

# FREEWAY PARK

## IMPROVEMENT PROJECT

60% Construction Documents ARC Briefing  
City of Seattle Landmarks Preservation Board

April 2024

1. Process
2. Historic Review
3. Design Refinement
4. Questions and Discussion

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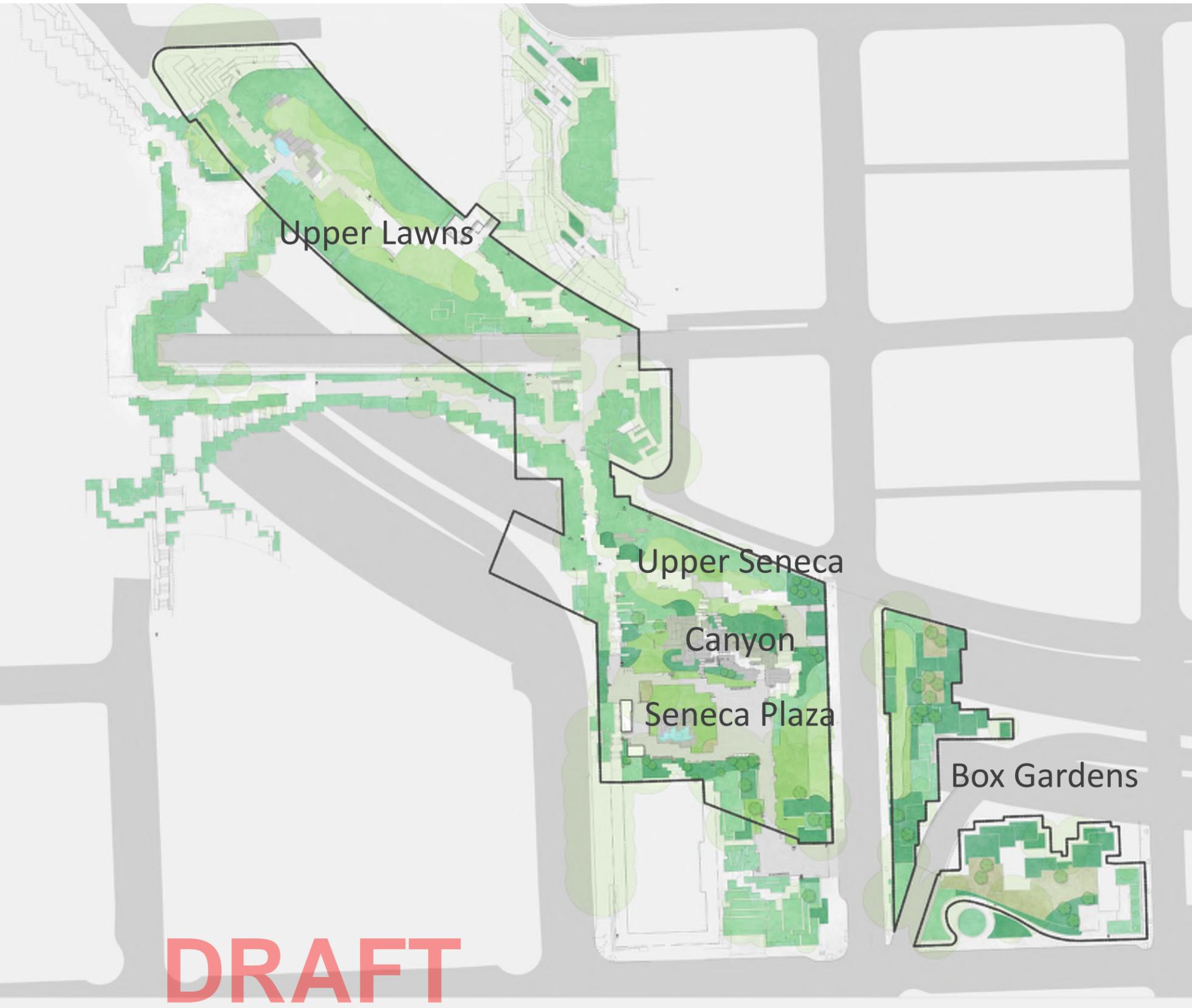
**WALKER | MACY**

# DESIGN OVERVIEW

- Summary
- Technical Factors
- Removed
- Altered
- New

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# OVERVIEW OF PROPOSED CHANGES



## Core Area

- Repaving
- New buildings
- Improved Canyon access
- Additional benches and site furnishings
- Tree removals
- Refreshed planting
- New lighting and signage
- Convenience outlets for events

## Upper Lawns

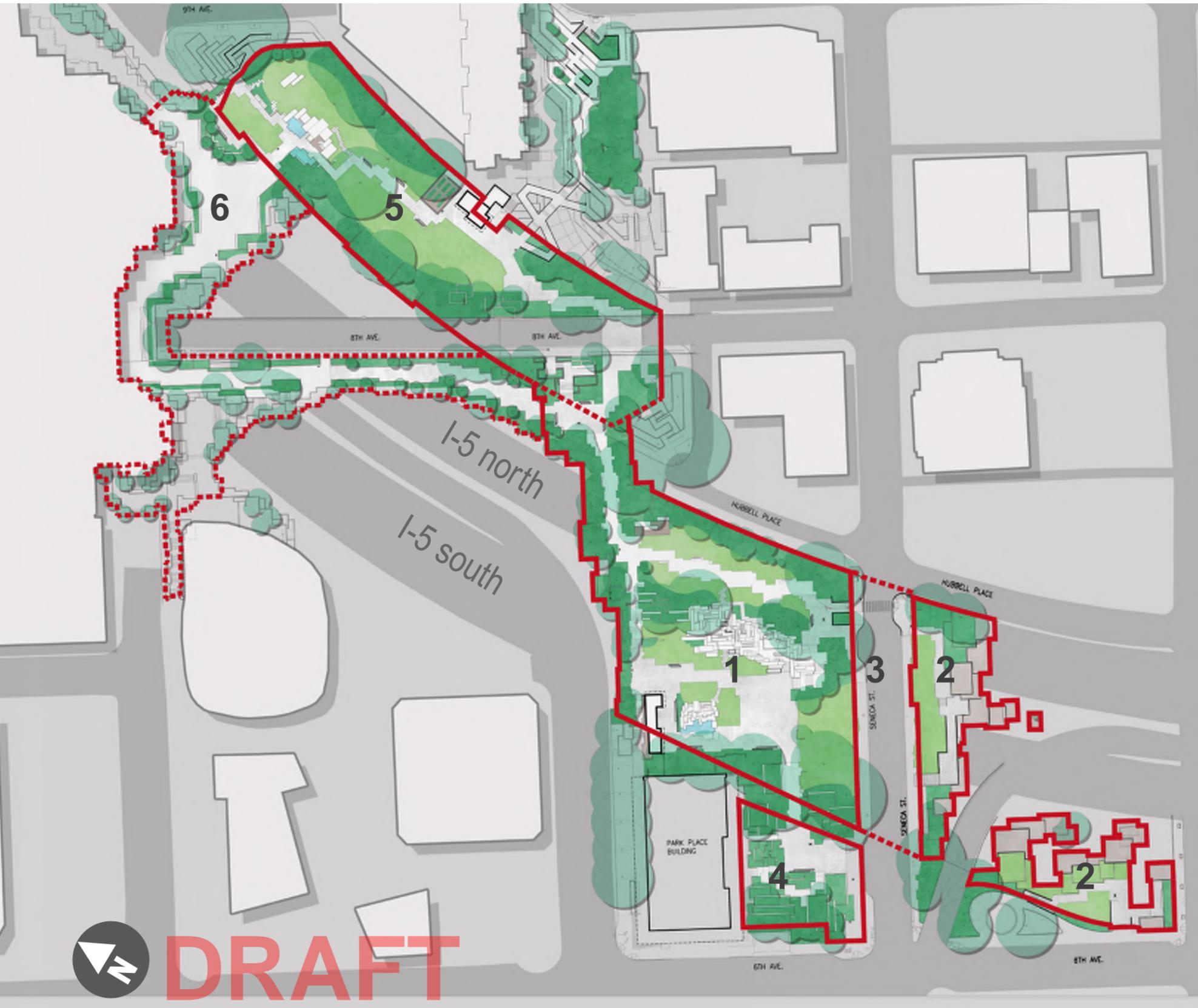
- Renovated comfort station
- New lighting and signage

## Box Gardens

- Tree removals
- (Future refreshed planting)

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# TECHNICAL FACTORS: STRUCTURES



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

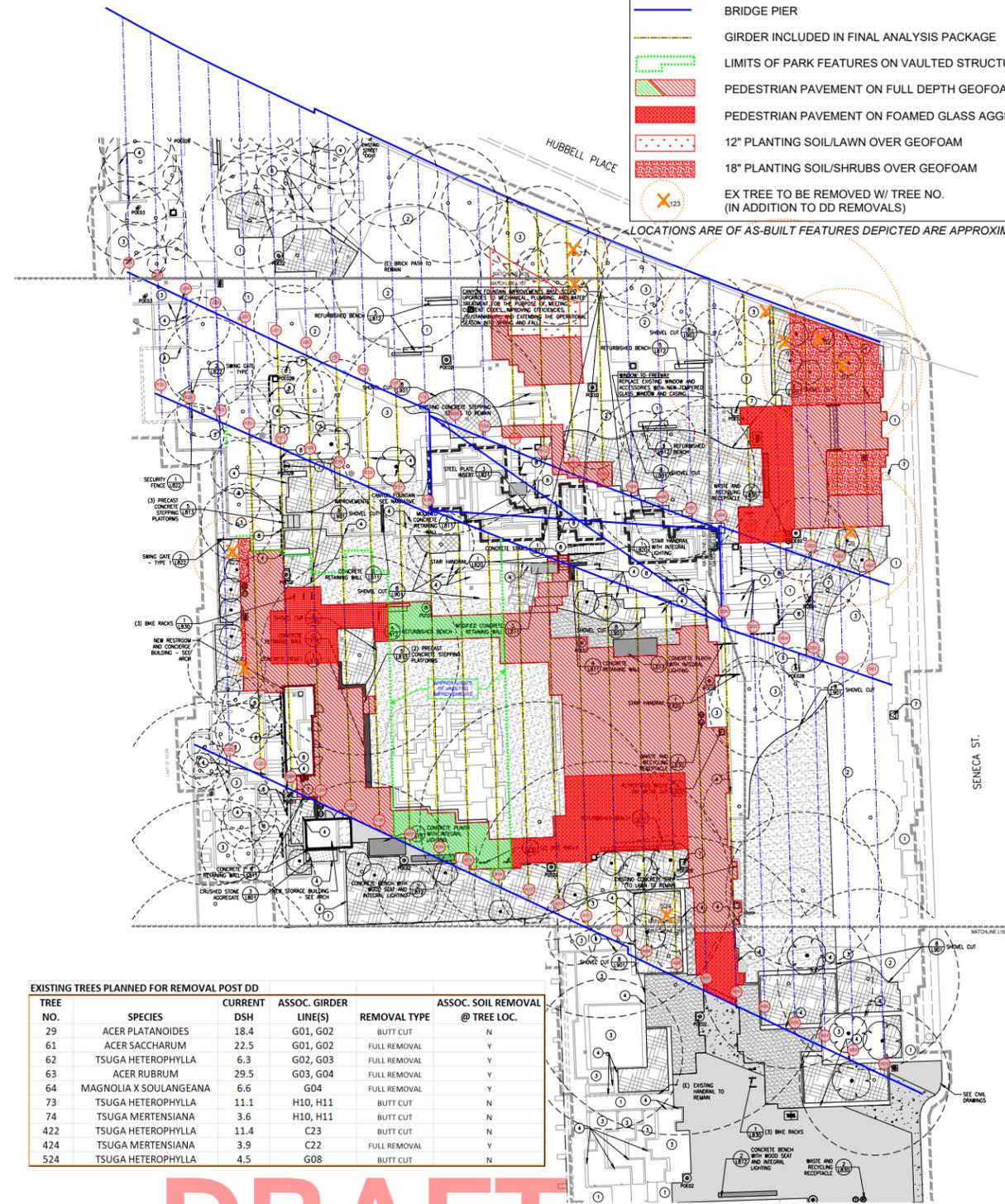
# TECHNICAL FACTORS LOADING ANALYSIS

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

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

LOCATIONS ARE OF AS-BUILT FEATURES DEPICTED ARE APPROXIMATE



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	BUTT CUT	N
61	ACER SACCHARUM	22.5	G01, G02	FULL REMOVAL	Y
62	TSUGA HETEROPHYLLA	6.3	G02, G03	FULL REMOVAL	Y
63	ACER RUBRUM	29.5	G03, G04	FULL REMOVAL	Y
64	MAGNOLIA X SOULANGIANA	6.6	G04	FULL REMOVAL	Y
73	TSUGA HETEROPHYLLA	11.1	H10, H11	BUTT CUT	N
74	TSUGA MERTENSIANA	3.6	H10, H11	BUTT CUT	N
422	TSUGA HETEROPHYLLA	11.4	C23	BUTT CUT	N
424	TSUGA MERTENSIANA	3.9	C22	FULL REMOVAL	Y
524	TSUGA HETEROPHYLLA	4.5	G08	BUTT CUT	N

Notes

FOR DISCUSSION ONLY  
 CONTENT CONTAINED CONCEPTUAL AND PENDING FINAL DESIGN. CONTENT IS INTENDED TO AID IN DEVELOPMENT OF FUTURE PLANS DURING FINAL DESIGN

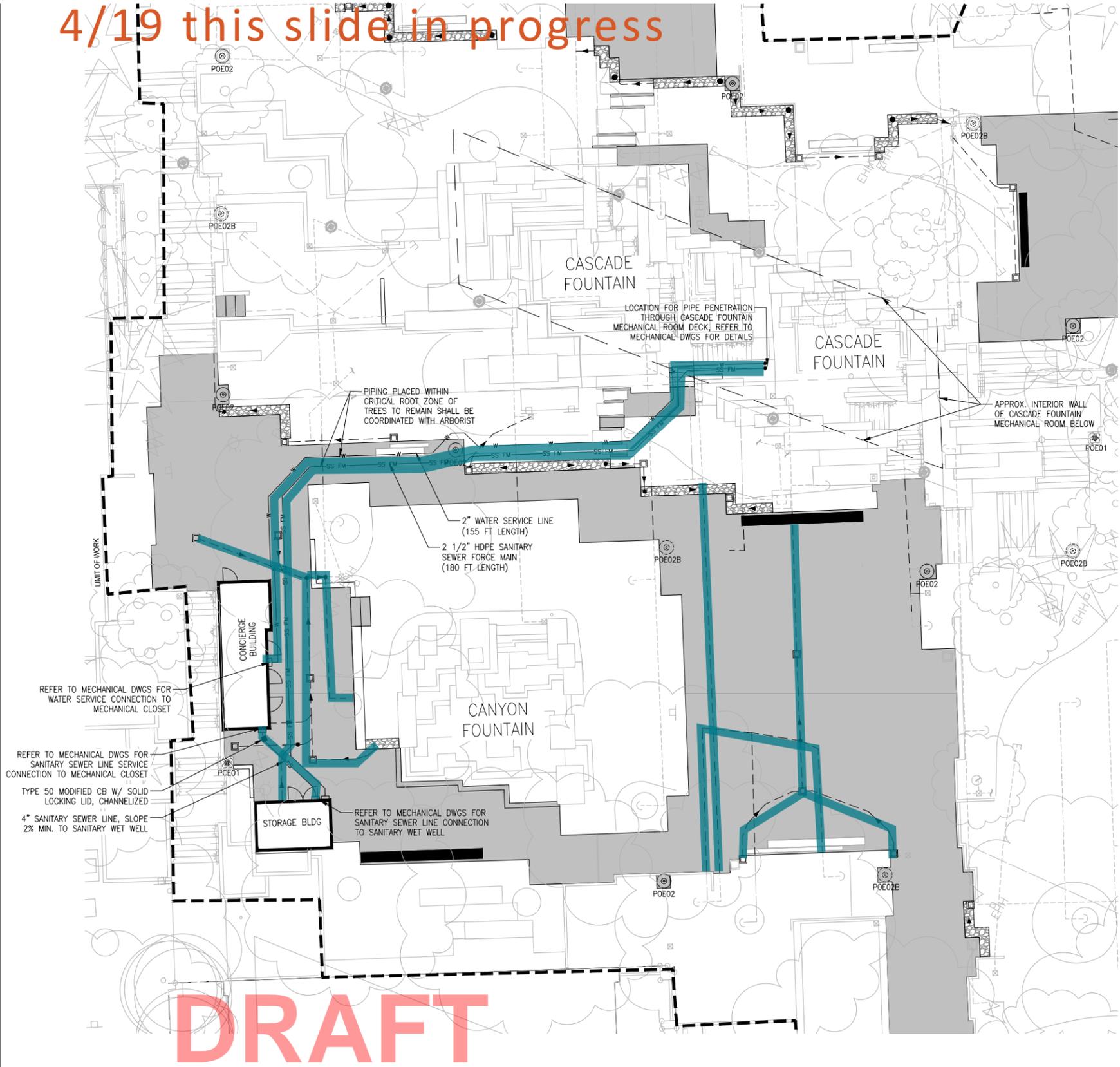
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# TECHNICAL FACTORS: UNDERGROUND UTILITIES

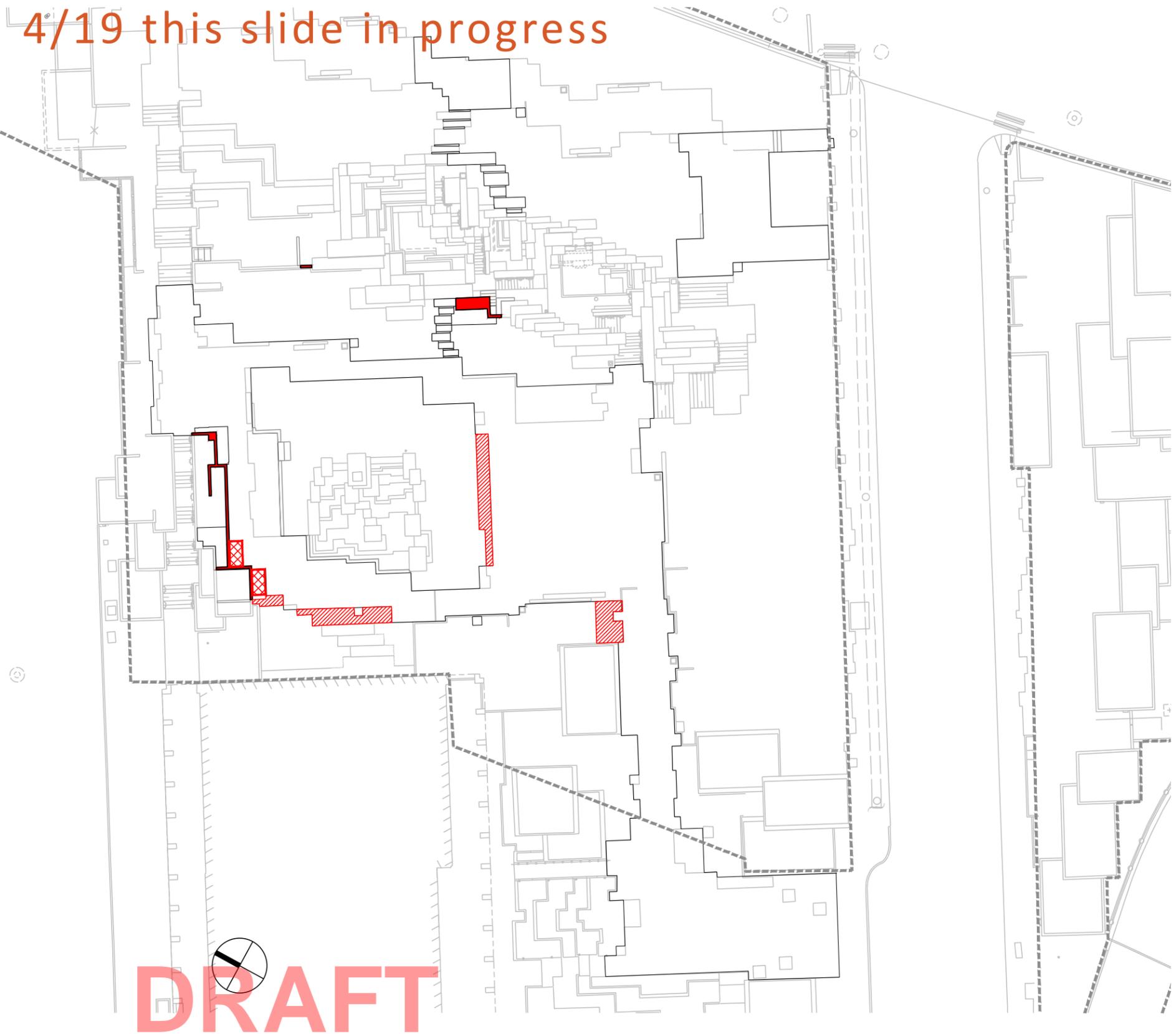
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- Storm sewer
- Sanitary sewer
- Water
- Electrical



