

West Montlake Park Historic Colonnade

Project Proposal



Top, rendering of the Colonnade at sunset.
Bottom, view of existing site from the same perspective.

Prepared for Pam Kliment, Seattle Parks Department

Prepared by Matt Heater, Project Manager
Rob Wilkinson, Project Designer
Colleen Chartier, Project Designer
Noel Sherrard, Graphics & Illustrations

Partners Hamlin/Shelby St. Neighbors
Montlake Community Club
Seattle Parks Foundation
Seattle Yacht Club
NOAA Fisheries

November 30, 2020



West Montlake Park plan view and Colonnade site identification.

Table of Contents

Plan View.....	1
The Site	3
Project History & Design	7
The Solar Lanterns	15
The Lamp Posts	21
Community Involvement	25
Construction	27
Maintenance	31
Funding	33
Project Estimate.....	35
Schedule.....	39
Colonnade Design Team	41
Advisors & Stakeholders.....	43



The Site

West Montlake Park is a popular city park located at the west end of a small peninsula of homes, just south of the Montlake Cut and west of the Montlake Bridge. A short walk from the University of Washington Light Rail Station, this park is a cherished year-round venue for fishing, frisbee, picnics, volleyball and more. It is a popular viewpoint on Opening Day of Boating Season, the annual Windemere Cup crew races, as well as a quiet retreat for patients from the University of Washington Hospital. This park is a well-known gateway to the award-winning National Waterside Trail that extends along the south side of the Montlake Cut all the way to the Arboretum via Marsh and Foster Islands.

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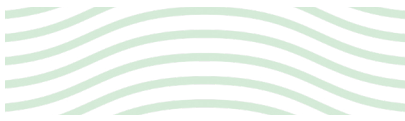
Views of West Montlake Park. Top, oblique view of the Colonnade site. Middle, view from West Montlake Place. Bottom, the north end of West Montlake Park and Portage Bay.

The Site, Continued

The proposed site for the Colonnade was once an area lined with towering poplar trees that in recent years have either fallen or have been removed for safety reasons. Only one of the trees remains in the space planned for the Colonnade. The City Arborist is closely watching this tree as it has far exceeded its normal life expectancy and appears to be compromised. It will likely be removed within the next few years. The proposed Colonnade site is rather barren today. Only a few small trees are struggling to survive. The site provides excellent sun exposure for the solar beacons.



Top, rendering of West Montlake Park at sunset.
Bottom, view of Colonnade site from the same perspective.



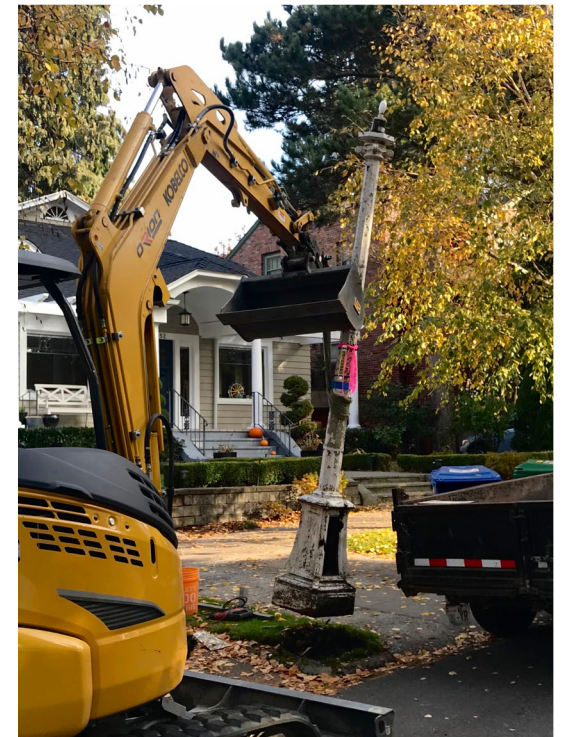
Project History & Design

The Colonnade idea was inspired by Seattle City Light's decision to replace the original street lights on East Hamlin and East Shelby Streets. These elegant cast iron lamp posts were to be scrapped by the city. Rob Wilkinson, an urban planner, and Colleen Chartier, a fine art photographer, saved them from this fate and together hatched a plan to create a Colonnade of these beautiful lamp posts in West Montlake Park. Rob lives on Shelby Street and Colleen on Hamlin Street. They conceived the Colonnade as an enhancement to an existing waterfront esplanade in West Montlake Park. Rob reached out to the Montlake Community Club (MCC) where he had served as a past board member asking for their support. MCC enthusiastically endorsed the project. Matt Heater, a MCC board member, volunteered to manage the project.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020



Contractors removing
the historic lamp posts,
Fall 2019.





