

FREEWAY PARK

IMPROVEMENTS PROJECT

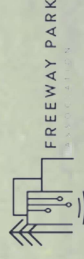
City of Seattle

Design Commission Briefing

1. Project Overview
2. Design
3. Review and Approvals
4. Structural Analysis



Seattle
Parks & Recreation
healthy people healthy environment strong communities



WALKER | MACY

PROJECT OVERVIEW



5.2 acres
\$ 5.4 M construction budget
Repair and restore, enhance

Listed on the National Register of Historic Places
(December 2019) and designated as a Seattle city landmark (May 2022)

Process

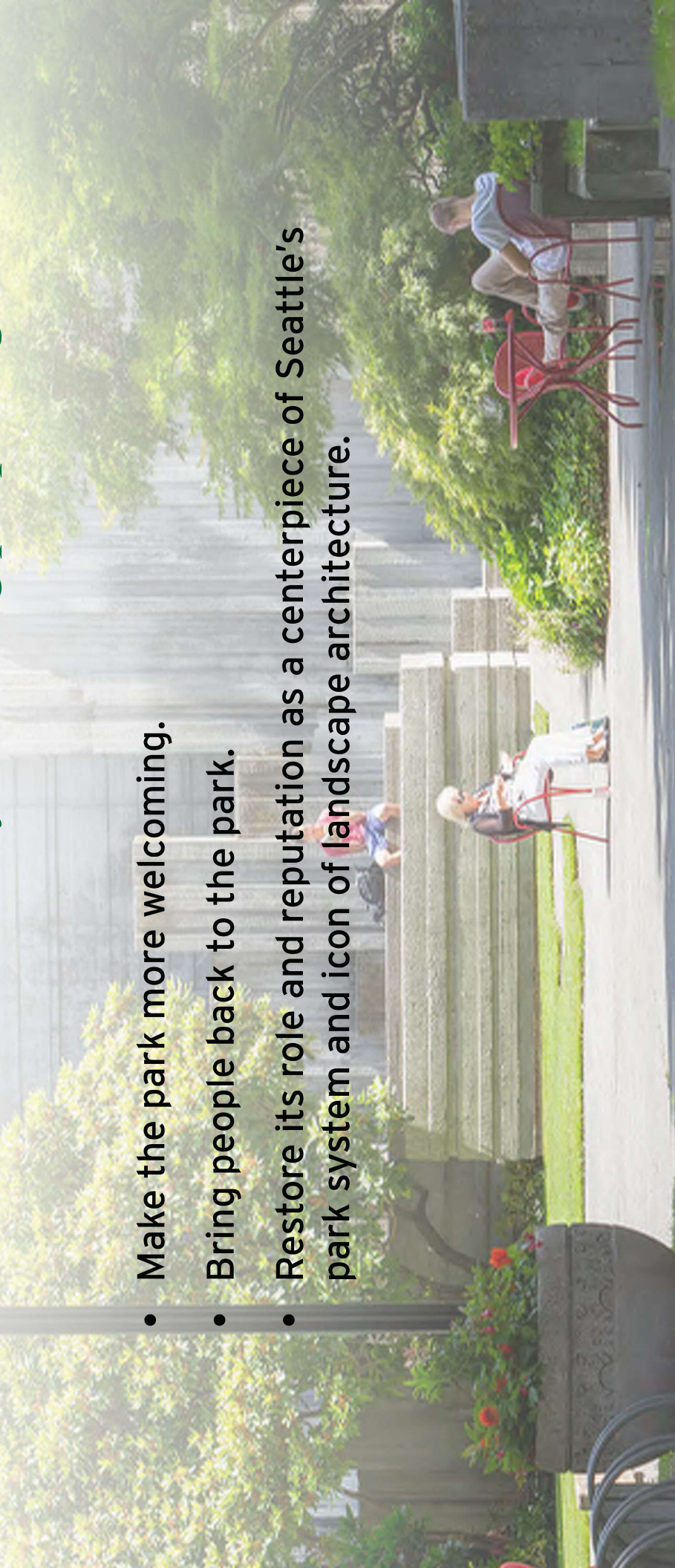
Schematic Design: complete
VE Phase: complete
Design Development: complete
VE Phase: complete

↑ **Structural Assessment: Nov 2022 - Oct 2023**
Construction Documents: Nov 2023 - Sept 2024
Construction Start: 2025

This project will honor the original design intent for the park.

Freeway Park is a tranquil place with an adventurous spirit.
It should connect the city and bring people together.

- Make the park more welcoming.
- Bring people back to the park.
- Restore its role and reputation as a centerpiece of Seattle's park system and icon of landscape architecture.



KEY RECOMMENDATIONS

Design Development March 2020

ENTRANCES

STRENGTHEN PARK ENTRANCES WITH THE MOST POTENTIAL.

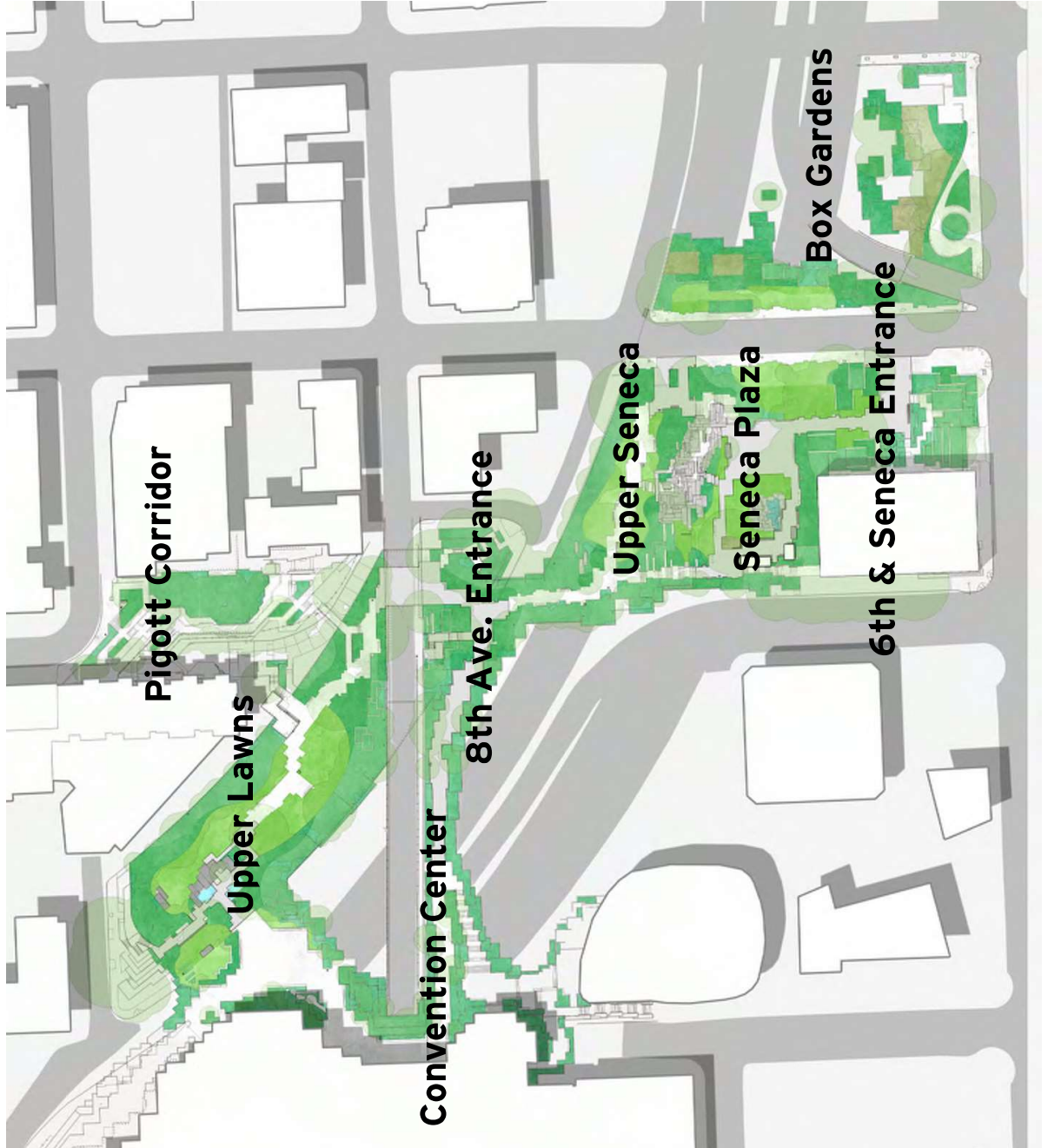
IDENTITY

CLARIFY AND PROMOTE THE PARK'S PRIME AREAS.