# REMOVED CORE AREA

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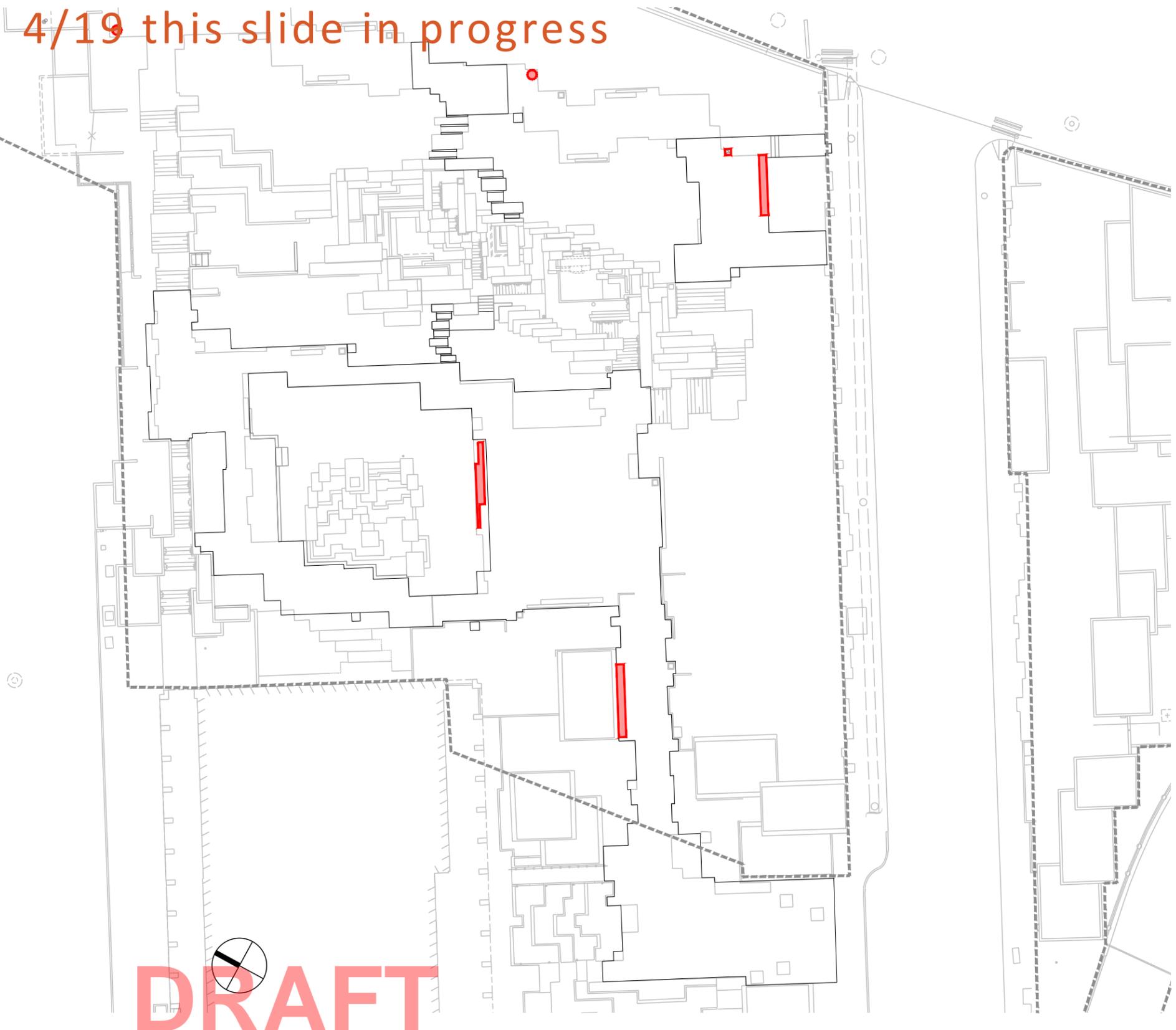
## REMOVED Site Elements

- 1. Concrete paving (not replaced)
- 2. Concrete walls
- 3. Storage sheds (non-original)

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# REMOVED CORE AREA

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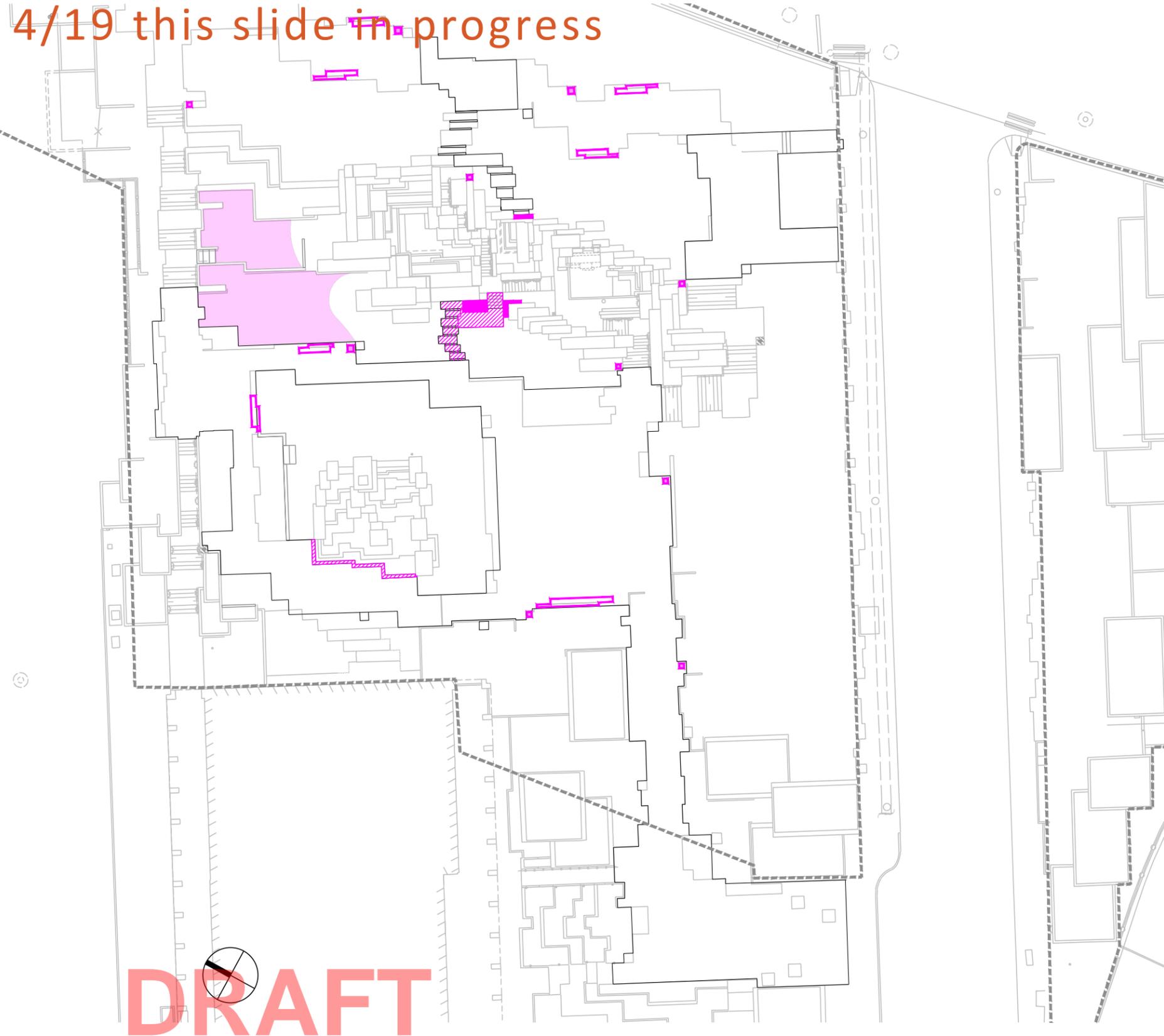
## REMOVED Site Furnishings

1. Bench
2. Bike racks
3. Trash container
4. Light pole (non-original)

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# ALTERED CORE AREA

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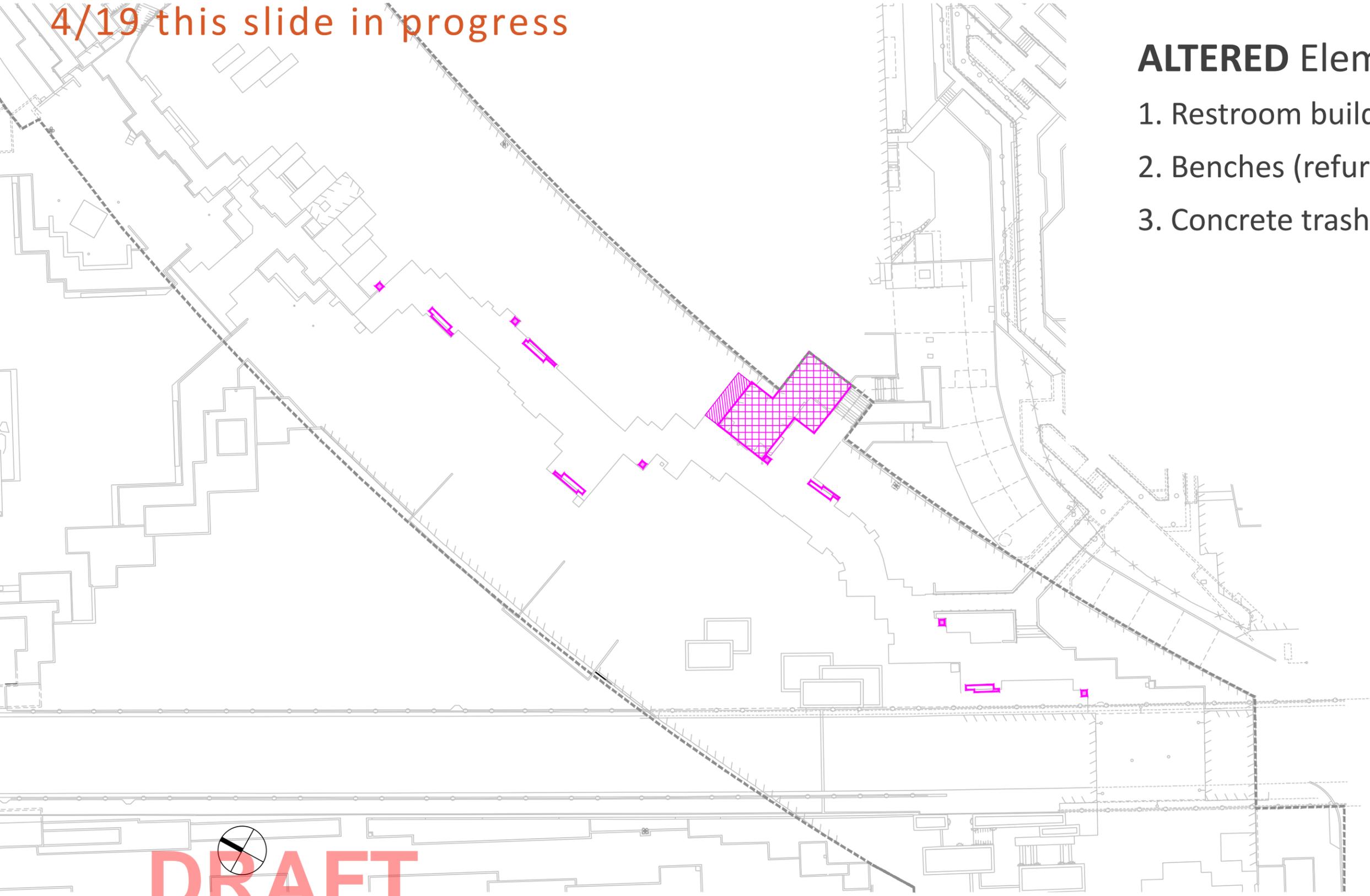
## ALTERED Elements

1. Benches (refurbished, new arms)
2. Concrete paving panels
3. Concrete trash containers
4. Canyon concrete plinths
5. Canyon landscape terraces

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# ALTERED UPPER LAWNS

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## ALTERED Elements

- 1. Restroom building
- 2. Benches (refurbished, new arms)
- 3. Concrete trash containers

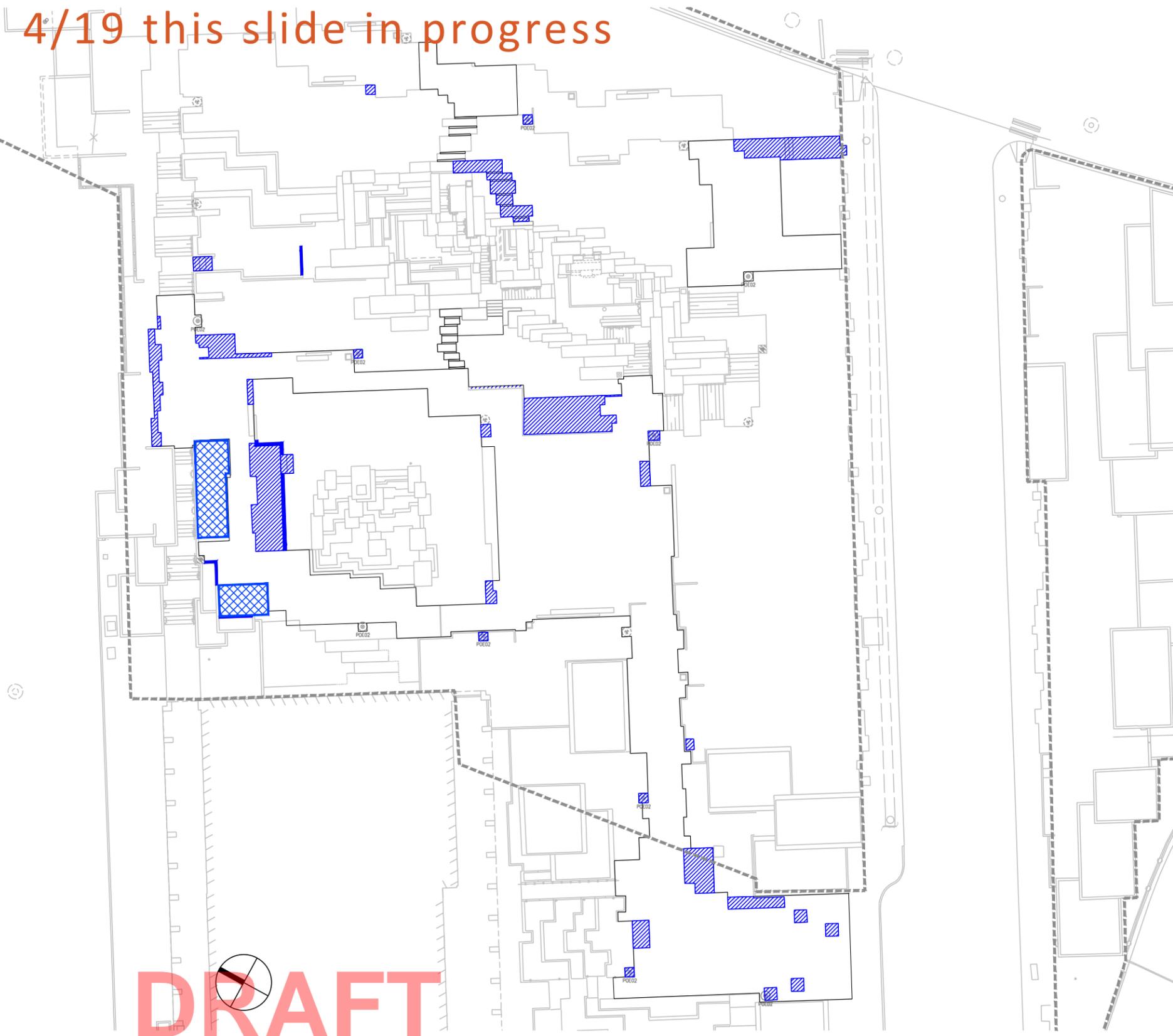
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# NEW CORE AREA

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## NEW Site Elements

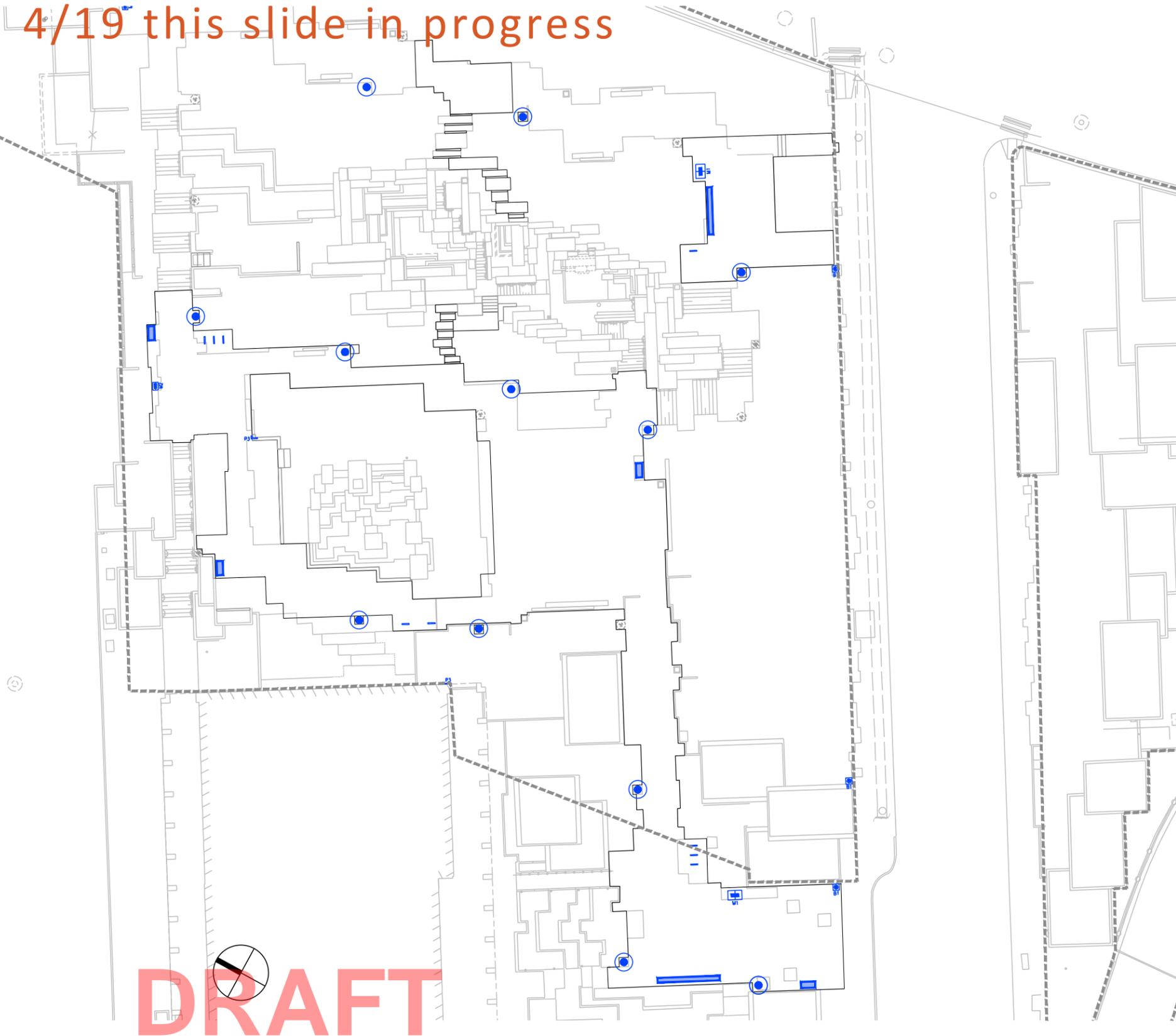
1. Concrete paving (new location)
2. Concrete walls
3. Buildings



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# NEW CORE AREA

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## NEW Site Furnishings

1. New bench
2. New pole light
3. New trash / recycling bin location
4. New sign

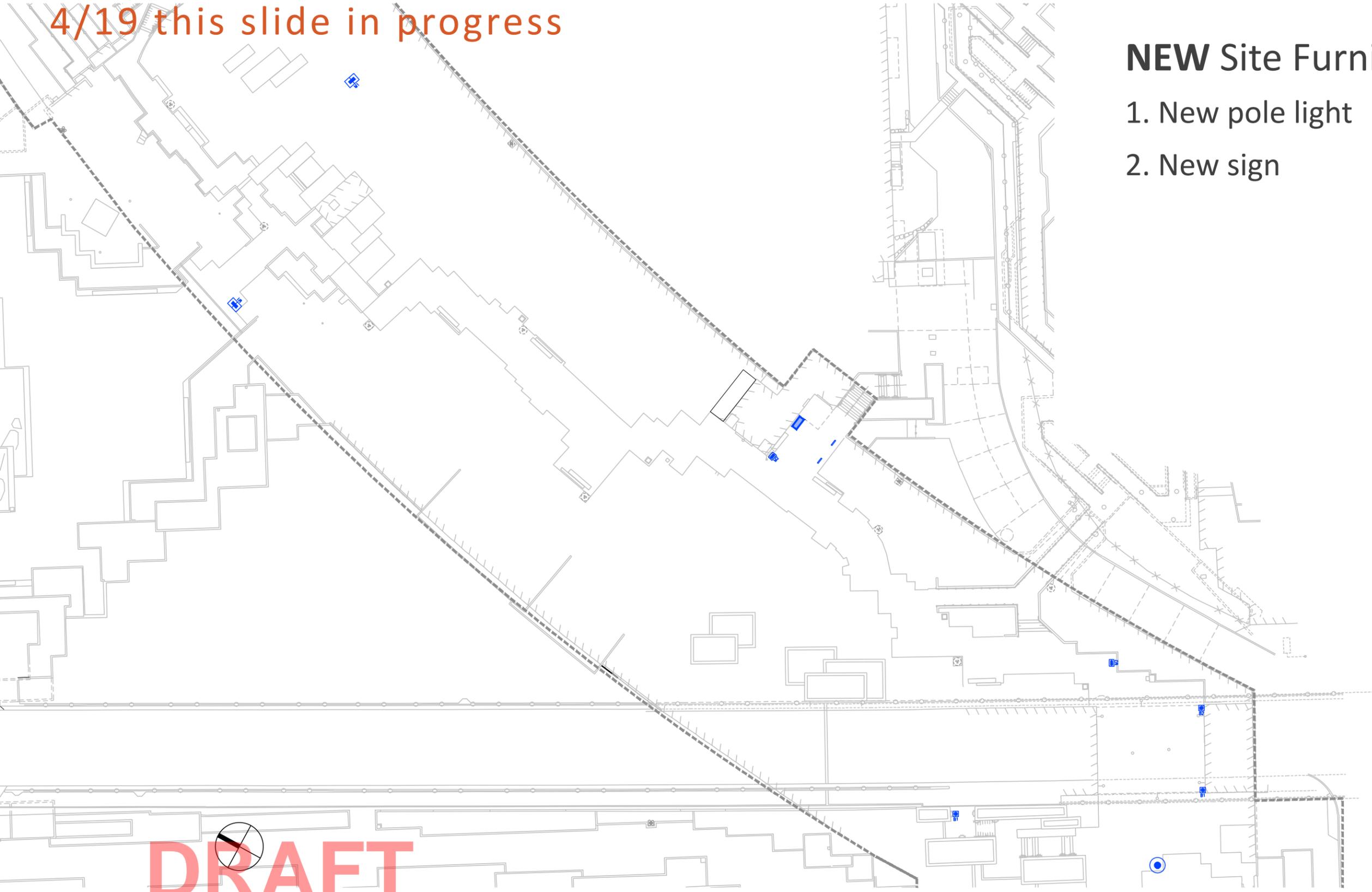
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# NEW UPPER LAWNS

