



**Pioneer Square Storm Drain Art and Rain Garden Project
(520 Occidental Ave S)
PIONEER SQUARE PRESERVATION APPLICATION**

Description of Proposed Work

The Alliance for Pioneer Square has been working closely with community members, the adjacent property owner, Stewardship Partners, and a local artist on a project to beautify the public realm, strengthen Pioneer Square's unique identity, and have a positive environmental impact. Funding for this project was made possible by Historic South Downtown.

This project has three related components, all located adjacent to 520 Occidental Ave S. The first component is to plant robust, majority native vegetation to four tree pits along the east side of Occidental Ave S, south of S King St. The fifth tree pit is more isolated to the south and is slated for cedar chip infill, a more modest improvement. With the help of Stewardship Partners, we have strategically selected plants that will attract pollinators and filter stormwater runoff before reaching the Puget Sound. The plant species were also chosen to withstand a harsh urban environment. We would like to install tree pit fencing around the perimeter of the four northernmost tree pits to protect newly planted vegetation, if budget allows.

The second project component is to install a permanent street mural around the storm drain, also located on the east side of Occidental Ave S, south of S King St. The storm drain mural project is a high-visibility way to beautify the area and raise public consciousness about stormwater emptying directly into the Puget Sound. The artist who was commissioned to design the storm drain mural has also created a custom Pioneer Square storm drain stencil design that can be applied to storm drains throughout the neighborhood by community volunteers. The unique stencil design will further Pioneer Square's identity as a distinct neighborhood and will spread awareness about the importance of not dumping waste into storm drains neighborhood-wide.

The final component is the installation of educational signage into the sidewalk overlooking the newly planted tree pits. The educational signage has user-friendly information about stormwater runoff and how rain gardens function. This signage is intended to educate the public and link the storm drain art with the new plantings.

Community Support and Involvement:

The Public Realm Work Group, which consists of Pioneer Square residents, business owners, employees, and property representatives, provided direction for this project. This community stakeholder group chose to prioritize a green space improvement project for the neighborhood. The group was adamant the project should also have an ecological benefit, in addition to simply improving curb appeal.



Stewardship Partners is a non-profit organization located in Pioneer Square. A work group member suggested we bring them on board to help with the rain garden project given their expertise and commitment to community-led environmental stewardship projects.

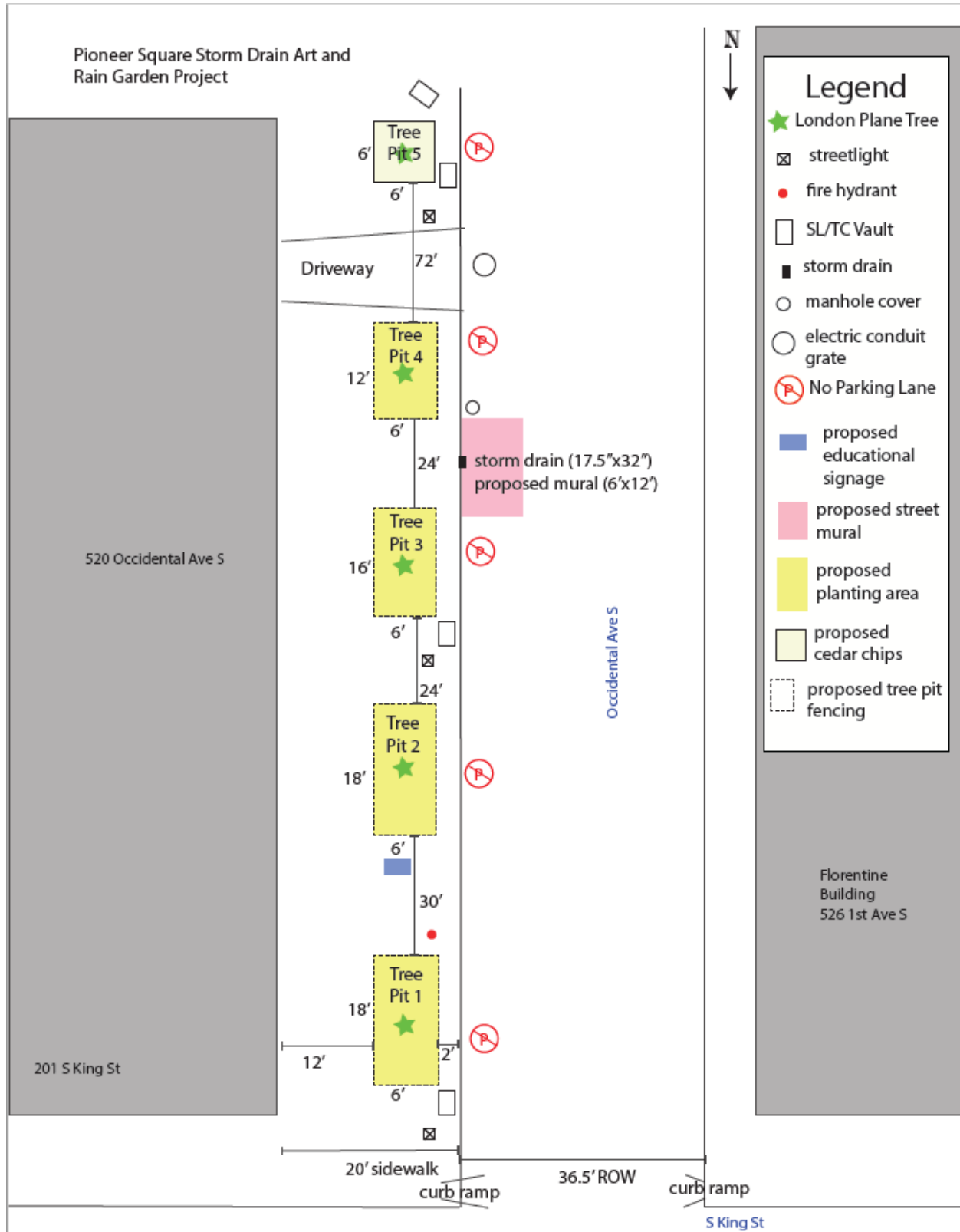
The Work Group invited artists from the Seattle Office of Arts and Culture artist roster, and artists they've worked with in the past, to apply for the storm drain mural and stencil project. The work group selected Tommy Segundo, a local Indigenous artist, for the project.

Community members will be invited to plant the new vegetation and stencil storm drains throughout the neighborhood on a volunteer work day.

Note on the Project Location and Historic Features

The 201 S King St building (includes 520 Occidental Ave S) was built in 2014. The curb and sidewalk are poured concrete. The street is asphalt concrete. No historic materials are impacted by any of the installation elements.