PROGRAMMING

**INCREASE ACTIVITY THROUGHOUT THE PARK TO MATCH INTENDED USE AND HISTORICAL LEVELS OF ACTIVITY.
ATTRACT KIDS, FAMILIES, AND NEW PARK VISITORS.
PROVIDE BUILDINGS THAT SUPPORT EVENTS AND ACTIVITIES.**

FREEWAY PARK OVERVIEW



STRUCTURES BELOW THE PARK



1. WSDOT Pedestrian Plaza Stage 1
2. WSDOT Pedestrian Plaza Stage 2
3. WSDOT Seneca St. Undercrossing
4. Park Place Garage
5. East Plaza Parking Garage
6. Washington State Convention Center

HISTORIC REVIEW



ORIGINAL PROJECT SCOPE



Park Wide Improvements

- Lighting
- Drainage and Irrigation
- Park Entrances
- Wayfinding
- Planting
- Accessibility

Park Area Improvements

- Seneca Plaza
- Upper Seneca
- Upper Lawns
- Box Gardens

REVISED PROJECT SCOPE *October 2021*

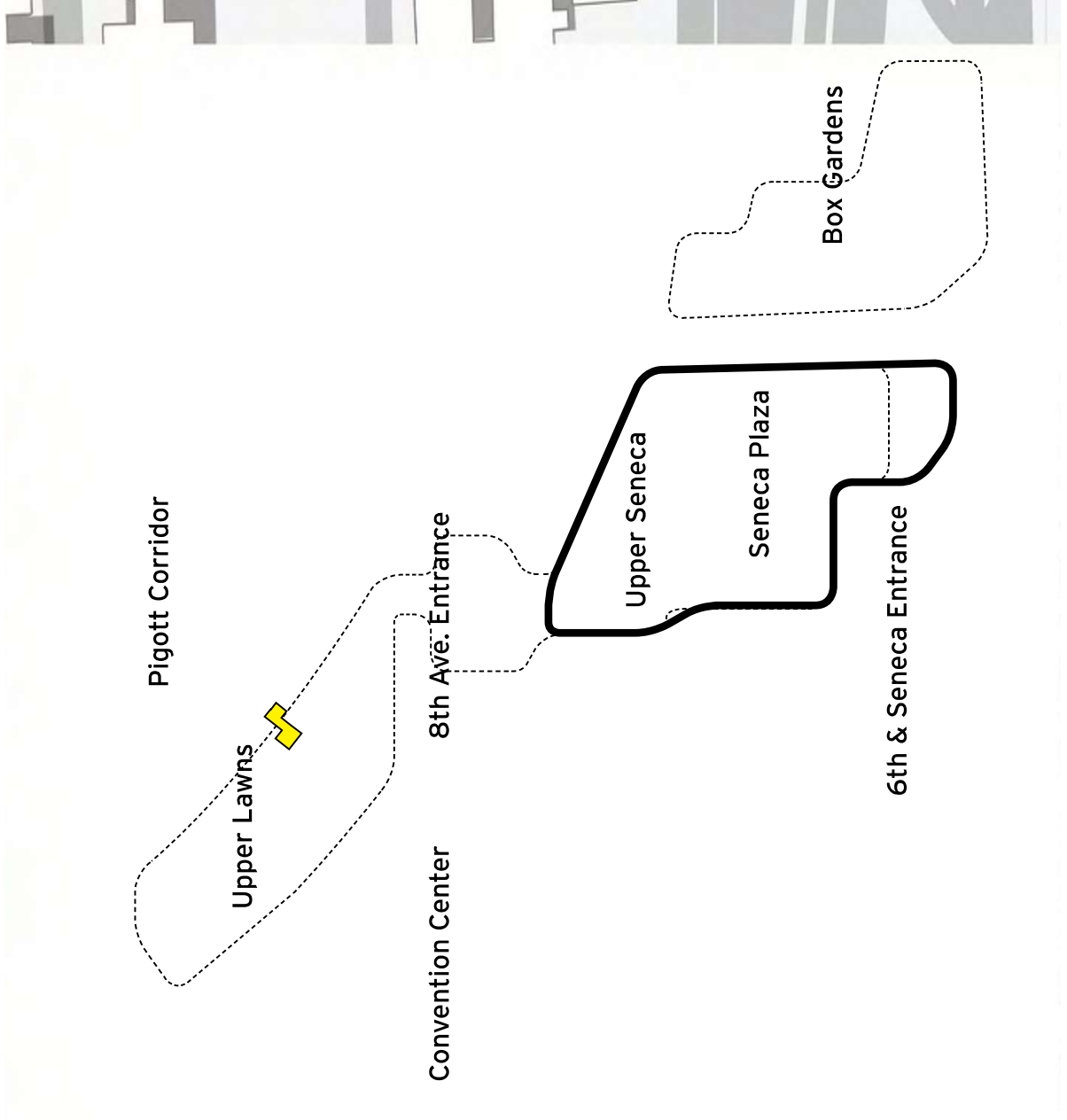
Phase 1 Core

**Seneca Plaza
Upper Seneca,
6th & Seneca Entrance**

- Accessibility improvements
- Minor adjustments to paving areas
- Minor adjustments to planting areas
- Restored and new benches
- New lighting
- New signage
- New buildings
- Tree removals
- New trees and refreshed planting

- Upper Lawns**
- 8th Avenue Entrance**
- Convention Center**
- New lighting (existing locations + "Crew Quarters")
- New signage
- Building renovation (2 ADA comfort stations and concierge space)

- Pigott Corridor**
- Box Gardens**
- Tree removal
- Tree planting and landscape maintenance by SPR



LANDMARKS CONTROLS & INCENTIVES

A photograph of a park with a wooden walkway, benches, and trees. The image is slightly faded and serves as a background for the text.

Certificate of Approval must be obtained for any alterations or significant changes to:

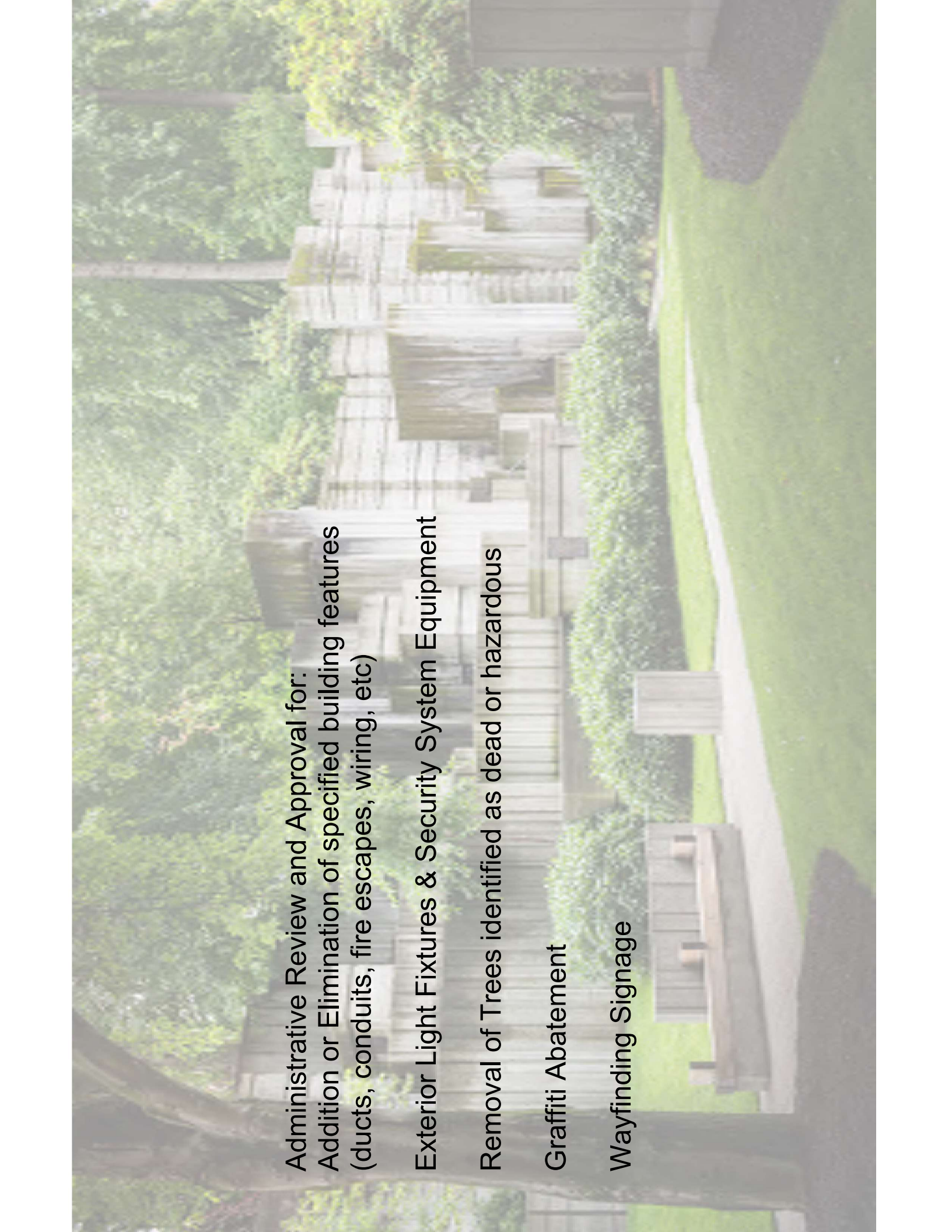
Built Features

Major Modifications to Landscape

Hardscape

Original Lighting

Does not impede expansion of the Park in the future



Administrative Review and Approval for:
Addition or Elimination of specified building features
(ducts, conduits, fire escapes, wiring, etc)

