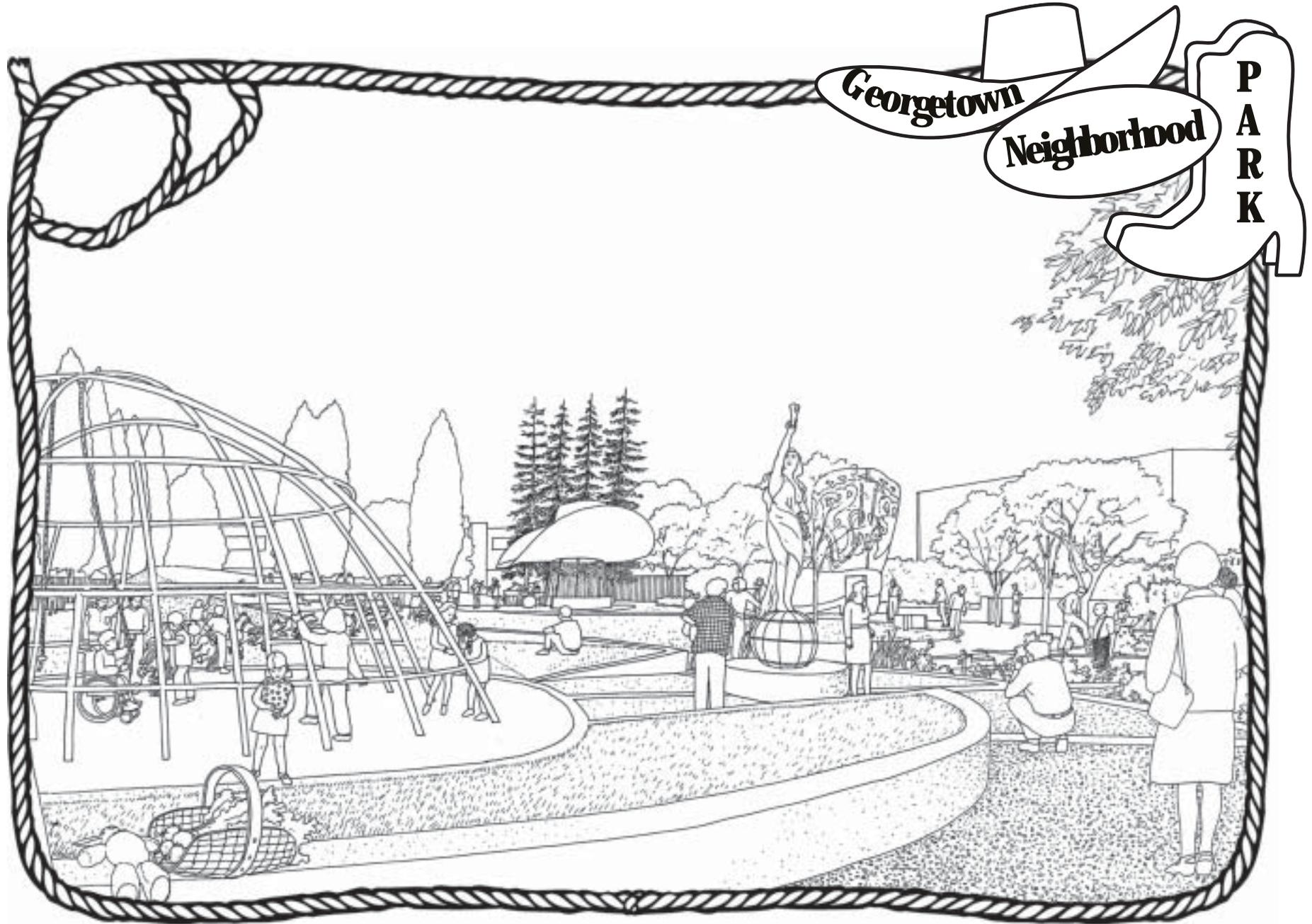


Georgetown

Neighborhood

P
A
R
K



A Vision Report for the Georgetown Community Council ★ October 2001



The authors of this Vision Report would like to thank all those who have contributed to the Georgetown Neighborhood Park project:

SPONSOR

Georgetown Community Council Park Steering Committee

Sorrel Stielstra
Tom Knoblauch
Barry Wright

CONSULTANTS

Jones & Jones Architects and Landscape Architects

Grant Jones, Principal-In-Charge
Nathaniel Cormier, Project Manager/Lead Designer
Kevin Carl, Project Architect
Jake Woland, Project Landscape Architect
Mark Ellis Walker, Layout

Daniel Winterbottom, Winterbottom Design

Laura Haddad, Local Volunteer Artist

FUNDING

Seattle Department of Neighborhoods

GEORGETOWN WORKSHOP ATTENDEES

Kevin Bradley
Chris Chinn
Shannon Donohue
John Dove
Leroy Hedman
Katie Heiser
Michele Hyra
Dakota Keene
Nathan Korpela
Alexandra Kurhan
Syd Mangold
Apple Martine
Auzie Oxford
Annie Pease
Sean Phelan
Allan Phillips
Charles Price
Kathryn Rathke
Ladele Sines
Doug Sowers
Michael State
Ted Teppo
Xana Vegsundvaag
Glen Withey

PUBLIC AGENCIES

Seattle Parks and Recreation

Pamela Kliment, Neighborhood Project Planner
Christopher Williams, Director, South Division
Don Allen, Grounds Crew Chief, Southwest Division
Al Foss, Assistant Maintenance Supervisor
Katie Gray, Manager, Southwest
Virginia Hassinger, ProParks Project Manager
Rich Henning, Construction Manager
Tim Motzer, Facilitator, South CORE
Joe Neiford, South Division Landscape Architect

Seattle Department of Neighborhoods

Sandy Pernitz, P-Patch Community Garden
Coordinator
Rich McDonald, P-Patch Manager
Julie Bryan, P-Patch Community Garden Coordinator
Jim Diers, Director
Glenn Harris, Neighborhood Service Center
Coordinator, Greater Duwamish District
Roger Valdez, Neighborhood Development Manager,
Southwest Sector

Seattle City Council

Nick Licata, Chair, Culture, Arts and Parks
Committee



Lockwood Dennis's "Hat n' Boots"

☞ INTRODUCTION	02
Background	02
In This Vision Report	02
Design Principles	03
☞ ANALYSIS	04
Georgetown History	04
Hat n' Boots	06
Urban Design Context	07
Site	08
Preliminary Program	10
☞ ALTERNATIVES	12
Study models	12
River Scheme	12
Bones Scheme	13
Community Response	13
☞ SCHEMATIC DESIGN	14
Design Concepts	14
Concept Plan	15
Perspective Sketch	16
Five Areas Plan	17
Georgetown Green	18
Hat n' Boots Amphitheater	20
Climbing Corral	22
Neighbors Plaza	24
Garden Terraces	26
☞ STEWARDSHIP STRATEGIES	28
Community Stewardship	28
Park Eco-logic	30
Art in the Park	32
☞ FUNDING	34
Preliminary Cost Estimate	34
Funding Sources	36





Background

Georgetown has a long and rich history, many beautiful and historic landmarks, and a strong commitment to community activism. However, since the construction of Interstate 5 in 1962, the vitality and livability of this community has been steadily eroded by the encroachment of industrial development.

In November, 2000, the Georgetown Community Council Park Steering Committee (Park Steering Committee) sought a landscape architecture team to develop a schematic design for a neighborhood park on a 1-acre site in the 6400 block of Corson Avenue South.

The Georgetown Neighborhood Park project represents a unique opportunity for Seattle to create much needed open space in this historic, affordable neighborhood. Georgetown's colorful history and the anticipated restoration and relocation of the Hat n' Boots structures to the park site have inspired an "industrial-artistic-cowboy" theme for the park.



feisty Georgetown

In This Vision Report

This Vision Report describes the schematic design for Georgetown Neighborhood Park. It also documents the process that led to this design and outlines stewardship strategies and funding opportunities to implement and animate the park.

Design Principles (p. 03)

This section lists a set of design principles the design team used to guide all aspects of the project. These principles are focused on the themes of community, ecology, and art.

Analysis (pp. 04-11)

This section is an analysis of the project site and its context. It briefly introduces Georgetown's history, the Hat n' Boots structures, Georgetown's urban design context, and issues specific to the site—its history, conditions, views, and circulation. Finally, a preliminary program for the park is included.

Alternatives (pp. 12-13)

This section documents alternatives that were developed through clay models. The models illustrated a range of possible aesthetics and approaches to the project. Two alternatives were refined and presented to the neighborhood.

Schematic Design (pp. 14-27)

Comments from the community helped select a preferred alternative that was then refined to become the schematic design. This section describes the design concepts for the schematic design and illustrates the design in plan and perspective. Five major areas of the park are described in greater detail through inspirational imagery, narratives, and sections.

Stewardship Strategies (pp. 28-33)

This section addresses how the park will come to life and how it will be cared for into the future. Stewardship strategies for a healthy park are outlined in Community Participation, Park Eco-logic, and Art in the Park.

Funding (pp. 34-36)

This section considers funding for further design and construction of the park. A phased preliminary cost estimate identifies the priorities for the initial phase of construction, while also describing the complete project envisioned by the community. Finally, potential funding sources to complement the ProParks 2000 levy appropriation are listed.

Design Principles

The design team began with a set of design principles focused on the themes of community, ecology, and art. These principles guided the participatory design process, the physical design of the park, and the stewardship strategies for the park.

Community:

- Georgetown needs a powerful civic space that can speak to its colorful history while evolving with and empowering the community.
- This must be a place where park elements and their users will not be segregated.
- The participatory design process begins with listening, develops with design, and continues through stewardship.

Ecology:

- The park should respond to its bioregion. Plants and structures should be appropriate to the climate and conditions.
- The park is a place for the cultivation of plants and relationships. Working with the land can grow community.
- The park is a fundamental component of a green infrastructure for Georgetown. Landform, vegetation, and drainage can make places, but they can also perform valuable environmental services.

Art:

- The design for the park must evolve in collaboration with artists from the community.
- There must be a commitment to the highest standards for craftsmanship and durability for any work done in the public realm.
- The rich industrial-artistic-cowboy theme and the sublime scale of the Hat n' Boots demand a playful and bold landscape.

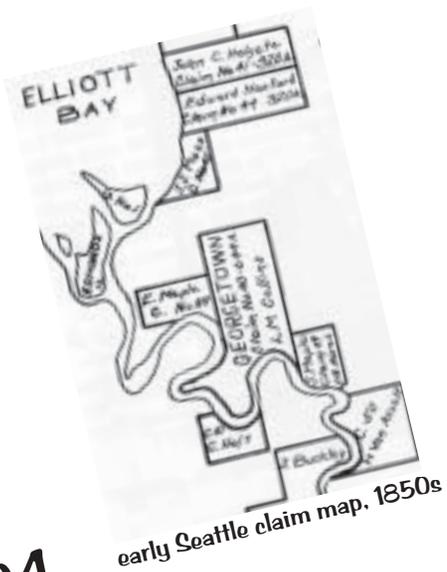


workshop with the Park Steering Committee

Georgetown History

Fertile Floodplain

Georgetown was not always a tiny enclave of homes and businesses hemmed in by warehouses and freeways. It was not always even dry land. Before 1850, the fertile floodplain was home to the Duwamish tribe. For thousands of years, these people lived in large cedar longhouses and took salmon from the river, grew potatoes, and gathered bulbs and berries. In 1851, the first Euro-American settlers in King County arrived in the Georgetown area and staked claims to the land. The settlement was predominantly agricultural, owing to the rich soil along the banks of the Duwamish.



early Seattle claim map, 1850s

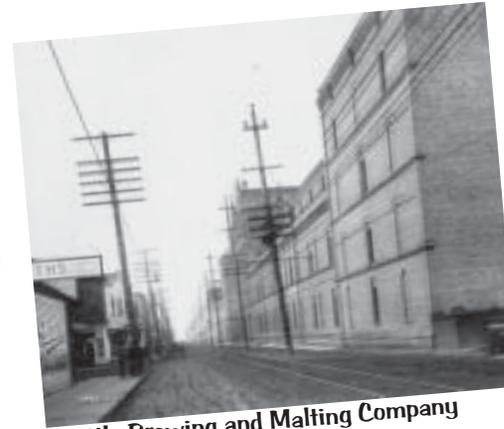
Brewing and Railroading

In 1871, developer Julius Horton platted a town and sold lots. In 1890, he called the community Georgetown, after his son. Hops grew well in the soil and climate of the valleys of King County. The brewery that would later become Rainier Beer was built; the complex eventually became the world's sixth largest brewery. Seattle's first railroad was started in Georgetown in 1874, and electric streetcars reached Georgetown from Seattle in 1893. In 1902, the town became a stop on the electrified Seattle-Tacoma Interurban Railway. Brewing and railroading became Georgetown's largest sources of jobs. A large steam power plant was built in 1907 to supply electricity to the interurban line and to breweries and factories.