Set of Scale Drawing with dimensions Shown:



Existing Features:
Existing Tree Pits



Tree Pit 1 looking south

Tree Pit 1 looking east





Tree Pit 2 looking east



Tree Pit 2 looking south



Tree Pit 3 looking west



Tree Pit 3 looking east



Tree Pit 4 looking south



Tree Pit 4 looking east



Tree Pit 5 looking south



Tree Pit 5 looking east



Tree Pit 5 looking north

Existing Storm Drain



Storm drain looking east



Storm drain looking west



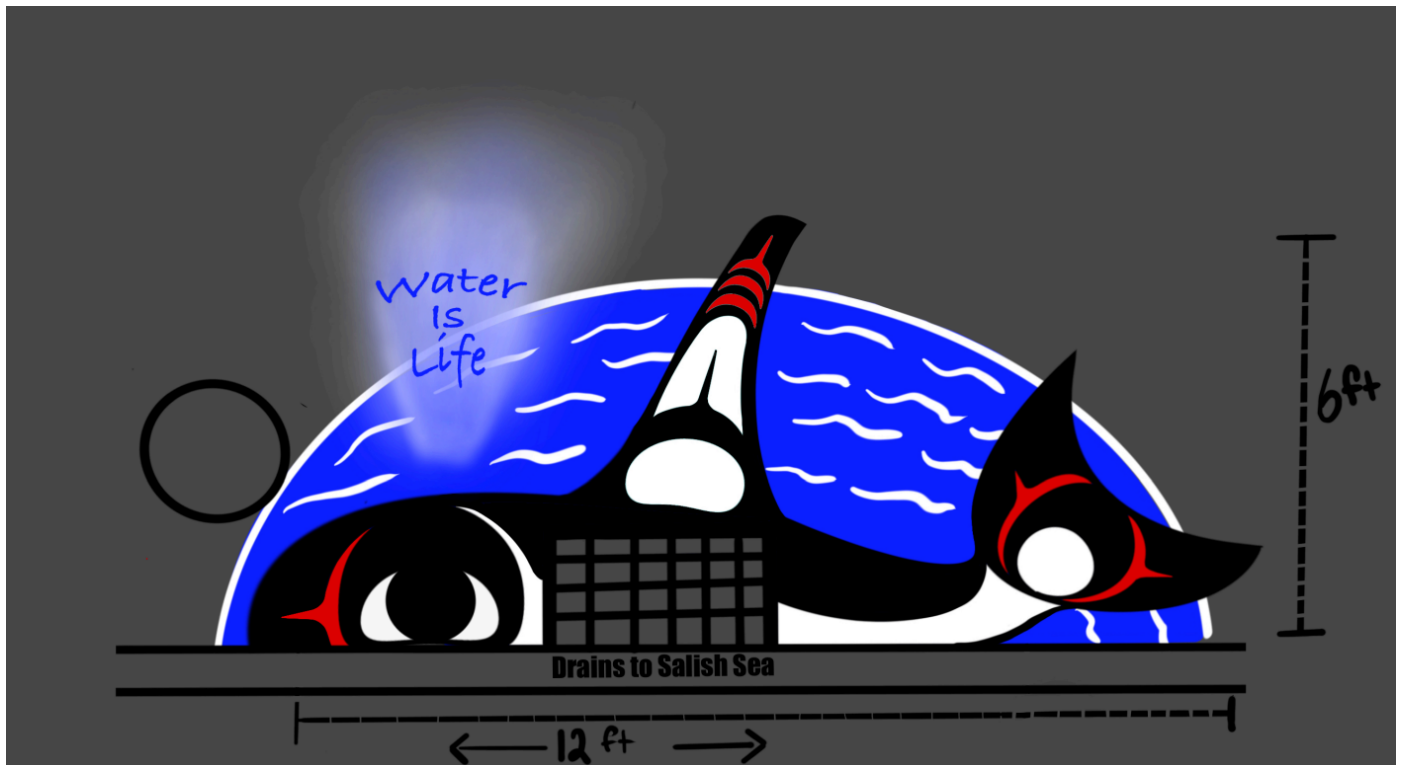
Proposed Features:

Proposed Storm Drain Mural Design

A local Native American Artist, Tommy Segundo, was selected by the Public Realm Work group to create a street mural and stencil design. The street mural will be located adjacent to 520 Occidental Ave S. and will be six feet by twelve feet.

Materials

The material used to create the mural will be thermoplastic (in the colors: blue, red, white, and black). The material was recommended by Pioneer Square Preservation Board coordinator, Genna Nashem and Sara Colling with the Seattle Department of Transportation. Thermoplastic is very durable and can last 5+ years depending on how busy the street is. The mural will be located in a No Parking lane, so we do not expect high vehicle volumes and therefore a slow wear and tear rate. When the mural needs to be cleaned, it can simply be power washed. Ennis Flint will manufacture the mural and Apply-A-Line is the certified installer, who will install the mural. The area where the storm drain is located will be precisely cut away upon installation.



Artist's Concept drawing

ENNIS-FLINT

4161 Piedmont Parkway
Suite 370, Greensboro, NC 27410
phone: (800) 331-8118
www.ennisflint.com

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PROOF REVIEW

APPROVED.....

APPROVED AS NOTED....

REJECTED AS NOTED.....

CLIENT SIGNATURE

NO JOB WILL PROCEED WITHOUT A SIGNED PROOF. DELAYED PROOF APPROVALS MAY DELAY ORDER SHIPMENT. CHANGE REQUESTS AFTER PROOF APPROVAL MAY RESULT IN SHIPMENT DELAY AND/OR CHANGE FEES.

REVISION

REVISION #	DATE	DESIGNER
RT	11/11/2021	GR

COLORS MAY VARY ON DIFFERENT MONITORS AND PRINTERS. PMS COLORS ARE SPECIFIED FOR THE CLOSEST COLOR MATCH TO THE PREFORMED THERMOPLASTIC MATERIAL. COLOR SAMPLES CAN BE PROVIDED UPON REQUEST.

DESCRIPTION:

12' KILLER WHALE

DESIGN #:	DESIGNER: TM
21-777	DATE: 11/10/21

Ennis Flint Rendering

(Final Design pending SDOT approval)