Top, rendering of the Colonnade along the west edge of park.
Bottom, esplanade with pipes as stand-ins for future lamp posts.

Project History & Design, Continued

Amy Shaftel, the Seattle Yatch Club General Manager, and her leadership team were enthusiastic about the Colonnade plan and agreed to store the lamp posts on their property until the Seattle Parks Department approved the project. Colleen, Matt and Rob formed the leadership team. They applied for and received a Department of Neighborhoods' Small Sparks Grant to conduct feasibility and outreach. The Seattle Parks Foundation in conjunction with the Montlake Community Club agreed to sponsor the project.

Colonnades in classical architecture evoke feelings of permanence, culture, nostalgia and even romance. This Colonnade will create a new visitor experience - a walk down a waterfront esplanade that will evoke memory and connection to our shared history and the natural environment. The Colonnade design is a simple line of eleven lamp posts, sixteen feet apart on a north-south alignment with another three posts twelve feet apart at the southern end following the pathway as it bends to the east. The Colonnade borders an existing esplanade along the shoreline of Portage Bay with views of the water.

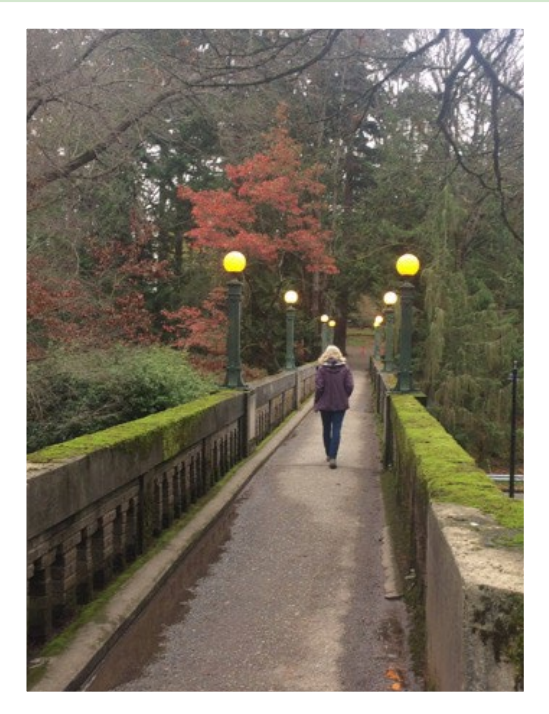
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Project History & Design, Continued

The Colonnade will add to the abundance of other Olmsted influences found throughout Montlake and in the nearby bridges, boulevards, buildings and landscapes. The Olmsted Plan was adopted by the city in 1903 and implemented shortly after the Alaska Yukon Exposition in 1909. The Hamlin Shelby neighborhood was laid out in a similar Olmsted style to the Montlake Boulevard that bisects it. Wide tree lined streets and parking strips are distinctive features of this two block area.



Restored Volunteer Park lamp post



Lamp posts on Wilcox Bridge, Arboretum



Restored Lantern on the Montlake Bridge



Lamp post on Montlake Bridge



Restored lamp post near the entrance to the Seattle Asian Art Museum at Volunteer Park.



Seattle Yacht Club, completed in 1920, shown with original lamp post (new black lamp post in foreground).

Project History & Design, Continued

It is thought the lamp posts were added to the site around 1920 to attract home and property buyers. The Seattle Yacht Club building was dedicated at this time. This landmark was designed by John Graham, Seattle's most distinguished architect of this era.

