

# **BLOCK 5 POCKET PARK**

**CONCEPT DESIGN**

**SEATTLE DESIGN COMMISSION | 07 SEPTEMBER 2017 | SITE WORKSHOP**

## GOALS FOR TODAY

- Update Park Shape
- Concept Design Guidance

## PROJECT STATUS

- EDG Review September 2017
- Est Construction Date TBD

## STAKEHOLDER INPUT

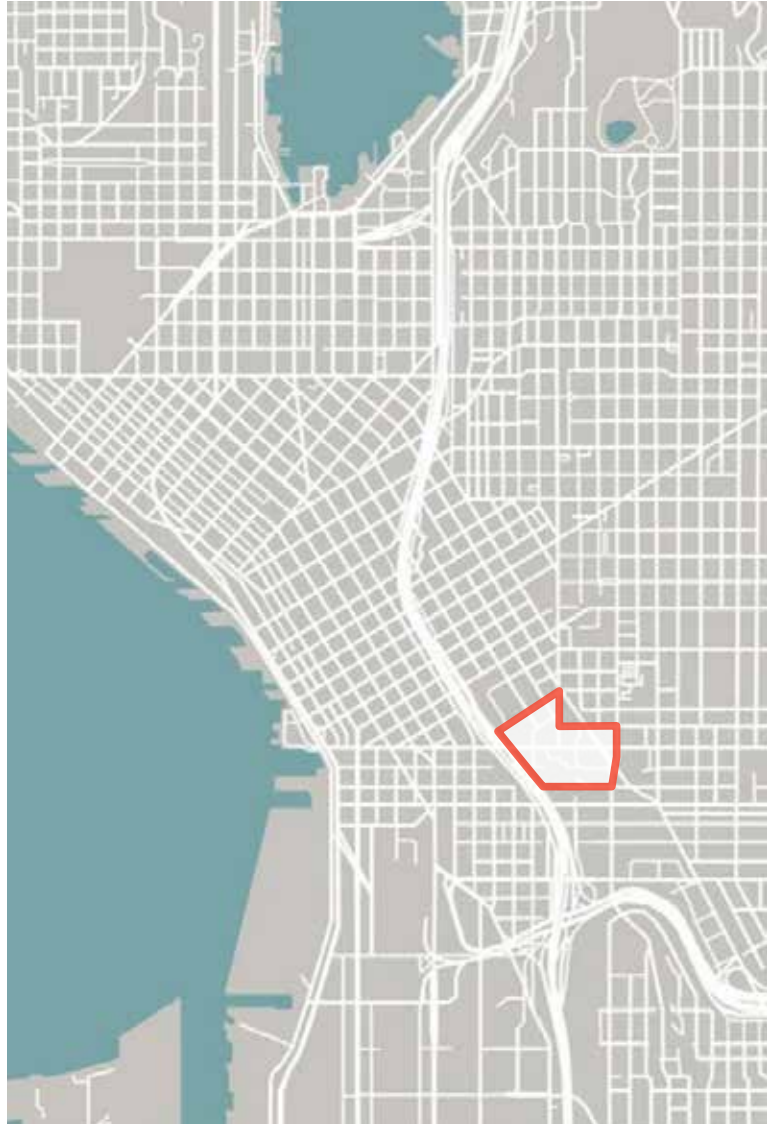
- Two Design Commission Presentations
- SHA and Yesler Community Development Input