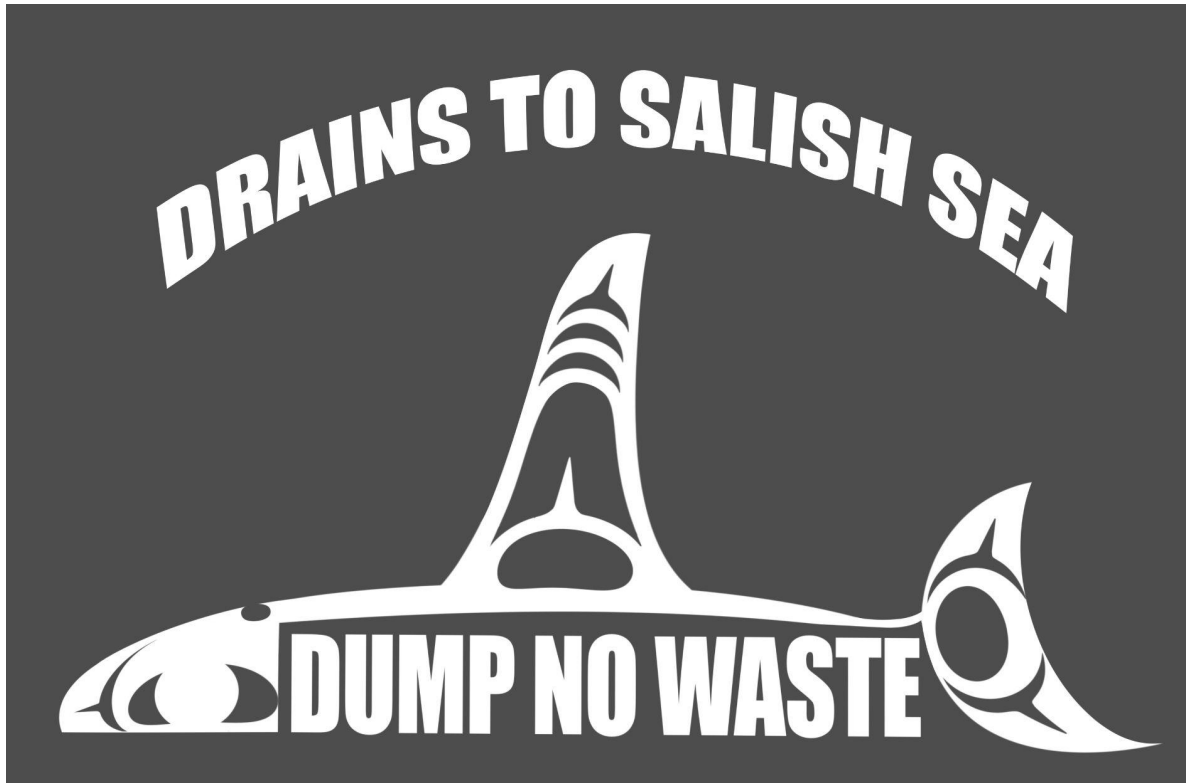


Proposed Storm Drain Stencil Design

The Killer Whale stencil design will be applied to all storm drains in Pioneer Square as part of neighborhood volunteer efforts. The stencil is 24 inches by 30 inches with the lettering and graphic dimensions more like 18 inches by 24 inches.

Materials

Water-based chalk paint (white) will be used to paint this design adjacent to storm drains in the Pioneer Square district. This paint is used throughout the city to stencil storm drains as part of SPU's storm drain stencil program. As the design fades, volunteers can reapply the design during the Alliance for Pioneer Square's Annual Spring Clean event.

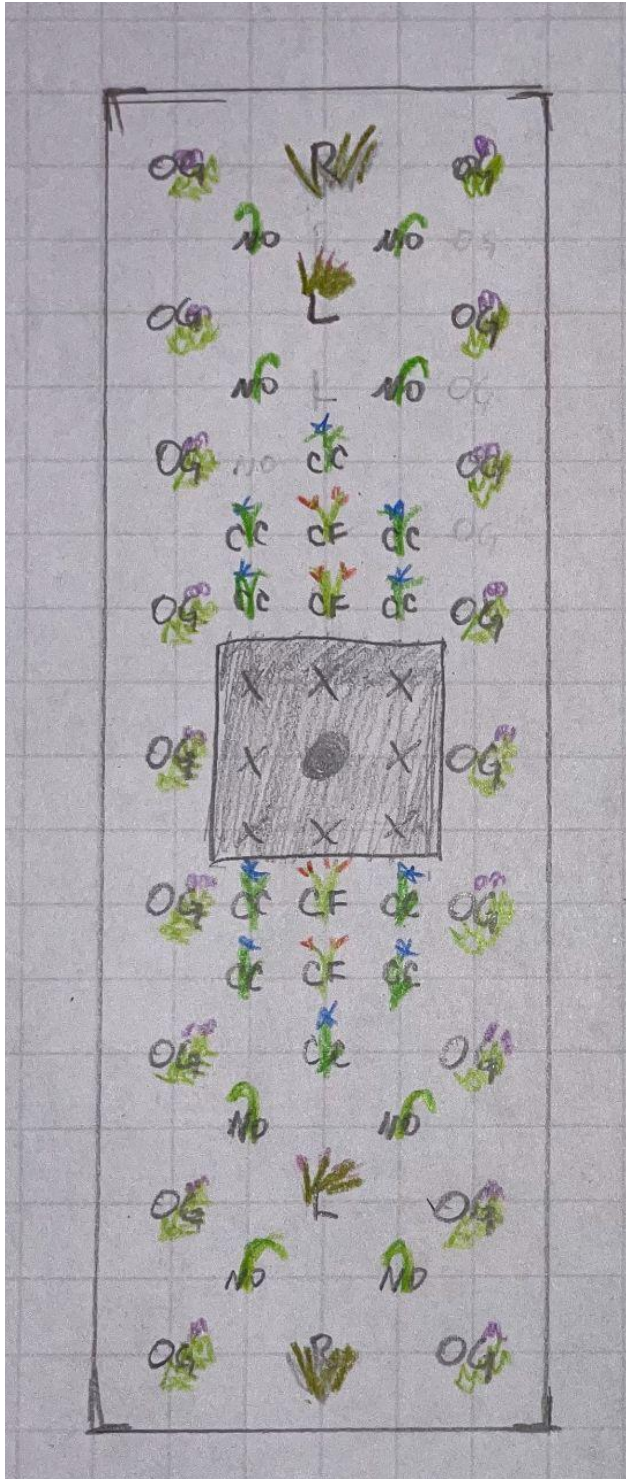


(Final Design pending SDOT approval)

SPU Stencil a Storm Drain Program
(Image sourced from SPU Stencil a Storm Drain website)



Proposed Vegetation: Tree Pit 1-4



- OG Oregon Grape
- CR crimson Flag
- CC common Camas
- L lavender,
- NO nodding onion
- R rosemary (upright)
- Pre-existing London Plane

Oregon Grape (aka Oregon grape holly)- 3 low growing varieties: **creeping** (*M. repens*); **Low** (*M. nervosa*) needs shade; **Dwarf cultivar of “Tall Oregon grape”** (*M. aquifolium* ‘*Compacta*’):



Crimson flag (*Hesperantha coccinea*): Showy red or coral flowers in gladiolus-type arrangement; clump-forming habit with sword-like foliage; some cultivars are evergreen.



Common camas (*Camassia quamash*):

Loose clusters of deep blue flowers; particularly showy planted in groups.



Lavender (*lavendula*)



Nodding Onion (*Allium cernuum*)



Rosemary (*Rosmarinus officinalis*)