Some of the best examples of bungalow architecture in Seattle exist in this two block area. The Montlake neighborhood is designated an historic district on the National Register of Historic Places for the abundance of this outstanding residential architecture. Other Montlake and North Capitol Hill neighborhoods have a number of recently restored lamp posts which are located in Volunteer Park, along the Wilcox Bridge leading to the Washington Park Arboretum and the beautiful lanterns featured on the Montlake bridge. All of these are Olmsted legacies and have been carefully restored in recent years.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020

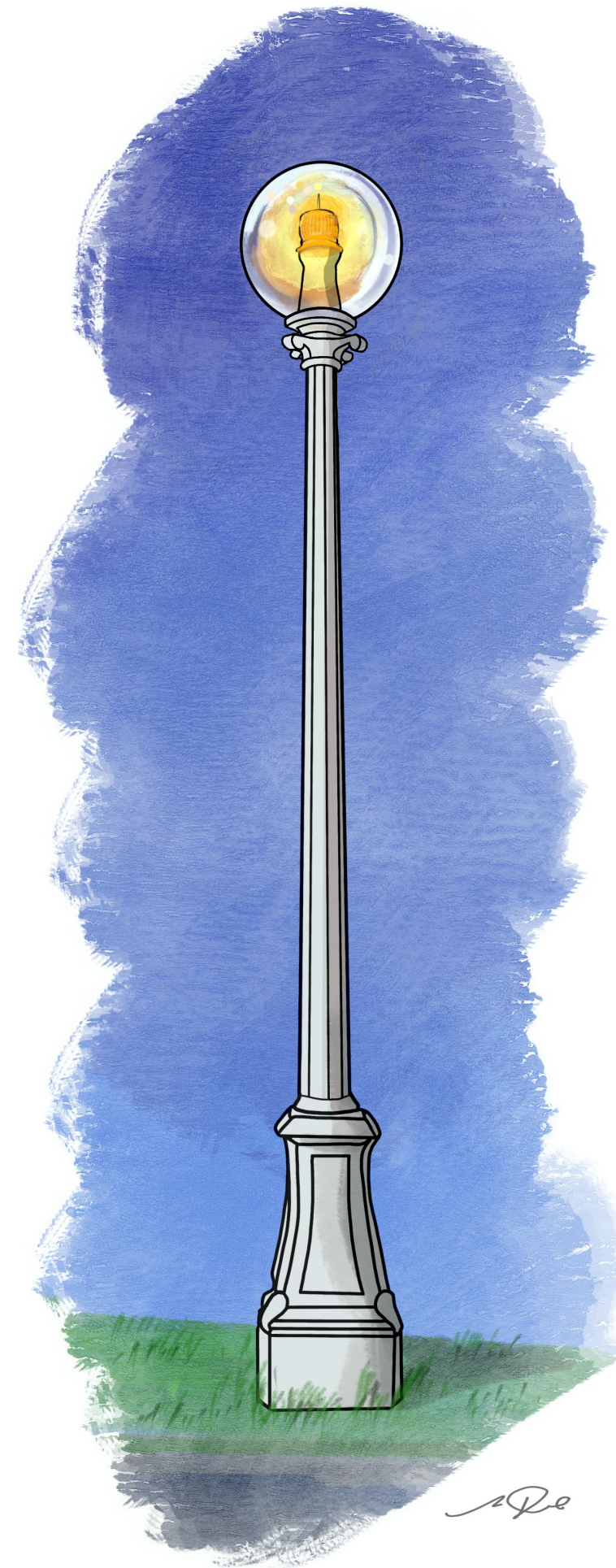


The Solar Lanterns

The lamp post lanterns will contain solar powered beacons housed in clear polycarbonate globes the size and shape of the original globes used in 1920. They will emit a soft amber glow from sunset to sunrise. A working lantern prototype has been in continuous use for the past year. The use of tested off-the-shelf parts will reduce the initial investment and long term maintenance costs. They are readily replaceable.

Solar beacons are well established maritime warning devices used on piers, log booms and other harsh maritime environments where shore power is unavailable. The beacons amplify light using a Fresnel style lense developed in the late 18th century for lighthouses and searchlights.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020



The neo-gothic lamp posts are reminders of the Olmsted landscape legacy. This is a portrait of the proposed lamp post during the day with solar lantern.



The solar lantern prototype at dusk.

The Solar Lanterns, Continued

The solar beacons will rest on ceramic bases similar in design to a lighthouse. They will relate to the Portage Bay site that has a maritime history spanning 150 years from the earliest Portage Bay and Union Bay settlements to the busy commercial and recreational boating activity today.