## BUDGET

- Overall Project Approx. \$1.3m (including WSST)
- Construction Approx. TBD



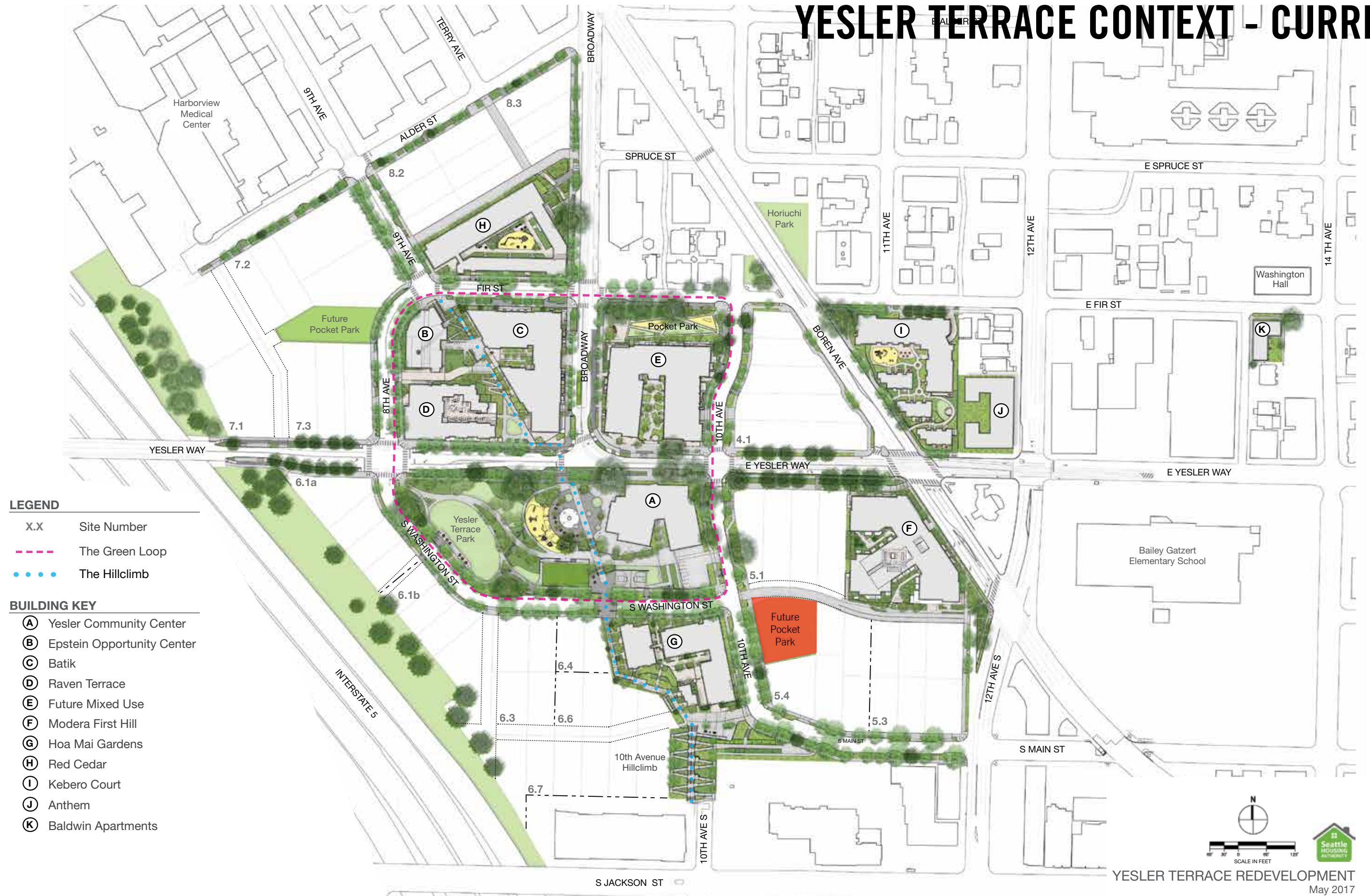
# YESLER TERRACE CONTEXT - MASTER PLAN



Vicinity Map



# YESLER TERRACE CONTEXT - CURRENT

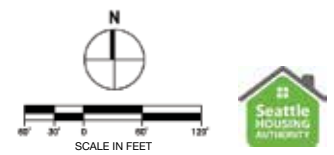


**LEGEND**

- X.X Site Number
- The Green Loop
- ... The Hillclimb

**BUILDING KEY**

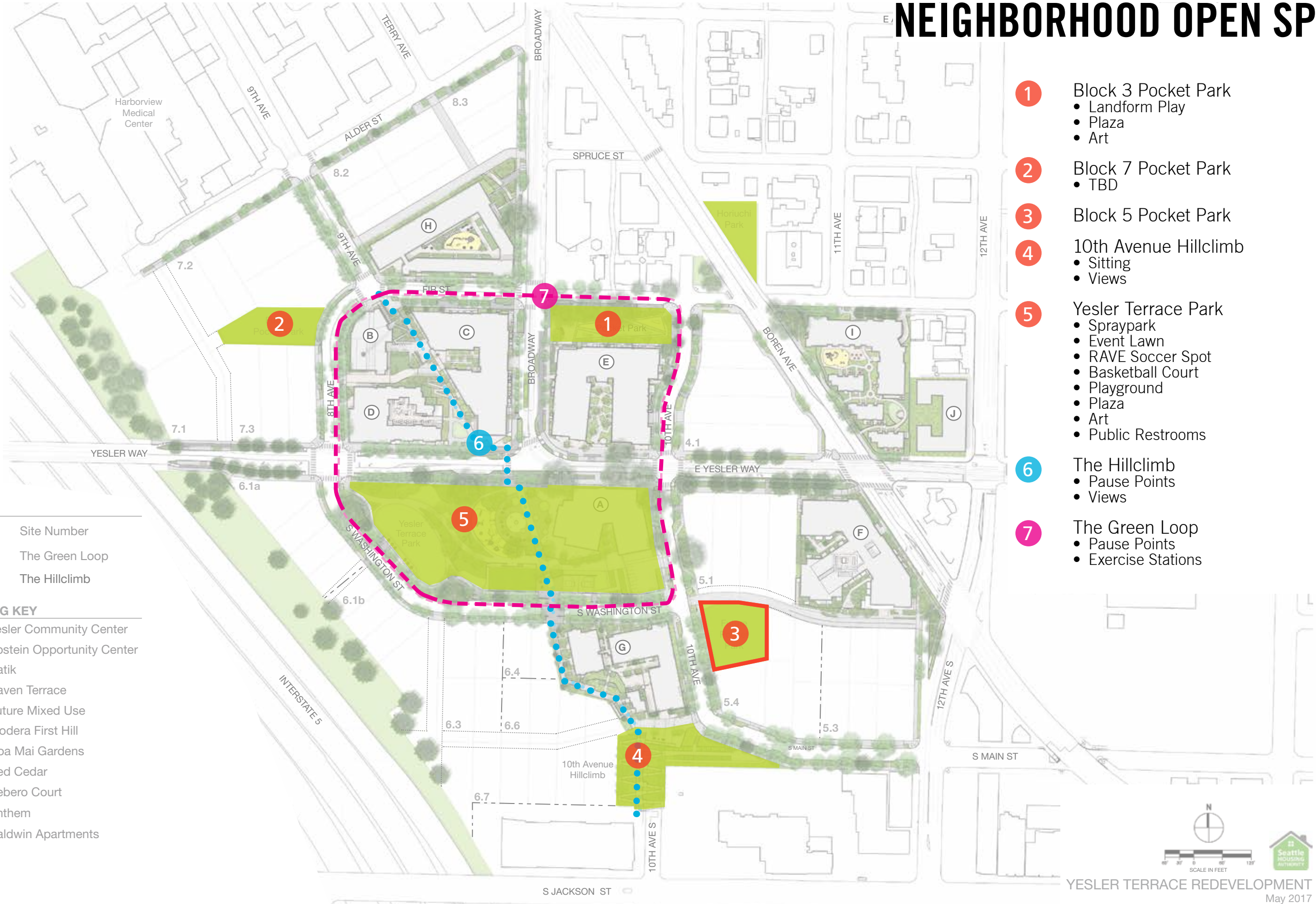
- (A) Yesler Community Center
- (B) Epstein Opportunity Center
- (C) Batik
- (D) Raven Terrace
- (E) Future Mixed Use
- (F) Modera First Hill
- (G) Hoa Mai Gardens
- (H) Red Cedar
- (I) Kebero Court
- (J) Anthem
- (K) Baldwin Apartments



YESLER TERRACE REDEVELOPMENT  
May 2017



# NEIGHBORHOOD OPEN SPACE



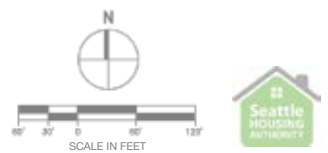
- 1** Block 3 Pocket Park
  - Landform Play
  - Plaza
  - Art
- 2** Block 7 Pocket Park
  - TBD
- 3** Block 5 Pocket Park
- 4** 10th Avenue Hillclimb
  - Sitting
  - Views
- 5** Yesler Terrace Park
  - Spraypark
  - Event Lawn
  - RAVE Soccer Spot
  - Basketball Court
  - Playground
  - Plaza
  - Art
  - Public Restrooms
- 6** The Hillclimb
  - Pause Points
  - Views
- 7** The Green Loop
  - Pause Points
  - Exercise Stations

**LEGEND**

- X.X Site Number
- The Green Loop
- ... The Hillclimb

**BUILDING KEY**

- (A) Yesler Community Center
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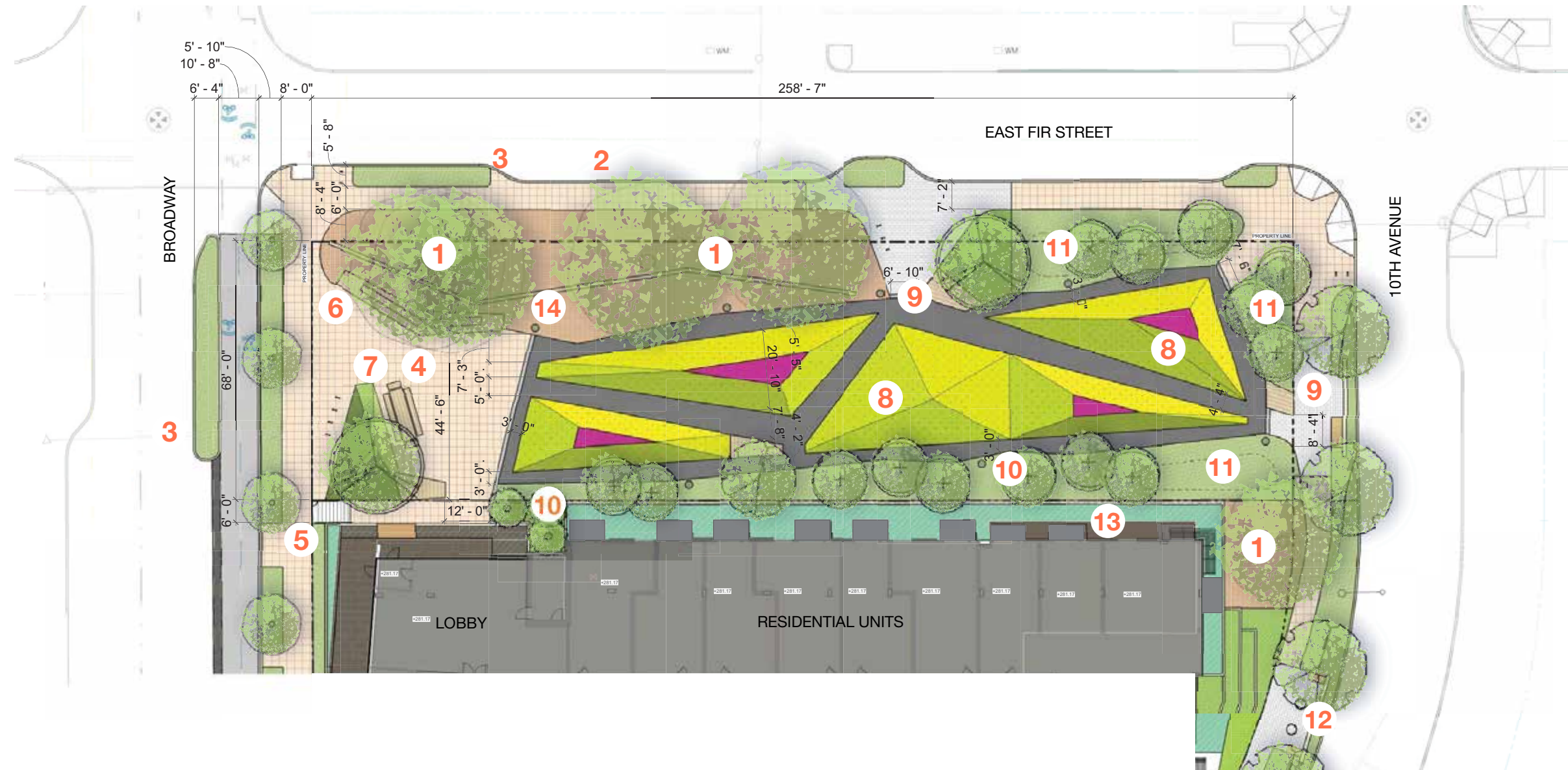


YESLER TERRACE REDEVELOPMENT  
May 2017



# BLOCK 3 POCKET PARK

CONCEPT PLAN



- |   |   |
|---|---|
| <b>1</b> Existing Trees   | <b>8</b> Playful Landforms                            |
| <b>2</b> Parking  | <b>9</b> Edge Seating with Low Rubble Wall (Recycled) |
| <b>3</b> Enlarged Curb Bulb   | <b>10</b> Planted Filter                              |
| <b>4</b> Plaza  | <b>11</b> Drainage Facility                           |
| <b>5</b> Stair  | <b>12</b> Exercise Station                            |
| <b>6</b> Bleacher Seat (Reclaimed Timber) with Low Rubble Wall (Recycled) | <b>13</b> Private Terraces                            |
| <b>7</b> Community Table  | <b>14</b> Artist Beams 'Catalyzing Choreography'      |

\* Dimensions shown for reference only - may be subject to change.