Exterior Light Fixtures & Security System Equipment

Removal of Trees identified as dead or hazardous

Graffiti Abatement

Wayfinding Signage



Certificate of Approval is not required for:
In-kind maintenance or repairs

Pruning of trees & shrubs for plant health

Alterations to planting areas consistent with Board approved Vegetation Management Plan

Removal/ replacement of annual plantings

Installation/ removal of temporary installations (event tents, tables, chairs, art exhibits, tree lights, etc)

Installation/ removal/ alteration of non-original site furnishing (benches, trash receptacles and bike racks)

Removal of non-original pedestrian light poles

Installation/ removal/ alteration of temporary signage/ banners, signage for accessibility compliance, Park name signage and other signage required by City code

Installation/ removal/ alteration of underground irrigation and utilities providing site is restored in-kind

REVIEW AND APPROVAL

A Approval / I Design input

PARK ELEMENTS		SPR	SDC	LANDMARKS*	WSDOT	PERMITTING
REPAIRED & RESTORED (maintenance) Lawns and planting areas Irrigation Drainage conveyance and fixtures	A	-	-	-	-	A
MODIFIED Original paving Some lawns and planting areas Restored original benches Restored original handrails and railings	A	-	A	A	A	A
NEW New signage New buildings: Comfort stations, concierge space, storage New seating plinths and benches New stair New handrails and railings New site furnishings	A	I	A	A	A	A

*

Certificate of Approval, issued by the City of Seattle Landmarks Preservation Board, is required for alterations or significant changes to built features, landscape, hardscape, and other park elements in park areas designated in the Controls and Incentives Agreement for Freeway Park.

Park Place Plaza (6th & Seneca Entrance), Pigott Memorial Corridor, the Convention Center addition, and the interior of the original restroom building (comfort station) are excluded and do not require a Certificate of Approval

PHASE 1 CORE IMPROVEMENTS

PRESERVE, REPAIR, & RESTORE

Preserve

- Original concrete walls, plinths, and fountains
- Original circulation
- Original mast light poles
- Original trees, lawns, and planting areas



Repair & Restore (maintenance)

- Lawns and planting areas
- Irrigation
- Drainage conveyance and fixtures
- Graffiti removal

ENHANCE

New Elements

- New signage
- New lights
- New buildings: Restrooms, concierge space, storage
- New seating plinths and benches
- New stair
- New handrails and railings
- New site furnishings

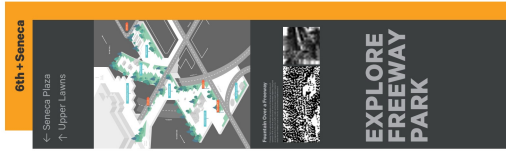
Modified Elements

- Original paving (for accessibility, drainage, extents)
- Pedestrian pole lights (not original)
- Some lawns and planting areas
- Restored original benches
- Restored original handrails and railings



SIGNAGE *Design Development March 2021*

FREEWAY PARK | 8th Ave



B1:
Primary Park
Entrance Marker

M1:
Park Entrance
Map Monolith

M2:
Park Interior
Map Monolith

P1/P2:
Secondary Wayfinding

P3:
Interpretation

LIGHTING *Design Development March 2021*

1 pedestrian pole lights

refit existing poles + new locations



HIDDEN LIGHT SOURCE (SHIELDED)

HIDDEN LIGHT SOURCE (INDIRECT)

Lamp	LEED	A	B
77 208	36.4W LED LZ-3	31 1/2	19 1/2

2 tall pole lights

“moonlight” effect,
cool color tone,
large open spaces



3 landscape lighting

seasonal accents
expand visible park
boundaries

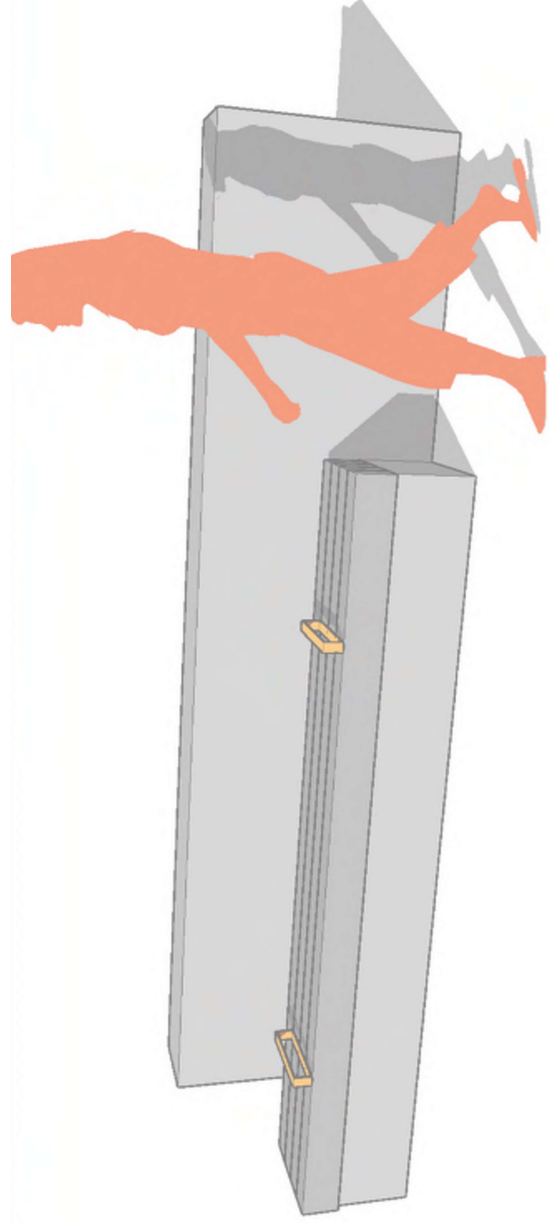
SEATING: REFURBISHED BENCHES Design Development March 2021



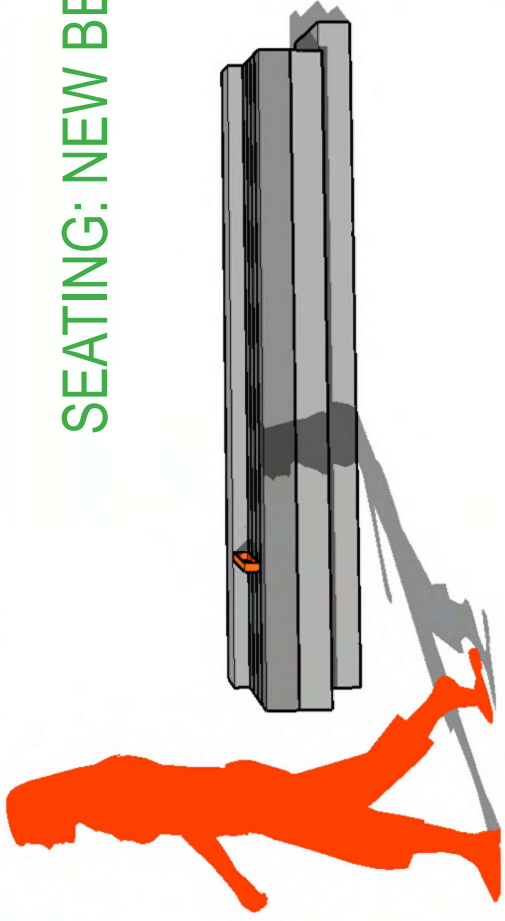
original bench*

refurbished bench

- new timber seat
- new arm rests / grips per best practices for accessible design

