



**Re:** Brighton Playfield Improvements  
Project Program Outline & Design Narrative  
Includes input from July 26, meeting

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### Existing Site Analysis

- Site Generally
  - Site is approximately 927' x583' (540,500sf / 12.4ac) bounded by 39<sup>th</sup> Ave S on the west, S Juneau on the north, 42<sup>nd</sup> Ave S on the east, and the south side of an asphalt service drive on the north side of Aki Kurose School on the south.
  - Site is Topographically diverse with some generally level grassy areas (in addition to the field), some very steep slopes (2.5:1 along the field edges), and some gently rolling topography
  - Field sits in the bottom of a horseshoe-shaped “bowl”, generally few feet below grade of the north façade of the adjacent school to the south
  - The highest point on the site is at the northwest corner of 39<sup>th</sup> Ave S and S Juneau, and the lowest point is at the southeast corner at 42<sup>nd</sup> Ave S and the joint access driveway.
- Field Conditions & Dimensions
  - Fields are irrigated, soil-based grass with fully skinned sand/silt infields
  - Soils are moisture sensitive, retaining excessive moisture fall-spring, subject to weather-related closure
  - Field slopes irregularly, although generally sloping at 1.5% north to south with an eased crown sloping center-east and –west also at about 1.5%. The south field includes slopes as steep as almost 6% in left field.
  - Existing Recreational Program elements (based on standard field dimensions and safe clearance);
    - 90' Baseball (1) 248' left field
    - Softball (2) 185' and 155' foul lines
    - Modified Soccer <U-11 (3 or 4) 150' x240'
    - Adult/U-12 Soccer (1) 70 x110yd
    - Ultimate (1) 120' x360'
    - Football (1) 160' x360'
- Access – Pedestrian, Vehicular (Parking), Emergency & Maintenance
  - Much of the interior pedestrian circulation is accessible, however the connections to the main intersections and entry points may be lacking
  - Access from the edges of the site to the field level are not ADA compliant with the lone exception of the southeast corner. This generally makes the route of accessible travel from the field to the restrooms unreasonably long.
  - Surfaces vary from concrete (perimeter sidewalks and interior northeast corner and play area), asphalt (largely in the proximity of the shelter / restroom building and field level), and fine aggregate (interior perimeter pathway and extensions to the outer perimeter).

- Emergency and Maintenance access and public event load-in/out access to the field level is via 39<sup>th</sup> and 42<sup>nd</sup> Aves S., along the south property line.
- Emergency and Maintenance access and public event load-in/out access to the upper park, west side including restrooms, tennis and basketball etc., is from 39<sup>th</sup> Ave. S., about mid-block.
- Lighting
  - 9-Pole System, Wood poles, spun-aluminum parabolic reflectors, Metal Halide fixtures
  - Lights Baseball and Soccer only
  - Light Readings, to establish light levels both on the field and at the property line, are pending
- Utilities
  - Sanitary Sewer roughly bisects the field north-to-south at depth varying from 6' to 11' below existing grade. Serves residences to the east and the restroom / shelter
  - Storm Drainage (information limited, pending)
    - Several smaller area drains scattered around the field perimeter, no pipe larger than 8", no obvious connection to a site-wide collector conveyance to the off-site utility
    - Nearest "sizeable" storm drainage pipe appears to be on the east side of 42<sup>nd</sup> Ave S
  - Water (information limited, pending)
    - Shelter Water Service feeds from 42<sup>nd</sup> down to and across the field, up to the building.
  - Power (information limited, pending)
    - Power to the existing lights and shelter
    - Overhead power along 42<sup>nd</sup> Ave S

### Public Process / Input

We have had one public meeting to date (7-26-16) and have had quite a bit of follow-up correspondence from interested parties since. Using the transcript of the meeting and input via e-mail we have generated the following list of themes.

- Process-specific Comments
  - Mailing should be more widely distributed
  - Top non-English languages spoken in the neighborhood include Vietnamese, Spanish, Somali, and Tagalog.
  - There are several community/civic groups in the area that can help spread the word
  - How did the project come about, specifically the decision to change to artificial turf?
  - The P-Patch Project on 42<sup>nd</sup> just south of the park generated a lot of participation, feedback, and steady volunteerism
  - There are people who would love to give productive input on the design, water features, points of interest that can address water issues, and that south boundary with the school
  - What was the range of the mailer [suggesting a broader range]
  - This meeting [the 7-26-16 Public Meeting] participation is not representative of this community. How can we help you engage a more representative participation at future meetings?
  - Will there be interpretative services [at the next meeting? - yes]
  - The mailers are translated? [yes – to the major languages identified]
  - What is the timeline – when will we know what your flexibility is, like in the northeast corner with the survey and the storm drainage pipe? [probably within a few weeks, probably at the next public meeting]