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## NEW Site Furnishings

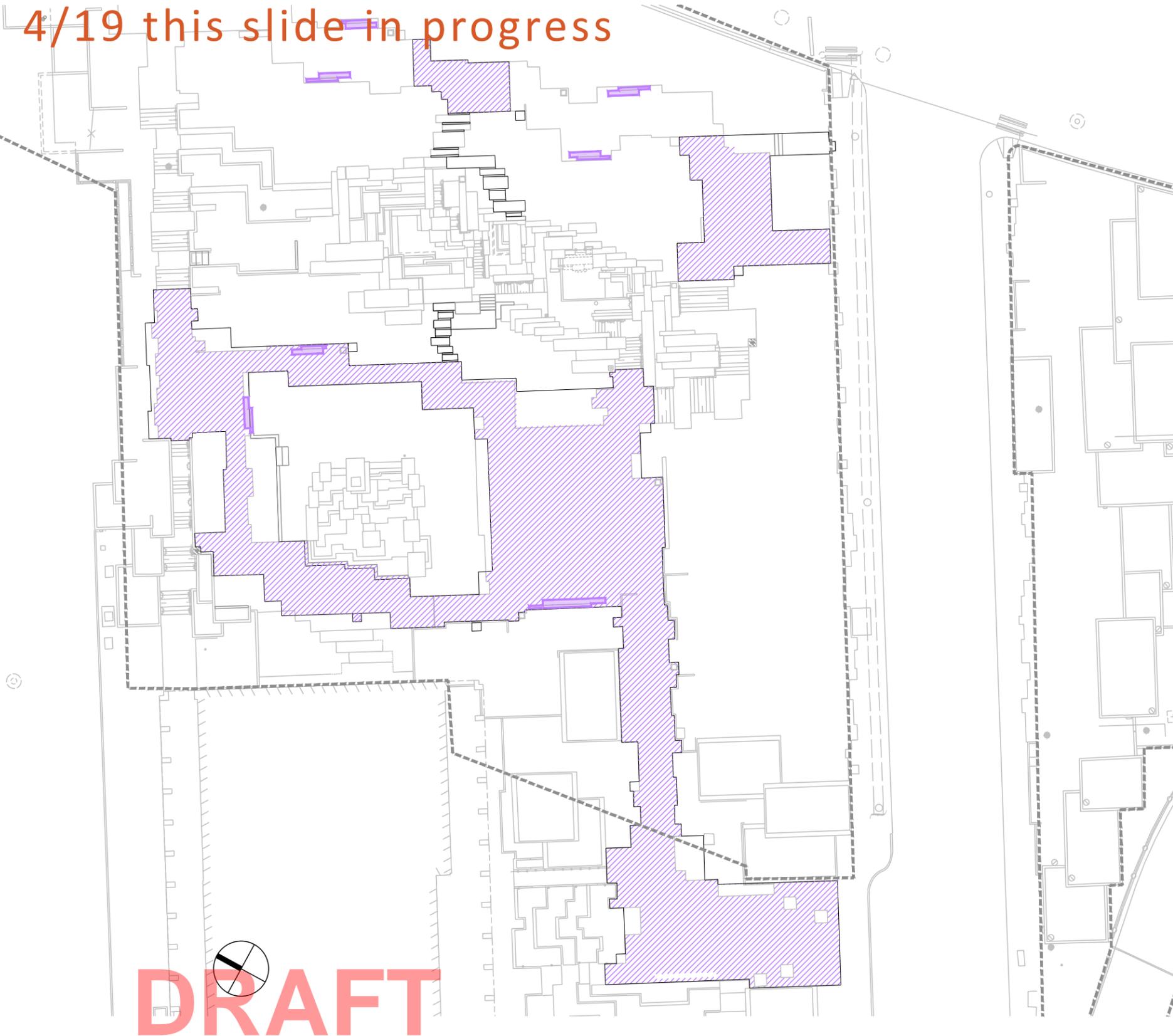
1. New pole light
2. New sign



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# REPAIRED / REPLACED IN KIND CORE AREA

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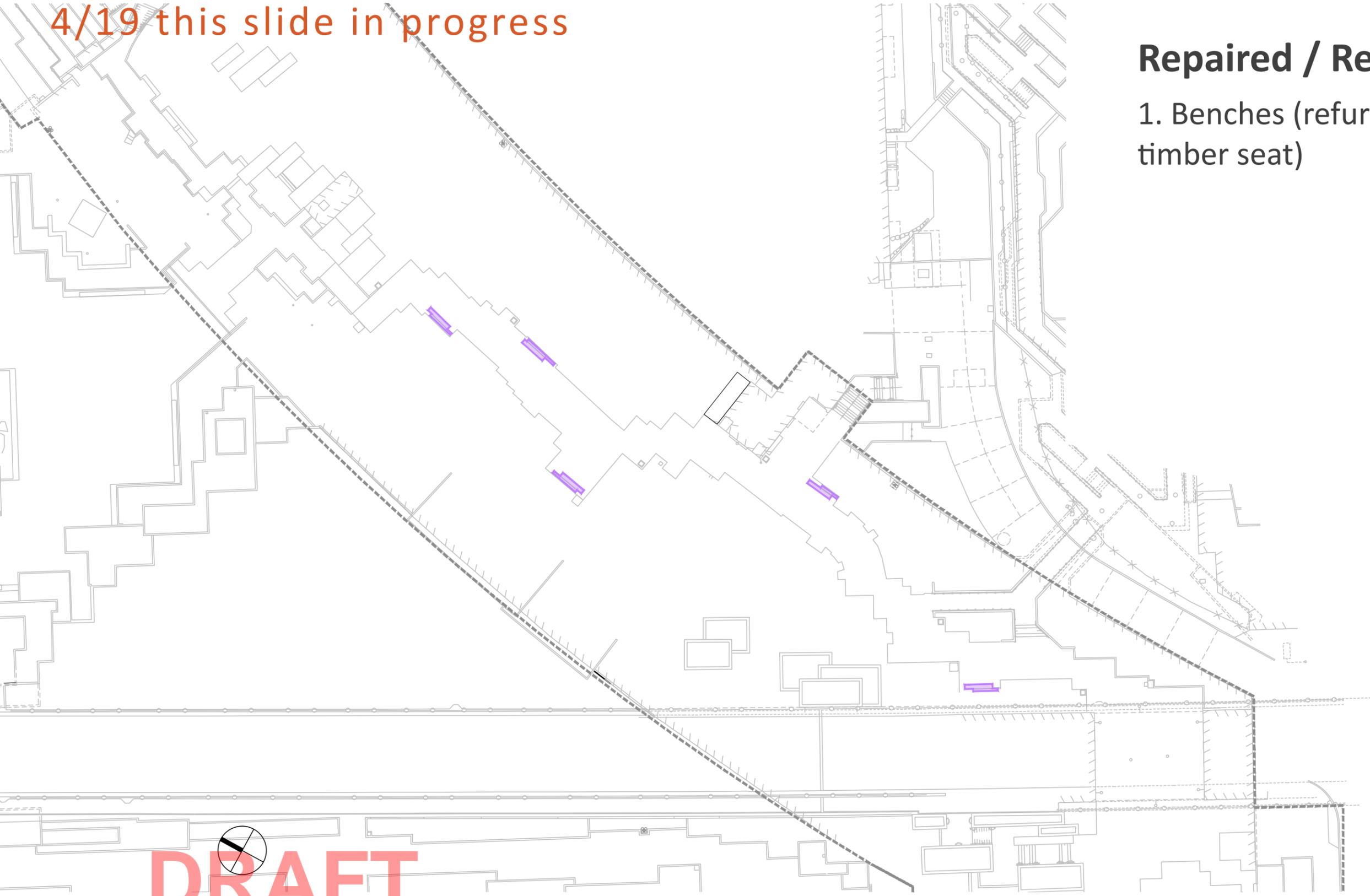
## Repaired / Replaced

1. Concrete paving (replaced in kind, to address accessibility and drainage issues)
2. Benches (refurbished, replaced timber seat)

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# REPAIRED / REPLACED IN KIND UPPER LAWNS

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## Repaired / Replaced

- 1. Benches (refurbished, replaced timber seat)

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## DESIGN REFINEMENTS

Buildings

Concrete Paving & Walls

Canyon Access

Original Trash Containers

Benches

Other Site Furnishings

Vegetation

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## PARK ORIGINAL DESIGN INTENT:

- Strong rectilinear concrete forms contrast with soft organic plantings and moving water
- Concrete planters are broken up into multiple forms that slide past each other and create a sense of playfulness, transforming large expanses of concrete into sculptural elements. This is emphasized with board formed concrete finishes that alternate between horizontal and vertical orientations.
- Furniture including seating and waste receptacles are permanent features of the park incorporated into concrete walls and planters rather than separate furnished elements and are softened with natural wood finishes.

## DESIGN GOALS:

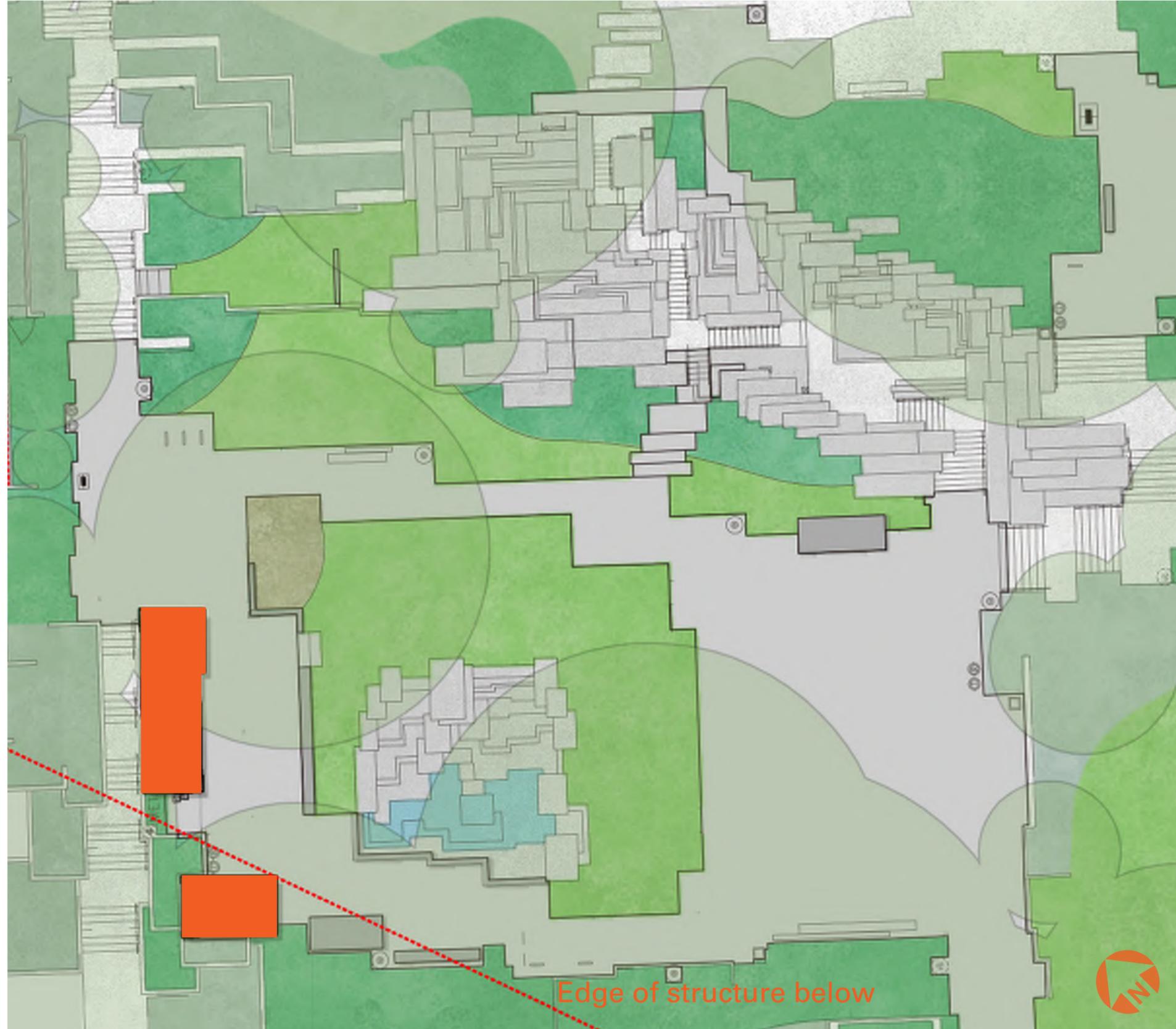
- Improve way finding
- Improve the safety of the park
- Increase programming and activity throughout the park to attract new visitors.
- Provide buildings that support events and activities
- Respect the original design intent and features of the park



### SENECA PLAZA COMFORT STATION SCOPE

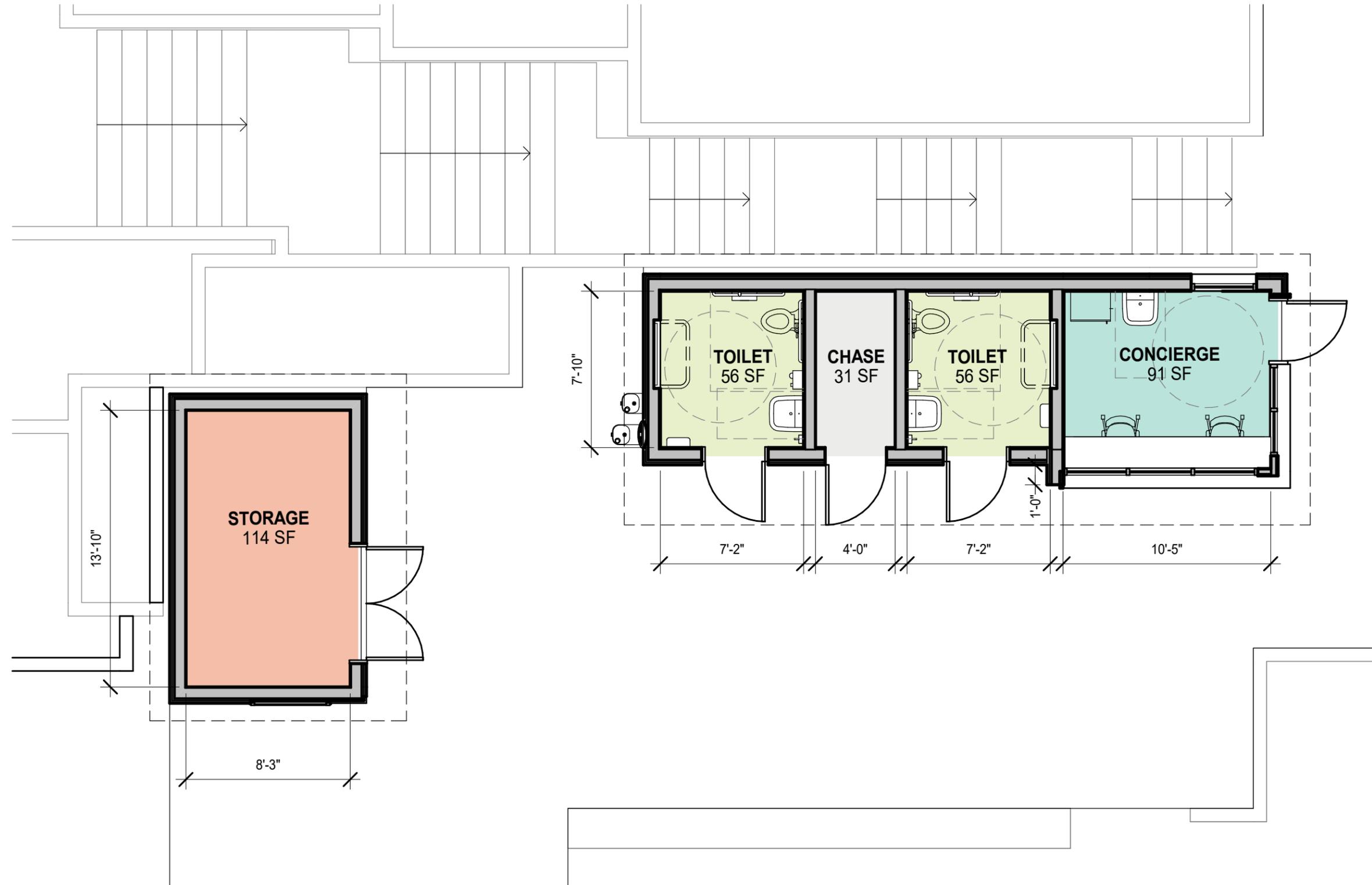
- + Concierge space
- + (2) gender-neutral, SPR standard comfort stations
- + Storage area for park programming items
- + Drinking fountain
- + Community posting board

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LANDMARKS UPDATE / MAY 2, 2024



## SENECA PLAZA DESIGN APPROACH:

- Activate the top of stairs to increase the security of the park
- Provide restrooms, storage and concierge space that will support added programming
- Providing an unassuming architectural intervention out of the way of daily life and significant park features
- Referencing historic board formed concrete walls with a modern interpretation using durable yet contextually appropriate materials

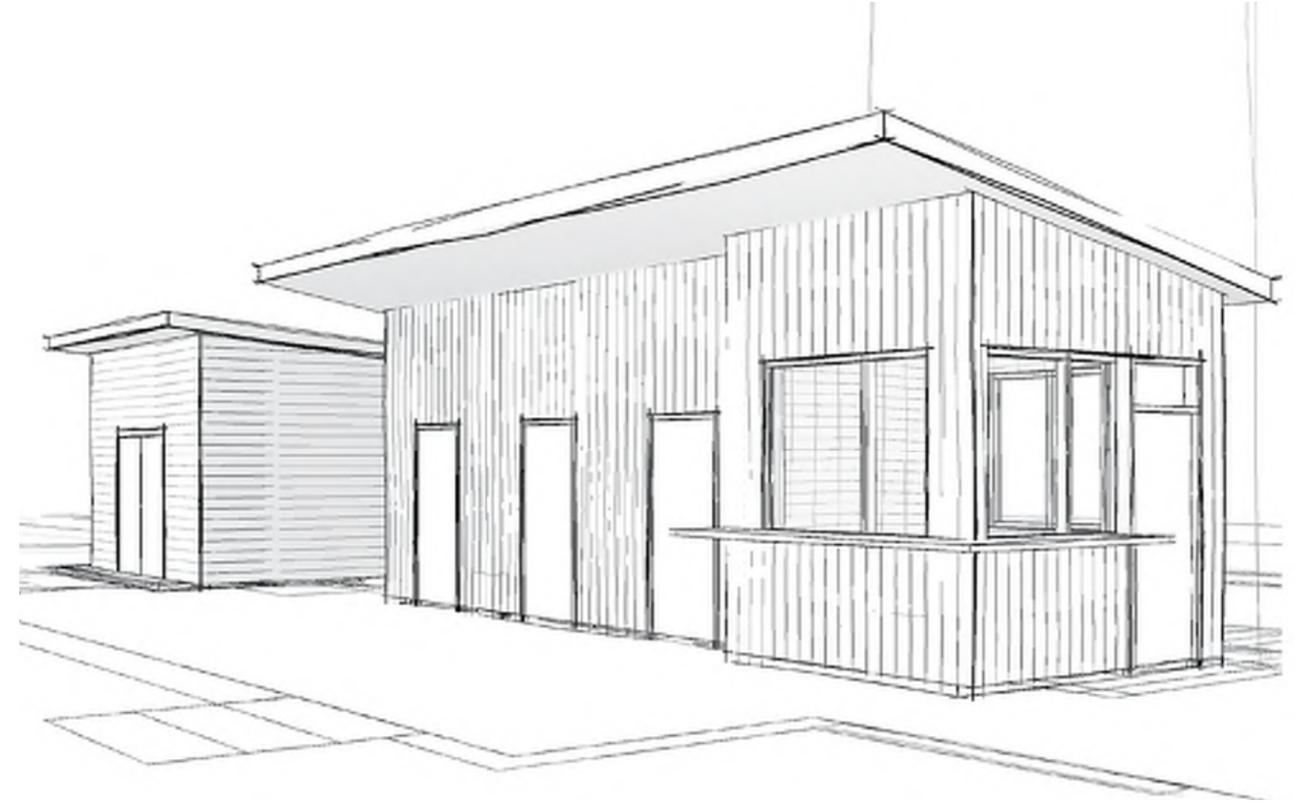


CURRENT FLOOR PLAN

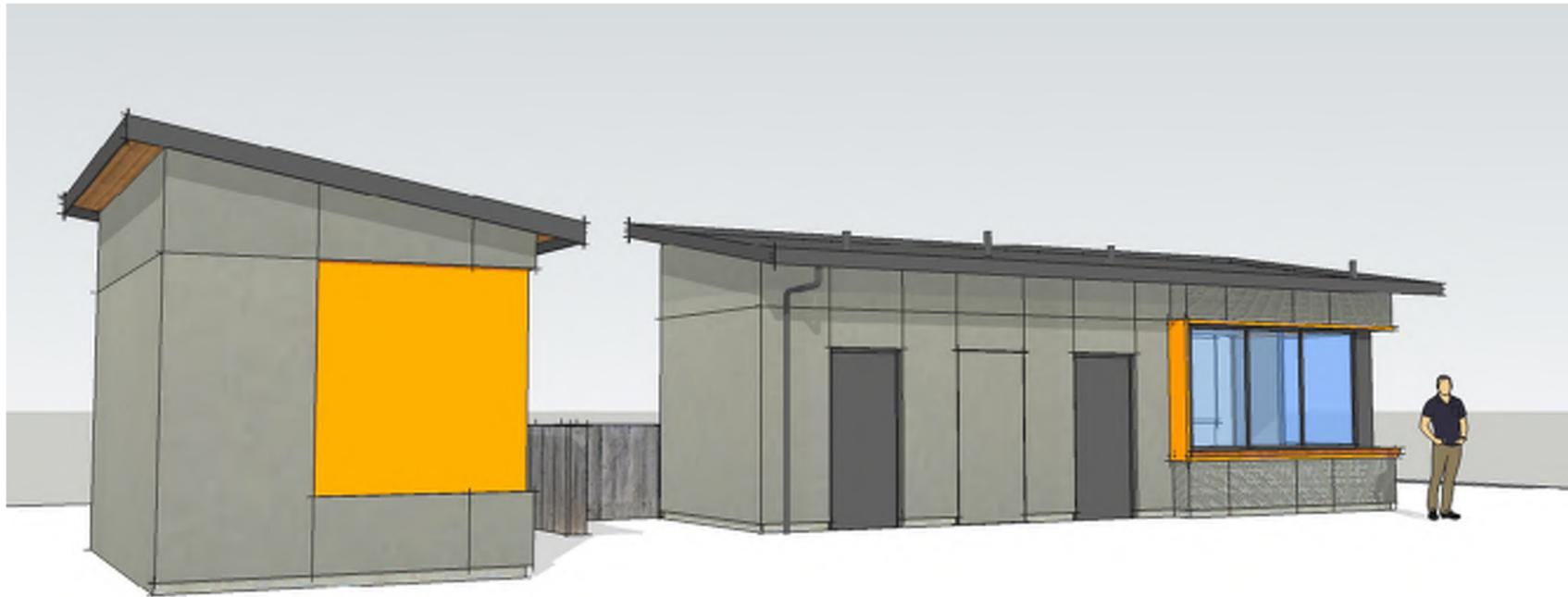


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DESIGN EVOLUTION

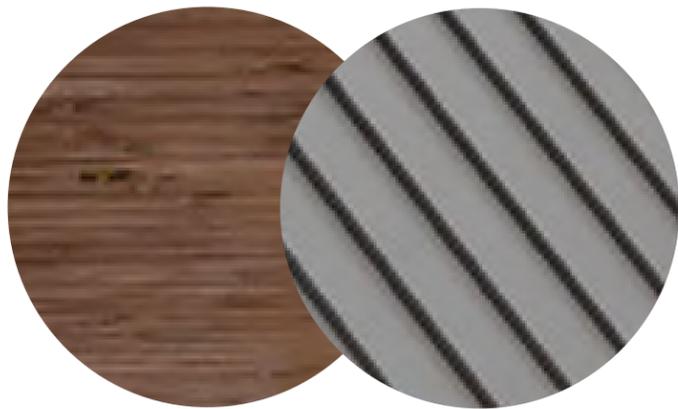
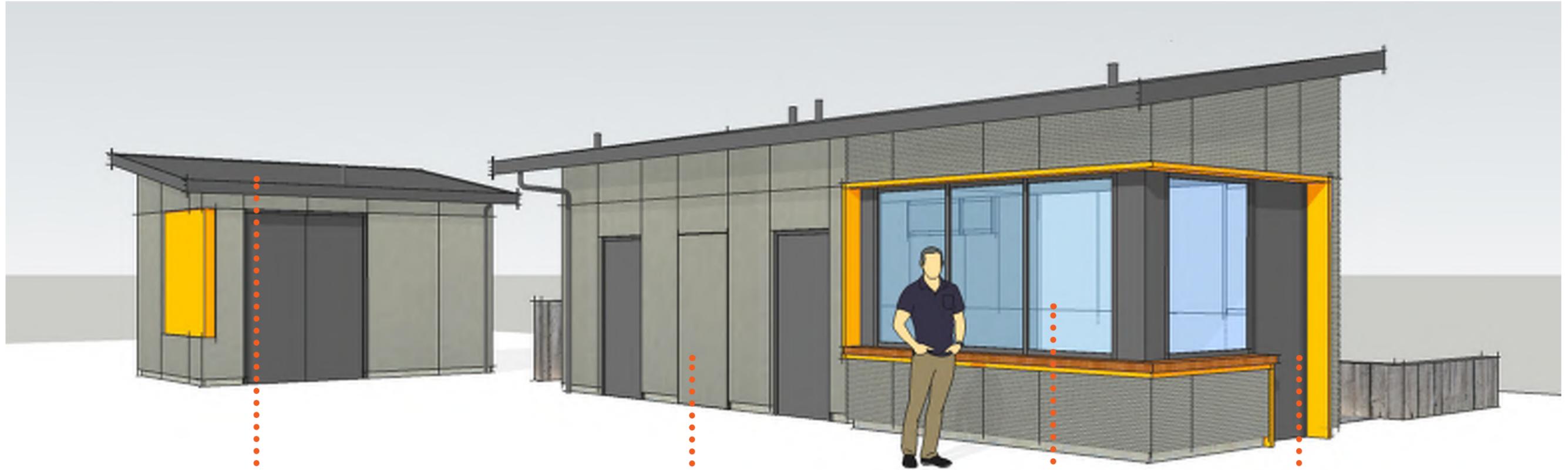