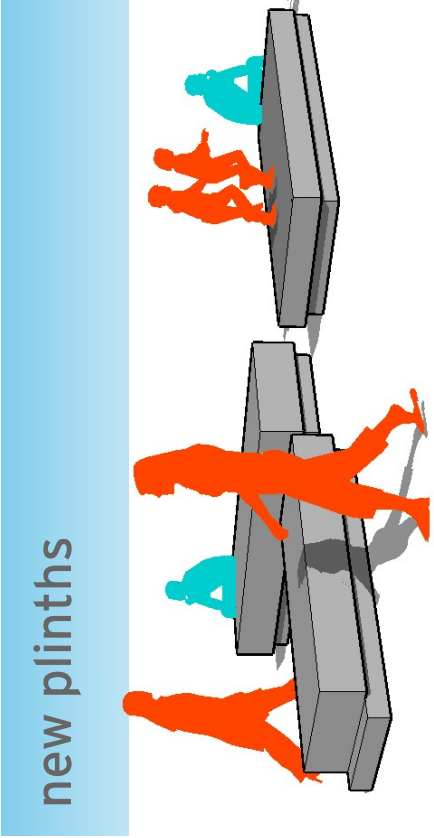
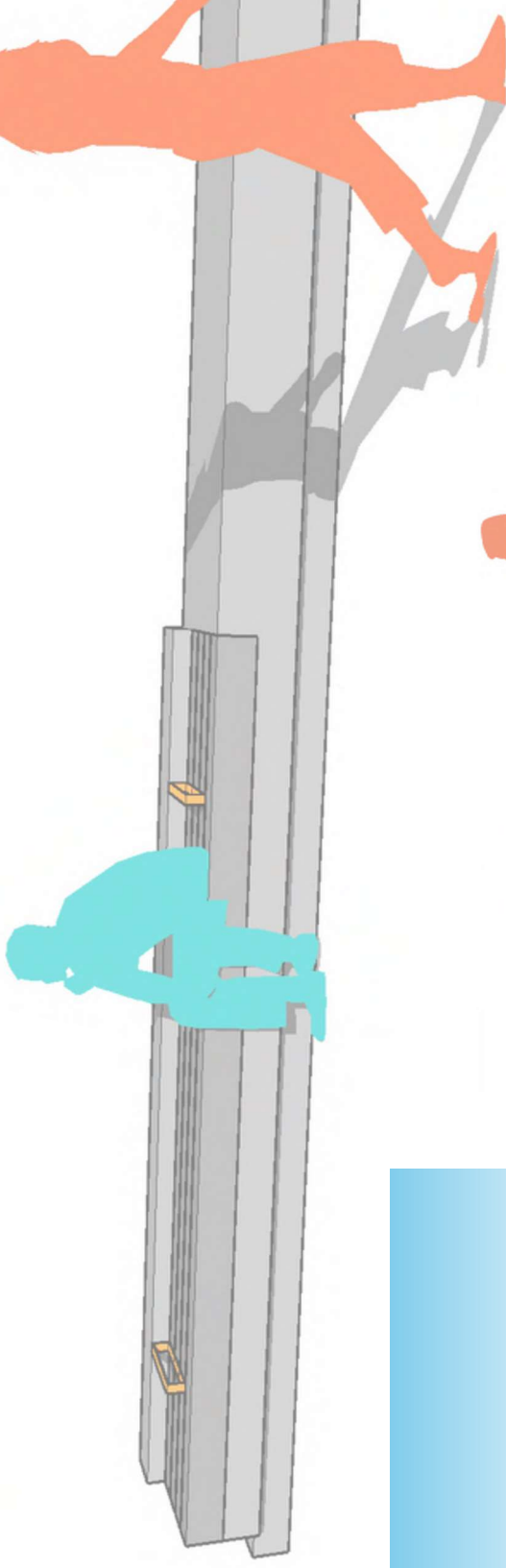


SEATING: NEW BENCHES & PLINTHS *Design Development March 2021*

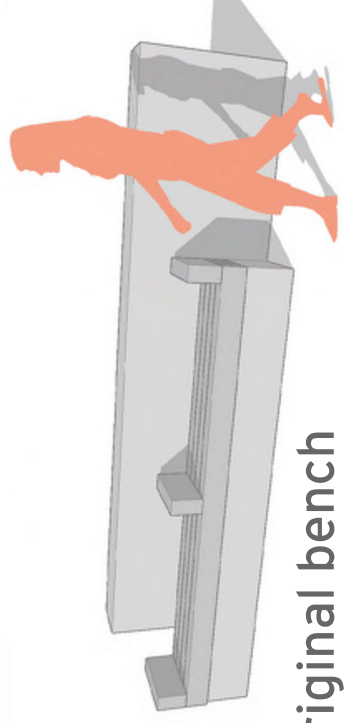


new short / long benches

concrete bench
timber seats to match original
recessed light, some locations



new plinths



original bench

CANOPY MANAGEMENT PLAN - REMOVALS Design Development March 2021



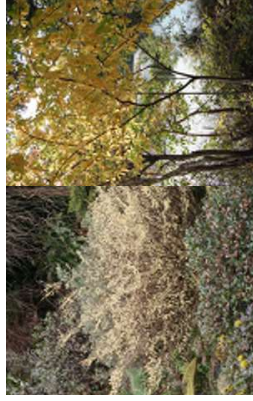
CANOPY MANAGEMENT PLAN - RESTORATION Design Development March 2021



large deciduous tree -
Sweetgum/Maple



small deciduous tree -
Bitter Cherry/Beaked Hazelnut

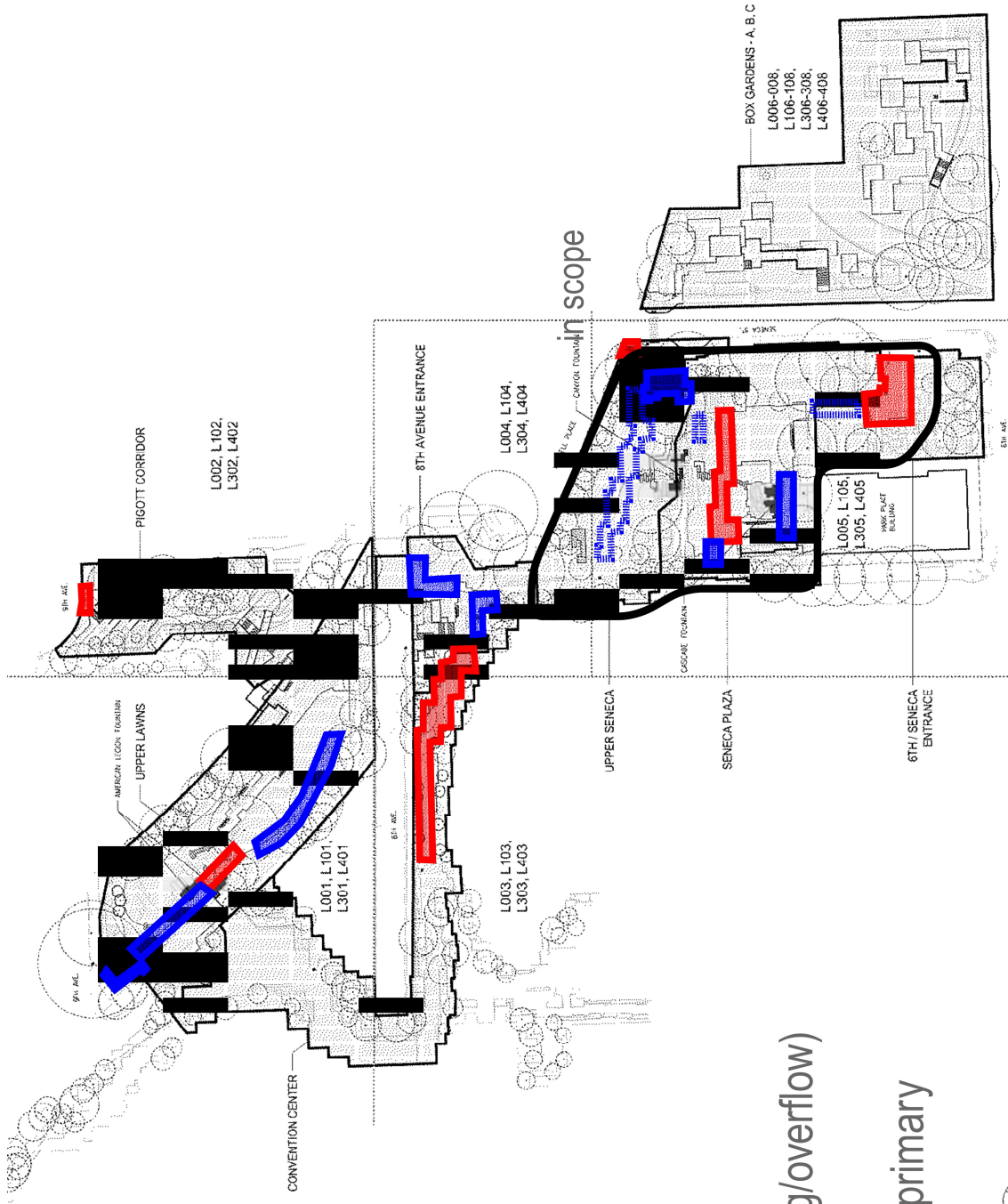


flowering trees at entrances and
historic locations - Magnolia



Box Gardens by SPR.
Add small and medium conifers,
similar to original planting
design.