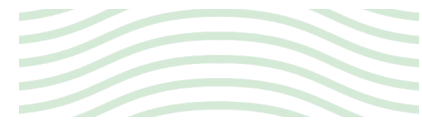
The row of lanterns will not increase the overall light intensity in the area. Existing lighting at the site will be modified to illuminate the current walkway (instead of the entire park) through down-lighting strategies. The solar beacon selected by our team is made by E-Safety Lights. It features a long lasting rechargeable battery that requires ten hours to fully charge but provides seventy hours of light. The LED lights have a design-life of up to 100,000 hours. The beacon is a water-tight design with a PC UV resistant integrated housing.

The Solar Lanterns, Continued

The Fresnel lens on the beacon is made of tough polycarbonate. Tests of the beacon for the past year back up the manufacturer’s claims for the most part. There have been a few nights following a number of consecutive cloudy days when the beacon stopped after about eight hours - not lasting until dawn. But, the beacon has never failed to work at dusk. Since the beacons are to provide accent light only, this is not a particular problem.



The solar powered marine beacon with Fresnel lens.



The Lamp Posts

The condition of the lamp posts was an obvious concern for the Colonnade team. We observed first hand the damage to two of the poles as they were removed. We were happy to learn that the lamp posts are in remarkably good shape and very restorable despite their age. The two lamp posts that were damaged can be repaired. Costs for the damaged poles are pending.

Grid Engineering conducted a thorough examination of the lamp posts and recommended sandblasting and painting using best preservation practices to ensure a long-lasting and attractive result.

The Grid Engineers' report follows. Copies of this report have been previously sent to the Seattle Parks Department.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020



Upper part of lamp post.



Lamp post base.



Removing one of the lamp posts.



Storage at the Seattle Yacht Club.

Lamp Post Condition Evaluation



July 20, 2020

Matthew Heater
Montlake Community Club
4616 25th Avenue NE #446
Seattle, WA 98105

Re: West Montlake Park Historic Colonnade Project
Light Standards Condition Assessment

Dear Matthew,
The purpose of this letter is to inform the stakeholders of the Seattle Yacht Club light standards project of the condition of the light standards that have been salvaged for reuse in the park area West of the main building at the Seattle Yacht Club.

In accordance with your request I travelled to the Seattle Yacht Club on the morning of July 20, 2020 to observe and evaluate the condition of the salvaged light standards that have been stored in the East parking lot.

Condition Assessment:

A total of fourteen light standards were evaluated. These light standards are placed in a pile in a grassy area on the East end of the parking lot. The pile has been covered by a tarp that is secured by lines tying it to the pile. The following light standards were evaluated:

Bottom Layer Identifying Marks:

1310085
1310455
No Visible Mark
No Visible Mark
1310062

Middle Layer Identifying Marks:

1310069
1309191
1310070
1309181
1310098

Top Layer Identifying Marks:

1310071
1310068

Single Damaged Standard placed at West end of the Pile with Mark 1804 inside the base

The light standards are constructed of cast metal, presumed to be cast-iron. Each light standard has a lower box shape along with a light pole that is cast monolithically with the lower box. The lower boxes are four sided with two opposing

sides that have separate removable panels. These panels have been removed and pile of them are laying among the light standards. A count was not performed to determine if all the access panels are accounted for, but they appear to be a simple fabrication that could easily be duplicated in steel. The outer surfaces of the standards are covered in several layers of paint probably placed by city maintenance staff over the years. The inside surfaces appear to be uncoated and show signs of corrosion due to weather exposure and probable internal evaporation-condensation cycles due to thermal changes over the life of the light posts as installed on Seattle city streets.

The condition of the light standards is remarkably good considering their age and exposure. Two of the fourteen standards have been damaged, most likely in handling since being removed from service. Standard 1310455 has been fractured in the top area of the base box. Standard 1804 has been fully fractured separating the pole from the base. I understand from Bob Wilkinson that he observed the damage when it occurred during removal due to rough handling. The other twelve standards appear to be in good condition and sound enough to be refurbished and reinstalled.