# BLOCK 3 POCKET PARK



HEWITT   

DESIGN COMMISSION PRESENTATION YESLER TERRACE POCKET PARK - 09.01.16 | 15



# POCKET PARK REQUIREMENTS

## SHA CONDITIONS:

- Completion of the pocket park is a condition to Certificate of Occupancy for any building on Lots 13 and 14.
- Buyer should include, as an allowance, the sum of \$1.3M which will be deducted from the price at closing to cover the cost of designing and construction of the pocket park.
- The *configuration of the pocket park can be changed*, subject to SHA approval, by means of a Lot Boundary Adjustment which if done shall be at Buyer's sole expense. The *size of the pocket park (16,736 sf) cannot be reduced and the frontage on 10th Avenue South must be at least 70 feet*.
- The pocket park is a public benefit under the Street Vacation at Yesler. The design is subject to approval of the Seattle Design Commission. Conceptual design shall be completed by Buyer of Site 5.4, and approved by SHA, prior to closing.

## STREET VACATION CONDITIONS:

- The total size of the three pocket parks shall be at least one acre, and *each pocket park shall be at least 12,000 sf in size*.
- Each pocket park shall have *at least 70 linear feet of frontage on a public street* and the three pocket parks together shall have at least 250 linear feet of frontage on public streets.
- The design and programming for the pocket parks shall be reviewed by the Design Commission at both the schematic and design development phases and shall require final approval by SDOT.
- Each pocket park shall be design and programmed to be inviting to and usable by the general public and shall not be designed to serve only residents in the immediate vicinity. The pocket parks shall be designed and programmed to accommodate *spaces for passive activities*, such as *sitting, visiting, looking at the views, or reading* and also *active play areas focused on children*. Particular design elements shall vary in order that each pocket park is designed to complement adjacent uses.
- Design elements that shall be included in each pocket park include: *street furniture, facilities for children's play, pedestrian-level lighting*, and for those pocket parks bounded in part by a private access drive, bollards or another form of separation between the roadway surface and the park space. Exercise stations may be included in some or all of the pocket parks.
- Seating reserved for customers of restaurants or other commercial uses shall not be allowed in the pocket parks.
- The pocket parks shall be *open and available to the public* during the same hours as the proposed Yesler Terrace neighborhood park. Signage shall be provided identifying the pocket parks as public open space and identifying the hours of operation. During open hours, property owners, tenants, and their agents shall allow individuals to engage in activities allowed in the public sidewalk environment, except those activities that would require a street use permit if conducted on the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, adjacent buildings, or adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed. While engaged in allowed activities, members of the public may not be asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment of the space by others. Other management issues such as maintenance, addressing unlawful activity or implementing the Seattle Police Department's Criminal Trespassing Program shall be addressed in the PUDA.



# POCKET PARK REQUIREMENTS

## SHA CONDITIONS:

- Park is a condition of Certificate of Occupancy
- Total budget of \$1.3M including soft costs and tax
- Minimum park size is 16,736 SF
- Park shape can be changed with SHA approval

## STREET VACATION CONDITIONS:

- Each park must be at least 12,000 SF and have 70 LF of frontage on a public street
- Park design to receive SDC guidance at SD and DD phases
- Design for greater public, not just adjacent or Yesler Terrace residents
- Passive space for sitting, visiting, looking at views, or reading
- Active space for play focused on children
- Street furniture, play facilities, and pedestrian-level lighting
- No reserved seating
- Park is open to public

- Orientation to Southwest to capitalize on light and views
- Maximize street frontage and connectivity to Green Loop, Hillclimb, and block to North
- Establish a strong pedestrian path that clearly defines public from private space
- Active pedestrian-scale frontages with front doors facing/connecting to park promenade
- Minimize grade changes in the open space thus creating usable space
- Develop program considering the other developed open spaces and how this park can provide new opportunities