ADA & DRAINAGE ISSUES Schematic Design March 2020

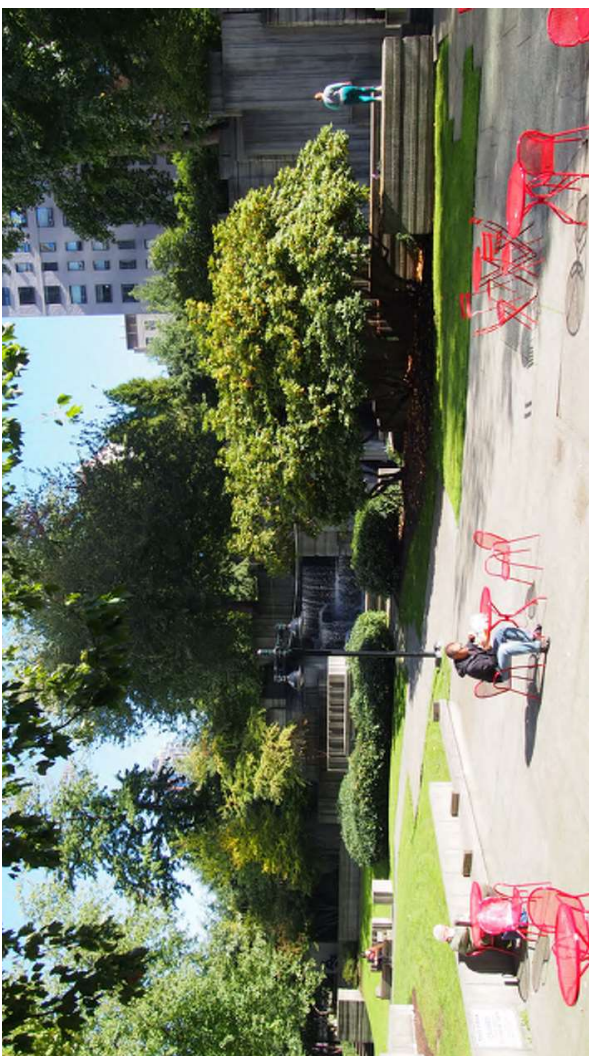


 accessibility issues

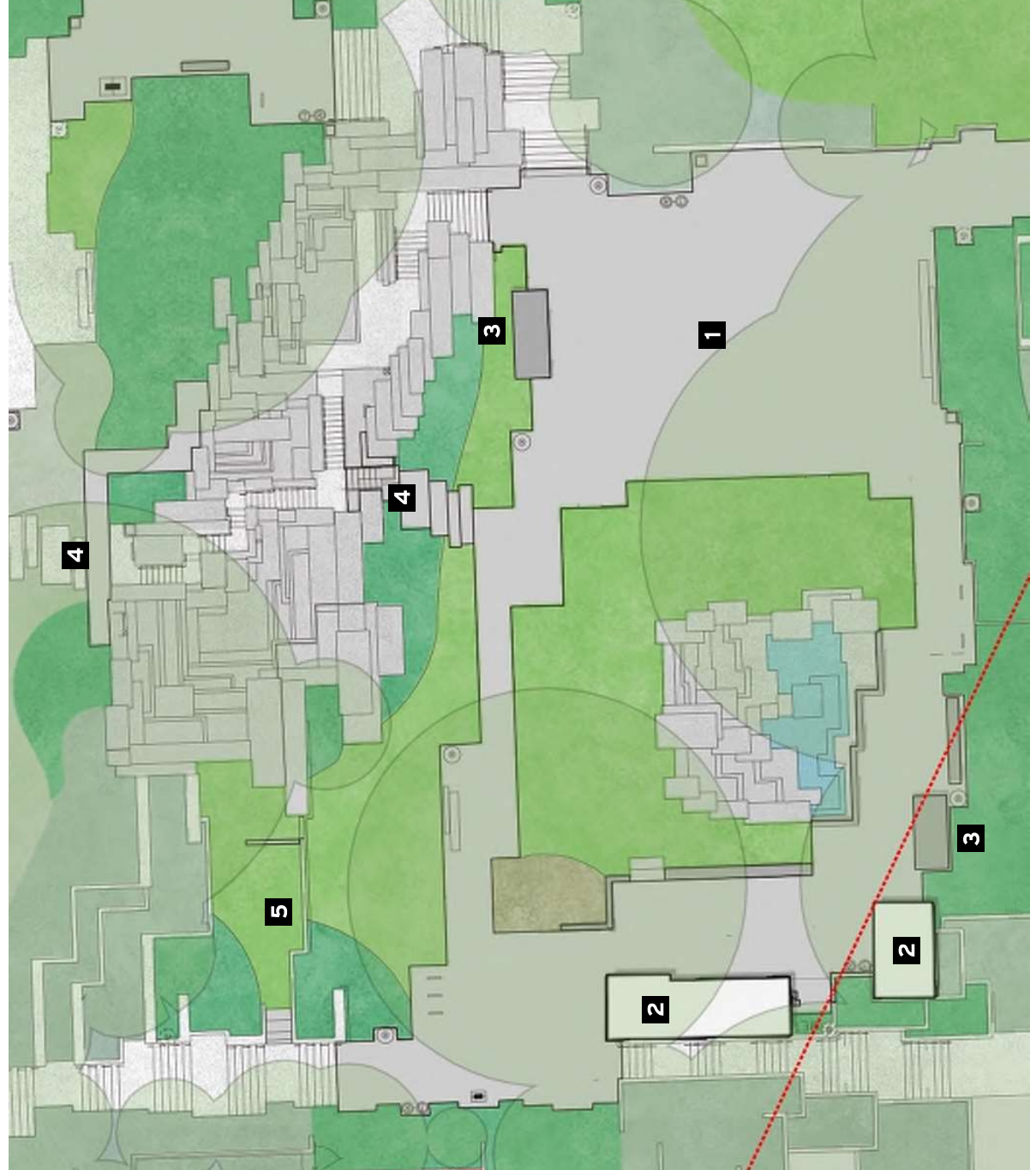
 drainage failures (ponding/overflow)

 drainage failures outside primary improvement boundaries

SENECA PLAZA



SENECA PLAZA *Design Development March 2021*



OVERVIEW

- 1** new larger plaza
- 2** new buildings
- 3** new seating edges
- 4** improved canyon access
- 5** raised lawn / viewing area