Recommendations:

The following actions are recommended:

1. It is recommended that all the light standards be cleaned up using sand blasting or some other suitable method.
2. Since there is evidence of rough handling, we recommend that all of twelve undamaged light standards be checked for fractures at the interface of the base and the poles as this is a logical point of failure. This could be done with Magnetic Particle testing or some other suitable method determined by a testing laboratory.
3. The other two damaged light standards, 1310455 and 1804, should be evaluated by an experienced repair shop that has worked with cast metals and a proposal made for repair. If it is feasible to repair these standards, they should be tested upon completion using similar methods outlined in Item 2 above.
4. Upon cleanup, evaluation, and repair the standards should be coated with a suitable coating that is durable and easy to maintain. Suitable coatings could include powder coating or a specialized coating like Tnemec paint or equal.
5. The light standards should be wrapped in protective material such as bubble wrap or a similar material to protect them from damage during storage prior to installation.

To summarize, my opinion is that twelve of the light standards are in suitable condition for reuse as planned and that the other two should be evaluated for feasibility of repair.

We hope that this addresses the requirements of the structural evaluation of the light standards. We welcome any questions that you may have.

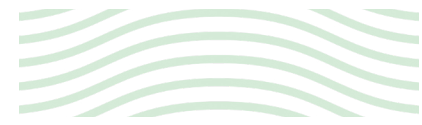
Sincerely,

A handwritten signature in blue ink, reading "Paul S. Diedrich".

Paul S. Diedrich PE SE
Managing Partner

Cc: Shava Lawson - Seattle Parks Foundation, Karen Selander - Seattle Neighborhoods Matching Fund





Community Involvement

Despite COVID-19 restrictions, the Colonnade team has conducted outreach through on-line newsletters, social media and through the websites of the key stakeholder groups including the Montlake Community Club, the Shelby Hamlin Street neighbors, a special website at the Seattle Parks Foundation, the Seattle Yacht Club bulletin and more. Numerous informal conversations were held (from a safe distance) with the most adjacent residents to the park. Many other conversations with Hamlin and Shelby neighbors have provided helpful feedback with modifications made based upon their input. A good indication of neighborhood support is in the willingness of nearby residents to contribute financially to the project. Interviews with park visitors from other parts of the city were conducted by the Colonnade design team during six planning sessions in West Montlake Park. Support for the project has been overwhelmingly positive.

West Montlake Park Lamp Post Colonnade Proposal /Nov. 30, 2020



Volunteers at the storage site securing the lamp posts.