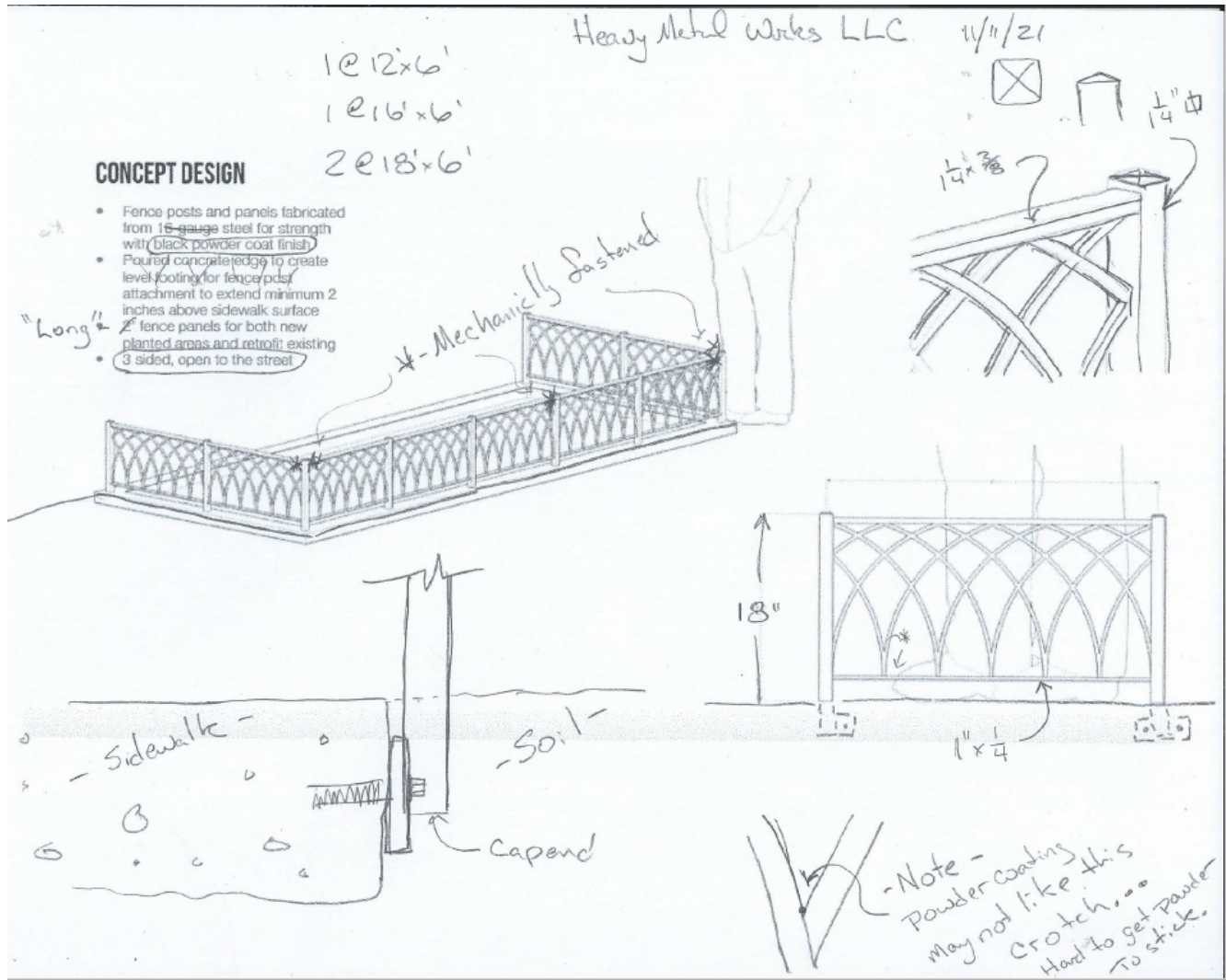
Tree Pit 5: This tree pit will not receive plantings. Instead we propose cedar chips, arborist wood chips, 'hogfuel' or other mulch products.



Proposed Tree Pit Fencing

Ideally, the four tree pits that receive new vegetation will be protected by tree pit fencing on all four sides of the tree pits to deter people (and pets) from trampling the new vegetation. Whether or not we can move forward with the tree pit fencing will depend on additional funding sources. Therefore, we seek permission in this application for multiple tree pit fencing design options as well as the option to not install any tree pit fencing.

Option 1: From the [Pioneer Square Streetscape Concept Plan](#) (see pages 56-57)



Existing Yesler Bridge Railing (source of inspiration)

1 @ 12'x6'

1 @ 16'x6'

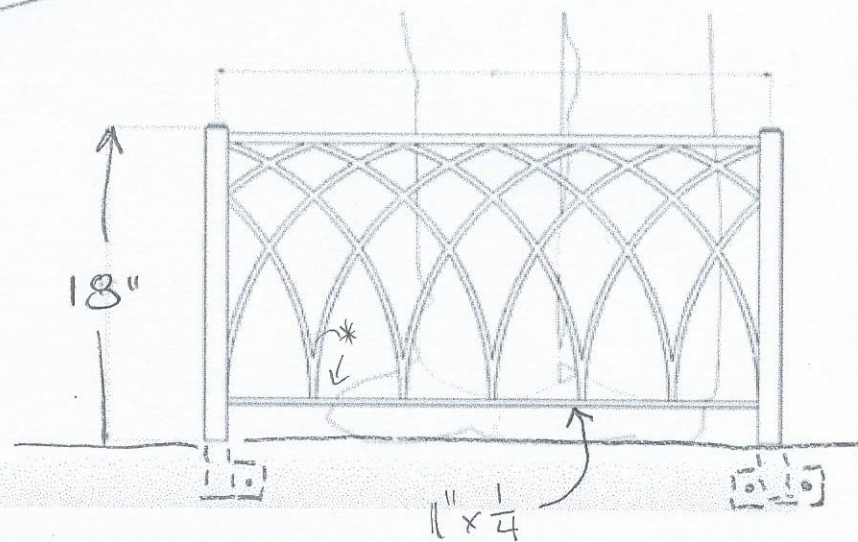
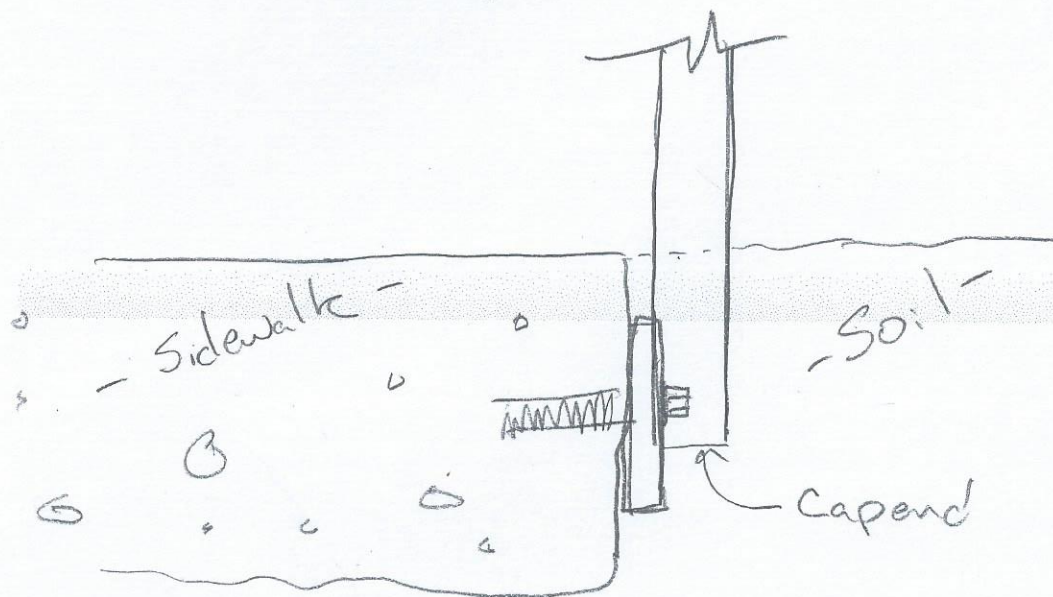
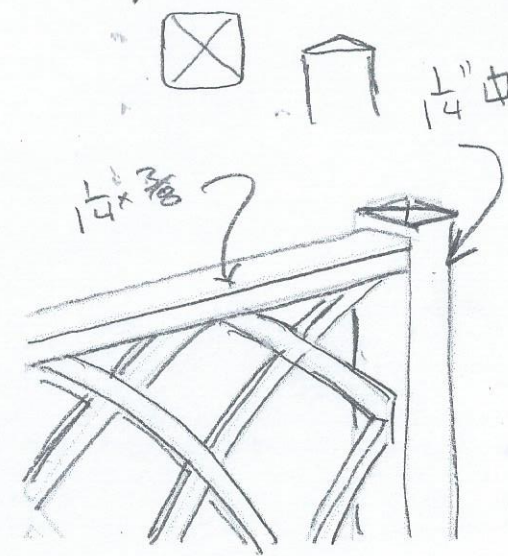
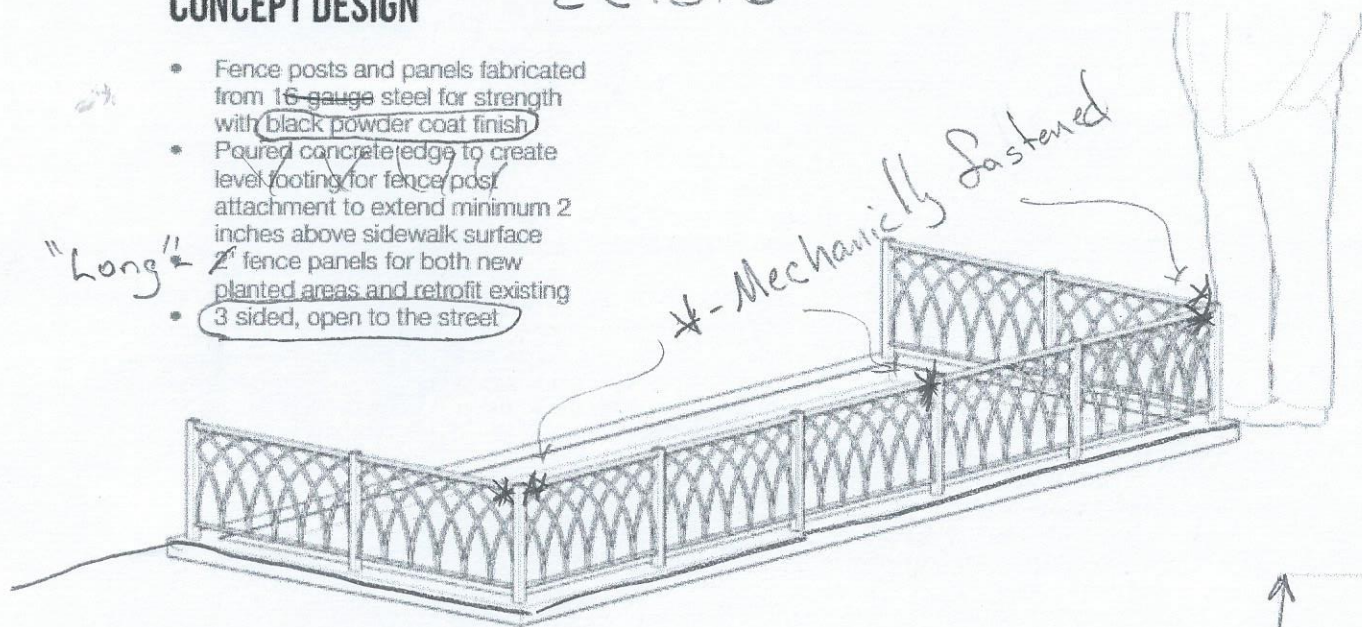
2 @ 18'x6'