new light

storage building

comfort station
and park concierge space

existing trees to remain

new seat wall

refreshed planting

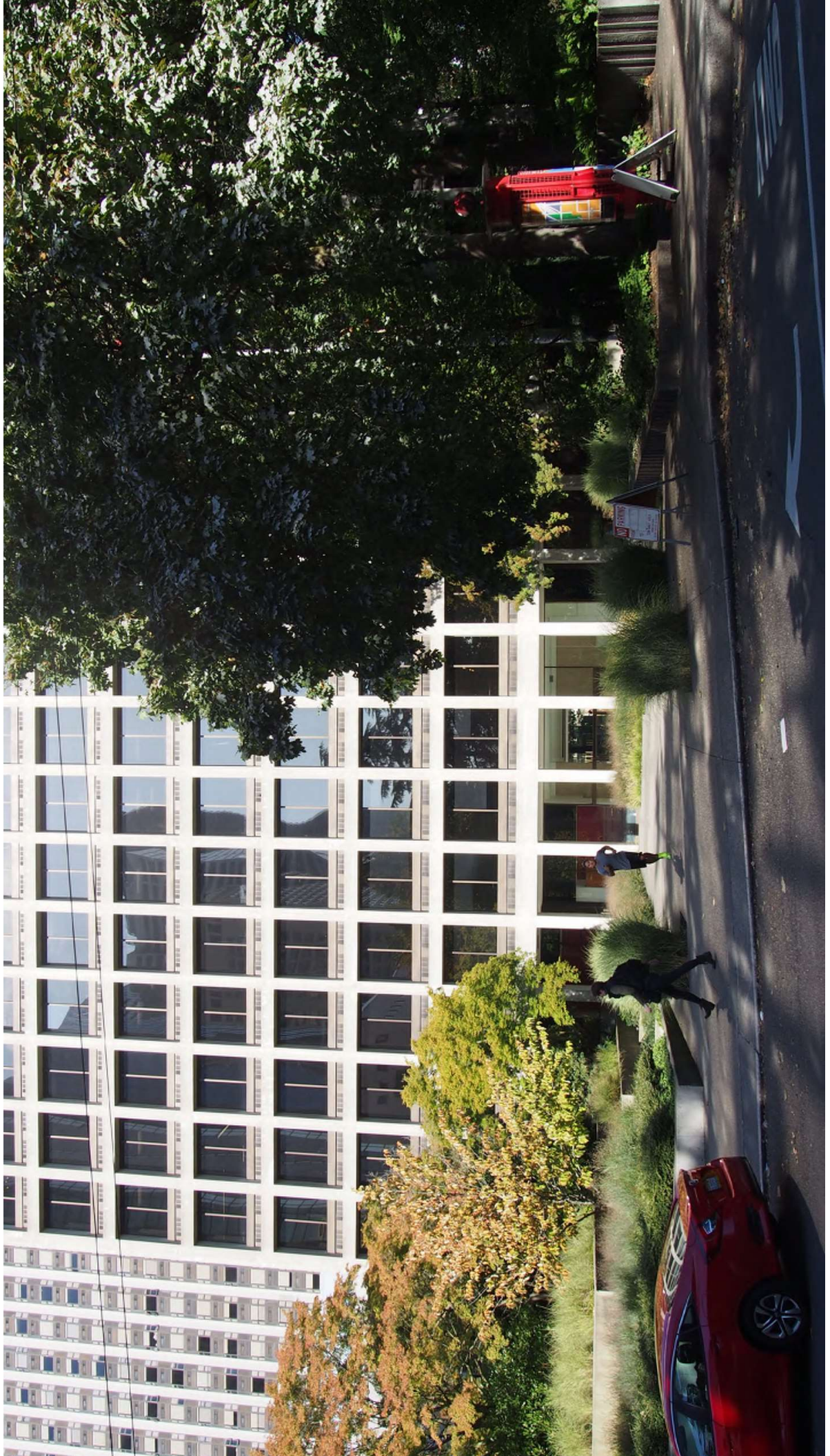
cascade fountain

canyon fountain

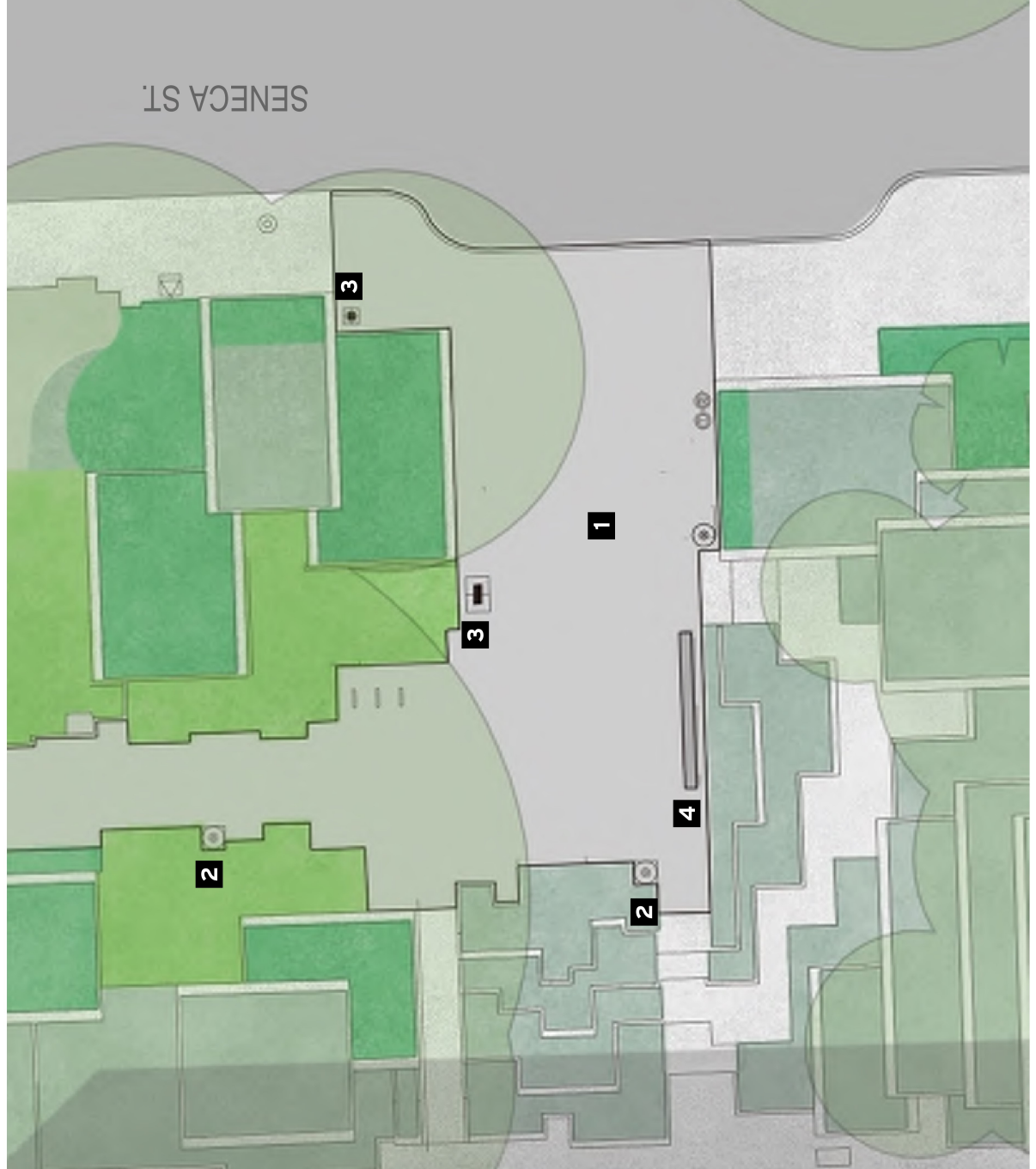
new concrete paving



6TH & SENECA ENTRANCE



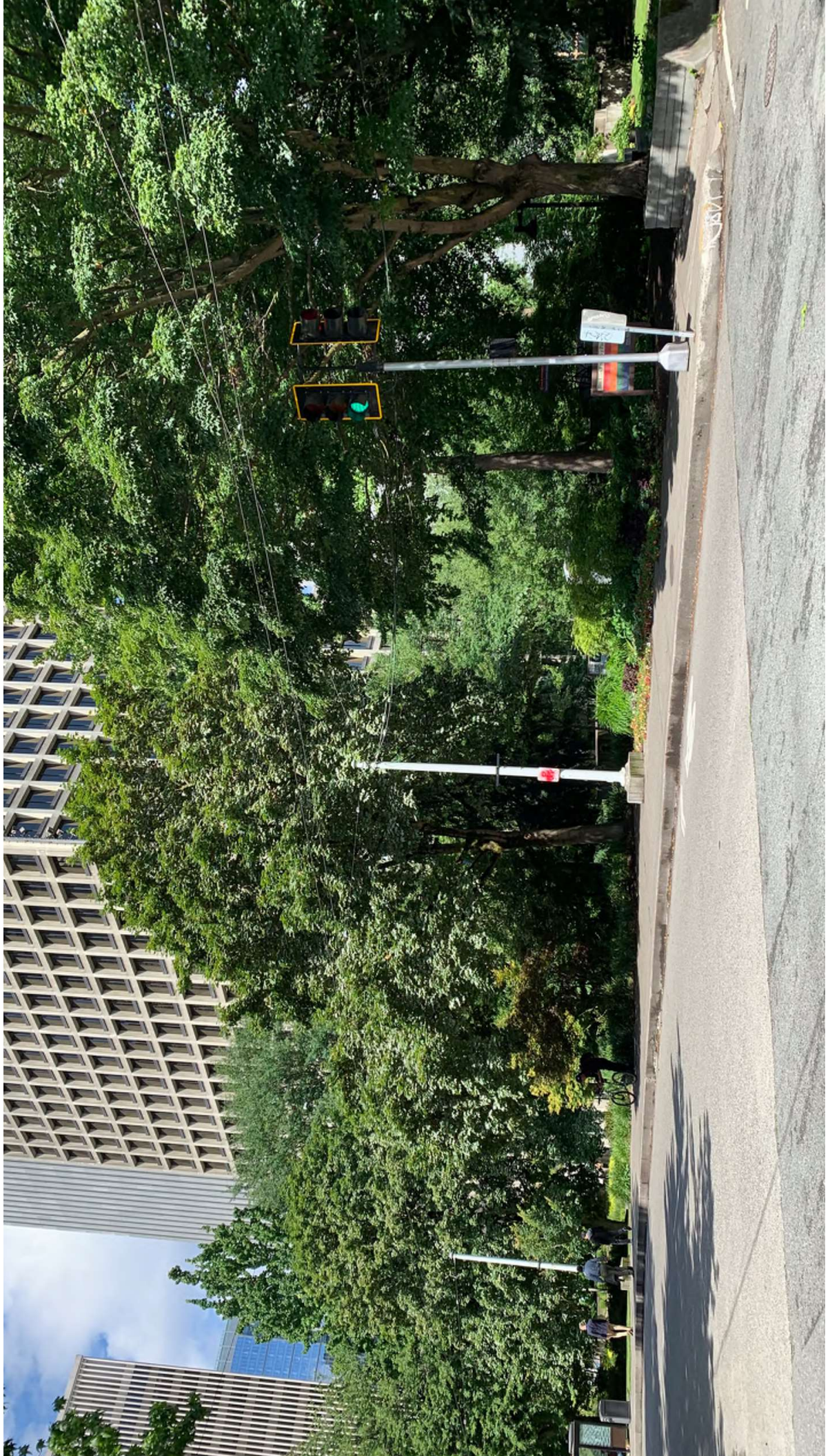
6TH & SENECA ENTRANCE *Design Development March 2021*