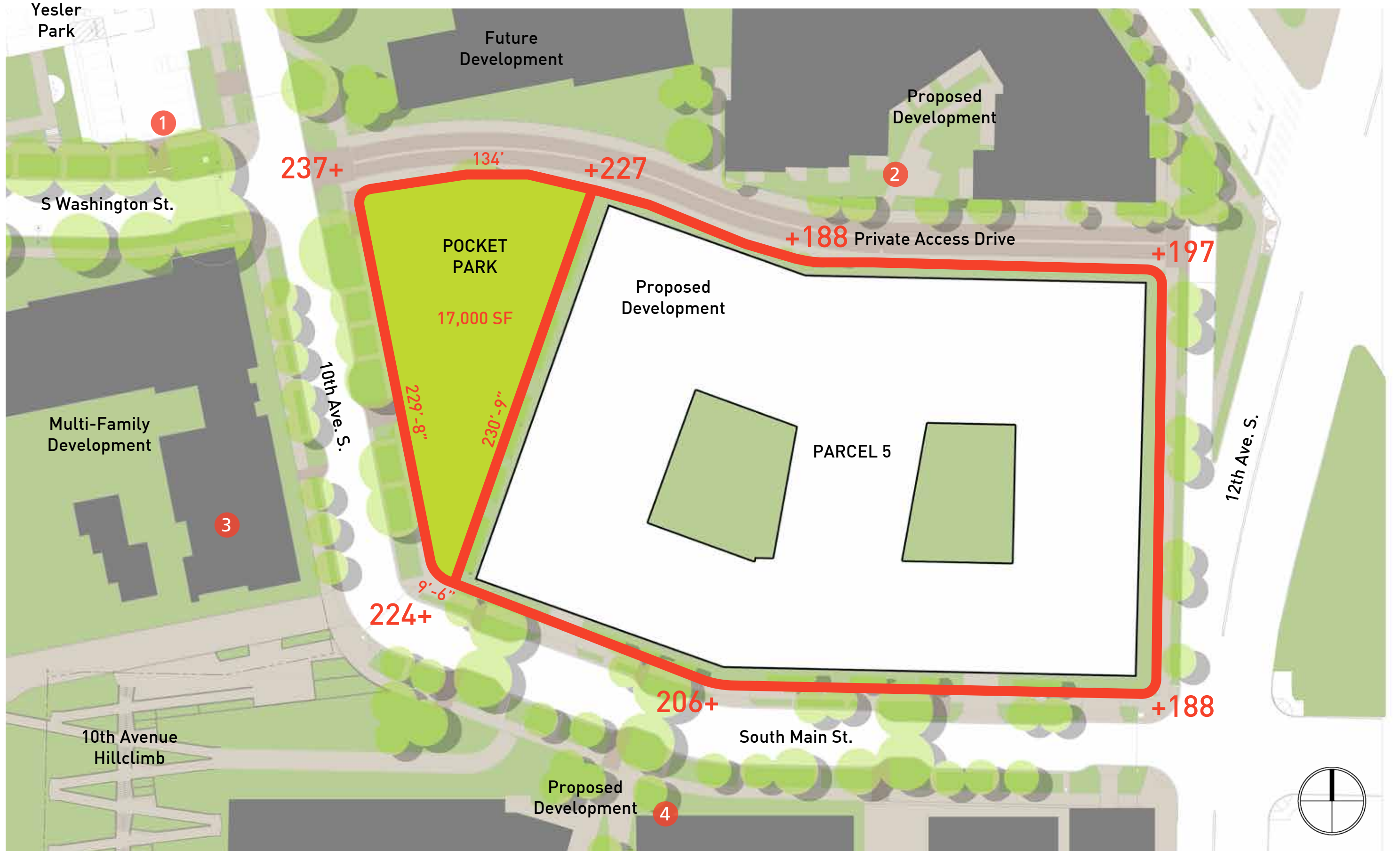
BLOCK 5 POCKET PARK



**PARK SITE**



# SITE + CONTEXT









# SITE + CONTEXT



Yesler Terrace Neighborhood Park - Seattle Parks



Proposed Development - Modera First Hill Mill Creek Residential



New Development - Hoa Mai Gardens

BLOCK 5 POCKET PARK



Proposed Development - 12th & Jackson Chinn Investments



# SITE + CONTEXT



View North along 10th Avenue



Example of Streetscape Amenity Family along S Washington Street



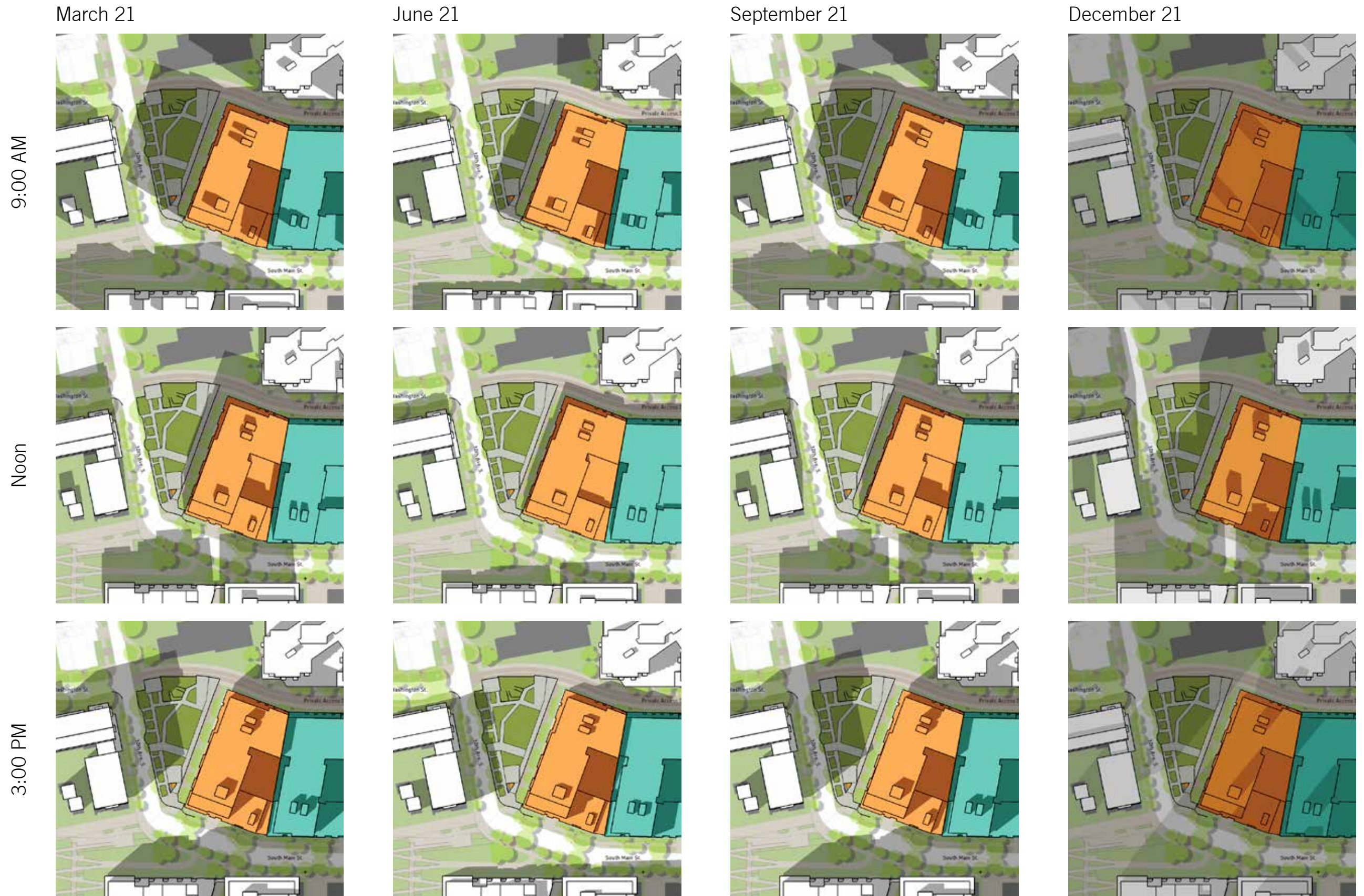
View South from intersection of 10th Avenue and S Washington Street



View towards Hillclimb from 10th Avenue and S Main Street