Native American hop pickers, 1900s

"Wide-Open" Reputation



Seattle Brewing and Malting Company (Rainier Beer), ca. 1908

In 1904, Georgetown incorporated as its own city to avoid state laws prohibiting the sale and manufacture of intoxicating liquors. The city became a convenient destination for revelers from Seattle, earning Georgetown a reputation for being "wide-open." As many as 24 saloons operated

24 hours a day and advertised "attached lodging" arrangements. Things were beginning to get out of hand, so the Georgetown city council passed an ordinance in 1909 closing saloons at 1:00 a.m. It went largely unenforced, however. In 1910, Georgetown voters chose to be annexed by Seattle.



The Country Inn, a Georgetown roadhouse, ca. 1914

Duwamish River Straightened

The early 1900s was a time of grand public works projects. The Panama Canal was nearing completion, and work on a canal connecting Lake Washington and Puget Sound (the Lake Washington Ship Canal) had begun. Beginning in 1913, engineers started straightening the Duwamish's meanders and deepening the channel for ocean-going ships and barges. Parts of Georgetown that had been next to the river ended up half a mile from the water. New land for industrial development rose from the mud flats with the soil from the sluicing of Seattle's hills.

Boeing and Prosperity

In the 1920s, the Boeing Company built airplanes for the Army and Navy in its plant across the Duwamish Waterway from Georgetown and Seattle's first municipal airport, Boeing Field, was opened next to Georgetown. In 1935, the Boeing Company opened its Plant 2 on the west side of Boeing Field, across the river from its first home and just outside the city limits. At peak production, the facility operated three shifts seven days a week and employed thousands of workers. Following World War II, Georgetown experienced good times, with many Boeing workers living in the neighborhood. In the 1940s Georgetown was a thriving neighborhood, resembling such neighborhoods as Ballard and Fremont in their heyday.

Encroaching Industry

The post-war boom in Georgetown eventually came to an end however, and soon thereafter the neighborhood began to fragment. The City of Seattle's 1957 Comprehensive Plan included provisions to eliminate all residential zones in Georgetown and to replace them with industrial zones. Industrial development engulfed the community. The library closed in 1948. The movie theater closed in 1952. Interstate 5 was completed in 1962, ending most business activity in Georgetown. The vibrant commercial core was decimated. Georgetown School, which opened in 1898, closed in 1970. In 1998, Georgetown claimed just 1500 residents, but 12,000 people worked there every day. The construction of the Seattle Design Center and the Seattle Gift Center in the 1970s took away still more housing but at least started a trend away from noise and pollution.

Activist Spirit

In recent times, Georgetown residents have banded together to help preserve and restore their neighborhood, displaying a courageous activist spirit despite immense challenges. The formation of citizen groups such as the Georgetown Crime Prevention and Community Council has provided the mechanism whereby residents have produced many positive accomplishments for the neighborhood. Some recent achievements include the construction of a replacement steeple on Old City Hall, the rehabilitation of Georgetown Playfield, the installation of scores of street trees, and the designation of Georgetown as a Neighborhood Anchor as a result of Neighborhood Planning. One of Georgetown's most proud and ongoing achievements is the annual Georgetown Garden Tour and Arts Festival, in which local residents open their gardens and a growing community of local artists open their studios for public viewing.

(adapted from www.historylink.org and Chris Chinn's "A Brief History of Georgetown")



Boeing Model 40 mail plane, ca. 1927



Georgetown City Hall, ca. 1920

Hat n' Boots



Hat n' Boots in the '50s

In 1954, Premium Tex, better known as the Hat n' Boots, opened to motorists traveling along highway 99, now East Marginal Way, into Seattle. Many Northwest locals remember stopping at this famous roadside attraction. The gas station office was located under the Hat, and the Boots were bathrooms.

After I-5 was completed, many businesses along Highway 99 suffered from the diversion of traffic. The Hat n' Boots closed in 1987 and has been falling into a state of disrepair. However, a recent neighborhood effort to have them restored and moved to the Georgetown Neighborhood Park is gaining momentum. They look to be on their way to a new life as major elements of the park. The Park Steering Committee and consultants are working closely with the Hat n' Boots Committee to coordinate these interdependent projects. You can learn more about these historic structures at www.historylink.org, and you can get involved in efforts to restore and move them at www.hatnboots.org.



Hat n' Boots in the '70s

It is along the highway that we can best see that kind of exhibitionist, self-identifying architecture which is designed to convey as loudly and as vividly as possible some assertion of identity to the passerby.... None of these signs and structures possesses an essential identity: they seek to establish a kind of existential identity by setting up a brief dialog: "See me!" they cry; and we answer, "I see you; you're a root beer stand."

-J.B. Jackson



Hat n' Boots today

Urban Design Context

Skewed Street Grid

Georgetown sits in the floodplain of the Duwamish River in the Puget Sound Trough between Washington's Cascade and Olympic mountain ranges. The neighborhood of Georgetown was squeezed between two broad meanders of the river resulting in its distinctively skewed street grid.

Open Space

The neighborhood suffers from a deficiency of quality open space. There are a handful of public open spaces—Georgetown Playfield, Ruby Chow Park, and the streetend Gateway Park. Though they serve Georgetown in some ways—active recreation, airplane and river viewing—these places do not serve most of the informal recreation needs of the neighborhood. The neighborhood would be well served by a park that complements the resources of these existing open spaces.

Circulation

The park site is ideally situated to serve the entire neighborhood. It is within a five minute walk of nearly all of the residences in Georgetown and it is within a ten-minute walk of all of the residences and most of the businesses of Georgetown. It is located immediately on the major bus lines and the bicycle route through the neighborhood. Large truck traffic should be discouraged on Corson Avenue by widening the planting strips and allowing on-street parking. This would also create parking for visitors to the park.



Eagles Aerie #1



Rainier Cold Storage



Pink Castle



City Hall



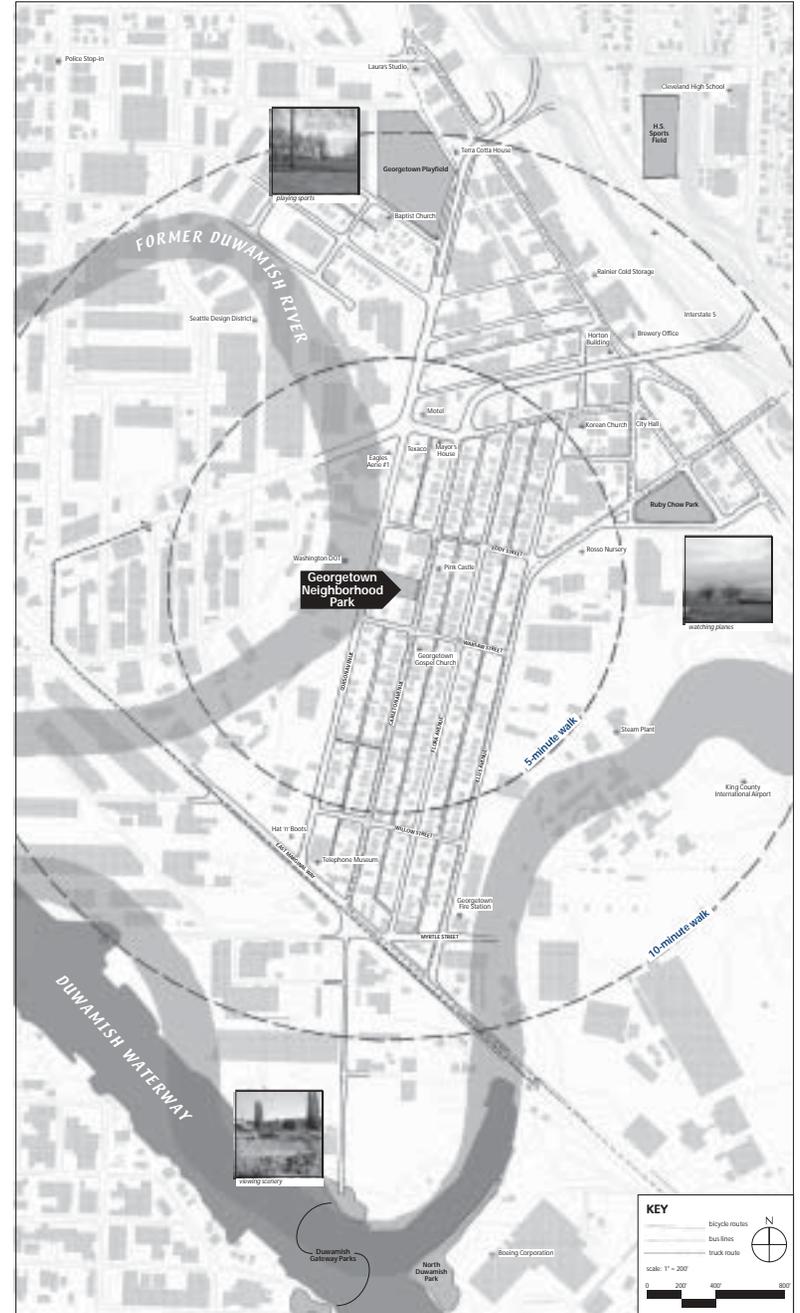
Mayor's House



Georgetown Pharmacy



Hat n' Boots



Site

History

The park site at 6400 Corson Avenue once lay on the inside bank of a broad meander of the Duwamish River. The park site began its developed life in the late 1800s as a coal and wood storage yard divided into large cribs or bunkers for the different materials. Skows traveling on the river could drop off directly at the yard. Nearby, beer gardens, brothels, and roadhouses lined Corson Avenue along the riverfront. Around the turn of the century, an annual wild bicycle race from Pioneer Square to Tacoma passed by on Carleton Street.

Houses occupied the site briefly in the mid-20th century. The Washington Department of Transportation (WASHDOT) purchased and demolished these homes to use the land for vehicle parking, but intense resistance from the neighborhood kept the site zoned residential. Georgetown's Neighborhood Plan identified the site for a park and the City of Seattle purchased it in 1999.



view from Corson Avenue

Conditions

The park, like all the lots and streets in this part of Georgetown, is skewed off the traditional north-south axis, relating instead to "Georgetown North." Topographically, the site is mostly flat but a bit lumpy. There are a few existing trees on the site, but most of the site is covered with mowed grass. The best place for community gardens would be toward the north half of the site to receive the most sunshine. Water, sewer, and electric utilities for the park can be brought in from either Corson or Carleton Avenues.

Views

There are important views into and out of the park. Most visitors to Georgetown will first view the park from Corson Avenue. This suggests that the Hat n' Boots, Georgetown's beloved roadside attraction, should be closer to the Corson Avenue (west) side of the park. There is a view from the park of the historic Steam Plant, now a museum in Georgetown. There will also be a need to buffer views to and from the rental homes and business that are adjacent to the park site. It is most important that some visual and noise buffer be established between the heart of the park and Corson Avenue because of the heavy traffic and WASHDOT's truck lots across the street.

