for children.

- The natural beauty of a Pacific Northwest trail will be replicated, with logs, rocks, and native plants..
- Natural materials are preferred to create an authentic, tactile experience of natural elements.
- A loose-parts digging area will be a place where children can dig or play with toys.



**A** Root Wad

**B** Discovery Loose Parts Play

**C** Tree Stump

**D** Native Plants

**E** Nurse Log

**F** Soil

**G** Slabs of Rocks

**H** Imaginative Play







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## From Design Commission Application

Response to Previous Design Commission meeting

Changes in design since last round

Update on demolition

Design Features:

- Materials
- Finishes
- Plant Selections
- Furnishings
- Lighting
- Sustainability measures

## From Design Commission Minutes

- Explore opportunities to provide a temporary shade structure during programmed events
- Provide areas/materials that can facilitate temporary art and/or serve as drawing space
- Ensure the nature discovery area and digging area are accessible to all users
- Provide a lighting plan, which should include lighting elements that can be constructed during Phase I, if needed.
- Provide a planting plan
- Provide a plan for education and/or interpretation of on-site sustainability measures
- Minimize the interruption of existing program elements during the construction of Phase II