# SITE + CONTEXT





# PARK PROGRAM



Passive - Stationary



Play - Up/Down



Gathering - Cover



Circulation - Garden Pathways



Gathering - Events

BLOCK 5 POCKET PARK



Play - Freeform



Flexible Lawn

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Passive - Kinetic



# CONCEPT EXPLORATION



## CONCEPT X

- Single sloping lawn
- Garden promenade
- Garden plaza
- Up/down play



## CONCEPT Y

- Terraced lawns
- Open upper plaza
- Large view terrace

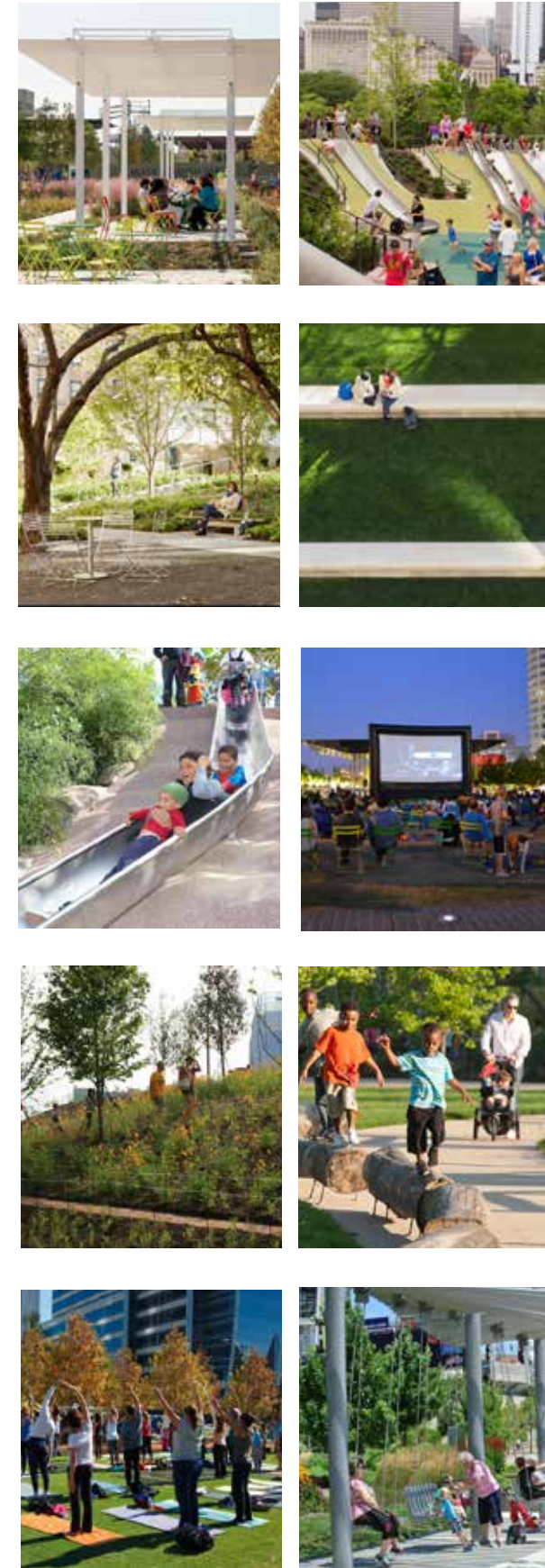


# PREFERRED CONCEPT



## **PREFERRED**

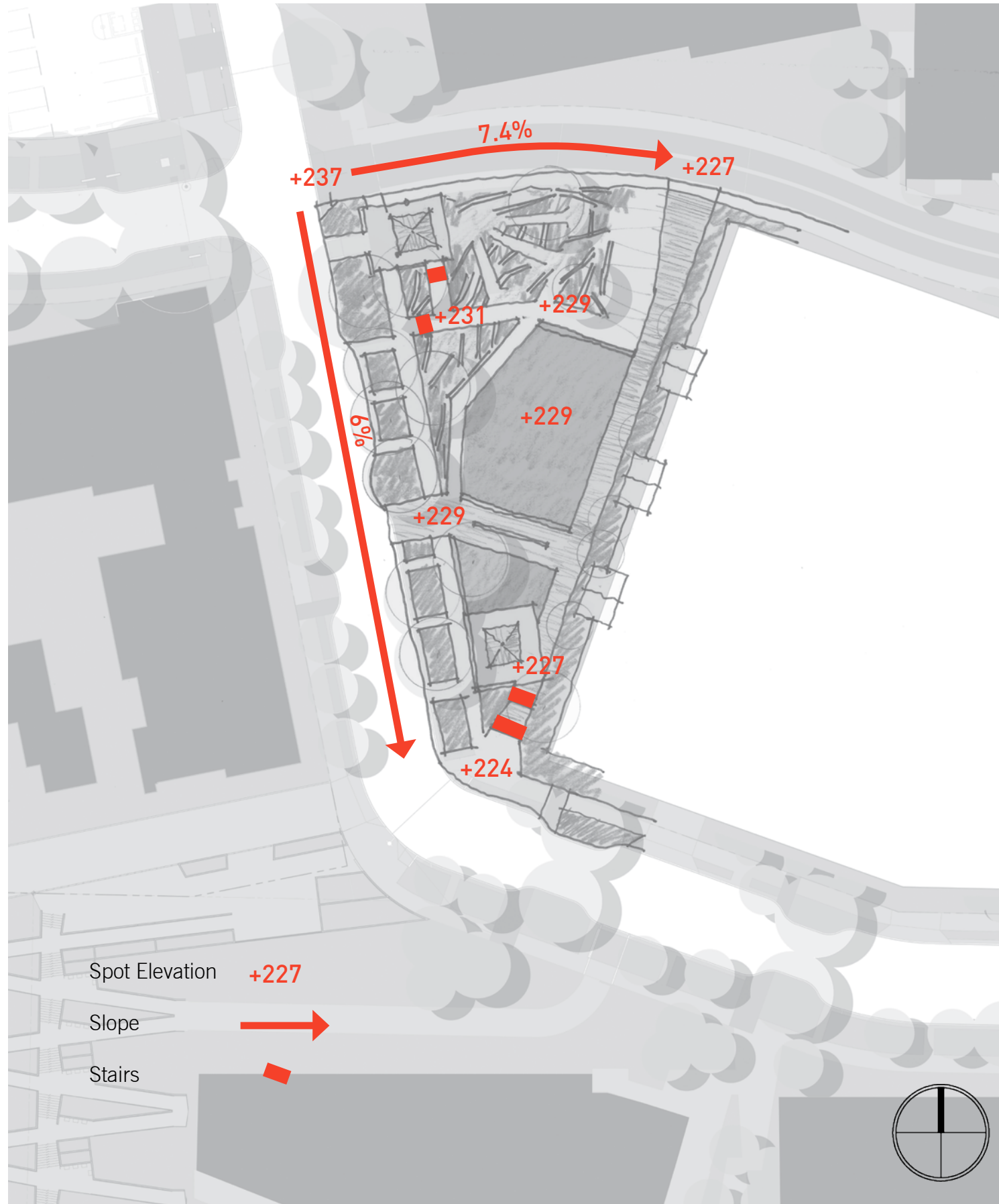
- Single lawn
- Garden play
- Up/down play
- Connections