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LANDMARKS UPDATE / MAY 2, 2024

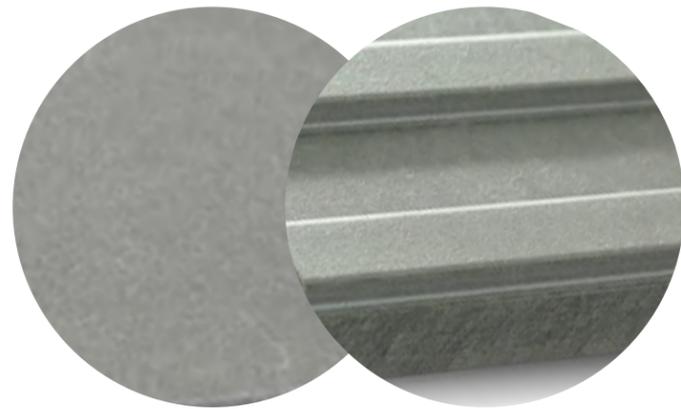


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LANDMARKS UPDATE / MAY 2, 2024

EXTERIOR MATERIALS



Standing seam metal roof  
Wood soffit panel



Fiber Cement Panels



Tempered &  
Laminated glass



Metal & wood accents

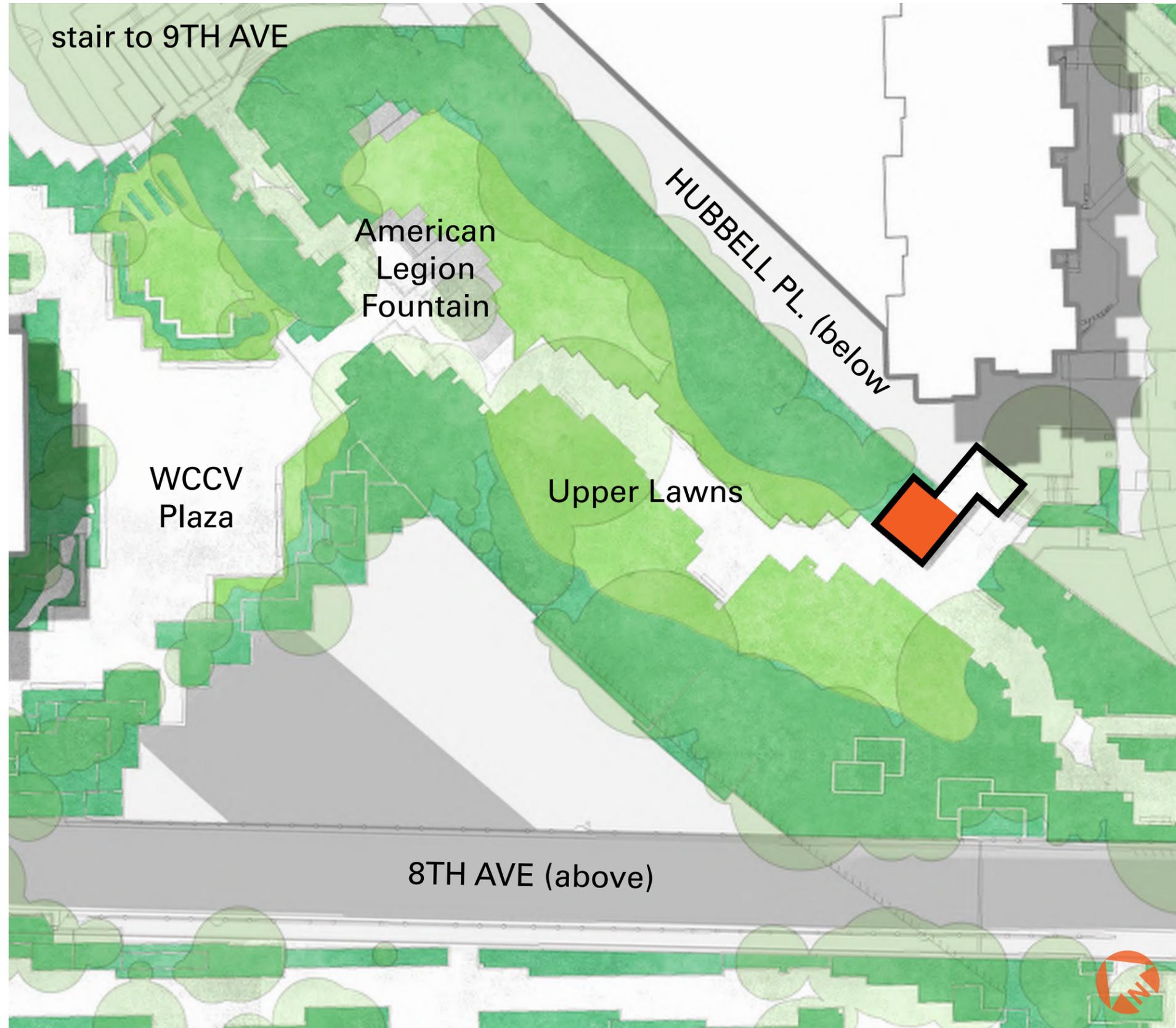
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LANDMARKS UPDATE / MAY 2, 2024



### UPPER LAWNS COMFORT STATION SCOPE

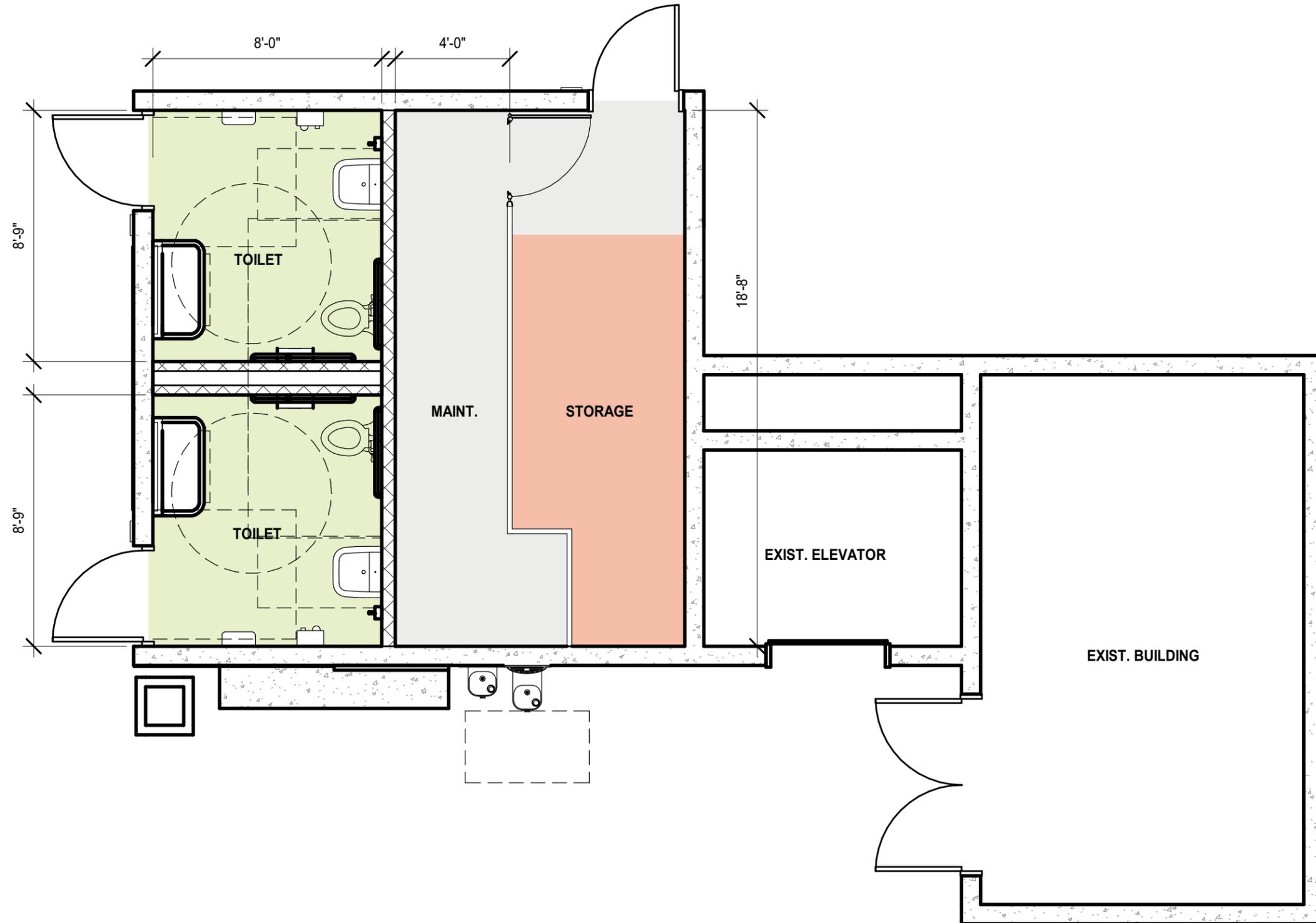
- + (2) gender-neutral, SPR standard comfort stations
- + Improved maintenance access
- + Storage area
- + Drinking fountain
- + Community posting board

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LANDMARKS UPDATE / MAY 2, 2024



## UPPER LAWNS DESIGN APPROACH:

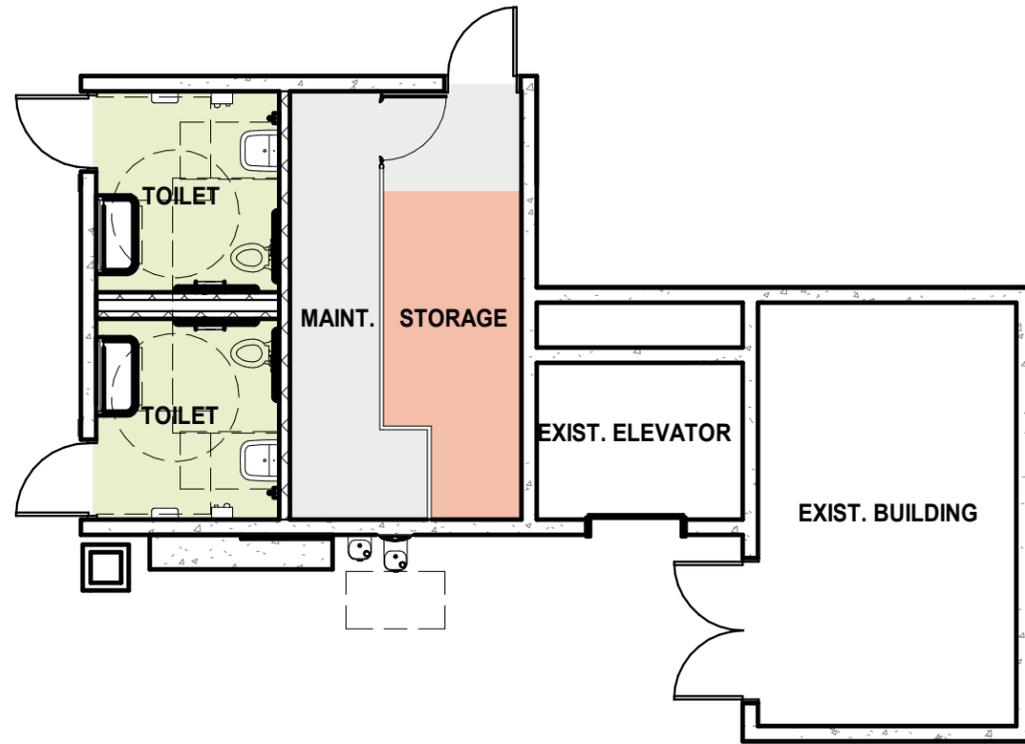
- Existing building that continues the language of intersecting rectangular forms
- Smooth concrete rather than formed concrete differentiate this building from the rest of the site
- Simple one-story form, elevator and restroom uses are expressed as separate intersecting masses



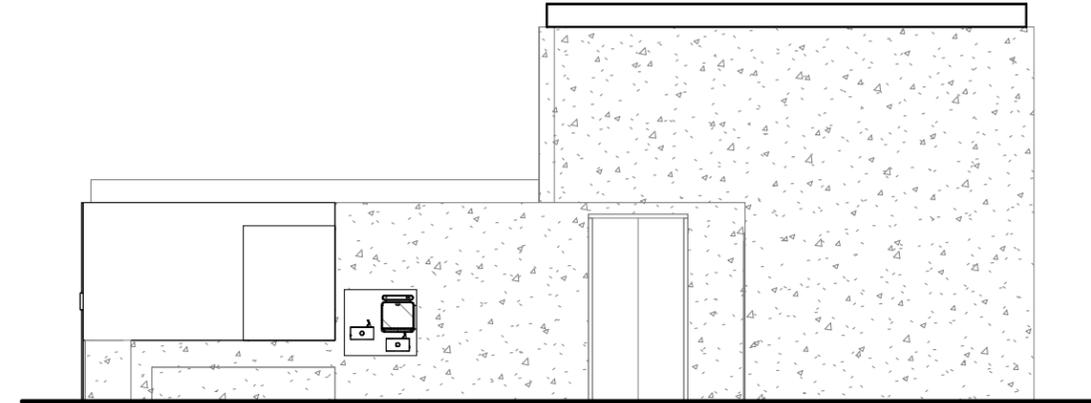
CURRENT FLOOR PLAN



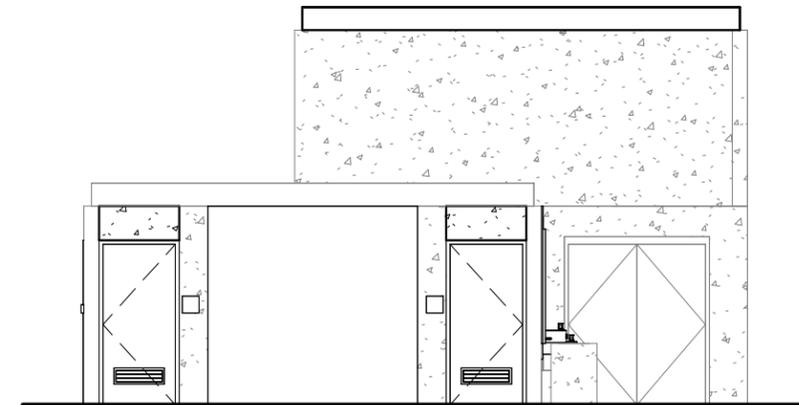
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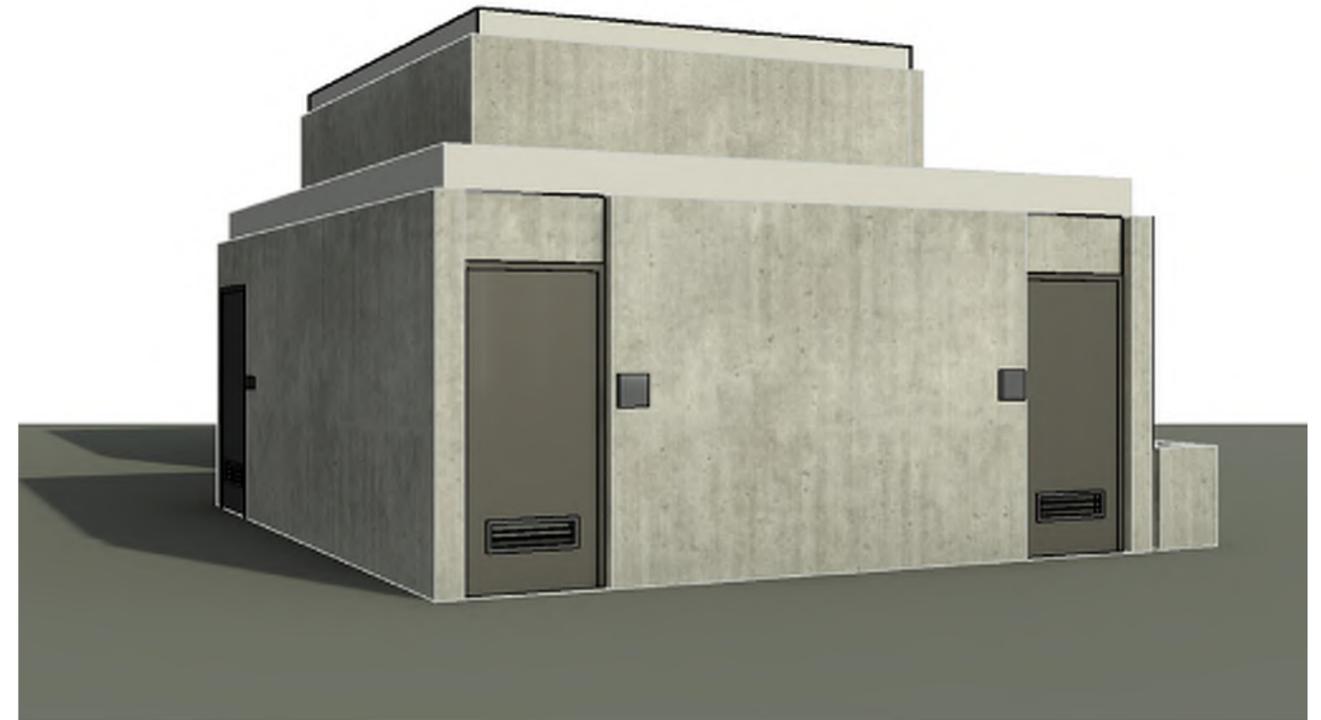
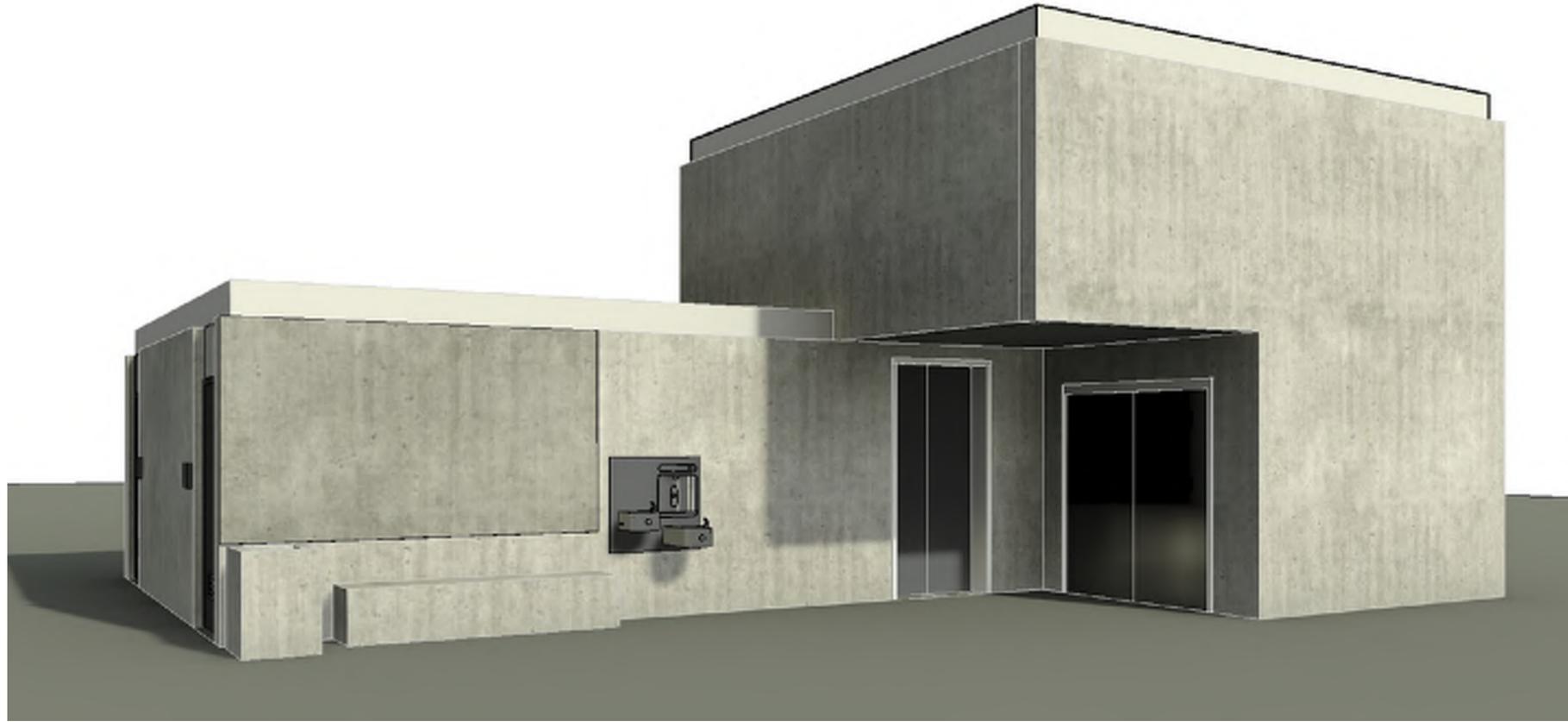
UPPER LAWN FLOOR PLAN



UPPER LAWN SOUTH ELEVATION



UPPER LAWN WEST ELEVATION



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LANDMARKS UPDATE / MAY 2, 2024

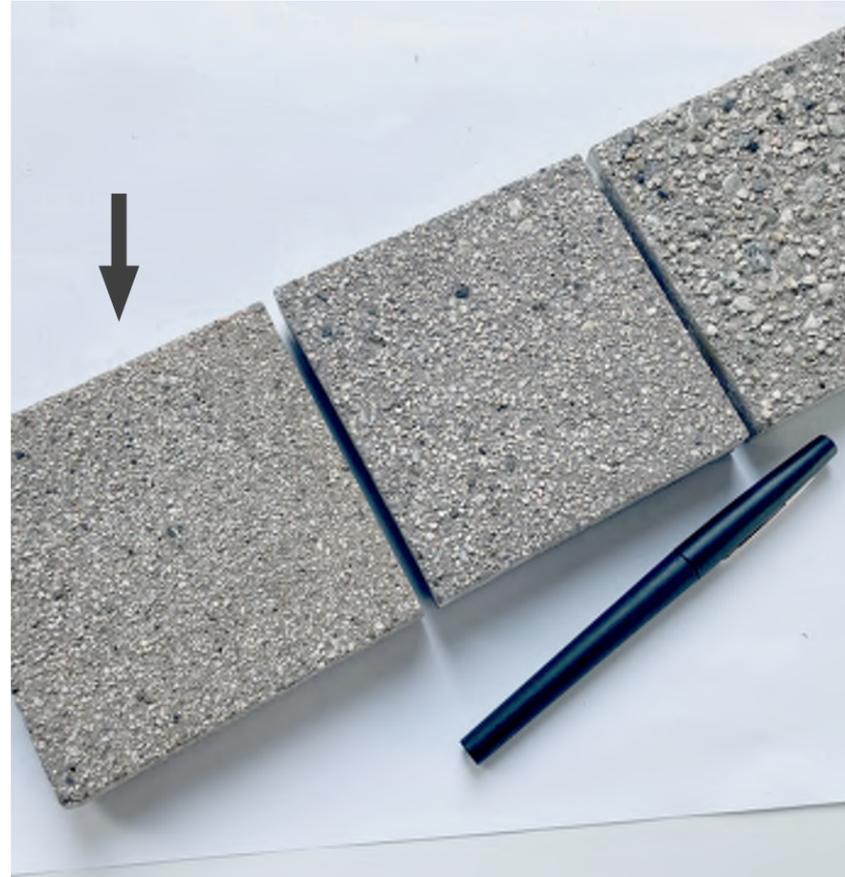
# BUILDINGS

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# CONCRETE PAVING



Plain concrete (no color).  
Lightly exposed aggregate  
surface finish.