CONCEPT DESIGN

- Fence posts and panels fabricated from 16 gauge steel for strength with black powder coat finish
- Poured concrete edge to create level footing for fence post attachment to extend minimum 2 inches above sidewalk surface
- 2" fence panels for both new planted areas and retrofit existing
- 3 sided, open to the street

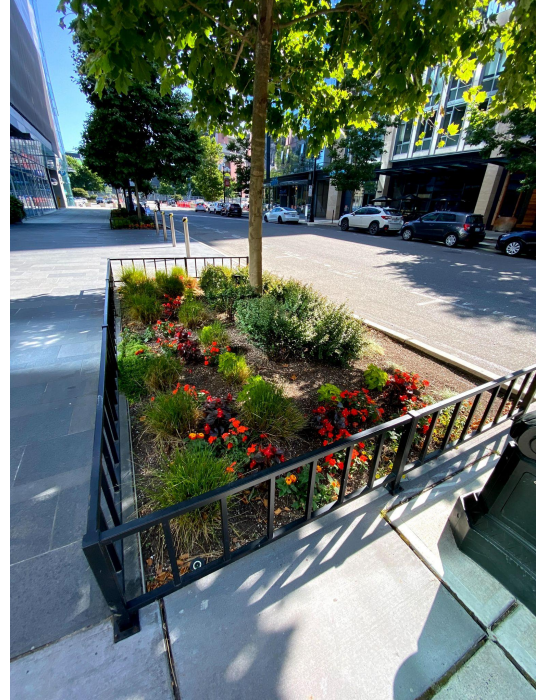
"Long"