Circulation

Most Georgetown residents will arrive at the park via Carleton Avenue; therefore this side of the park must be very inviting to the neighborhood and allow easy views and circulation into the park. Most visitors to Georgetown will arrive at the park via Corson Avenue. A dramatic entrance could accentuate this sense of arrival. Much of the existing traffic across the park site moves from the east to the northwest corner of the site, primarily because there are very few walkable destinations to the southwest of the park. Alleys that once ran down the middle of the block have long since been occupied by and deeded to adjacent landowners so the park will continue to be accessed from its shorter east and west sides.

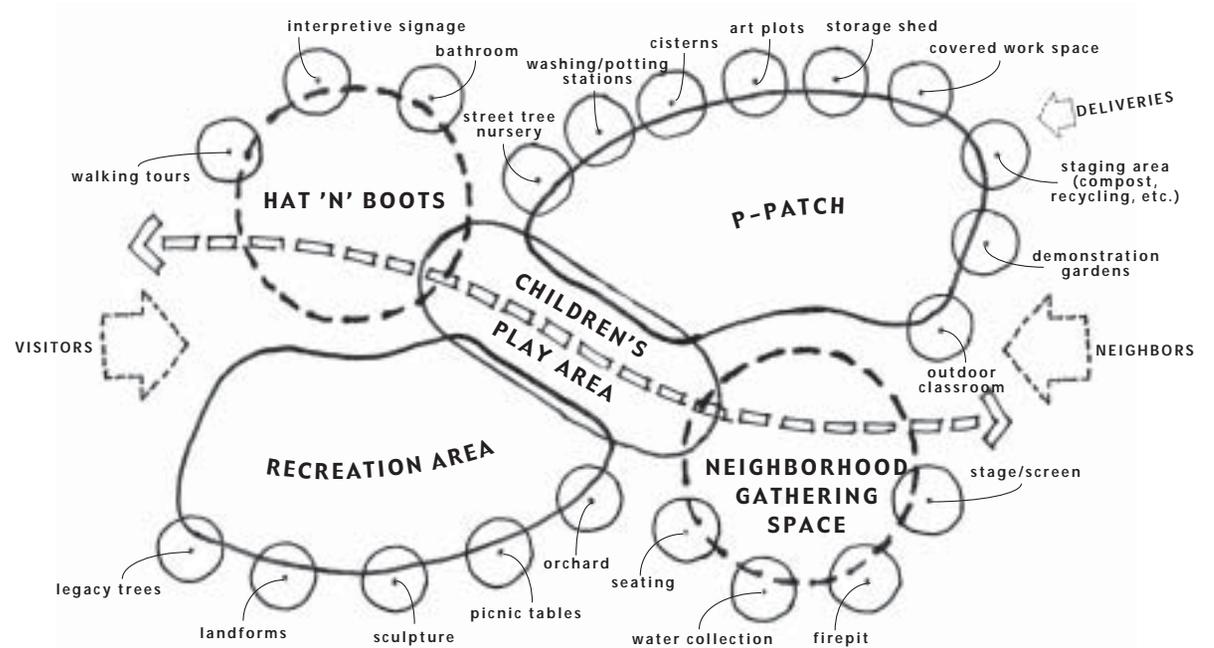


view from Carleton Avenue

Preliminary Program

What do you want in your park?

Public outreach involving questionnaires and sketches yielded a wide range of elements that were desired by the neighborhood in their park. The diagram at right organizes these elements into broad categories.



A Park for Neighbors

Much of the park is focused on the needs of the neighborhood. It is a park for neighborhood gatherings and events—fairs, markets, performances, and so on. It is a place for neighbors to garden and make art. It will build community cohesiveness and pride through shared learning, play, and conversation.

A Park for Visitors

The park also serves visitors to Georgetown. The restored and relocated Hat n' Boots will be a significant destination for visitors from all over and there is an opportunity take advantage of their presence to invite visitors to learn more about the rest of Georgetown. A safe and clean park could be a great place for nearby workers to take their lunch breaks. A growing music and performing arts community in Georgetown could use the park as a venue for shows. Visitors to the park should immediately appreciate the importance of art and industriousness to this community.

A Park for All

The realms of neighbor and visitor should not be distinct areas of the park, but rather different perspectives on the whole park. A design framework—made up of consistent materials and forms—weaving through all elements must unite the different parts of the park.



Conventionally, neighborhood parks or parklike open spaces are considered boons conferred on the deprived populations of cities. Let us turn this thought around, and consider city parks deprived places that need the boon of life and appreciation conferred on them. This is more nearly in accord with reality, for people do confer use on parks and make them successes—or else withhold use and doom parks to rejection and failure.

—Jane Jacobs

alternatives

Study Models

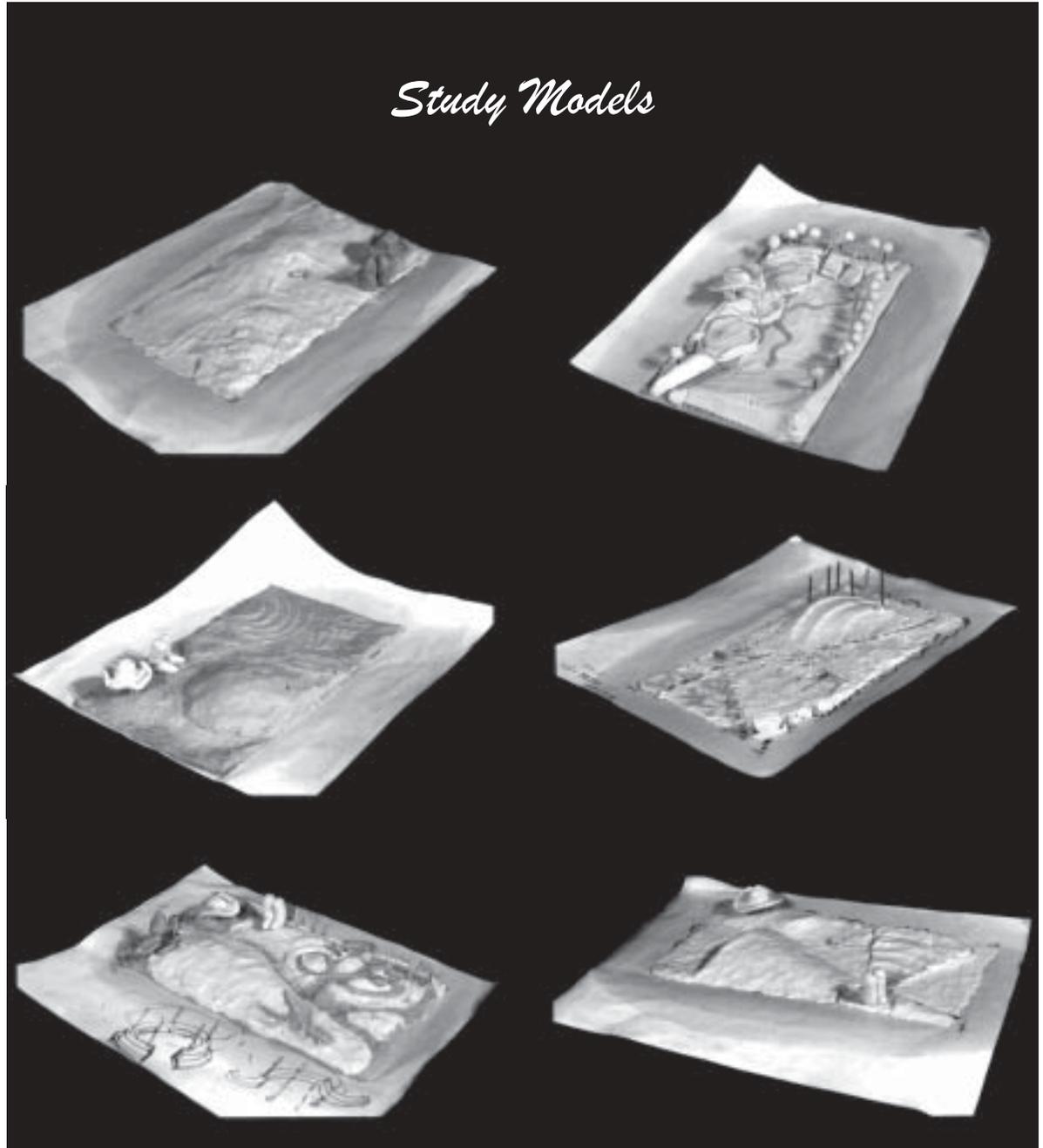
In April 2001, the design team created six study models exploring a variety of design questions and inspirations. Should the park be

formal (straight lines) or informal (curvy lines)? Should the Hat n' Boots be the focus of the whole park? Should the park be a bunch of different "rooms" or one big space? How can we buffer Corson Avenue? How can we get a lot of sunlight on the P-Patch? The strongest concepts from these study models were distilled into the two design alternatives shown on the next page—the "river" scheme and the "bones" scheme.

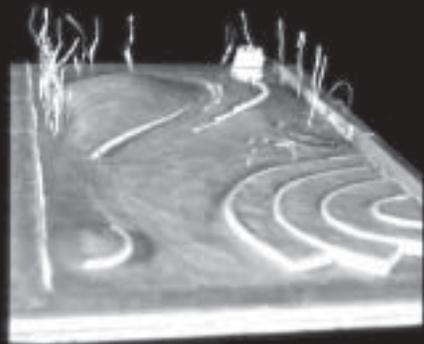
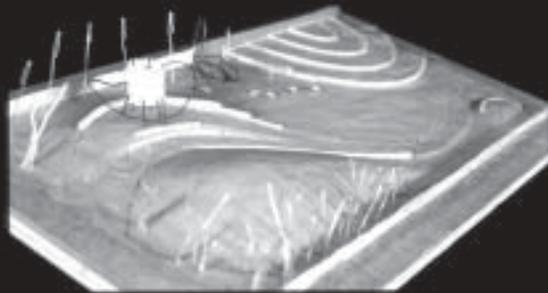
River Scheme

The forms in the river design are inspired by the site's natural history and proximity to the Duwamish River. A sweeping curving path meanders through the park around smooth hills. The visitor enters from Corson Avenue over a "saddle" in the land between a large hill and a small hill under the Hat. The Hat is an integral part of the threshold. The large hill shields the park from Corson Avenue and gives a prominent place from which to view the Hat. The large hill is a grand rival to the Hat. Convex garden terraces rise up on the Carleton side of the park to give better exposure to the sun and form a sheltered green in the middle of the park. The space between the hill and the terraces is an informal grassy area with a herd of "horsey" spring toys galloping around the Boots.

Study Models



River Scheme



Bones Scheme

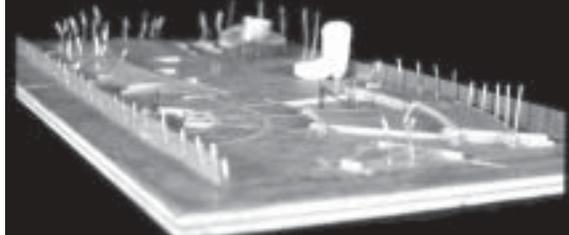
The bones scheme is inspired by the industrial history of the site and Georgetown and the quirky architecture of the Hat n' Boots. A large crescent dune landform wraps around the space of the Hat forming an amphitheater while shielding the park from Corson Avenue. A cut through this berm (hill) makes a dramatic entrance to the park. The Hat is something to be arrived at after crossing into the park. Low concrete seating walls, the bones, retain earth and structure the park. Garden terraces on the Carleton Avenue side rise up to catch the sun and give another perspective on the Hat n' Boots. One terrace is sunken. Another pops up and stretches into the sidewalk, inviting neighbors into the park.

Community Response

When these alternatives were presented at a community meeting at the end of April 2001, the overwhelming favorite (approximately 20 to 3) was the "bones" scheme, but the neighbors discussed elements of each that they would like to see included in a final design. They asked to see elements such as the horseys and the fluidity of the river scheme combined with the garden rooms, landforms, and concrete walls of the "bones" scheme. One comment from a community member was particularly vivid:

"I am drawn to the bones scheme because it is more romantic and mysterious with separate little areas. You can choose your own way through the park."