Sawcut control joints and  
score joints.

# EXISTING CONCRETE WALLS



Plain concrete (no color).

**Board form finish** sides, vertical and horizontal orientation.

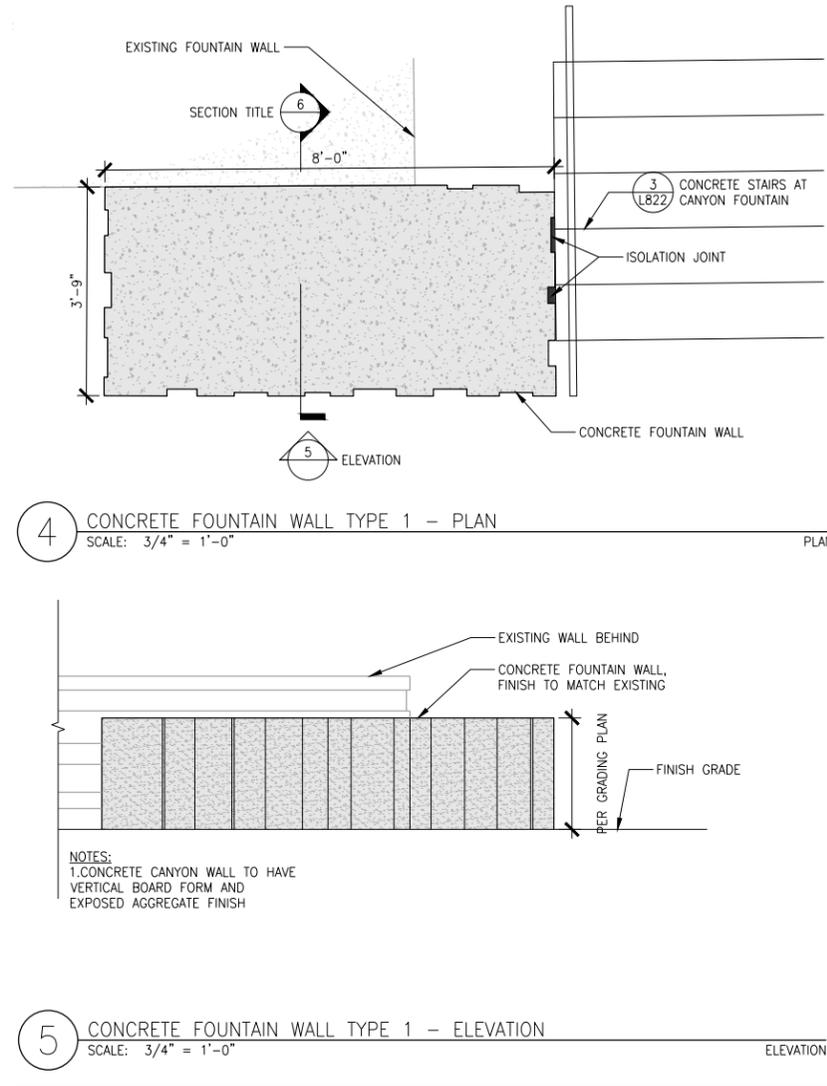
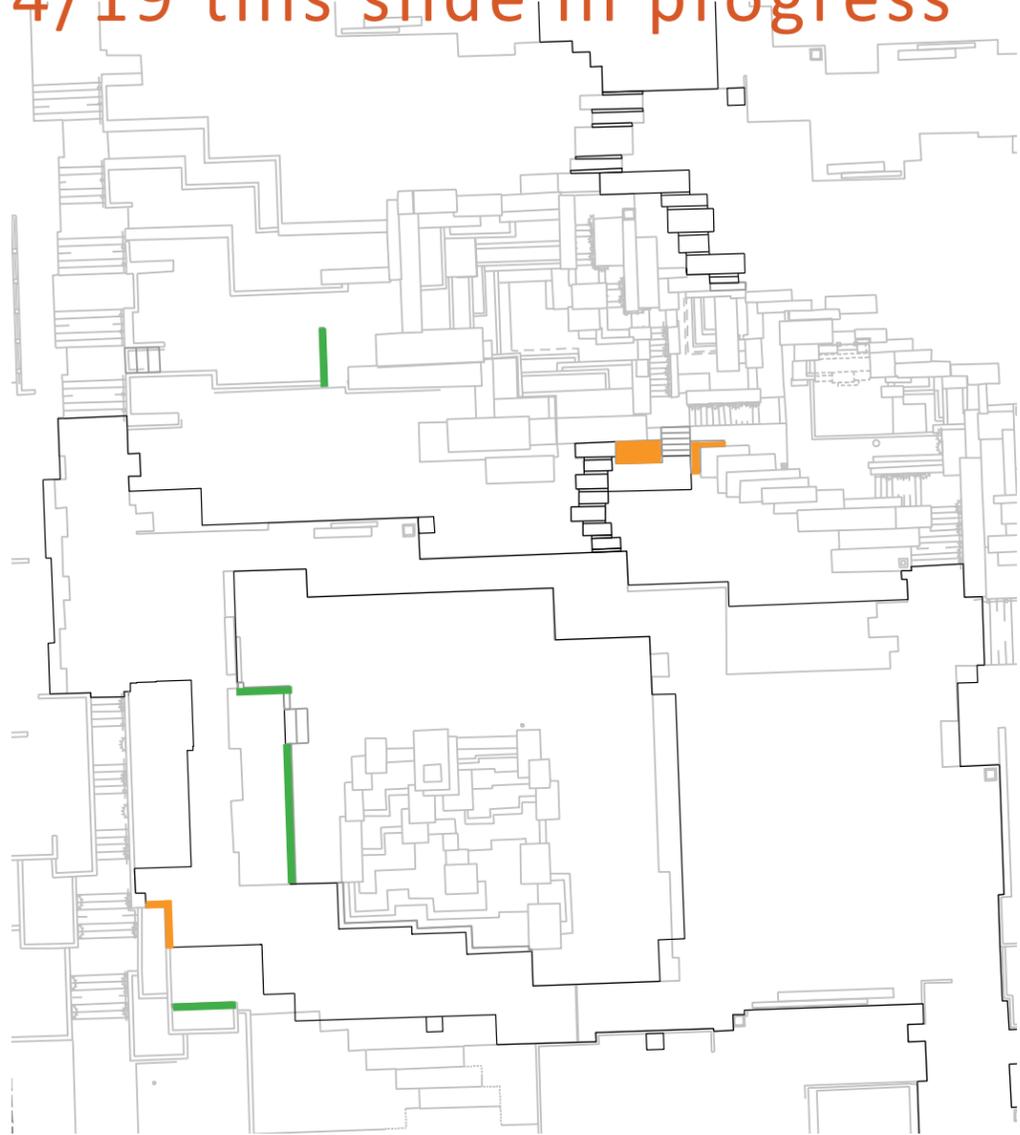
**Troweled finish** tops.



**As-cast finish** sides on some elements (e.g. benches and Upper Lawns building).

# NEW & REPLACED CONCRETE WALLS

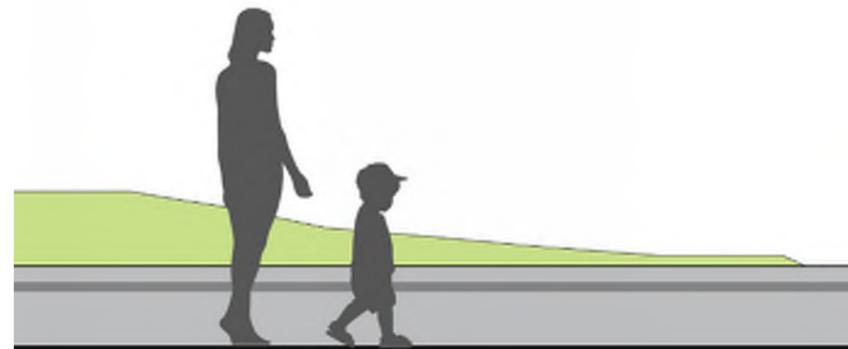
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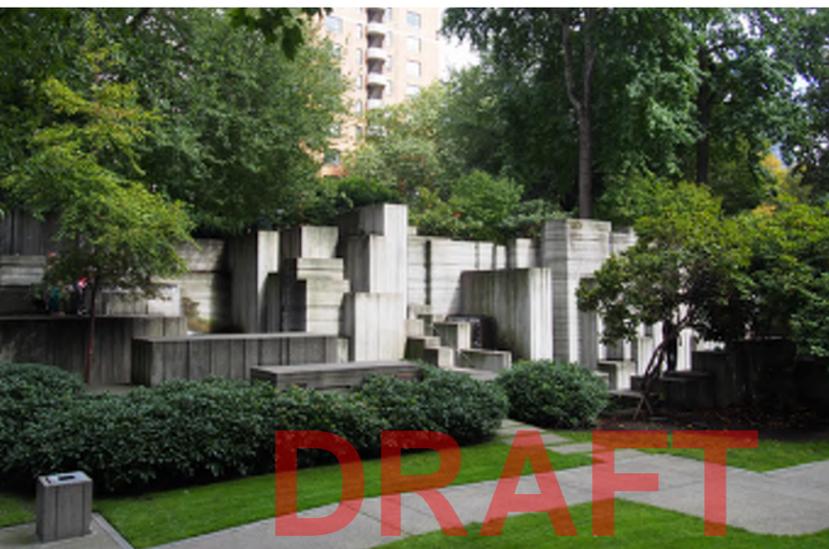
New / replaced concrete walls at original walls: **Match existing finish** (board form finish sides, lightly exposed aggregate top).

New concrete retaining walls, new locations: **As-cast finish** with single board reveal, lightly exposed aggregate top.

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# CANYON ACCESS



## UPPER SENECA

1. New accessible path to overlook.
2. Canyon plinth extension.

## SENECA PLAZA

3. New walk and stair into Canyon.
4. Replaced plinths / walls.

# CANYON ACCESS



1. Add accessible path to Seneca Plaza overlook.
2. Add plinth extension slab to meet 42" requirement.

# DRAFT

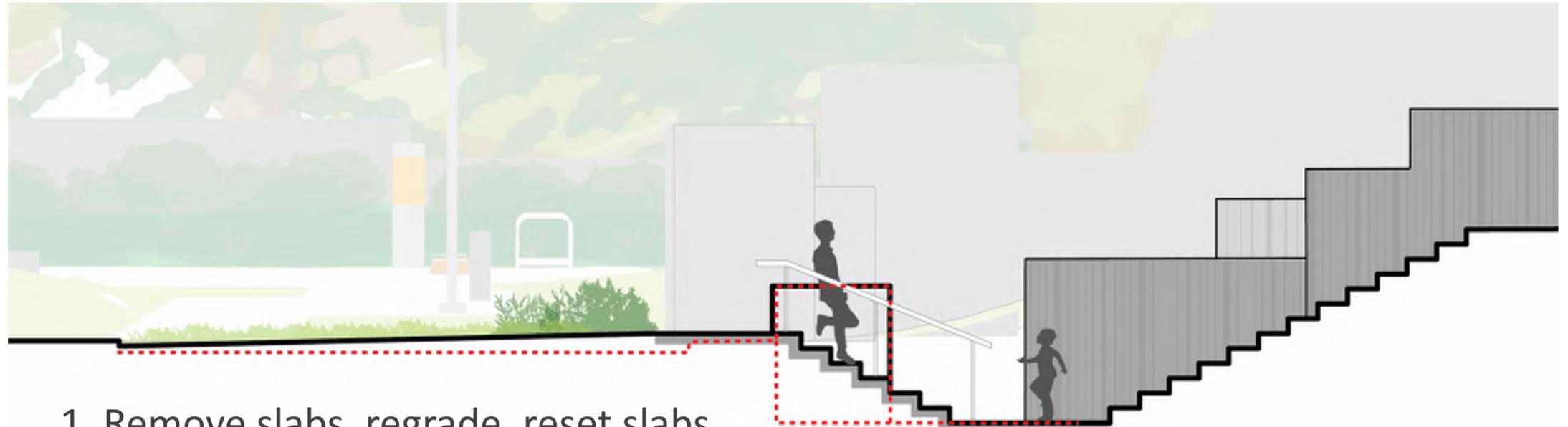
# CANYON ACCESSIBLE PATHS MODIFICATION



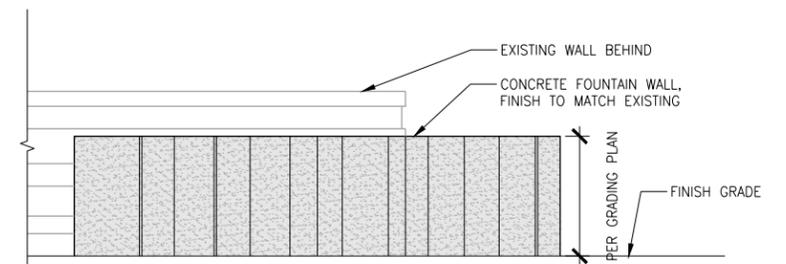
1. Replace grass with contrasting concrete infill.
2. Replace non-original concrete infill to match.

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# CANYON ACCESS



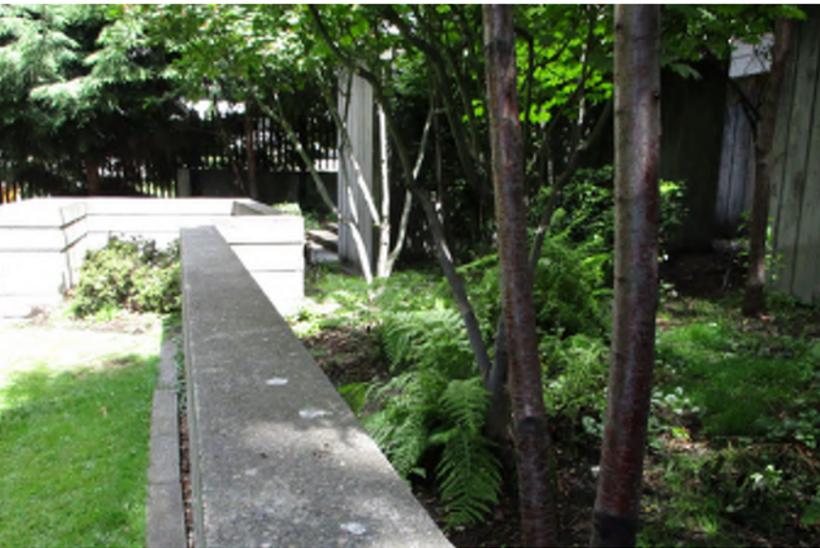
1. Remove slabs, regrade, reset slabs.
2. Remove and replace plinth, add new stair to existing landing.



NOTES:  
1. CONCRETE CANYON WALL TO HAVE VERTICAL BOARD FORM AND EXPOSED AGGREGATE FINISH

5 CONCRETE FOUNTAIN WALL TYPE 1 – ELEVATION  
SCALE: 3/4" = 1'-0" ELEVATION

# CANYON TERRACE



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Notes

Notes

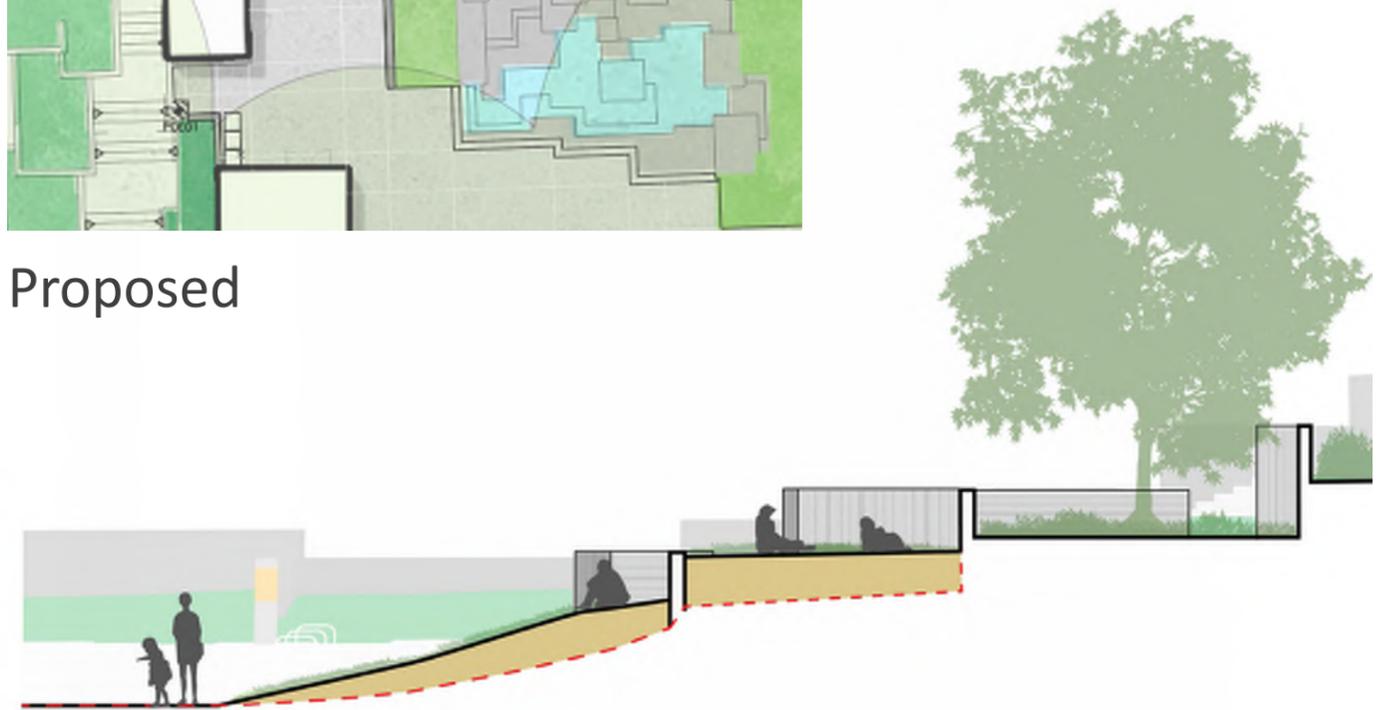
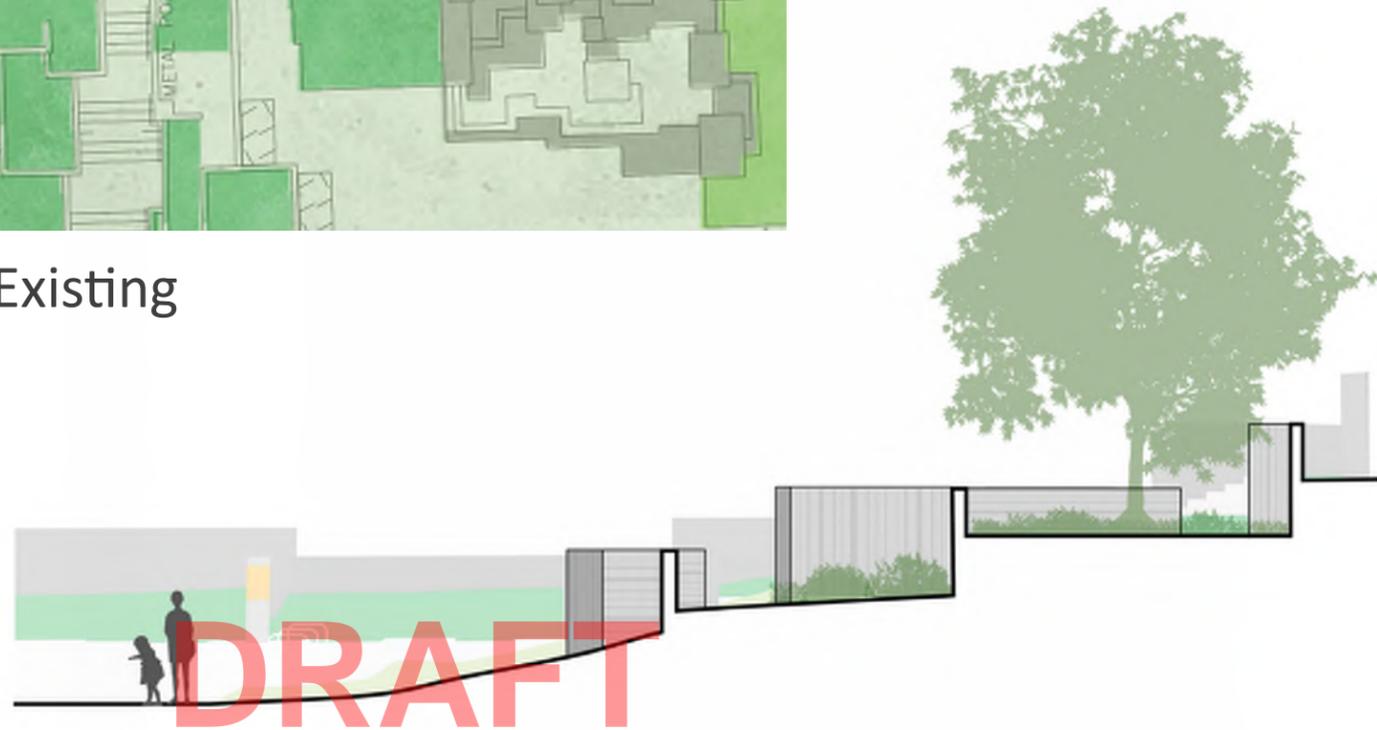
# CANYON LAWN TERRACE: SENECA PLAZA