- Brighton Playfield park-specific Comments
  - Is it Olmsted? [no]
  - There is a giant 4<sup>th</sup> of July fireworks display on the field every year – is that going to be OK with the turf? [no]
  - I like having the walk around – I walk my dog on it every day.
  - I really like having the grass on the east side
  - I see people playing volleyball out there – that’s not something they’ll be able to do on turf
  - I think that baseball [and softball] is over-represented here, and ultimate is under-represented
  - We really appreciate the large trees that provide shade
  - We love the tennis and basketball courts
  - It is nice that the restrooms are close to the play area
  - It’s been a green space for so long we take for granted the bird habitat that the grass provides
  - We love running on the natural grass field, and use it to fly home-made gliders, airplanes, and Frisbees.
  - ...of all of the baseball I have seen at the park, only one person has ever hit it over the track [upper pathway?]
  - In the winter there are patches of the park that are inaccessible
  - There are many underground springs in the area.
  - There are large puddles... ..and with the clay they are slow to drain
  - In the winter time there are flooding issues
  - Are you keeping the gravel track? That’s actually a hazard
- Lights
  - I am pro Lights
  - The existing lights glare into my house [doesn’t like that]
  - They mess up my sunset [doesn’t like that]
  - Often they are on when there is nothing going on [doesn’t like that]
  - Is there any place in town where the new LED technology proposed for this site is in use [Blanchet HS]
- Park-related Design Ideas
  - Is there an opportunity for water diversion to have an interesting or useful design/result?
  - ...turn water issues into water features with an educational component
  - It would be great to see an attractive transition between the school and the field... allow for maintenance vehicles, additional gathering space, plantings, steps or retaining walls that double as seating or active space
  - Is there a requirement for any sort of Parking?
  - ...about additional parking are you working on impermeable [pervious?] surfaces, and thinking about not aggregating flooding issues?
  - How about the restrooms [we will make the accessible]
  - Is there an opportunity to look at other paving materials?
  - Since the Bowl isn’t natural has there been any talk about filling it?
  - Make the northwest backstop the primary one, and the southwest one the secondary one
  - Maybe a grass area for dogs.... Maybe that extra space could be grass
- Sports-specific Comments
  - Aki Kurose fields a well-established Ultimate Team
  - Can the design accommodate 2-3 portable volleyball nets on the synthetic turf?
  - Provide for 2-3 grass volleyball courts – no one ever uses the existing sand courts.

- Eliminate fencing between fields [referring to the back-to-back backstops]
- Three baseball fields here is excessive. I would like to see a ballfield in the northwest corner and one in the southwest corner and eliminate the one in the middle.
- I would love to see the backstop fencing in the middle of the park go away [referring to the back-to-back backstops]
- I want to second this gentleman's comment about getting rid of the fencing that separates the fields
- This area is in great need of full-sized soccer fields
- Increase multi-sport flexibility
- Reduce backstops from 3 to 2
- Make surface wide enough to accommodate two (2) Ultimate fields side-by-side
- Provide field markings for Ultimate, Soccer (youth and adult), Lacrosse, Football, Baseball
- The perimeter pathway is used by St. Edwards School for track
- There is Football practice here
- I am wondering about basketball and tennis courts
- The tennis courts need new surfacing
- We need a basketball court – that is used so often
- Are there plans for marking the field with Ultimate Frisbee? Its very big at this school, and this neighborhood, and this community
- [re Ultimate] Its really hard for us to find fields in SE Seattle because they are all taken up with soccer and football
- Is pick-up sports something you program into the layout? Like extra basketball courts or extra soccer group or something? Perhaps if there was a pocket that definitely could not accommodate a league or school use.
- Regarding the School Adjacency / School Use
  - Engage SPS [Seattle Public Schools] in the design process as they will benefit greatly
  - Commit to drive-through access along the south edge
  - Add parking along the south edge
  - What is the relationship between the school and the field right now? Would the “bell time” stuff affect the way you design the field at all?
  - Does the school have the entire park / field during the school day?
  - They use the perimeter pathway for walking and running
  - How will they be affected by the construction? They use the field during lunch [and PE]
- SDOT / Streets
  - Unknown what the thought is on 39<sup>th</sup> – we seem to have lost parking
  - We felt the lack of communication – we were thinking are these groups losing parking?
  - I am a neighbor and I'm not sure what's connected with SDOT – I haven't gotten any information from SDOT [others: “me either”]
  - They did a bunch of work along 39<sup>th</sup> and our communities use that parking area pretty heavily and I saw no outreach to the community directly
  - During Football (pads and helmets, not games though) people park on both sides of 42<sup>nd</sup> Little kids run out into the street [someone is going to get hit]
  - SDOT has some plans to turn it into a bicycle arterial – 44<sup>th</sup> would be a much better choice for that
  - People scream up and down the streets at like 40 – 50 mph
- Materials-specific Comments
  - Any information you have about the infill would be appreciated