Bones Scheme





Design Concepts

Industrial-Artistic-Cowboy

The overall design of the park is inspired by a powerful aesthetic concept established for the park—"industrial-artistic-cowboy." Rather than simply ape the "western" theme of the Hat n' Boots, this design explores the historical and sculptural context of these important elements and Georgetown's industrial heritage. The challenge is to design a park in which these structures, monstrously oversized and clearly out of context, feel rooted. The result will be a park that allows the Hat n' Boots to remain fascinating attractions for visitors to Georgetown, but also allows the Hat n' Boots to take on new roles as useful, fitting, and enduring elements of a compelling neighborhood park.

Googie

In America's post-war period, a futuristic design style driven by spontaneity and optimism was born. The goal was to catch the eyes of growing numbers of passing motorists. The best known features of this architecture, sometimes referred to as "Googie," are giant, look-at-me signs, diagonal lines, boomerang and crescent curves, starburst sparkles, bubbling circles, amoeba- and oval-shaped cutouts, and undulating canopies. There were four basic tenets of Googie, the mass public application of Modernism: design themes should be combined in an abstract way, elements should appear to defy gravity, structural systems should be combined and visible, and new building materials like plastic, cement, and glass should be utilized. Some of these principles and forms have been reinterpreted in the design of the landforms, terraces, plantings, pathways, and structures of Georgetown Neighborhood Park.

Bones

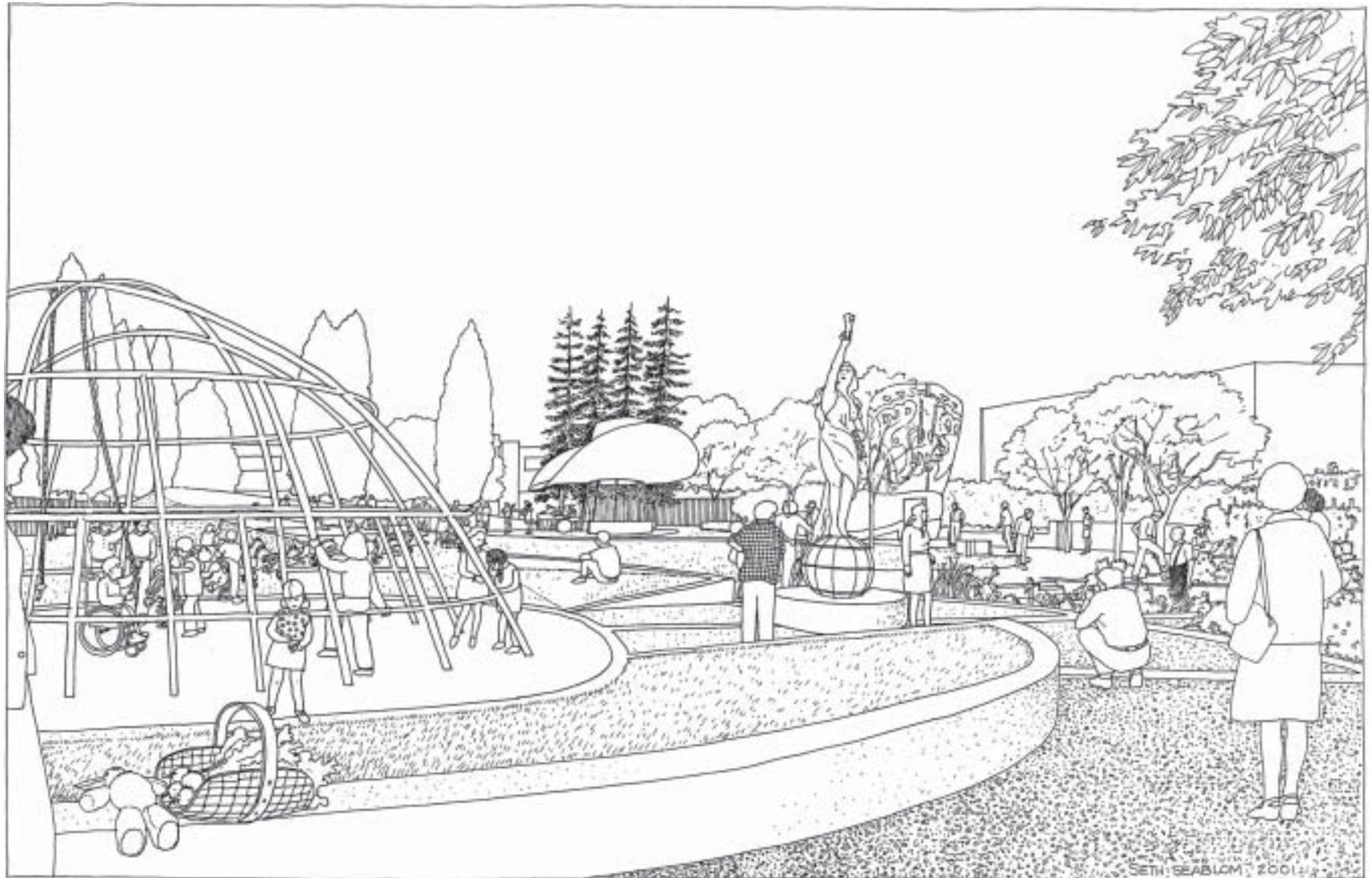
The areas of the park are woven together by a web of recycled concrete and glass seat walls. These are the bones of the park. The bones are inspired by the industrial history of the site, once a coal and wood storage yard divided into walled cribs or bunkers of materials, and the industrial history of Georgetown, a locus of innovation in rail and air infrastructure, brewing, design, and fabrication. The bones hold together and structure the park while retaining garden terraces, creating places to sit, disappearing into landforms, and reappearing in tall grass. The bones are a mystery in the park. Are they part of some former industry? Are they some new kind of infrastructure? What kind of myths will emerge to explain their presence? The bones in the middle of the site align with true north. The grid of bones begins to bend and come apart as it extends toward the streets, revealing the difference between the Georgetown street grid and true north-south. This twisting grid suggests a former relationship to the Duwamish River while articulating distinct landscape "rooms" in the park.

"The Open-Hand to receive and to give at the moment where the modern world is bursting into infinite, unlimited richness intellectual and material." —Le Corbusier

Concept Plan

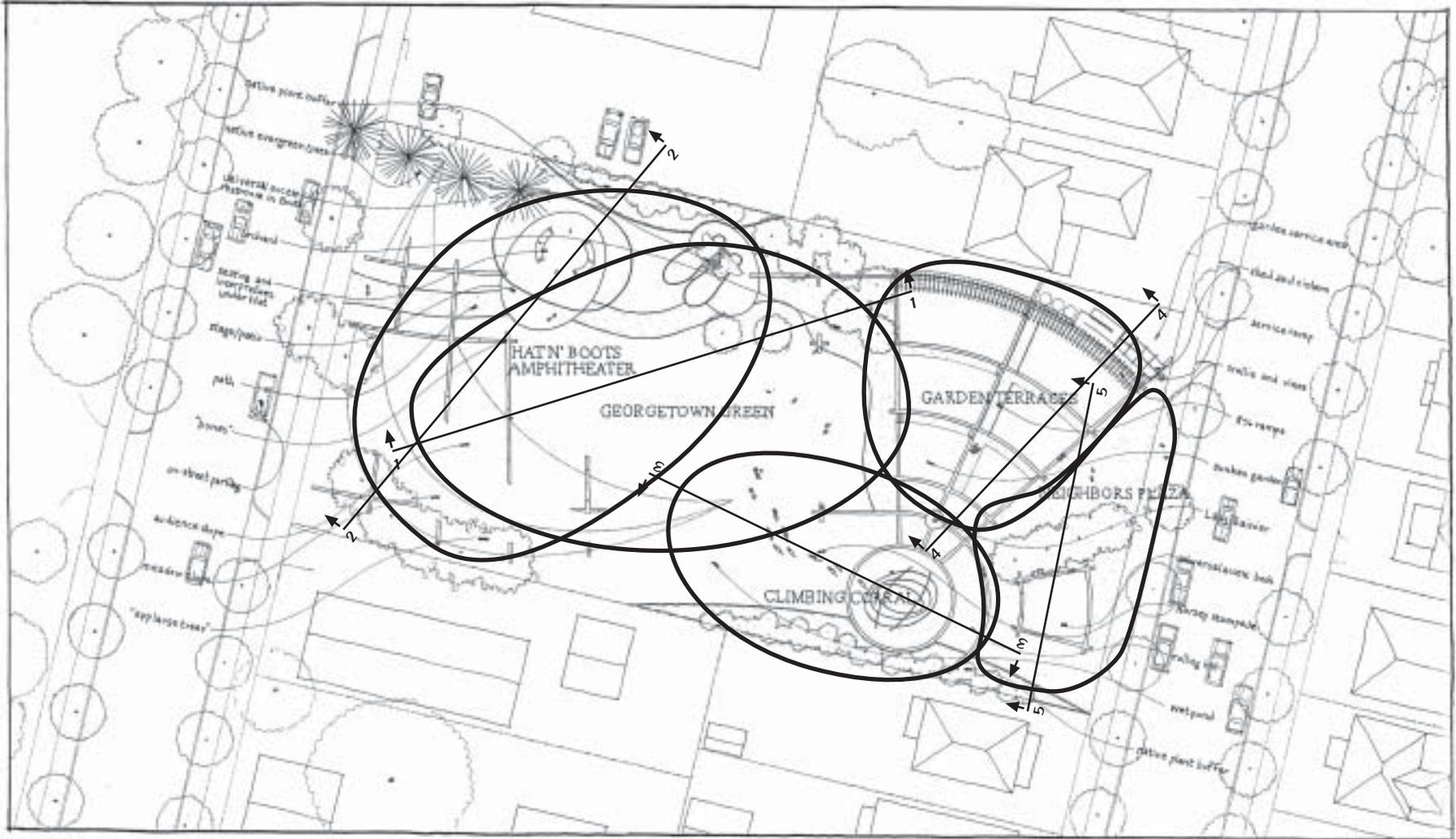


Perspective Sketch



Five Areas Plan

The five major areas of the park—1. Georgetown Green, 2. Hat n' Boots Amphitheater, 3. Climbing Corral, 4. Garden Terraces, and 5. Neighbors Plaza—are described in detail over the next ten pages. The diagram below shows the general location of each of these areas and the line along which a section was "cut" for each area.