* - Mechanically Fastened

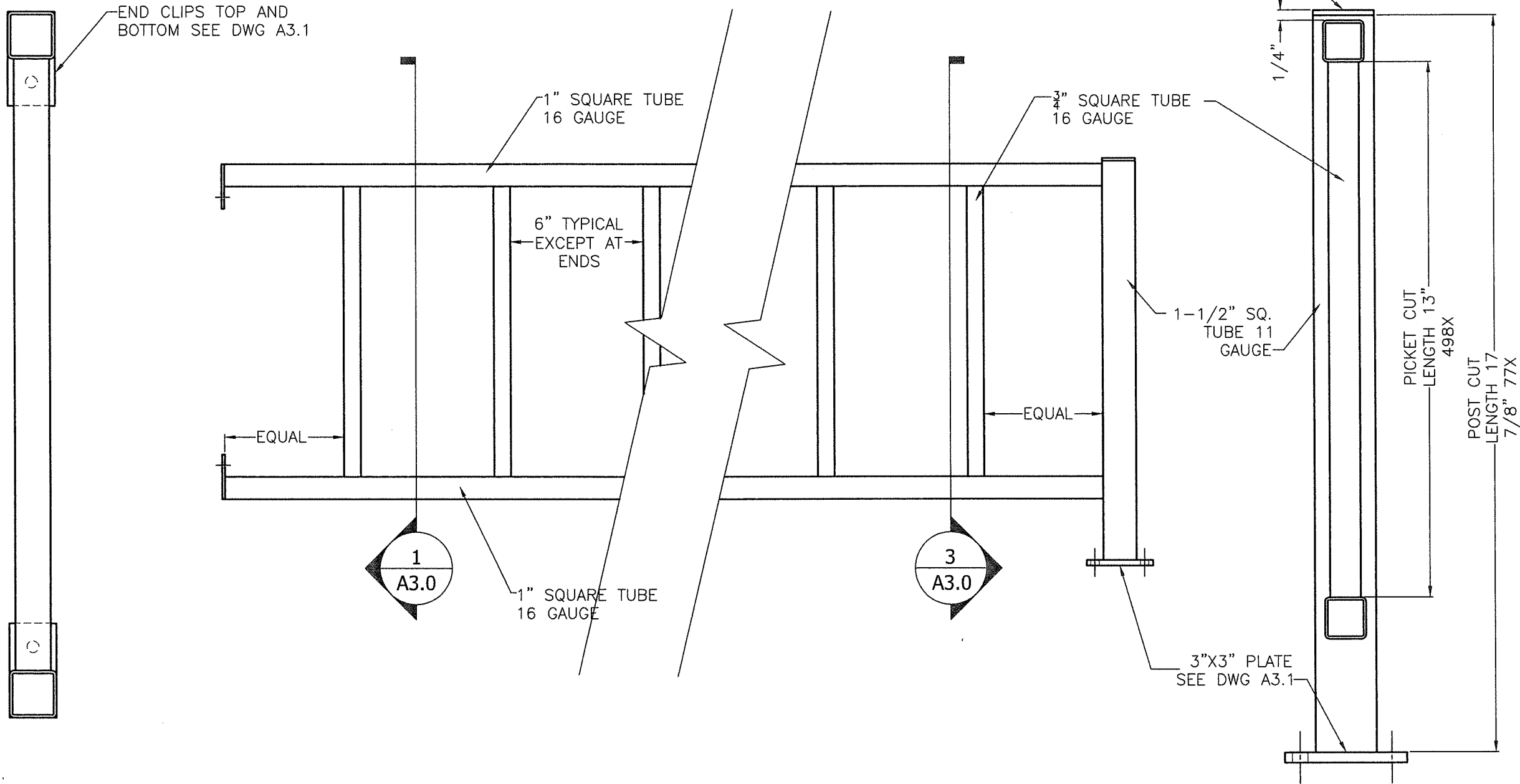


- Note -
 Powder coating
 may not like this
 scratch...
 Hard to get powder
 to stick.

Option 2: Tree pit fencing (black steel) bolted into the sidewalk around tree pits adjacent to the Hawk Tower, one block east. Increase height to at least 18 inches above ground.



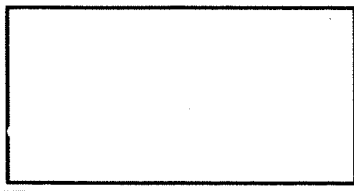
CAP WITH 11 GAUGE STEEL CAP. WELD ALL THE WAY AROUND. GRIND WELD DOWN SMOOTH ON ALL 4 SIDES



1 SPLICE SECTION

2 TYPICAL ELEVATION

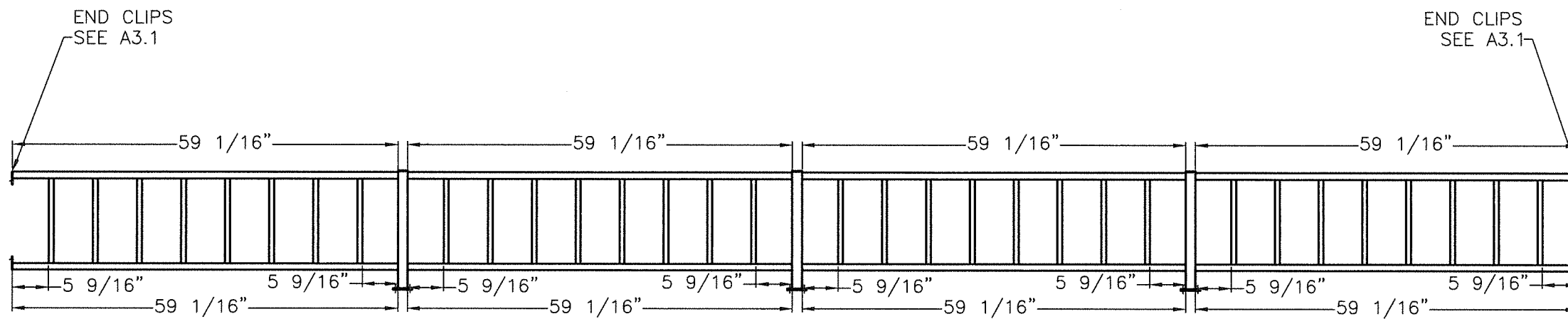
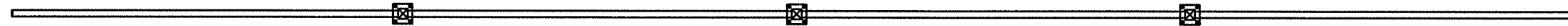
3 POST SECTION



DATE: 02/17/18	JOB NAME: NORTH LOT TOWER	JOB SITE ADDRESS: 255 SOUTH KING STREET SEATTLE, WA	DRAWING: A3.0
DRAWN BY: KRISTEK	CONTACT #:		