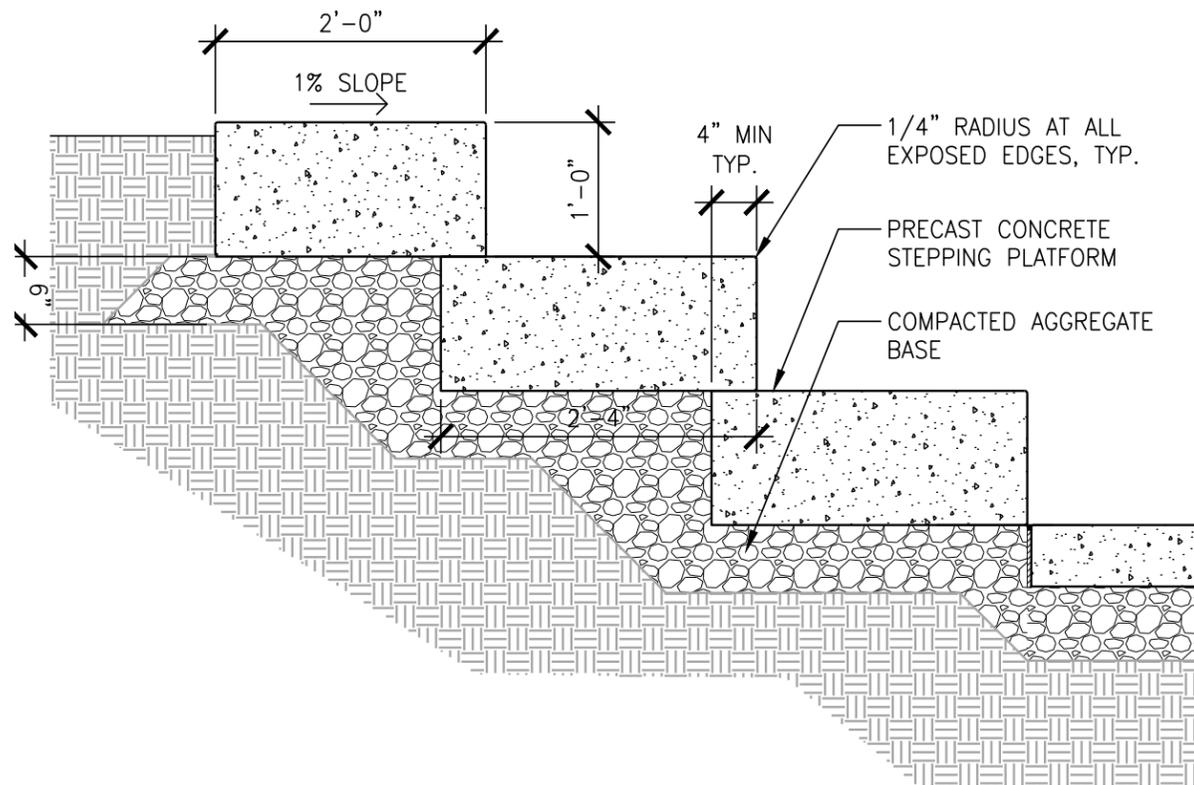
Existing



Proposed



# NEW STEPPING PLATFORMS



NOTES:

1. CONCRETE PLATFORM TO BE PRECAST CONCRETE WITH ARCHITECTURAL FINISH AND INTEGRAL COLOR
2. PLATFORM DIMENSIONS TO BE 12"H X 24"W X VARIED LENGTH
3. QUANTITY OF STACKED PRECAST CONCRETE PLATFORMS VARIES, SEE PLAN.



2 PRECAST CONCRETE STEPPING PLATFORM  
 SCALE: 1" = 1'-0" SECTION

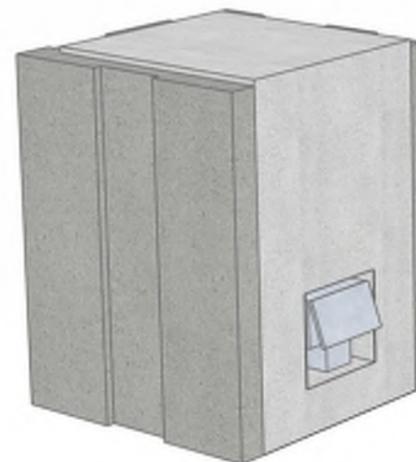
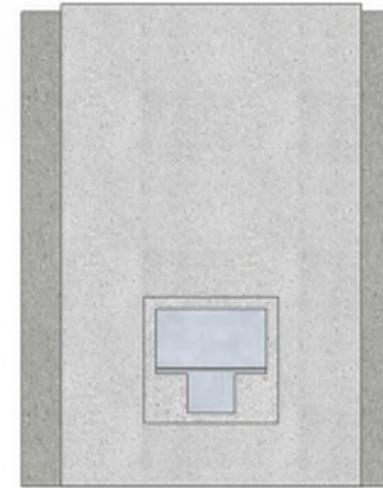
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# RETROFIT ORIGINAL TRASH CONTAINERS



TYPE 1: new concrete cap

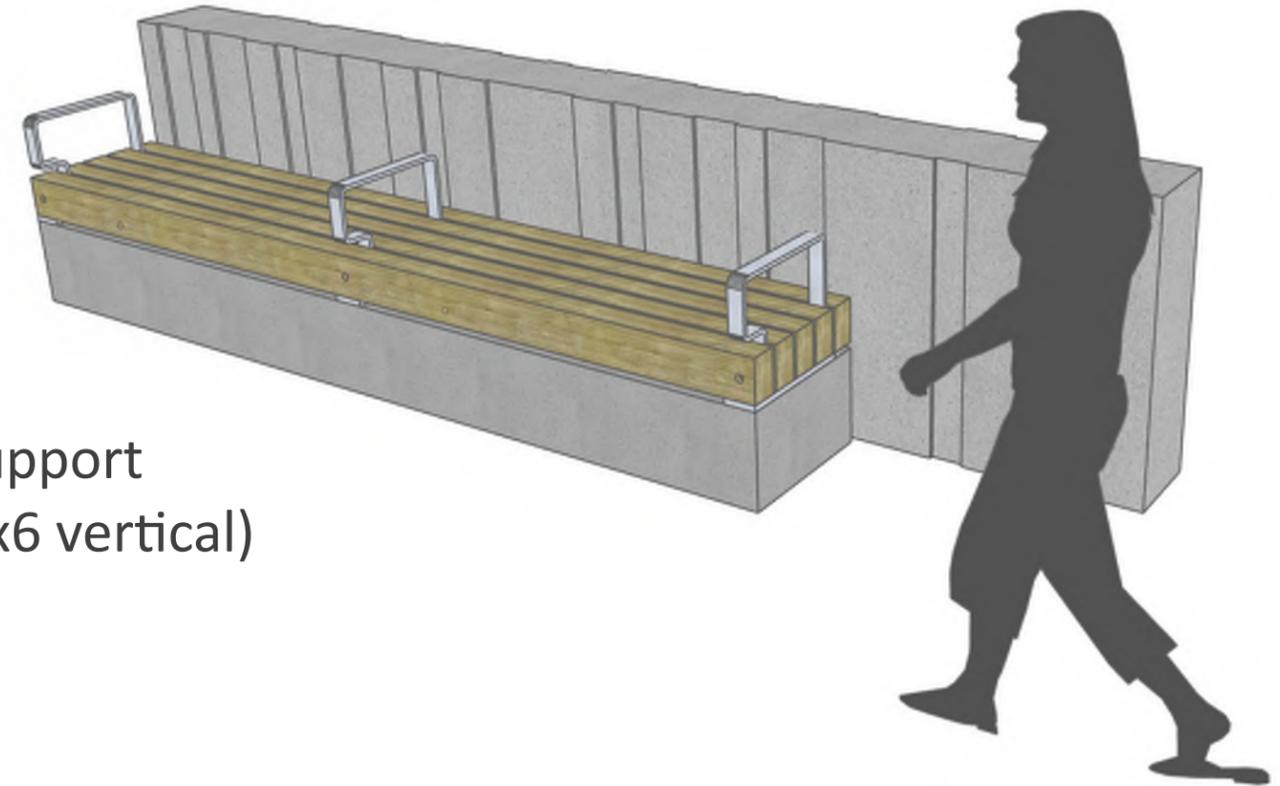
TYPE 2: with electrical outlet cabinet  
(select locations, for events /  
programming)



# REFURBISHED ORIGINAL BENCHES



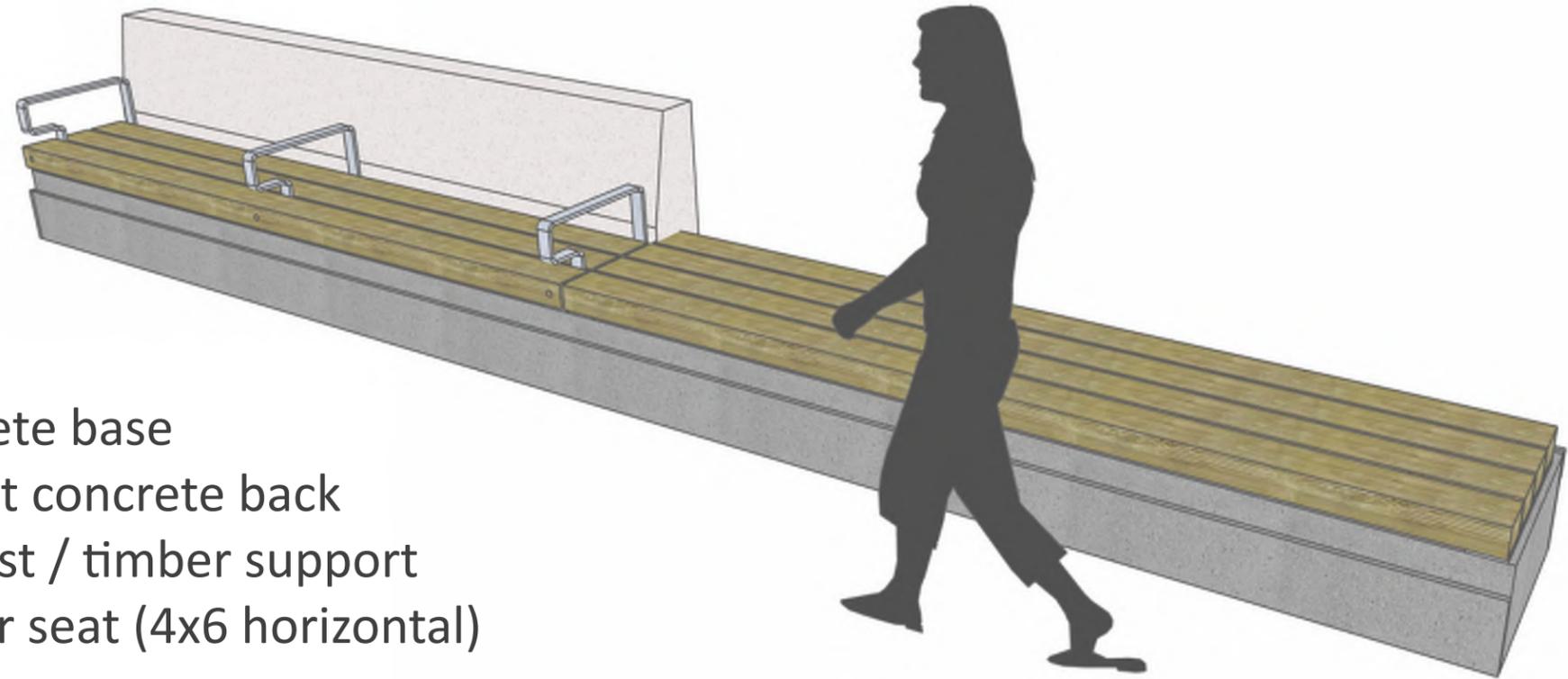
1. New armrest / timber support
2. Replaced timber seat (4x6 vertical)



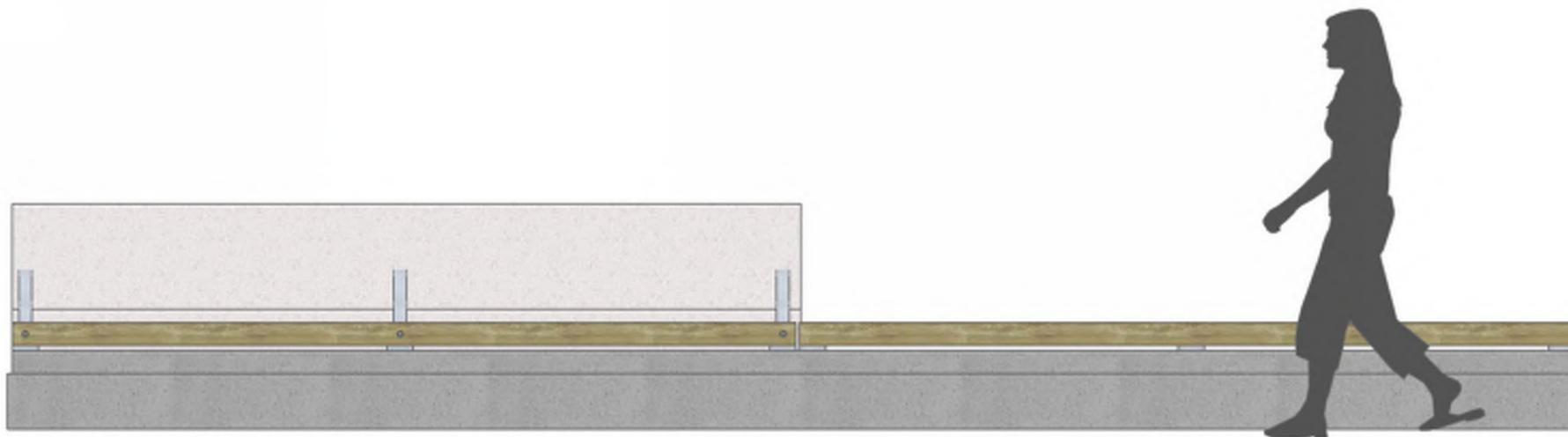
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# NEW BENCHES

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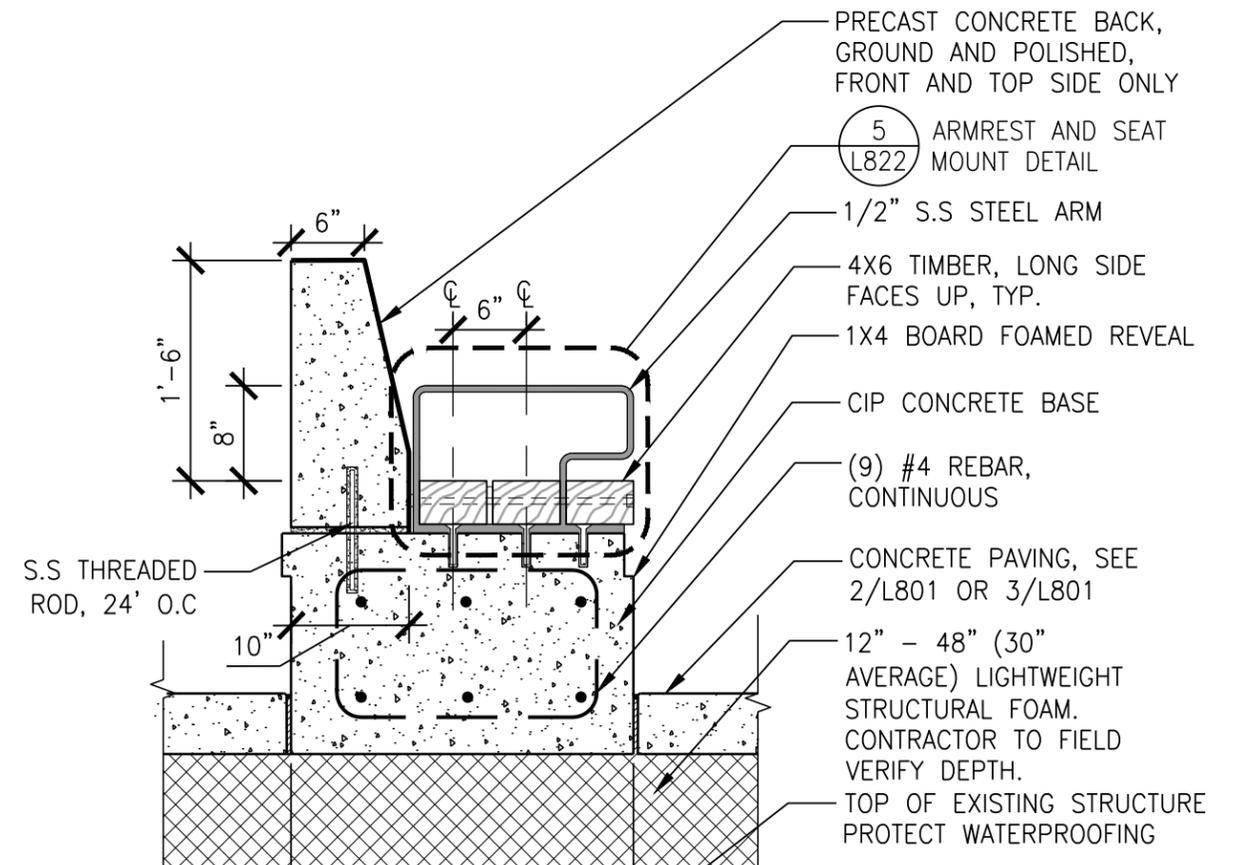
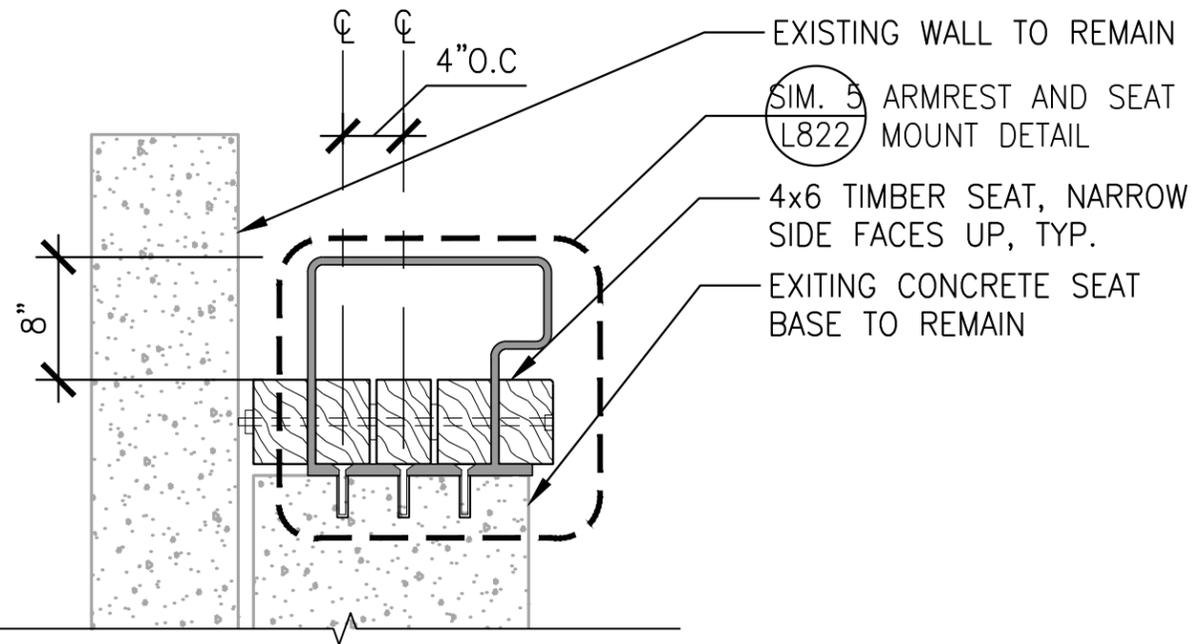
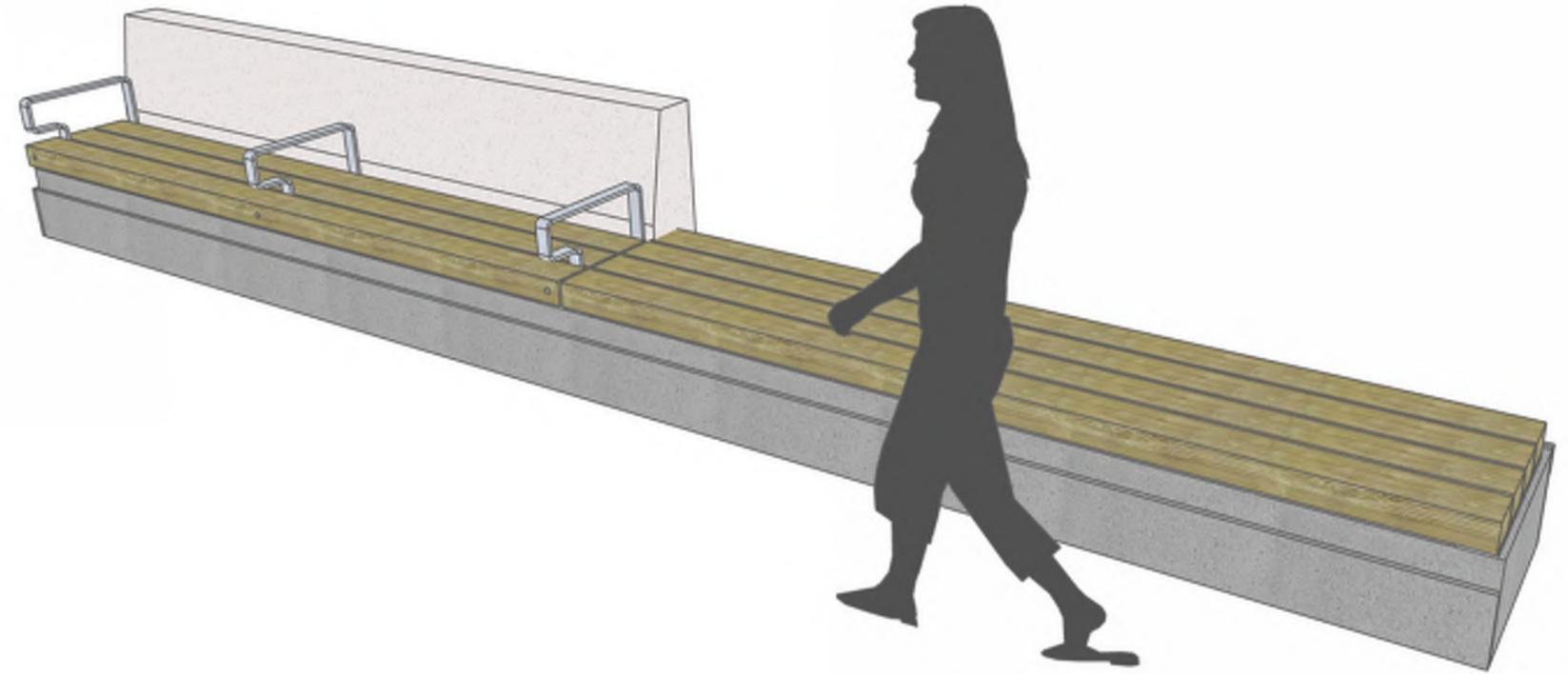
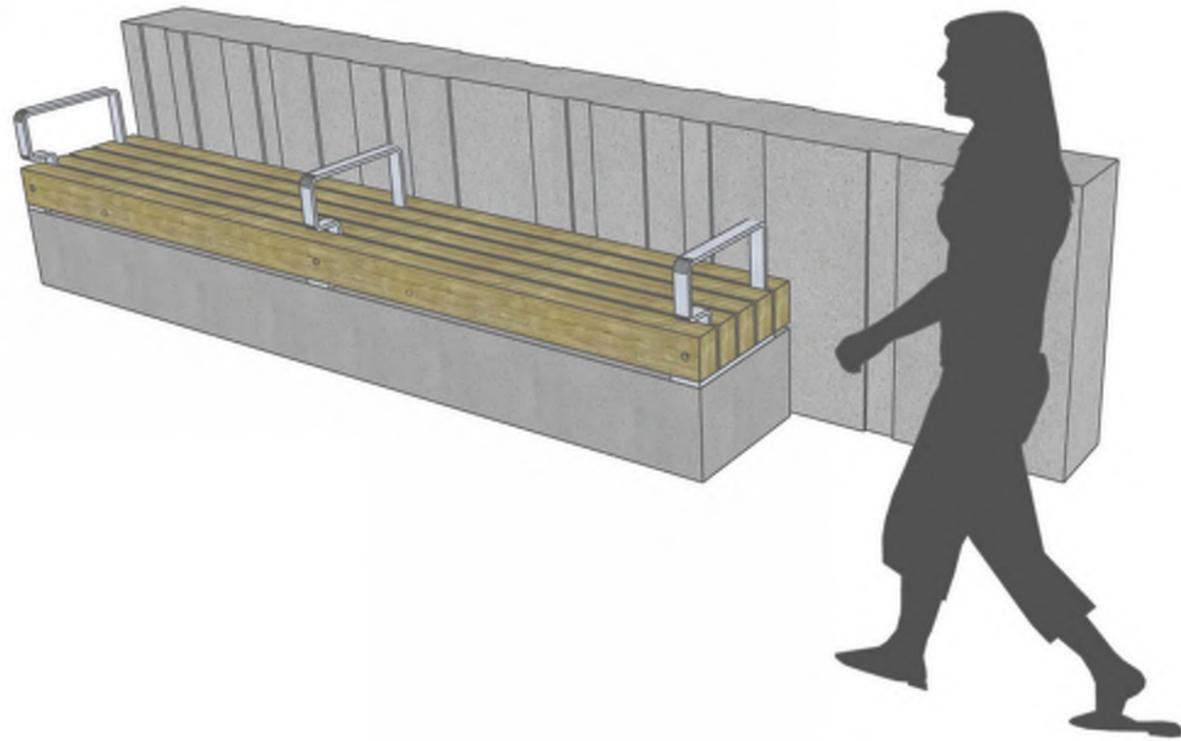