Georgetown Green



games on the grass



space for art

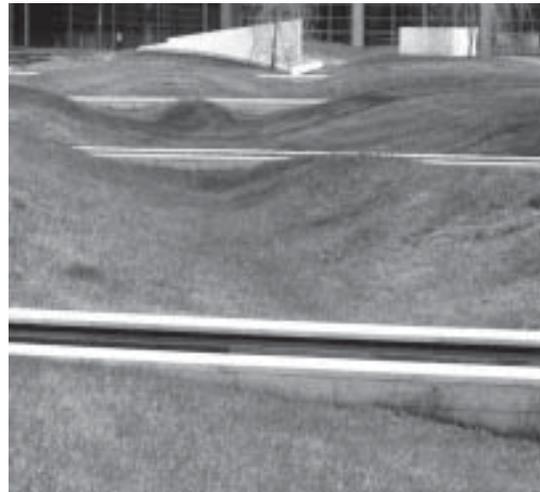


walking bones

stroll · frisbee · picnic · people-watch · relax



quiet place to relax

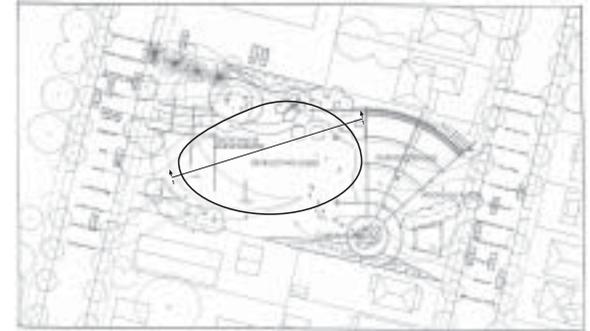


bones reveal undulations in the land

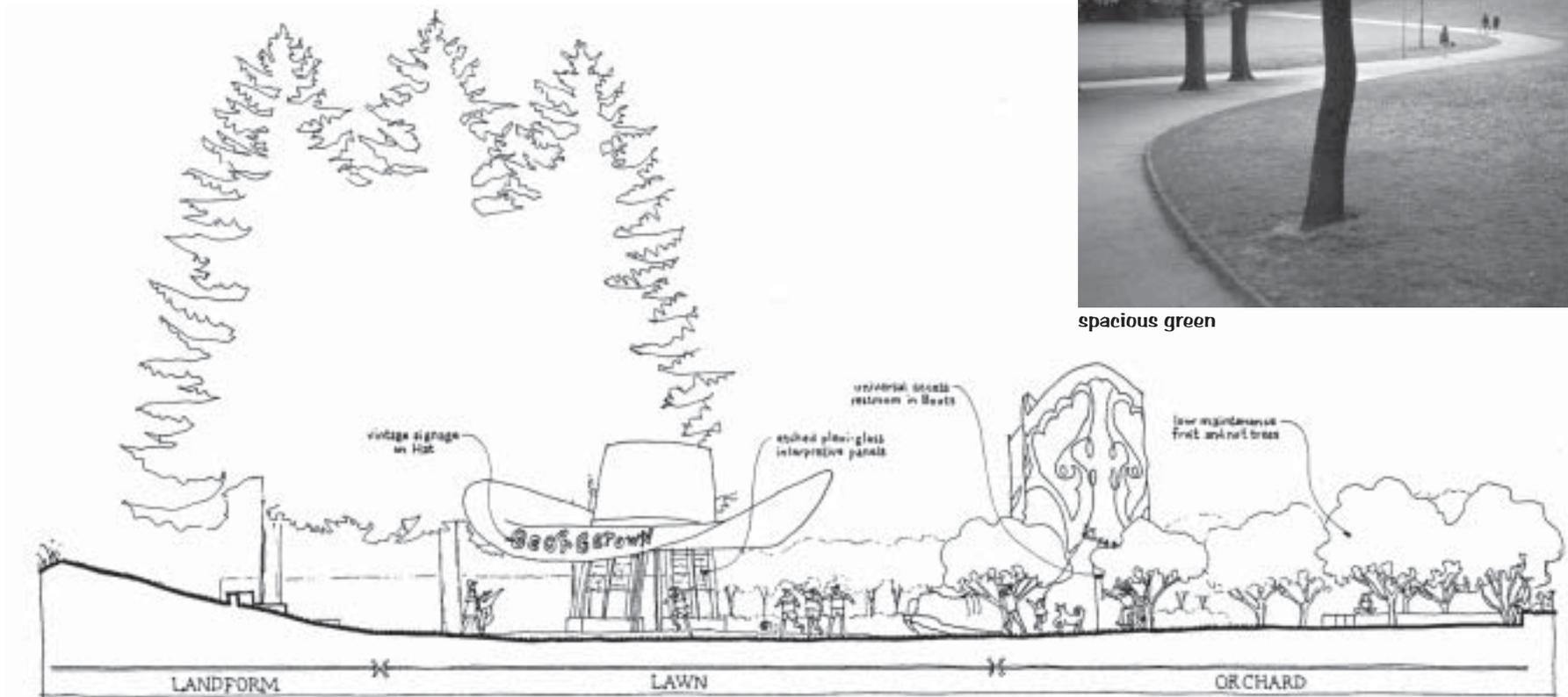


place for a morning walk

The Georgetown Green is a broad grassy area in the middle of the park. It is a place to play—throw a frisbee or fly a kite. It is also a place to relax—have a barbecue or just sit to read a letter. A large dune landform shields the Green from heavy traffic on Corson Avenue, and the Green extends up to its ridgeline. To the north of the Green is an orchard. The orchard is maintained by some of the P-Patchers and Master Gardeners in the neighborhood. It demonstrates a variety of low-maintenance fruit and nut trees that neighbors might want to plant in their yards. In the orchard stand the Boots. They once held bathrooms as part of a roadside gas station. Now they're restored and a large universal access bathroom is inside. The Hat stands to the west of the orchard. When it rains neighbors move a few of the picnic tables to sit underneath. The letters of "Premium Tex" have been replaced by the letters of "Georgetown" across the brim of the Hat.



spacious green



scale: 1/16" = 1'-0"

Hat n' Boots Amphitheater



amphitheater



dune landforms



sculpted landforms

welcome · express · invite · inspire · perform



"cut" in the landform

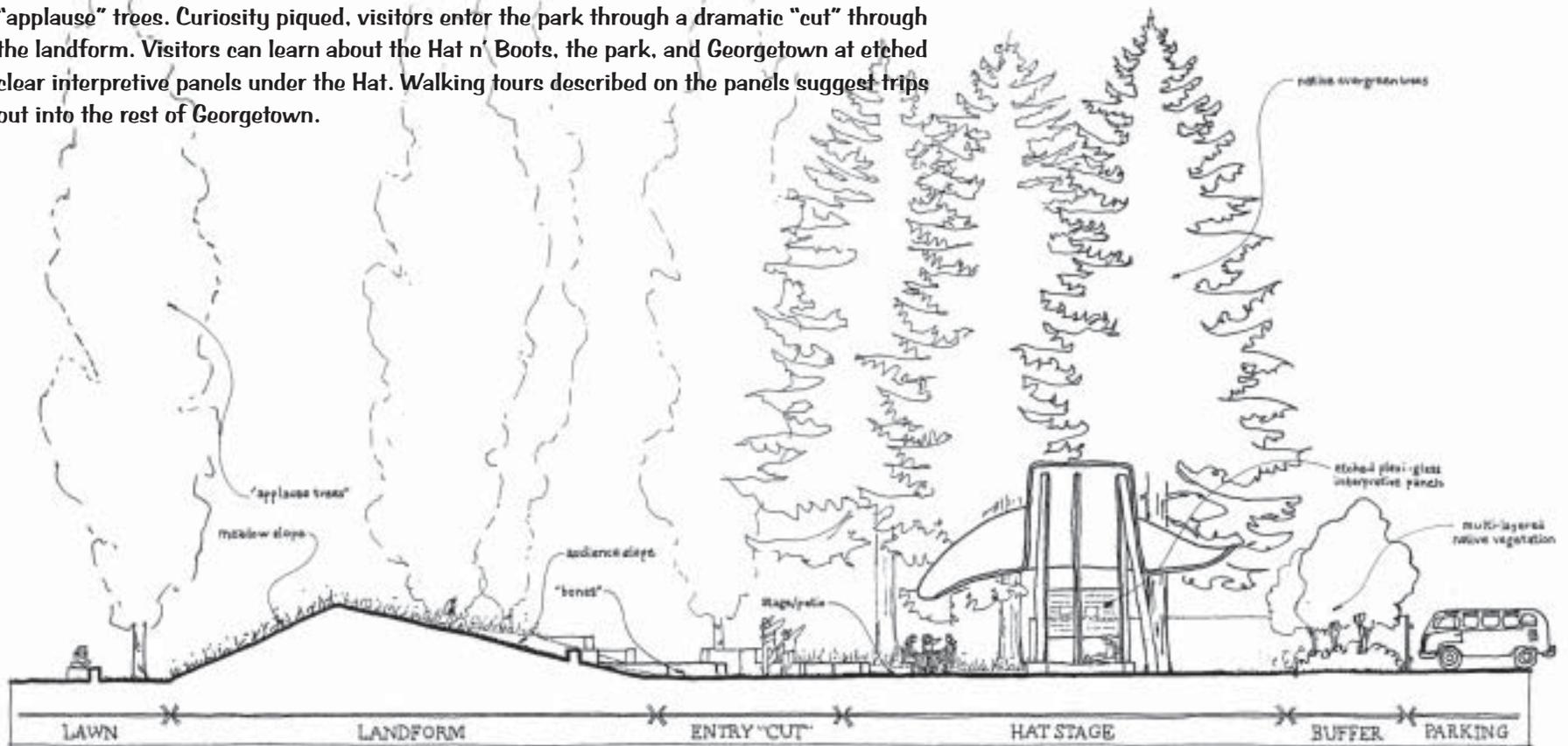
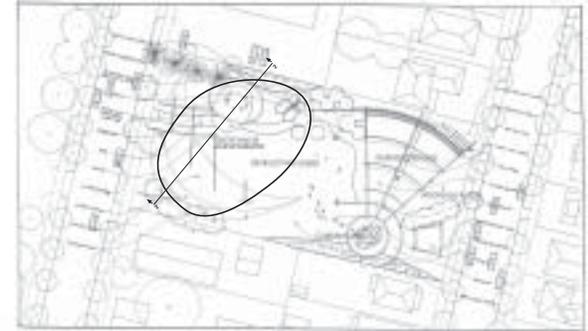


performance in the evening



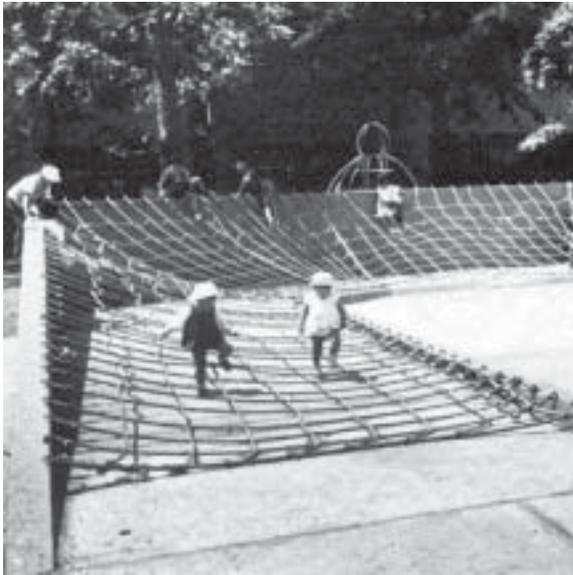
performance in the day

Hat n' Boots Amphitheater is a bowl and stage formed by a large crescent dune landform embracing the Hat and an oval patio skirting the structure. The patio is a place for neighbors to sit and talk or play board games. On special days neighbors move tables out of the way and the patio becomes a stage for plays and performing arts, battles of the bands, outdoor movies, and political stump speeches. The hat has even been rigged with theater-like lighting and hooks for screens and backdrops. The seating bones fill up with onlookers first, and then the hill fills all the way to the top. The audience space of the landform is ringed by a row of tall trees with leaves that flip and twinkle in the wind like the applause of the crowd. A row of gigantic Northwest evergreens and a dense planting of native shrubs and small trees provide a rich green backdrop to the Hat stage. Folks driving by on Corson Avenue first see the Hat n' Boots through a break in the row of "applause" trees. Curiosity piqued, visitors enter the park through a dramatic "cut" through the landform. Visitors can learn about the Hat n' Boots, the park, and Georgetown at etched clear interpretive panels under the Hat. Walking tours described on the panels suggest trips out into the rest of Georgetown.



scale: 1/16" = 1'-0"