- 1 Shelter Space
- 2 Hillside Slides
- 3 Garden Play
- 4 Passive Edges
- 5 Perimeter Seating
- 6 Flexible Lawn
- 7 Informal Play
- 8 Upper Plaza
- 9 Kinetic Seating - Porch Swings
- 10 Residential Unit Stoops
- 11 'Pause Point'
- 12 Lower View Plaza
- 13 Raised Crosswalk



# GRADING



# CIRCULATION



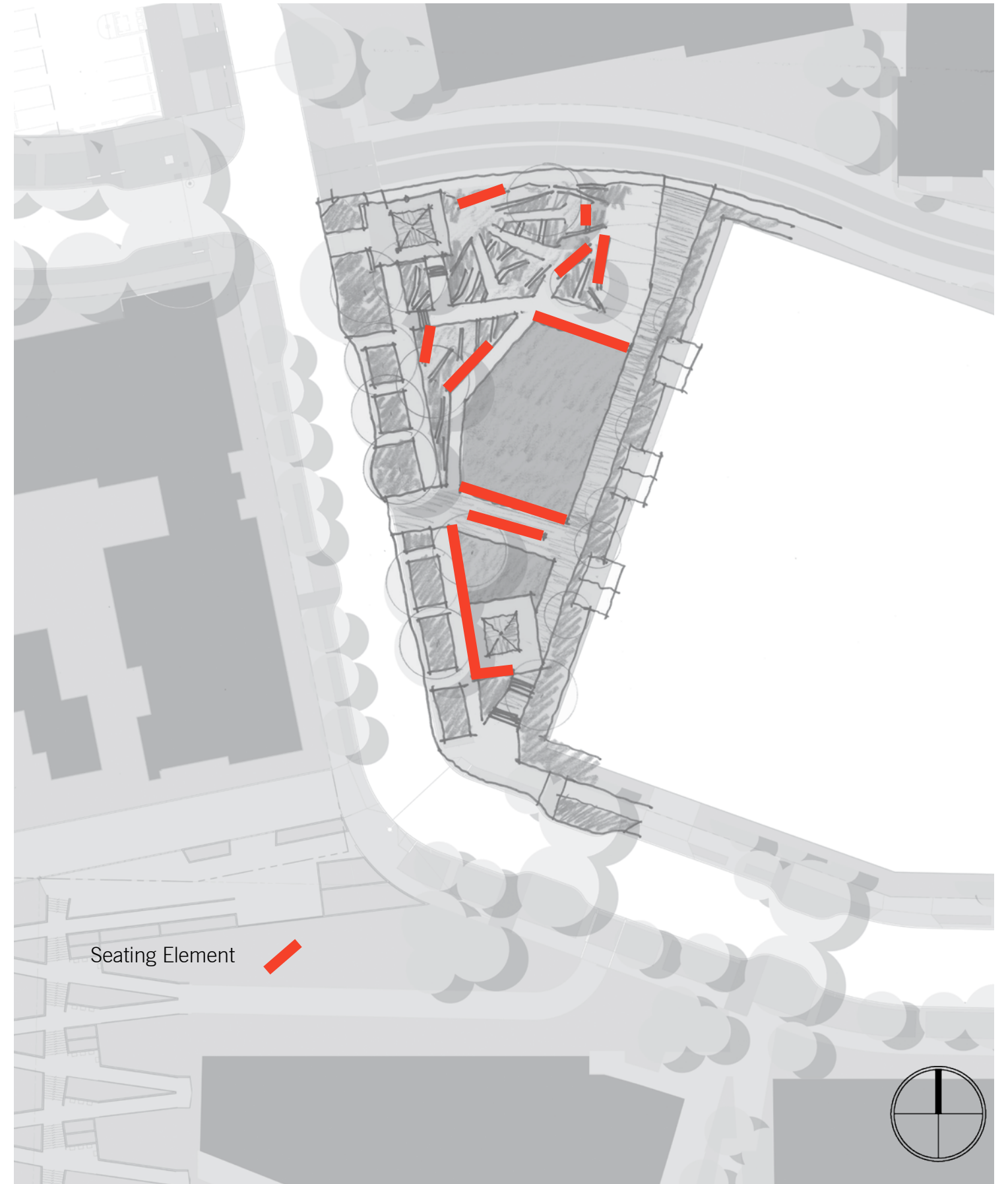


# VIEWS



BLOCK 5 POCKET PARK

# SEATING



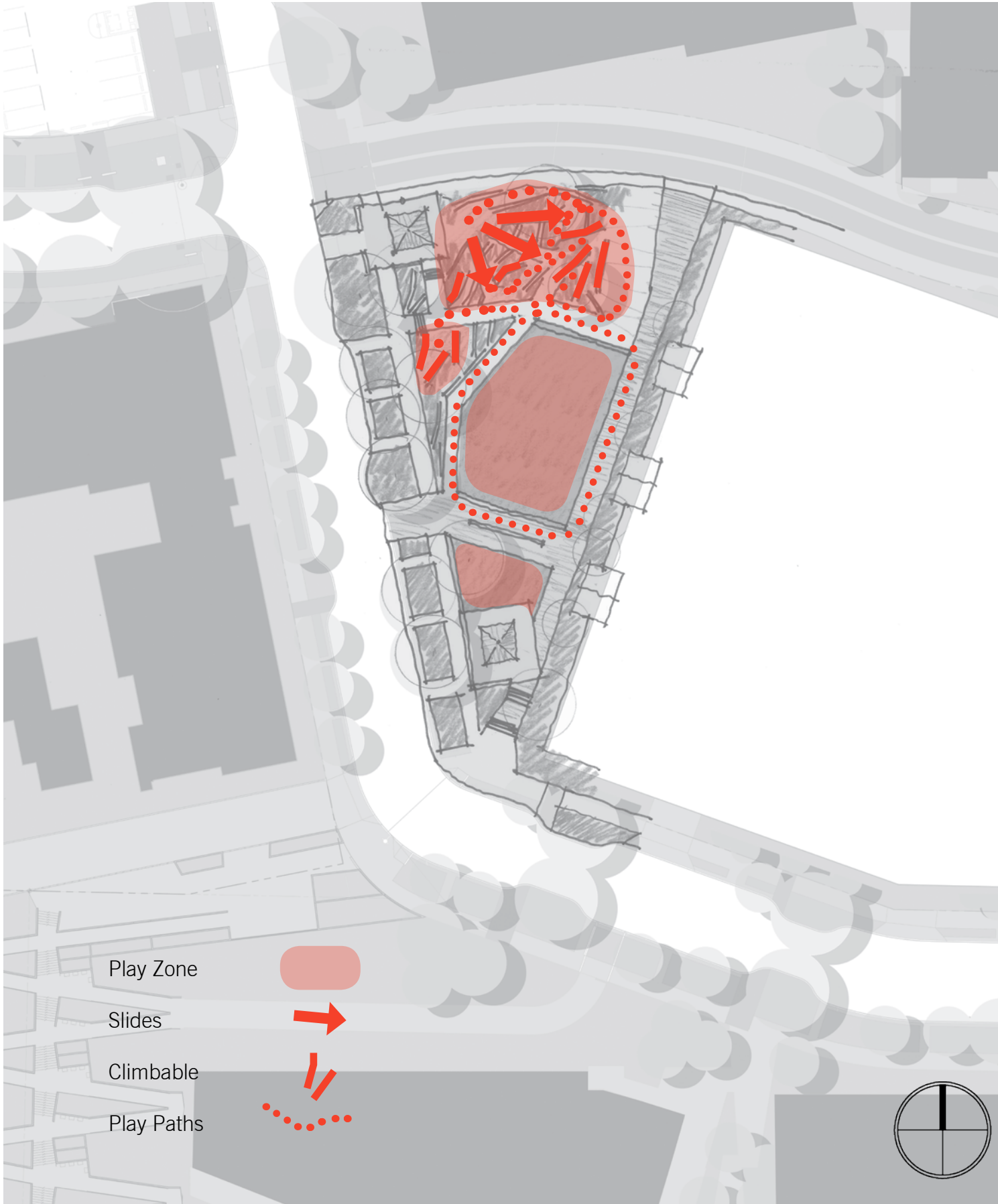


# SURFACING



BLOCK 5 POCKET PARK

# PLAY



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# EVENTS



BLOCK 5 POCKET PARK

# PLANTING



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# PERSPECTIVE VIEWS



BLOCK 5 POCKET PARK



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BLOCK 5 POCKET PARK



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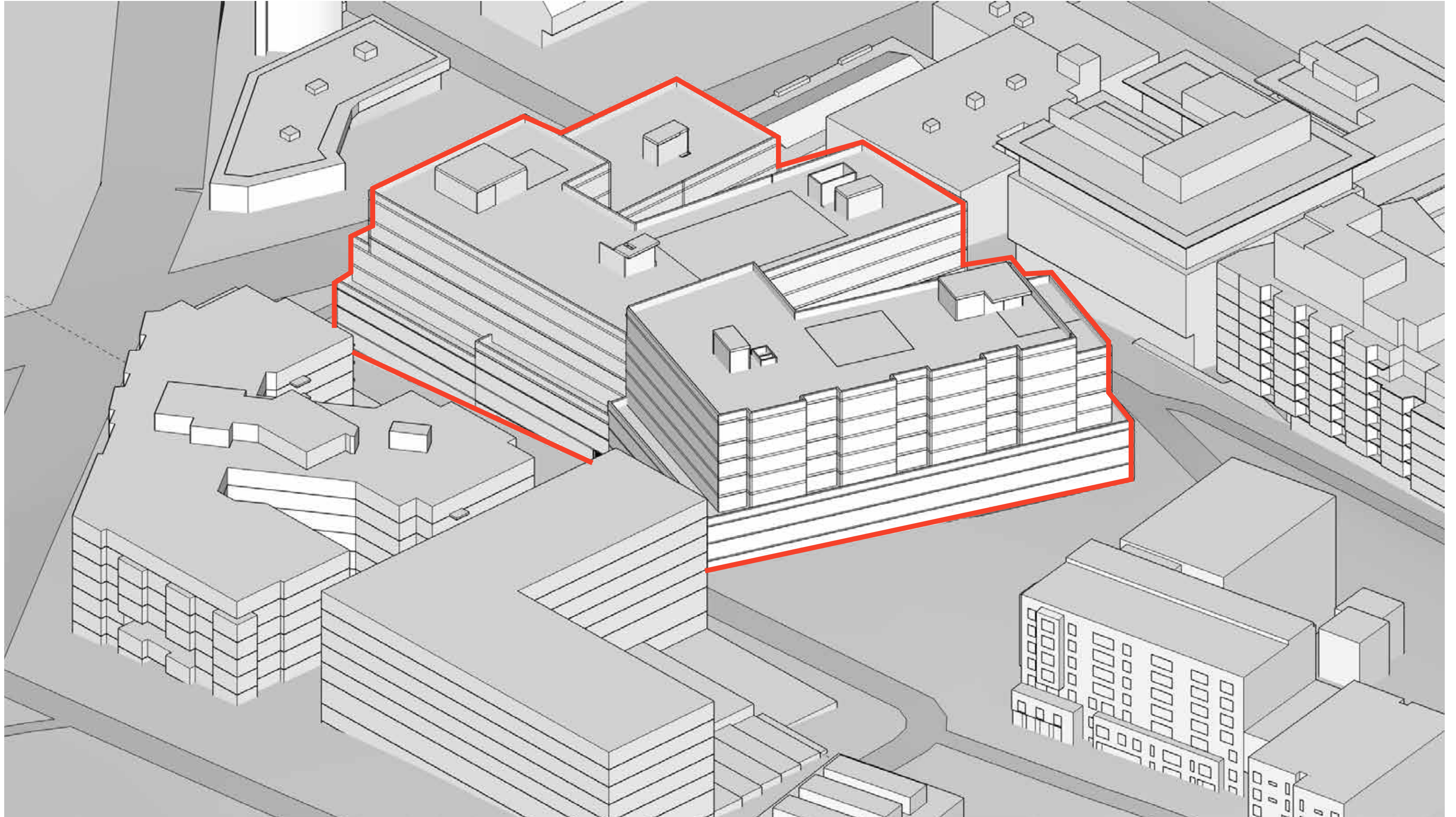