- We are concerned about the health issues we have heard associated with synthetic turf – we prefer you stick with grass.
- I worry about synthetic materials a lot, and I know there have been lead issues at other Playfields, so please whatever comes make sure it is clean.
- Take health concerns into consideration when choosing materials
- Should not be an issue – no clear evidence, alternatives are a waste of money
- Do not try other alternatives, or cork, again until cork at Bobby Morris Pilot Project can be better evaluated
- What happens in 8-10 years when the [surface] has to be replaced? Do we lose a season of use?
- Have they done burn tests on the cork [no but it's a naturally flame retardant material – bark]
- ... the Ramadan community celebration happens on the grass field – what's that going to feel like on [artificial turf]?
- Has a grass field with a hardy seed blend been considered?
- Is it possible for the path to be a cushioned path for runners that would work for wheelchairs and strollers also?

### Conversation with Recreation Information Office

John Bates answered some questions about the primary uses at Brighton Playfield.

- Baseball – who is using this site for baseball? Are there any 90' users? I think I heard that Cleveland HS use it – I'm assuming for practices only, maybe JV? Do you know – if not do you have a contact?  
*Field 1 is only used by Senior Little League (12 & 13 year olds) overflow from Rainier March – Late June, and Cleveland Practices March – mid-May.*
- Softball – who is using this site for softball? Do you every schedule the southernmost field?  
*Only very rarely for softball. Field 2 (NW) Lighting isn't good, backstop is bad. Demand is down. Southernmost field (3) is essentially a School PE/Recess Field.*
- Combined BB/SB – how many do you schedule at one time? Also, are these fields numbered? If so is it north to south or?  
*Only one at a time. Baseball is Field 1, NW is Field 2, and the School PE Field, SW, is Field 3.*
- Ultimate – any idea how this site is used, i.e., do they mark two fields or one?  
*We do not know how many at Brighton but probably only one.*
- Football –Cleveland JV practice only?  
*Beacon Hill Cowboys Youth Football, for Brighton its mid-October to mid-November. Sharing capacity with SYSA.*
- Any adult soccer? I only see one modified field in the aerial photo record.  
*None now. Will be in great demand depending on lacrosse, football, youth soccer needs. There is a big demand for lacrosse.*
- Any way you can easily break down the scheduling hours by user group?  
*RIO will send a PDF of the past year plus 2016 to date.*

### Project Design Program Outline

- Field Conversion to Synthetic Turf
- Main Field Elements
  - Adult Soccer (1)
  - Modified Soccer (2)

- Football (1)
- Ultimate (2)
- Lacrosse (boys/girls – 1)
- Baseball (1)
- Softball (1)
- Field 2 Elements, if provided
  - Unstructured Warmup
  - Mod Soccer (1)
  - PE / Tee-Ball / Kick Ball (1,2)
- Field Lighting upgrade to LED
- Site-wide ADA Accessibility
- Parking on-site, off-site

### Issues and Opportunities

- Permitting
  - SEPA
  - Department of Ecology NPDES
  - City Conditional Use Permit
  - City Grading & Drainage
- Parking (Onsite, Offsite)
- Public Art, Existing Installation
- Tree Protection / Tree Removal

### Design Narrative, Common Features

All options that presented include the following elements whether shown or not at this point in the design process. Common features include;

1. Vertically draining infilled synthetic turf playing surfaces throughout, including permeable aggregate, field subsurface drainage collection, conveyance and (per SPU) water quality treatment (no detention required as of this writing)
2. Color changes and color-coded field markings as approved
3. LED Lighting System with Centralized Control and Programming
4. Crowd-control fencing, Ball control fencing/netting
5. Field Washwater System (irrigation water, quick coupler valves or hose swivels installed in in-ground vaults/boxes)
6. Loop-path around the field at the top of the “bowl”
7. Remove existing concrete slope seating, required to achieve:
8. Improved accessible routes of travel between the restrooms and the field level on the west side of the field
9. Improved accessible routes of travel between the field and the upper site on the east side of the field
10. On-site Accessible Parking, likely associated with the service access mid-block, to serve the entire park (not just the fields)