Climbing Corral



climbing games



art that makes you want to fly



simple lessons

build · excite · climb · slide · experience



art about climbing

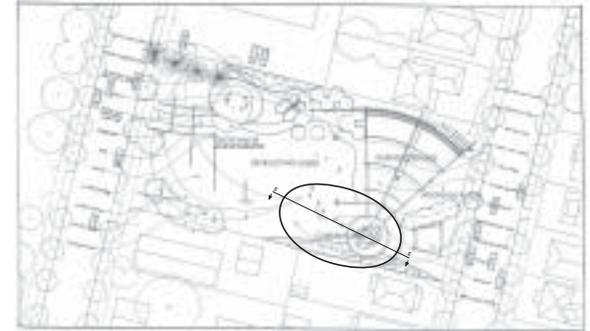


moving parts for kids

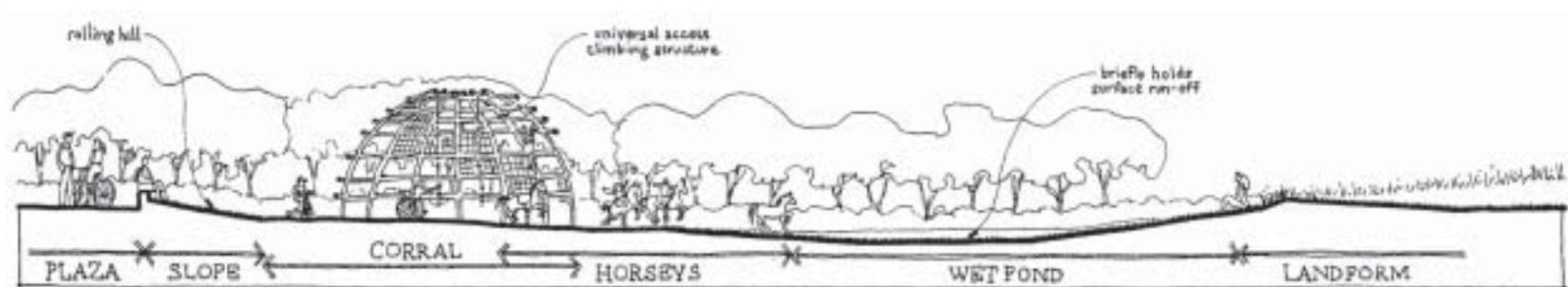


art you want to climb on

The Climbing Corral is an artful steel and rope climbing structure, but there has been a "corral break," and all the horses, in the form of artist-designed spring toys, are making a run for the Green. The climbing structure has been designed to accommodate play for all young children, regardless of ability. A variety of textures, materials, elevations, shapes, and movable parts creates opportunities to learn simple concepts—up/down, in/out, over/under, and so on. The children make up stories and games—fort, chase, can't-let-your-feet-touch-the-ground—that give this simple structure meaning. For the kids of Georgetown it is the Corral, not the Hat or Boots, that is the important structure at the park. The Climbing Corral is ringed by a shallow grass hill for rolling and low seating bones for moms and dads to watch their children. Big kids are encouraged to play throughout the park—rolling on the big hill, performing on the stage, playing tag and ball games on the Green, and even helping out in the children's garden. To the west of the Climbing Corral is a broad shallow depression in the grass, where some of the surfacewater from the park is directed and briefly held after a rain until it percolates into the ground. This area is called a "wet pond," though most of the time it is as dry as the rest of the park.



safe adventure

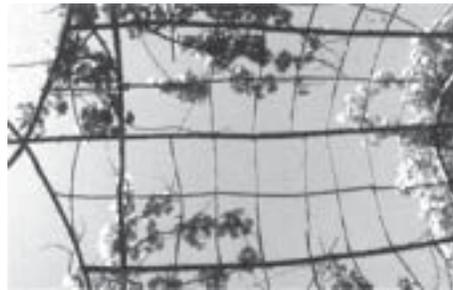


scale: 1/16" = 1'-0"

Garden Terraces



hops canopy



trellis



living walls

learn · garden · grow · harvest · share



agricultural terraces

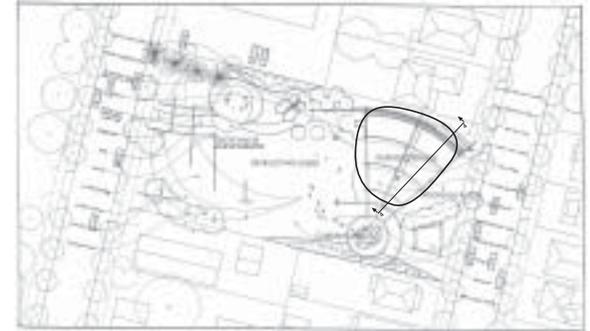


garden plots

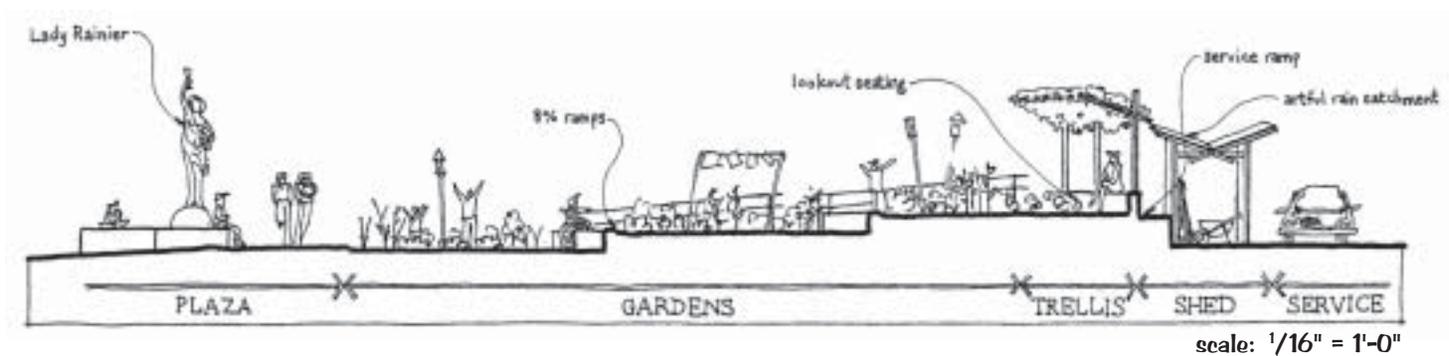


experimental garden

The Garden Terraces are a place to garden in the park. Some neighbors have their own small plots of organic fruits and vegetables in the P-Patch. Some come just to help out with the orchard, the park plantings, and the demonstration gardens. The gardening area is located to catch the best sunlight in the park and the terracing tips the gardens up to catch even more. The Terraces are each 18" high and ramps bring people and wheelbarrows up and down. The gardens are full of life-plants, bugs, worms, microorganisms, and people of all ages. Mason bee boxes, bird houses, prayer flags, wind chimes, bean poles, and decorative railings create a wonderful forest of garden structures. At the top of the Terraces there is a vine-covered trellis with lookout seating to get long views over the gardens and the park. Behind the Terraces there is a service area where mulch and soil amendments can be dropped off or collected. Compost bins and a toolshed are accessed by a service ramp up the back of the Terraces or through the Plaza. Water as rain off the toolshed and from fruit and vegetable washing is collected and displayed through an artful catchment and cistern system. Some water ends up in a sunken garden, illustrating ways to take advantage of excess water. When a gardening plot needs to be rested, there is an opportunity for an "art plot" to be assigned and a local artist can put in a temporary installation. These art interventions as well as educational signage about the gardens draw the public into the gardening spaces that are part of their park.



trellis and terraces



Neighbors Plaza



a simple ground plane



promenade

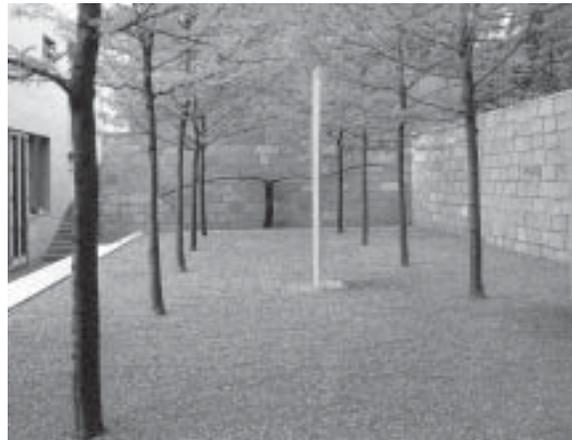


a shady place

meet · teach · gather · remember · exchange



market cart

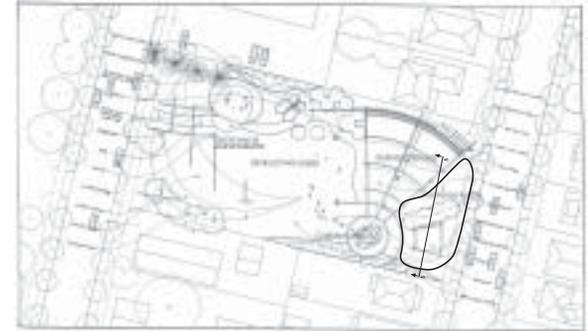


feet make sounds

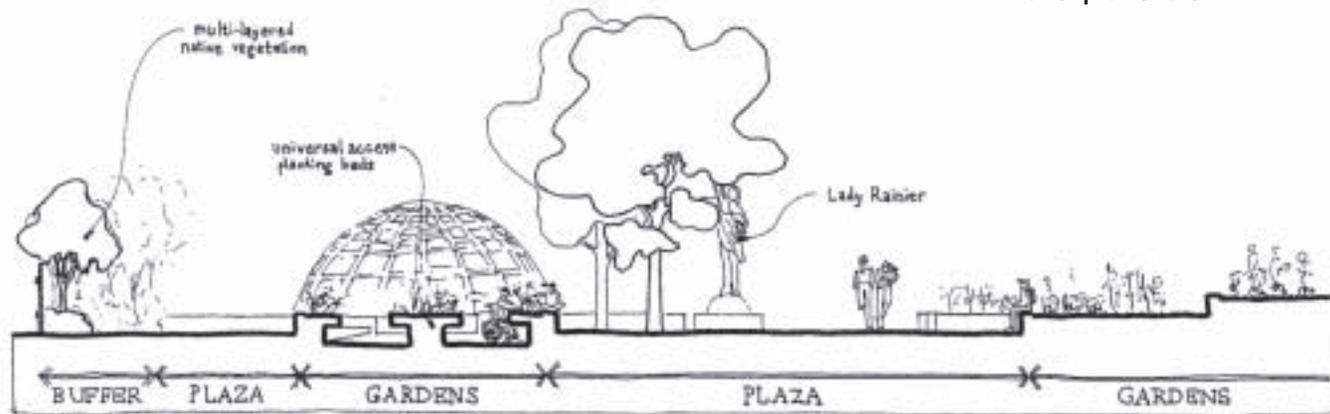


market stalls

The Neighbors Plaza is a place for neighborhood gatherings and events. The plaza is very wide at the mouth, inviting the neighborhood into the park, and tapers to a gateway between the Garden Terraces and Climbing Corral. Lady Rainier, the historic bronze statue that graced Georgetown's brewery, welcomes neighbors into their park. "Bones" retaining the Garden Terraces also make perfect seats to wait for a friend or hold a meeting or lesson. The gravelly ground surface is rolled smooth and hard so it is accessible to all but gives a nice crunchy sound to let you know you've entered a special place. Small trees partially shade the Plaza and their trunks emerge cleanly from the ground plane. A piece of the Garden Terraces has leapt out into the Plaza, maybe from the sunken garden. It holds universal access gardening plots and demonstration gardens. On the weekend a temporary market is erected for neighbors to share arts, crafts, meals, services, antiques, produce, and second-hand goods. People come from all around to get the best deals on Georgetown's creations.



market promenade



scale: 1/16" = 1'-0"



Community Participation

The importance of community participation during both the design and implementation phases of any community park is critical to its lasting success. Community input has informed the schematic design process, and now further engagement of the community will establish park stewardship. Once the physical design and construction is complete, user perception of the park will be influenced by activities that take place there. Of equal importance is the condition and appearance of the vegetation and built elements and the users' feelings of safety and comfort. This section identifies the goals, opportunities, oversight mechanisms, and resources of a Community Stewardship strategy for the park.

