

convergence
community
connection

Friends of 19th and Madison 19th and Madison Park Schematic Design

Prepared by:
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In association with:
Carolyn Law, Artist



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July 1, 2013



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Friends of 19th and Madison

19th and Madison

Schematic Design Report

To: Nick Boyce

Client: Friends of 19th and Madison

Prepared by: J. A. Brennan Associates, PLLC Landscape Architects and Planners

In association with: Carolyn Law, Artist

Date: June 13, 2013

INTRODUCTION

This project proposes to build a new pocket park located at the SW corner of the intersection of 19th and Madison. The location resides at the dynamic convergence of three distinct neighborhoods: Capitol Hill, Central District and the Madison neighborhoods.

This brief memo summarizes existing conditions, design program, potential design considerations, components of three alternative schematic designs and the preferred schematic.

An attached appendix includes all email communication that deals with programming, coordination with SDOT for work in the ROW and potential considerations for phasing and design costs in the future phases of design.

VISION

A community pocket park will be created that acts as a hinge point at the convergence of three distinct neighborhoods. The park will have a unique character that generates a strong sense of place. Diverse opportunities will be provided for people of all ages to meet, gather, play and seek respite in a green space.

A distinctive design goal for the park is to specifically provide appropriate access and spaces for users who are hard of hearing and visually impaired.

EXISTING CONDITIONS INFORMATION

1. Property is +/- 4600 sf in size
1. Property owned by Seattle Parks Department.
2. SW corner of 19th and Madison
3. Part of the Madison Miller Residential Urban village
4. Vacant lot adjacent to the Hearing Speech and Deafness Center to the west
5. Mount Zion Church, across the street on the east side of 19th St.
6. Located at the crest of the hill transitioning between Capitol Hill and Madison Valley and provides a gateway experience
7. Substantial grade change from Madison through the park space to 19th St edge, gives the park an component that will be distinctively used in the overall design Views through the park SE to Mount Rainier and the Cascades
8. Existing 28' big leaf maple in the 19th St ROW. Tree is in good condition and worth saving as a significant contributor to the ambience of the park
9. Sidewalk on 19th and Madison is significantly heaved in the area of the maple
10. Existing concrete/ CMU block wall on the west edge of the park property

Stormwater, Zoning, Code, and Right of Way (ROW) review

1. Property is in zone NC3P-65 (Neighborhood Commercial 3) and designated a Park
2. Confirm ROW improvements with SDOT (Refer to ROW improvement manual)
3. Seattle Municipal Code (SMC) Chapter 23.53 Provides guidance for improvements within the ROW to new development. Sidewalk improvements will need to be confirmed. The schematic design assumes sidewalks and curbs will be improved to meet city standards as part of the project.

23.53.015 Improvement requirements for existing streets in residential and commercial zones

Subsection 23.53.015.D contains exceptions from the standard requirements for street improvements, including exceptions for streets that already have curbs, projects that are smaller than a certain size, and for special circumstances, such as location in an environmentally critical area or buffer.

4. Assume building permit is necessary for an iconic marker element
5. Verify setback requirements for building and traffic site lines for marker element(SMC **23.47A.014 Setback requirements**)
6. Incorporate City of Seattle Green Stormwater Infrastructure (GSI) concepts to manage surface run off as appropriate. Refer to Seattle Stormwater Flow Control and Water Quality Treatment Technical Requirements Manual.

Issues and Opportunities

1. Maintain/ frame views to SE of cascades and Mount Rainier
2. Use grade change from Madison to 19th Ave.
3. Preserve maple tree

4. Preserve existing wall and establish condition/ depth of footing
5. Utilize recycled or found materials as appropriate
6. Implement strategies for hard of hearing and visually impaired
7. Design site with HSDC facility in mind as visual neighbor
8. Manage stormwater on site
9. Establish a sense of ownership by neighbors and adjacent entities
10. Address safety and site line concerns into, within, and through the property
11. Integrate site into the overall neighborhood context and establish diverse potential uses
12. Deal with three curb cuts that create unsafe access to sidewalk and park site.