# PERSPECTIVE VIEWS





# DEVELOPMENT PROPOSAL



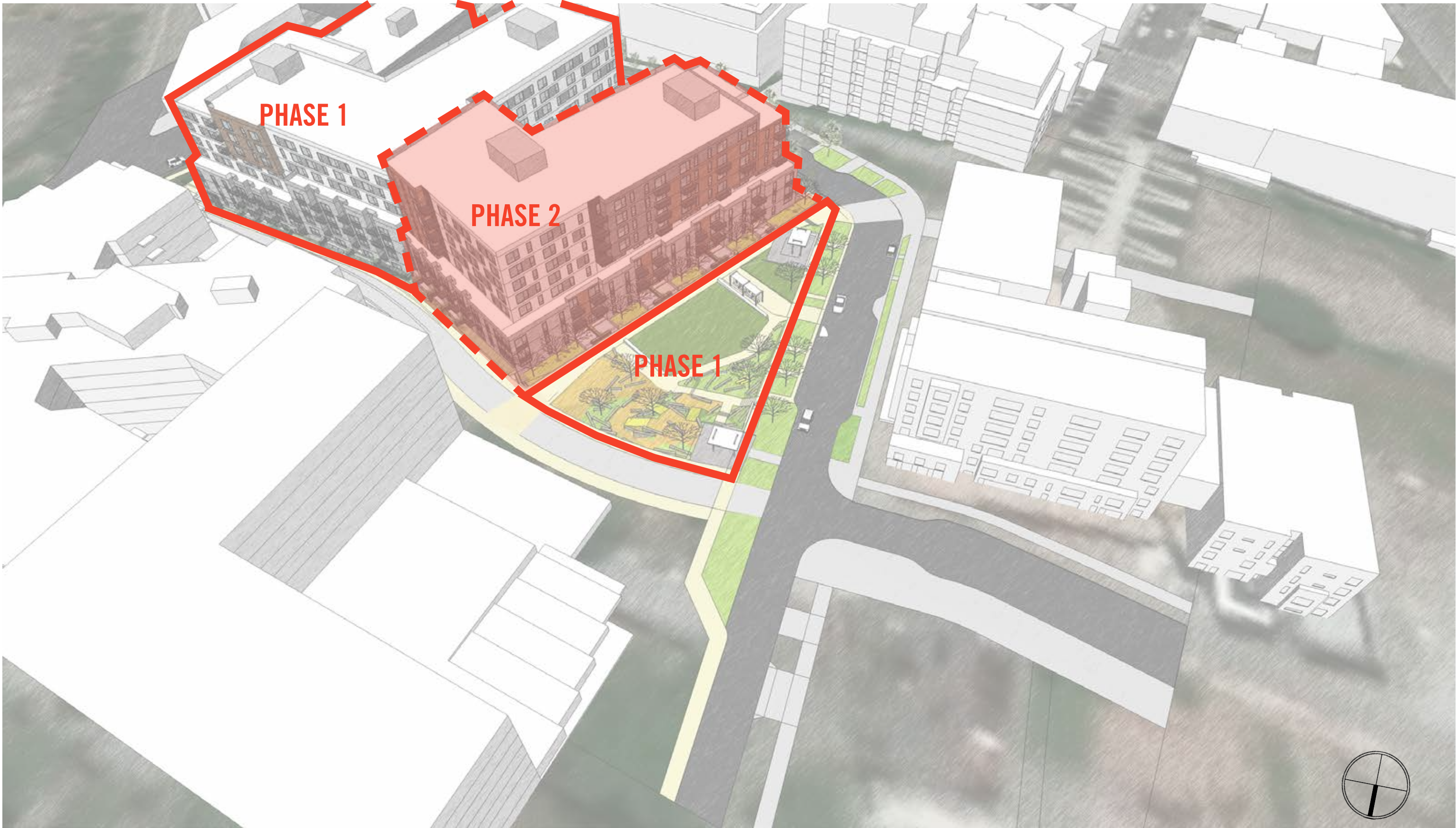


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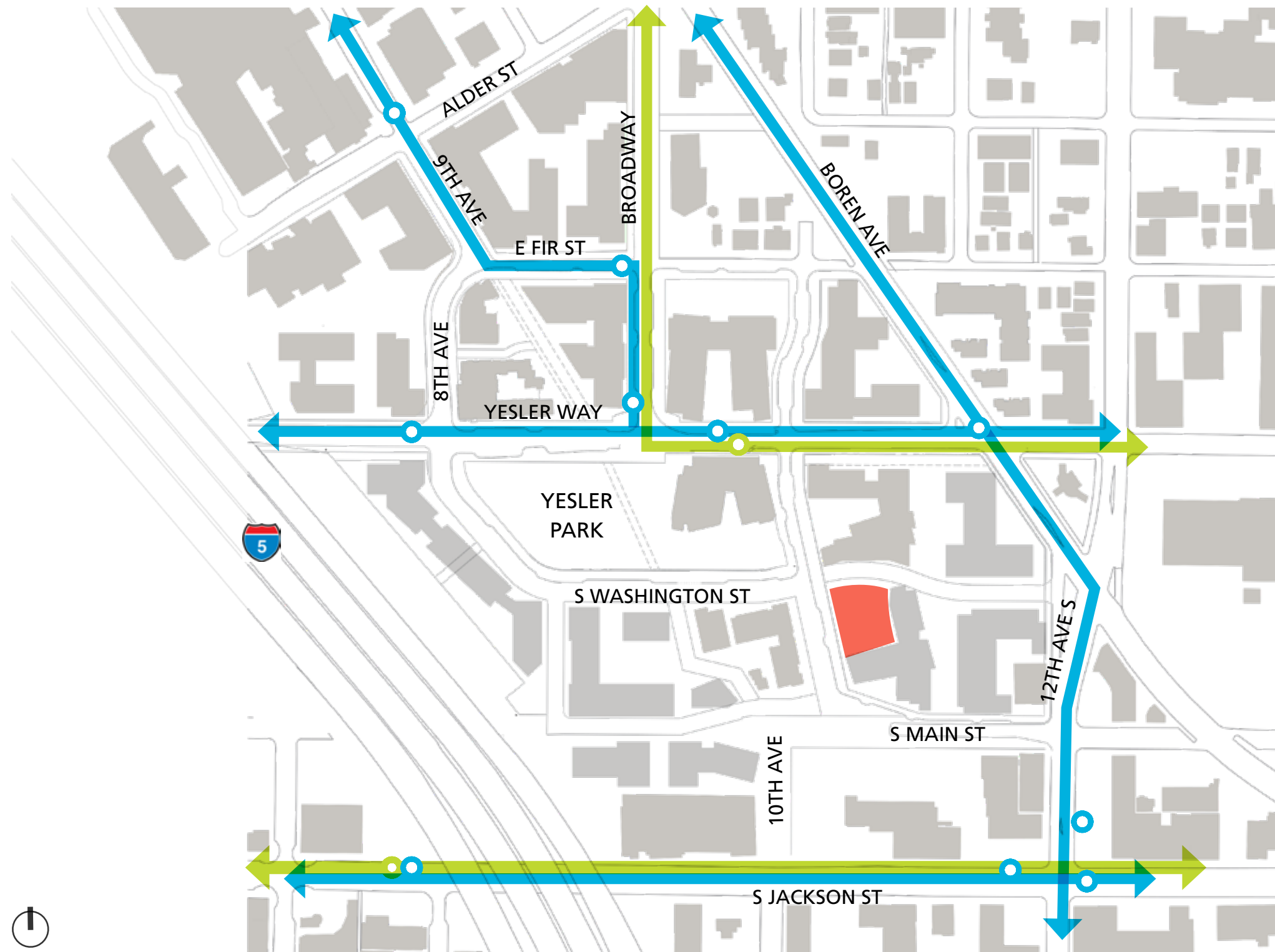
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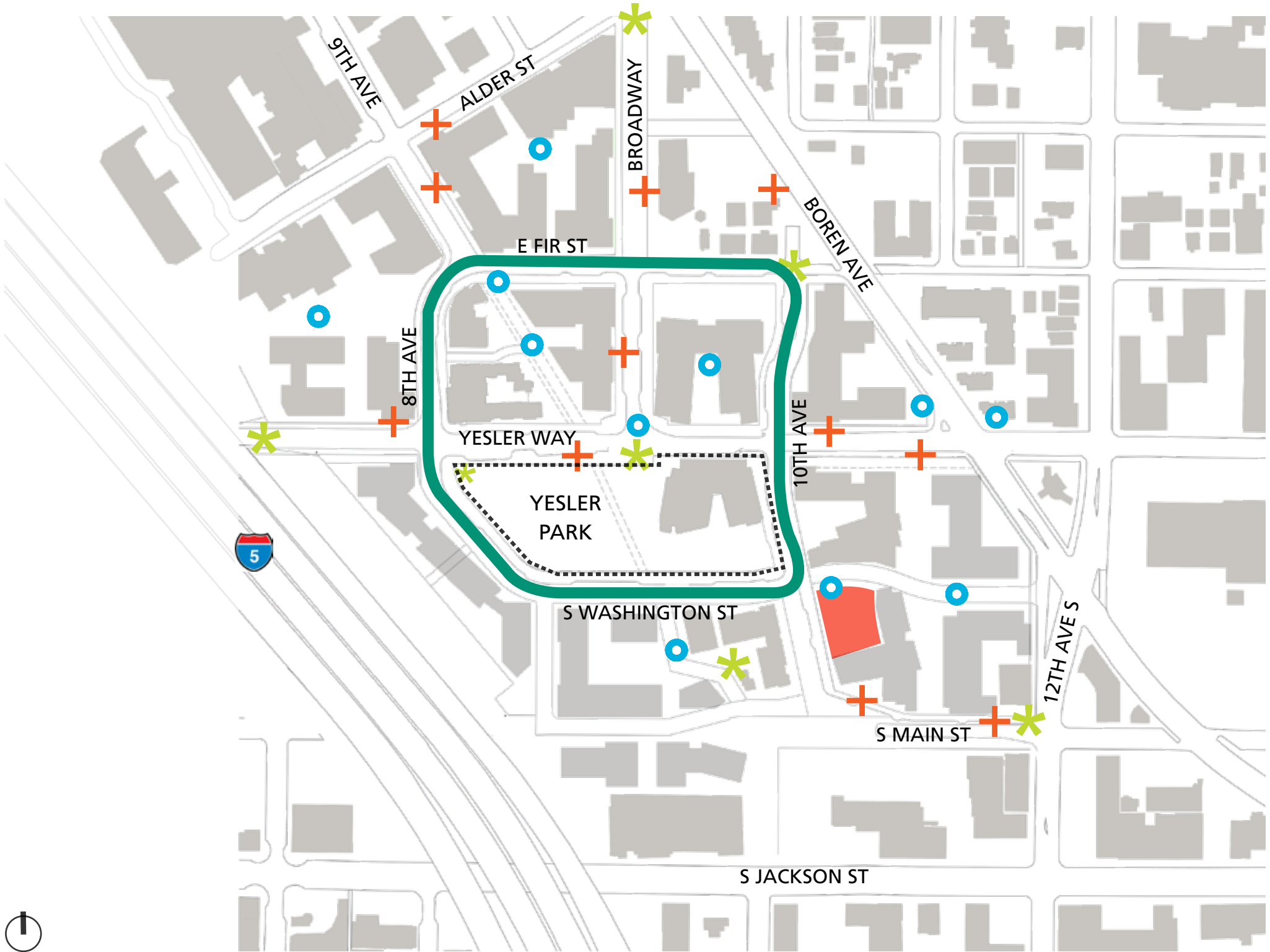
# VEHICULAR CIRCULATION / TRANSIT