Goals

- The local park serves as the heart of a community. It is the focal point for community gathering, and a location for festivals and special events to take place. A diversity of spaces and activities must exist for children, teens, couples, families, and elderly residents. The goal is a park where all can find a place.
- Maintenance and safety are critical for the park to be widely used by all its constituents. The goal is a park with healthy vegetation and well-maintained built elements.



kids can participate

Opportunities

There are many opportunities to develop activities that would help to expand and diversify the users and further develop their connections to this park:

- The park could support community celebrations. These may include harvest festivals, Saturday flea or green markets, holiday festivals (4th of July, Veterans Day, Labor Day rallies, etc.), local church and organizational events (Christmas tree lighting, Easter egg hunts, Master Gardeners, Historic City Hall Association), and the annual Garden Walk and Arts Festival.
- The park could host more intimate events such as weddings, birthday parties (particularly with a photogenic place like the Hat n' Boots), family and school reunions, and local club picnics such as for the Boys and Girls Clubs.
- There is also an expanding interest within schools, clubs, and camps to use parks as sites for environmental education. In this park, environmental interpretives could be developed for the P-Patch, the wet pond, the native vegetation buffers, and the meadow.

Oversight

A Friends of Georgetown Neighborhood Park group could build a constituency and serve as an informal oversight committee for the park. This group could function as a review body addressing issues and working with Seattle Parks and Recreation to resolve them.

The Friends group could:

- contact schools, churches, and civic and cultural organizations.
- schedule community-wide and smaller events.
- schedule performances in the Amphitheater.
- assign "art plots" and temporary installation locations and durations.
- assist with park maintenance, plantings, and environmental education.
- assist P-Patch in assigning gardening plots and developing demonstration gardens.

Examples of this type of organization include the Fremont Solstice Parade, the University Heights Green Market, and the Fremont Outdoor Movies.



generations learn from each other

Resources

The following are some of the local organizations that could be interested in hosting or participating in events at the park.

CULTURAL:

Georgetown Was First
Green Duwamish Alliance
Historic Seattle
Historic Georgetown City Hall Association
NW Perennial Alliance
People for Puget Sound
Seattle Garden Club
Seattle Annual Garden Tour
Seattle Street Ends Alliance
Tremendous Seattle

CIVIC/RELIGIOUS:

Baptist Church (need name)
Design Center
Eagles Hall
Georgetown Food Bank
Georgetown Gospel Church
Georgetown Business Association
Georgetown Crime Prevention Council
Greater Duwamish District Council
Korean Baptist Church
People for Puget Sound
Silver Slipper Dance Society
Southpark Business Association
11th District Democrats

EDUCATIONAL:

Cleveland High School
Concord Elementary School
South Seattle Community College
Wing Luke Elementary School
University of Washington Design-Build Programs



neighbors take responsibility



Georgetown pride

Park Eco-logic

Encroaching industry and a legacy of contamination have taken a heavy toll on the environment of Georgetown. No design can restore the park site to a primordial natural state. However, we can begin to understand and improve the environmental qualities of our built world. Two important concepts that have guided the schematic design of Georgetown Neighborhood Park are urban gardening and green infrastructure. This section identifies the goals, opportunities, and resources that make up a Park Eco-logic strategy for the park based on these concepts.



trellis garden

Goals

- Urban gardening refers to the act of cultivation in the park, both within and beyond the Garden Terraces. This concept includes of course the P-Patch plots and the various plantings of the park, but also the cultivation of the social systems that animate the park and build a shared neighborhood land ethic. The goal is to grow community through improving the environment.
- Green infrastructure refers to the invention of a new infrastructure for our urban areas based on the patterns and processes of natural systems. The goal is to invent a built landscape that complements natural systems while supporting human needs.



urban gardening

Opportunities

Opportunities will exist in the park to:

- Link the park to successful existing events and organizations such as the annual Georgetown Garden Walk and Arts Festival, the Georgetown Garden Club, and the composting program at the Georgetown Gospel Chapel.
- Establish new programs illustrating organic gardening techniques and maintenance of native vegetation. These could be taught by P-Patch members, local Master Gardeners, and local Master Composters.
- Garden individual plots in the P-Patch.
- Participate in planting and maintaining the orchard, trellis vines, the native plantings, and the demonstration gardens.
- Involve kids in a children's garden (similar gardens exist at Bradner Gardens and the Good Shepherd Center).



sunken garden

- Adapt Seattle Tilth's Teaching Peace Through Gardening curriculum.
- Collect and retain all surfacewater on site. This will reduce the need for expensive and environmentally damaging stormwater infrastructure. Rainwater from the garden shed and hardscape could be collected and displayed and then reused on site. Stormwater that doesn't immediately sink into the ground can be directed to an occasionally inundated wet pond and a demonstration sunken garden that illustrates innovative ways to take advantage of excess water.
- Plant drought tolerant grasses and native shrubs to reduce the dependence on irrigation and polluting chemicals and fertilizers.
- Compost the grass clippings from the park on site as part of the P-Patch operation.
- Interpret and teach the impacts of urbanization on our ecosystem, such as the role of impervious paving and deforestation.
- Experiment with sustainable techniques to restore the environment, such as native plantings and rain gardens.
- Change the experience of the neighborhood. The park will offer pleasant shady cool places to get out of the sun and a dry vantage point from which to appreciate the rain. This will bring more people outside and on foot into contact with their neighbors.

Resources

The following are some of the local organizations that could be helpful in establishing urban gardening and green infrastructure at Georgetown Neighborhood Park.

URBAN GARDENING:

Washington State University's
Cooperative Extension

Seattle Tilth

Seattle Department of Neighborhoods
P-Patch Program

Center for Urban Horticulture,
University of Washington

Georgetown Garden Club

Georgetown Garden Walk and Arts Festival

Georgetown Gospel Chapel

King County Master Gardener Program

Rosso Nursery

GREEN INFRASTRUCTURE:

Seattle Parks and Recreation

Seattle Public Utilities

University of Washington
Department of Landscape Architecture

University of Washington Center for
Urban Water Resources Management

Community Coalition for
Environmental Justice

Environmental Coalition of South Seattle

Puget Sound Urban Resources Partnership

Puget Sound Water Quality Action Team



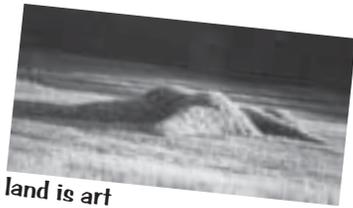
garden with bioswale for water quality



green infrastructure

Art in the Park

Artists have been and will continue to be involved in the conception, design, construction, and animation of Georgetown Neighborhood Park. Artists bring bold visions and important questions to the design of park elements and experiences. The entire park is a work of art springing from the collaboration of designers and community, and the park will be an exciting venue for performing arts and temporary installations in Georgetown.



In addition, the neighborhood has identified several historic pieces of art and architecture that should be restored and installed in the park—the Hat n’ Boots and the Lady Rainier statue from the former Rainier Brewery. These unique elements will require attention and maintenance. This section identifies the goals, opportunities, and resources for an Art in the Park strategy.

Goals

- Georgetown is a neighborhood with a colorful history and diverse funky industrial spaces. Rents are rising, but Georgetown is still more affordable than most of Seattle. Georgetown is attracting a growing number of artists, and there are many bands that practice and live in the neighborhood. The park should provide Georgetown artists and musicians with an inspiring and dynamic space to exhibit and perform.
- Art serves to communicate identity, initiate conversations, and elevate the aspirations of a community. The park should be a place that expresses Georgetown’s eccentric and feisty spirit through the materials and processes that have defined this place while opening up opportunities for the creativity that future generations will bring to the neighborhood.
- Art can be a focus of community building. The park should be a place not simply for the artifacts of art, but for the sharing, teaching, learning, and living of art that brings neighbors together.

Opportunities

Because the Hat n’ Boots and Lady Rainier will already be such dominant focal points in the park, the schematic design for the park does not suggest any more singular permanent objects of art, but rather achieves the goals of Art in the Park through a genuine collaboration with artists in the design of entire systems for the park, not simply in the assigning of places for specific art objects. Further, conceiving the park as a venue for arts experience and education stimulates ongoing artistic involvement and stewardship. There are significant opportunities for artist involvement in the future design of:

- Metalwork elements such as the trellis, shed, and handrails of the Garden Terraces. This is a great chance to involve the local craftsmanship of Georgetown metal fabricators.
- The Climbing Corral, a steel and rope play structure. This structure could be related in form and materials to the Garden Terraces elements. This would create a continuous band of metal work that forms a threshold or gateway between the Neighbors Plaza, dominated by Lady Rainier, and the Georgetown Green, dominated by the Hat n’ Boots.



local fabricators

- Drainage infrastructure for the collection, display, and reuse of captured rain and surfacewater.
- A system of wayfinding and signage for the park, including interpretive panels under the Hat.
- Spring toy horses near the Climbing Corral.
- "Art plots" and other temporary installations in the park. As garden plots in the Garden Terraces need to be rested according to the principles of organic gardening, the plots might provide temporary exhibition space.
- Performances in the Hat n' Boots Amphitheater. The schematic design for Georgetown Neighborhood Park envisions a space for bands, ballet, plays, outdoor movies, and all manners of performance art under the restored Hat structure.
- The Hat n' Boots structures will be important sculptural and cultural components of the park. Once they are in place, there will be maintenance and programming needs associated with them.



restoring the Hat

- The bronze Lady Rainier statue, now located at the Tully's Coffee Headquarters on Airport Way, has been identified for relocation to the park. The statue is now owned by the Museum of History and Industry (MOHAI) and has a cultural connection with the brewing history of Georgetown. MOHAI may loan the statue to the park, but before the statue can be moved arrangements must be made for transfer, restoration, safety, and long-term maintenance.
- If the Lady Rainier statue cannot be loaned to the park, another historic piece of significance to the neighborhood should be moved to the park or a new piece should be



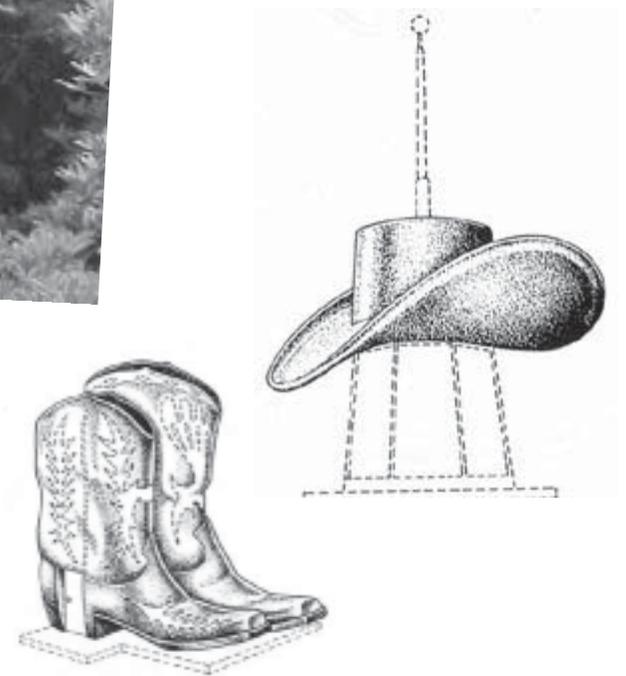
Lady Rainier

commissioned to welcome people into the park at the Neighbors Plaza.