INPUT FROM STEERING COMMITTEE

A long-term maintenance agreement between Seattle Parks and Seattle Works, will be established to maintain the park in perpetuity. Seattle Works, a non-profit group, will provide all long-term maintenance. They will primarily focus on plant maintenance and cleaning of the hard surfaces. Selected materials used to construct the park should be easy to maintain.

We recommend the steering committee set up an annual fund to ensure a budget is available for maintenance.

INPUT FROM PUBLIC MEETINGS

3 Public meetings were held

1. Programming
2. Alternatives
3. Preferred Schematic.

See appendix A for public input

PARK PROGRAM RECOMMENDATIONS

Below is a list of program items developed through the steering committee and public meeting process. We have included the Alternatives to document the process. The preferred schematic program summarizes final decisions.

THREE SCHEMATIC ALTERNATIVES

19th and Madison Summary of Alternatives with Program and Design Elements
March 27th 2013

#1 Arm Chair - Alternative Number one Program/ design elements:

1. Access to Madison
2. Slide built into slope
3. Amphitheatre seating
4. Stairs/steps
5. Informal climbing features
6. Vertical icon feature/anchor element

7. Stone path through planted area adjacent to wall and tree
8. Skate dot/seatwall element
9. Food vendor opportunity
10. Plantings low shrub/ grasses/ rain garden element/ textured plants
11. Columnar trees
12. Wall treatment
13. Green screen element to screen utilities and ecoblock
14. Seat walls
15. Picnic Table
16. Preserves maple tree
17. Low climbing sculpture

#2 Eddy - Alternative Number two Program/ design elements:

1. Soundwall
2. Gateway marker
3. Stairs/steps access for cut through
4. Gathering plaza
5. Picnic area with shelter
6. Stone steps through planted area
7. Skate dot/ seatwall element
8. Plantings low shrub/ grasses
9. Some trees
10. Wall is removed, slope filled and planted
11. Vertical posts/creative landmark treatment with opportunity to string lights across space
12. Planting to screen utilities
13. Seat wall
14. Table

#3 Convergence - Alternative Number three Program/ design elements:

1. Iconic vertical gateway marker
2. Ramp for cut through
3. Amphitheatre seating
4. Gathering plaza
5. Picnic area with shelter
6. Stone steps through garden (more elaborate garden path)
7. Skate dot/seatwall element
8. Plantings low shrub/ grasses
9. Columnar trees clustered
10. Tactile/visual wall treatment allows additional potential for interactions
11. Preserve tree
12. Screen element to buffer gas utility (plantings on vertical screen)
13. Seat wall
14. Food truck designated parking opportunity
15. Sidewalk bump out

PREFERRED SCHEMATIC

19th and Madison Summary of Alternatives with Program and Design Elements March 27th 2013

Preferred Schematic Design

1. Improves the overall sidewalk corridor on Madison and 19th
2. Uses durable long lasting materials requiring minimal maintenance
3. Main circulation path is concrete that may be textured and colored
4. Crushed rock used to create a soft edge and a sound element placed at the base of the terracing and planted zone adjacent/parallel to the wall
5. Main circulation path creates an ADA 10-15' wide corridor through the park
6. Implements accessible design ideas for hard of hearing and visually impaired population (in particular appropriate navigation clues for the sight impaired)
7. Preserves the existing maple tree
8. Provides a small bulb out at the location of the existing maple tree to enhance tree preservation.
9. Iconic marker element is located at the corner of 19th and Madison to anchor and uniquely identifies the park
10. Incorporates an embankment slide, built into the slope. Slide is 10-12' long, with an appropriate fall surface and seat bar at the top. Incorporates ADA accessibility into the slide program. The slide setback distance from the sidewalk will be considered to ease movement and minimize conflicts between users
11. Provides multiple ways to navigate through the park for people going to and from Madison with amphitheater-like terracing, a distinct stairway, other diverse stepping/climbing opportunities located throughout the terracing and paths
12. Creates opportunities for small gatherings with seating nooks and within the terracing area
13. Provides low concrete walls and stone elements for further informal seating and picnicking
14. Maintains grade immediately adjacent to the wall
15. Provides a smaller, secondary path adjacent to the wall wide enough for two people walking abreast
16. Uses plantings of low growing (maximum 3' tall) shrubs, grasses, perennials offering texture, aromas, and movement patterns from breezes
17. On-site stormwater is directed into planted swale areas
18. Maintains and enhances existing wall as another anchor element.
19. Provide opportunities for temporary art to be hung on the wall
20. Wall is capped at the top and the façade enhanced with a texture and/or paint treatment.
21. Considers a barrier at the north end of the wall (at the top) to address any safety concerns about a fall from the top of the wall
22. Plantings added above the wall to soften the building edge of HSDC (select plants that deter users from getting above and on top of the wall)
23. Use a screening element to cover the existing eco-block wall and steam utility adjacent to the HSDC building and on HSDC property