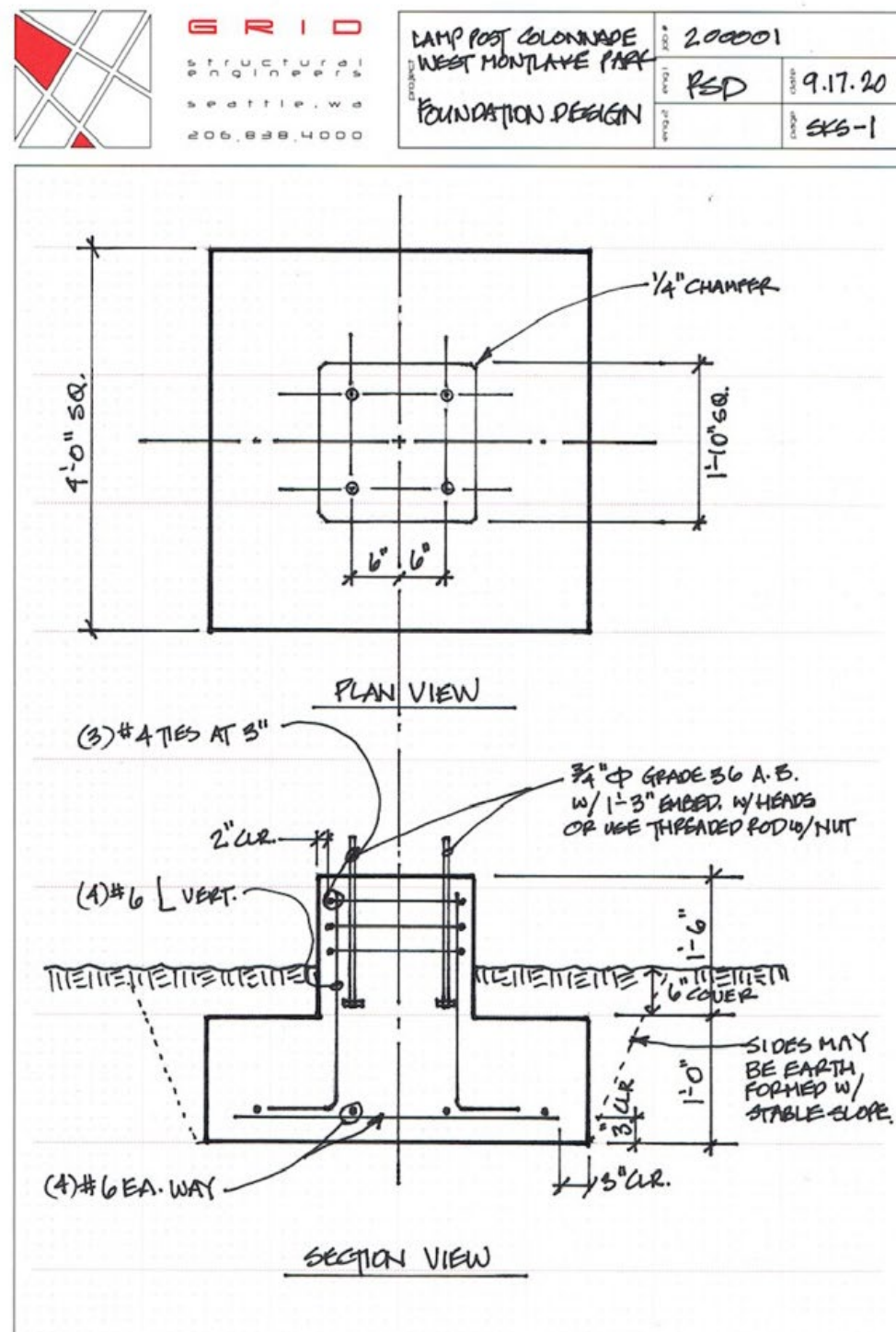
Construction

The site presents no difficult construction challenges. It is flat, level and accessible. Grid Engineering has prepared a foundation plan based upon soil stability, wind shear and weight of the lamp posts (approximately 600 lbs. each). This plan has been previously submitted to Seattle Parks. The existing paved walkway will be used to move a small backhoe to the lamp post locations to reduce potential disruption to the ground beyond the excavation of the fourteen (4ft. square by 1.5 ft. deep) holes for the lamp post foundations. Soil will be removed from the site to avoid possible runoff. Other mitigation measures will be used as needed to protect the ground and water.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020



Neighbors doing an on-site demonstration using white poles to indicate location and spacing of the Colonnade.



Foundation plan prepared by Grid Engineering.

Construction, Continued

Concrete will be pumped to the excavated locations from a nearby street. Approximately six inches of soil will cover the foundation (less the lamp post plinths) and sod will replace the grass that is removed. The restored lamp posts will be moved from their storage at the Seattle Yacht Club to the site approximately 800 ft. away. A small portion of the park will be cordoned off for the duration of the project estimated to be ten days. All other damage will be repaired before the contractor receives final payment.



Maintenance

In recognition of the Parks Department's shortage of funds to maintain new park amenities, the Seattle Yacht Club (SYC) will agree to maintain the Colonnade through a maintenance agreement with the Parks Department. This generous offer will benefit the broader community and all visitors to the park including SYC members and their guests. It is anticipated that the lamp posts will need occasional cleaning on a yearly basis and battery replacement every 7-10 years (as needed).

It is expected, like all other park assets, that damage to the lamp posts may occur over time. However, the lamp posts are made of solid cast iron and the lanterns of a very tough polycarbonate material. We will produce several additional solar lanterns in the event they are stolen or damaged beyond repair.

Graffiti is typically the most common type of vandalism but the frequent patrols by SYC staff should reduce these incidents. There are also many eyes on this park from close neighbors and park patrons.

Tree limbs falling on the poles could do the most serious damage, but only one of the Poplar trees remains. Replacement lamp posts would be difficult to find but not impossible based upon our research. In the event of the destruction of one or more lamp posts, insurance (perhaps covered under a Seattle Parks Department policy) would cover their replacement costs.



Funding

Funding commitments have been made pending the approval to proceed by the Seattle Parks Department. The Seattle Parks Foundation will manage these funds and provide donors with charitable-giving tax benefits. To date, most of the funding has been promised. We do not anticipate the need for a formal fundraising effort. Donors will be allowed to memorialize family or friends.