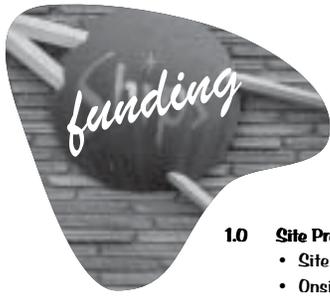
Resources

The following are some of the local organizations that could be consulted about Art in the Park:

- Washington State Arts Council
- King County Arts Commission
- Seattle Arts Commission
- JEM Studios
- Sunny Arms Studios
- Rainier Cold Storage



Lewis Nasmyth's patent drawings



Preliminary Cost Estimate

	Description	Quantity	Units	Cost(s)	Subtotal	Total	Subtotal Phase 1	Total Phase 1
1.0	Site Preparation and Earthwork							
	• Site Clearing and Grubbing	1	LS	\$1,500.00	\$1,500.00		\$1,500.00	
	• Onsite Grading	200	CY	\$10.00	\$2,000.00		\$2,000.00	
	• Imported general fill for berms, etc. (and grading)	2000	CY	\$16.00	\$32,000.00		\$32,000.00	
	SUBTOTAL Site Preparation and Earthwork				\$35,500.00	\$35,500.00	\$35,500.00	\$35,500.00
2.0	Utilities							
	• Water Main (Stub In Restrooms and Irrigation Controller/Cap)	1	LS	\$2,000.00	\$2,000.00		\$2,000.00	
	• Water Service (2" Dia. Meter)	2	EA.	\$5,000.00	\$10,000.00		\$10,000.00	
	• Sanitary Sewer Hookup	1	LS	\$2,500.00	\$2,500.00		\$2,500.00	
	• Sanitary Sewer (Stub to Site)	144	LF	\$18.00	\$2,592.00		\$2,592.00	
	• Underground Electrical (Service On-Site)	100	LF	\$26.00	\$2,600.00		\$2,600.00	
	• Electrical Service Transfer Pad (at Hat)	1	LS	\$5,000.00	\$5,000.00		\$5,000.00	
	• Irrigation System	TBD	LS	\$25,000.00	\$25,000.00		\$25,000.00	
	• Storm Drainage System	TBD	LS	\$15,000.00	\$15,000.00		\$15,000.00	
	• P-Patch Infrastructure	1	LS	\$10,000.00	\$10,000.00		\$10,000.00	
	SUBTOTAL Utilities				\$74,692.00	\$110,192.00	\$74,692.00	\$110,192.00
3.0	Site Improvements							
	• Concrete and Recycled Glass Seat and Retaining Walls (Bones)	100	CY	\$700.00	\$70,000.00		\$70,000.00	
	• Decomposed Granite and Recycled Glass Paths and Ramps	7000	SF	\$5.00	\$35,000.00		\$35,000.00	
x	• Hat n' Boots Pad Concrete Paving	1350	SF	\$6.00	\$48,600.00			
	• 12" Play Area Surface	850	SF	\$3.00	\$2,550.00		\$1,487.50	
	• Handrails	210	LF	\$24.00	\$5,040.00		\$5,040.00	
	• 6'-0" Fence	524	LF	\$36.00	\$18,864.00		\$18,864.00	
	SUBTOTAL Site Improvements				\$180,054.00	\$290,246.00	\$130,391.50	\$240,583.50
4.0	Landscape and Planting							
	• 4" Topsoil for Lawns and Meadow	20140	SF	\$0.30	\$6,042.00		\$6,042.00	
	• Hydro Seed Lawns and Meadow	20140	SF	\$0.25	\$5,035.00		\$5,035.00	
x	• 6" Topsoil for Planting Beds	1750	SF	\$0.45	\$787.50			
x	• 3" Cedar Grove or Equiv. Muleh	1750	SF	\$0.10	\$175.00			
x	• Shrubs and Groundcover	1750	SF	\$4.00	\$7,000.00			
	• Specimen Trees	17	EA.	\$500.00	\$8,500.00		\$8,500.00	
x	• Orchard Trees	9	EA.	\$300.00	\$2,700.00			
x	• Small Trees	15	EA.	\$150.00	\$2,250.00			
	SUBTOTAL Landscape and Planting				\$32,489.50	\$322,735.50	\$19,577.00	\$260,160.50

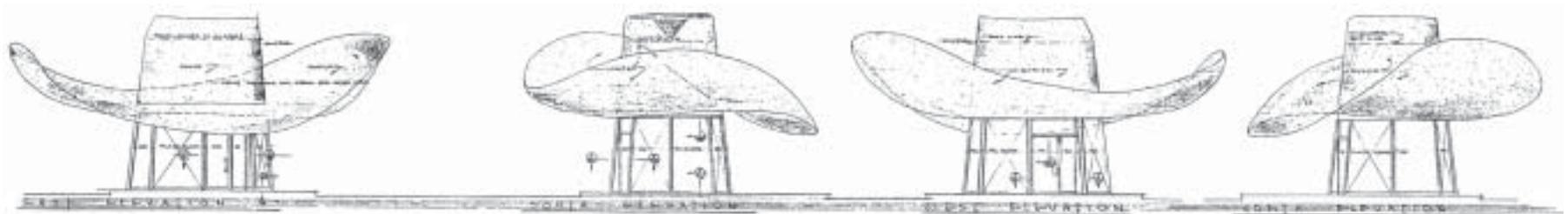
	Description	Quantity	Units	Cost(s)	Subtotal	Total	Subtotal Phase 1	Total Phase 1
5.0	Site Furnishings							
x	• Spring Horseys	10	EA.	\$2,500.00	\$25,000.00			
	• Bike Rack	2	EA.	\$800.00	\$1,600.00		\$1,600.00	
	• Trash Cans	8	EA.	\$600.00	\$4,800.00		\$4,800.00	
x	• Seat Wall Benches	8	EA.	\$800.00	\$6,400.00			
	• Picnic Tables	6	EA.	\$1,000.00	\$6,000.00		\$6,000.00	
x	• Lighting (Hat and pathway)	TBD	LS	\$25,000.00	\$25,000.00			
	• Drinking Fountain	2	EA.	\$1,200.00	\$2,400.00		\$2,400.00	
	SUBTOTAL Site Furnishings				\$71,200.00	\$393,935.50	\$14,800.00	\$274,960.50
6.0	Structures							
x	• Shed and Cistern and Wooden Ramp at P-Patch	1	LS	\$25,000.00	\$25,000.00			
x	• Hat and Boots move and restore	1	LS	\$300,000.00	\$300,000.00			
x	• Steel Trellis	600	SF	\$50.00	\$30,000.00			
x	• Steel and Rope Climbing Structure	1	LS	\$30,000.00	\$30,000.00			
x	• Universal Access Bathroom	1	LS	\$50,000.00	\$50,000.00			
x	• Lady Rainier or Equiv. Art (move and restore)	TBD	LS	\$10,000.00	\$10,000.00			
	SUBTOTAL Structures				\$445,000.00	\$838,935.50	\$0.00	\$274,960.50
7.0	Street Improvements							
	• Saw Cutting	36	LF	\$2.00	\$72.00		\$72.00	
	• Curb & Gutters (as necessary)	140	LF	\$12.00	\$1,680.00		\$1,680.00	
	• Concrete Ramps (ADA and driveway)	160	SF	\$20.00	\$3,200.00		\$3,200.00	
	• Bollards (removable)	3	EA.	\$500.00	\$1,500.00		\$1,500.00	
x	• Planting Strip Improvements	TBD	LS	\$20,000.00	\$20,000.00			
	SUBTOTAL Street Improvements				\$26,452.00	\$865,387.50	\$6,452.00	\$281,412.50
8.0	Additional Costs							
	SUBTOTAL-ESTIMATED CONSTRUCTION COST				\$865,387.50		\$281,412.50	
	Mobilization and Temp. Facilities @ 5%				\$43,269.38	\$908,656.88	\$14,070.63	\$295,483.13
	Sales Tax @ 8.8%				\$79,961.81	\$988,618.68	\$24,764.30	\$320,247.43
	Contingency @ 15%				\$148,292.80	\$1,136,911.48	\$48,037.11	\$368,284.54
	SUBTOTAL-DESIGN, PERMITS, AND PROJECT MANAGEMENT @ 13%				\$155,769.75		\$50,654.25	
	Sales Tax @ 8.8%				\$13,707.74	\$169,477.49	\$4,457.57	\$55,111.82
	Contingency @ 15%				\$25,421.62	\$194,899.11	\$8,266.77	\$63,378.60
	TOTAL					\$1,331,810.59		\$431,663.14

x denotes elements that can occur in subsequent phases

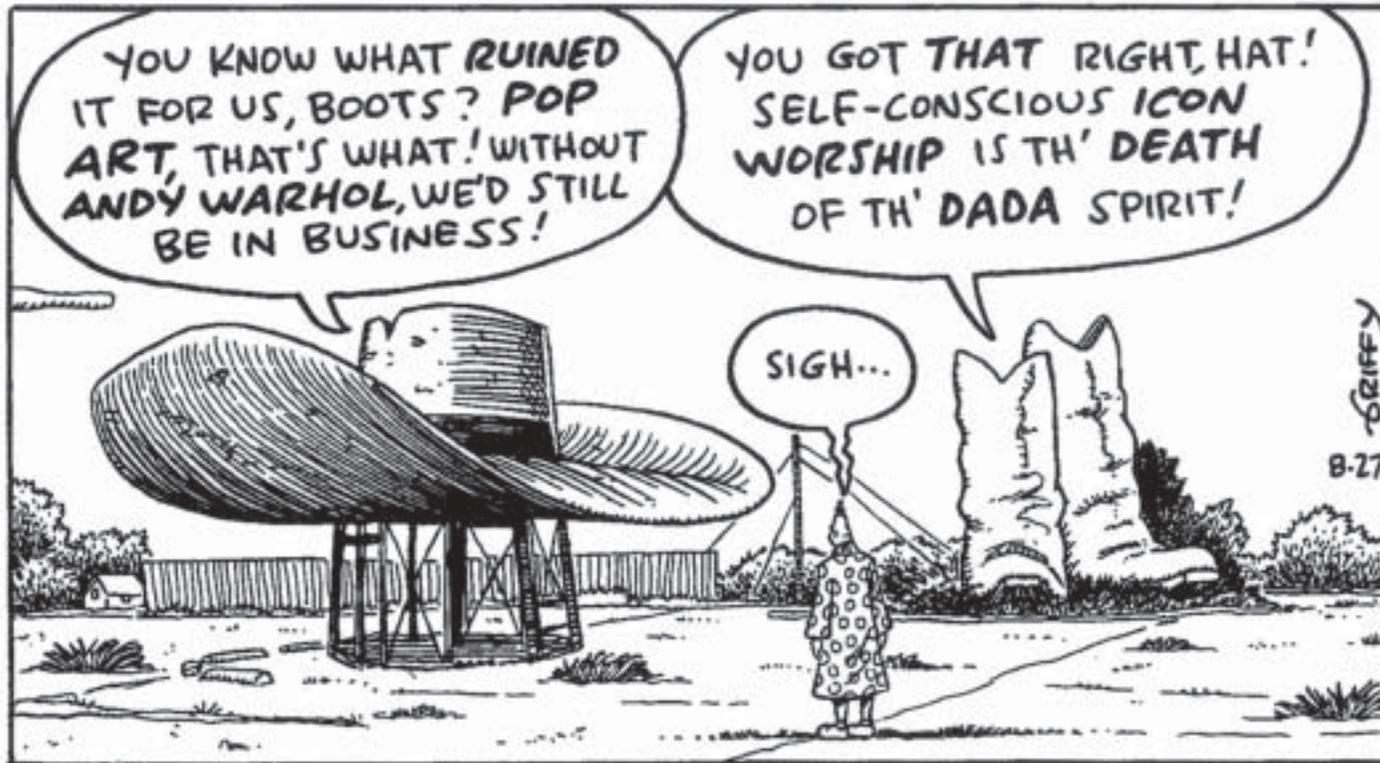
Funding Opportunities

An important aspect of developing the new park is securing adequate funding. There are many competing demands for public dollars throughout the City and even within the Georgetown neighborhood itself. It will be important to leverage the \$335,000 in funding dedicated to the park through the ProParks 2000 Levy. Grants may be sought to supplement the Georgetown Park project or discrete elements within it. The following is a list of potential funding sources:

Seattle Parks Foundation
Seattle Department of Neighborhoods Neighborhood Matching Fund
Seattle Arts Commission and Seattle Percent for Arts Fund
King County Arts Commission
Puget Sound Urban Resources Partnership
King County Urban Reforestation and Habitat Restoration Grant Fund
King County Community Agriculture Grants
King County Small Change for a Big Difference Grants
Boeing Company
Port of Seattle
South Downtown Foundation
Starbucks Community Development Fund
Duwamish Business Improvement Association
Rabanco
Waste Management Inc.
Glacier Concrete
Artist Trust
Target Stores
Ka Boom!



Bruce Olsen's original engineering drawings



to download a printable PDF of this document
please visit www.jonesandjones.com/georgetown.html