1. Concrete base
2. Precast concrete back
3. Armrest / timber support
4. Timber seat (4x6 horizontal)



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# BENCHES



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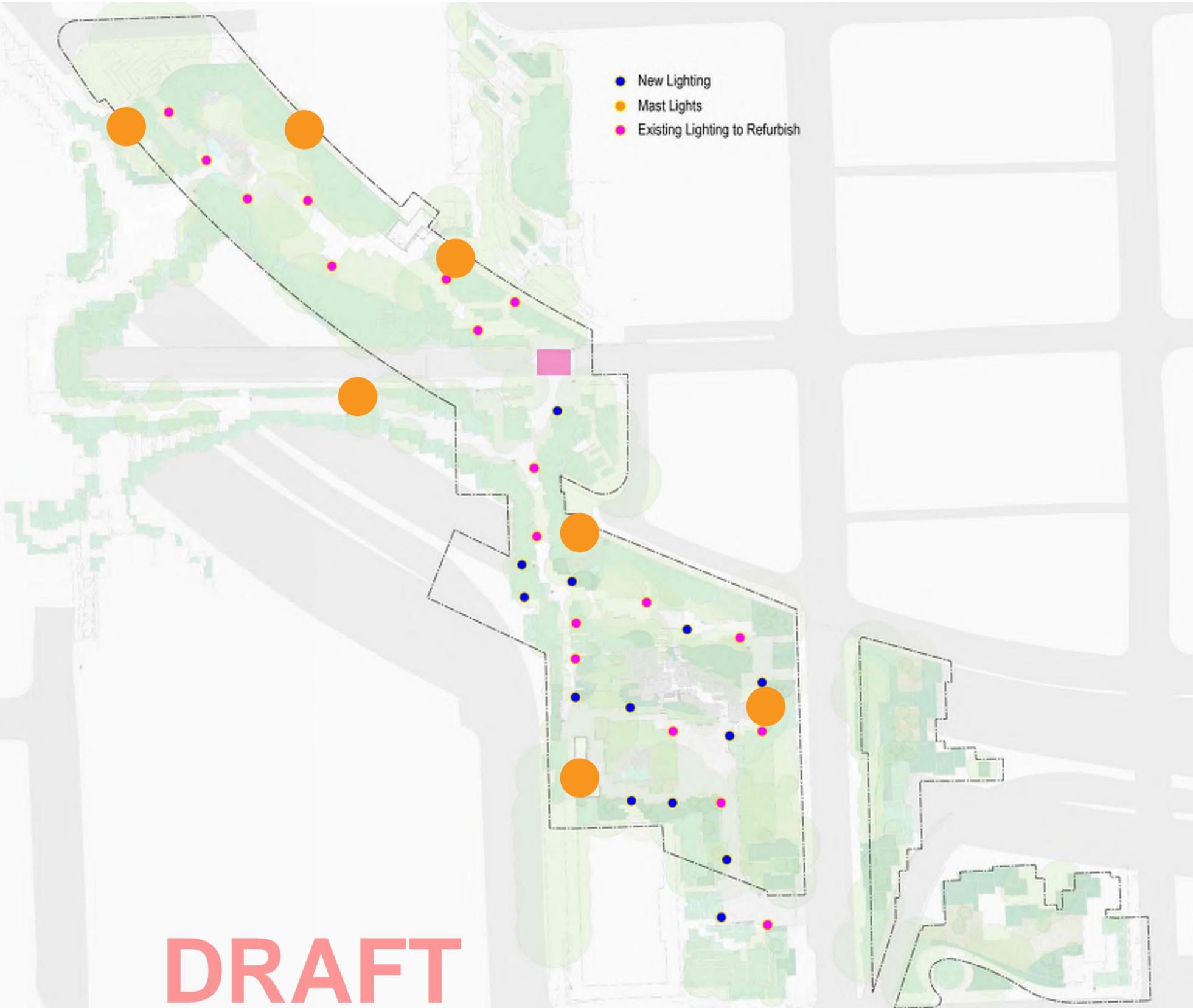
# OTHER SITE FURNISHINGS

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Trash / Recycling Bins  
Bike Racks

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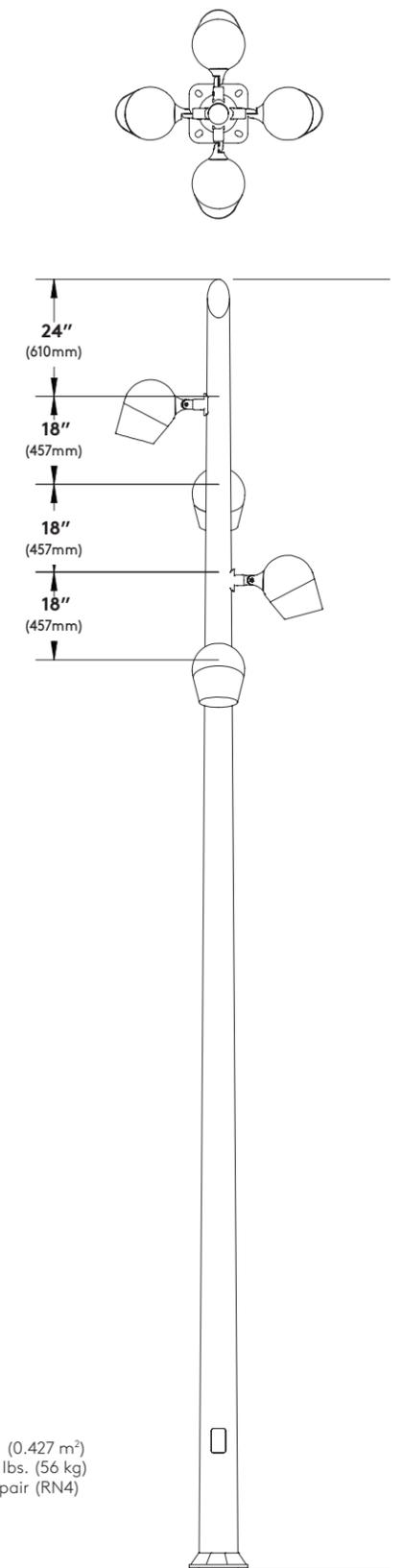
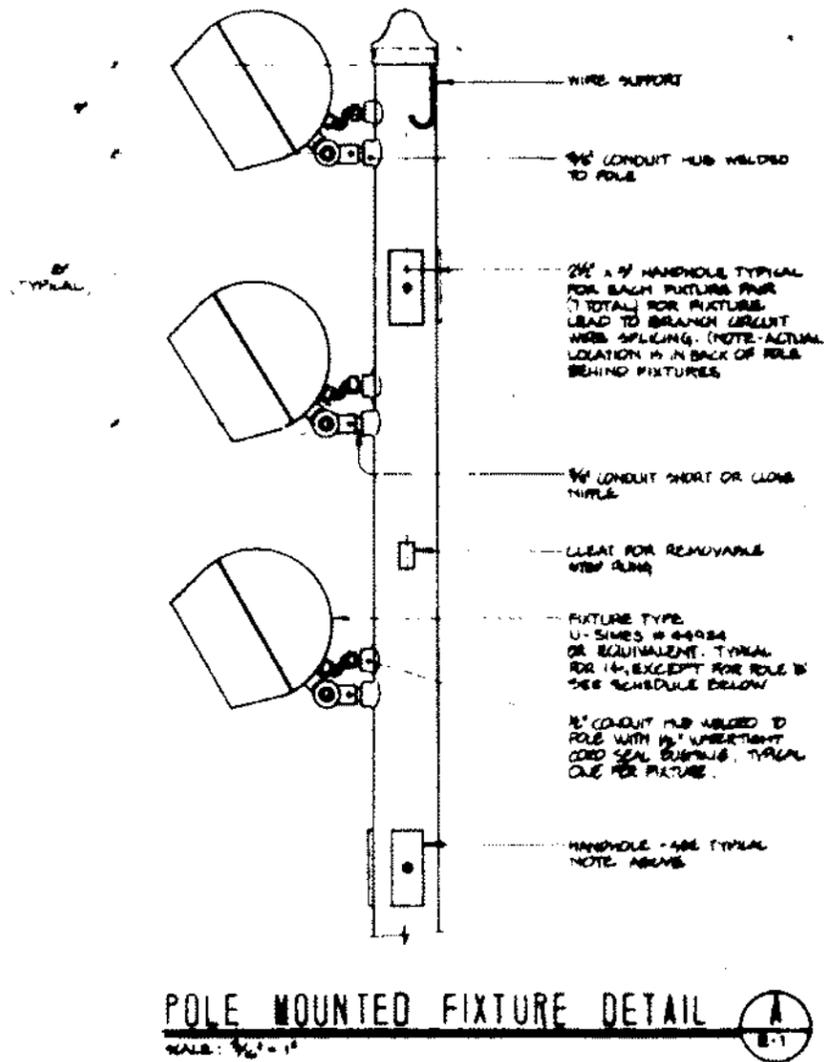
# SITE LIGHTING



## Lighting Approach

- **REPLACE** fixtures at original mast light locations (original element)
- **NEW** fixtures at new and existing pedestrian pole locations (non-original element)
- **REPLACE** fixtures at existing wall and stair locations (not shown).
- **NEW** colored lighting in 8th Avenue underpass (tunnel)

# SITE LIGHTING

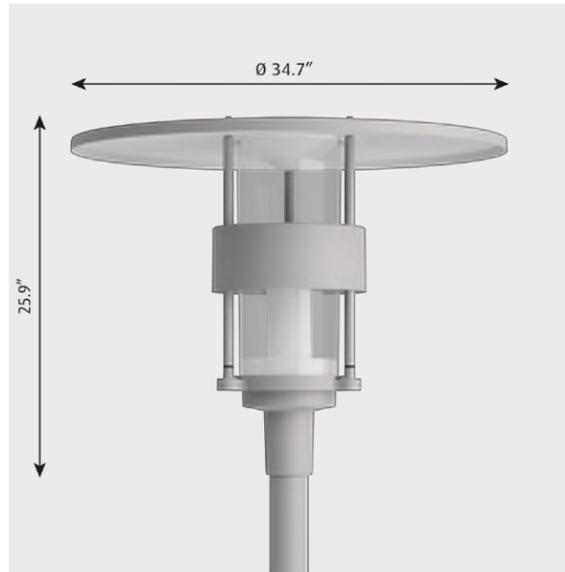


## Original Mast Lights

REPLACE non-original, non-functioning fixtures with new fixtures

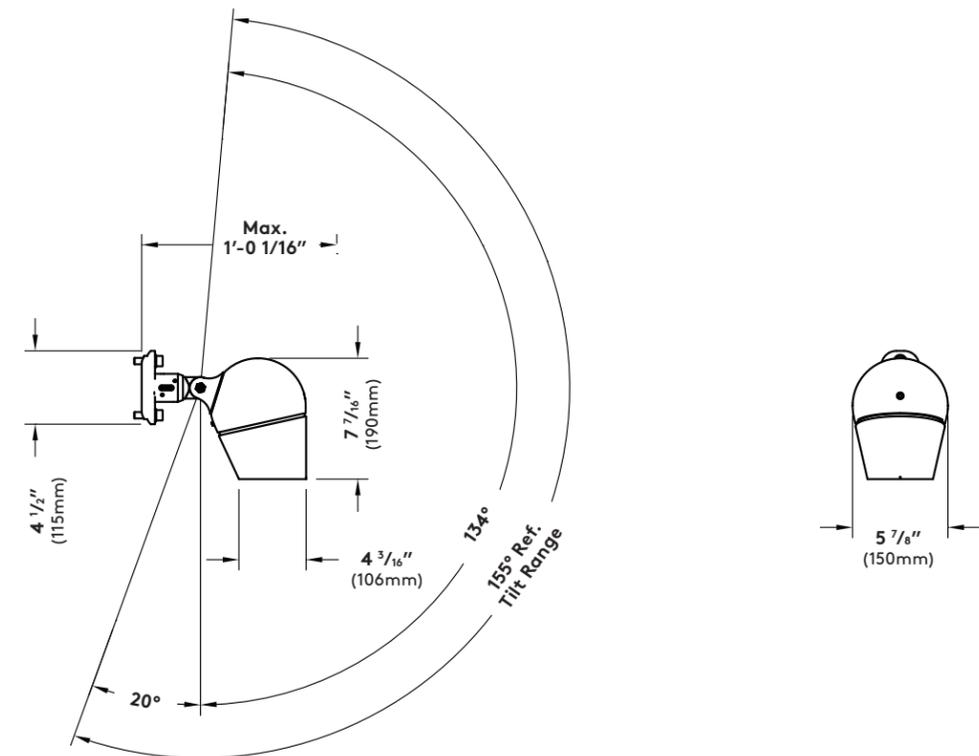
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# LIGHTING



## Pedestrian Pole Light

**NEW** fixtures at new and existing (non-original) pedestrian pole locations at paved areas.



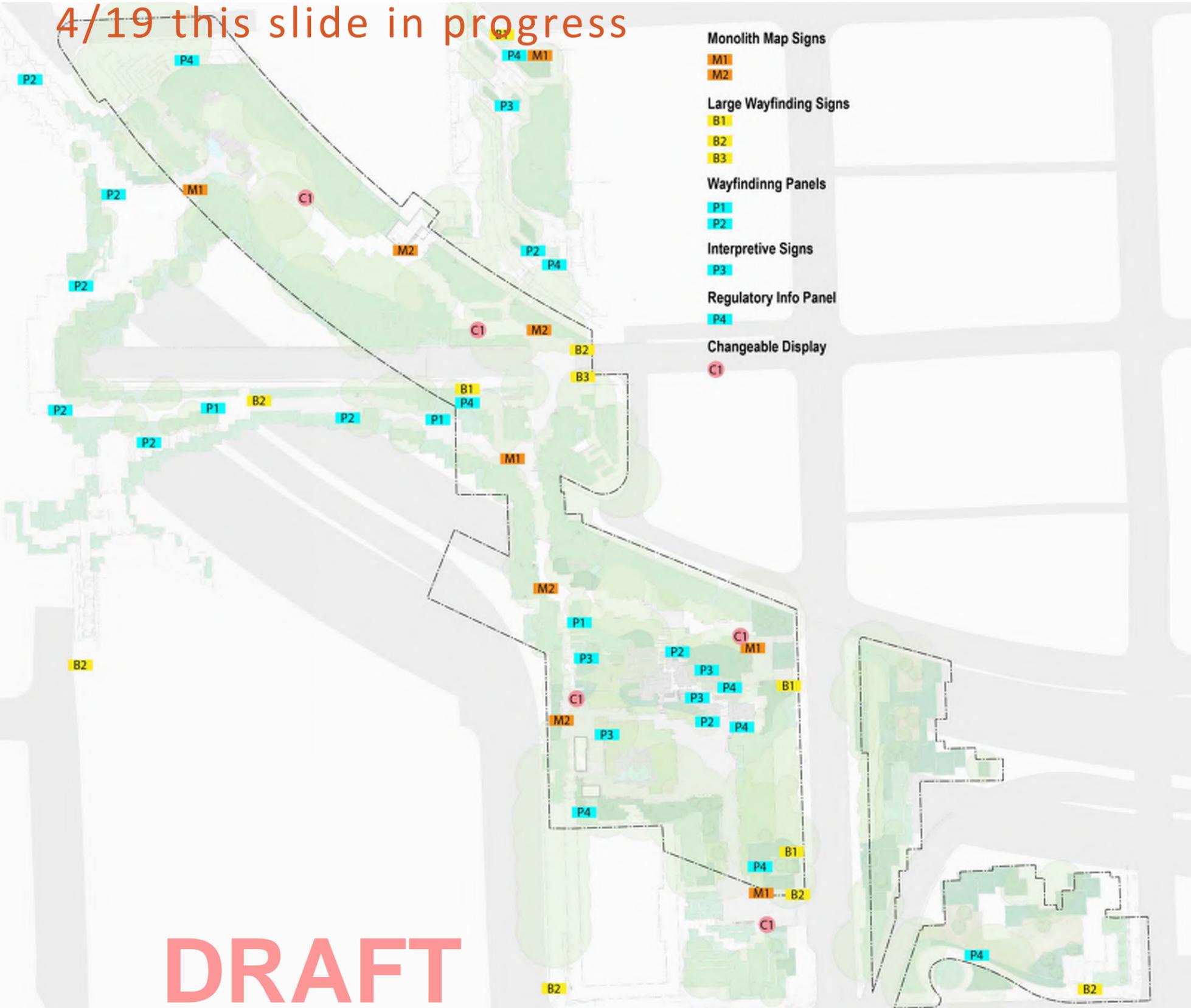
## Landscape Accent Light

**NEW** fixtures on new poles in shrub areas.

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# SIGNS

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## Signage Approach

Add **NEW** welcome, wayfinding, interpretive, and regulatory signs.