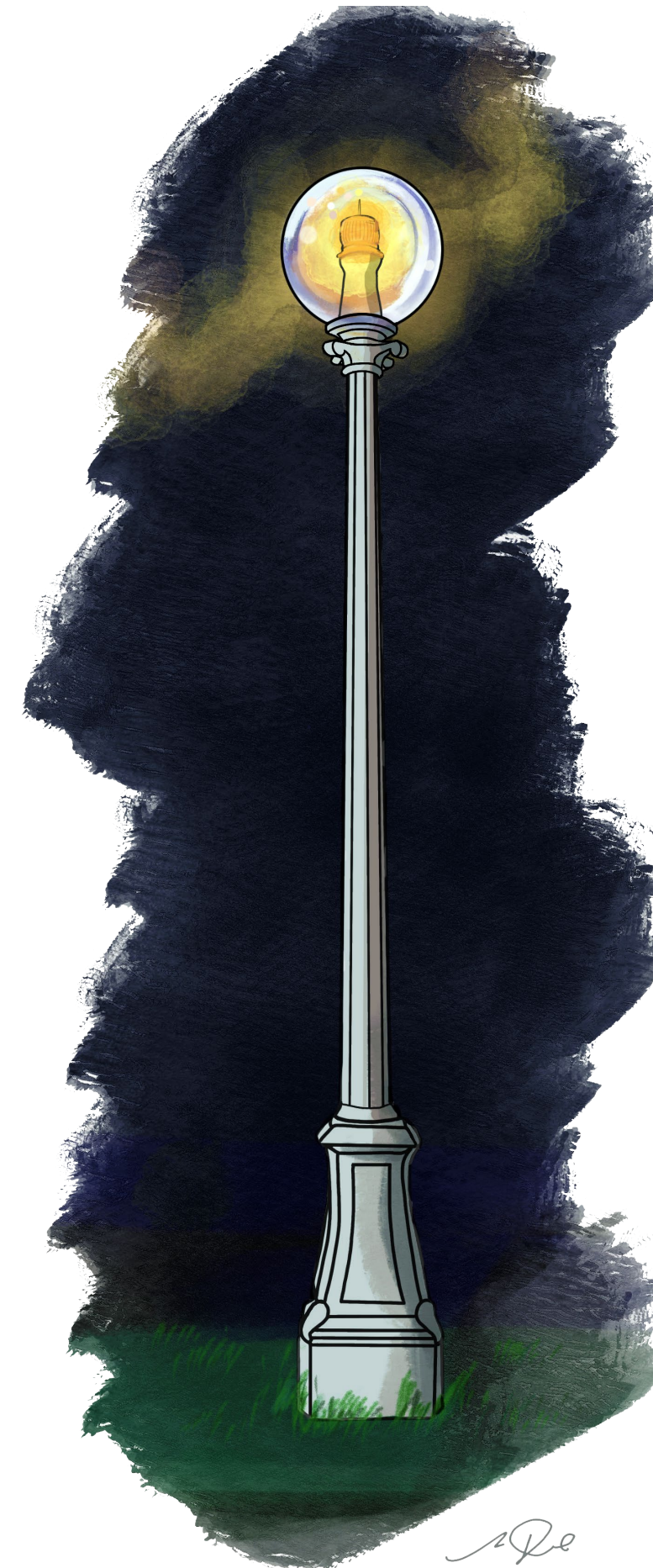


The solar lantern prototype during the day.



Project Estimate

Estimates for the lamp post restoration, installation and solar lanterns plus a contingency will run about \$4,000 per pole. Bids for the lamp post restoration have been obtained. Competitive bids for the excavation, concrete work and lamp post erection will not be conducted until after permission to proceed by Seattle Parks Department. Estimated construction costs were obtained from several contractors with experience in this area. The cost of the lanterns has been determined by Rob Wilkinson, Project Designer, based upon his own research and the creation of a working solar lantern prototype.



Rendering of lamp post with solar lantern at night.

Project Estimate, Continued

The Colonnade project’s budget is based upon both written and verbal estimates for the lamp post restoration. Written estimates have been obtained for sand blasting and painting the lamp posts and for the purchase of solar beacons, bases and polycarbonate globes. Verbal estimates for the foundations and installation were obtained from several contractors with experience in this type of work and who have visited the site and the lamp post storage area.

Two of the fourteen lamp posts will require significant repairs. We have identified the most experienced company capable of repairing cast iron but they cannot estimate repair costs until the lamp posts are moved to their facility in Arlington for evaluation using their specialized diagnostic equipment. When we have permission to proceed with the Colonnade we will transport these poles to their facility.