24. Uses “visually light” columnar, deciduous trees for several purposes: along the west edge in groupings spaced between windows to soften the vertical scale of the HSDC building, within the upper area adjacent to Madison ROW and moving down into the terracing to define a porous northern edge which also frame views to the SE, and all together offering a sense enclosure to the space and a significant vertical greening of the park without overwhelming its small scale



SCHEMATIC IMAGE BOARD

19th AND MADISON

MAY 28, 2013

FRIENDS OF 19th and MADISON/ SEATTLE PARKS





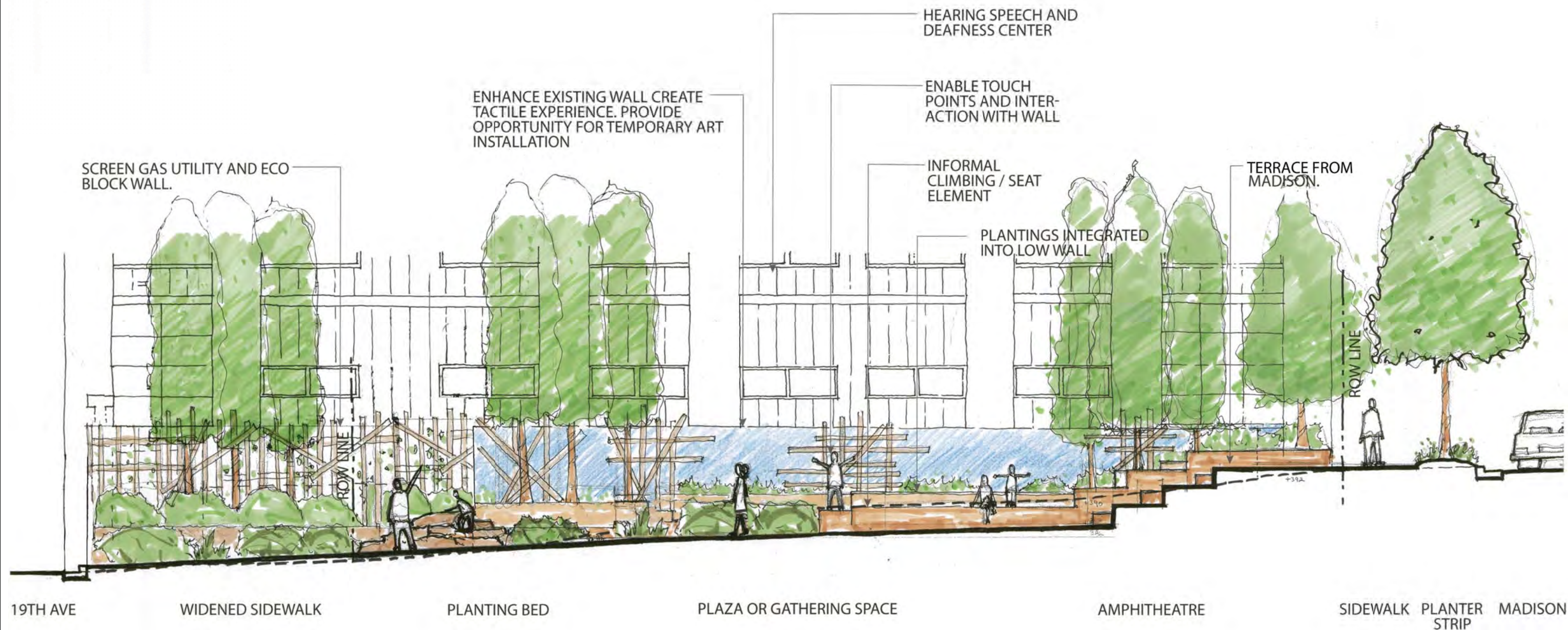
SCHEMATIC PLAN

19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

May 28, 2013





Scale: 1/4" = 1'-0"

0' 4' 8'

SCHEMATIC PLAN - SECTION A

19th AND MADISON

May 28, 2013



j.a. brennan
ASSOCIATES PLLC

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

COLUMNAR TREE SPECIES TO SOFTEN VERTICAL SCALE OF BUILDING

LOW PLANTS (3' TALL MAX.) PLANTS WITH TEXTURE AROMA MOVEMENT

PLANT ABOVE WALL TO SOFTEN BUILDING. (ON HSDC PROPERTY)

EXISTING WALL, CAP TOP PORTION AND ENHANCE FACADE WITH TEXTURE AND PAINT.

VERIFY FOOTING DEPTH OF EXISTING WALL

PROPOSED PATH TO ENABLE TOUCH POINTS TO THE WALL. (MIN 4' WIDE PATH, 5' MAX)

TERRACE GRADE WITH STONE OR CONCRETE WALLS

EXISTING MAPLE. SAVE AND PROTECT

EXISTING GRADE LINE. EXCAVATE TO CREATE ADA ACCESSIBLE PLAZA

PLANT LOW SHRUB AND PERENNIAL SPECIES

CONCRETE PLAZA/ PATH (WIDTH VARIES 10'-15')

RECYCLED GRANITE CURBING

POTENTIAL BULB OUT AT TREE (COORDINATE WITH SDOT)

HSDC

PARK AT 19TH AND MADISON

19TH AVE ROW



Scale: 1/4" = 1'-0"