Other items for consideration that are not specifically identified by the project description include;

11. Art Restoration
12. Storm Water Demonstration or Educational Opportunity
13. Grass Volleyball Courts (perhaps in lieu of the existing sand courts)
14. On-site parking on the south edge

15. SDOT might want to consider;
  - a. Return on-street parking to 39<sup>th</sup>
  - b. Introduce traffic calming along both 39<sup>th</sup> and 42<sup>nd</sup>

### **Concept 1 Design Narrative**

Using the footprint of the existing field, Concept 1 develops a single, uniformly sloping 163,000sf (3.75ac) plane from the south service drive pavement edge to the bottom of the existing stairs to the north, 9' vertically over 675' horizontally, or 1.33%, and eliminates any "crown" effect across the width of the field. Other features include;

1. Sr. Little League Baseball field with 90' base path, 225' right field line, covered dugouts, no permanent outfield fence
2. Softball Field with 60-65' base path, +/-200' left field line, covered dugouts, no permanent outfield fence
3. "Rectangle Fields" program including the following overlapping sports;
  - a. Adult Soccer 70yd x110yd
  - b. Youth Soccer, U-11, 120' x200' (x3)
  - c. Lacrosse 70yd x110yd
  - d. Football 160' x360'
  - e. Ultimate 120' x360'
4. Flex-space in support of the Rectangle Fields created by non-program space in the baseball/softball outfields, for warmup etc.

### **Concept 2 Design Narrative**

Duplicates some of the existing fields' layout while introducing a grade break between an upper Field 1 and a lower Field 2, while expanding the Field 1 footprint east into the slope (and re-routing the storm drain in the northeast corner). Field 1 would be developed as a uniformly level (flat) 105,250sf (2.4ac) surface and a 34,000sf (0.75ac) Field 2 would also be level (vertically draining, either grass or synthetic turf), sitting about 3'-4' below Field. The two would be separated by a grass slope.

1. Sr. Little League Baseball field with 90' base path, 260' right field line, covered dugouts, no permanent outfield fence
2. Softball Field with 60-65' base path, left field line well over standard, covered dugouts, no permanent outfield fence
3. "Rectangle Fields" program including the following overlapping sports;
  - a. Adult Soccer 70yd x110yd
  - b. Youth Soccer, U-11, 120' x200' (x2)
  - c. Lacrosse 70yd x110yd
  - d. Football 160' x360'
  - e. Ultimate 120' x360' (x2)
4. Flex-space/warmup area in support of the Rectangle Fields would likely be provided by Field 2.

### **Concept 3 Design Narrative**

This plan attempts to do a better job at providing for Baseball, specifically by creating an outfield dimension closer to that of a more typical baseball field i.e., about 285' down the right field line. This requires considerable excavation into the existing eastern slope/hillside, to be conditioned upon no loss of trees. In addition, the backstop, base paths, and mound are all moved south sufficiently to allow the mound to remain year-round, without conflicting with the rectangle sports program. The 155,250sf (3.5ac) playing

surface would be designed level/flat, and the resulting space to the south ("field 2") would become an un-programmed grass transition/opportunity space.

1. Sr. Little League Baseball field with 90' base path, 285' right field line, covered dugouts, no permanent outfield fence
2. Softball Field with 60-65' base path, 200' left field line, covered dugouts, no permanent outfield fence
3. "Rectangle Fields" program including the following overlapping sports;
  - a. Adult Soccer 70yd x110yd
  - b. Youth Soccer, U-11, 120' x200' (x2, maybe x3)
  - c. Lacrosse 70yd x110yd
  - d. Football 160' x360'
  - e. Ultimate 120' x360' (x2, staggered)
4. Flex-space/warmup area in support of the Rectangle Fields would likely be provided by baseball field right field and the grass area.

**Attachments:**

- *Background Graphics, including site aerial photo/survey, existing athletics program overlay, site analysis diagram, site photo board.*
- *Each of three Concepts is included twice – once with the survey obscured, once with the survey emphasized.*

*Note: All Graphics are distributed as 11x17 "Not to Scale". Full-sized, scalable PDF's provided on request.*