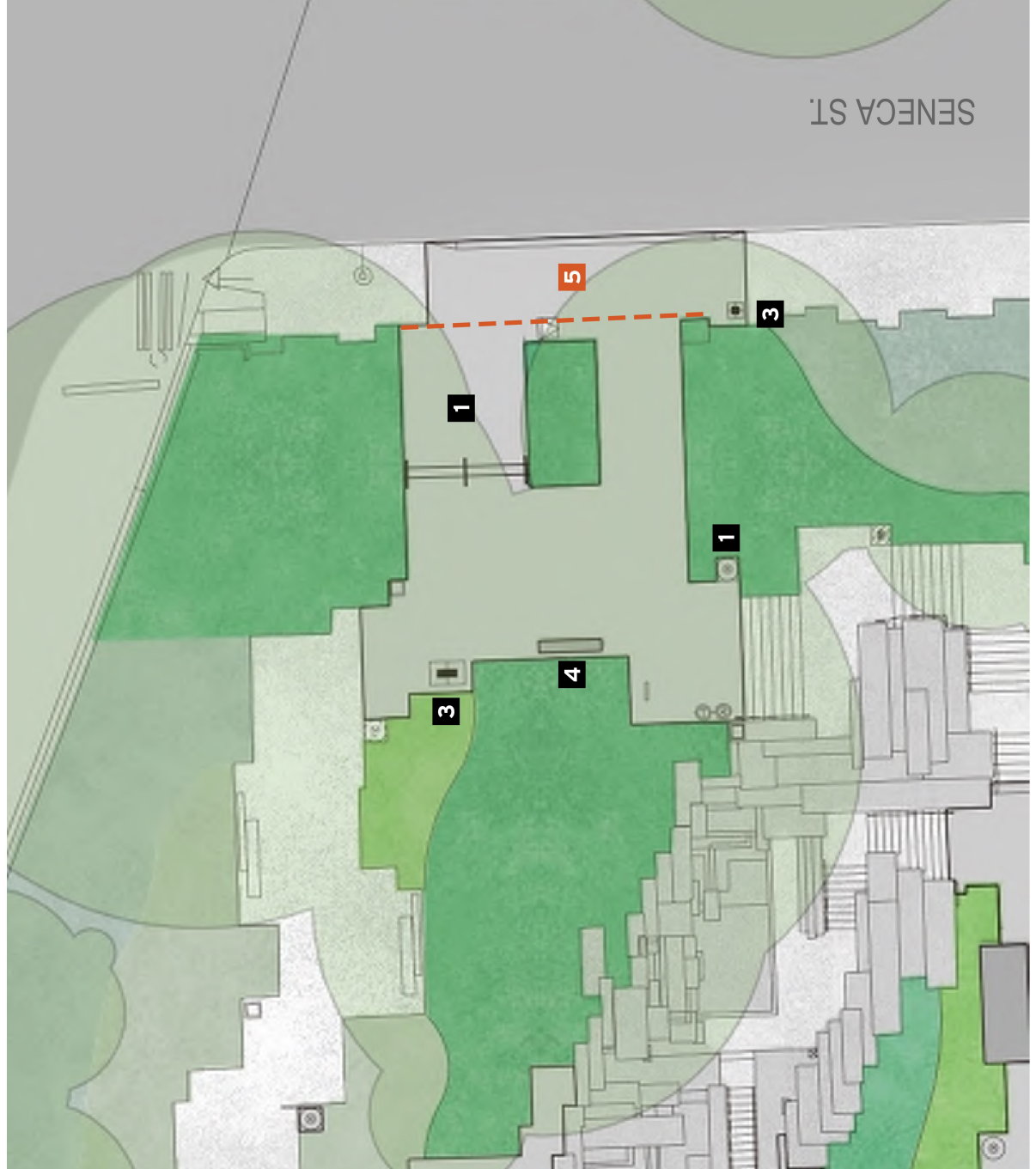
OVERVIEW

- 1** new plaza paving (ADA improvements)
- 2** new lighting
- 3** new signage
- 4** new seating, bike racks, waste bins

UPPER SENECA



UPPER SENECA *Design Development March 2021*



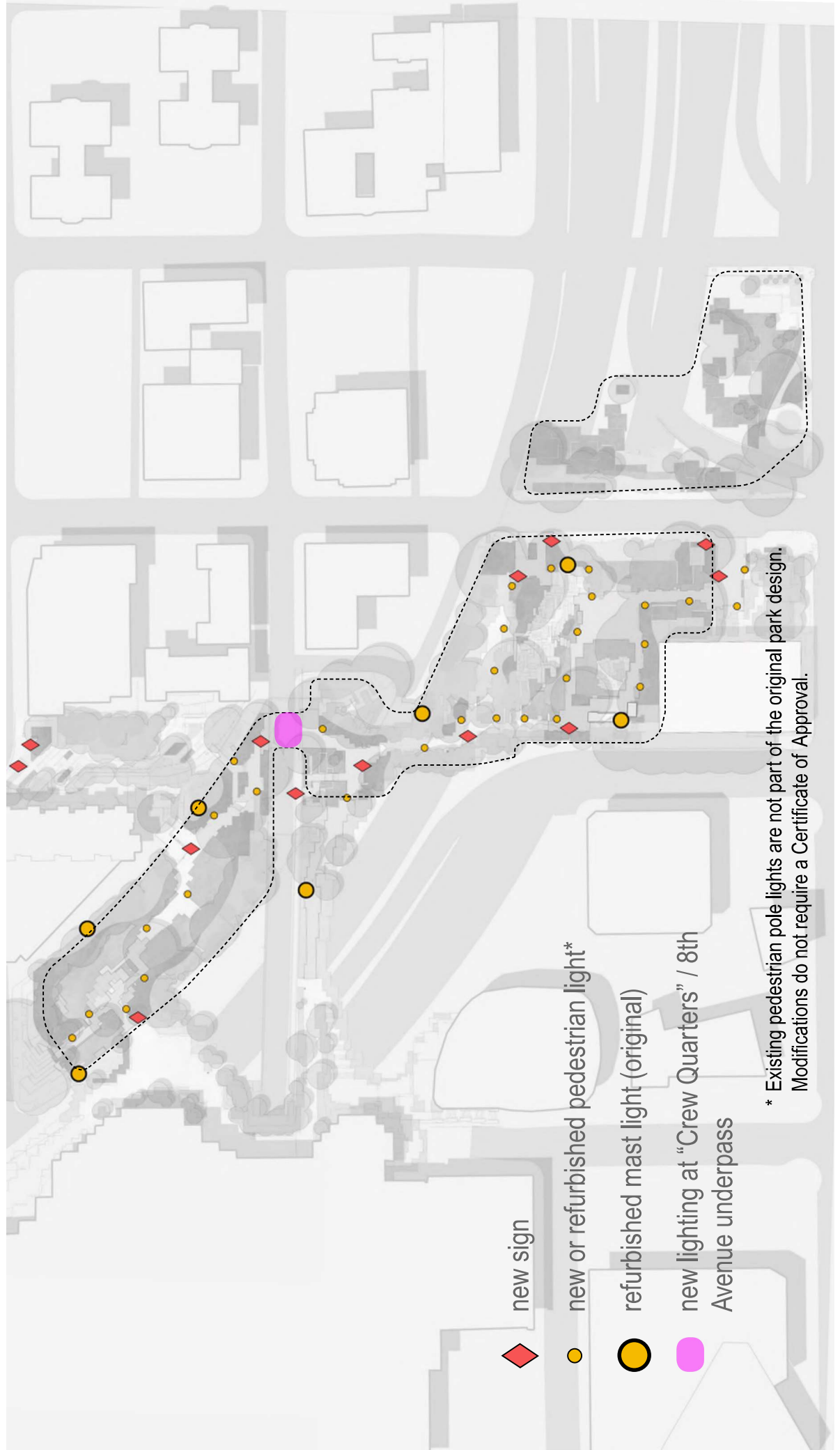
OVERVIEW

- 1** new plaza paving & stair with direct path
- 2** new lighting
- 3** new signage
- 4** new seating & furnishings
- 5** UPDATE: no work in R.O.W.