SCHEMATIC PLAN - SECTION B

19th AND MADISON

May 28, 2013



FRIENDS OF 19th and MADISON/ SEATTLE PARKS



PERSPECTIVE SKETCH BY VOLUNTEER: NICOLE SIMON



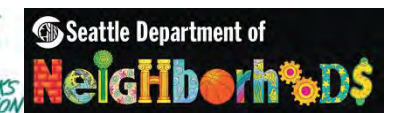
SKETCH LOCATOR

SCHEMATIC PLAN - PERSPECTIVE SKETCH #1

19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

May 28, 2013



j.a. brennan
ASSOCIATES PLLC



PERSPECTIVE SKETCH BY VOLUNTEER: NICOLE SIMON



SKETCH LOCATOR

SCHEMATIC PLAN - PERSPECTIVE SKETCH #2

19th AND MADISON

May 28, 2013



FRIENDS OF 19th and MADISON/ SEATTLE PARKS





FOCAL POINT - LEAF CONCEPT WITH COLOR



FOCAL POINT - LEAF CONCEPT NO COLOR

WALL TREATMENT CONCEPTS

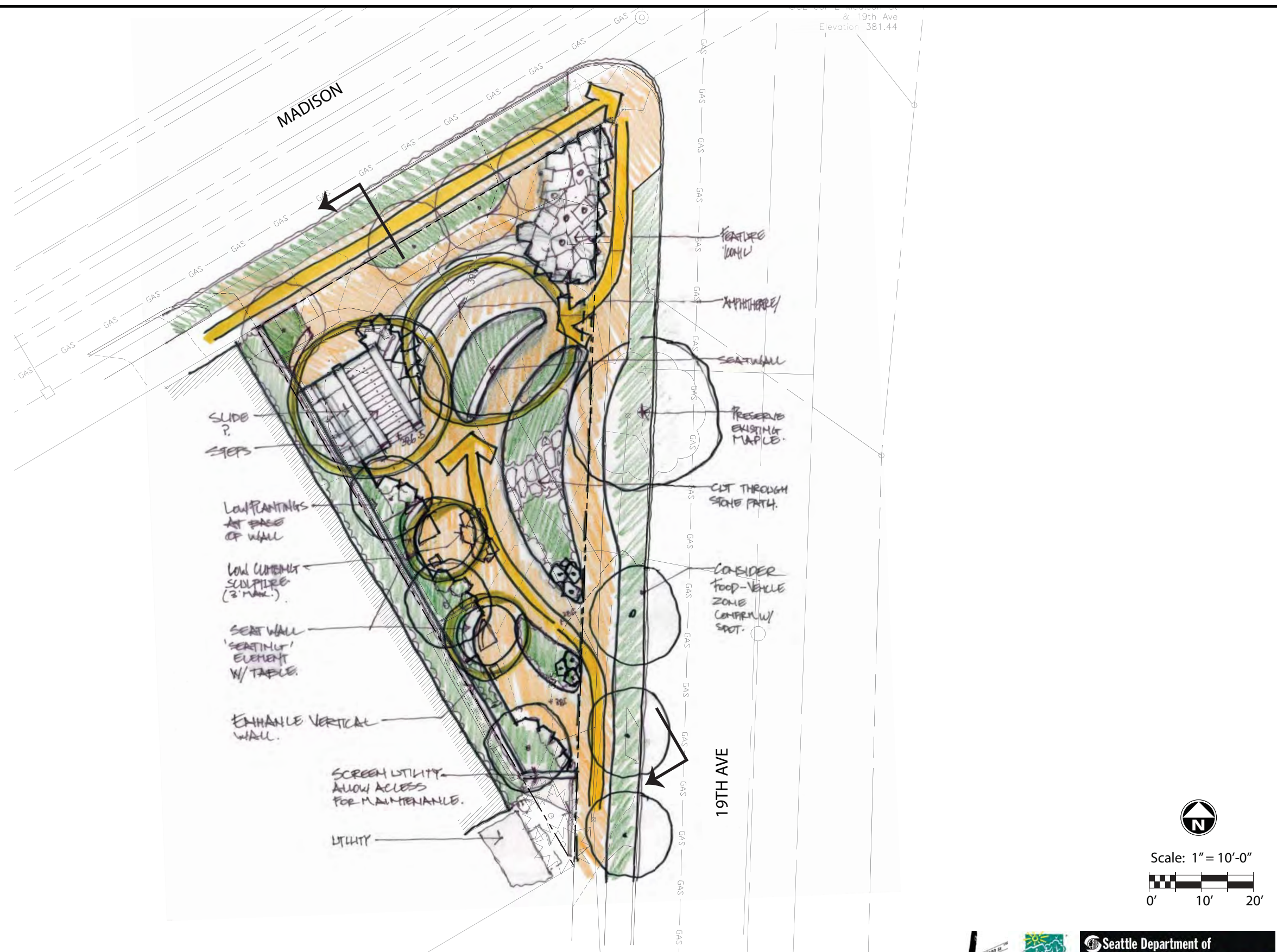
GATEWAY MARKER/ FOCAL POINT AND WALL TREATMENT CONCEPTS