-  BUS ROUTE / STOP
-  STREET CAR ROUTE / STOP



# YESLER TERRACE ART MASTER PLAN

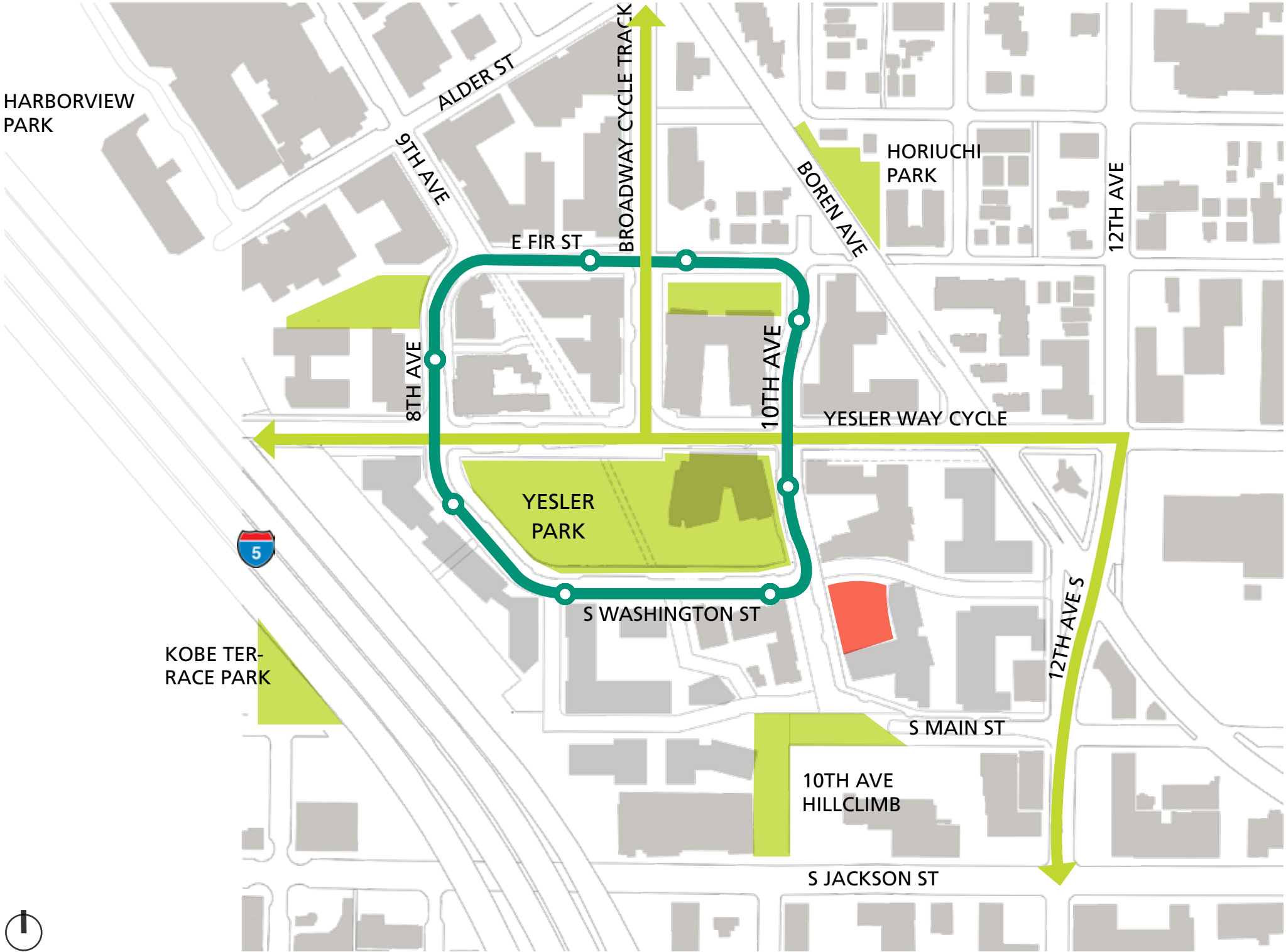


- + PAUSE POINTS
- SIGNATURE ARTWORKS
- ✱ WAYFINDING
- GREEN LOOP



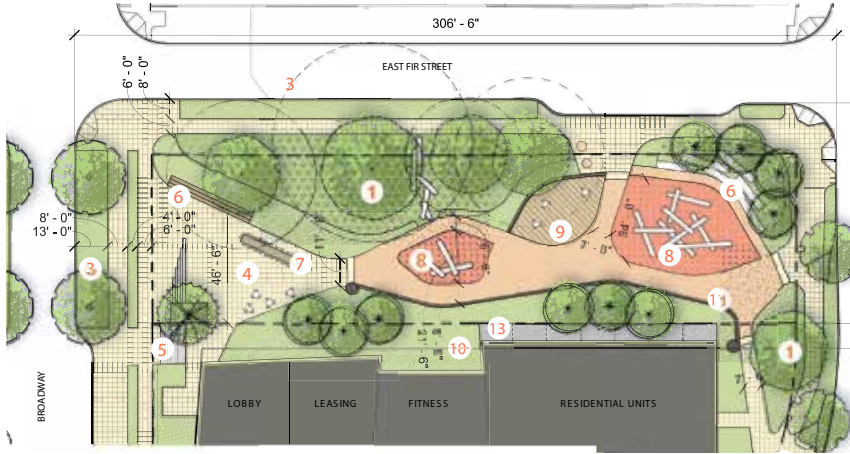
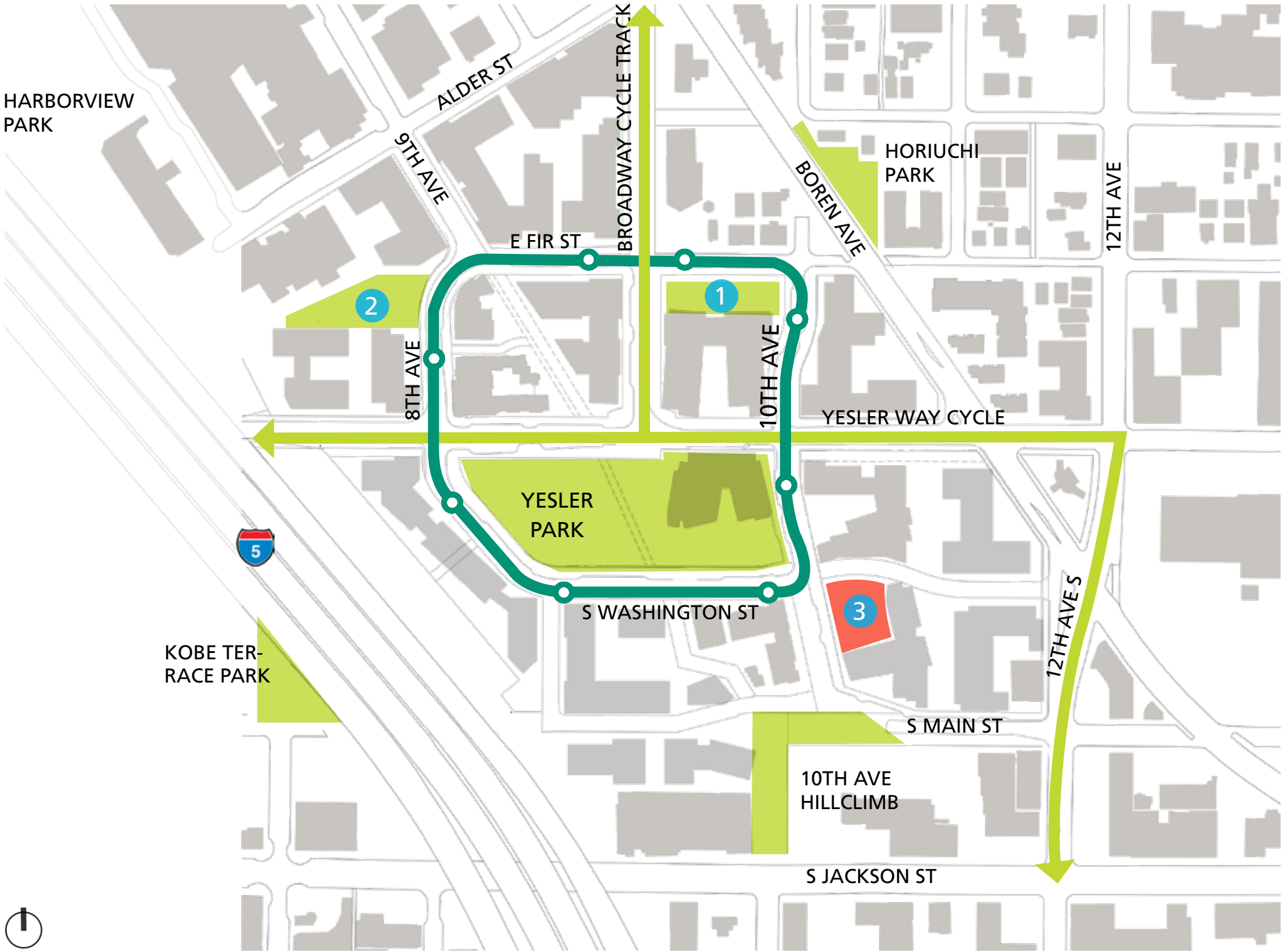


# OPEN SPACE PROGRAM





# NEIGHBORHOOD OPEN SPACE



1 BLOCK 3 POCKET PARK



2 BLOCK 7 POCKET PARK



3 BLOCK 5 POCKET PARK



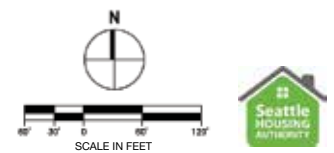
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# DESIGN CONSIDERATIONS