IMPROVEMENTS OUTSIDE PHASE 1 CORE

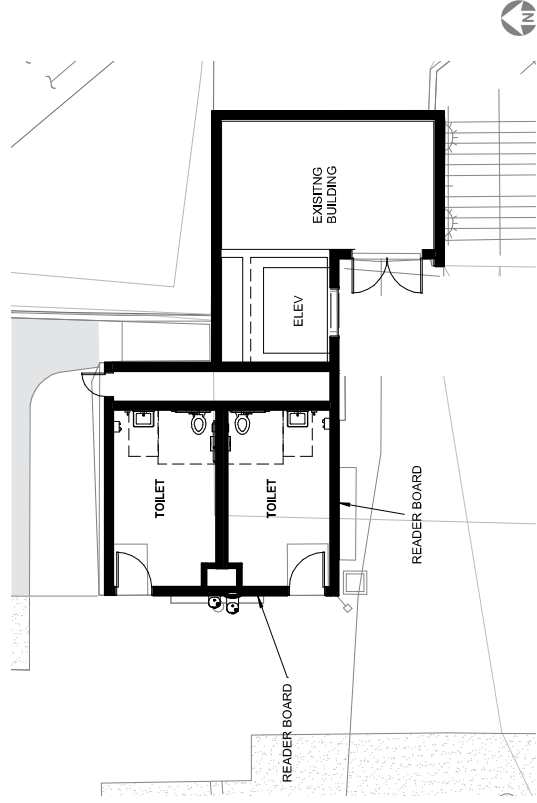
LIGHTING AND SIGNAGE *Design Development March 2021*



UPPER LAWNS BUILDING RENOVATION *Design Development March 2021*



- 2 gender-neutral, SPR standard comfort stations
- Storage / concierge space
- Drinking fountain
- Community posting boards



WSDOT STRUCTURAL ANALYSIS/ REVIEW

SENECA PLAZA STRUCTURAL ASSESSMENT

- Existing soil density calculated (potholed and tested 42 locations)
- Existing tree weights were estimated
- Major modifications (added concrete paving/walls, buildings, light poles, landscape areas, trees, etc) loads were calculated

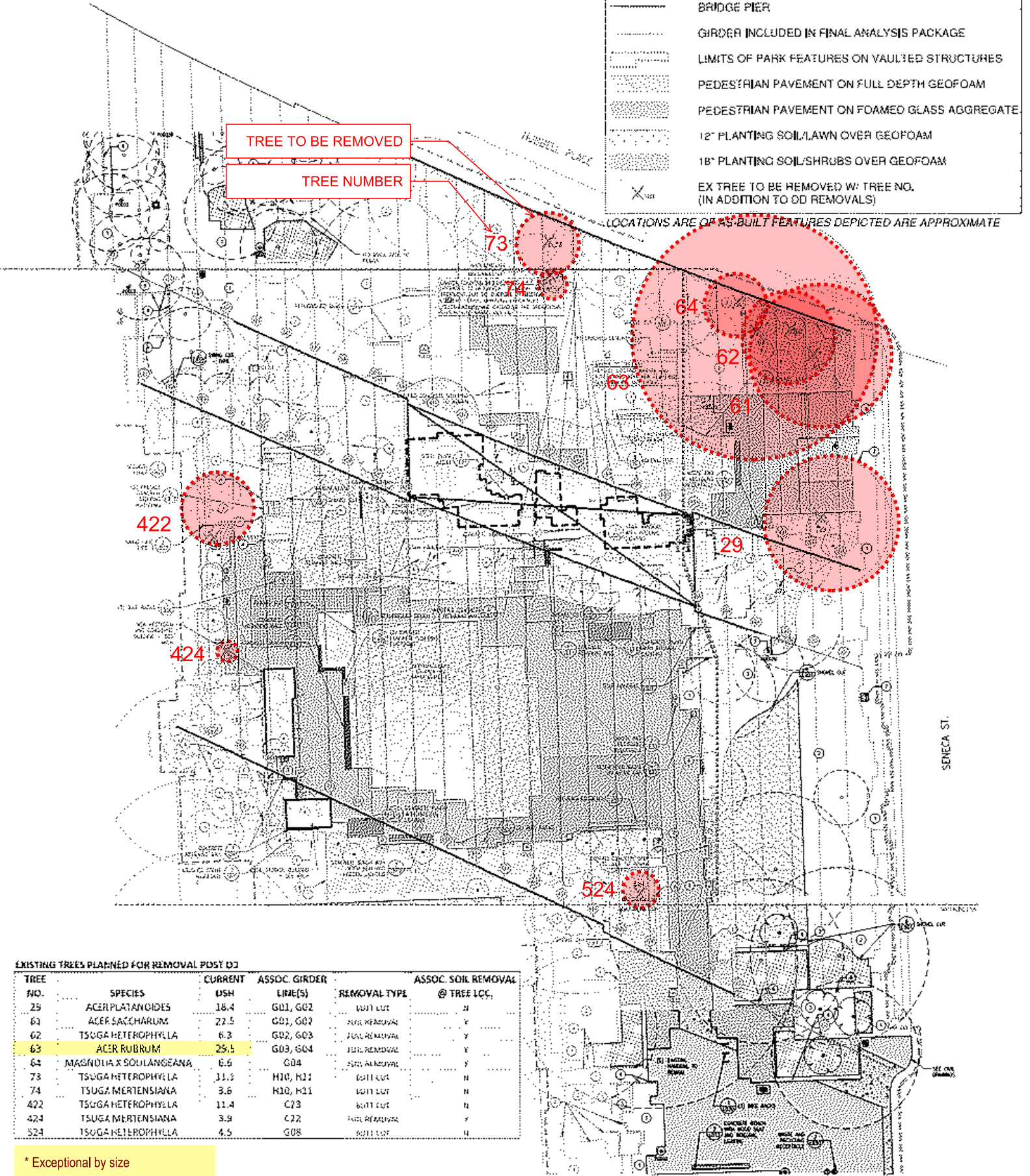
SENECA PLAZA LOAD REDUCTION STRATEGIES

- Remove sand (~3ft) and replace with structural foam under pavement and lawn areas
- Remove soil/sand around tree roots and back fill with foamed glass aggregate
- Tree Pruning and/or cut down to root ball
- Tree Removal including root ball

FREEWAY PARK IMPROVEMENT PROJECT
TREE AND PAVEMENT/SOIL CONDITION MODIFICATIONS POST DD

LEGEND

SYMBOL	DESCRIPTION
	GIRDER UNIT NO
	GIRDER CENTERLINE
	BRIDGE PIER
	GIRDER INCLUDED IN FINAL ANALYSIS PACKAGE
	LIMITS OF PARK FEATURES ON VAULTED STRUCTURES
	PEDESTRIAN PAVEMENT ON FULL DEPTH GEOFOAM
	PEDESTRIAN PAVEMENT ON FOAMED GLASS AGGREGATE
	12" PLANTING SOIL/LAWN OVER GEOFOAM
	18" PLANTING SOIL/SHRUBS OVER GEOFOAM
	EX TREE TO BE REMOVED W/ TREE NO. (IN ADDITION TO DD REMOVALS)



EXISTING TREES PLANNED FOR REMOVAL POST DD

TREE NO.	SPECIES	CURRENT DSH	ASSOC GIRDER LINE(S)	REMOVAL TYPE	ASSOC SOIL REMOVAL @ TREE LOC.
29	ACER PLATANOIDES	18.4	G01, G02	SOIL CUT	N
61	ACER SACCHARUM	22.5	G01, G02	TREE REMOVAL	Y
62	TSUGA HETEROPHYLLA	6.3	G02, G03	TREE REMOVAL	Y
63	ACER RUBRUM	25.5	G03, G04	TREE REMOVAL	Y
64	MAGNOLIA X SOULANGEANA	6.6	G04	TREE REMOVAL	Y
73	TSUGA HETEROPHYLLA	11.3	H10, H11	SOIL CUT	N
74	TSUGA MERTENSIANA	3.6	H10, H11	SOIL CUT	N
422	TSUGA HETEROPHYLLA	11.4	C73	SOIL CUT	N
424	TSUGA MERTENSIANA	3.9	C22	TREE REMOVAL	Y
524	TSUGA HETEROPHYLLA	4.5	G08	SOIL CUT	N

* Exceptional by size

NEXT STEPS:

WSDOT Meeting to review structural analysis & comments

Flood Testing to evaluate drainage

Begin Construction Documentation

THANK YOU !