19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

March 19, 2013





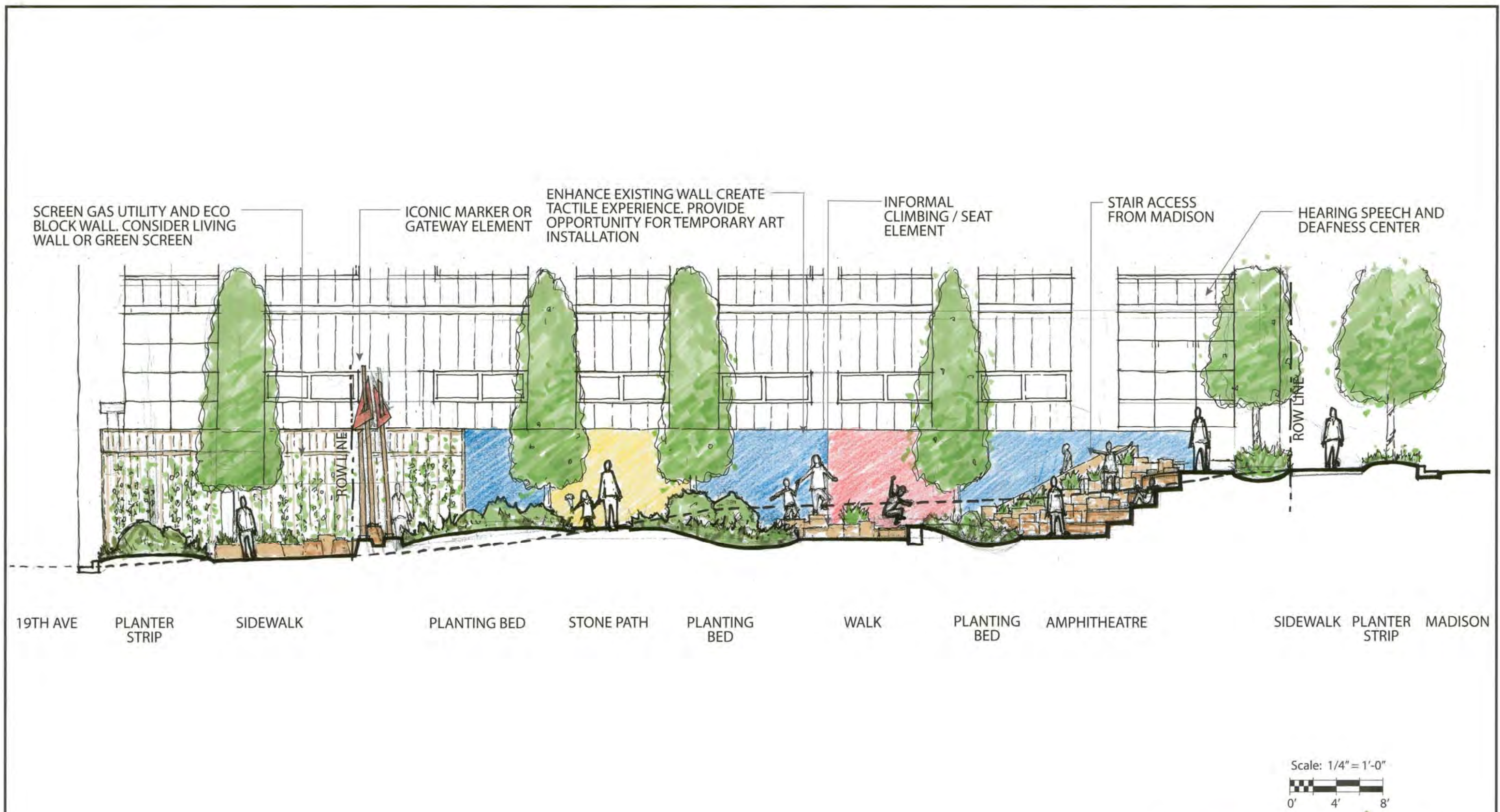
ALTERNATIVE #1- ARM CHAIR CONCEPT- PLAN

19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

March 19, 2013





ALTERNATIVE #1 - ARM CHAIR CONCEPT- SECTION/ELEVATION

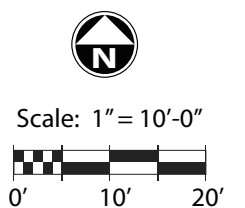
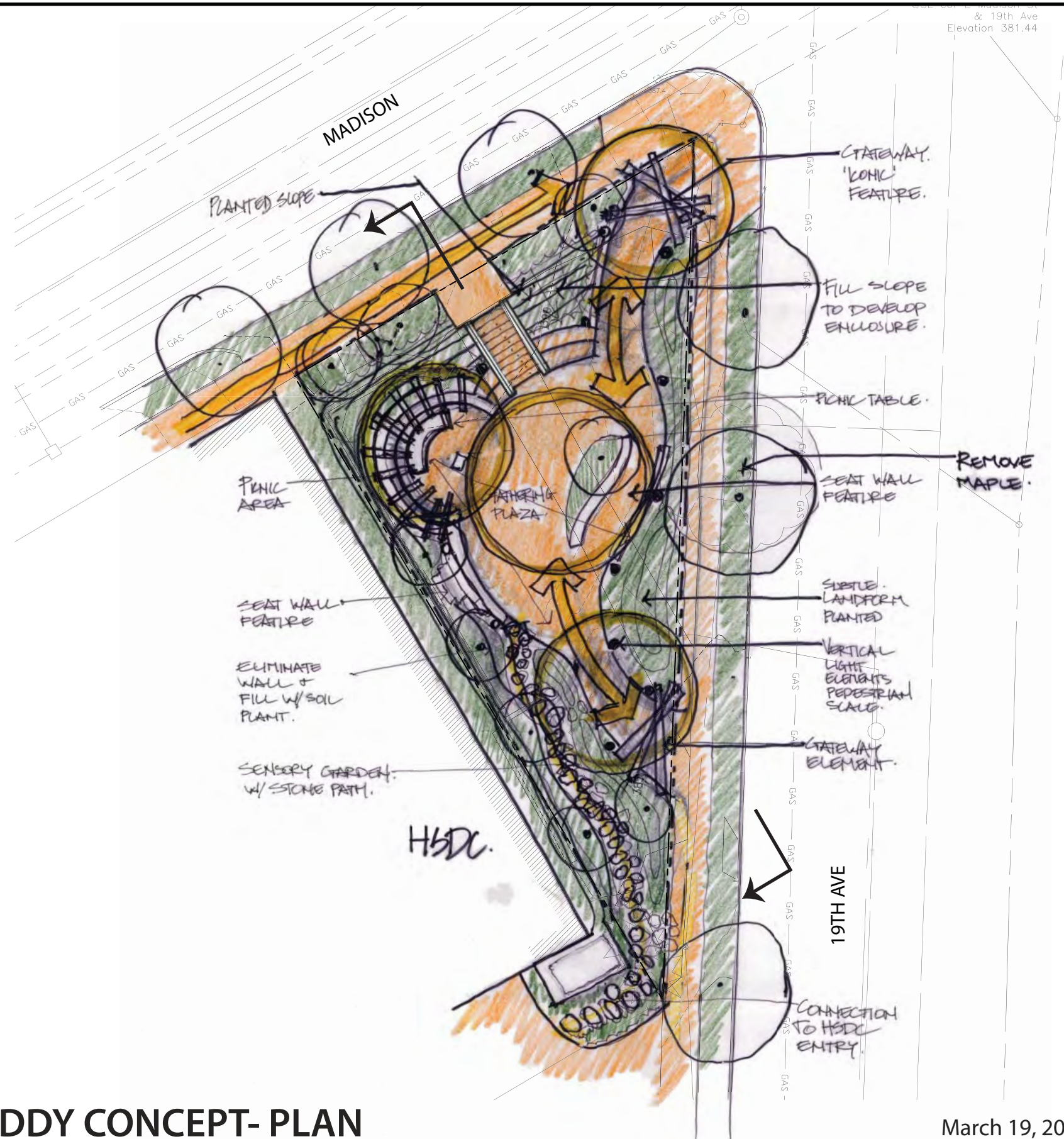
19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

March 19, 2013



j.a. brennan ASSOCIATES PLLC



ALTERNATIVE #2 - EDDY CONCEPT- PLAN

19th AND MADISON

March 19, 2013

FRIENDS OF 19th and MADISON/ SEATTLE PARKS





Scale: 1/4" = 1'-0"

0' 4' 8'

ALTERNATIVE #2 - EDDY CONCEPT - SECTION/ELEVATION March 19, 2013

19th AND MADISON

FRIENDS OF 19th and MADISON/ SEATTLE PARKS