TYPICAL DETAILS

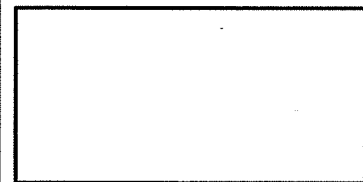
PLAN VIEW



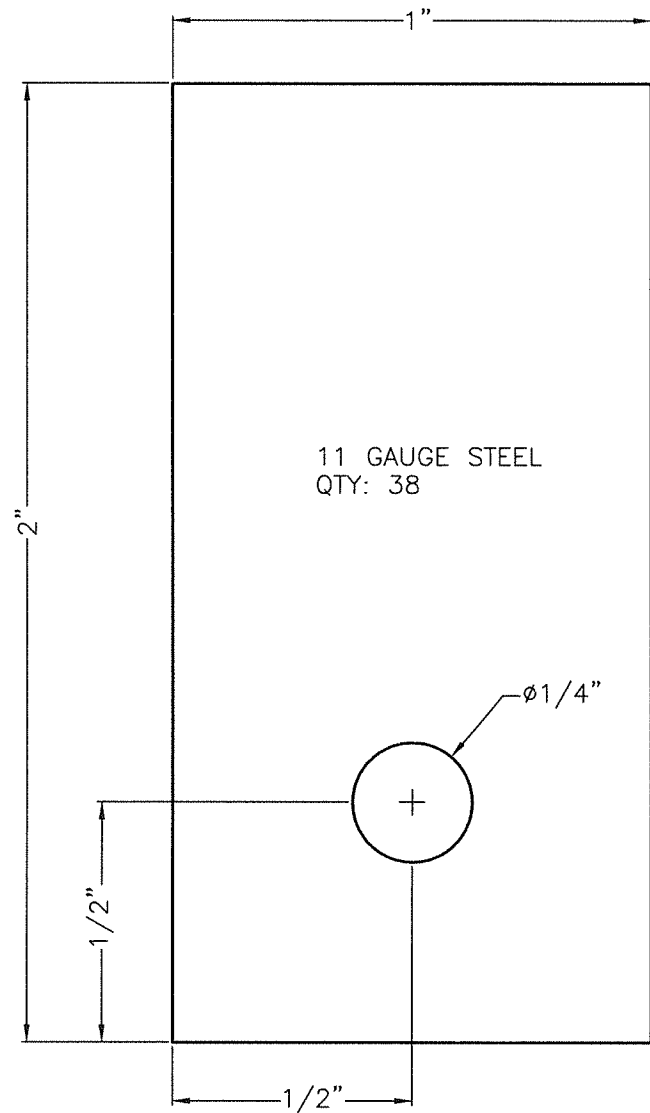
ELEVATION

NOTE: TOP RAIL AND BOTTOM RAIL MEASUREMENTS ARE CUT LENGTHS

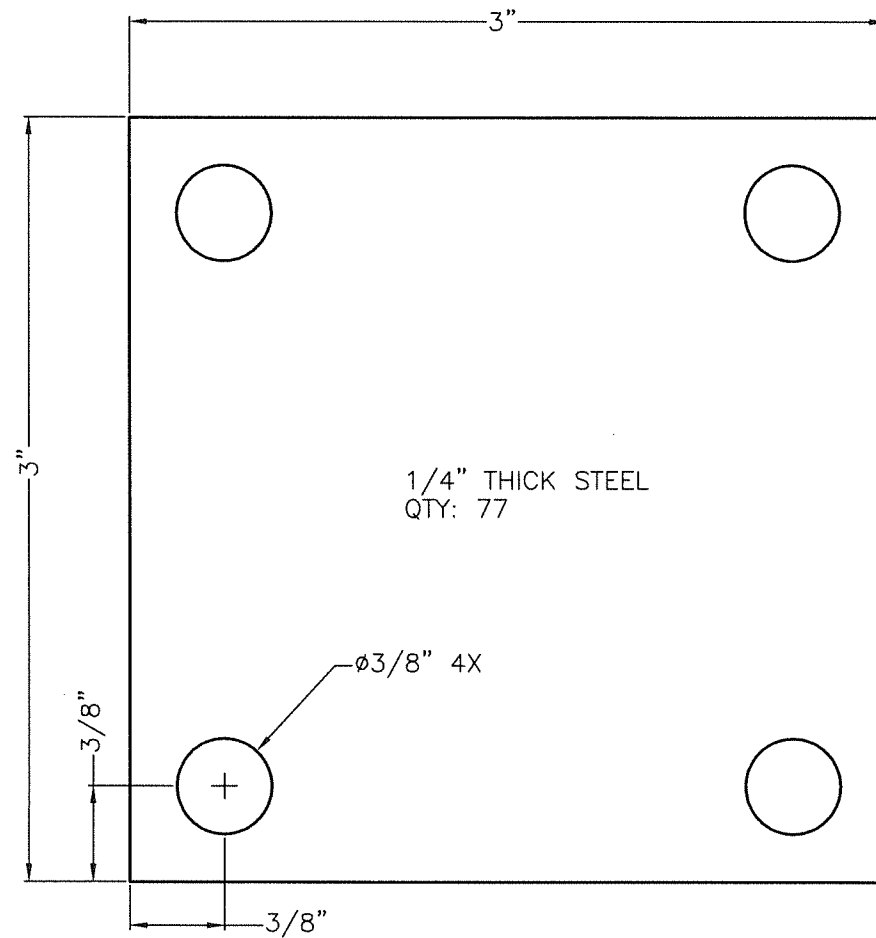
QTY: 1



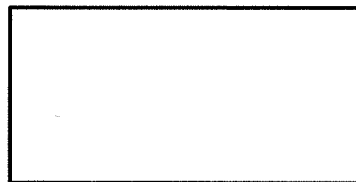
DATE: 02/17/18	JOB NAME: NORTH LOT TOWER	JOB SITE ADDRESS: 255 SOUTH KING STREET SEATTLE, WA	RAIL "O" FABRICATION	DRAWING: A2.14
DRAWN BY: KRISTEK	CONTACT #:			



1 END CLIPS

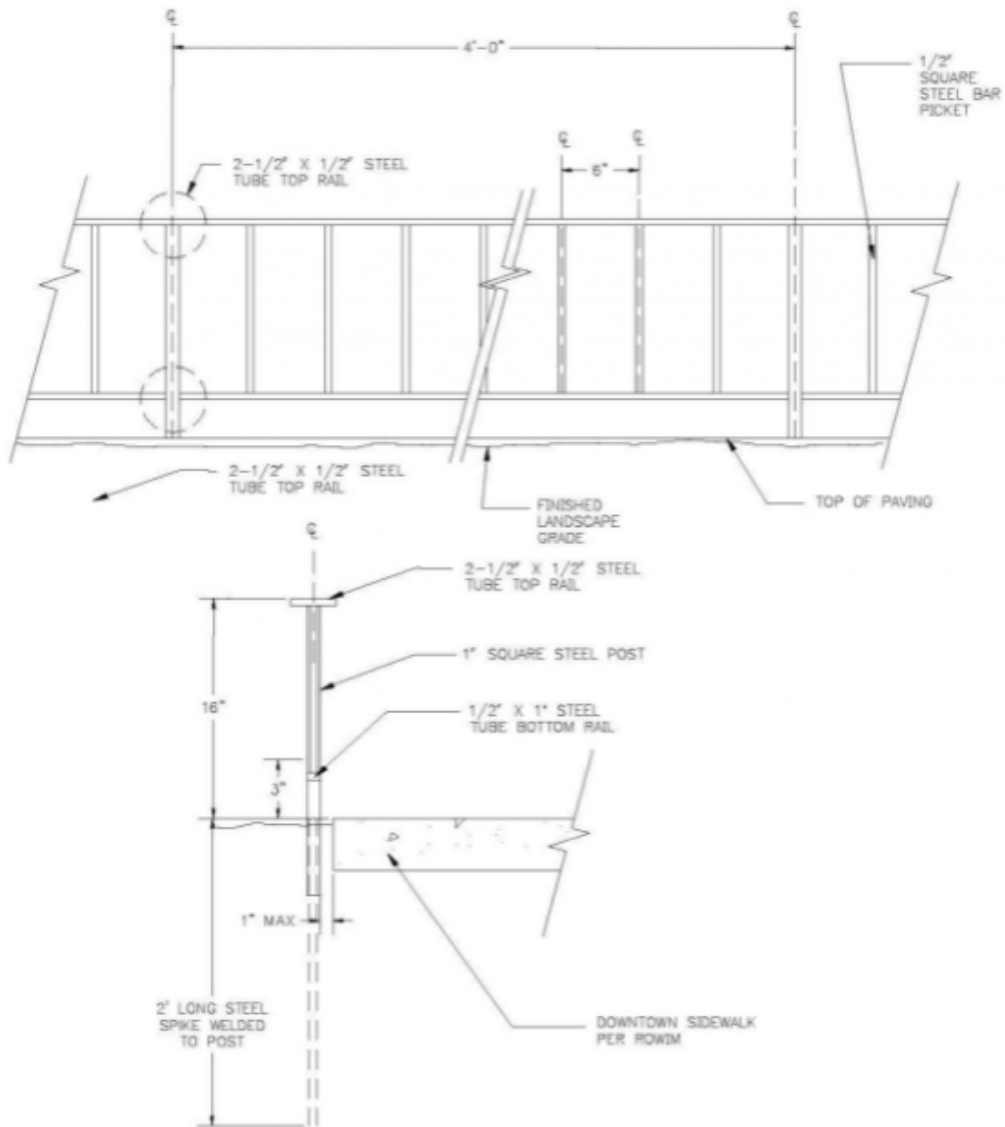


2 BASEPLATES



DATE: 02/17/18	JOB NAME: NORTH LOT TOWER	JOB SITE ADDRESS: 255 SOUTH KING STREET SEATTLE, WA	DRAWING: A3.1
DRAWN BY: KRISTEK	CONTACT #:	PLATE DETAILS	

Option 3: Downtown Landscape Fence – Downtown standard.