Description	Quantity	Unit Price	Cost
Lamp post restoration			
sand blasting and powder coating (or equivalent painting)	14	\$ 1,400.00	\$ 19,600.00
Solar Lantern			
18 inch diameter clear polycarbonate globe	16	\$ 275.00	\$4,400.00
solar E-Safety beacon	16	\$ 125.00	\$2,000.00
ceramic base	16	\$ 200.00	\$3,200.00
Construction (includes foundation excavation, concrete work, lamp post erection and landscape repair)	14	\$ 1,400.00	\$19,300.00
Contingency	14	\$ 300.00	\$4,200.00
Seattle Parks Foundation Administrative fee (8% of total)		\$ 296.00	\$4,592.00
Total		\$3,996.00	\$ 57,292.00

Project Estimate, November 30, 2020.



Schedule

The schedule will be developed after Seattle Parks Department gives the project permission to proceed. The lamp post restoration will take approximately two months. The solar lanterns will require two months due to the creation and firing of the ceramic elements. The construction will require approximately two weeks. The best time for construction to minimize damage to the park will be during the summer of 2021.

It is anticipated that volunteer work will help to reduce costs during construction by participating in the assembly of the lamp post beacons, globes and bases. Other tasks will include minor clean-up, locating and assembling lamp post parts and additional efforts as needed.



Top, rendering of the three lamp posts at the south end of West Montlake Park as the pathway turns to the east. Bottom, view of three demonstration posts.

Colonnade Design Team

Matt Heater

Matt is a board member of the Montlake Community Club and resident of the Montlake neighborhood. Matt received his Master's Degree in Business Administration from the University of Washington and now works at the intersection of finance and technology at a local startup. As a new member of the community, Matt's goals are to drive better awareness of the neighborhood's rich history, preserve the precious green spaces, and increase community involvement.

Rob Wilkinson

Rob received his Master's Degree in Urban Planning from the University of Washington. He has worked as an Environmental Planner in Snohomish County and as a Community Planning Consultant at the University of Washington. He has supervised a number of community based design projects throughout Washington State. Rob and his business partner Colleen Chartier founded

ART on FILE, a research and photography business that supplies visual and research content to universities world-wide. They have traveled extensively in the United States and overseas photographing urban design, architecture and art. They have received funding from the Andrew Mellon Foundation ARTstor project and from the National Endowment for the Arts. Rob and his wife Carol have lived on Shelby Street for forty-three years.

Colleen Chartier

Colleen received her Master's Degree in Photography from the University of Washington. She is a founding partner of ART on FILE, and also a fine arts photographer based in Seattle. Her art photography has been featured in museums and galleries in the Northwest and nationally. As lead photographer for ART on FILE, Colleen has thirty years of experience researching, curating and documenting contemporary art, architecture, and design projects world-wide. Through these travels, Colleen has developed a particular interest in public space projects that seek to commemorate local history. Colleen and her husband Richard Andrews have lived on Hamlin Street for thirty-three years.

West Montlake Park Lamp Post Colonnade Proposal / Nov. 30, 2020

Advisors & Stakeholders

Amy Shaftel

Amy has been General Manager at the Seattle Yacht Club for four years, and the Catering and Special Events Manager for an additional eighteen years. She served on the board of the Evergreen Chapter of the Club Managers Association and received the prestigious Willmoore H. Kendall Scholarship for continuing education from the CMAA. Her prior work experience includes The 21 Club and Arcadia in New York City, and owner/cheese-maker of Cascade Mozzarella. Amy received her BA in French and Dance from Oberlin College, and an MA in French Civilization from New York University. A twenty-seven-year resident of Redmond, she has had recipes published in Gourmet Magazine, Bon Appetit, The Pleasures of Cooking, and was the food stylist for a chocolate calendar. Amy has actively participated in the design review and funding.

Richard Andrews

Richard is the former Director of the Henry Art Gallery at the University of Washington. He is a current board member of the Skystone Foundation, the organization responsible for the realization of James Turrell's Roden Crater project. He is an art consultant to the Bill and Melinda Gates Foundation and an advisor to the board of the Merwin Conservancy on Maui. Richard has participated in the design review for the Colonnade Project.