-  Park entrance map signs
-  Interior park maps signs
-  Wayfinding signs
-  Interpretive signs
-  Regulatory signs

**RESTORE** original signs

**REMOVE** non-original signs

# SIGNS



B1/B2:  
Park Entrance Marker

M1:  
Park Entrance  
Map Monolith

M2:  
Park Interior  
Map Monolith

P1/P2:  
Secondary Wayfinding

P3:  
Interpretation

# DRAFT

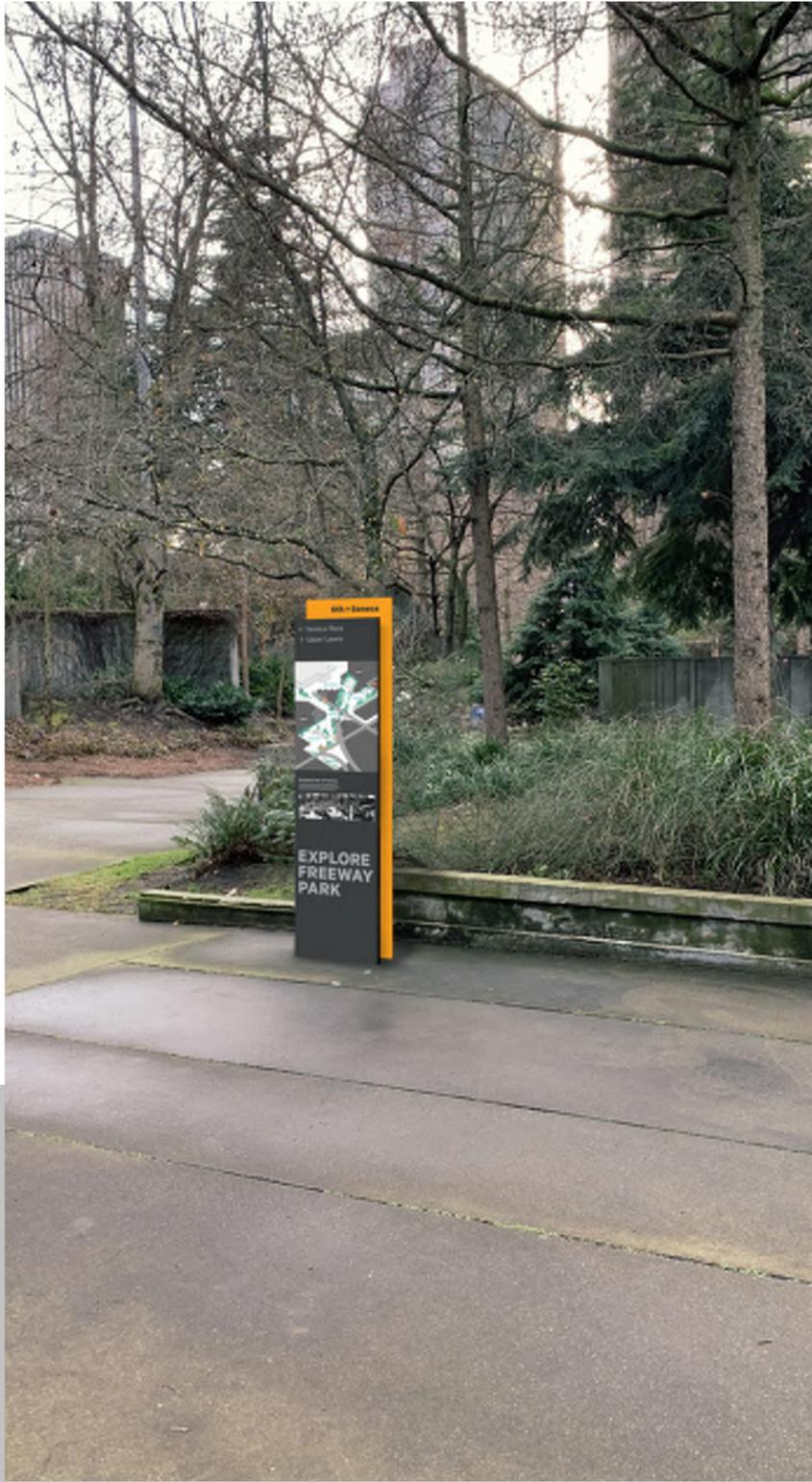
# SIGNS, *continued*



P4:  
Regulatory Sign



C1:  
Changeable Poster Display



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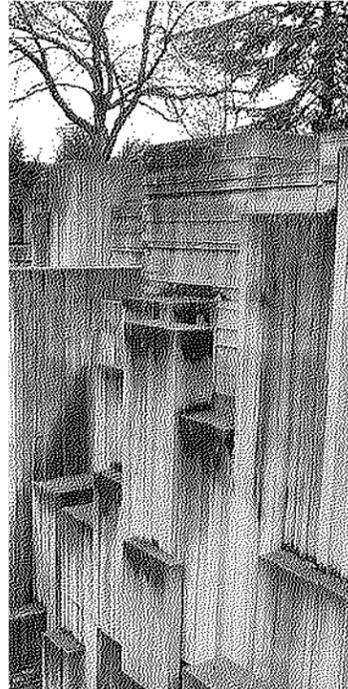
# INTEPRETIVE SIGNS

Return



8 in.

Sign Face



**EXPLORE FREEWAY PARK**

## Canyon Fountain

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullam corper suscipit lobortis nisl ut aliquip ex ea commodo

20 in.



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## The Vision

*(Seattle in the 70s, reconnecting neighborhoods)*

## The Freeway

*(First park built over a freeway, Halprin's interest in freeways as works of art)*

## The Designers

*(Lawrence Halprin and Angela Danadjieva)*

## The Canyon

*(Design concept)*

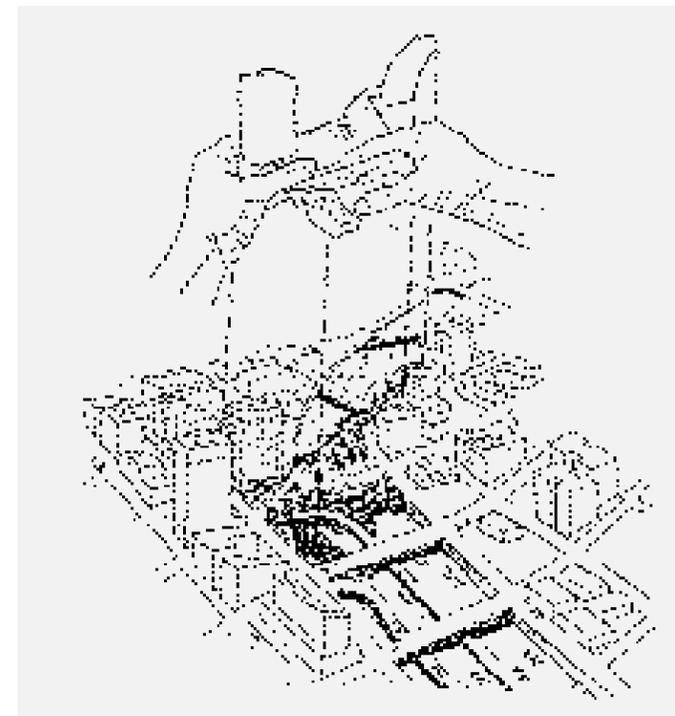
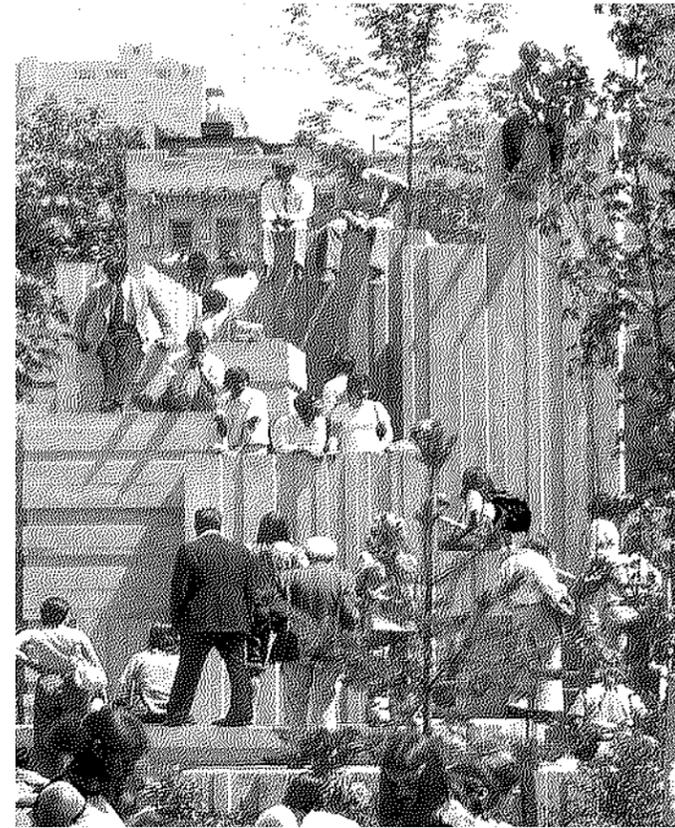
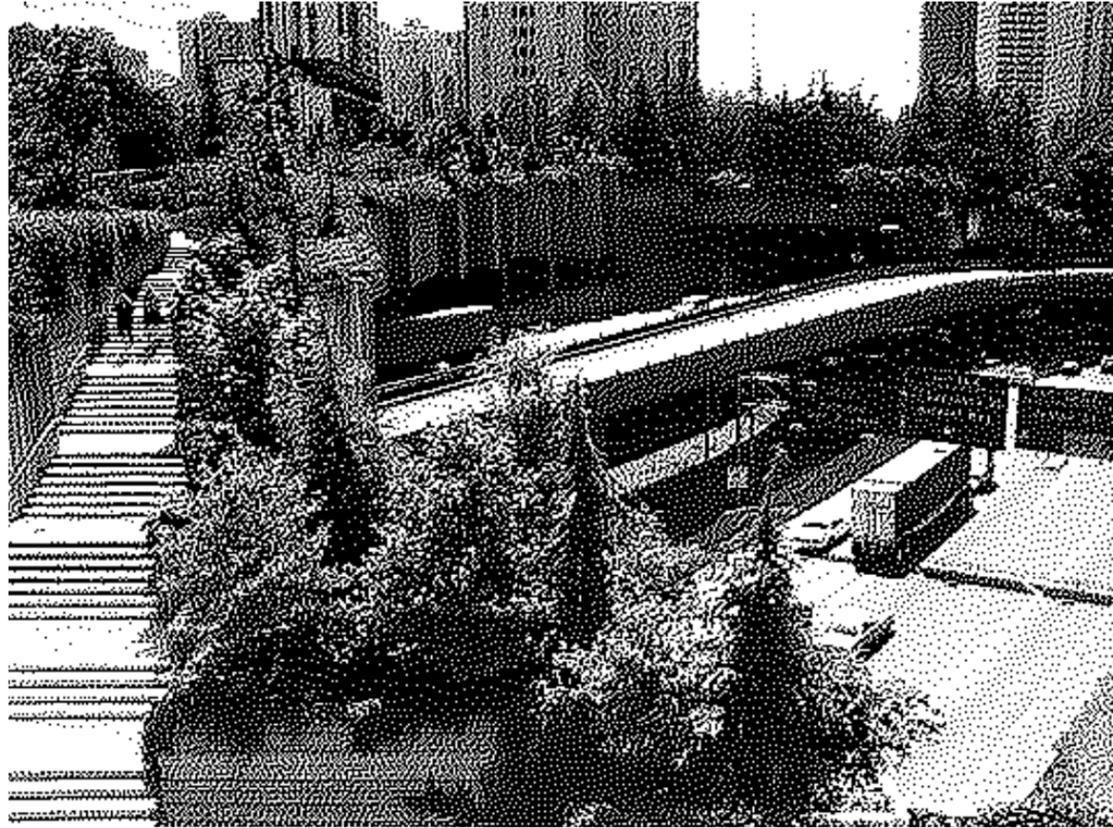
## The Cascade

*(Design concept)*

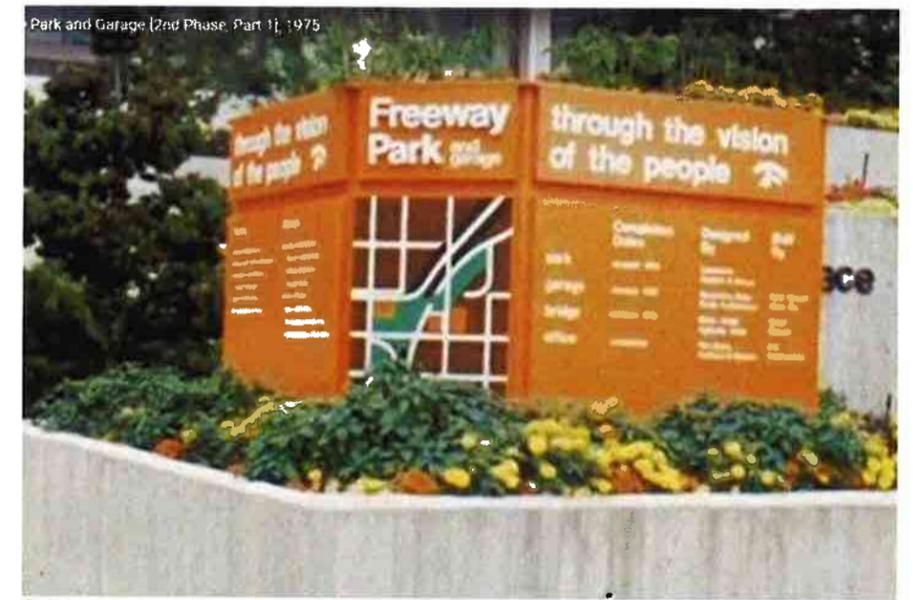
## Planting and Environment

*(Original concept and progress over time)*

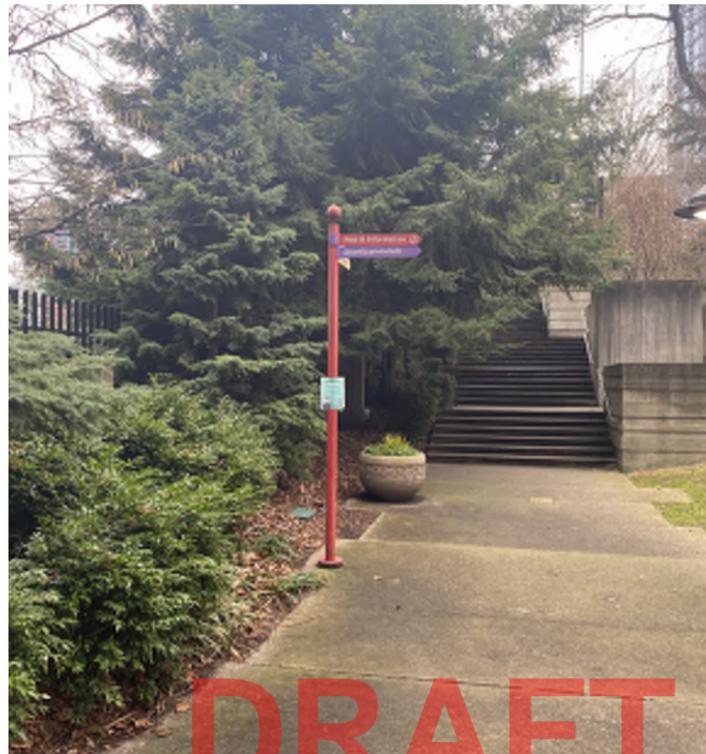
# HISTORICAL IMAGES



# EXISTING SIGNS



Original entry sign of Freeway Park, 1976.  
Image courtesy of Seattle Municipal Archives. Freeway Park and Garage (2<sup>nd</sup> Phase)



**Welcome to Freeway Park**

**Please follow these park rules:**

- Keep pets on leash
- Obey scoop law

**These activities are prohibited:**

- Smoking
- Alcohol or drugs
- Camping
- Amplified sound and excessive noise
- Fireworks
- Graffiti

Restore original signs  
Remove non-original signs  
Consolidate regulatory messages on new signs.

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# ORIGINAL PLANTING DESIGN

4/19 this slide in progress

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# PLANTING APPROACH



## Overview

-  REFRESHED and NEW shrub areas
-  NEW lawns



## Planting Treatments

- Refreshed shrub areas
- Change from paving to shrub area
- Change from shrub area to lawn
- Repaired / replaced lawn
- Change from lawn/shrub to paving

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# TREES AND LARGE SHRUBS



*American Witch-hazel | Hamamelis virginiana*



*Saucer Magnolia | Magnolia x soulangeana*



*Kobus Magnolia | Magnolia x kobus*



*Rhododendron var.*

# SHADY SHRUB AREAS



*Spreading Sedge | Carex laxiculmis*



*Sulphureum Bishop's Hat | Epimedium x versicolor*



*Dwarf Fothergilla | Fothergilla gardenii*



*Salal | Gaultheria shallon*



*Japanese Forest Grass | Hakonechloa macra aureola*



*Creeping Mahonia | Mahonia repens*



*Evergreen Huckleberry | Vaccinium ovatum*



*Barren Strawberry | Waldsteinia ternata*

# SUNNY SHRUB AREAS



*Buttercup Winterhazel | Corylopsis pauciflora*



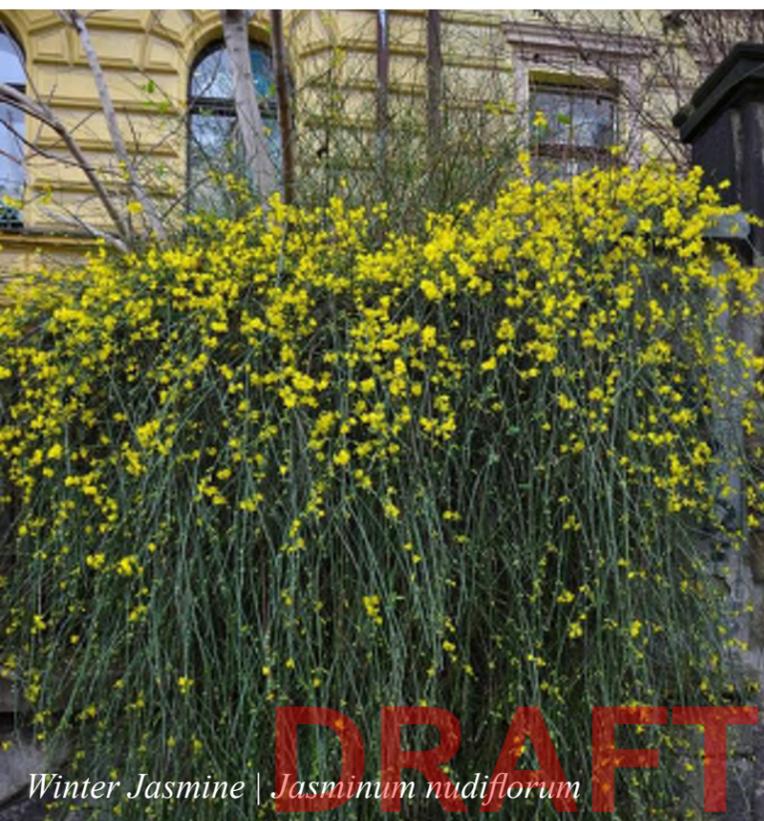
*Dwarf Fothergilla | Fothergilla gardenii*



*Beach Strawberry | Fragaria chiloensis*



*Coral Bells | Heuchera sp.*



*Winter Jasmine | Jasminum nudiflorum*

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*Creeping Mahonia | Mahonia repens*



*David Viburnum | Viburnum davidii*



*Barren Strawberry | Waldsteinia ternata*

# UNMAINTAINED SHRUB AREAS AT BOX GARDENS



*Bearberry Cotoneaster | Cotoneaster Dammeri*



*Beach Strawberry | Fragaria chiloensis*



*Japanese Holly | Ilex crenata 'Green Island'*



*Orange Honeysuckle | Lonicera ciliosa*



*Creeping Mahonia | Mahonia repens*



*Gro-low Sumac | Rhus aromatica 'Gro-low'*

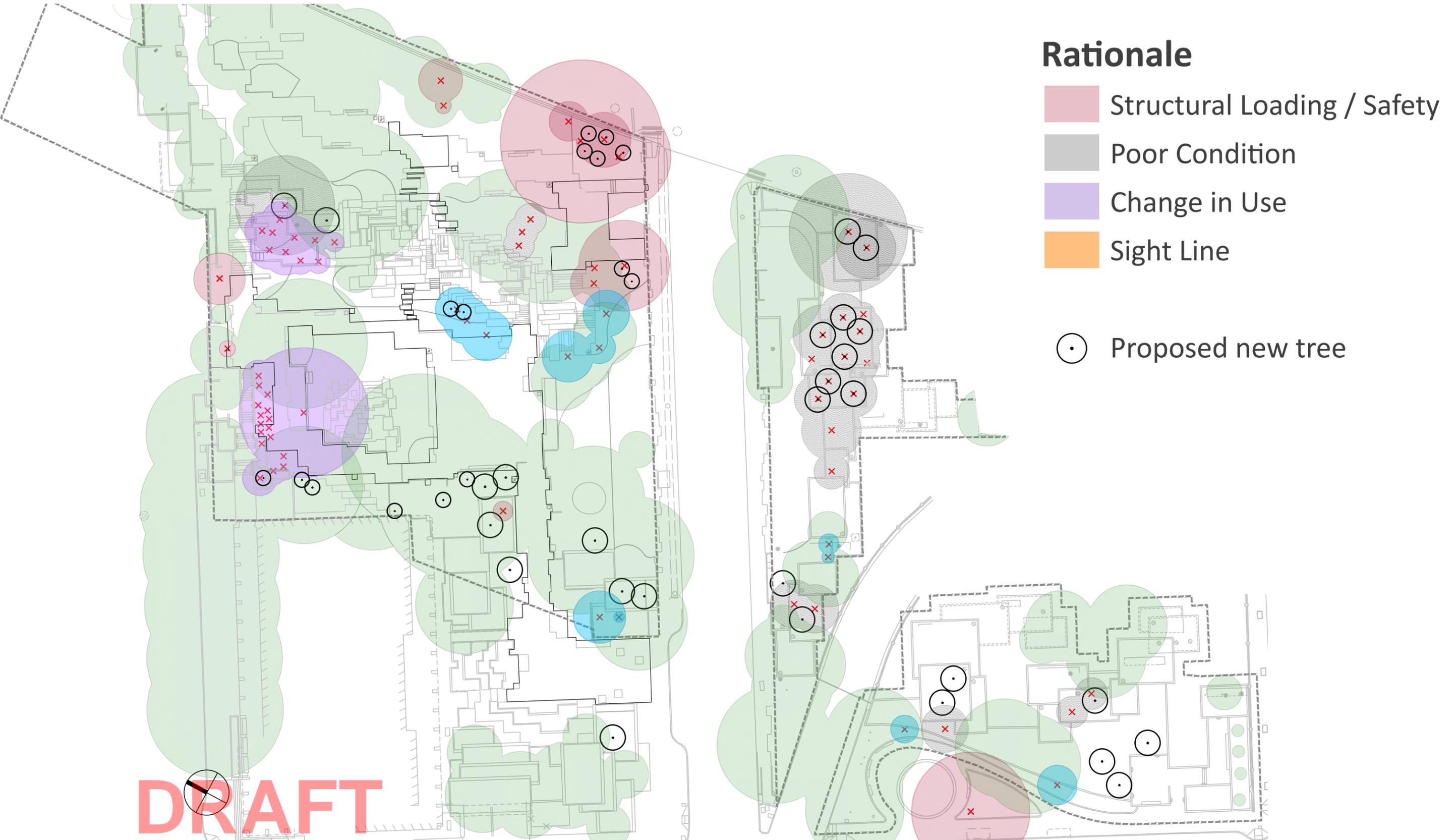


*Nootka Rose | Rosa nutkana*



*Taiwan Creeping Blackberry | Rubus Rolfei*

# TREE REMOVAL



# VEGETATION MANAGEMENT PLAN

## Outline

Goals

Historical Context

Existing Conditions

Management Recommendations

Plant Palette

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