- NOTES:
1. ALL CONNECTIONS TO BE WELDED UNLESS NOTED OTHERWISE.
 2. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH LEAVING NO SHARP EDGES.
 3. ALL FENCE COMPONENTS SHALL BE POWDERCOATED BLACK.
 4. FENCE RAILS SHALL FOLLOW ADJACENT SIDEWALK GRADE, POSTS AND PICKETS SHALL REMAIN VERTICAL AND PLUMB.
 5. SDOT MAY NOT REQUIRE LANDSCAPE FENCES WHEN PEDESTRIAN CLEAR ZONE MINIMUMS ARE NOT MET.

Option 4: Tree pit fencing similar to the Waterfront, 2 blocks west.



Option 5: No tree pit fencing



Educational Signage: Single pedestal educational signage is proposed to be installed on site linking both projects to each other and environmental education goals.

Location: North side of tree pit 2 (centered), looking south

Materials:

- 24"w x 18"h x .090 Fiberglass Embedded (FE) Panel. Single faced. Matte finish. Square cut. No holes.
- Aluminum Single Pedestal Exhibit Base for 24"w x 18"h Panel. Visual area will be 23"w x 17"h. Includes (1) 3" x 3" x 37.75" post with an 8" x 8" x 3/16" baseplate. Painted black with a textured finish.

For this project, we propose a single pedestal structure for two reasons. The first is that the panel graphic is smaller than exciting waysides, so a single pedestal allows for a smaller sign structure. Also, we would like to visually distinguish this signage from the Trail to Treasure program.

Colors: See below for panel graphic illustration.

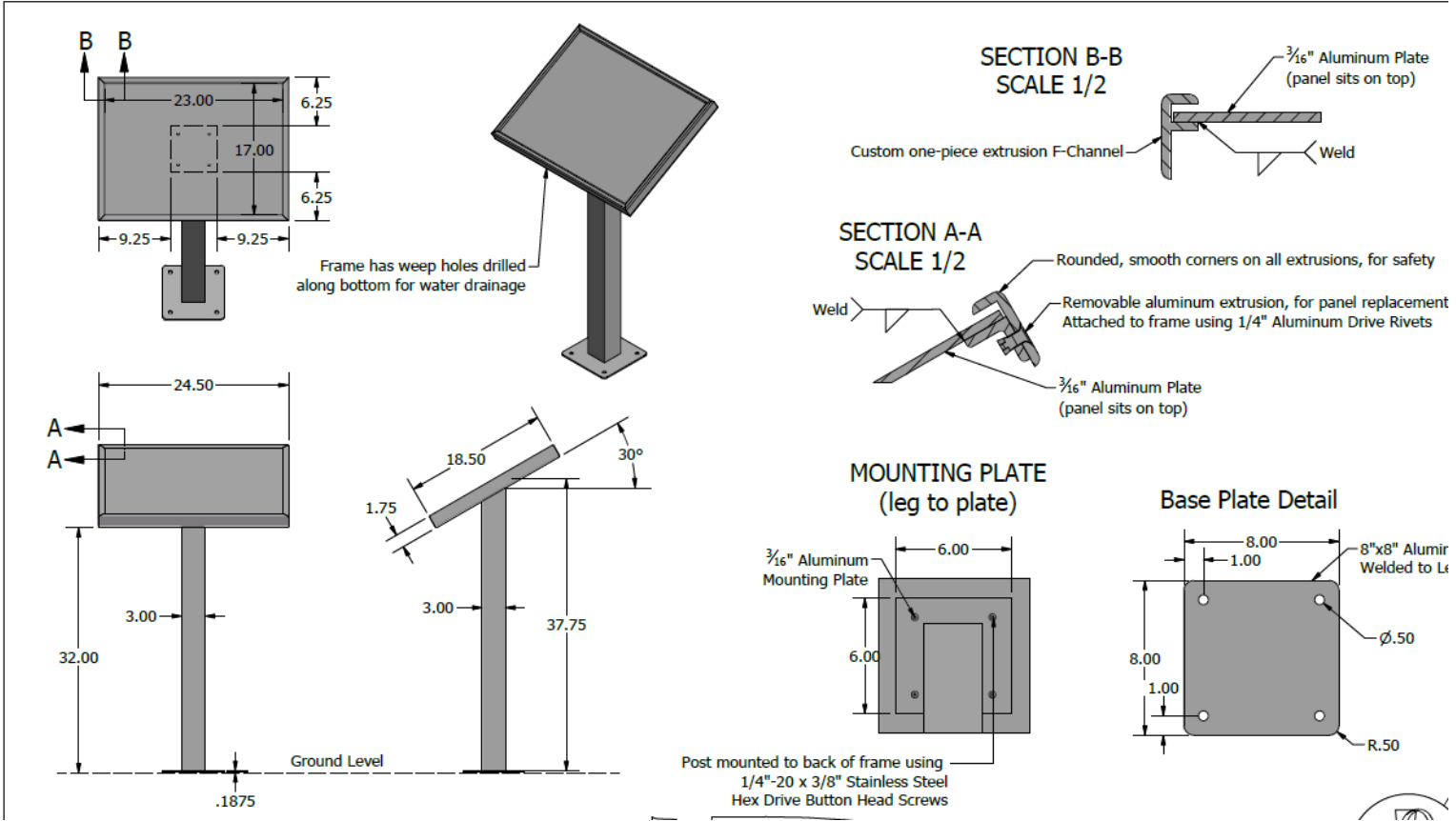
Content: Simple explanations of stormwater pollution (aka polluted runoff) rain gardens and other green infrastructure. See below for panel graphic illustration.

Installation Method: Constructed and printed offsite, assembled onsite and bolted to pavement in the same manner as Trail to Treasure Signs located elsewhere in Pioneer Square.



Example of existing Trail to Treasure Wayside signage on S Main St in Pioneer Square

Spec Sheet for proposed single pedestal design



Panel Graphic

rain gardens

a natural filter for urban runoff

- Beautify the neighborhood
- Prevent flooding
- Fight pollution

Rain gardens help fish and wildlife by keeping pollution out of our rivers, streams and Puget Sound.

Without rain gardens, runoff flows over hard surfaces like roofs, driveways and streets. It picks up oil, and other pollutants as it flows into our waterways, endangering salmon and other wildlife.

Rain gardens are easy to install. They brighten up your outdoor space, filter water where it falls, and keep pollution out of Puget Sound.

learn more at: rainchangers.org
Adapted from illustrations by King County

ALLIANCE FOR PIONEER SQUARE
Historic South Downtown
Stewardship Partners



Irrigation and Maintenance Plan

- Stewardship partners will put together plant maintenance guidance for tree pits to pass off to Alliance for Pioneer Square, the property owner, and volunteer groups who will play a role in plant maintenance.
- Mix of community volunteers and property staff can support ongoing watering and plant maintenance needs through summer months (especially the first two years while plants are getting established).
- The Alliance has stable SPU funding to support graffiti removal
- The Metropolitan Improvement District already supports litter pick up and other cleaning services in the district's public realm.
- The Alliance can apply for future grant funding opportunities to support maintenance needs for all project elements as they arise.
- The Alliance for Pioneer Square can work with Pioneer Square Residents Council or other organizational partners to possibly support future maintenance funding.